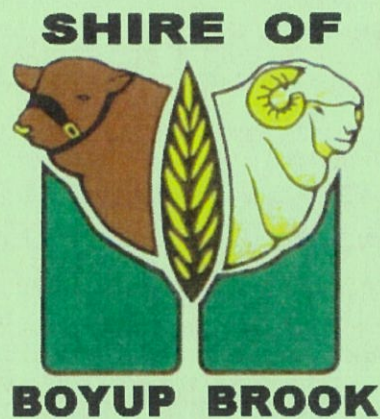


LIST OF ATTACHMENTS - ORDINARY COUNCIL MEETING HELD ON 18 JUNE 2020

1	6.1	Previous minutes - 21 May 2020
2	9.1.1	Jayes Road Numbering & Renaming
3	9.2.1	List of Accounts Paid in May 2020
4	9.2.2	31 May 2020 Statements of Financial Activity
5	9.3.1	Revoking of Resolutions
6	9.3.2	Local Planning Strategy
7	9.3.3	Medical Fees and Charges
8	9.3.4	Saleyards
9	9.3.5	Policy Document review
10	10.1	Rylington Park Transitional Committee – 14 May 2020
11	12.1	Grant Agreement signed under seal for the Boyup Brook Visitor Tower

Minutes



ORDINARY MEETING

held on

THURSDAY 21 May 2020

Commenced AT 5.00PM

SHIRE OF BOYUP BROOK
CHAMBERS
ABEL STREET-BOYUP BROOK

Meeting was closed to the Public
due to COVID-19 restrictions

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RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE PREVIOUSLY APPROVED

1.1 Attendance

Cr R Walker - Shire President
Cr S Alexander
Cr P Kaltenrieder
Cr K Moir
Cr H O'Connell
Cr T Oversby
Cr A Price
Cr E Rear

STAFF:

Mr Chris Smith (CEO)
Mr Peter Dittrich (Manager Governance)
Ms Vanessa Crispe (Coordinator Works, Projects and Assets)
Mrs Maria Lane (Executive Assistant)

1.2 Apologies

1.3 Leave of Absence

2 PUBLIC QUESTION TIME

2.1 Response to Previous Public Questions Taken on Notice

3 APPLICATIONS FOR LEAVE OF ABSENCE

4 PETITIONS/DEPUTATIONS/PRESENTATIONS/REPORTS

5 DISCLOSURE OF INTEREST

Cr O'Connell declared an impartiality interest in item 13.3
Cr Price declared an impartiality interest in item 13.3

6 CONFIRMATION OF MINUTES

6.1 Ordinary Council Minutes - 16 April 2020

COUNCIL DECISION & OFFICER RECOMMENDATION - Item 6.1

MOVED: Cr O'Connell

SECONDED: Cr Rear

That the minutes of the Ordinary Council Meeting held on Thursday 16 April 2020 be confirmed as an accurate record.

CARRIED 8/0

Res 65/20

7 PRESIDENTIAL COMMUNICATIONS

24 April 2020	South West Zone meeting (phone conference).
29 April 2020	DPIRD phone conference was held with Tim Thompson , Coordinator, Officer of RBGs, DPIRD, Chris Smith, Victoria Aitken(Invasive Species & Environmental Biosecurity, DPIRD and Tim Stevens (Regional Biosecurity Coordinator)
30 April 2020	COVID-19 Team Meeting (phone conference)
1 May 2020	Telephone conference with Adrian South(Chairman) from BBI
7 May 2020	Attended the works depot BBQ
7 May 2020	Community Grants Committee meeting
11 May 2020	Visited Rylington Park
13 May 2020	Attended Wilga Hall Committee meeting
14 May 2020	Rylington Park Transitional Committee meeting
19 May 2020	Briefing session

The Shire President mentioned the passing of John Roberts and Denize Cooper and condolences go out to family and friends.

The Shire President acknowledged that the road crew did a fantastic job of cleaning up after stormy weather.

8 COUNCILLORS QUESTIONS ON NOTICE

Nil

9 REPORTS OF OFFICERS

Cr Price attended the CRC Management meeting.

Cr O'Connell attended the CRC Management meeting.

Cr Oversby will be attending the Agricultural meeting soon.

Cr Rear mentioned the passing of Carmen Curran-Lord and condolences go out to Sam and the family.

9.1 MANAGER WORKS & SERVICES

9.1.1 Budget Variation – Ammann Multi Tyred Roller

Location:	Not applicable
Applicant:	Not applicable
Disclosure of Interest:	Nil
Date:	14 May 2020
Authors:	Peter Dittrich – Manager Governance
Authorizing Officer:	Chris Smith - CEO
Attachments:	Yes. Multi Tyred Roller Evaluation Sheet and Hire Quotes

PURPOSE

For Council to consider and authorise a budget amendment to allow the transfer of funds from the Plant Reserve and authorise the purchase of a Multi Tyred Roller.

BACKGROUND

In undertaking winter grading and the re-sheeting of gravel roads it has been identified that the Shire requires a second heavier Multi Tyred Roller.

COMMENT

The cost of hiring a Multi Tyred Roller for the work required over a 20 week period was identified as being two thirds of the cost of purchasing a second hand item of plant.

The CEO reviewed the plant items available and authorised the Shire Mechanic to inspect and report on the plant available in the local market. The Mechanic identified a suitable item of plant.

CONSULTATION

Shire Mechanic

Chief Executive Officer

STATUTORY ENVIRONMENT

6.8. Expenditure from municipal fund not included in annual budget

(1) A local government is not to incur expenditure from its municipal fund for an

additional purpose except where the expenditure —

(a) is incurred in a financial year before the adoption of the annual budget by the local government; or

(b) is authorised in advance by resolution; or*

(c) is authorised in advance by the mayor or president in an emergency.

** Absolute majority required.*

POLICY IMPLICATIONS

Nil.

BUDGET IMPLICATIONS

Budget to be amended to reflect the transfer of funds from reserve and the purchase of a plant item.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENT

Absolute Majority.

COUNCIL DECISION & OFFICER RECOMMENDATION – Item 9.1.1

MOVED: Cr Rear

SECONDED: Cr O’Connell

That Council:

1. Authorises the transfer of the sum of \$30,000 from the Plant Reserve; and
2. Authorises the budget amendment for the purchase of a Multi Tyred Roller for the sum of \$30,000 excl GST

CARRIED BY ABSOLUTE MAJORITY 8/0

Res 66/20

COUNCIL DECISION

MOVED: Cr O'Connell

SECONDED: Cr Alexander

That the Council adopts enbloc 9.2.1 and 9.2.2.

CARRIED BY ENBLOC 8/0

Res 67/20

9.2 FINANCE

9.2.1 List of Accounts Paid in April 2020

Location:	<i>Not applicable</i>
Applicant:	<i>Not applicable</i>
File:	<i>FM/1/002</i>
Disclosure of Officer Interest:	<i>None</i>
Date:	<i>07/05/20</i>
Author:	<i>Carolyn Mallett - Accountant</i>
Authorising Officer:	<i>Peter Dittrich – Manager Governance</i>
Attachments:	<i>Yes – List of Accounts Paid in April</i>

SUMMARY

In accordance with the *Local Government (Financial Management) Regulations 1996* the list of accounts paid in April 2020 are presented to Council.

BACKGROUND

This report presents accounts/invoices received for the supply of goods and services, salaries and wages, and the like which were paid during the period 01 to 30 April 2020.

COMMENT

The attached listing represents accounts/invoices the shire paid by cheque or electronic means during the period 01 to 30 April 2020.

CONSULTATION

Nil

STATUTORY OBLIGATIONS

Local Government (Financial Management) Regulations 1996, Regulations 12 and 13 apply and are as follows:

12. *Payments from municipal fund or trust fund*

- (1) *A payment may only be made from the municipal fund or the trust fund —*
 - (a) *if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or*
 - (b) *otherwise, if the payment is authorised in advance by a resolution of the council.*
- (2) *The council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to the council.*

13. *Lists of accounts*

- (1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —*
 - (a) *the payee's name;*
 - (b) *the amount of the payment;*
 - (c) *the date of the payment; and*
 - (d) *sufficient information to identify the transaction.*
- (2) *A list of accounts for approval to be paid is to be prepared each month showing —*
 - (a) *for each account which requires council authorisation in that month —*
 - (i) *the payee's name;*
 - (ii) *the amount of the payment; and*
 - (iii) *sufficient information to identify the transaction;*
 - and*
 - (b) *the date of the meeting of the council to which the list is to be presented.*
- (3) *A list prepared under sub regulation (1) or (2) is to be —*
 - (a) *presented to the council at the next ordinary meeting of the council after the list is prepared; and*
 - (b) *recorded in the minutes of that meeting.*

POLICY IMPLICATIONS

Council's *Authority to Make Payments Policy* has application.

BUDGET/FINANCIAL IMPLICATIONS

Account payments accorded with a detailed 2019-20 Annual Budget

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION – Item 9.2.1

That at its May 2020 ordinary meeting Council receive as presented the list of accounts paid in April 2020, totalling \$819,453.59 from Municipal account, \$43,042.10 from Police Licensing account and \$6.60 from Boyup Brook Early Learning Centre account, as represented by:

Municipal Cheques	20376 - 20388	\$ 42,714.48
Municipal Electronic Payments	EFT9175 – EFT9278	\$ 464,180.43
Municipal Direct Payments		\$ 312,558.68
Police Licensing Payments		\$ 43,042.10
BBELC Payments		\$ 6.60

CARRIED BY ENBLOC 8/0

Res 68/20

9.2.2 30 April 2020 Statement of Financial Activity

Location:	Not applicable
Applicant:	Not applicable
File:	FM/10/003
Disclosure of Officer Interest:	None
Date:	15 May 2020
Authors:	Peter Dittrich – Manager Governance
Authorizing Officer:	Chris Smith - CEO
Attachments:	30 April 2020 Financial Reports

SUMMARY

This report recommends that Council receive the Statement of Financial Activities and Net Current Assets for the month ended 30 April 2020.

BACKGROUND

Section 6.4 of the Local Government Act 1995 places financial reporting obligations on local government operations.

Regulation 34.(1)–(4) of the Local Government (Financial Management) Regulations 1996 requires the local government to prepare a *Statement of Financial Activity*.

The regulations also prescribe the content of the reports, and that details of items of Material Variances shall also listed.

COMMENT

It is a statutory requirement that the statement of financial activity be prepared each month (Regulation 34.(1A)), and that it be presented at an ordinary meeting of the Council within 2 months after the end of the month to which the statement relates (Regulation 34.(4)(a)).

CONSULTATION - Nil

STATUTORY OBLIGATIONS

Local Government (Financial Management) Regulations 1996, Regulation 34.(1A)

Local Government (Financial Management) Regulations 1996, Regulation 34.(4)(a)

POLICY IMPLICATIONS - Nil

BUDGET/FINANCIAL IMPLICATIONS

As presented in the attached reports.

STRATEGIC IMPLICATIONS - Nil

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION – Item 9.2.2

That having had regard for any material variances, Council receive the 30 April 2020 Statements of Financial Activity and Statements of Net Current Assets, as presented.

CARRIED BY ENBLOC 8/0

Res 69/20

9.2.3 Policy F.01 Investments and Surplus Funds Policy

Location:	Shire Boyup Brook
Applicant:	N/A
File:	Policy
Disclosure of Officer Interest:	None
Date:	13 May 2020
Author:	Maria Lane (Executive Assistant)
Authorizing Officer:	Christopher Smith (Chief Executive Officer)
Attachments:	Yes: Proposed Policy F.01 Investments and Surplus Funds Policy

SUMMARY

Council is requested to consider and adopt reviewed finance policy F.01 *Investments and Surplus Funds Policy* (as attached).

BACKGROUND

This policy was last reviewed in 2017 and adopted by Council on 16 November 2017. To ensure compliance with the required review timeline, a review of this policy has been undertaken.

COMMENT

Further information has been included under section b) Counterparty Credit Framework (please refer to the attachment)

CONSULTATION

Chief Executive Officer

STATUTORY OBLIGATIONS

The *Local Government Act 1995* prescribes that the role of Council includes:

19C. Investment of money, restrictions on (Act s. 6.14(2)(a))

(2) When investing money under section 6.14(1), a local government may not do any of the following —

- (a) deposit with an institution except an authorised institution;*
- (b) deposit for a fixed term of more than 3 years;*

(c) invest in bonds that are not guaranteed by the Commonwealth Government, or a State or Territory government;

(d) invest in bonds with a term to maturity of more than 3 years;

(e) invest in a foreign currency.

[Regulation 19C inserted in Gazette 20 Apr 2012 p. 1701; amended in Gazette 12 May 2017 p. 2469.]

POLICY IMPLICATIONS

Policy F.01 Investments and Surplus Funds should be read in conjunction with other finance policies.

BUDGET/FINANCIAL IMPLICATIONS

There are no financial implications relating to this item.

STRATEGIC IMPLICATIONS

Finance policy F.01 seeks to improve the management of risk as it relates to the investment of Council's surplus funds.

SUSTAINABILITY IMPLICATIONS

- **Environmental** – Nil
- **Economic** – See the section on *Strategic Implications*.
- **Social** – Nil

VOTING REQUIREMENTS

Simple majority

COUNCIL DECISION & OFFICER RECOMMENDATION - ITEM 9.2.3

MOVED: Cr Oversby

SECONDED: Cr Kaltenrieder

That Council adopts reviewed finance policy F.01 *Investments and Surplus Funds Policy*, as presented.

CARRIED 8/0

Res 70/20

9.2.4 New Policy – Financial Hardship Policy

Location:	Shire Boyup Brook
Applicant:	N/A
File:	Policy
Disclosure of Officer Interest:	None
Date:	13 May 2020
Author:	Peter Dittrich (Manager Governance)
Authorizing Officer:	Christopher Smith (Chief Executive Officer)
Attachments:	Draft Financial Hardship Policy Application Form – Financial Hardship Rate Relief

SUMMARY

This policy sets out Council guidelines for the assessment of requests for rates and charges relief due to financial hardship. This policy is presented for adoption by Council.

BACKGROUND

The Shire of Boyup Brook does not have a policy in relation to Financial Hardship. On 8th May the Minister of Local Government Sport and Cultural Industries made the following announcement in respect of rate instalment and penalty interest rates:

- *Penalty interest reduced from a maximum of 11% to 8% (in-line with ATO penalty rates)*
- *Instalment interest to remain at 5.5% if a Local Government has a Hardship Policy, and to be a max of 3% if a Local Government does not have a hardship policy.*
- *For those that are in hardship and meet the Local Government Hardship policy eligibility, then no penalty interest or instalment interest rate applies. Each Local Government decides on approving the application for hardship.*

COMMENT

The Shire acknowledges that due to exceptional circumstances ratepayers may at times encounter difficulty in paying rates and service charges as they fall due.

It is not the intention of the Shire to cause hardship to any ratepayer through the Shire's recovery procedures and consideration will be given to acceptable

arrangements to clear any debt, where possible, prior to the end of the relevant financial year.

CONSULTATION

Chief Executive Officer

WALGA

Other Shires

STATUTORY OBLIGATIONS

Local Government Act 1995

POLICY IMPLICATIONS

New Policy.

BUDGET/FINANCIAL IMPLICATIONS

Nil.

SUSTAINABILITY IMPLICATIONS

- Environmental – Nil
- Economic – Nil
- Social – Nil

VOTING REQUIREMENTS

Simple majority

COUNCIL DECISION & OFFICER RECOMMENDATION - ITEM 9.2.4

MOVED: Cr O'Connell

SECONDED: Cr Oversby

That the Council resolve to adopt the new policy F.15 Financial Hardship Policy.

CARRIED 8/0

Res 71/20

9.3 CHIEF EXECUTIVE OFFICER

9.3.1 Public Health Project Plan

Location:	N/A
Owner:	N/A
File:	
Disclosure of Officer Interest:	none
Date:	9 th May 2020
Author:	Angela Hales – Environmental Health Officer
Authorizing Officer:	CV Smith – CEO
Attachments:	Public Health Project Plan

SUMMARY

The *Public Health Act 2016* (The Act) requires local governments to develop a Public Health Plan that is comprehensive and includes a set of proposed activities that informs the way in which public health is managed within a local government. It is also to provide an avenue of communication to the local community.

The plan will take time to develop to ensure it meets community and organizational needs, this is outlined in the attached project plan.

The purpose of this item is to seek Councils support to adopt the project planning process.

BACKGROUND

In 2016, the *Public Health Act 2016* was introduced to provide a modern more flexible and risk-based approach to public health regulation. Part 2, division 2 stipulates that local governments must initiate, support and manage public health planning for its district.

The Act provides a framework that promotes and manages current and emerging public health risks in WA. Under this new Act, all Local governments are required to develop a Public Health Plan that addresses the requirements of Part 2 of the Act.

COMMENT

Development of the plan will require collaboration and analysis of local health data with both internal and external stakeholders. The general community will be asked to comment via an online survey, which will be available in alternative formats, and individual and group interviews.

CONSULTATION

Department of Health – Environmental Health Directorate

STATUTORY OBLIGATIONS

Public Health Act 2016, as amended

The Plan must align with the objectives of the State Public Health Plan 2019-2024, and be evidence based.

POLICY IMPLICATIONS

Public Health Policy to be developed as part of the plan.

BUDGET/FINANCIAL IMPLICATIONS

NIL

STRATEGIC IMPLICATIONS

There are no known strategic issues

SUSTAINABILITY IMPLICATIONS

- **Environmental**
There are no known environmental issues at this stage.
- **Economic**
There are no known economic issues.
- **Governance**

OUTCOMES	OBJECTIVES	PRIORITIES
Council and Community Leadership	Provide leadership on behalf of the community.	<ul style="list-style-type: none">✦ Lobby and advocate for improved services, infrastructure, and access to.✦ Advocate for the strengthening of health and education services.✦ Develop partnerships with stakeholders to enhance community services and infrastructure.
	Foster community participation and collaboration.	<ul style="list-style-type: none">✦ Support volunteers and encourage community involvement in community groups and organisations.✦ Partner in specific projects including community contributions.

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION - Item 9.3.1

MOVED: Cr Rear

SECONDED: Cr Alexander

That Council endorses the draft Public Health Project Plan as per attachment.

CARRIED 8/0

Res 72/20

9.3.2 Change name on Certificate of Titles

<i>Location:</i>	N/A
<i>Applicant:</i>	N/A
<i>Disclosure of Officer Interest:</i>	None
<i>Date:</i>	14 May 2020
<i>Authors:</i>	Joanna Kaye - Research and Development Coordinator
<i>Authorizing Officer:</i>	Christopher Smith CEO
<i>Attachments:</i>	Yes. Forms to be signed and sealed.

SUMMARY

The purpose of this report is to complete the forms, sign and affix the Shire of Boyup Brook seal to enable the name change from properties that are registered under 'Upper Blackwood Road Board' and 'Shire of Upper Blackwood' to the correct name of Shire of Boyup Brook.

BACKGROUND

The below properties are registered under 'Shire of Upper Blackwood':

1. Lot 59 on Deposited Plan 130069 – 40 Forrest Street: Tourism Office and Abel Street Park.
2. Lots 15 and 16 on Deposited Plan 120096 – 3 and 1 Main Street, Mayanup: Mayanup Hall
3. Lot 16 on Deposited Plan 222385 – 1 Upper Blackwood Road, Dinninup

MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 21 MAY 2020

Lot 59 Forrest St



ACTION 1

Polygon No	Land Id	PI Parcel	Survey No	Lot No	Land Area	Street Address	Title Idn	Formatted	Proprietor	Document i
505889	1858920	P130088 59	130088	59	1351.973	40 Forrest Street, BOYUP BROOK 6244	1285000418	1083/618	UPPER BLACKWOOD ROAD BOARD	A600001A

Mayanup Hall



ACTION 1

Polygon No	Land Id	PI Parcel	Survey No	Lot No	Land Area	Street Address	Title Idn	Formatted	Proprietor	Document i
514189	1944957	P120086 15	120086	15	1011.724	3 Main Street, MAYANUP 6244	1229000386	1229/386	UPPER BLACKWOOD ROAD BOARD	A600001A
514193	1943936	P120086 16	120086	16	1011.724	1 Main Street, MAYANUP 6244	1229000386	1229/386	UPPER BLACKWOOD ROAD BOARD	A600001A

Lot 16 - Dinninup



ACTION 1

Polygon No	Land Id	PI Parcel	Survey No	Lot No	Land Area	Street Address	Title Idn	Formatted	Proprietor	Document i
514986	1883200	P222385 16	222385	16	1009.477	1 Upper Blackwood Road, DINNINUP 6244	784000106	784/106	UPPER BLACKWOOD ROAD BOARD	T 18212/1969

The below properties are registered under 'Shire of Upper Blackwood':

1. Lot 336 on Deposited Plan 11985 – 112 Jackson Street: Flax Mill
2. Lot 201 on Deposited Plan 301850 – Lot 201 Stanton Road

MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 21 MAY 2020

3. Lot 50 on Deposited Plan 130069 – 18 Inglis Street: Known as 16 Forrest Community Housing Duplex.

Lot 336 Jackson Street



ACTION	2
--------	---

Polygon No	Land Id	Pi Parcel	Survey No	Lot No	Land Area	Street Address	Title Idem	Formatted	Proprietor	Document_i
306724	1834114	D011985 336	11985	336	179849.518	112 JACKSON STREET, BOYUP BROOK 6244	1837600836	1337/638	SHIRE OF UPPER BLACKWOOD	A000001A

Lot 201 – Stanton Rd



ACTION	2
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Polygon No	Land Id	Pi Parcel	Survey No	Lot No	Land Area	Street Address	Title Idem	Formatted	Proprietor	Document_i
311244	3413620	F301870 201	301870	201	44819		1268000330	1268/330	SHIRE OF UPPER BLACKWOOD	T 1025/1963

Lot 50 Inglis St



ACTION	2
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Polygon No	Land Id	Pi Parcel	Survey No	Lot No	Land Area	Street Address	Title Idem	Formatted	Proprietor	Document_i
305960	1833811	F130069 50	130069	50	1041318	18 Inglis Street, BOYUP BROOK 6244	000239000033A	239/33A	SHIRE OF UPPER BLACKWOOD	A000001A

COMMENT

The Shire of Boyup Brook is the same entity as the Upper Blackwood Road Board and the Shire of Upper Blackwood. The Government Gazette passed on 30 May 1969 states that the Shire of Upper Blackwood changed its name to the Shire of Boyup Brook see below:

30 May, 1969.]

GOVERNMENT GAZETTE, W.A.

Local Government Act, 1960-1968.

Shire of Upper Blackwood.

Alteration of Name.

ORDER IN COUNCIL.

L.G. 18/53.

WHEREAS it is provided by paragraph (e) of subsection (2) of section 12 of the Local Government Act, 1960-1968, that the Governor by Order made after effective presentation to him of a petition bearing the Common Seal of a municipality, may alter the name of a municipality; and whereas the Municipality of the Shire of Upper Blackwood by its Council, has submitted a petition praying that the name of the municipality be altered to that of the Shire of Boyup Brook; and whereas it is considered expedient that the prayer of the petition should be granted: Now, therefore, His Excellency the Governor, acting by and with the advice and consent of the Executive Council, doth hereby alter the name of the Municipality of the Shire of Upper Blackwood to that of the Shire of Boyup Brook.

W. S. LONNIE,
Clerk of the Council.

consent of the Executive Council, doth hereby alter the name of the Municipality of the Shire of Upper Blackwood to that of the Shire of Boyup Brook.

Shire of

The construction of the main about two thousand feet in length comprising apparatus and

This Order in Council was made on the 30th day of May, 1969.

Clerk

Workers' Compensation

ORD

WHEREAS it is provided by paragraph (e) of subsection (2) of section 12 of the Local Government Act, 1960-1968, that the Governor by Order made after effective presentation to him of a petition bearing the Common Seal of a municipality, may alter the name of a municipality; and whereas the Municipality of the Shire of Upper Blackwood by its Council, has submitted a petition praying that the name of the municipality be altered to that of the Shire of Boyup Brook; and whereas it is considered expedient that the prayer of the petition should be granted: Now, therefore, His Excellency the Governor, acting by and with the advice and consent of the Executive Council, doth hereby alter the name of the Municipality of the Shire of Upper Blackwood to that of the Shire of Boyup Brook.

The Landgate Change of Name form is to be affixed with the Common Seal and signed by the Shire President and CEO. The forms will then be returned to McLeods, who will lodge the forms on behalf of the Shire.

CONSULTATION

McLeods

STATUTORY OBLIGATIONS - Nil

POLICY IMPLICATIONS - Yes

MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 21 MAY 2020

POLICY NO.	A.09
POLICY SUBJECT	Use of Common Seal and the Signatories for Contract Execution
ADOPTION DATE	17 June 2004
VARIATION DATE	22 December 2007

Objective

To set out the procedures to be followed when there is a requirement to use the common seal.

Statement

The following applies to the use of the common seal and signatures when a document requires this method of completion:-

- 1 is to be used only when Council has previously authorised the action contained within the document being signed;
- 2 be affixed in the presence of the Shire President and Chief Executive Officer.

The document is to be completed in the following manner:-

The common seal of Shire of Boyup Brook was hereunto affixed and signed by the authority of a resolution of the Council in the presence of:

Shire President

Chief Executive Officer

BUDGET/FINANCIAL IMPLICATIONS

Fee to change name on 6 properties \$632.00.

STRATEGIC IMPLICATIONS - Yes

Planned development	Create land use capacity for industry	<ul style="list-style-type: none">+ Progress Local Planning Strategy to ensure commercial and industrial opportunities are maximised.+ Advocate for provision of sewerage solutions to permit more intensive land use in town.
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VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION & OFFICER RECOMMENDATION – Item 9.3.2

MOVED: Cr Alexander

SECONDED: Cr Oversby

That Council:

1. Approve the change of name on the title for properties from Upper Blackwood Road Board and Shire of Upper Blackwood to the Shire of Boyup Brook.
2. Authorise the President and the Chief Executive Officer to affix the common seal to the Change of Name document and to sign the document to attest that the common seal was so affixed.

CARRIED 8/0

Res 73/20

10 COMMITTEE MINUTES

10.1 Humanities Committee Minutes - 7 May 2020

COUNCIL DECISION & OFFICER RECOMMENDATION - Item 10.1

MOVED: Cr Alexander

SECONDED: Cr O'Connell

That the minutes of the Humanities Committee Meeting held on Thursday 7 May 2020 be confirmed as an accurate record with the following amendment:

On the last page – remove Carried 9/0 and replace with Carried “8/0”.

CARRIED 8/0

Res 74/20

10.2 Rylington Park Transitional Committee – 14 April 2020

COUNCIL DECISION & OFFICER RECOMMENDATION - Item 10.2

MOVED: Cr Oversby

SECONDED: Cr Kaltenrieder

That the minutes of the Rylington Park Transitional Committee Meeting held on Tuesday 14 April 2020 be confirmed as an accurate record.

CARRIED 8/0

Res 75/20

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12 URGENT BUSINESS BY APPROVAL OF THE PRESIDENT OR A MAJORITY OF COUNCILLORS PRESENT

12.1 Lot 1 Forrest Street – Housing Development
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Location:	<i>Lot 1 Forrest Street</i>
Applicant:	<i>Shire Boyup Brook</i>
Disclosure of Officer Interest:	<i>None</i>
Date:	<i>May 2020</i>
Author:	<i>A. Nicoll, Town Planner</i>
Authorizing Officer:	<i>Chris Smith, Chief Executive Officer</i>
Attachments:	<i>Request Expression of Interest - document</i>

SUMMARY

The purpose of this report is to seek Council support to solicit meaningful responses from relevant proponents to provide a design for:

1. Eight (8) dwellings at Lot 1 Forrest Street; and
2. A Septic Tank Effluent Disposal system (community scheme to service the 8 dwellings) at a location yet to be confirmed.

BACKGROUND

In 2016, Council agreed to rezone the Lot 1 Forrest Street from 'Parks and Recreation Reserve' to 'Residential R15/R30'.

The intent is to develop the subject land for residential purposes to cater for demand for holiday accommodation, workers accommodation and/or aged accommodation.

The Shire has developed the attached 'Request for Expressions of Interest' document.

The purpose of the 'Request for Expression of Interest', is to lead to a design and construct contract initially for two dwellings with the successful bidder having the right to complete the balance of six buildings within the next 3-year period at the same price.

This will be a two-phase process. Firstly, the expression of interest stage which will result in the successful bidder entering as A \$4000 Design and Construct Contract.

COMMENT

The subject Lot is currently vacant, the Lot is zoned Residential and the Lot has a dual density coding of R15/30.

Where a Lot has a dual density coding, the local government may approve residential development at the higher density code (R30), subject to the development connecting to a Septic Tank Effluent Disposal System.

The R-Codes supports an average of one dwelling for every 666m² at the R15 density and an average of one dwelling for every 300m² at the R30 density. The subject Lot is 3758m² in area meaning a potential for 5 dwellings at the R15 density and 12 dwellings at the R30 density.

The Shire believes that 8 dwellings can comfortably fit on the subject Lot. This means that a design and development needs to incorporate a Septic Tank Effluent Disposal System.

The Shire envisages development to include:

Stage 1

- Site Works;
- Two (2) dwellings:
 - Develop 1 X 2bdr/1bthr brick dwelling; (or brick veneer) of approximate 95 – 105m²
 - Develop 1 X 3bdr/2bthr brick dwelling; and (or brick veneer) of approximate 135 – 145m²

Stage 2

- Develop 6 dwellings (design - subject to demand); and
- Incidentals (e.g. landscaping, fencing etc.);
- Develop Septic Tank Effluent Disposal system.

It is proposed that expression of interest is sought from builders and or architects. It is proposed that any expressions of interest are presented to the Shire of Boyup Brook Council for consideration.

Selection criteria is proposed to be based on:

- Design Concepts;
- Integrated appearance to match town character;
- Value for money;
- Local content;
- Financial stability of the applicant;
- Previous experience in similar works;

- Time to complete.

It is proposed that expressions of interest are submitted for review by the 11th June 2020.

STATUTORY OBLIGATIONS

The density and design of development is to comply with the Shire's *Local Planning Scheme No.2* and the Commissions *R-Codes*.

The development of an effluent disposal system to service proposed dwellings, is to comply with the Commissions *Government Sewerage Policy 2019* and is to be approved by the Department of Health.

POLICY IMPLICATIONS

The *Local Government Act 1995* (the Act) prescribes that the role of Council includes inviting tenders before it enters into a contract of a prescribed kind under which another person is to supply goods or services.

The Shire's Policy F.03 has been adopted by Council to ensure compliance with the Act and to deliver a best practice approach when purchasing services.

CONSULTATION

Consultation Date for expression of interest: 22 May 2020

Submission Deadline: 11 June 2020

Works/Design to commence: 1 July 2020

Completion: To be negotiated (Shire is seeking 6 months build time).

BUDGET/FINANCIAL IMPLICATIONS

The extent of fees necessary to process the 'Request for Expressions of Interest' can be catered for within the 2019/20 budget.

STRATEGIC IMPLICATIONS

There are no strategic implications relating to this item.

The Shire's draft Local Planning Strategy has identified the subject site for 'Residential (Aged Persons Accommodation)'. Potential may exist, to utilise dwellings at Lot 1 Forrest Street, for holiday, workers and or aged accommodation.

VOTING REQUIREMENTS

Simple majority

COUNCIL DECISION & OFFICER RECOMMENDATION – ITEM 12.1

MOVED: Cr Rear

SECONDED: Cr Kaltenrieder

That Council

1. Resolves to AGREE to seek support to solicit meaningful responses from relevant proponents to provide a design for:
 - a. Eight (8) dwellings at Lot 1 Forrest Street; and
 - b. A Septic Tank Effluent Disposal system (community scheme to service the 8 dwellings) at a location yet to be confirmed.

CARRIED 8/0

Res 76/20

MOVED INTO COMMITTEE

MOVED: Cr O'Connell

SECONDED: Cr Oversby

That the Council move into a committee of the whole under clause 15.6 of the Standing Orders, Local Law No.1 to allow members free discussion on the matter.

CARRIED 8/0

Res 77/20

MOVED OUT OF COMMITTEE

MOVED: Cr Oversby

SECONDED: Cr Kaltenrieder

That the Council moves out of committee of the whole under clause 15.6 of the Standing Orders, Local Law No.1.

CARRIED 8/0

Res 78/20

12.2 Rylington Park Committee

BACKGROUND

The Council feels that we have made sufficient progress with the transition of Rylington Park, such that it is now time to establish a permanent subcommittee to oversee Rylington Park. This will involve seeking expressions of interest from persons wishing to join this Committee.

OFFICER RECOMMENDATION – ITEM 12.2

That expressions of interest be sought for the permanent positions on the to be formed Rylington Park Committee.

AMENDMENT

MOVED: Cr O'Connell

SECONDED: Cr Oversby

Expressions of Interest be sought for the positions on the yet to be formed Rylington Park Committee.

CARRIED 8/0

Res 79/20

MOTION

Expressions of Interest be sought for the positions on the yet to be formed Rylington Park Committee.

CARRIED 8/0

Res 80/20

13 CONFIDENTIAL MATTERS - BEHIND CLOSED DOORS

13.1 Dr P de Ronchi – Employment Contract
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COUNCIL DECISION & OFFICER RECOMMENDATION – item 13.1

MOVED: Cr Rear

SECONDED: Cr O’Connell

The CEO is permitted to enter into a contract to appoint Dr Phillip de Ronchi.

CARRIED 8/0

Res 81/20

Change to order of business

That the order of business in the agenda to be changed to allow item 13.3 be brought forward and dealt with at this time.

Declare an Impartiality Interest

Cr O’Connell declared an impartiality interest in item 13.3 and left the Chambers at 5.40pm.

Cr Price declared an impartiality interest in item 13.3 and left the Chambers at 5.40pm.

13.3 Community Grants Assessment 20/21

(Confidential Report)

Chris Smith, Peter Dittrich, Vanessa Crispe and Maria Lane left the Chambers at 6.03pm.

Cr O'Connell and Cr Price returned to the Chambers at 6.04pm.

MOVED INTO COMMITTEE

MOVED: Cr Alexander

SECONDED: Cr Rear

That the Council move into a committee of the whole under clause 15.6 of the Standing Orders, Local Law No.1 to allow members free discussion on the matter.

CARRIED 8/0

Res 83/20

MOVED OUT OF COMMITTEE

MOVED: Cr Overby

SECONDED: Cr Alexander

That the Council moves out of committee of the whole under clause 15.6 of the Standing Orders, Local Law No.1

CARRIED 8/0

Res 84/20

13.2 CEO – Review of salary arrangements

(Confidential Report)

Chris Smith, Peter Dittrich, Vanessa Crispe returned to the Chambers at 6.37pm

14 INFORMATION BULLETIN

14.1 Election Timetable

Voting In-Person Election *(please refer to attachment)*

S4.9 applies to the setting of the date:

4.9. Election day for extraordinary election (1) Any poll needed for an extraordinary election is to be held on a day decided on and fixed — (a) by the mayor or president, in writing, if a day has not already been fixed under paragraph (b); or (b) by the council at a meeting held within one month after the vacancy occurs, if a day has not already been fixed under paragraph (a).

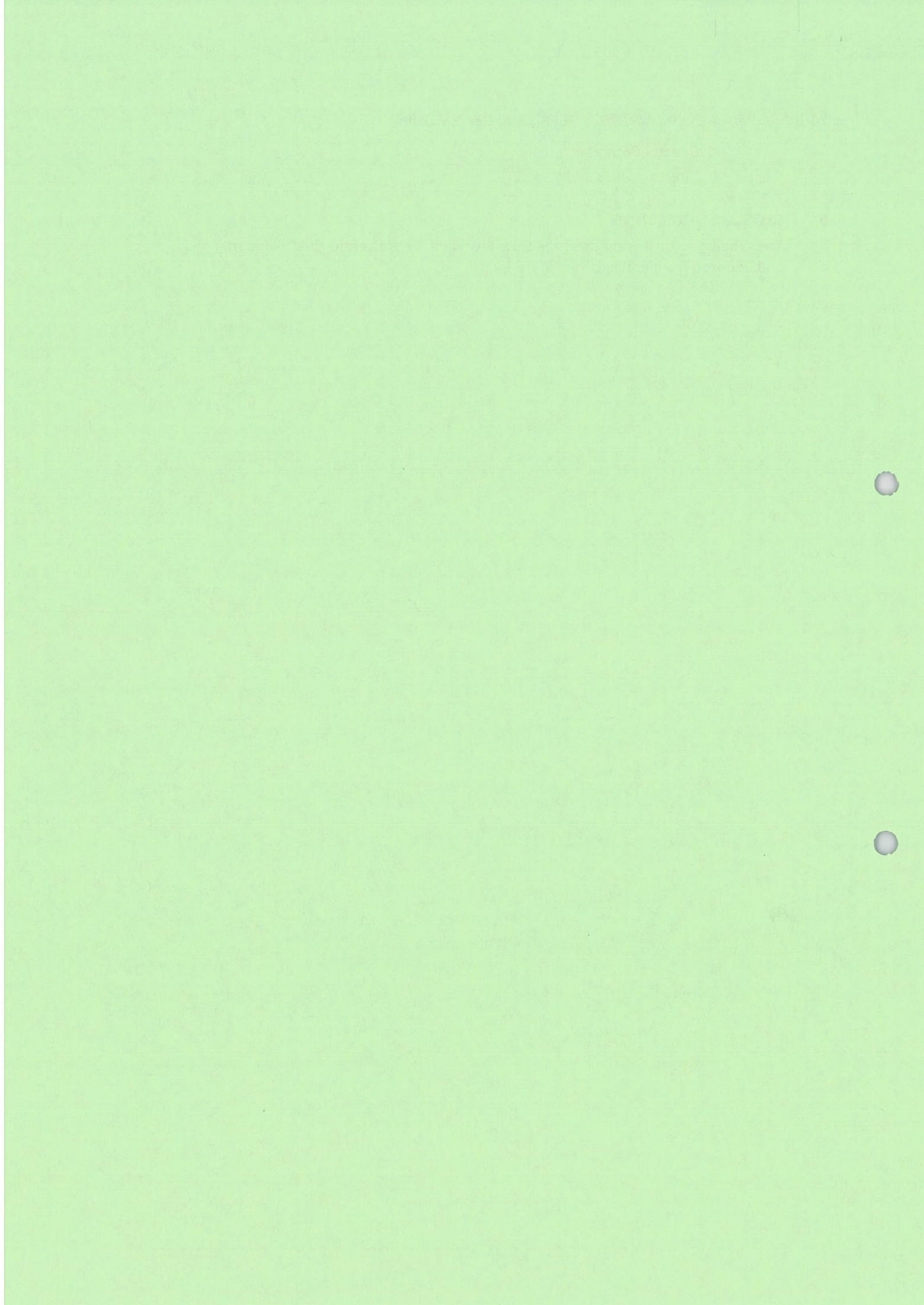
14.2 Employment of Director Positions

Council to consider advertising the following positions:

- Director Corporate Services
- Director Works and Services

15 CLOSURE OF MEETING

There being no further business the Shire President, Cr Walker thanked all for attending and declared the meeting closed at 6.54pm.



Reference: 01253-2020



Geographic Naming Approval

O409542 XE

20 May 2020 09:18:59 Midland



DUPLICATE

The Shire of Boyup Brook in their application, Record number 2020-33112 and related correspondence, has requested approval for road name amendments to existing road names to be applied, as shown on the attached map.

There is a duplication of road names within the Shire and Locality of Boyup Brook. The Shire advised that this has previously caused location issue for emergency services. Within the townsite of Boyup Brook a portion of road was unable to have addresses applied due to legacy numbering. The Shire has decided to rename the whole of Jayes Road within townsite of Boyup Brook with two new names. This action resolves both the duplication and numbering issue. The proposed names and origins have been checked and found suitable for use.

This naming proposal is considered appropriate.

Accordingly, your approval is requested for the following:

Amend Road Names – Boyup Brook

Rename Jayes Road between Abel Street and Knapp Street **CAILES STREET** as depicted on the attached map, by Ministerial Order.

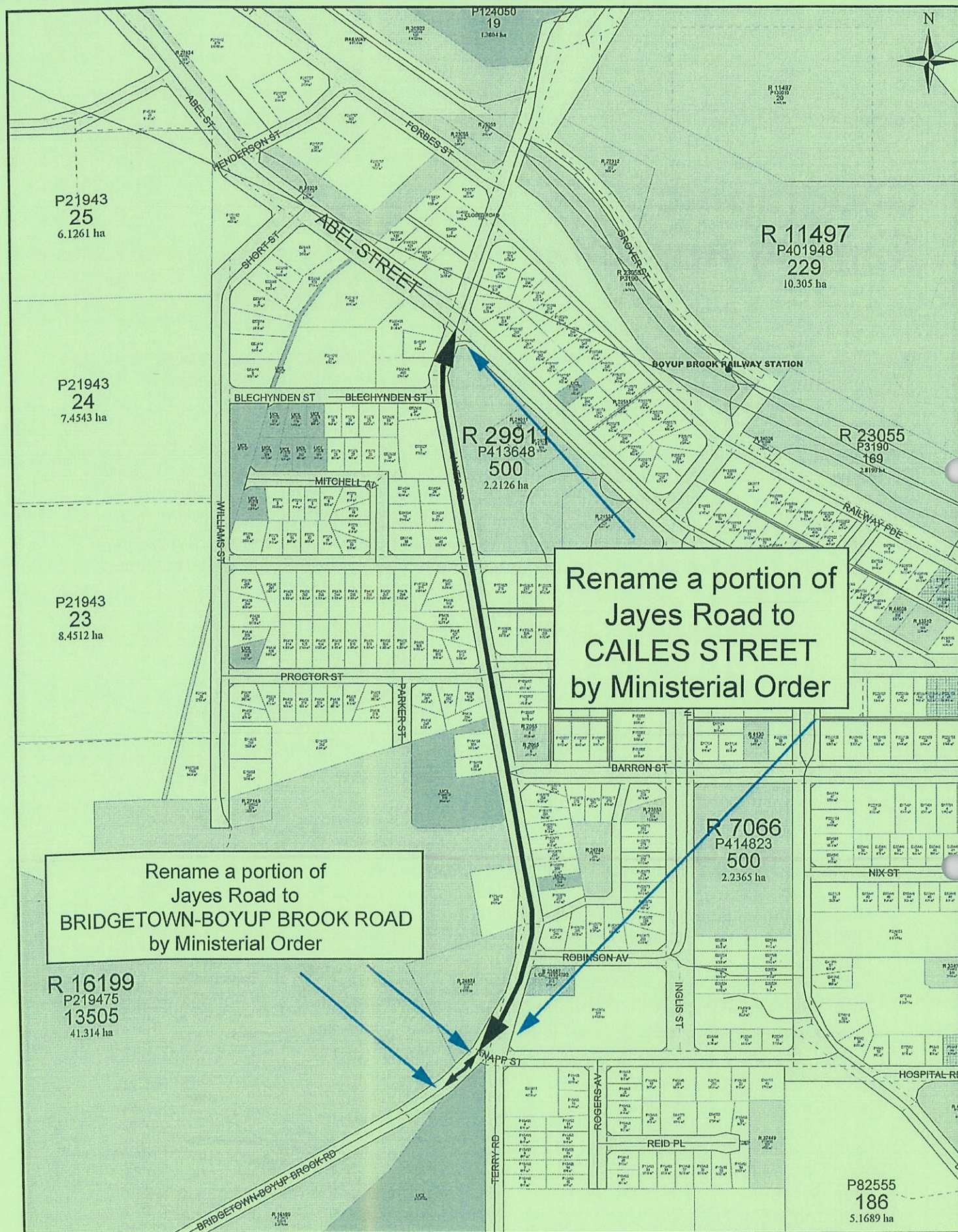
Rename a portion of Jayes Road to **BRIDGETOWN-BOYUP BROOK ROAD** as depicted on the attached map, by Ministerial Order.

Rename Jayes Road between Abel Street to the north eastern corner point of DP225864 Lot 147 **BODE STREET** as depicted on the attached map, by Ministerial Order.

Rename Boyup Brook-Arthur Road to **BODE STREET** as depicted on the attached map, by Ministerial Order.

for Team Leader
Location Data Maintenance
Location Services
TB 2020 Job 1974
Date: 20th May 2020

APPROVED
by Order of the Minister for Lands
Land Administration Act 1997
section 26 & 26A



Rename a portion of
Jayes Road to
CAILES STREET
by Ministerial Order

Rename a portion of
Jayes Road to
BRIDGETOWN-BOYUP BROOK ROAD
by Ministerial Order

Scale : 1:5000 (Geographical)
MGA : SW=442535.4E,6255359.3N Zone 50 / NE=443575.0E,6256991.7N Zone 50
Lat/Long : 116°22'44.042", -33°50'25.674" / 116°23'24.869", -33°49'32.876" H 271mm by W 210mm

This product is for information purposes only and is not guaranteed. The information may be out of date and should documents. Where the information is being used for legal purposes then the original documents must be searched for

LGA: BOYUP BROOK
LOCALITY: BOYUP BROOK
MAP REF: BH29/05.16;05.17

P72384
208

Rename a portion of
Boyup Brook-Arthur Road to
BODE STREET
by Ministerial Order

20144
16
705 ha

P252762
6128
40.517 ha

Rename a portion of
Jayes Road to
BODE STREET
by Ministerial Order

P225864
154
6.3497 ha

P31674
41
15.006 ha

P31674
42
36.551 ha

P3
4
29.5

Scale : 1:8000 (Geographical)
MGA : SW=442703.4E,6256301.1N Zone 50 / NE=444366.6E,6258912.1N Zone 50
Lat/Long : 116°22'50.799", -33°49'55.127" / 116°23'56.099", -33°48'30.678" H 271mm by W 210mm

This product is for information purposes only and is not guaranteed. The information may be out of date and should documents. Where the information is being used for legal purposes then the original documents must be searched

LGA: BOYUP BROOK
LOCALITY: BOYUP BROOK
MAP REF: BH29/05.17

Shire of Boyup Brook Payments 01/05/2020 - 31/05/2020
(GST Inclusive Accordingly)

Chq/EFT	Date	Name	Description	Amount
20389	11/05/2020	Boyup Brook Medical Services	Pre Employment Medical - Admin Employee	-166.00
20390	11/05/2020	Clifford McMillen	Refund Planning Application Fee - Application Withdrawn	-147.00
20391	11/05/2020	Synergy (Electricity Generation and Retail Corporation t/as)	Electricity Across Shire Facilities to 20/04/2020	-7369.81
20392	11/05/2020	Telstra Corporation Limited	Telephone Across Shire Facilities to 19/04/2020	-947.96
20393	15/05/2020	Australian Securities & Investments Commission	Rylington Park - Business Name Registration to 12/05/2023	-85.00
20394	15/05/2020	Synergy (Electricity Generation and Retail Corporation	Electricity Across Shire Facilities to 27/04/2020	-3554.22
20395	15/05/2020	Telstra Corporation Limited	Telephone Across Shire Facilities to 24/04/2020	-2297.07
20396	26/05/2020	Cancelled	Cheque Cancelled	0.00
20397	26/05/2020	Cancelled	Cheque Cancelled	0.00
20398	26/05/2020	Cancelled	Cheque Cancelled	0.00
20399	26/05/2020	Australian Taxation Office	Rylington Park - BAS Jan-Mar2020	-4595.00
20400	26/05/2020	Boyup Brook Medical Services	Pre-Employment Medical - BBELC	-166.00
20401	26/05/2020	Department of Transport - Licensing	Rylington Park - 2003 Mitsubishi Triton BU433 Registration to 30/06/2020	-51.20
20402	26/05/2020	Mark Pilmer	Refund Relocated House Bond	-5000.00
20403	26/05/2020	Shire of Boyup Brook	Admin Toilet Upgrade - Building Levies	-222.42
20404	26/05/2020	Telstra Corporation Limited	Telephone Across Shire Facilities to 01/05/2020	-202.45
TOTAL MUNI CHEQUES to 31 May 2020				-24,804.13

**Shire of Boyup Brook Payments 01/05/2020 - 31/05/2020
(GST Inclusive Accordingly)**

Chq/EFT	Date	Name	Description	Amount
EFT9279	01/05/2020	AFGRI Equipment Australia Pty Ltd	Purchase of 2019 John Deere 622GP Grader	-433950.00
EFT9280	01/05/2020	South City Truck Sales Pty Ltd	Purchase of 2012 Isuzu Giga CXY Prime Mover	-106700.00
EFT9281	11/05/2020	A & M Medical Services Pty Ltd	Swimming Pool Defib Service	-229.90
EFT9282	11/05/2020	Amity Signs	Temporary Traffic Signs	-1093.40
EFT9283	11/05/2020	Andrew Luc	Reimburse GP Mobile Phone 12/02/2020-11/04/2020	-276.44
EFT9284	11/05/2020	Australian Services Union	Payroll Deductions	-51.80
EFT9285	11/05/2020	BOC Limited	Gas Cylinder Rental 29/03/2020-27/04/2020	-58.27
EFT9286	11/05/2020	Blackwood Plant Hire	Landfill Rubbish Removal and Push Up Apr2020	-1868.24
EFT9287	11/05/2020	Blackwoods (Also Refer Protector Alsaf)	Depot Expendable Tools and Small Plant Parts	-665.03
EFT9288	11/05/2020	Boyup Brook Co - Operative	Rylington Park - Purchases Apr2020	-17593.37
EFT9289	11/05/2020	Boyup Brook Farm Supplies (Lakewood Downs Pty Ltd)	Depot PPE	-55.00
EFT9289	11/05/2020	Boyup Brook Farm Supplies (Lakewood Downs Pty Ltd)	Small Plant Parts	-19.80
EFT9289	11/05/2020	Boyup Brook Farm Supplies (Lakewood Downs Pty Ltd)	P146 Spray Trailer Pump - Parts	-154.00
EFT9289	11/05/2020	Boyup Brook Farm Supplies (Lakewood Downs Pty Ltd)	Town Verge Spraying	-638.00
EFT9289	11/05/2020	Boyup Brook Farm Supplies (Lakewood Downs Pty Ltd)	Rylington Park - Fertiliser	-20042.54
EFT9290	11/05/2020	Boyup Brook Tyre Service	P177 Tractor John Deere 5083E - Tyres	-1460.00
EFT9290	11/05/2020	Boyup Brook Tyre Service	P213 Komatsu WA150-5 Loader - Repairs	-117.00
EFT9290	11/05/2020	Boyup Brook Tyre Service	P181 Holden Colorado Ute - Battery	-210.00
EFT9290	11/05/2020	Boyup Brook Tyre Service	P108 Dynapac Vibe Roller - Tyres	-3560.00
EFT9291	11/05/2020	Bridgetown Timber Sales	Road Maintenance Supplies	-115.54
EFT9292	11/05/2020	Bunbury Plastics	OH&S Supplies - Display Sleeves	-133.65
EFT9293	11/05/2020	Caltex Energy WA	Fuel Apr2020	-4935.53
EFT9294	11/05/2020	Christopher Smith	Reimburse Wood Heater for 1 Rogers Ave	-1969.00
EFT9295	11/05/2020	Commander	Commander System Monthly Rental Apr2020	-225.96
EFT9296	11/05/2020	Covs	P198 Toyota Prado DSL WGN - Parts	-250.89
EFT9297	11/05/2020	CraneFord Plumbing	Tourist Centre Toilets - Quarterly ATU Service Mar2020	-137.50
EFT9298	11/05/2020	Dep of the Premier & Cabinet, State Law Publisher	Advertisement in Govt Gazette - Town Planning Scheme 2 Amendment 17	-181.20
EFT9299	11/05/2020	Fulton Hogan Industries Pty Ltd	RRG210 Boyup Brook Arthur Rd - Sealing	-77875.66
EFT9300	11/05/2020	HC Jones & Co	Depot Septic Repairs	-244.10
EFT9301	11/05/2020	Hales Electrical	Swimming Pool Cleaner Repairs	-275.00
EFT9302	11/05/2020	Jimina Shaw-Sloan	Reimburse BBELC Staff Name Badges	-37.31
EFT9303	11/05/2020	Joanna Hales-Pearce	Reimburse Finance Officer Clothing Costs	-222.40
EFT9304	11/05/2020	KA & LJ Chambers	ANZAC Day Wreath	-70.00
EFT9304	11/05/2020	KA & LJ Chambers	Flower Arrangement	-70.00
EFT9305	11/05/2020	Lamat Cleaning Services	Cleaning of Caravan Park and Flax Mill Apr2020	-675.00
EFT9305	11/05/2020	Lamat Cleaning Services	Cleaning of Various Shire Buildings May2020	-3490.00
EFT9306	11/05/2020	Landgate	Rural UV General Valuations 2019/2020	-14972.68
EFT9307	11/05/2020	Lotta Pty Ltd	Catering Apr2020	-195.00
EFT9308	11/05/2020	Martin Shearing	Rylington Park - Shearing	-9981.40
EFT9309	11/05/2020	Metal Artwork Creations	Councillor Name Plates	-102.30
EFT9310	11/05/2020	Michael Little Healthcare Pty Ltd	Placement Fee - GP Recruitment	-6050.00
EFT9311	11/05/2020	Miotti Transport	Freight Apr2020	-170.50
EFT9312	11/05/2020	Miracle Recreation Equipment	Sandakan Playground Repairs	-2629.00
EFT9313	11/05/2020	NEXTPRACTICE	Sport and Recreation Master Plan Consultancy	-1100.00
EFT9314	11/05/2020	NLS Fluid Solutions	P133 Low Loader Trailer - Repairs	-1453.10
EFT9315	11/05/2020	Neverfail Springwater Limited	Medical Centre Water Supply	-29.65
EFT9316	11/05/2020	Rocks to Rubble	Rylington Park - Rock Crushing	-11440.00
EFT9317	11/05/2020	Rosemary Wright, Architect	Proposal Drawings - Canoe Launch Facilities and Flood Mitigation	-720.00
EFT9318	11/05/2020	SOS Office Equipment	Photocopier Billing Job Apr2020 (Includes COVID-19 Newsletter Printing)	-1013.17
EFT9319	11/05/2020	Slee Anderson & Pidgeon Lawyers	Professional Fees - Matter 20055 Rylington Park	-5662.00
EFT9320	11/05/2020	Surgical House Pty Ltd	Medical Supplies	-958.39
EFT9321	11/05/2020	The Resources Hub	Hire of Casual Mechanic Week Ended 03/05/2020	-2934.80
EFT9322	11/05/2020	The Trustee for the Sanderson Family Trust (Peter Sanderson)	Repairs and Maintenance of Various Shire Buildings Apr2020	-1059.32
EFT9323	11/05/2020	Toll Transport Pty Ltd	Freight Feb2020	-12.71
EFT9324	11/05/2020	Vasse Weed & Pest Control (Warren Pest Control)	Shire Bridges - Annual Termite Inspections	-2330.00
EFT9325	11/05/2020	Vogue Furniture	Payroll - Filing Cabinet	-269.00
EFT9326	11/05/2020	WALGA	Councillor e-Learning Subscription to 30/04/2021	-3250.00
EFT9327	11/05/2020	West Scene Pty Ltd t/as Milross Grains	Rylington Park - Seed	-15029.32
EFT9328	11/05/2020	Winc Australia Pty Limited	Depot, Admin and BBELC Stationery	-392.14
EFT9329	11/05/2020	activ8me (Australian Private Networks Pty Ltd)	GP House Internet May2020	-79.95
EFT9330	15/05/2020	Australian Services Union	Payroll Deductions	-51.80
EFT9331	15/05/2020	Boyup Brook IGA	Purchases Apr2020	-294.84
EFT9332	15/05/2020	Boyup Brook Pharmacy (Westphal Family Trust)	Medical Supplies	-23.90
EFT9333	15/05/2020	Boyup Brook Tyre Service	P196 Komatsu 555 Grader - Repairs	-660.00
EFT9334	15/05/2020	Bunnings Group Ltd	P146 Mobile Fuel Tanks - Parts	-59.88
EFT9335	15/05/2020	Covs	P211 Isuzu Dmax Tray Back Utility - Parts	-510.43
EFT9336	15/05/2020	D & L Bleechmore Haulage	Rylington Park - Freight Apr2020	-1113.20
EFT9337	15/05/2020	Gary Martin Chambers	Community Resource Centre - Roof Repairs	-10809.50
EFT9338	15/05/2020	Genie Solutions Pty Ltd	Medical Centre SMS Messages Subscriptions	-200.00
EFT9339	15/05/2020	Hales Electrical	Football Club - Exit Signs	-913.00
EFT9339	15/05/2020	Hales Electrical	Squash Courts - Exit Signs	-737.00
EFT9340	15/05/2020	Haycom Technology	Medical Centre IT Consulting Fees Apr2020	-1427.25
EFT9341	15/05/2020	JR & A Hersey Pty Ltd	Depot OH&S Supplies	-2513.50
EFT9342	15/05/2020	Landgate	Rural UV Valuations	-209.40
EFT9343	15/05/2020	Lotta Pty Ltd	Catering Apr2020	-100.00
EFT9344	15/05/2020	Pederick Engineering Pty Ltd	Rylington Park - Sin1 Bin Repairs	-2111.25
EFT9345	15/05/2020	Rear's Electrical & Mechanical Services Pty Ltd	BBELC - Replace Sewer Pump	-1838.72
EFT9346	15/05/2020	Scanwest Livestock Services (The Moore Trust t/as)	Rylington Park - Sheep Pregnancy Scanning	-2273.62
EFT9347	15/05/2020	Surgical House Pty Ltd	Medical Supplies	-129.67
EFT9348	15/05/2020	The Resources Hub	Hire of Casual Mechanic Week Ended 10/05/2020	-3008.17
EFT9349	15/05/2020	The Trustee for the Harley Trust (Harley Transport Pty Ltd)	Rylington Park - Freight Apr2020	-429.44
EFT9350	15/05/2020	Treehouse Coffee Lounge (Webb & Troeger)	Catering Apr2020	-180.00
EFT9351	15/05/2020	Winc Australia Pty Limited	Depot and BBELC Stationery	-33.52
EFT9352	15/05/2020	Winnijup Grazing Trust (The Trustee for)	RTR004 Winnijup Road Project - Gravel	-750.75
EFT9353	26/05/2020	ABCO Products Pty Ltd	Various Shire Buildings - Cleaning Products	-397.68
EFT9354	26/05/2020	AFGRI Equipment Australia Pty Ltd	P177 Tractor John Deere 5083E - Parts	-427.97
EFT9354	26/05/2020	AFGRI Equipment Australia Pty Ltd	Plant maintenance - Parts	-47.08
EFT9354	26/05/2020	AFGRI Equipment Australia Pty Ltd	P146 Blower - Parts	-28.66
EFT9354	26/05/2020	AFGRI Equipment Australia Pty Ltd	P199 Komatsu Back Hoe - Repairs	-256.00
EFT9354	26/05/2020	AFGRI Equipment Australia Pty Ltd	Expendable Tools	-143.73
EFT9354	26/05/2020	AFGRI Equipment Australia Pty Ltd	Rylington Park - Tractor Service and Parts	-469.11
EFT9354	26/05/2020	AFGRI Equipment Australia Pty Ltd	P155 Bomag Multi Tyre Roller - Parts	-7.74

**Shire of Boyup Brook Payments 01/05/2020 - 31/05/2020
(GST Inclusive Accordingly)**

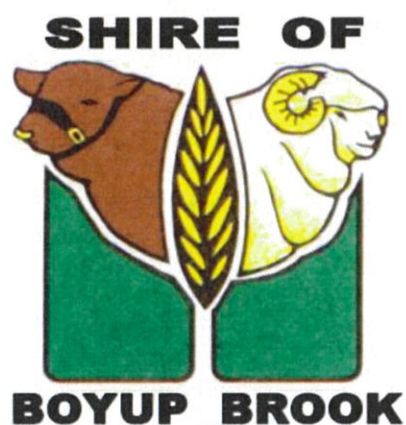
EFT9355	26/05/2020 Allused Pty Ltd	Purchase of 2008 Ammann AP240 MultiWheel Roller	-33000.00
EFT9356	26/05/2020 Amity Signs	Signage	-743.05
EFT9357	26/05/2020 Andrew Luc	Reimburse GP Mobile Phone 12/04/2020-11/05/2020	-120.52
EFT9358	26/05/2020 Australasian Performing Right Association Ltd (APRA) t/as OneMusic Australia	Music Licence 2020/21	-350.00
EFT9359	26/05/2020 Australia Post	Postage Apr2020	-969.92
EFT9360	26/05/2020 B&B Street Sweeping Pty Ltd	Townsite Street Sweeping and Sump Clearing	-3421.00
EFT9361	26/05/2020 Benara Nurseries	Flax Mill - Plants	-5448.96
EFT9362	26/05/2020 BizLinQ Technology Pty Ltd	Microsoft Office 365 ProPlus Monthly Subscription May2020	-519.95
EFT9363	26/05/2020 Black Box Control Pty Ltd	Monthly Grader Tracking Service May2020	-115.50
EFT9364	26/05/2020 Blackwood Plant Hire	GP House - Bobcat Hire for Lawn Levelling	-242.00
EFT9365	26/05/2020 Boyup Brook Community Resource Centre	Boyup Brook Gazette Monthly Advertising May2020	-210.00
EFT9366	26/05/2020 Boyup Brook Farm Supplies (Lakewood Downs Pty Ltd)	Rural Verge Spraying	-319.00
EFT9366	26/05/2020 Boyup Brook Farm Supplies (Lakewood Downs Pty Ltd)	Rylington Park - Fertiliser	-5060.00
EFT9367	26/05/2020 Boyup Brook Pharmacy (Westphal Family Trust)	Staff Flu Vaccinations	-349.40
EFT9368	26/05/2020 Boyup Brook Physiotherapy (T&H Hack Family Trust)	Refund Rent Paid Apr-May2020 - Rent Suspended Due to COVID-19	-1200.00
EFT9369	26/05/2020 Bridgetown Muffler & Towbar Centre	P200 Ford Ranger Duel Cab - Parts	-210.00
EFT9369	26/05/2020 Bridgetown Muffler & Towbar Centre	Plant Maintenance - Parts	-60.00
EFT9369	26/05/2020 Bridgetown Muffler & Towbar Centre	P219 Mitsubishi MR4W20 Triton - Parts	-295.00
EFT9369	26/05/2020 Bridgetown Muffler & Towbar Centre	P198 Toyota Prado DSL WGN - Battery	-185.00
EFT9370	26/05/2020 Bunbury Batteries & Radiators (DTS Family Trust t/as)	P201 Isuzu 3T Truck - Repairs	-599.50
EFT9371	26/05/2020 Bunnings Group Ltd	GP House - Basin Set	-108.78
EFT9372	26/05/2020 Chequers Hotel	Depot Staff Accommodation 11/05/2020	-234.00
EFT9373	26/05/2020 Construction Equipment Australia	P108 Dynapac Vibe Roller - Parts	-256.04
EFT9374	26/05/2020 D & L Bleachmore Haulage	Rylington Park - Freight Apr2020	-709.28
EFT9375	26/05/2020 DA & JM Welch	RRG210 Boyup Brook Arthur Rd - Gravel	-22574.75
EFT9376	26/05/2020 Earthmac Pty Ltd	RTR004 Winneup Road Project - Traffic Controller Hire	-1210.00
EFT9377	26/05/2020 Fuel Brothers WA.Com Pty Ltd	Fuel Mar-Apr2020	-190.79
EFT9378	26/05/2020 G&M Detergents	Enviro Toilets - Ecozyme 5 litres	-98.00
EFT9378	26/05/2020 G&M Detergents	Various Shire Buildings - Cleaning Supplies	-141.00
EFT9378	26/05/2020 G&M Detergents	Hygiene Rental & Service Agreement to 09/05/2021	-2265.00
EFT9379	26/05/2020 Hales Contracting Group P/L	Environmental Health Officer Role Apr2020	-1683.00
EFT9379	26/05/2020 Hales Contracting Group P/L	Occupational Health and Safety Role Apr2020	-1782.00
EFT9379	26/05/2020 Hales Contracting Group P/L	Environmental Health Emergency Management - COVID19 Apr2020	-4125.00
EFT9380	26/05/2020 Hales Electrical	Depot - Electrical Repairs	-385.00
EFT9381	26/05/2020 Hampton Partners (Starheights Pty Ltd t/as)	Rylington Park - BAS Preparation Mar2020	-440.00
EFT9382	26/05/2020 IT Vision	Rates Training - Rates & Property Essentials	-2893.00
EFT9383	26/05/2020 IXOM Operations Pty Ltd	Swimming Pool Chlorine Gas Cylinder Service Fee Apr2020	-122.76
EFT9384	26/05/2020 Internode Pty Ltd	Depot, Admin and BBELC Broadband Jun2020	-359.89
EFT9385	26/05/2020 Kevin William & Judy Marie Roney	MAF Treatment 4625 - Additional Firebreak	-550.00
EFT9386	26/05/2020 Lotta Pty Ltd	Catering May2020	-50.00
EFT9387	26/05/2020 Masons South West Rubber Stamps	Creditor Invoice Stamp	-145.50
EFT9388	26/05/2020 SUEZ Recycling and Recovery Pty Ltd (NSW)	Paper and Cardboard Recycling Collection Apr2020	-468.06
EFT9389	26/05/2020 Sonic HealthPlus Pty Ltd	Independent Assessment - Depot Employee	-2252.25
EFT9390	26/05/2020 State Library of WA (Department of Finance - Shared Services)	Library Freight Recoup 2019-20	-317.66
EFT9391	26/05/2020 Suez Recycling & Recovery (Perth) Pty Ltd	Waste Collection Apr2020	-9738.58
EFT9392	26/05/2020 Surgical House Pty Ltd	Medical Supplies	-15.56
EFT9393	26/05/2020 The Bonum Family Trust (Westlight Publishing)	Admin - Print and Frame Photographs	-880.00
EFT9394	26/05/2020 The Right Stuff for Landholders	GP House - Reticulation Parts	-319.31
EFT9395	26/05/2020 The Trustee for the Sanderson Family Trust (Peter)	Repairs and Maintenance of Various Shire Buildings May2020	-5013.02
EFT9396	26/05/2020 Toll Transport Pty Ltd	Freight Feb-Apr2020	-226.88
EFT9397	26/05/2020 Total Tools Bunbury (Bunbury TT Pty Ltd t/as)	Depot Expendable Tools and Small Plant	-1155.00
EFT9398	26/05/2020 WA Rangers Association Inc	WA Rangers Association Membership to 31/12/2022	-120.00
EFT9399	26/05/2020 Workforce Road Services Workforce International Group Pty Ltd	RRG210 Boyup Brook Arthur Road - Linemarking	-3865.29
EFT9400	26/05/2020 activ8me (Australian Private Networks Pty Ltd)	Rylington Park Internet May2020	-24.72
EFT9401	29/05/2020 Australian Taxation Office	BAS Jan-Mar 2020 and PAYG Mar2020	143.00
EFT9401	29/05/2020 Australian Taxation Office	PAYG Apr2020	-89732.00
EFT9402	29/05/2020 The Resources Hub	Hire of Casual Mechanic Fortnight Ended 25/05/2020	-5869.60

TOTAL EFT PAYMENTS TO 31 May 2020

-1,007,240.29

Shire of Boyup Brook Payments 01/05/2020 - 31/05/2020
(GST Inclusive Accordingly)

Chq/EFT	Date	Name	Description	Amount
DD5675.1	01/05/2020	Salary & Wages	Payroll Pay01May2020	-15221.21
DD5696.1	13/05/2020	Sam & Carolyn Mallett Super Fund	Payroll Deductions	-451.36
DD5696.2	13/05/2020	Prime Super	Superannuation Contributions	-85.84
DD5696.3	13/05/2020	Wealth Personal Superannuation and Pension Fund (MyNorth Super)	Payroll Deductions	-734.42
DD5696.4	13/05/2020	HESTA	Superannuation Contributions	-477.97
DD5696.5	13/05/2020	Colonial First State Superannuation	Superannuation Contributions	-351.50
DD5696.6	13/05/2020	WALGSP	Payroll Deductions	-8044.51
DD5696.7	13/05/2020	AMP RSA Superannuation	Superannuation Contributions	-274.42
DD5696.8	13/05/2020	Rest Superannuation	Superannuation Contributions	-2595.14
DD5696.9	13/05/2020	Australian Super	Superannuation Contributions	-913.77
DD5698.1	14/05/2020	Salary & Wages	Payroll Pay13May2020	-77290.39
DD5700.1	13/05/2020	AMP Superannuation Savings Trust - SignatureSuper	Superannuation Contributions	-950.00
DD5703.1	15/05/2020	Salary & Wages	Payroll Pay15May2020	-5320.00
DD5718.1	01/05/2020	Westnet	Internet Charges May2020	-289.85
DD5724.1	27/05/2020	Sam & Carolyn Mallett Super Fund	Payroll Deductions	-403.14
DD5724.2	27/05/2020	Prime Super	Superannuation Contributions	-94.72
DD5724.3	27/05/2020	Wealth Personal Superannuation and Pension Fund (MyNorth Super)	Payroll Deductions	-734.42
DD5724.4	27/05/2020	HESTA	Superannuation Contributions	-556.29
DD5724.5	27/05/2020	Colonial First State Superannuation	Superannuation Contributions	-351.50
DD5724.6	27/05/2020	WALGSP	Payroll Deductions	-6884.33
DD5724.7	27/05/2020	AMP RSA Superannuation	Superannuation Contributions	-274.42
DD5724.8	27/05/2020	Rest Superannuation	Superannuation Contributions	-1911.81
DD5724.9	27/05/2020	Australian Super	Superannuation Contributions	-915.16
DD5727.1	28/05/2020	Salary & Wages	Payroll Pay27May2020	-73005.80
DD5732.1	08/05/2020	De Lage Landen Pty Ltd	Rental Agreement for Photocopier DocuCentre-VII C5573 May2020	-184.80
DD5735.1	29/05/2020	HOSTPLUS Superannuation Fund	Superannuation Contributions	-2.90
DD5735.2	29/05/2020	WALGSP	Superannuation Contributions	-950.00
DD5737.1	29/05/2020	Salary & Wages	Payroll Pay29May2020	-18020.54
DD5751.1	02/05/2020	Commonwealth Bank	Merchant Fees 02/05/2020 - Muni	-321.48
DD5751.2	15/05/2020	Commonwealth Bank	BPay Transaction Fees 15/05/2020 - Muni	-172.81
DD5696.10	13/05/2020	Commonwealth Essential Super	Superannuation Contributions	-265.41
DD5696.11	13/05/2020	AMP SuperLeader	Superannuation Contributions	-169.69
DD5696.12	13/05/2020	HOSTPLUS Superannuation Fund	Superannuation Contributions	-162.19
DD5696.13	13/05/2020	Statewide Superannuation Pty Ltd	Superannuation Contributions	-185.37
DD5724.10	27/05/2020	Commonwealth Essential Super	Superannuation Contributions	-428.45
DD5724.11	27/05/2020	AMP SuperLeader	Superannuation Contributions	-169.69
DD5724.12	27/05/2020	HOSTPLUS Superannuation Fund	Superannuation Contributions	-115.85
DD5724.13	27/05/2020	Statewide Superannuation Pty Ltd	Superannuation Contributions	-185.37
DD190520	19/05/2020	Shire of Boyup Brook	Fluid Management Technology - SmartFill Key Fobs	-368.50
DD190520	19/05/2020	Shire of Boyup Brook	Amazon - Credit for 10" Tablet Not Supplied	171.33
DD190520	19/05/2020	Shire of Boyup Brook	Techstreet - AS4000-1997 'General Conditions of Contract' Document	-188.57
DD190520	19/05/2020	Shire of Boyup Brook	Landgate - Copy of Crown Reserve 16199 Land Title	-26.20
DD190520	19/05/2020	Shire of Boyup Brook	Annual Fee - CEO	-15.00
DD190520	19/05/2020	Shire of Boyup Brook	Annual Fee - CWPA	-15.00
DD190520	19/05/2020	Shire of Boyup Brook	Annual Fee - MG	-15.00
DD190520	19/05/2020	Shire of Boyup Brook	Techstreet - Postage on General Conditions of Contract Document	-15.54
DD190520	19/05/2020	Shire of Boyup Brook	Dept of Transport - P223 Action 2010 Side Tipper Temporary Movement Permit	-22.50
DD190520	19/05/2020	Shire of Boyup Brook	Dept of Transport - P225 Isuzu Giga Prime Mover Registration	-230.75
DD190520	19/05/2020	Shire of Boyup Brook	Australia Post - National Police Clearance CWPA	-55.10
DD190520	19/05/2020	Shire of Boyup Brook	Muchea Roadhouse - P225 Isuzu Giga Prime Mover Fuel	-239.01
DD190520	19/05/2020	Shire of Boyup Brook	Autospark Bullsbrook - P223 Action 2010 Side Tipper Parts	-180.00
DD190520	19/05/2020	Shire of Boyup Brook	Autospark Bullsbrook - P225 Isuzu Giga Prime Mover Parts	-6.00
DD190520	19/05/2020	Shire of Boyup Brook	DPIRD - Transfer of Rylington Park Stock Identifiers	-76.50
DD190520	19/05/2020	Shire of Boyup Brook	AMCAP - P222 Mitsubishi Fuso 18000L Water Cart Parts	-527.70
DD190520	19/05/2020	Shire of Boyup Brook	Dept of Transport - Transfer Rylington Park Vehicles	-78.00
			TOTAL DD MUNI ACCOUNT TO 31 May 2020	-221,354.56
	31/05/2020	Police Licensing	POLICE CLAIMED MAY2020	-45,163.25
			TOTAL DD POLICE LICENSING ACCOUNT TO 31 May 2020	-45,163.25
DD5718.2	12/05/2020	QK Technologies Pty Ltd	QikKids Gateway Usage Mar2020	-7.76
			TOTAL DD BOYUP BROOK EARLY LEARNING CENTRE ACCOUNT TO 31 May 2020	-7.76
			SUMMARY	
			CHQ (Muni Account)	-24,804.13
			DD	-221,354.56
			EFT	-1,007,240.29
			TOTAL	-1,253,398.98
			ALL MUNI TRANS TO 31 May 2020	-1,253,398.98
			CHQ (Trust Account) TO 31 May 2020	-24,804.13
			DD (Police Licensing Account) TO 31 May 2020	-45,163.25
			DD (Boyup Brook Early Learning Centre) TO 31 May 2020	-7.76



SHIRE OF BOYUP BROOK
STATEMENTS OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MAY 2020

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SHIRE OF BOYUP BROOK
STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 MAY 2020

	2019-20 ANNUAL BUDGET	MAY 2020 YTD BUDGET	MAY 2020 YTD ACTUAL	MAY 2020 VARIANCE	Comment on Variances
OPERATING REVENUE					
03 General Purpose	(3,761,820)	(3,703,632)	(4,476,403)	-20.9%	Variance > \$54,580 or 6.75%, refer explanations
04 Governance	(150)	(132)	0	>100%	Variance < \$3,600
05 Law, Order, etc	(169,950)	(155,727)	(142,974)	8.2%	Variance < \$33,675 or 10%
07 Health	(800,570)	(676,889)	(697,115)	-3.0%	Variance < \$54,580 or 6.75%
08 Ed & Welfare	(150,830)	(130,614)	(131,621)	-0.8%	Variance < \$33,675 or 10%
09 Housing	(89,200)	(81,741)	(86,430)	-5.7%	Variance < \$10,000 or 12%
10 Community Amenities	(217,685)	(215,142)	(214,968)	0.1%	Variance < \$33,675 or 10%
11 Rec & Culture	(52,750)	(49,068)	(40,813)	16.8%	Variance > \$10,000 or 12%, refer explanations
12 Transport	(195,655)	(192,677)	(186,790)	3.1%	Variance < \$33,675 or 10%
13 Economic Development	(119,820)	(110,780)	(98,695)	10.9%	Variance > \$33,675 or 10%, refer explanations
14 Other Property	(60,960)	(60,228)	(166,670)	-176.7%	Variance > \$10,000 or 12%, refer explanations
TOTAL REVENUE	(5,619,390)	(5,376,630)	(6,242,478)	-16.1%	
OPERATING EXPENDITURE					
03 General Purpose	127,325	108,623	110,966	-2.2%	Variance < \$33,675 or 10%
04 Governance	366,205	336,466	268,264	20.3%	Variance > \$33,675 or 10%, refer explanations
05 Law, Order, etc	433,290	398,352	335,007	15.9%	Variance > \$33,675 or 10%, refer explanations
07 Health	1,258,370	1,051,529	1,064,248	-1.2%	Variance < \$54,580 or 6.75%
08 Ed & Welfare	240,575	215,675	219,205	-1.6%	Variance < \$33,675 or 10%
09 Housing	126,490	117,323	112,161	4.4%	Variance < \$33,675 or 10%
10 Community Amenities	347,080	317,900	308,497	3.0%	Variance < \$33,675 or 10%
11 Rec & Culture	1,190,705	1,103,565	1,048,053	5.0%	Variance > \$54,580 or 6.75%, refer explanations
12 Transport	3,513,185	3,300,277	3,378,123	-2.4%	Variance > \$54,580 or 6.75%, refer explanations
13 Economic Development	585,995	435,891	393,301	9.8%	Variance > \$33,675 or 10%, refer explanations
14 Other Property	294,310	234,330	109,960	53.1%	Variance > \$33,675 or 10%, refer explanations
TOTAL EXPENDITURE	8,483,530	7,619,931	7,347,786	3.6%	
(Increase)/Decrease	2,864,140	2,243,301	1,105,308	50.7%	
FINANCE COSTS (INTEREST PAID)					
08 Ed & Welfare	14,890	14,900	12,270	17.7%	Variance < \$3,600
09 Housing	2,965	2,717	2,111	22.3%	Variance < \$3,600
10 Community Amenities	350	330	122	63.2%	Variance < \$3,600
11 Rec & Culture	5,375	4,928	3,328	32.5%	Variance < \$3,600
	23,580	22,875	17,831	22.1%	
NON-OPERATING GRANTS ETC					
05 Law, Order, etc	0	0	0	0.0%	
11 Rec & Culture	0	0	(8,000)	0.0%	
12 Transport	(1,606,715)	(1,462,978)	(1,375,914)	6.0%	Variance > \$54,580 or 6.75%, refer explanations
	(1,606,715)	(1,462,978)	(1,383,914)	0.0%	
(PROFIT)/LOSS ON DISPOSAL					
(Profit) on Disposal - Admin	0	0	0	0.0%	
Loss on Disposal - Law, Order & Safety	0	0	0	0.0%	
Loss on Disposal - Health	0	0	0	0.0%	
Loss on Disposal - Rec & Culture	0	0	0	0.0%	
Loss on Disposal - Transport	27,500	27,500	150,864	0.0%	
Loss on Disposal - Economic Dev	0	0	0	0.0%	
Loss on Disposal - Admin	0	0	0	0.0%	
	27,500	27,500	150,864		
NET RESULT	1,308,505	830,698	(109,912)	113%	
			109,912		



**SHIRE OF BOYUP BROOK
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MAY 2020**

	2019-20 Adopted Budget	MAY 2020 YTD BUDGET	MAY 2020 YTD ACTUAL	MAY 2020 VARIANCE	Comment on Variances
OPERATING REVENUE					
03 General Purpose	(3,761,820)	(3,703,632)	(4,476,403)	-20.9%	Variance > \$54,580 or 6.75%, refer explanations
04 Governance	(150)	(132)	0	>100%	Variance < \$3,600
05 Law, Order, etc	(169,950)	(155,727)	(142,974)	8.2%	Variance < \$33,675 or 10%
07 Health	(800,570)	(676,889)	(697,115)	-3.0%	Variance < \$54,580 or 6.75%
08 Ed & Welfare	(150,830)	(130,614)	(131,621)	-0.8%	Variance < \$33,675 or 10%
09 Housing	(89,200)	(81,741)	(86,430)	-5.7%	Variance < \$10,000 or 12%
10 Community Amenities	(217,685)	(215,142)	(214,968)	0.1%	Variance < \$33,675 or 10%
11 Rec & Culture	(52,750)	(49,068)	(40,813)	16.8%	Variance > \$10,000 or 12%, refer explanations
12 Transport	(195,655)	(192,677)	(186,790)	3.1%	Variance < \$33,675 or 10%
13 Economic Development	(119,820)	(110,780)	(98,695)	10.9%	Variance > \$33,675 or 10%, refer explanations
14 Other Property	(60,960)	(60,228)	(166,670)	-176.7%	Variance > \$10,000 or 12%, refer explanations
	(5,619,390)	(5,376,630)	(6,242,478)	-16.1%	
OPERATING EXPENDITURE					
03 General Purpose	127,325	108,623	110,966	-2.2%	Variance < \$33,675 or 10%
04 Governance	366,205	336,466	268,264	20.3%	Variance > \$33,675 or 10%, refer explanations
05 Law, Order, etc	433,290	398,352	335,007	15.9%	Variance > \$33,675 or 10%, refer explanations
07 Health	1,258,370	1,051,529	1,064,248	-1.2%	Variance < \$54,580 or 6.75%
08 Ed & Welfare	255,465	230,825	231,475	-0.3%	Variance < \$33,675 or 10%
09 Housing	129,455	120,040	114,273	4.8%	Variance < \$33,675 or 10%
10 Community Amenities	347,430	318,230	308,619	3.0%	Variance < \$33,675 or 10%
11 Rec & Culture	1,196,080	1,108,493	1,051,381	5.2%	Variance > \$54,580 or 6.75%, refer explanations
12 Transport	3,540,685	3,327,777	3,528,987	-6.0%	Variance > \$54,580 or 6.75%, refer explanations
13 Economic Development	585,995	435,891	393,301	9.8%	Variance > \$33,675 or 10%, refer explanations
14 Other Property	294,310	234,330	109,960	53.1%	Variance > \$33,675 or 10%, refer explanations
	8,534,610	7,670,556	7,516,481	2%	
(Increase)/Decrease	2,915,220	2,293,926	1,274,002	44%	
(MOVEMENTS) ADD					
Movements Employee Provisions	(15,225)	(1,269)	0	>100%	
Movements Interest & Expenses	0	0	207,873	0%	
Movements in Trust Bonds	0	0	0	0%	
(Loss) on Disposal	(27,500)	(27,500)	(150,864)	0%	
Depreciation on Assets	(3,382,600)	(3,018,122)	(3,018,122)	0.0%	
Non-Operating Grants	(1,606,715)	(1,462,978)	(1,383,914)	5.4%	
	(5,032,040)	(4,509,869)	(4,345,027)	4%	
LESS CAPITAL PROGRAMME					
Investment Properties	126,000	127,313	127,313	0%	Variance < \$33,675 or 10%
Buildings	317,960	11,042	11,042	0%	Variance < \$3,600
Plant and Equipment	827,500	763,058	763,058	0%	Variance < \$54,580 or 6.75%
Furniture and Equipment	216,080	76,657	76,657	0%	Variance < \$10,000 or 12%
Roads	2,364,853	1,233,771	1,233,771	0%	Variance < \$54,580 or 6.75%
Footpaths & Drainage	60,000	182,891	182,891	0%	Variance < \$33,675 or 10%
Other Infrastructure	75,830	22,955	22,955	0%	Variance < \$3,600
Proceeds from Disposals	(71,750)	0	(309,596)	0%	
Loan Repayments	37,658	37,658	37,658	0%	Variance < \$10,000 or 12%
New Loans	0	0	0	0%	Variance < \$3,600
Transfers to Reserve	597,310	15,101	15,101	0%	Variance < \$3,600
Transfer from Reserve	(1,415,620)	(832,330)	(832,330)	0%	Variance < \$54,580 or 6.75%
	3,135,821	1,638,115	1,328,520	19%	
ADD FUNDING FROM					
30 June 2016 Brought Fwd	(439,626)	(439,626)	(439,628)		
NET (SURPLUS)/DEFICIT	579,375	(1,017,453)	(2,182,133)	-114%	



**SHIRE OF BOYUP BROOK
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MAY 2020**

Explanations of Material Variance - By Program

Program	Variance \$	Explanation
<u>OPERATING REVENUE</u>		
3 General Purpose	(772,771)	FAG's 20/21 Advance received
11 Recreation & Culture	8,255	Rembursements less than budgeted. Budget over Estimated past 3 yrs
14 Other Property	(106,442)	LSL reimbursement from other Shires not budgeted and unbudgeted Rylington Park Income
<u>OPERATING EXPENDITURE</u>		
4 Governance	(68,202)	Represents Memebbers' fees and travel to be paid, reduced conference exp., & unspent web site fees
5 Law, Order	(63,345)	Represents bush fire mitigation grant work yet to be invoiced.
11 Recreation & Culture	(57,112)	Represents underspend on Townsite Gardens, Paarks and Reserves.
12 Transport	201,210	Represents increased cost of road and verge maint and loss on sale of assets.
13 Economic Development	(42,590)	Represents underspend in Rural Services
14 Other Property	(124,370)	Reallocation of pool of costs to be adjusted at year end and Rylington exp.
<u>NON-OPERATING GRANTS</u>		
12 Transport	87,064	MRWA second and final claims yet to be prcessed



SHIRE OF BOYUP BROOK
SUMMARY OF CURRENT ASSETS AND LIABILITIES
FOR THE PERIOD ENDED 31 MAY 2020

	Actual 31-May-20	Actual 30-Jun-19	Actual 30-Jun-18
CURRENT ASSETS			
Cash at Bank			
- Unrestricted	2,191,747	444,239	153,889
- Committed		0	
Cash at Bank - Reserves	2,100,550	2,917,779	2,958,129
Receivables			
- Rates	240,110	165,124	126,308
- Sundry Debtors & Other	112,470	156,984	95,846
- GST	124,192	116,190	77,181
- Pre-Paid Expense		531	24,449
Inventories	28,517	28,517	6,109
	<u>4,797,586</u>	<u>3,829,364</u>	<u>3,441,911</u>
LESS CURRENT LIABILITIES			
Payables			
- Creditors & Other	(266,078)	(222,601)	(192,510)
- Loan Liability	(1,774)	(39,432)	(53,078)
- Accrued Expenses	(16,999)	(17,000)	(38,504)
- Accrued Interest	0	(6,091)	(7,244)
- Accrued Wages	0	(202,312)	(24,621)
- Provisions	(566,493)	(566,493)	(692,679)
	<u>(851,344)</u>	<u>(1,053,929)</u>	<u>(1,008,636)</u>
NET CURRENT ASSET POSITION	<u><u>3,946,242</u></u>	<u><u>2,775,435</u></u>	<u><u>2,433,275</u></u>
Less - Reserves	(2,100,550)	(2,917,779)	(2,958,129)
Less - Pre-paid Expenses	0	(531)	(24,449)
Less - Inventories	(28,517)	(28,517)	(6,109)
Add Back - Loan Liability	1,774	39,432	53,078
Add Back - Accrued Expenses	16,999	17,000	38,504
Add Back - Accrued Interest	0	6,091	7,244
Add Back - Accrued Wages	0	202,312	24,621
Add Back - Provisions	346,185	346,185	692,679
SURPLUS/ (DEFICIENCY) CARRIED FWD	2,182,133	439,628	260,714
	0	Variance = roundings	

Prog		Sub-Programme		COA	Description	Current Budget	YTD Budget	YTD Actual
Programme Description	SP	Description						
03	General Purpose Funding	031	Rate Revenue	031100	Rates - Valuation Expenses	17,200	7,698	17,143
				031101	Rates - Collection Costs	15,630	14,322	11,557
				031102	Rates - Search Costs	185	165	131
				031103	Rates - Admin Allocation	88,445	81,070	77,028
						121,460	103,255	105,859
				031001	Rates - General GRV	(459,590)	(459,590)	(460,280)
				031002	Rates - General Rural UV	(2,207,590)	(2,207,590)	(2,209,535)
				031003	Rates - GRV - Minimum	(51,065)	(51,065)	(50,745)
				031004	Rates - UV - Minimum	(286,865)	(286,865)	(285,300)
				031005	Rates - Instalment Interest	(5,955)	(5,456)	(8,183)
				031006	Rates - Ex-Gratia Rates	(1,175)	(1,067)	(1,255)
				031007	Rates - Non Payment Penalty - LG	(21,415)	(19,624)	(28,285)
				031008	Rates - Rate Enquiries	(6,330)	(5,797)	(5,893)
				031009	Rates - ESL Administration Fee	(4,000)	(3,663)	(4,000)
				031010	Rates - Reimbursements	(6,840)	(6,270)	(5,706)
				031011	Rates - Penalty Interest - DFES	(690)	(627)	(888)
				031012	Rates - Rates Interims	0	0	2,323
				031013	Rates Administration Fee	(7,510)	(6,875)	(8,632)
				031014	Rates - Mining General Unimproved Value	0	0	0
				031015	Rates - Mining Minimum Unimproved Value	0	0	0
031016	Rates - Concessions	0	0	0				
031017	Deferred Rates - Interest Grant	0	0	0				
031104	Rates Write Offs	250	220	986				
						(3,058,775)	(3,054,269)	(3,065,393)

Prog	Programme Description	SP	Sub-Programme Description	COA	Description	Current Budget	YTD Budget	YTD Actual
03	General Purpose Funding	032	Other General Purpose Funding	032100	Administration Allocated	5,865	5,368	5,107
						5,865	5,368	5,107

Prog	Programme Description	SP	Sub-Programme Description	COA	Description	Current Budget	YTD Budget	YTD Actual
04	Governance	041	Members Of Council	041100	Members - Sitting Fees.	75,560	69,256	51,414
				041101	Members - Training Costs	10,800	10,800	5,053
				041102	Members - Travelling Costs	6,415	5,874	5,680
				041103	Members - Telecommunications Reimbursements	11,520	10,560	7,855
				041104	Members - Other Expenses	3,625	3,322	602
				041105	Members - Conferences/Seminars Costs	15,850	14,520	5,430
				041106	Members - President's Allowance	10,280	9,416	6,853
				041107	Members - Deputy President's Allowance	2,570	2,354	1,713
				041108	Members - Council Chamber Expenses	905	814	727
				041109	Members - Refreshments & Receptions	17,815	16,313	14,005
				041110	Members - Bunbury Wellington GOC Projects	1,500	1,375	1,074
				041111	Members - Insurance Costs For Members	6,430	5,885	6,707
				041112	Members - Subscriptions	8,835	8,096	600
				041113	Members - Election Expenses	5,000	4,576	699
				041114	Members - Donations	59,985	54,978	57,183
				041115	Reimbursement Expenses	0	0	0
				041117	Members - Publications & Legislation	0	0	0
				041119	Website Expenses	5,000	4,576	0
				041150	Members - Admin Allocation	47,155	43,219	41,068
				041190	Depreciation - Membership	6,225	5,698	0
				041300	Forward Planning Consultant Costs	0	0	0
				042100	Other Governance - Admin Allocated	70,735	64,834	61,601
				042140	Loss on Sale of Asset	0	0	0
						366,205	336,466	268,264
				041001	Members - Reimbursements Income	0	0	0
				041002	Other Governance - Sundry Reimbursements Income	(50)	(44)	0
				041003	Other Governance - Other Minor Income	(100)	(88)	0
						(150)	(132)	0
					Governance Total - Expenditure	366,205	336,466	268,264
					Governance Total - Revenue	(150)	(132)	0

Prog	Programme Description	SP	Sub-Programme Description	COA	Description	Current Budget	YTD Budget	YTD Actual
05	Law, Order & Public Safety	051	Fire Prevention					
				051101	Fire Break Inspection Expenses	3,450	3,157	3,495
				051102	Fire Hazard Reductions Expenses	27,860	25,520	34,475
				051104	Minor Fire Plant & Equipment Purchases non ESL	400	363	0
				051105	Fire Plant & Equipment Maintenance - Non ESL	500	451	0
				051106	ESL - Fire Vehicle Maintenance Costs	4,000	3,663	22,330
				051107	ESL - Brigade Utilities, rates and taxes	12,925	11,847	352
				051108	ESL - Other Goods & Services relating to Fires	2,000	1,826	87
				051109	ESL - Insurances Fire Appliances and Personnel	43,210	39,600	36,881
				051111	ESL - Minor Fire Plant/Equip Under \$1200	1,000	913	0
				051112	Fire Prevention And Support	19,930	18,238	20,972
				051114	ESL - Land & Building Maintenance	550	495	148
				051115	ESL - Clothing and Accessories	2,000	1,826	0
				051116	ESL - Plant and Equipment Maintenance	1,500	1,375	0
				051117	BFRC - Bushfire Risk Planning	1,195	1,089	1,181
				051118	DFES Fire Defence Grant Expenses	13,520	13,520	0
				051119	Loss on Sale of Assets	0	0	0
				051120	Bush Fire - Mitigation Activity Funded	109,430	100,309	53,735
				051150	Admin Allocation - Fire Control	47,155	43,219	41,068
				051190	Depreciation - Fire Control	1,285	1,166	668
						291,910	268,577	215,392
				050600	ESL and DFES - Non-Operating Grants (inc Appliance Replacement)	0	0	0
				051001	Fire Infringements/Fines Income	(500)	(451)	(500)
				051002	Sale Of Fire Maps Income	(200)	(176)	(143)
				051003	Fire Reimbursement Income	(50)	(44)	0
				051004	ESL and DFES - Funding Operating Grant Income	(162,610)	(149,050)	(135,096)
				051005	Fire Hazard Reduction Income	(500)	(451)	0
				051007	BFRC - NV/Lease Income	0	0	0
						(163,860)	(150,172)	(135,739)

Prog	Programme Description	SP	Sub-Programme Description	COA	Description	Current Budget	YTD Budget	YTD Actual
05	Law, Order & Public Safety	052	Animal Control	052005	Trap Hire Refunds	0	0	50
				052100	Ranger Services Operation Costs	1,450	1,320	897
				052101	Ranger Vehicle Operating Expenses	3,450	3,157	0
				052102	Dog License Discs Costs	250	220	77
				052103	Animal Control Employee Expenses	8,860	8,096	14,241
				052104	Animal Impounding Costs	5,000	4,837	864
				052106	Cat Control Misc Equipment Grant Expense	0	0	0
				052108	Cat Sterilisation Program Expenses	0	0	0
				052109	Cat License Tags Expense	150	132	73
				052110	Ranger Services Salary Super and Employee Costs	42,750	39,182	47,436
				052150	Admin Allocation - Animal Control	17,715	16,236	15,426
				052190	Animal Control - Depreciation	400	363	0
						80,025	73,543	79,064
				052001	Animal Fines & Penalties Income	(265)	(242)	(800)
				052002	Animal Impounding Fees Income	(105)	(88)	(1,131)
				052003	Dog Registrations Charges	(5,060)	(4,631)	(5,127)
				052006	Animal Control Income	(50)	(44)	(118)
				052009	Rangers Vehicle Reimbursement Income	(560)	(506)	0
				052105	Trap Hire Income	(50)	(44)	(59)
						(6,090)	(5,555)	(7,235)
			Other Law, Order &					
05	Law, Order & Public Safety	053	Public Safety	053100	Local Emergency Management Committee Expenses	300	275	95
				053101	Emergency Equipment Maintenance	0	0	0
				053150	Administration Allocated - Emergency Mgt	17,715	16,236	15,426
				053152	Other Costs	0	0	0
				053190	Depreciation - Emergency Services	43,340	39,721	25,029
						61,355	56,232	40,551
					Law, Order & Public Safety Total - Expenditure	433,290	398,352	335,007
					Law, Order & Public Safety Total - Revenue	(169,950)	(155,727)	(142,974)

Prog	Programme Description	SP	SUB-Programme Description	COA	Description	Current Budget	YTD Budget	YTD Actual
07	Health	071	Maternal And Infant Health	071100	Family Stop Centre - Operation	13,235	12,089	8,579
				071150	Admin Allocated - Family Stop Centre	11,850	10,857	10,319
				071190	Depreciation - Family Stop Centre	3,880	3,542	3,391
						28,965	26,488	22,289
						0	0	0
						0	0	0
			</					

Prog	Programme Description	SP	Sub-Programme Description	COA	Description	Current Budget	YTD Budget	YTD Actual
07	Health	074	Boyup Brook Medical Service	074100	House General Practitioner - Medical Service	8,390	7,667	23,007
				074101	Medical Services General Operations	2,620	2,398	1,713
				074102	Boyup Brook Medical Services Building Costs	23,540	21,538	16,503
				074103	Medical Service Employee Costs	811,185	672,986	712,715
				074104	Medical Services - General Practitioners Vehicles	0	0	964
				074105	Medical Ctr - Postage, Printing, Stationary	2,740	2,508	2,414
				074106	Medical Ctr - Telephones	6,385	5,852	5,547
				074107	Medical Ctr - Subscriptions	2,390	2,189	3,254
				074108	Medical Ctr - Insurances	5,020	4,598	5,370
				074109	Medical Ctr - Bank Fees	780	715	622
				074110	Medical Ctr - Computer Expenses	15,455	14,168	19,959
				074111	Medical Ctr - Medical Supplies & Equip	11,805	10,824	7,467
				074112	Medical Ctr - Locum Doctor	61,860	56,705	31,090
				074113	Medical Ctr - Superannuation	65,500	60,038	61,936
				074114	Medical Ctr - Training	4,135	3,795	382
				074115	Medical Ctr - Sundry Expenses	5,110	4,675	1,787
				074116	Medical Service Provision for Leave Accruals	33,990	0	0
				074117	Medical - Fringe Benefit Tax	0	0	2,508
				074139	Interest Paid Loan 102 - GP House	0	0	0
				074140	Loss on Sale of Assets	0	0	0
				074150	Admin Allocated - Boyup Brook Medical Services	53,370	48,917	46,175
				074190	Depreciation - Housing GP - 5 Rogers Ave	5,985	5,478	6,233
				074191	Depreciation - Medical Centre	12,855	11,770	7,789
				074192	Depreciation - Furniture & Equip (Inc Ultrasound)	5,175	4,741	0
				074193	Depreciation - GP Vehicle	115	99	0

Prog	Programme Description	SP	Sub-Programme Description	COA	Description	Current Budget	YTD Budget	YTD Actual
08	Education & Welfare	081	Other Education	081100	Community Resource Centre	3,165	2,882	2,128
				081101	Rylington Park Farm Complex	9,430	9,142	9,340
				081102	Donations - Other Education	250	220	250
				081103	Early Learning Centre - Employee Costs	132,850	116,509	123,224
				081104	Early Learning Centre - Operating Costs	12,050	11,022	9,865
				081150	Admin Allocation - Other Education	11,850	10,857	10,319
				081190	Depreciation - Community Resource Centre	5,020	4,598	4,602
				081191	Depreciation - Rylington Park Farm Complex	16,885	15,477	15,477
						191,500	170,707	175,206
				081001	Rylington Park Reimbursements	(8,260)	(8,260)	(8,868)
				081003	Early Learning Centre - Fees & Charges	(142,570)	(122,354)	(122,752)
				081004	Early Learning Centre - Operating Income	0	0	(1)
				081005	Non-Operating Grants & Contributions	0	0	0
						(150,830)	(130,614)	(131,621)
08	Education & Welfare	082	Aged And Disabled	082100	Support for Seniors Christmas Lunch	1,250	1,144	1,389
				082104	Interest Paid Loan 118 - Aged Needs Initiative	14,890	14,900	12,270
				082150	Admin Allocated - Aged & Disabled	11,850	10,857	10,319
						27,990	26,901	23,978
				082110	Aged & Disability - Operating Grants and Contributions	0	0	0
						0	0	0
08	Education & Welfare	083	Other Welfare	083100	Other Welfare Expenses	500	451	23
				083104	Depreciation	50	44	0
				083105	Donations Expended	0	0	1,416
				083150	Admin Allocated - Other Welfare	35,425	32,472	30,853
						35,975	32,967	32,291
					Education & Welfare Total - Expenditure	255,465	230,575	231,475
					Education & Welfare Total - Revenue	(150,830)	(130,614)	(131,621)

Prog		Programme Description	SP	Sub-Programme Description	COA	Description	Current Budget	YTD Budget	YTD Actual
09	Housing		091	Staff Housing	091100	Staff Housing Operation	9,130	8,338	1,879
					091102	Staff Housing - Less Amt Allocated to Admin.	0	0	0
					091130	Interest Paid Loan 115 - Staff House	2,965	2,717	2,111
					091150	Admin Allocated - Staff Housing	11,850	10,857	10,319
					091190	Depreciation - Staff Housing	5,730	5,247	5,255
							29,675	27,159	19,564
09	Housing		092	Other Housing	092101	Boyup Brook Citizens Lodge	9,550	9,550	9,414
					092102	Community Housing - Units	20,370	19,109	16,265
					092103	Other	2,710	2,549	1,573
					092104	6 Nix - Operating & Mtce Expense	2,000	1,826	4,286
					092105	House - 1 Rogers Ave	10,860	10,105	10,465
					092107	7 Knapp Street - Operating & Mtce Expense	0	0	2,940
					092150	Admin Allocation - Other Housing	11,970	10,967	10,423
					092190	Depreciation - Boyup Brook Citizens Lodge	32,385	29,678	29,969
					092191	Depreciation - Other Housing	5,570	5,104	5,373
					092192	Depreciation - Other Rental Houses (e.g. 1 Rogers Ave)	4,365	3,993	4,002
							99,780	92,881	94,709
					092001	Rent 24A Proctor St	(7,240)	(6,633)	(8,278)
					092002	Rent 24B Proctor St	(7,240)	(6,633)	(8,229)
					092003	Rent 16A Forrest St	(7,240)	(6,633)	(10,085)
					092004	Rent 16B Forrest St	(7,240)	(6,633)	(10,130)
					092005	Rent 1 Rogers Ave	(16,490)	(15,114)	(9,150)
					092006	Rent 6 Nix St	(11,475)	(10,516)	(11,631)
					092007	Housing Reimbursements	(1,190)	(1,089)	(212)
					092008	7 Knapp Street	0	0	0
					092009	Other Housing: 7 Knapp St	(31,085)	(28,490)	(28,714)
Housing Total - Expenditure							129,455	120,040	114,273
Housing Total - Revenue							(89,200)	(81,741)	(86,430)

Prog	Programme Description	SP	Sub-Programme Description	COA	Description	Current Budget	YTD Budget	YTD Actual
10	Community Amenities	101	Waste Management	101016	Interest Paid Loan 112 - Rubbish Tip	350	330	122
				101100	Refuse Collection Boyup Brook Townsite Expense	45,850	42,020	39,631
				101101	Recycling Collection Boyup Brook Town Site	28,200	25,850	25,670
				101102	Boyup Brook Transfer Station Costs	45,110	41,327	42,404
				101103	Land Fill Disposal Site	11,360	10,395	16,830
				101104	Townsite Street Bins Collection	10,910	9,977	9,813
				101105	Waste Management Satellite Towns	0	0	0
				101106	Transfer Station Employee Costs	42,610	39,039	38,156
				101107	Drum Muster Expenses	1,600	1,463	0
				101108	B8 Transfer Station Superannuation	3,040	2,783	2,509
				101150	Admin Allocated - Waste Management	23,580	21,615	20,534
				101190	Depreciation - Waste Management	20,895	19,129	20,231
						233,505	213,928	215,898
						(110,660)	(110,660)	(188,792)
				101001	Refuse Collection Charges - Rates	(6,035)	(5,522)	(4,188)
				101002	Transfer Station Income	(50,405)	(50,279)	(1,362)
				101003	Recycling Collection Charges	(7,825)	(7,172)	(10,967)
				101004	Scrap Metal Income	(27,880)	(27,880)	0
				101005	Waste Collection Rates	(202,805)	(201,513)	(205,309)
10	Community Amenities	103	Sewerage	103100	Septic Tank Inspection Expenses	200	176	0
				103101	Liquid Waste Disposal Site (Stanton Road)	1,915	1,738	1,653
						2,115	1,914	1,653
						0	0	0
				103001	Septic Tank - Inspection Fees	(2,235)	(2,046)	(1,652)
				103002	Septic Licence Fees	(2,235)	(2,046)	(1,652)
10	Community Amenities	105	Town Planning	105100	Town Planning Admin & Control	20,000	18,326	23,624
				105101	Admin Allocation - Town Planning	23,580	21,615	20,534
						43,580	39,941	44,158
						(5,440)	(4,983)	(6,260)
				105001	Planning Application Fees	0	0	0
				105002	Subdivision Clearance Charges	(5,440)	(4,983)	(6,260)

Prog	Programme Description	SP	Sub-Programme Description	COA	Description	Current Budget	YTD Budget	YTD Actual
10	Community Amenities	106	Other Community Amenities	106101	Cemetery - Operation	28,305	25,916	19,355
				106102	Public Toilets - Operation	22,285	20,394	12,379
				106103	Street Furniture	430	385	0
				106150	Admin Allocation - Other Community Amenities	11,850	10,857	10,319
				106151	Admin Allocation - Cemetery	1,315	1,199	1,147
				106191	Depreciation - Public Toilets	1,010	924	928
				106192	Depreciation - Other Community Services	3,035	2,772	2,783
						68,230	62,447	46,910
				106001	Cemetery Burial Fees	(3,795)	(3,476)	(922)
				106002	License/Other Fees BB Cemetery	(1,705)	(1,562)	(684)
				106003	Cemetery - Reservation Fees (Not Niche Wall)	0	0	0
				106004	Cemetery Niche Wall Fees & Charges	(1,705)	(1,562)	(140)
						(7,205)	(6,600)	(1,747)
10	Community Amenities	107	Protection Of Environment	104100	Blackwood Catchment Zone	0	0	0
				107101	Fruit Fly Program Expenses	0	0	0
						0	0	0
				107001	Fruit Fly Baiting Income	0	0	0
						0	0	0
					Community Amenities Total - Expenditure	347,430	318,230	308,619
					Community Amenities Total - Revenue	(217,685)	(215,142)	(214,968)

Prog	Programme Description	SP	Sub-Programme Description	COA	Description	Current Budget	YTD Budget	YTD Actual
11	Recreation & Culture	111	Public Halls & Civic Centres	111100	Boyup Brook Hall - Operation	34,340	31,601	25,985
				111102	Halls - Other Public Halls	9,890	9,042	6,266
				111150	Admin Allocation - Public Halls	23,580	21,615	20,534
				111190	Depreciation - Public Halls	50,730	46,497	46,057
						118,540	108,755	98,841
				111001	Hall Hire Fees	(3,085)	(2,827)	(2,150)
				111003	Non-Operating Grants (State) and Contributions	0	0	0
				111402	Capital Improvements - Public Buildings - Grants	0	0	0
						(3,085)	(2,827)	(2,150)
11	Recreation & Culture	112	Swimming Areas And Beaches	112100	Swimming Pool General Operations	62,455	57,233	57,981
				112101	Swimming Pool Building Costs	42,040	38,511	44,890
				112102	Swimming Pool Employee Costs	150,420	150,015	142,776
				112103	Interest Paid Loan 114 - upgrade pool bowl	5,375	4,928	3,328
				112104	Swimming Pool Employee Superannuation	8,215	7,524	9,076
				112106	Pool Staff - Fringe Benefits Tax	12,175	11,154	9,704
				112107	River Environs	0	0	0
				112150	Admin Allocation - Swimming Pool	26,090	23,914	22,723
				112190	Depreciation - Swimming Pool	17,740	16,247	8,572
						324,510	309,526	299,050
				112003	Pool Daily Admission Fees	(13,065)	(11,968)	(11,189)
				112004	Season Tickets Fees	(14,285)	(13,090)	(13,965)
				112005	Pool Hire Fees	(505)	(462)	(251)
				112006	Gym Equipment Hire Fees	(35)	(22)	(80)
				112007	Pool Teaching Programme Fees	(1,225)	(1,122)	0
				112008	Vacation Swimming Passes	(1,260)	(1,155)	(482)
				112009	Grants and Contributions	0	0	0
						(30,375)	(27,819)	(25,967)

Prog		Programme Description		SP	Sub-Programme Description		COA	Description	Current Budget	YTD Budget	YTD Actual					
11	Recreation & Culture	113	Other Recreation & Sport			113100	Recreation Complex	137,100	125,653	126,269						
						113109	Walk Trails	1,480	1,342	2,366						
						113110	Townsite Gardens	82,030	75,576	55,941						
						113112	Reserves and Parks Operations	48,280	44,198	50,150						
						113119	Other Recreation Facilities	12,995	11,880	7,450						
						113121	Kidsport Program by Sports/Rec	11,730	10,747	10,213						
						113122	Support for ANZAC Day	6,115	5,566	64						
						113124	Support for UBAS	3,090	2,794	2,588						
						113125	Support for Others	15,955	14,597	15,666						
						113126	Dinninup Rec Reserve - Consultant	0	0	0						
						113150	Admin Allocation - Other Recreation	28,245	25,883	24,599						
						113160	Loss on Sale of Assets	0	0	0						
						113190	Depreciation: Buildings, Recreation, & Other Infra	220,420	202,037	208,635						
						113191	Depreciation - Parks & Gardens	50,030	45,859	45,861						
						113192	Depreciation: Plant & Equipment	16,490	15,114	2,827						
														633,960	581,246	552,629

Prog	Programme Description	SP	Sub-Programme Description	COA	Description	Current Budget	YTD Budget	YTD Actual
11	Recreation & Culture	114	Television And Rebroadcasting	114005	Communications Tower	4,650	4,246	4,290
						4,650	4,246	4,290
						(9,050)	(9,050)	(9,051)
						(9,050)	(9,050)	(9,051)
11	Recreation & Culture	115	Libraries	115100	Library Operations	3,100	2,827	2,702
				115150	Admin Allocation - Libraries	64,870	59,455	56,494
						67,970	62,282	59,196
				115001	Library Income	0	0	0
						0	0	0
11	Recreation & Culture	116	Other Culture	113120	War Memorial Museum	6,875	6,270	7,984
				116100	Museum	5,115	4,642	2,963
				116101	Craft Hut	1,825	1,650	916
				116102	Support for Sandakan (Ceremony)	8,890	8,129	3,974
				116150	Admin Allocated - Other Culture	11,850	10,857	10,319
				116190	Depreciation - Other Culture	11,895	10,890	11,217
						46,450	42,438	37,374
				116001	Reimbursements - Other Culture	(50)	(44)	0
				116005	Non-Operating Grants (State) and Contributions	0	0	0
						(50)	(44)	0
						1,196,080	1,108,493	1,051,381
					Recreation & Culture Total - Expenditure			
					Recreation & Culture Total - Income	(52,750)	(49,068)	(48,813)
12	Transport	121	Streets, Roads, Bridges & Depot Construction	121001	Grants State - Regional Road Group - (Cap)	(518,000)	(474,826)	(287,200)
				121003	Grants - Federal - Roads to Recovery Grant (Cap)	(420,715)	(375,826)	(420,714)
				121004	Capital Grants Other & Road Contributions	(30,000)	(27,500)	(30,000)
				121007	Special Bridge Funding	(638,000)	(584,826)	(638,000)
				121006	Grant - Black Spot Projects Funds	0	0	0
						(1,606,715)	(1,462,978)	(1,375,914)

Prog	Programme Description	SP	Sub-Programme Description	COA	Description	Current Budget	YTD Budget	YTD Actual
12	Transport	122	Streets, Roads, Bridges & Depot Maintenance					
				122100	Depot Building Building Costs	30,405	27,895	26,726
				122101	Depot General Operations	13,795	12,617	15,990
				122103	Rural Road Maintenance	93,950	91,097	116,321
				122104	Roads Vegetation Clearing Offset Costs	0	0	0
				122105	Repairs & Maint - Bridges	43,585	15,725	18,423
				122106	Shire Radio Network Costs	800	726	112
				122107	Maintenance Grading	213,840	197,696	235,305
				122108	Drains & Culverts	39,875	36,542	29,683
				122109	Verge Pruning (Rural)	96,815	88,726	93,225
				122110	Verge Spraying (Rural)	20,655	18,909	33,608
				122111	Crossover Contributions	750	682	0
				122112	Town Services Drainage	3,925	3,564	4,890
				122113	Town Services Footpaths	7,685	7,029	2,295
				122114	Town Road Repairs	14,230	13,013	7,134
				122115	Town Services - Tree Pruning	12,465	11,418	21,628
				122116	Street Lighting	27,545	25,245	23,049
				122117	Traffic Signs	5,425	4,939	4,491
				122119	Road Building and Other Stock	245	220	2,634
				122120	Roman Road Data Pick Up	26,940	24,684	9,217
				122121	Town Services - Verge Spraying	21,620	15,850	15,544
				122122	Road Sweeping	7,025	6,435	4,763
				122123	Emergency Services	70,690	64,790	52,656
				122124	Storm Damage	0	0	0
				122130	Road & Path/ Cycle Ways - Studies	130	110	0
				122131	Rural Numbering Scheme	585	517	2,980
				122140	Loss on Sale of Assets	0	0	0
				122150	Admin Allocated - Road Maintenance	276,825	253,759	256,828
				122190	Depreciation - Transport Other (P&E, F&E and Buildings)	21,375	19,569	17,364
				122191	Depreciation - Other Infrastructure	25,945	23,782	24,089
				122192	Depreciation Roads	1,386,720	1,372,920	1,396,653
				122193	Depreciation - Bridges	645,550	591,745	594,689
				122194	Depreciation - Footpaths	17,255	15,807	15,819
				122195	Depreciation - Drainage	271,780	249,128	252,184
						3,398,430	3,195,139	3,278,297
				121002	Grants Direct - State - MRD - (OP)	(160,040)	(160,040)	(160,104)
				122003	Income from Sale of Sundry Items	(1,840)	(1,683)	(68)
				122004	Contributions and Reimbursement eg. Storm Damage Costs	0	0	0
						(161,880)	(161,723)	(160,172)

Prog	Programme Description	SP	Sub-Programme Description	COA	Description	Current Budget	YTD Budget	YTD Actual
12	Transport	123	Road Plant Purchases	123140	Loss on Sale of Asset	27,500	27,500	150,864
						27,500	27,500	150,864
12	Transport	125	Traffic Control	125100	Bank Fees - Police Licensing	0	0	0
				125150	Administration Allocated - Traffic Control	88,445	81,070	77,028
						88,445	81,070	77,028
				125001	Licensing Service	(28,800)	(26,400)	(23,544)
				125002	Motor Vehicle Plates	(880)	(803)	(704)
				125005	Sundry Receipts - Heavy Haulage Permits etc	(4,095)	(3,751)	(2,370)
						(33,775)	(30,954)	(26,618)
12	Transport	126	Aerodromes	126100	Air Strip	3,580	3,245	1,966
				126190	Depreciation - Airport	22,730	20,823	20,833
						26,310	24,068	22,799
				126001	Hire Charges - Hangar	0	0	0
				126002	Airstrip - Reimbursements	0	0	0
						0	0	0
Transport Total - Expenditure						3,540,685	3,327,777	3,528,987
Transport Total - Income						(195,655)	(192,677)	(186,790)

Prog	Programme Description	Sub-Programme		COA	Description	Current Budget	YTD Budget	YTD Actual
		SP	Description					
13	Economic Services	131	Rural Services					
				131001	Rural Services Expenses	48,785	46,177	5,444
				131005	Employee Wages, Superannuation & Employee Costs	13,500	12,448	2,708
				131009	Admin Allocation - Biosecurity	17,715	16,236	0
						80,000	74,861	8,152
13	Economic Services	132	Tourism & Area			0	0	0
				132102	Support for Country Music Festival			
				132103	Community Development Officer	11,130	10,197	39,053
				132104	Tourist Centre	22,295	20,405	20,479
				132106	Promotion Activities	2,850	2,607	5,594
				132107	Flax Mill Complex General Operations	39,785	36,443	29,920
				132108	Caravan Park/Flax Mill Complex Building Operation	88,170	82,031	53,591
				132110	Tourist Information Bay	810	715	3,789
				132111	Carnaby Beetle Collection	80	66	81
				132113	Community Development Officer - Superannuation	2,320	2,123	1,650
				132114	Community Development Expenses	150	132	0
				132115	Community Development - Fringe Benefit Tax	1,550	1,419	11,429
				132116	CDO Vehicle Op Costs GEN	3,050	2,794	3,638
				132140	Loss on Sale of Assets	0	0	0
				132148	Interest Paid Loan 106 - Flax Mill Complex Upgrade	0	0	0
				132149	Interests Paid Loan 109 - Flax Mill Water Upgrade Loan	0	0	0
				132150	Admin Allocated Tourism	41,290	37,840	35,960
				132151	Admin Allocated Caravan Pk	11,850	10,857	10,319
				132190	Depreciation - Tourism, Community Development & Area Promotion	4,290	3,927	3,635
				132191	Depreciation - Caravan Pk/Flax	45,125	41,349	41,685
						274,745	252,905	260,822
				132002	Caravan Park & Complex Fees & Charges	(61,215)	(56,111)	(41,724)
				132003	Flax Mill Sheds Storage Charges	(11,570)	(10,604)	(8,368)
				132006	Event - Reimbursements	0	0	0
				132007	Other Income	(6,910)	(6,325)	(3,112)
				132009	Contributions - Music Park	0	0	0
						(79,695)	(73,040)	(53,203)
13	Economic Services	133	Building Control			40,985	37,554	31,970
				133100	Building Control			
				133101	Building Control - Other Costs	250	220	0
				133102	Building Control Superannuation	1,945	1,782	732
				133103	Building Control - BMO	5,930	5,423	6,692
				133150	Admin Allocated - Building Control Expenses	11,850	10,857	10,319
						60,960	55,836	49,713
				133001	Building Licences (UFEE)	(11,420)	(10,461)	(7,605)
				133002	BCITF Levy - Commission	(245)	(220)	(91)
				133003	Builders Services Levy - Commission	(345)	(308)	(175)
						(12,010)	(10,989)	(7,870)

Prog	Programme Description	SP	Sub-Programme Description	COA	Description	Current Budget	YTD Budget	YTD Actual
13	Economic Services	134	Saleyards & Markets	134100	Saleyards	15,635	14,300	24,923
				134190	Depreciation - Saleyards & Markets	113,345	0	0
						128,980	14,300	24,923
				134001	Reimbursements - Saleyards	(8,325)	(7,623)	(5,478)
						(8,325)	(7,623)	(5,478)
13	Economic Services	135	Other Economic Services	135100	Standpipes	8,275	7,557	28,051
				135102	Economic Development Projects	7,500	6,875	0
				135105	80 Abel Street Shops Expenses	9,820	9,158	7,776
				135150	Admin Allocated - Other Economic Development	11,850	10,857	10,319
				135190	Depreciation - Economic Development Facilities	3,865	3,542	3,544
						41,310	37,989	49,691
				135001	Standpipe Water Charges	(4,450)	(4,070)	(19,557)
				135005	80 Abel Street Shops Rental Income	(15,340)	(15,058)	(12,586)
						(19,790)	(19,128)	(32,143)
					Economic Services Total - Expenditure	585,995	435,891	393,301
					Economic Services Total - Income	(119,820)	(110,780)	(98,695)
14	Other Property & Services	141	Private Works	141100	Private Works - Costs	23,305	21,351	5,906
						23,305	21,351	5,906
				141001	Private Works - Recoup Charges	(19,135)	(19,135)	(8,056)
						(19,135)	(19,135)	(8,056)
14	Other Property & Services	143	Public Works Overheads	143100	Supervision	284,730	260,997	322,825
				143101	Consultant Engineer	55,000	50,413	15,155
				143102	Works Manager Vehicle Op Costs	1,755	1,606	6,742
				143103	Works Staff - Fringe Benefit Tax	0	0	3,576
				143104	Workers Comp Insurance on Works	25,565	23,430	19,417
				143105	Superannuation of Workmen	108,930	99,847	101,759
				143106	PWOH Leave - Depot	213,700	195,888	186,134
				143107	Protective Clothing	5,280	4,829	4,005
				143108	Uniforms	1,615	1,474	0
				143109	Training & Meeting Expenses	24,310	22,231	12,998
				143110	Occupational Health & Safety	23,915	21,901	49,921
				143111	Other Expenses	2,380	2,167	6,314
				143112	Unallocated Wages (Depot)	0	0	0
				143113	Waste Oil Disposal Costs	0	0	15
				143115	Provision for Leave Accruals	5,190	4,752	0
				143116	Conferences & Training Courses (MOW)	5,000	4,576	0
				143150	Admin Allocated - Works Overhead	23,580	21,615	20,534
				143180	LESS PWOH ALLOCATED - PROJECTS	(733,200)	(682,100)	(618,821)
				143190	Works Manager Vehicle Depreciation	0	0	0
						47,750	33,626	130,576

Prog	Programme Description	Sub-Programme		COA	Description	Current Budget	YTD Budget	YTD Actual
		SP	Description					
14	Other Property & Services	144	Plant Operation Costs					
				144100	Repair Wages	55,500	50,875	20,814
				144101	Fuel & Oil	178,610	163,724	127,312
				144102	Tyres & Tubes	16,215	14,861	23,215
				144103	Parts and Repairs	60,380	55,319	116,250
				144104	Licences	15,450	14,157	519
				144105	Insurance	48,380	44,341	43,758
				144106	Blades & Points	10,970	10,054	10,099
				144107	Expendable Tools	4,500	4,125	10,171
				144108	Freight Costs	2,100	1,925	0
				144110	Superannuation - Mechanic	8,985	8,228	2,543
				144111	Mechanic - Workers Comp Insurance	1,465	1,342	0
				144112	Mechanic's Leave, Public Holidays, Training etc	0	0	0
				144113	Supervision	7,685	7,040	0
				144150	Admin Allocated	7,060	6,468	6,150
				144180	LESS PCO ALLOCATED - PROJECTS	(638,375)	(585,167)	(714,736)
				144190	Depreciation - Plant	231,075	211,816	173,243
						10,000	9,108	(180,664)
						(33,305)	(33,305)	(35,668)
				144002	Reimbursements - Operating	0	0	(4,750)
						(33,305)	(33,305)	(40,418)
14	Other Property & Services	145	Salaries & Wages					
				145100	Gross Total Salaries and Wages	3,233,900	2,964,401	3,058,185
				145101	Workers Compensation Expenses	800	726	628
				145130	LESS SALS/WAGES ALLOCATED	(3,233,900)	(2,964,401)	(3,058,185)
						800	726	628
						(560)	(506)	(1,153)
						(560)	(506)	(1,153)

Prog	Programme Description	SP	Sub-Programme Description	COA	Description	Current Budget	YTD Budget	YTD Actual
14	Other Property & Services	146	Administration	146015	Loss on Sale of Asset	0	0	0
				146100	Administration - Advertising	6,750	6,182	6,983
				146101	Administration - Audit Fees	22,500	20,625	24,060
				146102	Administration - Bank Fees	9,950	9,119	9,626
				146103	Administration Bldg Costs	39,710	36,355	52,912
				146104	Administration General Operations	0	0	0
				146105	Administration Staff Employee Costs	938,895	862,477	686,526
				146106	Consultants	65,780	63,215	43,270
				146107	Asset Management	0	0	0
				146108	Administration - Insurance	21,720	19,910	(1,848)
				146109	Administration - Legal Expenses	13,400	12,276	15,918
				146110	Administration - IT System Operation & Maintenance	61,400	56,276	67,629
				146111	Administration - Office Equipment Maintenance	150	132	0
				146112	Administration - Postage & Freight	5,300	4,851	4,624
				146113	Administration - Printing & Stationery	12,550	11,495	9,763
				146114	Administration Vehicle Costs	1,350	1,232	2,965
				146115	Administration - Fringe Benefits Tax	0	0	3,357
				146117	Employers Indemnity Insurance	30,885	28,303	30,160
				146118	Administration - Subscriptions	12,450	11,407	23,156
				146119	Administration Staff Housing	0	0	0
				146120	Administration - Uniform Allowance	3,000	2,750	603
				146121	Administration - Telephones	15,650	14,344	12,457
				146122	Minor Furn & Equip Under \$2000	2,500	2,500	555
				146123	Administration - Conference/Training/Professional Development	19,635	17,974	10,072
				146124	Administration - Superannuation	87,250	79,970	64,945
				146125	Admin Provision for Leave Accruals	(24,260)	(22,231)	0
				146126	Employee (Packaging) Costs	725	660	0
				146127	Interest Paid Loan 110 - Admin Building Loan	0	0	0
				146128	Administration - OSH	1,060	968	440
				146150	Less Administration Costs Alloc	(1,196,850)	(1,127,107)	(1,042,322)
				146190	Depreciation - Administration	48,455	44,385	16,205
				146300	Rounding Account (Exp & Inc)	0	0	0
				146701	Town Site Strategy Planning	0	0	0
						199,955	158,068	42,054
						(7,960)	(7,282)	(42,054)
				146001	Reimbursements - Administration	0	0	404
				146003	Reimbursements - Staff (Packaging)	0	0	0
				146014	Profit on Sale of Asset	0	0	(913)
				146900	Suspense Account	(7,960)	(7,282)	(42,563)
						5,000	4,576	0
						7,500	6,875	0
						12,500	11,451	0
14	Other Property & Services	147	Unclassified	147010	Local (District) Planning Strategy	0	0	111,460
				147011	Purchase of Land - Consultants	0	0	0
14	Other Property & Services	149	Unclassified	149001	Rylington Park Operational Expenses	0	0	111,460
14	Other Property & Services	149	Unclassified	149101	Rylington Park Income	0	0	(74,479)
						0	0	0
						0	0	(74,479)

Prog	Programme Description	Sub-Programme		COA	Description	Current Budget	YTD Budget	YTD Actual
		SP	Description					
					294,310	234,330	109,960	
			Other Property & Services Total - Expenditure					
					(60,960)	(60,228)	(166,670)	
			Other Property & Services Total - Income					

Council Agenda

18 June 2020

Res 134/17	19 OCTOBER 2017	<p>That Council resolves to:</p> <p>1. move its focus for an aged accommodation development from Lot 1 Forrest Street to Crown Reserve and Crown Grant land bounded by Hospital Road and Bridge Street.</p> <p>2. authorise the CEO to work with the relevant state government bodies to have a portion of the Health Department managed reserve, already agreed by the then minister of Health and Premier to be transferred to Shire management, combined with Crown Grants and Reserve land managed by the Shire into one reserve for a purpose suitable to use as aged accommodation.</p> <p>3. require monthly reports on the project to be presented to Council.</p>																																			
Res 70/18	19 April 2018	<p>That:</p> <p>1. Reaffirm its plan to budget \$25,000 per year to install solar energy systems on Shire owned buildings, where there is an expectation of reduced electric costs by doing so.</p> <p>2. That the following schedule of buildings and financial years be the program going forward:</p> <table><tr><th>YEAR</th><th>BUILDING</th><th>EXPECTED COST</th><th>EXPECTED ANNUAL SAVING</th></tr><tr><td>2017/2018</td><td>Shire Admin/Chambers</td><td>\$24,740</td><td>\$4,828</td></tr><tr><td rowspan="2">2018/2019</td><td>Shire Depot</td><td>\$22,330</td><td>\$4,023</td></tr><tr><td>Shire communications hut</td><td>\$2,751</td><td>\$201</td></tr><tr><td rowspan="2">2019/2020</td><td>Shire Swimming Pool</td><td>\$21,650</td><td>\$6,131</td></tr><tr><td>Shire Museum</td><td>\$3,980</td><td>\$483</td></tr><tr><td rowspan="4">2020/2021</td><td>Medical Centre</td><td>\$9,787</td><td>\$2,414</td></tr><tr><td>Family Stop Centre</td><td>\$6,583</td><td>\$1,408</td></tr><tr><td>Transfer Station</td><td>\$3,040</td><td>\$201</td></tr><tr><td>Shire house – 5 Rogers</td><td>\$6,450</td><td>\$1,406</td></tr></table>	YEAR	BUILDING	EXPECTED COST	EXPECTED ANNUAL SAVING	2017/2018	Shire Admin/Chambers	\$24,740	\$4,828	2018/2019	Shire Depot	\$22,330	\$4,023	Shire communications hut	\$2,751	\$201	2019/2020	Shire Swimming Pool	\$21,650	\$6,131	Shire Museum	\$3,980	\$483	2020/2021	Medical Centre	\$9,787	\$2,414	Family Stop Centre	\$6,583	\$1,408	Transfer Station	\$3,040	\$201	Shire house – 5 Rogers	\$6,450	\$1,406
YEAR	BUILDING	EXPECTED COST	EXPECTED ANNUAL SAVING																																		
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	Transfer Station	\$3,040	\$201																																		
	Shire house – 5 Rogers	\$6,450	\$1,406																																		
Res 189/19	22 AUGUST 2019	<p>That Council defer making decisions about the fate of the Caravan Park Cottage until the shire’s Tourism, Area Promotion and Caravan Park Business Plan has been completed.</p>																																			
Res 290/19	21 NOVEMBER 2019	<p>That Council direct the Acting CEO to advertise the Shire’s intention to enter into a licence to operational weighbridge and report to the February 2020 meeting.</p>																																			

Res
198/19




Local Planning Strategy - Schedule of Submissions and Recommendations					
SHIRE OF BOYUP BROOK LOCAL PLANNING STRATEGY					
No.	Address	Summary of Submissions	Shire of Boyup Brook – Comment and Recommendations		
Note: This is a broad summary of the submissions only. A copy of the submissions in full has been provided to the Council as a separate document.					
GENERAL					
1.	Shire staff	Update 'President's Message (pg 6). The Shire has a new president.	Uphold.	Seek comment from new president and insert in strategy (pg.6).	
2.	Shire staff	Consider updating statistics (pg.13), which is based on 2011 and 2016 data.	Uphold	Review Australian Bureau of Statistics (ABS) data. Compare ABS data with statistical data in the Local Planning Strategy. Update strategy data if inconsistent with the ABS.	
3.	Department of Water and Environmental Regulation	Pg.48 Hazard Management' - there is an incorrect reference to "Department Water Environment and Regulation	Uphold comment. Incorrect naming of government agency. Change text at pg 48 to read; Department of Water and Environmental Regulation.		
4.	H Graham	On page 31 the Strategy states: "Due to soil structure and low annual rainfall, the potential exists for land to be farmed beyond its productive capacity. The future outlook for agriculture indicates a role for planning in supporting the adoption of improved land management and codes of practice." Needs to be reworded as it can be interpreted incorrectly.	Uphold comment. Better use of wording to outline need and intent. Change text at pg 31 to read: Due to soil structure and lower than average annual rainfall patterns, the potential exists for land to be farmed beyond its productive capacity. Town Planning needs to advocate for the improvement in land management practices.		
STRATEGY VISION					
5.	H Graham	The strategy lacks a clear vision for the whole Shire as well as clear outcomes and again does not highlight the short, medium and long term development goals for the next 35 years.	Note comment. The strategy has a clear vision and set of goals. Vision Pg 33. The vision as stated in the strategy is: To encourage growth of the Boyup Brook townsite as the primary settlement and to maintain the primacy of agriculture throughout the remainder of the Shire.		

		<p>Goals Pg 33. Goals as stated in the strategy include:</p> <ul style="list-style-type: none"> • <i>Protect remnant vegetation;</i> • <i>Enhance the integrity of the Blackwood River,</i> • <i>Maintain and improve community health services – especially recreation and mental health care.</i> • <i>Co-locate community and recreation assets in the one precinct (Recreation precinct located adjacent to Blackwood River).</i> • <i>Develop Shire owned land to accommodate industrial uses and to ultimately attract business activity and stimulate employment growth.</i> • <i>Ensure rural industry has the potential to develop and grow.</i> • <i>Support industrial enterprise lots – live and work on the same lot.</i> • <i>Advocate for development of reticulated sewerage.</i> • <i>Advocate for improvement to telecommunications - NBN</i> • <i>Improve recreation facilities and maintain heritage assets.</i> • <i>Develop land that is owned by the Shire and/or Crown to enable affordable housing for tourists, aged persons and disadvantaged persons.</i> • <i>Develop a multi-purpose community/recreation centre.</i> • <i>Develop a business opportunity centre at the Boyup saleyards.</i> • <i>Support/encourage continued development and consolidation of existing Rural Residential land uses, and the Residential expansion of the Boyup Brook township.</i> <p>No modifications recommended.</p>
6.	Department of Biodiversity, Conservation and Attractions	<p>Overall Goals - Environment should also refer to the protection of BC Act listed threatened flora and fauna and EPBC Act listed species.</p> <p>Uphold comment from the DBCA relating to strategy goals.</p> <p>At pg33, under the 'Environment' heading, include the following text:</p> <ul style="list-style-type: none"> • <i>Promote the protection of the environment, including threatened flora and fauna listed under the EPBC Act.</i>
LOCAL BIODIVERSITY		
7.	H Graham	<p>Note comment relating to Local Biodiversity Strategy.</p> <p>Agree, there is no mention of the need to develop a Local Biodiversity Strategy (LBS).</p> <p>A Local Biodiversity Strategy may not be necessary due to existing legislation (Environmental Protection Act) in-place to oversee the protection and management of flora and fauna.</p> <p>A LBS may be difficult to develop over the whole municipality. Such a large area involving many different landholders. A LBS may also be difficult to advocate and/or enforce. Especially considering exemptions rules that apply for the clearing of vegetation to undertake farming practices, to develop housing and for fire management purposes.</p> <p>For land, which is vegetated and which is under Crown ownership, the general intent is to protect the vegetation, meaning a LBS is not necessary. Otherwise, application needs to be made to obtain a clearing permit.</p> <p>Instead of identifying the need for a Local Biodiversity Strategy, the Local Planning Strategy seeks to protect remaining vegetation as much as practically possible and also recommends including the following provisions:</p>

		<ul style="list-style-type: none"> The Local Government may require the protection of existing vegetation on a site as a condition of development approval; The Local Government may require revegetation; Improve land use and environmental management to ensure resources are protected for future generations. <p>No modifications recommended.</p>	
8.	Department of Biodiversity, Conservation and Attractions	<p>The Forest Management Plan 2014-2023 is recommended as an important reference. It details existing and proposed reserve tenures and purposes managed by DBCA. DBCA has an important role in managing these areas for conservation, recreation and public enjoyment, sustainable natural resource use and scientific purposes.</p> <p>DBCA recommends that land development proposals should be targeted to existing cleared land where possible, and for a buffer to be provided between development and DBCA-managed lands, remnant native vegetation, wetlands and watercourses.</p> <p>The priority for protection, are the lands and waters, vested with the Conservation Commission of Western Australia, and other Unallocated Crown Land and reserves supporting native vegetation.</p> <p>On freehold lands, important areas for protection are the large consolidated native vegetation remnants, especially if they adjoin National Parks, State forest and other reserves, and then priority is given to critical habitat, poorly reserved vegetation types, threatened flora, fauna and ecological communities, habitats of threatened fauna, riparian and wetland vegetation and native vegetation forming wildlife corridor connections between other larger remnant vegetation areas (see the Western Australian Local Government Associations South West Biodiversity Project South West Regional Ecological Linkages report [Molloy et al, 2009]).</p> <p>Managing fire and protection from unwanted bushfire impacts is an important consideration. DBCA also manages recreational facilities on Department-managed land.</p> <p>DBCA advises the Strategy review should consider significant biodiversity values to assist in identifying important natural areas to be protected and integrated into future development design. The Strategy review should aim to retain and enhance wildlife corridor linkages on the Strategy map and identify areas and protect environmentally sensitive areas.</p>	<ul style="list-style-type: none"> Uphold comments from the DBCA relating to biodiversity matters. Include the following text at pg 19, under the headings Natural Environment, Planning Analysis 4....For details of existing and proposed reserve tenures and purposes managed by the Department of Biodiversity, Conservation and Attractions, refer to the Forest Management Plan 2014-2023. Note comment relating to positioning development in cleared areas and incorporating buffers to environmentally sensitive areas. The strategy is recommending measures be incorporated into the Shires scheme to protect the environment. See the provision 1 Planning Action under the heading Natural Environment (pg.40 and 41...vegetation, revegetation, rivers, state forest and land use impacts). Uphold comment recommending to: <ul style="list-style-type: none"> ...aim to retain and enhance wildlife corridor linkages on the Strategy map and identify areas and protect environmentally sensitive areas. At section 4 'Strategy Maps', include an 'Environmental Strategy' figure, which identifies areas for protection and includes corridor linkages. Liaise with the DBCA to develop the map.
BUSHFIRE MANAGEMENT			
9.	H Graham	No mention of bush fire management objectives for the next 35 years.	<p>Note comment relating to Bushfire planning.</p> <p>The strategy seeks to (pg 49):</p> <p>Enforce the requirements of State Planning Policy No.3.7 – Planning in Bushfire Prone Areas and the associated Guidelines for Planning in Bushfire Prone Areas.</p> <p>No modifications recommended.</p>

10.	Department of Fire and Emergency Services	<p>It is critical that the bushfire risk is understood for those areas where intensification of land use is proposed by the Strategy.</p> <p>A bushfire assessment may be necessary to identify opportunities and constraints for land use intensification, and the ability to achieve compliance with the bushfire protection criteria of the Guidelines. This assessment should also inform bushfire risk management measures for the Strategy to ensure all recommendations for land use intensification avoid any increase in the threat of bushfire to people, property and infrastructure.</p>	<p>Note comment from DFES relating to bushfire risk associated with land use intensification.</p> <p>For investigation areas susceptible to bushfire and subject to land use intensification, the following text has been included in the draft strategy:</p> <p><i>Development and subdivision in accordance with Australian Standard 3959-2009 and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas.</i></p> <p>Otherwise structure planning, subdivision and development should capture the need for compliance with bushfire protection criteria.</p> <p>No modifications recommended.</p>
TOURISM			
11.	H Graham	<p>There is a lack of anything associated with tourism under "economy" as well as crossing over enhancing/showcase environment can bring in tourism ie. Develop a tourism strategy for the Shire as the entry statements/rest stop areas are largely inefficient or non-existent.</p> <p>Recognise the major events currently unique to Boyup Brook and lack of facility/accommodation support for tourism increase in visitor numbers.</p> <p>Pg 33 and 34 majority of pictures used show tourism aspects of the town however no mention of tourism or any proposed development other than the Shire using existing "owned land" for tourism accommodation. The Strategy states that the vision is to "encourage growth of the Boyup Brook townsite as the primary settlement" this is not a vision for the next 35 years for a Shire to work towards.</p>	<p>Uphold comment relating to tourism.</p> <p>Include the following goals under the heading 'Economy (pg33):</p> <ul style="list-style-type: none"> • <i>Encourage high-quality tourism experiences, including Indigenous tourism;</i> • <i>Undertake coordinated and effective marketing campaigns to drive demand;</i> • <i>Work with industry to support the development of tourism infrastructure that can drive demand.</i>
12.	H Graham	<p>Lack of reference to any tourism. Boyup Brook lacks a quality caravan park which would meet the needs of tourism accommodation in the short term and then the other strategies can be put in place for further tourism accommodation. Lack of capturing of the river for passive and social activity.</p>	<p>Note comment relating to tourism.</p> <p>The Shire has an established caravan park. The strategy identifies the opportunity for a caravan park adjacent to the Railway Parade (Investigation area – Site 3). The strategy identifies the opportunity for passive recreation (Site 23) adjacent to the river.</p> <p>Recommend including the following text for Investigation area No.3 (pg.53):</p> <p><i>Proposed Land Use: Mixed Use (Commercial, Lifestyle Village and Holiday Accommodation/Caravan Park).</i></p>
13.	C Smith	<p>A development opportunity for the town is to flood proof the Blackwood river. There is substantial shire owned land in the proximity, which is unusable due to flooding. The building of a berm between the pistol club and the Kojonup-Boyup Rd Bridge would alleviate this and make this land more useable.</p>	<p>Note comment relating to flood proofing the Blackwood River.</p> <p>Flood proofing the Blackwood River would enhance the development opportunities for investigation areas (Sites 3 and 23) and the 'Flax Mill' precinct. The Flax Mill precinct is zoned for development in the current scheme (Special Use zone). The following uses may be considered:</p> <ul style="list-style-type: none"> • Flax Mill Site; • Caravan Park • Camping Ground

			<ul style="list-style-type: none"> Holiday Accommodation Special Events as approved by Council. <p>No modifications recommended.</p>
RURAL ENTERPRISE ZONE			
14.	H Graham	<p>The Rural Enterprise zone as per SPP 2.5 Guidelines 2016 is mentioned in Strategy although it is not proposed or shown on the strategy map or identified to be added to the scheme.</p>	<p>Note comment relating to the Rural Enterprise Zone.</p> <p>Recommend deleting the idea of introducing a Rural Enterprise zone for the following reasons:</p> <ul style="list-style-type: none"> Generally, the Rural Enterprise zone is anticipated to encompass light industry provisions with the additional ability to construct a single dwelling. This can already be catered for under the 'Light Industrial' and 'General Industrial' zones. In these zones, a caretakers dwelling may be considered incidental to industrial activities. The Commissions Model Scheme does not make provision for the Rural Enterprise zone. The investigation area, Site 14, identifies the opportunity for rural enterprise land use. <p>Recommend making modifications throughout the strategy based on the above.</p>
HERITAGE			
15.	Boyup Brook Tourism Association	<p>The list of buildings identified as of heritage value (1936 Boyup Brook Town Hall, 1924 Post Office, 1909 Railway Barracks, 1941 Flax Mill, 1874 Norlup Homestead, 1845 Gregory Tree) does not contain the oldest building in town which is the second oldest in the entire Shire and the one currently used as the Visitor Information Centre. A Heritage Grant was obtained to return it to its original appearance sometime in the 1990's (we think) and its omission is hard to comprehend.</p> <p>As is the omission of the Railway Station building (1909); the facade of the Commercial Bank (now Medical Centre); the Bank of NSW, the Hotel building (1911) and the oldest hall in the Shire (1905) at the Dinninup Showgrounds.</p>	<p>Note comments pertaining to heritage values.</p> <p>As recommended by the strategy, a Heritage List is to be developed in accordance with the Deemed Provisions for Local Planning Schemes, contained in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. The process for developing a heritage list involves community and landholder consultation, which can identify buildings or places not currently listed.</p> <p>No modification recommended.</p>
COOPERATIVE BULK HANDLING SITE			
16.	Boyup Brook Tourism Association	<p>On page 22 entitled <i>Agriculture and Food Planning Analysis</i>, item 6 states that several commercial activities directly associated with the districts primary production includes Co-Operative Bulk Handling. This business finished about 3 years ago.</p>	<p>Not comment pertaining to closing down of the Co-Operative Bulk Handling business.</p> <p>Delete the following text at pg 22:</p> <p>These include the Co-operative Bulk Handling grain terminal, machinery dealers, agricultural suppliers, stock agents, livestock transporters and real estate agents.</p> <p>Delete the following text and figure at pg 15:</p> <p>Grain Bulk Handling (Wholesale)</p>

			
WESTERN POWER			
17.	Western Power	Structure planning, future subdivision and development processes must protect the transmission line corridor and associated assets from encroachment, mitigating public safety and network reliability risks and ensuring there is no impediment to routine and emergency land access to the network.	<p>Note comment pertaining to protection of Western Power Infrastructure.</p> <p>At the structure planning and subdivision stages, Western Power is invited to assess requirements associated with service infrastructure.</p> <p>No modifications recommended.</p>
PUBLIC UTILITY			
18.	H Graham	<p>Disagree that large lot size and lack of sewerage is limiting development within townsites.</p> <p>Sewerage encourages higher density and rather agree that a lack of reticulated sewerage does however limit the RANGE of accommodation types available in the townsites therefore accommodation units for tourism and aged persons is currently limited. This also makes development not commercially viable however as a Shire project these projects can be undertaken with grants, joint venture etc. There is rather a lack of incentive and progress within the townsites to capture any potential development.</p>	<p>Note comments pertaining to impacts associated with development growth.</p> <p>Development relies on conventional systems to manage effluent. Conventional systems require an area within each lot for effluent storage and filtration. If the townsites had a reticulated system, which managed effluent offsite, lots could be subdivided to create smaller lots.</p> <p>Since drafting the strategy in 2015, the Government has withdrawn its funding programme for a STED system in Boyup.</p> <p>Recommend updating commentary throughout the strategy in response to a change in planning for sewer development (STED scheme).</p> <p>Residential areas within the Boyup Townsite have a density coding of R15. The R-Codes supports an average of one dwelling for every 666m² at the R15 density. This means two dwellings may be considered for properties with a 1332m² land area.</p> <p>Clause 5.1.2.2 of the Shire's Local Planning Scheme No.2 states:</p> <p><i>For the development of not more than two grouped dwellings Council may, in a particular case, but only where such dwellings are connected to an approved Aerobic Treatment Unit to the satisfaction of Council, modify the development standards to the R17.5 Residential Planning Code.</i></p> <p>The above clause means the Shire may consider an application for two dwellings at a Lot with a land area of 1142m², subject to connection to an approved Aerobic Treatment Unit.</p> <p>Aerobic treatment units (ATUs) are self-contained electrical wastewater (sewage) treatment systems.</p>

		<p>They are used on properties that cannot be connected to the sewerage main. They are designed to receive and treat all household wastewater from the:</p> <ul style="list-style-type: none"> • toilet • bathroom • kitchen • laundry. <p>There are several ATU designs approved for use in single houses in Western Australia.</p> <p>ATUs consist of a series of treatment chambers combined with an irrigation or drain disposal system.</p> <p>The first chamber is similar to a conventional septic tank in that the wastewater enters the chamber and the solids settle to the bottom. In this chamber they undergo anaerobic digestion by bacteria and form a layer of sludge on the chamber floor.</p> <p>Scum, consisting of oils, grease, etc. floats to the surface of the liquid and the partially clarified wastewater flows into a second chamber. Here the liquid is mixed with air to assist bacteria to break down more of the finer suspended organic material.</p> <p>A third chamber allows additional clarification through the settling of suspended solids which are returned to the first chamber.</p> <p>The clarified effluent in the third chamber is of a high enough standard for it to be successfully disinfected, usually by chlorination, in a fourth chamber.</p> <p>Disinfection reduces the number of bacteria in the final effluent.</p> <p>ATUs use biological processes to treat the wastewater.</p> <p>If the effluent is used for irrigation, the irrigation area (size and location) forms part of the approved wastewater system.</p>
19.	Department of Water and Environmental Regulation	<p>The strategy references the Draft 'Government Sewerage Policy 2016'.</p> <p>Change the reference to 'Government Sewerage Policy 2019'</p>
20.	Water Corporation	<p>The comments and planning actions in the LPS regarding the Boyup Brook wastewater collection and treatment scheme (STED scheme) are noted.</p> <p>The Corporation has previously consulted with the Shire and the local community in this regard. Treasury funding for the State Government's Infill Sewerage Program was reviewed as part of the 2017 State Budget and the Government advised that there was no forward funding provided for the infill program. The Boyup Brook STED scheme, along with similar</p>

A large majority of Lots within the Boyup Townsite are the old quarter acre which is 1011m². In-order to achieve infill, it is recommended that the strategy identify support for two (2) dwellings for every 900m² (R20 density), subject to connection to an approved Aerobic Treatment Unit.

Uphold comment relating to correcting reference to legislation.

Recommend reviewing the whole document to ensure correct referencing to legislation. In particular, Change the reference to 'Government Sewerage Policy 2019'.

Note comment from the Water Corporation regarding funding (lack of) for a STED system.

The strategy currently states:

The Boyup Brook townsite is proposed to receive a Septic Tank Effluent Disposal (STED) scheme (Water Corporation, 2015).

Since drafting the strategy in 2015, the Government has withdrawn its funding programme for a STED system in Boyup.

projects proposed for Bindoon, Kukerin and Leonora, were therefore unfortunately ceased.

Recommend updating commentary throughout the strategy in response to a change in planning for sewer development (STED scheme).

Residential areas within the Boyup Townsite have a density coding of R15. The R-Codes supports an average of one dwelling for every 666m² at the R15 density. This means, two dwellings may be considered for properties with a 1332m² land area.

Clause 5.1.2.2 of the Shire's Local Planning Scheme No.2 states:

For the development of not more than two grouped dwellings Council may, in a particular case, but only where such dwellings are connected to an approved Aerobic Treatment Unit to the satisfaction of Council, modify the development standards to the R17.5 Residential Planning Code.

The above clause means the Shire may consider an application for two dwellings at a Lot with a land area of 1142m², subject to connection to an approved Aerobic Treatment Unit.

Aerobic treatment units (ATUs) are self-contained electrical wastewater (sewage) treatment systems. They are used on properties that cannot be connected to the sewerage main.

They are designed to receive and treat all household wastewater from the:

- toilet
- bathroom
- kitchen
- laundry.

There are several ATU designs approved for use in single houses in Western Australia.

ATUs consist of a series of treatment chambers combined with an irrigation or drain disposal system.

The first chamber is similar to a conventional septic tank in that the wastewater enters the chamber and the solids settle to the bottom. In this chamber they undergo anaerobic digestion by bacteria and form a layer of sludge on the chamber floor.

Scum, consisting of oils, grease, etc. floats to the surface of the liquid and the partially clarified wastewater flows into a second chamber. Here the liquid is mixed with air to assist bacteria to break down more of the finer suspended organic material.

A third chamber allows additional clarification through the settling of suspended solids which are returned to the first chamber.

The clarified effluent in the third chamber is of a high enough standard for it to be successfully disinfected, usually by chlorination, in a fourth chamber.

Disinfection reduces the number of bacteria in the final effluent.

ATUs use biological processes to treat the wastewater.

If the effluent is used for irrigation, the irrigation area (size and location) forms part of the approved wastewater system.

A large majority of Lots within the Boyup Townsite are the old quarter acre which is 1011m². In-order to

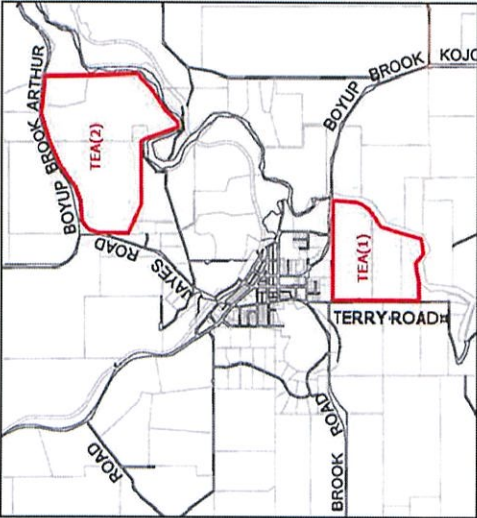
21.	Department of Health	<p>Suitable provision for an adequate on-site effluent disposal area is to be accommodated in the Strategy and any planning approval. For on-site wastewater disposal systems to be approved, a winter site and soil evaluation is required and be in accordance with Australian New Zealand Standard 1547.</p> <p>For more details please refer to the attached fact sheet 'Guidance on Site-and-soil evaluation for Onsite Sewage Management'. The fact sheet also provides information on the stages in the planning process and scale of development and determines the timing and the level of detail of investigation and reporting.</p>	<p>achieve infill, it is recommended that the strategy identify support for two (2) dwellings for every 900m² (R20 density), subject to connection to an approved Aerobic Treatment Unit.</p> <p>Note comments relating to effluent disposal from the DOH.</p> <p>At pg 44, third column, under the heading Public Utilities, include the following text:</p> <p>5. For on-site wastewater disposal systems to be approved, a winter site and soil evaluation is required and be in accordance with Australian New Zealand Standard 1547. For more details, refer to the fact sheet 'Guidance on Site-and-soil evaluation for Onsite Sewage Management'.</p>
22.	S White	<p>The STED system seems to be a dream. The word is that the Water Corporation has no money for such things, and doesn't even have enough money for repairs to present schemes in other areas. The whole planned system was floored, and was to be very expensive for residents, and would require a lot more investigation if it was to be raised again.</p>	<p>Note comment relating to STED system.</p> <p>Since drafting the strategy in 2015, the Government has withdrawn its funding programme for a STED system in Boyup.</p> <p>Recommend updating commentary throughout the strategy in response to a change in planning for sewer development (STED scheme).</p> <p>Residential areas within the Boyup Townsite have a density coding of R15. The R-Codes supports an average of one dwelling for every 666m² at the R15 density. This means two dwellings may be considered for properties with a 1332m² land area.</p> <p>Clause 5.1.2.2 of the Shire's Local Planning Scheme No.2 states:</p> <p><i>For the development of not more than two grouped dwellings Council may, in a particular case, but only where such dwellings are connected to an approved Aerobic Treatment Unit to the satisfaction of Council, modify the development standards to the R17.5 Residential Planning Code.</i></p> <p>The above clause means the Shire may consider an application for two dwellings at a Lot with a land area of 1142m², subject to connection to an approved Aerobic Treatment Unit.</p> <p>Aerobic treatment units (ATUs) are self-contained electrical wastewater (sewage) treatment systems. They are used on properties that cannot be connected to the sewerage main. They are designed to receive and treat all household wastewater from the:</p> <ul style="list-style-type: none"> • toilet • bathroom • kitchen • laundry. <p>There are several ATU designs approved for use in single houses in Western Australia.</p> <p>ATUs consist of a series of treatment chambers combined with an irrigation or drain disposal system.</p> <p>The first chamber is similar to a conventional septic tank in that the wastewater enters the chamber and the solids settle to the bottom. In this chamber they undergo anaerobic digestion by bacteria and form a layer of sludge on the chamber floor.</p> <p>Scum, consisting of oils, grease, etc. floats to the surface of the liquid and the partially clarified</p>

		<p>wastewater flows into a second chamber. Here the liquid is mixed with air to assist bacteria to break down more of the finer suspended organic material.</p> <p>A third chamber allows additional clarification through the settling of suspended solids which are returned to the first chamber.</p> <p>The clarified effluent in the third chamber is of a high enough standard for it to be successfully disinfected, usually by chlorination, in a fourth chamber.</p> <p>Disinfection reduces the number of bacteria in the final effluent.</p> <p>ATUs use biological processes to treat the wastewater.</p> <p>If the effluent is used for irrigation, the irrigation area (size and location) forms part of the approved wastewater system.</p>
23.	C Smith	<p>My reading of the proposal is that the plan is predicated on introducing deep sewer to the town. My observation is that this is unfunded and unlikely to happen.</p> <p>My proposal in a similar vein is that the Shire should introduce a local law requiring all new dwellings to install a grey water system or an envirocycle as part of the build.</p> <p>Infill not then being a reality should require the plan to develop new land for residential, commercial and industrial use.</p>
		<p>A large majority of Lots within the Boyup Townsite are the old quarter acre which is 1011m². In-order to achieve infill, it is recommended that the strategy identify support for two (2) dwellings for every 900m² (R20 density), subject to connection to an approved Aerobic Treatment Unit.</p>
		<p>Note comment relating to all new dwellings developing grey water systems.</p> <p>Effluent disposal systems developed to support new dwelling developments are required to comply with Department of Health standards and the Government Sewerage Policy 2019. In accordance with current endorsed standards, the landholder may have the option of developing a grey water system or a conventional system, depending on soil capability.</p> <p>The strategy has earmarked new areas for residential growth, subject to developing on-site effluent systems.</p> <p>Recommend including the following commentary within the strategy to advocate for infill development:</p> <p><i>The Shire's scheme currently supports (cl.5.1.2.2) the development of grouped dwellings within residential areas, subject to the dwellings being connected to an approved Aerobic Treatment Unit to the satisfaction of Council and achieving an average dwelling density of 571m². This means that Lots with a size of 1142m² may be considered for grouped dwelling development in accordance with the scheme. Develop a housing strategy for the Boyup townsite to identify potential infill areas based on the scheme cl.5.1.2.2</i></p>
WASTE DISPOSAL		
24.	S White	<p>The strategy states that the recyclable rubbish pickup is free and is once per month. This is currently incorrect as we pay for it in our rates, and the pick up is once per fortnight. Non-recyclables are picked up weekly from town. Is it still picked up fortnightly in the "hamlets", and why can't farms en route to the hamlets also be able to have their rubbish picked up?</p>
		<p>Note comment relating to free rubbish pick-up.</p> <p>Recommend modifying text as follows (pg 23):</p> <p>Rubbish</p> <p>7. Rubbish is collected in the Boyup Brook townsite once a week and in Dinninup, Wilga and Kulikup every second week. A free kerbside pickup service is also provided in the Boyup Brook townsite for recyclable materials on the first Thursday of each month. In addition to the regular rubbish collection, the Council provides a Transfer Station and Recycling Facility situated on the Boyup Brook-Arthur River Road, less than two kilometres from the Boyup Brook townsite.</p>

WATER RESOURCES			
25.	Department of Water and Environmental Regulation	<p>The word 'drought' does not appear in the document at all, the phrase 'climate change' only twice. Agriculture water sustainability - particularly in the case of intensified agricultural production - should be addressed.</p> <p>WATER RESOURCES – there is no Profile/Planning analysis for Water Demand & Supply (as there is for Land Demand & Supply, p.17). E.G. - the northern portion of the Shire (Collie River Irrigation District) and the southern portion of the Shire (Warren River and Tributaries) are proclaimed under the 'Rights in Water and Irrigation Act 1914'. Are these are a relevant resource for the Shire?</p> <p>- Should the Shire be developing a strategy for non-potable Water Supply, in terms of rural water planning? Industrial water?</p> <p>In terms of rural water planning, non-potable water supply strategies might include:</p> <ul style="list-style-type: none"> o Support the development of a water management plan to include water budgets, projected water needs, options for non-potable supplies to replace scheme water for irrigation, options to harvest stormwater, e.g. off large catchment areas such as shire depot rooves, CBH facilities, car parks, or the like. o Facilitate the development of a strategy towards drought proofing the shire, including building resilience into the rural community and self-management of water needs. o Develop strategies to plan for adequate firefighting water and off farm emergency livestock water supplies. o Promote a strategy to replace scheme water for irrigation with fit for purpose water. <p>In terms of the objectives of a Water Supply & Demand policy, note that SPP 2.9 has these objectives:</p> <ul style="list-style-type: none"> o protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values o assist in ensuring the availability of suitable water resources to maintain essential requirements for human and all other biological life with attention to improving the quality and quantity of water resources o promote and assist in the management and sustainable use of water resources. <p>The Strategy contains high level planning actions for water supplies, wastewater and Water Sensitive Urban Design although there is no detail. Given the projected slow population growth and land development in the Shire, the lack of water planning at this level of land use planning may be considered relatively low risk - except if water availability reduces. There is no reference to the impact of climate change on water resources and supplies, despite reliance on surface water from Millstream dam and on-farm. As such, the proposed STED wastewater system may be a good</p>	<p>Note comments pertaining to drought, climate change and water sustainability.</p> <p>Uphold recommendation as follows:</p> <p>Include the following within the strategy:</p> <p>Pg.33 under the heading 'Key Goals'</p> <p><i>Develop a policy or strategy for 'Water Demand & Supply'.</i></p> <p>Pg.48 under hazard management – column 1</p> <p><i>Drought</i></p> <p>4. <i>With climate change becoming increasingly evident, water resources for commercial, residential, industry, intensive agriculture, fire-fighting purposes and livestock, may become depleted. The Shire does not have a policy or measure that identifies 'Water Demand & Supply'.</i></p> <p>Pg.48 under hazard management – column 2</p> <p>3. <i>Develop a policy for 'Water Demand & Supply'.</i></p> <p>Pg.48 under hazard management – column 3</p> <p><i>In terms of the objectives of a Water Supply & Demand policy, note that SPP 2.9 has these objectives:</i></p> <ul style="list-style-type: none"> • <i>protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values</i> • <i>assist in ensuring the availability of suitable water resources to maintain essential requirements for human and all other biological life with attention to maintaining or improving the quality and quantity of water resources</i> • <i>promote and assist in the management and sustainable use of water resources.</i> <p>Review annual rainfall data for Boyup Brook and update text in the strategy, which currently describes a 700ml annual rainfall.</p>

		<p>opportunity to explore recycling/reuse, particularly given its proximity to local parks.</p> <p>RECOMMENDATION: it is recommended that the Shire of Boyup Brook Local Planning Strategy, 2019-2034' include intent to develop a policy for 'Water Demand & Supply'</p>	
26.	Boyup Brook Tourism Association	<p>Under Public Utilities page 23, item 3 is Potable Water. It is suggested that the current capacity of 127,000,000litres (supply coming from the Millstream Dam near Balingup), has the potential to support industrial growth. Decreasing rainfall and less capacity to fill dams in today's climate have not been addressed.</p> <p>Elsewhere in the papers it says we have a 700ml rainfall. It is a long time since we received that much.</p>	
27.	Environmental Protection Authority	<p>The EPA's <i>Inland Waters Factor Guideline</i> should be referred to when considering any impacts to any water courses including the Blackwood River and Tone River. Relevant government policies to be given regard in relation to land use planning within these areas include DWER Water Quality Protection Note 25 and the Government Sewage Policy 2019.</p>	<p>Uphold comment pertaining to referencing government policies.</p> <p>Include at pg.40, column 3, the following text:</p> <p>4. <i>The EPA's Inland Waters Factor Guideline, DWER Water Quality Protection Note 25 and the Government Sewage Policy 2019 set out the planning framework for the consideration of environmental matters.</i></p>
28.	Water Corporation	<p>The LPS identifies several proposed 'Growth Investigation Areas' around Boyup Brook townsife. In the absence of detailed land use and dwelling yield information for these areas, the LPS report should include some advice that each area will require more detailed water servicing investigations to ascertain if and how these areas can be serviced.</p>	<p>Uphold comment from the Water Corporation pertaining to water servicing of investigation areas, which have high capacity for growth.</p> <p>Include the following statement for the site investigation areas 11, 12, 14 and 19 (under 'Planning matters to be addressed'):</p> <p><i>Detailed water servicing investigation is to be undertaken to ascertain if and how the area can be serviced.</i></p>
29.	Department of Health	<p>For non-scheme water connected areas, developments are to have access to a sufficient supply of potable water that is of the quality specified under the Australian Drinking Water Quality Guidelines 2011.</p>	<p>Note comment from the Department of Health regarding supply of potable water.</p> <p>Include the following text at:</p> <ul style="list-style-type: none"> pg 35 column 3 (Rural Townsites); and pg 44 column 3 (Public Utilities). <p><i>Developments are to have access to a sufficient supply of potable water that is of the quality specified under the Australian Drinking Water Quality Guidelines 2011.</i></p>
VEGETATION			
30.	Department of Water and Environmental Regulation	<p>DWER supports the focus on retaining vegetation for water quality in the 'Planning Actions – Natural Environment'. It would be useful to include a sentence in the planning outcomes that directly related to maintaining and increasing vegetation cover to reduce salinity, particularly in the Tone River catchment</p>	<p>Uphold comment from DWER relating to an additional planning action.</p> <p>Include the following text at pg 41, under the heading 'Acid Sulphate Soils':</p> <p>b) <i>To reduce salinity, facilitate and encourage the revegetation and the protection of vegetation in river catchment areas, especially in the Tone River catchment.</i></p>


RURAL RESIDENTIAL		
31.	<p>Department of Water and Environmental Regulation</p>	<p>DWER supports the Shire's outcome to limit "Rural Residential" land uses, as this type of development often results in significant accumulated reduction of vegetation cover due to the establishment of building envelopes and associated bushfire hazard reduction zones.</p> <p>Note comment from DWER relating to limiting rural residential land uses.</p> <p>No modifications recommended.</p>
32.	<p>Edge Planning and Property (Planning Consultant)</p> <p>Mark Bombara Leaffield Pty Ltd.</p> <p>Lots 51, 1007 and 1118 Boyup Brook-Arthur Road</p>	<p>Recommend changing the strategy to support the development of 2,000m2 lots on the riverfront and picturesque 200ha property known as Leaffield – others might know it as "Gibbs". The property is 1.5km north-east of the Boyup Brook townsite, which is closer than the Special Rural area to the west.</p> <p>The Council has previously supported the potential for residential/urban development on the property. For example, on 18 November 2006, the Council resolved to provide in-principle support for a rezoning of the property. In 2010, the property was identified as "potential townsite expansion" in the Local Rural Strategy.</p> <p>Collectively, it is considered that the Strategy's vision (page 33) will not be implemented in relation to growth of the Boyup Brook townsite in the foreseeable future unless the final Strategy is modified (including the site being added as Investigation Area 24). Instead, the Boyup Brook townsite will continue to 'flatline' in terms of population, economic activity and service availability.</p> <p>It is understood that the only Western Australian Planning Commission (WAPC) endorsed planning document, specifically relating to the Shire of Boyup Brook, is the <i>Shire of Boyup Brook Local Rural Strategy</i> (2010). The Local Rural Strategy identifies Lots 51, 1007 and 1118 as 'potential townsite expansion'. Similarly, the draft <i>Shire of Boyup Brook Townsite Strategy</i> (2014) identifies the land west of the Blackwood River as "Townsite Expansion Area".</p> <p>The Strategy is largely based on the premise that the Boyup Brook townsite will be provided with inflill sewerage (following a wait for decades).</p> <p>No State Government funding has however been provided for the inflill sewerage program and there is no indication this will change in the foreseeable future. There are accordingly doubts as to whether Boyup Brook will again be waiting for decades to be provided with inflill sewage. The lack of inflill sewerage is expected to significantly impact on the likelihood of subdivision and associated development in Boyup Brook for many years unless alternative development options are progressed.</p> <p>As outlined on Figure 21: Strategy Map – Growth Areas, the site is classified as 'Rural'. The rationale for deleting the site for 'potential townsite expansion' as set out in the Shire of Boyup Brook Local Rural Strategy (2010) is not clear.</p> <p>Dismiss recommendation to identify the Lots 51, 1007 and 1118 Boyup Brook-Arthur Road for development into 2000m² lots.</p> <p>The Local Planning Strategy has earmarked a suitable quantity of new land to satisfy current demand of varying (living) lot sizes. There is no need to identify any new areas beyond what is currently identified within the strategy.</p> <p><u>Local Rural Strategy</u></p> <p>The Shire's Local Rural Strategy recommends the following for the subject land: 'Consider for townsite expansion as part of the preparation of the <i>Townsite Expansion Strategy</i>.'</p> <p><u>Townsite Expansion Strategy (TES)</u></p> <p>A Townsite Expansion Strategy has not been endorsed.</p> <p>A draft Townsite Expansion Strategy was completed, which 'considered' the subject land for development. The Shire consulted with the Department of Planning Lands and Heritage (DPLH) on the idea of endorsing the draft 'Townsite Expansion Strategy'. It was recommended that:</p> <ol style="list-style-type: none"> 1. A Local Planning Strategy be developed to replace the draft TES, and in doing so: <ul style="list-style-type: none"> a) The Townsite Expansion Area two (2) (see below map), is to be deleted from being identified as a future development site; b) The Townsite Expansion Area one (1) be limited to approx. 100 lots (increase lot sizes to address onsite effluent disposal); c) A new Townsite Expansion Area be shown with a limit of approx. 100 lots west of William Street (existing rural residential lots). <ul style="list-style-type: none"> • It was concluded that: <ul style="list-style-type: none"> o This would create a Total Lot Yield of approx. 300 lots, which equates to approx. 720 people (includes - Infill – approx. 100 lots). o Given that approx. 135 lots are likely to be needed in the whole Shire, the above provides for more than twice this requirement and could accommodate more than a doubling of the current townsite population.

				<p>No modifications recommended.</p> <p>Uphold comment relating to text wording.</p> <p>Recommend rewording text as follows (Rural Residential Point 1 Planning Justification...pg.38):</p> <p>1. Landscape and remnant vegetation preservation form an essential component of the rural residential landscape. Some areas of vegetation may be subject to Western Australian or Australian Government clearing laws. <i>Areas containing native vegetation are subject to State and Federal government environment protection legislation.</i></p>
33.	Department of Biodiversity, Conservation and Attractions	Rural Residential Point 1 Planning Justification refers to "some areas of vegetation may be subject to Western Australian or Australian Government clearing laws". This should be amended to read that " <i>Areas containing native vegetation are subject to State and Federal government environment protection legislation</i> ".		
NATURAL ENVIRONMENT				
34.	Department of Water and Environmental Regulation	Climate change - point 2. Under the Planning Analysis it states: "Less rainfall predicted by climate change modelling, etc", however drought response is not considered (see dot point 1 in 'General comments' section at the end of this table).	<p>Uphold comment from DWER relating to drought.</p> <p>It is recommended that the DWER comment is upheld and the following text is included under the heading 'Planning Issue' pg 19:</p> <p>4. <i>Drought has the potential to impact upon the sustainability of the natural environment, in turn impacting upon the broader economy, e.g. wildlife turning to crops, loss of ecosystem resilience, affecting tourism, etc).</i></p>	
35.	Environmental Protection Authority	<p>The EPA Services support the Strategy's Overall Goals concerning the environment:</p> <p>Protect remnant vegetation to:</p> <ul style="list-style-type: none">• Create vegetated corridors;• Maintain large consolidated vegetated areas;• Protect integrity of watercourses;• Maintain habitats;	<p>Note comment from the EPA.</p> <p>Include the following text under the heading 'Planning Analysis', at point 4, pg19:</p> <p><i>A number of threatened and priority fauna are listed within the proposed Strategy and Scheme area. Flora and vegetation, including Threatened (Declared Rare (DRF)) and Priority Flora, should be considered. The Strategy area includes, but is not limited to, low representation vegetation association types which are considered vulnerable and are considered ecologically endangered.</i></p>	

36.	H Graham	<ul style="list-style-type: none"> • Achieve natural buffers and visual enhancement; • Protect integrity of soil (limit erosion); and • Enhance the integrity of the Blackwood River. <p>Agree that "Consider introducing into the new Local Planning Scheme a section dealing with environmental issues and including the following provisions:</p> <p>Vegetation, Revegetation, Rivers, Water Sensitive Urban Design, Acid Sulphate Soils Etc.</p> <p>In regards to "Rivers a) Development is not permitted within 30 metres of a water course. b) Onsite effluent disposal is not permitted within 100 metres of a watercourse or wetland."</p> <p>Refrain from including specific broad provisions into the Local Planning Scheme as every site needs to be assessed on its merits and with new technology in the next 35 years who knows.</p>	<p>Note comment relating to refraining from including specific provisions relating to setbacks to rivers.</p> <p>The provision dealing with development setbacks to rivers is recommended by the Department of Water and Environmental Regulation. The Shire's scheme does allow for standards to be varied, to cater for onsite characteristics.</p> <p>No modifications recommended.</p>
37.	Department of Biodiversity, Conservation and Attractions	<p>Natural Environment Point 1 Planning Justification should include a goal to ensure Shire staff are aware of and apply existing legislated environment protection measures.</p>	<p>Note request to include a goal to ensure Shire staff are aware of environmental protection measures.</p> <p>Shire staff are aware (via delegations, Shire Policy and Shire Local Planning Scheme) that development decisions need to take account of environmental protection measures/legislation.</p> <p>No modifications recommended.</p>
38.	Department of Biodiversity, Conservation and Attractions	<p>Natural Environment Planning Analysis</p> <p>The Natural Environment section should refer to threatened flora and fauna species and communities under the Western Australia's Biodiversity Conservation Act 2016 (BC Act) and threatened flora species under the Commonwealth of Australia's Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).</p> <p>The Declared Rare Flora (DRF) species <i>Caladenia dorrinii</i>, <i>Eleocharis keigheryi</i> and <i>Grevillea acropogon</i>, and other Priority flora species, have been found within the Shire.</p> <p>The Shire contains a diverse range of vegetation complexes which are considered to be poorly retained as there are less than the nationally recommended 30% pre-1750 retention level remaining. The Shire's poorly retained vegetation complexes include the Balingup (BL and BL1), Boscabel (Bo1), Bridgetown (BT), Brockman (BR), Dalmore (DM1, DM2 and DMg), Darkin, DK1, DK2, DK3, DK4 and DK5f), Farrar (Fa2, Fa3, Fa4, Fa5), Kulikup (KU2 and KUw), Lakes and Open Water (L), Lukin (LK 1 and LK2), Mumballup (ML), Newgalup (NW1, NWf1, NWg1, NW2, NWf2, and NWg2), Qualeup (QU) and Queenwood (QWf).</p> <p>The Shire contains the Priority Ecological Communities Claypans with mid dense shrublands of <i>Metaleuca lateritia</i> over herbs and Blackwood Alluvial Flats.</p> <p>Planning Analysis 4 refers to black cockatoos and western ringtail possums. Woylies, numbats, red-tailed phascogales, chuditch and peregrine falcons are other threatened species that have been found within the Shire.</p>	<p>Uphold comment recommending reference to legislative documents.</p> <p>At column 3, pg 40, under the heading Natural Environment, include the following text:</p> <p><i>Threatened flora and fauna species and communities are listed under the Western Australia's Biodiversity Conservation Act 2016 (BC Act) and threatened flora species under the Commonwealth of Australia's Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).</i></p> <p>At column 1, pg 41, under the heading Natural Environment, include the following text:</p> <p>6. The Declared Rare Flora (DRF) species <i>Caladenia dorrinii</i>, <i>Eleocharis keigheryi</i> and <i>Grevillea acropogon</i>, and other Priority flora species, have been found within the Shire.</p> <p>The Shire contains a diverse range of vegetation complexes which are considered to be poorly retained as there are less than the nationally recommended 30% pre-1750 retention level remaining. The Shire's poorly retained vegetation complexes include the Balingup (BL and BL1), Boscabel (Bo1), Bridgetown (BT), Brockman (BR), Dalmore (DM1, DM2 and DMg), Darkin, DK1, DK2, DK3, DK4 and DK5f), Farrar (Fa2, Fa3, Fa4, Fa5), Kulikup (KU2 and KUw), Lakes and Open Water (L), Lukin (LK 1 and LK2), Mumballup (ML), Newgalup (NW1, NWf1, NWg1, NW2, NWf2, and NWg2), Qualeup (QU) and Queenwood (QWf).</p> <p>The Shire contains the Priority Ecological Communities Claypans with mid dense shrublands of <i>Metaleuca lateritia</i> over herbs and Blackwood Alluvial Flats.</p> <p>At section 4 'Strategy Maps' include an 'Environmental Strategy' figure, which identifies areas for protection and includes corridor linkages. Liaise with the DBCA to develop the map.</p>

		<p>The Shire should aim to retain and enhance areas containing threatened flora and fauna ecological communities, poorly retained vegetation complexes and wildlife corridor connections.</p> <p>Natural Environment Planning Issues</p> <p>Point 1 refers to farming practices however planning issues relate to the management of urban, rural and reserve areas.</p>	
FIGURE 13 NATURAL ENVIRONMENT MAP			
39.	Department of Biodiversity, Conservation and Attractions	<p>Figure 13 should include the buffered locations of declared rare flora protected areas.</p> <p>Declared rare flora protected areas are shown on the EPA maps. The Figure 13 is at a scale whereby buffered locations would be illegible. The strategy recommends the incorporation of buffers / setbacks via provisions to go into the scheme.</p> <p>No modification recommended.</p>	<p>Dismiss comment relating to showing (on map 13) buffered locations of declared rare flora protected areas.</p> <p>Declared rare flora protected areas are shown on the EPA maps. The Figure 13 is at a scale whereby buffered locations would be illegible. The strategy recommends the incorporation of buffers / setbacks via provisions to go into the scheme.</p> <p>No modification recommended.</p>
NATURAL RESOURCES & LAND CAPABILITY			
40.	Department of Biodiversity, Conservation and Attractions	<p>Natural Resources & Land Capability Planning Analysis</p> <p>Point 7 refers to significant biodiversity values that need to be protected as being within State forests. Many known threatened flora populations within the Shire occur within other crown land and private property. DBCA suggests the wording be amended to read "Significant biodiversity values in need of protection are located in remnant vegetation throughout the Shire in state forests, crown reserves and in private tenure, which offers...."</p> <p>Planning Issues – Biodiversity Point 4 refers to the "extraction of natural resources". It is unclear if this refers to sand and gravel extractive industries only, or if it is meant to also refer to timber resources and clearing of native vegetation. DBCA understands the intention is to refer to basic raw materials and recommends that this point is reworded to make the intent clearer.</p>	<p>Uphold recommendation in relation to Point 7 (Pg21).</p> <p>Recommend modifying text as follows:</p> <p>7. Significant biodiversity values in need of protection are located within State forests, crown reserves and in private tenure, which offers a moderate or high level of protection opportunity.</p> <p>Uphold comment in relation to Point 4 (Planning Issues) (pg21):</p> <p>Recommend modifying text as follows;</p> <p>4. Extraction of natural resources (soil and/or timber), can impact the natural environment, cause land use impact and loss of amenity.</p>
LANDSCAPE AND VISUAL MANAGEMENT			
41.	Department of Biodiversity, Conservation and Attractions	<p>Landscape and Visual Management Planning Action 1 refers to including provisions for a "Special Control Area – Landscape Amenity" which seeks to maintain or enhance the conservation or land values of areas including State forests and remnant vegetation areas.</p> <p>DBCA advises that landscape amenity special control areas should be considered for land adjacent to or nearby state forests and not simply within the state forest, and other remnant vegetation areas.</p> <p>Landscape and Visual Management Planning Analysis</p> <p>Point 2 refers to state forests, tree plantations, road reserves and private land, however vegetation can also be present in other crown and shire managed reserves.</p>	<p>Uphold comment in relation to Landscape and Visual Management Planning Action 1 (pg47/48):</p> <p>Recommend modifying text as follows;</p> <p>1. Consider including provisions with any new local planning scheme which establish a 'Special Control Area – Landscape Amenity' which seeks to maintain or enhance the conservation of land values of:</p> <p>a) The Blackwood River and other tributaries;</p> <p>b) Areas within and buffering State Forest and other areas of remnant vegetation;</p> <p>c) Flood prone land;</p> <p>d) Tourist travel route corridors;</p> <p>e) Building fascia's within the commercial precinct of the principal centre;</p> <p>f) Street and road side verges.</p>

			Uphold comment in relation to Landscape and Visual Management Planning Analysis 2 (pg31): Recommend modifying text as follows: 2. The vegetation is represented within state forest areas, tree plantations, roadside reserves, in other crown and shire managed reserves and areas of remnant vegetation on private land. Approximately 40% of the Shire of Boyup Brook remains covered by original native vegetation.
AGRICULTURE AND RURAL USES			
42.	Department of Water and Environmental Regulation	Consider including as a Planning Action (pg43): "Apply the principals of the 'Soil and Land Conservation Act 1945' in addressing conservation of soil and land resources, and to the mitigation of the effects of erosion, salinity and flooding".	Uphold Include the following text at pg 43 under the heading of 'Planning Action': 5. Apply the principals of the 'Soil and Land Conservation Act 1945' in addressing conservation of soil and land resources, and to the mitigation of the effects of erosion, salinity and flooding.
HAZARD MANAGEMENT			
43.	Department of Water and Environmental Protection	Consider inserting as a 'Planning Issue': "Ensure flood risk is managed to ensure that future development provides an acceptable level of flood protection for the health and safety of people, and prevention of damage to property and community infrastructure". 'Planning Action' sentence includes "...to restrict development from the Blackwood River floodroot (sic) and only allow development in the flood fringe..." Perhaps the word should be floodway?	Uphold comment from DWER relating to flood risk. At pg 48, insert as a 'Planning Issue', the following: 3. Ensure flood risk is managed to ensure that future development provides an acceptable level of flood protection for the health and safety of people, and prevention of damage to property and community infrastructure. At pg 48, change the word 'floodroot', to 'floodway'.
44.	Department of Health	A document 'Land Use Planning for Natural Hazards' can also guide the use of land to effectively reduce risk and enhance sustainability for areas prone to hazards such as flooding, fire, landslide, earthquake, strong wind and erosion available for download from: https://knowledge.aidr.org.au/resources/land-use-planning-for-natural-hazards-handbook/	Note comment from the Department of Health. Include the following statement under the heading 'Hazard Management', column 3: 3. For guidance on the effective use of land to reduce risk and enhance sustainability for areas prone to hazards such as flooding, fire, landslide, earthquake, strong wind and erosion, refer to the document 'Land Use Planning for Natural Hazards'.
45.	H Graham	Agree to the standard provisions to be added to the Scheme. This needs to occur to ensure flooding and bush fire management are covered in the scheme as per the State Planning Policies and Act. Potentially to assist the community information in regards to panning and bush fire management can be provided BAL Assessments & Bushfire Management Plans.	Note comment. No recommendation required.
BUFFERS / LAND USE CONFLICT MANAGEMENT			
46.	The Environmental Protection Authority	In relation to investigation areas, appropriate buffers to sensitive land uses are recommended to be implemented and potential impacts are to be managed. EPA Guidance 3 Separation Distances between Industrial and Sensitive Land Uses (GS 3) is to be referred to in this regard.	Note comment from the EPA relating to buffers to sensitive uses. Pg 36 of the strategy already states: Ensure areas proposed for industrial uses are subject to appropriate buffers to residential and sensitive land uses.

		<p>Recommend including the following text at pg 35, column 3, under the heading 'Principal Settlement Area – Boyup Brook Townsite':</p> <p><i>The Environmental Protection Authority and the Department of Health use the following guidelines to recommend separation distances between Industrial and sensitive land uses and between agriculture and sensitive uses.</i></p> <p>Uphold comment from the Water Corporation relating to a chlorine dosing plant located at the Rusmore Road tank site.</p> <p>Include the following text at pg 44 under the heading 'Public Utilities (first column):</p> <p>4. <i>Potable water is sourced from a neighbouring town and is of a poor quality (poor taste – purified). The potable water is chlorinated at the Rusmore Road storage tank located to the west of the townsite, before being gravity fed into the town's reticulation network.</i></p> <p>Include the following text at pg 44 under the heading 'Public Utilities (second column):</p> <p>6. <i>The chlorine dosing plant at the Rusmore Road tank site requires a 100m radius buffer around the chlorine gas storage. No further subdivision or sensitive land uses should be allowed within the buffer area.</i></p> <p>Dismiss the recommendation to include a 'Special Control Area' for the chlorine buffer. The need to limit subdivision and development within 100m of the chlorine plant can be picked up through referral to the Water Corporation at the rezoning, structure planning and subdivision of neighbouring land.</p>	
47.	Water Corporation	<p>Drinking water is supplied to the Boyup Brook townsite off the Water Corporation's Warren Blackwood Regional Water Supply Scheme (WBRWSS) via the Hester-Boyup Brook supply main.</p> <p>Water is chlorinated at the Rusmore Road storage tank located to the west of the townsite, before being gravity fed into the town's reticulation network. The chlorine dosing plant at the Rusmore Road tank site requires a 100m radius buffer around the chlorine gas storage.</p> <p>It is recommended that the LPS should include some commentary about the chlorine safety buffer and a recommendation that no further subdivision or sensitive land uses should be allowed within the buffer area.</p> <p>It is further recommended that the Shire should consider including a 'Special Control Area' for the chlorine buffer in the future review of the Shire's local planning scheme.</p>	

48.	Department of Health	<p>The Strategy is to acknowledge and incorporate appropriate separation distances in accordance with the Environmental Protection Authority Environmental Assessment Guideline 3 'Guidance for the Assessment of Environmental Factors No. 3 - Separation Distances between Industrial and Sensitive Land Uses'.</p> <p>The Strategy should also acknowledge the attached fact sheet 'Guidelines for Separation of Agricultural and Residential Land Uses' as a means to help avoid conflict and potential adverse health effects and nuisance impacts from chemical use, dust and other rural pursuits and is also available for download from: http://ww2.health.wa.gov.au/Articles/F_/Guidelines-for-separation-of-agricultural-and-residential-land-uses</p>	<p>Note comment from the DOH relating to buffers to sensitive uses.</p> <p>Pg 36 of the strategy already states: <i>Ensure areas proposed for industrial uses are subject to appropriate buffers to residential and sensitive land uses.</i></p> <p>Recommend including the following text at pg 35, column 3, under the heading 'Principal Settlement Area – Boyup Brook Townsite': <i>The Environmental Protection Authority and the Department of Health use the following guidelines to recommend separation distances between Industrial and sensitive land uses and between agriculture and sensitive uses.</i></p>	
49.	H Graham	Agree that State Forest needs to be protected and that the impact of proposed development needs to be assessed as to impact as well as potential low impact tourism and community use opportunities. Creating a sense of ownership in the community for these areas allows for better protection and understanding.	<p>Comment noted relating to protecting state forests.</p> <p>No modification recommended.</p>	
SCHOOL				
50.	Department of Education	<p>Within the Shire of Boyup Brook there is only one government school - Boyup Brook District High School (DHS). Based on current demographic and development trends, and the existing excess capacity at the school, Boyup Brook OHS is considered to be able to cater for student demand in the long-term. However, in considering the potential future lot yield identified within the Strategy, the Department recommends that the Shire forward plan and make provision for sufficient number of public schools as per the rate prescribed in the Western Australian Planning Commission's Development Control Policy 2.4 - School Sites (DC Policy 2.4).</p> <p>There is no commentary in the Strategy on the requirement for future government school sites. The Department recommends that the Strategy identifies the impact future residential development will have on existing government schools within the region and a 'Planning Action' should also reflect how this matter is to be addressed.</p>	<p>Uphold comment from the DOE relating to future planning for schools.</p> <p>Recommend including the following text at pg 35, column 2, under the heading 'Principal Settlement Area – Boyup Brook Townsite': <i>4. The number and size of public schools is required to respond accordingly to anticipated student yield and to be provided at a rate prescribed in the Development Control Policy 2.4. Planning for any future school sites should take into consideration the future growth of an area and student supply pressure placed on existing schools.</i></p>	
PUBLIC HEALTH				
51.	Department of Health	<p>The Strategy should be consistent with climate change adaptation methods as per the downloadable guide Heatwave Guide for Cities hazard management (see page 48), to deal with potential health hazards such as extreme heat.</p> <p>The aim of the planning Strategy should include a direct reference to 'enhancing the public health of the community' or words to that effect.</p> <p>The Strategy would benefit from investigating the potential risks to a community. A risk assessment of each of the potential goals and actions should be incorporated into the Strategy. For your reference, consider the enHealth document 'Risky Business' - A resource to manage environmental health risks specifically tailored for local governments which</p>	<p>Uphold comment from the Department of Health relating to public health.</p> <p>Include the following text at pg 33, under the heading 'Community':</p> <ul style="list-style-type: none"> Enhancing the public health of the community. Refer to risk assessment models developed by the Department of Health. 	

		is available for download from: http://ww2.health.wa.gov.au/ArticlesF_I/Health-risk-assessment	
INDUSTRIAL DEVELOPMENT			
52.	Department of Health	In relation to industrial development on page 36, the enclosed DOH information sheet 'Industrial estates, precincts and industrial developments Scoping Tool: Public Health Considerations' highlights public health issues that should be addressed and incorporated into the Strategy.	Uphold comment from the DOH on industrial development. Include the following text at pg 36, column 3, under the heading Industry: <i>For information on public health issues associated with industry, refer to the DOH information sheet - 'Industrial estates, precincts and industrial developments Scoping Tool: Public Health Considerations'.</i>
53.	C Smith	The town has been constrained by a lack of suitable industrial land. The recently acquired Saleyard land is poorly located to serve this purpose. The CBH silo site is better suited and well located to existing services to be redeveloped for industrial purposes. The Saleyard land would be well suited to a solar farm site of several MW.	Uphold comment relating to the 'CBH silo site'. Recommend including within the strategy, a new investigation area to capture the 'CBH silo site'. The Shire is negotiating with the CBH on the potential future industrial use of the site.
54.	H Graham	Very limited industrial supply for the next 35 years especially without rural enterprise zoned land identified. Fragmented growth proposed.	Note comment relating to limited supply of industrial land. The strategy is recommending to introduce the opportunity for rural enterprise land uses within the investigation site 14 and new industrial areas at sites 2 and 18.
COMMERCIAL DEVELOPMENT / TOWNSITE			
55.	H Graham	Agree "mixed use" is a much better use and allows for more flexibility of use and has recently been adopted by small Shires townships replacing traditional "commercial" zone to allow for more flexibility and allowance to capture opportunity in the short term. Prepare town centre guidelines/street scapes to ensure properties and buildings are not derelict or held empty by landowners. Eg. Boarded up windows, properties sitting empty for 5-10 years. Vision is to encourage growth of the Boyup Brook township, however no strategies proposed for outcomes to achieve this. If the proposed area in site 3 to be utilised for caravan park and mixed use and this is the only additional "commercial" type landuse proposed for the next 35 years will this meet the needs of the community especially if much of area is flood prone?? A Traffic and transport Strategy in regards to truck movements in town and ability to shift along outside centre therefore opening the town centre up for pedestrian movement, central meeting areas. The entire shire needs an accessibility study undertaken which could also include a transport component. Aging population, lack of facilities/support for anyone with a disability.	Note comments relating to encouraging the growth of the Boyup township and the need for studies/models to guide development. The growth of the Boyup township requires the rezoning of land (scheme amendment process) and structure planning. In accordance with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> , these planning functions require the development of studies (e.g. traffic impact assessments, stormwater management planning, land capability assessment for effluent disposal, bushfire planning) to ensure subdivision and development occur in a responsible manner. No modifications to the strategy required.
RESIDENTIAL			

56.	H Graham	<p>Shire to take lead investigate/propose developing 2-3 residences in the short term to be sold at cost to generate new stock in the townsite.</p> <p>Shire investigate all joint/partnership potential scenarios to progress development and offer a variety of products.</p> <p>Although unviable offering aged accommodation is beneficial to the entire framework of the community. Local government is there to ensure these types of services are offered. Smaller Shires with much smaller budgets have been able to achieve it. A complimentary short-term strategy might be permitting "Ancillary accommodation" (Granny flats) on farming properties going through succession which could also meet tourist accommodation shortages at peak times. Long term joint venture/holistic approach to aged care within the townsite. Using existing housing which needs renovation, or repurpose existing buildings.</p>	<p>Note comments relating to investigating potential for residential development to support the community.</p> <p>The Shire has recently rezoned the investigation 'Site 4' (Forrest St) to accommodate residential development (for aged persons, workers accommodation and/or holiday accommodation).</p> <p>Recommend updating the strategy (e.g. investigation areas) in-line with any land re-zonings, subdivision, structure planning and or development since the writing of the draft strategy.</p>
57.	S White	<p>Residential. (Planning Action).</p> <p>Add: Investigate and establish a High Care facility so local residents do not have to move out of town when dementia sets in.</p> <p>Add: Develop independent living accommodation - despite the lack of STED system. Much needed for some elderly residents not yet ready for the Lodge or High Care.</p>	<p>Uphold comments relating to high care facility and independent living accommodation.</p> <p>Include the following text within the investigation area - site 1, column 2, under the heading 'proposed land use':</p> <ul style="list-style-type: none"> • High care facility; and • Independent living accommodation.
58.	H Graham	<p>Propose to add that Residential proposed outside of townsite boundary only proposed once all infill options exhausted.</p>	<p>Note comment relating to residential infill.</p> <p>Due to a change in funding for a STED sewer system, options for infill development are limited.</p> <p>Recommend changing ideology within the strategy, relating to infill development of existing residential areas.</p> <p>Residential areas within the Boyup Townsite have a density coding of R15. The R-Codes supports an average of one dwelling for every 666m² at the R15 density. This means two dwellings may be considered for properties with a 1332m² land area.</p> <p>Clause 5.1.2.2 of the Shire's Local Planning Scheme No.2 states:</p> <p><i>For the development of not more than two grouped dwellings Council may, in a particular case, but only where such dwellings are connected to an approved Aerobic Treatment Unit to the satisfaction of Council, modify the development standards to the R17.5 Residential Planning Code.</i></p> <p>The above clause means the Shire may consider an application for two dwellings at a Lot with a land area of 1142m², subject to connection to an approved Aerobic Treatment Unit.</p> <p>Aerobic treatment units (ATUs) are self-contained electrical wastewater (sewage) treatment systems. They are used on properties that cannot be connected to the sewerage main. They are designed to receive and treat all household wastewater from the:</p> <ul style="list-style-type: none"> • toilet • bathroom • kitchen • laundry. <p>There are several ATU designs approved for use in single houses in Western Australia.</p>

		<p>ATUs consist of a series of treatment chambers combined with an irrigation or drain disposal system.</p> <p>The first chamber is similar to a conventional septic tank in that the wastewater enters the chamber and the solids settle to the bottom. In this chamber they undergo anaerobic digestion by bacteria and form a layer of sludge on the chamber floor.</p> <p>Scum, consisting of oils, grease, etc. floats to the surface of the liquid and the partially clarified wastewater flows into a second chamber. Here the liquid is mixed with air to assist bacteria to break down more of the finer suspended organic material.</p> <p>A third chamber allows additional clarification through the settling of suspended solids which are returned to the first chamber.</p> <p>The clarified effluent in the third chamber is of a high enough standard for it to be successfully disinfected, usually by chlorination, in a fourth chamber.</p> <p>Disinfection reduces the number of bacteria in the final effluent.</p> <p>ATUs use biological processes to treat the wastewater.</p> <p>If the effluent is used for irrigation, the irrigation area (size and location) forms part of the approved wastewater system.</p> <p>A large majority of Lots within the Boyup Townsite are the old quarter acre which is 1011m². In-order to achieve infill, it is recommended that the strategy identify support for two (2) dwellings for every 900m² (R20 density), subject to connection to an approved Aerobic Treatment Unit.</p>						
SPECIAL USE SITE								
59.	S White	<p>Special Use Sites: (Planning Action).</p> <p>Flax Mill: Consider the pollution of the river from such activities as Poultry farm and free range piggery, also market gardens to some extent. Also the necessity for potable water for these animals and vegetables.</p> <p>The Flax Mill should be developed as extra "affordable" tourist accommodation such as was suggested many years ago. If this cannot be done because of the 100 year flood plane - then it would be impossible to have the intensive industries there as well. Think about moving 100 pigs or 1000 chickens in the face of a wall of water!!!</p> <p>Uphold comment relating to the Flax Mill site.</p> <p>Page 40 of the strategy makes incorrect recommendations for the Flax Mill site.</p> <p>The strategy recommends zoning the Flax Mill as a 'Special Use' site when in actual fact the site is already zone 'Special Use'.</p> <p>The strategy should state:</p> <p>1. Consider zoning the below sites as 'Special Use' in the new Local Planning Scheme:</p> <table><tr><td>Cnr Bridge Street and Hospital Road (Site 1)</td><td>Aged Accommodation and Medical Clinic/Consulting Rooms</td></tr><tr><td>Ritson Street (Site 2)</td><td>Industry – Rural</td></tr><tr><td>Flax Mill</td><td>Agroforestry, Education Establishment, Rural Industry, Market Garden, Poultry Farm, Free-Range Piggery and Recreation.</td></tr></table>	Cnr Bridge Street and Hospital Road (Site 1)	Aged Accommodation and Medical Clinic/Consulting Rooms	Ritson Street (Site 2)	Industry – Rural	Flax Mill	Agroforestry, Education Establishment, Rural Industry, Market Garden, Poultry Farm, Free-Range Piggery and Recreation.
Cnr Bridge Street and Hospital Road (Site 1)	Aged Accommodation and Medical Clinic/Consulting Rooms							
Ritson Street (Site 2)	Industry – Rural							
Flax Mill	Agroforestry, Education Establishment, Rural Industry, Market Garden, Poultry Farm, Free-Range Piggery and Recreation.							

		<p>The strategy should also state:</p> <p>2. Consider supporting the following uses within the Flax Mill – Special Use zone: Agroforestry, Education Establishment, Rural Industry, Market Garden, Poultry Farm, Free Range Piggery and Recreation and tourist accommodation</p>	<p>The strategy should also state:</p> <p>2. Consider supporting the following uses within the Flax Mill – Special Use zone: Agroforestry, Education Establishment, Rural Industry, Market Garden, Poultry Farm, Free Range Piggery and Recreation and tourist accommodation</p>
60.	H Graham	<p>Rezoning the Flax Mill to "Agroforestry, Education Establishment, Rural Industry, Market Garden, Poultry Farm, Free Range Piggery and Recreation."</p> <p>Does a piggery, market garden, poultry farm in this location meet separation distances and buffer requirements?</p> <p>The following statement Page 19 under Planning Issues it states that "Intensification of livestock practices (e.g. feedlots for livestock) has the potential to exacerbate climate change." A very broad very personal opinion statement and should be removed. Does not assist to the Strategy and shows no understanding of modern sustainable agricultural practices nor how planning can encourage these to occur.</p>	<p>Note comment relating to separation distances between intensified uses and sensitive uses and comment relating to climate change.</p> <p>At pg 19, under Planning Issues, replace the following text with information from the CSIRO:</p> <p>3. Intensification of livestock practices (e.g. feedlots for livestock) has the potential to exacerbate climate change.</p> <p>Animal production systems may be significantly affected by climate change policy and national targets to address greenhouse gas emissions, since livestock are estimated to contribute ~10% of Australia's total emissions and 8–11% of global emissions, with additional farm emissions associated with activities such as feed production (CSIRO - Livestock production in a changing climate: adaptation and mitigation research in Australia).</p> <p>Recommend including the following text at pg 35, column 3, under the heading 'Principal Settlement Area – Boyup Brook Townsite':</p> <p>The Environmental Protection Authority and the Department of Health use the following guidelines to recommend separation distances between Industrial and sensitive land uses and between agriculture and sensitive uses.</p>
RURAL			
61.	H Graham	<p>"A maximum of two Single Houses may be approved on land zoned 'Rural', provided the land is equal to or greater than 20 hectares in size. Modify the Zoning Table to support Group Housing within the 'Rural' zone. However, clarify that the development of a single dwelling does not justify further subdivision of the land." Disagree with this as it is only encouraging and putting further pressure on quality agricultural land to be lost. Rather allow for workers accommodation and ancillary (granny flat) accommodation.</p> <p>Farm Workers Accommodation</p> <p>"The accommodation is clustered around the Single House or other farm buildings on the land to minimise the impacts on adjoining properties and to enable the sharing of infrastructure servicing." Agree however this and the two residences for lots greater than 20ha is not required. Much farming enterprises consist of multiple lots. Rather be mindful that in the current environment under OHS and farm safety there are increasing requirements for farmers to offer lunchroom/bathroom to contractors eg. shearers as well as provide a shower for use if chemical exposure etc. therefore this needs to be considered. For example a simple ablation near shearing shed may not meet the proposed specific provisions of workers</p>	<p>Uphold comment relating to Group Housing on land zoned Rural.</p> <p>Delete the following statement (pg 43):</p> <p>d) A maximum of two Single Houses may be approved on land zoned 'Rural', provided the land is equal to or greater than 20 hectares in size. Modify the Zoning Table to support Group Housing within the 'Rural' zone. However, clarify that the development of a single dwelling does not justify further subdivision of the land.</p> <p>Note comment relating to farm workers accommodation. The Shire's scheme currently supports farm workers accommodation. The strategy recognises the need to introduce some provisions into the scheme to guide the development of workers accommodation. A lunch-room or ablation block may be considered for development on a rural block. No modifications required.</p> <p>Dismiss comment relating to holiday accommodation in the Rural zone. The strategy seeks to limit the amount of chalets on rural properties. Holiday accommodation on farming properties should be incidental to the farming enterprise. For example, holiday makers get to experience the on farm operations (e.g. shearing, dairy etc), and rather than having to then travel to find accommodation, they have the opportunity to stay in a chalet.</p>

		<p>accommodation definition and rather "Transportable building" or "ablation" under "Rural" which is not currently listed in the provisions of the scheme.</p> <p>Tourism in the Rural zone should be assessed as a whole in the Shire in a specific Tourism Strategy which should also cover stopping rest areas, entrance statements, information bays, tourism sites etc.</p> <p>Do not agree if zoned rural and only 5 ha or less in area it is no loss to agriculture if this is utilised for tourism use as it is unlikely to be able to sustain much agriculture development therefore rather than become a additional lifestyle lot which is not the best use of land it may be beneficial to still become a commercial enterprise. Wording "10 per farm holding" appears difficult to manage if farms held in multiple names/businesses. Should stay as is in Scheme and assessed on individual application.</p> <p>As previously stated potentially a provision for an ancillary accommodation or granny flat in the rural zone may allow for some low impact tourism accommodation in the short term and during one off peaks and then focus on a Tourism Strategy and combined traffic study to correctly identify strategic locations for tourism accommodation and demand.</p>	<p>Tourism strategy not necessary for small regional town.</p> <p>No modifications required.</p>
DISABLED COMMUNITY			
62.	A Dyer	<p>Request, for suitable and informed provisions, to support disabled members of the community, to be included in the Shire's Local Planning Strategy.</p>	<p>Uphold comment relating to disabled members of the community.</p> <p>The strategy does recognise the need to provide disabled access for 'Site 23' – recreation precinct.</p> <p>The strategy also seeks to develop land that is owned by the Shire and/or Crown to enable affordable housing for disadvantaged persons.</p> <p>Recommend including the following goal under the heading 'Community', pg 33:</p> <p><i>Work with and alongside persons with disability towards the realisation of their legal and human rights of persons with disability.</i></p>
TRANSPORTATION/COMMUNITY INFRASTRUCTURE/HERITAGE			
63.	H Graham	<p>Development contributions unlikely to assist with lack of develop and previous comments regarding cost of development in townsites. Rather user pays if big developer project comes to town or out of ordinary use of road network from specific commercial enterprise eg. Forestry.</p> <p>There is a complete lack of vision for community infrastructure for the next 35 years as there are no proposed strategies.</p> <p>Consider various beautification initiatives/strategies for the town centre including fascade small grants to assist businesses to upgrade street appeal. Competitions/ incentives. Reduction of rates for improvements to already aged commercial stock.</p> <p>A true vision for the town which involves community consultation and a sense of ownership. There is also a lack of understanding and capturing the uniqueness of the Boyup Brook Shire and proposing planning and strategies in order to ensure opportunities are captured.</p> <p>Accessibility within and around townsites, parking, rest area and stop over areas strategically identified with a tourism/transport strategy. Investigate</p>	<p>Note comments relating to community infrastructure, heritage assets and accessibility around town.</p> <p>One of the key goals of the strategy is to create a community hub within the Boyup Brook Townsite, which includes things like:</p> <ul style="list-style-type: none"> • Maintaining and improving community health services • Co-locating community assets • stimulating employment growth • advocating for improved telecommunications and recreation facilities • maintaining heritage assets • Ensure, where possible, the Shire imposes conditions on development to contribute to the upgrade of roads. • Advocate for additional funding to upgrade regional road linkages to improve safety and/or for State Government agencies to fund upgrading of its road network. <p>No modification necessary.</p>

	<p>alternative routes through Boyup Brook for heavy vehicles traffic assessment to ensure safety and future planning.</p> <p>Forward planning for road maintenance/construction program to ensure funding have project ready for if funding on roads not spent for the region in June.</p> <p>Walking trails and BMX trails can also be investigated in a proposed Tourism Strategy and Biodiversity Strategy.</p> <p>Agree heritage is important and should be protected within the Strategy and Scheme as well as identified and explored.</p> <p>Agree aboriginal heritage needs to be recognized in the Strategy and Scheme why is there nothing noting the Aboriginal heritage of the area in the Strategy. Possibly can be further investigate how this can be managed/addressed in a Tourism/Traffic/Heritage strategy.</p>	
RURAL HAMLETS		
64.	S White	<p>While there are many comments I could make about the Urban Growth and Settlement and the items it contains, I shall refrain, except for the comment in the section: Planning Issues - Rural Settlements. 3. The Shire's rural townships (Hamlets) are all without social, recreation and commercial services. It seems to me that the author of this Plan has never participated in the activities of these Hamlets. All of them have their own Social activities, and many have some recreational activities as well.</p> <p>Uphold comments relating to commentary within the strategy pertaining to Hamlets.</p> <p>Recommend updating the strategy in-line with suggestions, as follows (pg. 16 and pg. 35):</p> <p><i>The Shire's rural townships (Hamlets) are all without social, recreation and lack commercial services. Occupants travel to the Principal Settlement or surrounding local governments to acquire goods and for recreation, schooling and social interaction.</i></p>
AGRICULTURE AND FOOD		
65.	S White	<p>I would suggest removing the following from this section under Cereals – Chick peas, but include Oats and Hay. Under Meat remove Goat and Pig as I don't think either of these are present any more. Should not Olives be added under Perennials.</p> <p>It should be noted that the CBH terminal is no longer in use, and is unlikely to be used again. Qualeup siding was a great place for local delivery and that has been closed down also, so the closest depot for CBH is now either Kojonup or Cranbrook. This site could be obtained from CBH and used for future industrial development -if the Shire was that way inclined.</p> <p>Uphold comments relating to commentary within the strategy.</p> <p>Recommend updating the strategy in-line with suggestions for agriculture and food, as follows (pg. 22)</p> <p>Planning Analysis</p> <p>1. Current farming produce includes:</p> <ul style="list-style-type: none"> o Cereals (wheat, barley, canola, lupins, oats and hay chick-peas); Meat (beef, lamb, goat and pig); Perennials (vineyards); and Timber. <p>Uphold comment relating to the 'CBH silo site'.</p> <p>Recommend including within the strategy, a new investigation area to capture the 'CBH silo site'. The Shire is negotiating with the CBH on the potential future industrial use of the site.</p>
COMMUNITY INFRASTRUCTURE		
66.	S White	<p>Sporting: No mention of the Rodeo, Pistol Club, Badminton or Croquet. There is currently no Netball or Water Polo. These haven't been active for quite some years.</p> <p>Social: No mention of P & F., Churches (7 denominations available), Red Cross, and Fire Brigades.</p> <p>Medical: The Aged Persons Lodge has facilities for 17 - not the 12 mentioned. No mention of our Physiotherapist, Mental Health, and Beauty.</p> <p>Note comments relating to commentary within the strategy.</p> <p>Recommend updating the strategy in-line with suggestions for sporting, social, medical and tourism...as follows (pg. 27):</p> <p>Community Infrastructure Planning Analysis</p> <p>1. Community spirit is strong and represented by many groups and facilities including:</p> <ul style="list-style-type: none"> o Sporting

	nor the visiting Podiatrist and Chiropractor. Tourism: The Museum needs a mention here. Perhaps even the Street Art and Murals?	<ul style="list-style-type: none"> ▪ Badminton, Rodeo, football, pistol club, badminton, clay target, croquet, golf, hockey, cricket, camp-draft, netball, pony club, swimming, tennis, water polo and bowling. ○ Social <ul style="list-style-type: none"> ▪ Town halls (Principal centre and rural settlements), Churches, Red Cross, Fire Brigades, Community Resource Centre, Country Music, Girl Guides, Country Women's Association, Liberal Party, Lions Club, Mayanup Progress, Boyup P&C, Family Playgroup and Returned Soldiers League. ○ Medical <ul style="list-style-type: none"> ▪ Hospital; ▪ Doctors X2; ▪ Aged Persons Lodge – 42 17 person capacity; ▪ Red Cross Boyup and Wilga; ▪ St John Ambulance ▪ Physiotherapist, Mental Health, and Beauty ○ Tourism <ul style="list-style-type: none"> ▪ Boyup Brook Tourism Association; ▪ Caravan Park – at Flax Mill ▪ Museum ▪ Street Art and Murals ○ Economy <ul style="list-style-type: none"> ▪ Upper Blackwood Agriculture Society ○ Environment <ul style="list-style-type: none"> ▪ Blackwood Basin Group ○ Administration Centre for: <ul style="list-style-type: none"> ▪ Transport; ▪ Rates; ▪ Development and landuse; ▪ Community events; and ▪ Library.
KEY GOALS		
67. S White	2. Creating a community and recreation hub within the Boyup Brook Townsite. Maybe this should be removed in light of the recent consultation with the public. Remove multi-purpose centre. We already have under utilised Town Hall and "Youth Centre", and the YAC shed which is not used at all now.	<p>Note comment relating to multi-purpose centre.</p> <p>Through extensive consultation, the community has recently (2019) resolved to support the development of a multi-purpose centre at the investigation area 23.</p> <p>No modifications recommended.</p>
INVESTIGATION AREAS		
68. Department of Biodiversity Conservation and Attractions.	Investigation Areas should include a reference to development constraints related to the State's BC Act, the Environmental Protection Act 1986 and the Commonwealth's EPBC Act protected matters.	<p>Uphold comment relating to including reference to development constraints for investigation areas.</p> <p>Recommend including the following text for all investigation areas, under the heading Planning Matters to be Addressed:</p> <p><i>Note: Development constraints may relate to the State's BC Act, the Environmental Protection Act 1986 and the Commonwealth's EPBC Act protected matters.</i></p>
INVESTIGATION AREAS 18 AND 22. RAILWAY DAM BLOCK AND SALE YARD BUSH BLOCK		

69.	Boyup Brook Tourism Association	<p>The Railway Dam Block' and the 'Sale Yard Bush Block'</p> <p>These areas support well over 200 species of native flora including 19 orchid species of which one is Declared Rare Flora, ORCHIDACEAE Caladenia dorrienii, and the other a Priority 1, ORCHIDACEAE Caladenia perangusta, with an Acacia, FABACEAE Acacia aphylla which may potentially be relegated to the 'Threatened' list in the future. It would seem contradictory to actively identify them as potential housing even if it is only considered hypothetically.</p> <p>The areas on both sides of the Bridgetown/Boyup Road that are marked for clearing have the DRF and Priority 1 orchids scattered throughout as does part of the Sale Yard block. The orchids are listed on a register at the Shire Office and DFES Officers are aware that they have to put in an ATT (Application to Take) when doing any clearing or burning.</p> <p>The Baudin's Cockatoos and the Red Tailed Cockatoos use these areas of bush and probably the Carnaby Cockatoos.</p> <p>This area on both sides of the Bridgetown road is frequented by Tourists, Wildflower Groups and Orchid enthusiasts. Our Committee at the Visitors Centre regularly organises Wildflower Walks in season which promotes tourism in Boyup Brook and therefore boosts the economy (An outcome identified by the Strategy as significant). It is important to acknowledge and recognise that the Shire is reliant on agricultural pursuits and supporting businesses with no other primary or industrial options for financial support for the Shire coffers and therefore the serious maintenance of Tourism opportunities is of paramount importance for Boyup Brook's future survival.</p>	<p>Note comments pertaining to protecting the local biodiversity of the investigation areas 18 and 22.</p> <p>The strategy does not seek to impact on local biodiversity. The strategy seeks to utilise cleared areas and to rehabilitate environmentally sensitive areas.</p> <p>Unless clearing exemptions apply, the clearing of vegetation requires consent from the Environmental Protection Authority.</p> <p>Recommend including the following text, under the heading Planning Matters to be Addressed:</p> <p><i>This site is likely to support threatened flora under the BC Act or EPBC Act or be within a buffer for the protection of listed threatened flora.</i></p>
70.	Department of Biodiversity Conservation and Attractions.	<p>Investigation Area 18 Abel and Short Streets. This site is likely to support threatened flora under the BC Act or EPBC Act or be within a buffer for the protection of listed threatened flora. The Investigation Area Requirements Planning Matters to be Addressed should include another dot point referring to the protection of threatened flora and fauna.</p>	<p>Uphold comment relating to investigation area 18.</p> <p>Recommend including the following text, under the heading Planning Matters to be Addressed:</p> <p><i>This site is likely to support threatened flora under the BC Act or EPBC Act or be within a buffer for the protection of listed threatened flora.</i></p>
SITES 8 AND 9			
71.	C Smith	The Railway Dam Reserve land has multiple frontages to Jays Rd which would be a natural development of blocks facing this road.	<p>Note comment relating to investigation area 8.</p> <p>No modifications recommended.</p>
72.	S White	Sites 8 & 9: These sites are of great importance for tourism and endangered plants and should not be developed at any cost. They are being well cared for at present, and are a handy source of interest to those looking for orchids close to town rather than tramping through other reserves in the Shire.	<p>Site 8 and 9 are currently vegetated. Development of these sites would require an environmental assessment in accordance with the Environmental Protection Act.</p> <p>These sites have been earmarked as they are located adjacent to the urban front with developed road frontage. The undergrowth vegetation of these site has been majority cleared. Development of these sites could retain some vegetation for amenity value.</p> <p>Recommend including the following text (site 8), under the heading Planning Matters to be Addressed:</p> <p><i>This site supports listed threatened flora protected under the BC Act and the EPBC Act.</i></p>

			Recommend including the following text (site 9), under the heading Planning Matters to be Addressed: <i>This site supports listed threatened flora.</i>
73.	Department of Biodiversity Conservation and Attractions.	Investigation Area Site 8 Jayes Road. This site supports listed threatened flora protected under the BC Act and the EPBC Act. The Investigation Area Requirements Planning Matters to be Addressed should include another dot point referring to the protection of threatened flora and fauna. Investigation Area Site 9 Jayes and Terry Roads. This site supports listed threatened flora. The Investigation Area Requirements Planning Matters to be Addressed should include another dot point referring to the protection of threatened flora and fauna.	Uphold comment relating to investigation areas 8 and 9. Recommend including the following text (site 8), under the heading Planning Matters to be Addressed: <i>This site supports listed threatened flora protected under the BC Act and the EPBC Act.</i> Recommend including the following text (site 9), under the heading Planning Matters to be Addressed: <i>This site supports listed threatened flora.</i>
INVESTIGATION SITE 10			
74.	Department of Biodiversity Conservation and Attractions.	Investigation Area Site 10 Bridge and Gibbs Streets. This site contains biodiversity values which may support threatened species. The Investigation Area Requirements Planning Matters to be Addressed should include another dot point referring to survey requirements to determine the sites biodiversity values.	Uphold comment relating to investigation area 10. Recommend including the following text, under the heading Planning Matters to be Addressed: <i>This site contains biodiversity values which may support threatened species.</i>
INVESTIGATION SITE 2 - RITSON RD			
75.	H Graham	8 Ritson Road – for industrial – not well serviced, environmental issues, flooding etc.	Not comments relating to investigation site 2. There are constraints to developing this site. However, considering the site is currently being used for small scale industrial type activity (e.g. storage of material for making roads), potential exists for small scale industrial activity in cleared areas on higher ground away from known flood levels. No modification required.
INVESTIGATION SITE 3 - RAILWAY RESERVE			
76.	H Graham	Agree the railway reserve needs to be investigated by the shire potential alternative use and zoning change although this will require key negotiations with the relevant departments and unlikely in the short term.	Note comments relating to investigation area 3. The Shire is negotiating with the current proprietor of the subject land (Public Transport Authority), in order to facilitate development. No modifications necessary.
77.	Boyup Brook Tourism Association	We note that Site 3 – the Railway land - is proposed for mixed use - Commercial, Holiday Accommodation, Caravan Park and talks about alternative effluent systems. This seems short sighted as the area is a flood plain when the river floods and is mostly riparian land along the Boyup Brook, precluding development of such activities.	Note comments pertaining to constraints associated with Site 3. Portions of the Site 3 are located outside of the floodplain and are cleared of vegetation. Effluent disposal needs to be contained so-as not to impact on ecosystems. No modifications recommended.
78.	Shirley Broadhurst President Boyup Brook	<u>Railway Site</u> Any structural development will cut access and line of sight to the Brook (which is our namesake) from the Town and in doing so will snub the only tangible recognition of our aboriginal heritage in the entire Shire.	Note concerning comments relating to proposal to develop the railway land. Any development at the subject site would need to occur considerate of existing attributes (e.g. heritage values and remnant vegetation) and constraints (e.g. historic flood levels).

<p>Tourism Association.</p>	<p>It is a flood plain area which may bring a class action against the Council if homes and businesses become inundated at some later date.</p> <p>Any form of sewage disposal will contaminate the soil and waterway unless it is a full blown sewerage system. The State government building laws have decreed that no new development may take place without sewerage being in place.</p> <p>A caravan park within the Railway precinct area</p> <ul style="list-style-type: none"> • will not provide any privacy for those who stay there. • is in sight of a thoroughfare carrying heavy traffic at times. • The Brook dries up over summer so no asset there. • If the other developments suggested are brought to fruition it will have nowhere to expand and have a feeling of being hemmed in by urban infrastructure. • Its only asset will be that it is a short (uphill) walk to the shops. <p>Shifting the Caravan Park from its present location</p> <ul style="list-style-type: none"> • will be severely detrimental to the Country Music Festival whose patrons strongly appreciate the ability to walk to the Music Park. • As well as taking away the advantages of a short walk to the Swimming Pool • to picturesque walk trails and • exercise areas for dogs. • and the 'on the doorstep' easy access to river activities such as canoeing. <p>Conversations with patrons identifies that they enjoy the ambient feeling of privacy and peace and most find the stroll down town to be pleasant and beneficial exercise on relatively flat land. Those who have mobility issues are quite happy to make the short drive as they would from the Railway precinct as well.</p> <p>In addition to that, the utilisation of the few remaining Flax mill buildings which house a museum with scale models of historic entities of Boyup Brook's past and other items of historical value and attract visitors, the premises will be out of sight and out of mind which will become an excuse to allow it to deteriorate further.</p> <p>The present area has the potential to become the 'GO TO' caravan park in the South West inland and the perfect place to break a journey from Perth to Albany. The opportunity to utilise the River for activities such as canoeing and the feasibility to enhance this asset is of significant importance. Any funds flagged for replacement would be better spent on improving what we have which is a unique setting few other Local Governments have at their disposal.</p>	<p>Development would also need to occur in accordance with legislative requirements (e.g. Government Sewerage Policy 2019 and Guidelines for Bushfire Planning).</p> <p>There are vacant areas within the subject precinct outside of flood levels and with frontage to an existing developed road.</p> <p>Recommend including the following text for Investigation area No.3 (pg.53):</p> <p>Proposed Land Use: Mixed Use (Commercial, Lifestyle Village and Holiday Accommodation/Caravan Park).</p>
<p>79.</p>	<p>C Smith</p> <p>The town needs to be re-centred to ensure that future development is equally centred around the existing and future main street extensions which have no place to go unless development is directed towards the now redundant railway land.</p>	<p>Note comments of support for development at the railway precinct.</p> <p>Development needs to occur to protect the environmental attributes.</p>

		<p>This land has great potential for the town as it has multiple existing road frontages which could be inexpensively developed. Also the location is the nearest vacant land to the existing main street assets such as pub, supermarket, doctors pharmacy, shops and other facilities. The supermarket and co-op are constrained with insufficient parking which would indicate one of these facilities could be best relocated to this land. This location would be perfect for a new commercial precinct. This would benefit from an abundance of space for parking.</p> <p>The town would be better served if a caravan park and possible lifestyle village was located in this area. The renovation and development of the existing Barracks building and the old Railway Station could be an historic focus for this location.</p> <p>The development of this land would revitalise the existing Bowling Facility and Club. The area beyond this...the brook could be beautified using a series of cascading dams as it makes it way down to the Blackwood River. This area around these dams would be an ideal location for a par 3 golf course which are always challenged by the proximity of water.</p>	<p>Recommend including the following text for Investigation area No.3 (pg.53):</p> <p>Proposed Land Use: Mixed Use (Commercial, Lifestyle Village and Holiday Accommodation/Caravan Park).</p>
SITE 13			
80.	H Graham	<p>Site 13 – unsupported random no clear planning objective for location lot selection</p>	<p>Note comment relating to investigation site 13.</p> <p>The subject land is currently zoned 'Rural'. The strategy has identified the potential for the subject lot to go to the rural residential zone, similar to adjacent properties. The subject land is majority cleared and is surrounded by roads on two sides.</p> <p>No modifications recommended.</p>
SITE 14			
81.	H Graham	<p>Site 14– Setting up for same issue as current by proposing long term to have rural residential surrounding also proposed (not supported) industrial supply location limits any expansion of area for additional industrial. The proposed 7 lots is not enough supply for the next 35 years.</p> <p>Confused how proposing so much rural residential areas are ensuring which previously was stated to not be the best use of resources and that it is essential to protect agriculture land then propose many sites of rural land to become rural residential. Is it not better to encourage rural pursuits and other use of the land including the Rural Enterprise zone which does not appear to be included on the Strategy Map? There is proposed to be a big number of supplies of Rural Residential and Rural Small Holding is this reinforced by predicted demand projections? What is the basis for such supply?</p>	<p>Note comment relating to site 14.</p> <p>The subject land is already earmarked in the current scheme for rural residential development. The strategy is simply recognising the current scheme designation (structure plan area 2) and the need to rezone the land and to undertake structure planning and bushfire management.</p> <p>No modification required.</p>
SITE 22			
82.	Department of Biodiversity Conservation and Attractions.	<p>Investigation Area 22 Bridgetown-Boyup Brook Road. This site supports listed threatened flora under the BC Act. The Investigation Area Requirements Planning Matters to be Addressed should include another dot point referring to the protection of threatened flora and fauna, in</p>	<p>Uphold comment relating to investigation area 22.</p> <p>Recommend including the following text, under the heading Planning Matters to be Addressed:</p>

		addition to the need to protect environmentally sensitive areas and undertake flora and fauna surveys.	This site supports listed threatened flora under the BC Act.
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SUBMISSIONS

SHIRE OF BOYUP BROOK LOCAL PLANNING STRATEGY

2020

1. LPS – SUBMISSION

ENVIRONMENTAL PROTECTION AUTHORITY



Your ref: LN/42/001
Our ref: DWERA-000040/2
Enquiries: Angela Coletti, Ph 6364 6430
Email: angela.coletti@dwer.wa.gov.au

Mr. Adrian Nicoll
Shire Planner
Shire of Boyup Brook
PO Box 2
BOYUP BROOK WA 6244

Dear Mr Nicoll

SHIRE OF BOYUP BROOK DRAFT LOCAL PLANNING STRATEGY

Thank you for your letter, dated 23 January 2020, providing the Environmental Protection Authority (EPA) the opportunity to comment on the *draft Shire of Boyup Brook Local Planning Strategy, 2019-2034* (the Strategy).

Department of Water and Environmental Regulation's (DWER) EPA Services provide the following comments and considerations for the drafting of the Strategy.

The EPA's Statement of Environmental Principles, Factors and Objectives underpins the EPA's consideration of whether a planning strategy and scheme's impact on the environment is acceptable. This document **Error! Hyperlink reference not valid.** can be found on the EPA website (<https://epa.wa.gov.au>) and can be used to guide the drafting of the strategy and scheme's objectives and provisions related to the environment.

The EPA's Factor Guidelines cover a range of environmental values that are located within the proposed strategy and schemes boundary. The main factors to be considered in the preparation of the Strategy include (but are not limited to):

- Terrestrial Fauna;
- Flora and Vegetation;
- Inland Waters;
- Terrestrial Environmental Quality; and
- Landforms.

The EPA Services support the Strategy's Overall Goals concerning the environment:

Protect remnant vegetation to:

- Create vegetated corridors;
- Maintain large consolidated vegetated areas;

- Protect integrity of watercourses;
- Maintain habitats;
- Achieve natural buffers and visual enhancement;
- Protect integrity of soil (limit erosion); and
- Enhance the integrity of the Blackwood River.

A number of threatened and priority fauna are listed within the proposed Strategy and Scheme area. Potential impact to these environmental values should be considered, including impact to fauna habitat. Fauna to be considered include (but are not limited to) Carnaby's Black-Cockatoo, Red-tailed phascogale, Chuditch, Muirs corella, Barking owl and the Woylie.

Flora and vegetation, including Threatened (Declared Rare (DRF)) and Priority Flora, should be considered.

- DRF - Cossack Spider Orchid (*Caladenia dorrienii*),
- Threatened flora - *Grevillea acropogon* and the *Calytrix pulchella*. and
- Priority flora - *Banksia subpinnatifida var.imberbis* and *Ornduffia submersa* previously *Villarsia submerse*.

The Strategy area includes, but is not limited to, low representation vegetation association types which are considered vulnerable and are considered ecologically endangered. This includes Bridgetown 992 with 21.54% Pre-European remaining. It is recommended the environmental values of the vegetation associations are protected, and any potential impacts managed.

The EPA's *Inland Waters Factor Guideline* should be referred to when considering any impacts to any water courses including the Blackwood River and Tone River. Relevant government policies to be given regard in relation to land use planning within these areas include DWER *Water Quality Protection Note 25* and the *Government Sewage Policy 2019*.

The EPA Services note that 23 investigation areas are proposed for future growth and the majority of these areas are concentrated in and around the Boyup Brook townsite. The majority of these sites have planning and environmental issues to be considered such as: clearing of remnant vegetation, land capability for development, on-site effluent disposal, bush fire management and proximity to Boyup Brook and State Forest. Appropriate buffers to sensitive land uses are recommended to be implemented and potential impacts are to be managed. EPA Guidance 3 *Separation Distances between Industrial and Sensitive Land Uses* (GS 3) is to be referred to in this regard.

Some of the investigation areas need to be rezoned, such as Investigation Area 18 – Abel and Short Streets. Scheme amendments are required to be referred to the EPA under Section 81 of the *Planning and Development Act 2005*, enabling the EPA to comply with Section 48A of the *Environmental Protection Act 1986*. The EPA's Scheme and Amendment referral form provides information on referral requirements. Where zoning changes are proposed, the lot number and boundary, together with a

map showing the current zone, and another map showing the proposed zoning should be provided, and any available environmental information.

EPA Services recommends consultation with relevant agencies such as the DWER South West Planning Advice team, Department of Biodiversity, Conservation and Attractions and the Department of Planning, Lands and Heritage.

Thank you for providing the opportunity for the EPA Services to provide a comment on the *draft Shire of Boyup Brook Local Planning Strategy 2019-2034*.

Yours sincerely,



Steve Pavey

A/Manager Environmental Planning Branch
EPA Services

4 May 2020

2. LPS – SUBMISSION

BOYUP TOURISM ASSOCIATION

BOYUP BROOK TOURISM ASSOCIATION INC.
P.O. Box 47
Boyup Brook WA 6244

Telephone 9765 1444
E-mail: bbvisitor@wn.com.au
www.boyupbrooktourism.com.au



**Submission to the Shire of Boyup Brook
by the Boyup Brook Tourism Association
in regard to the
Local Planning Strategy**

11 February 2020

We read in the document that the Boyup Brook Shire Council states that it is '*actively planning to protect the environment*' and yet

- The Town Planning Strategy identifies the two bush blocks, commonly known as 'The Railway Dam Block' and 'The Sale Yard Bush Block', within the town precincts as potential housing opportunities. Between them these areas support well over 200 species of native flora including 19 orchid species of which one is Declared Rare Flora, ORCHIDACEAE *Caladenia dorrienii*, and the other a Priority 1, ORCHIDACEAE *Caladenia perangusta*, with an Acacia, FABACEAE *Acacia aphylla* which may potentially be relegated to the 'Threatened' list in the future. It would seem contradictory to actively identify them as potential housing even if it is only considered hypothetically.
- The areas on both sides of the Bridgetown/Boyup Road that are marked for clearing have the DRF and Priority 1 orchids scattered throughout as does part of the Sale Yard block. The orchids are listed on a register at the Shire Office and DFES Officers are aware that they have to put in an ATT (Application to Take) when doing any clearing or burning.
- The Baudin's Cockatoos and the Red Tailed Cockatoos use these areas of bush and probably the Carnaby Cockatoos which are listed on page 19.
- This area on both sides of the Bridgetown road is frequented by Tourists, Wildflower Groups and Orchid enthusiasts. Our Committee at the Visitors Centre regularly organises Wildflower Walks in season which promotes tourism in Boyup Brook and therefore *boosts the economy* (An outcome identified by the Strategy as significant). It is important to acknowledge and recognise that the Shire is reliant on agricultural pursuits and supporting businesses with no other primary or industrial options for financial support for the Shire coffers and therefore the serious maintenance of Tourism opportunities is of paramount importance for Boyup Brook's future survival.
- We note that on page 33 it is mentioned that *maintaining large consolidated vegetated areas* is an intention. We would recommend that those blocks mentioned above are ones that should be classed as such.
- Unfortunately '*It'll never happen*' is not good enough and the document should be open, accountable, current and unambiguous. It needs addressing now before it is too late.
- What a loss to Perth it would be not to have Kings Park. This was a brave decision in very early days of the Colony. What a loss to Boyup Brook if the Council is not brave enough to endorse this identified opportunity

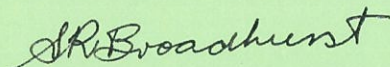
Also noted

- The list of buildings identified as *of heritage value* (1936 Boyup Brook Town Hall, 1924 Post Office, 1909 Railway Barracks, 1941 Flax Mill, 1874 Norlup Homestead, 1845 Gregory Tree) does not contain the oldest building in town which is the second oldest in the entire Shire and the one currently used as the Visitor Information Centre. A Heritage Grant was obtained to return it to its original appearance sometime in the 1990's (we think) and its omission is hard to comprehend.
- As is the omission of the Railway Station building (1909); the façade of the Commercial Bank (now Medical Centre); the Bank of NSW, the Hotel building (1911) and the oldest hall in the Shire (1905) at the Dinninup Showgrounds.
- We note that Site 3 – the Railway land - is proposed for mixed use - Commercial, Holiday Accommodation, Caravan Park and talks about alternative effluent systems. This seems short sighted as the area is a flood plain when the river floods and is mostly riparian land along the Boyup Brook, precluding development of such activities.
- On page 22 entitled *Agriculture and Food Planning Analysis*, item 6 states that several commercial activities directly associated with the districts primary production includes Co-Operative Bulk Handling. This business finished about 3 years ago.
- *Under Public Utilities page 23, item 3 is Potable Water.* It is suggested that the current capacity of 127,000,000litres (supply coming from the Millstream Dam near Balingup), has the potential to support industrial growth. Decreasing rainfall and less capacity to fill dams in today's climate have not been addressed. Elsewhere in the papers it says we have a 700ml rainfall. It is a long time since we received that much

In fact there are so many discrepancies and inaccuracies in this document that it can no longer be considered valid today in its present form and needs urgent attention to address the veracity of the 'facts' quoted.

On behalf of the Tourism Association Committee

Yours sincerely



Chairperson
BBTA



Boyup Brook Tourism Association Inc
proudly sponsored by the Shire of Boyup Brook



3. LPS – SUBMISSION

**DEPARTMENT OF BIODIVERSITY,
CONSERVATION AND ATTRACTIONS**



Department of Biodiversity,
Conservation and Attractions



*We're working for
Western Australia.*

Your ref: LN/42/001

Our ref: 45022 2020/001034

Enquiries: Tracy Teede

Phone: 9725 4300

Email: swlanduseplanning@dbca.wa.gov.au

Chief Executive Officer
Shire of Boyup Brook
PO Box 2
BOYUP BROOK WA 6244

Attention: Adrian Nicholl

SHIRE OF BOYUP BROOK - DRAFT LOCAL PLANNING STRATEGY

I refer to your letter dated 23 January 2020 seeking the Department of Biodiversity, Conservation and Attractions' (DBCA) Parks and Wildlife Service comments in relation to a draft local planning strategy.

DBCA is responsible for the administration and implementation of provisions in the Conservation and Land Management (CALM) Act 1984 and the Biodiversity Conservation Act 2016 (BC Act).

Parks and Wildlife Service has responsibility for flora and fauna on all land tenures throughout the State, has responsibility for the protection of wetlands and is responsible for the management of National Parks, Nature Reserves, Marine Reserves, State forests, Timber reserves other CALM Act reserves and Departmental freehold land.

The Shire of Boyup Brook (Shire) is located within both the DBCA South West and Warren regions. The following advice relates to the DBCA South West Regional boundary only. The Shire may choose to seek additional comments from the DBCA Warren region.

Advice to Shire

The Forest Management Plan 2014-2023 is recommended as an important reference. It details existing and proposed reserve tenures and purposes managed by DBCA. DBCA has an important role in managing these areas for conservation, recreation and public enjoyment, sustainable natural resource use and scientific purposes.

DBCA recommends that land development proposals should be targeted to existing cleared land where possible, and for a buffer to be provided between development and DBCA-managed lands, remnant native vegetation, wetlands and watercourses.

The priority for protection, are the lands and waters, vested with the Conservation Commission of Western Australia, and other Unallocated Crown Land and reserves supporting native vegetation.

South West Region

PO Box 1693, Bunbury, Western Australia 6230
Phone: (08) 9725 4300 Email: bunbury@dbca.wa.gov.au
dbca.wa.gov.au

On freehold lands, important areas for protection are the large consolidated native vegetation remnants, especially if they adjoin National Parks, State forest and other reserves, and then priority is given to critical habitat, poorly reserved vegetation types, threatened flora, fauna and ecological communities, habitats of threatened fauna, riparian and wetland vegetation and native vegetation forming wildlife corridor connections between other larger remnant vegetation areas (see the *Western Australian Local Government Associations South West Biodiversity Project South West Regional Ecological Linkages* report [Molloy et al, 2009]).

Managing fire and protection from unwanted bushfire impacts is an important consideration. DBCA also manages recreational facilities on Department-managed land.

DBCA advises the Strategy review should consider significant biodiversity values to assist in identifying important natural areas to be protected and integrated into future development design. The Strategy review should aim to retain and enhance wildlife corridor linkages on the Strategy map and identify areas and protect environmentally sensitive areas.

Section 2 – Local Profile and Planning Analysis

Natural Environment Planning Analysis

The Natural Environment section should refer to threatened flora and fauna species and communities under the Western Australia's *Biodiversity Conservation Act 2016* (BC Act) and threatened flora species under the Commonwealth of Australia's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The Declared Rare Flora (DRF) species *Caladenia dorrienii*, *Eleocharis keigheryi* and *Grevillea acropogon*, and other Priority flora species, have been found within the Shire.

The Shire contains a diverse range of vegetation complexes which are considered to be poorly retained as there are less than the nationally recommended 30% pre-1750 retention level remaining. The Shire's poorly retained vegetation complexes include the Balingup (BL and BLf), Boscabel (Bo1), Bridgetown (BT), Brockman (BR), Dalmore (DM1, DM2 and DMg), Darkin, DK1, DK2, DK3, DK4 and DK5f), Farrar (Fa2, Fa3, Fa4, Fa5), Kulikup (KU2 and KUw), Lakes and Open Water (L), Lukin (LK 1 and LK2), Mumballup (ML), Newgalup (NW1, NWf1, NWg1, NW2, NWf2, and NWg2), Qualeup (QU) and Queenwood (QWf).

The Shire contains the Priority Ecological Communities *Claypans with mid dense shrublands of Melaleuca lateritia over herbs* and *Blackwood Alluvial Flats*.

Planning Analysis 4 refers to black cockatoos and western ringtail possums. Woylies, numbats, red-tailed phascogales, chuditch and peregrine falcons are other threatened species that have been found within the Shire.

The Shire should aim to retain and enhance areas containing threatened flora and fauna, ecological communities, poorly retained vegetation complexes and wildlife corridor connections.

Natural Environment Planning Issues

Point 1 refers to farming practices however planning issues relate to the management of urban, rural and reserve areas.

Figure 13 should include the buffered locations of declared rare flora protected areas.

Natural Resources & Land Capability Planning Analysis

Point 7 refers to significant biodiversity values that need to be protected as being within State forests. Many known threatened flora populations within the Shire occur within other crown land and private property. DBCA suggests the wording be amended to read "*Significant biodiversity values in need of protection are located in remnant vegetation throughout the Shire in state forests, crown reserves and in private tenure, which offers....*".

Planning Issues – Biodiversity Point 4 refers to the “extraction of natural resources”. It is unclear if this refers to sand and gravel extractive industries only, or if it is meant to also refer to timber resources and clearing of native vegetation. DBCA understands the intention is to refer to basic raw materials and recommends that this point is reworded to make the intent clearer.

Landscape and Visual Management Planning Analysis

Point 2 refers to state forests, tree plantations, road reserves and private land, however vegetation can also be present in other crown and shire managed reserves.

Section 3 – Strategy Outcomes

Overall Goals - Environment should also refer to the protection of BC Act listed threatened flora and fauna and EPBC Act listed species.

Planning Actions Table –

- Rural Residential Point 1 Planning Justification refers to “some areas of vegetation may be subject to Western Australian or Australian Government clearing laws”. This should be amended to read that “*Areas containing native vegetation are subject to State and Federal government environment protection legislation*”.
- Natural Environmental Point 1 Planning Justification should include a goal to ensure Shire staff are aware of and apply existing legislated environment protection measures.
- Landscape and Visual Management Planning Action 1 refers to including provisions for a “Special Control Area – Landscape Amenity” which seeks to maintain or enhance the conservation or land values of areas including State forests and remnant vegetation areas. DBCA advises that landscape amenity special control areas should be considered for land adjacent to or nearby state forests and not simply within the state forest, and other remnant vegetation areas.

Investigation Areas should include a reference to development constraints related to the State’s BC Act, the Environmental Protection Act 1986 and the Commonwealth’s EPBC Act protected matters.

Investigation Area Site 8 Jayes Road. This site supports listed threatened flora protected under the BC Act and the EPBC Act. The Investigation Area Requirements Planning Matters to be Addressed should include another dot point referring to the protection of threatened flora and fauna.

Investigation Area Site 9 Jayes and Terry Roads. This site supports listed threatened flora. The Investigation Area Requirements Planning Matters to be Addressed should include another dot point referring to the protection of threatened flora and fauna

Investigation Area Site 10 Bridge and Gibbs Streets. This site contains biodiversity values which may support threatened species. The Investigation Area Requirements Planning Matters to be Addressed should include another dot point referring to survey requirements to determine the sites biodiversity values.

Investigation Area 18 Abel and Short Streets. This site is likely to support threatened flora under the BC Act or EPBC Act or be within a buffer for the protection of listed threatened flora. The Investigation Area Requirements Planning Matters to be Addressed should include another dot point referring to the protection of threatened flora and fauna.

Investigation Area 22 Bridgetown-Boyup Brook Road. This site supports listed threatened flora under the BC Act. The Investigation Area Requirements Planning Matters to be Addressed should include another dot point referring to the protection of threatened flora and fauna, in addition to the need to protect environmentally sensitive areas and undertake flora and fauna surveys.

Thank you for the opportunity to comment on this draft strategy. Please contact Tracy Teede at the Parks and Wildlife Service South West Region office on 9725 4300 if you have any queries regarding this advice.

Yours sincerely



Peter Henderson
Acting Regional Manager
Parks and Wildlife Service

28 May 2020

References

Molloy, S., Wood, J., Hall, S., Walldrodt, S and Whisson, G. (2009). *South West Ecological Linkages Technical Report*, Western Australian Local Government Association and Department of Environment and Conservation.

DBCA Regions

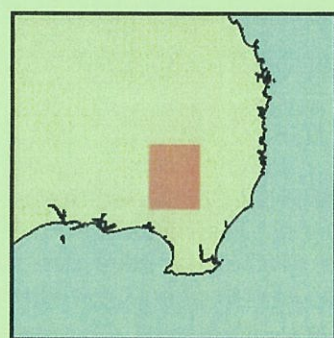
Legend

- DBCA Regions (GDB)
- Local Govt. Authorities (LGA)(GDB)
- South West Major Hydrography
- South West Minor Hydrography
- South West Drainage Lines
- Canal
- Connector
- Watercourse
- TGDB Roads - All
- Highway, Freeway
- Main road sealed

1:300,000 (A4)

0 2.5 5 7.5 km

Geographic Projection
Datum: GD694

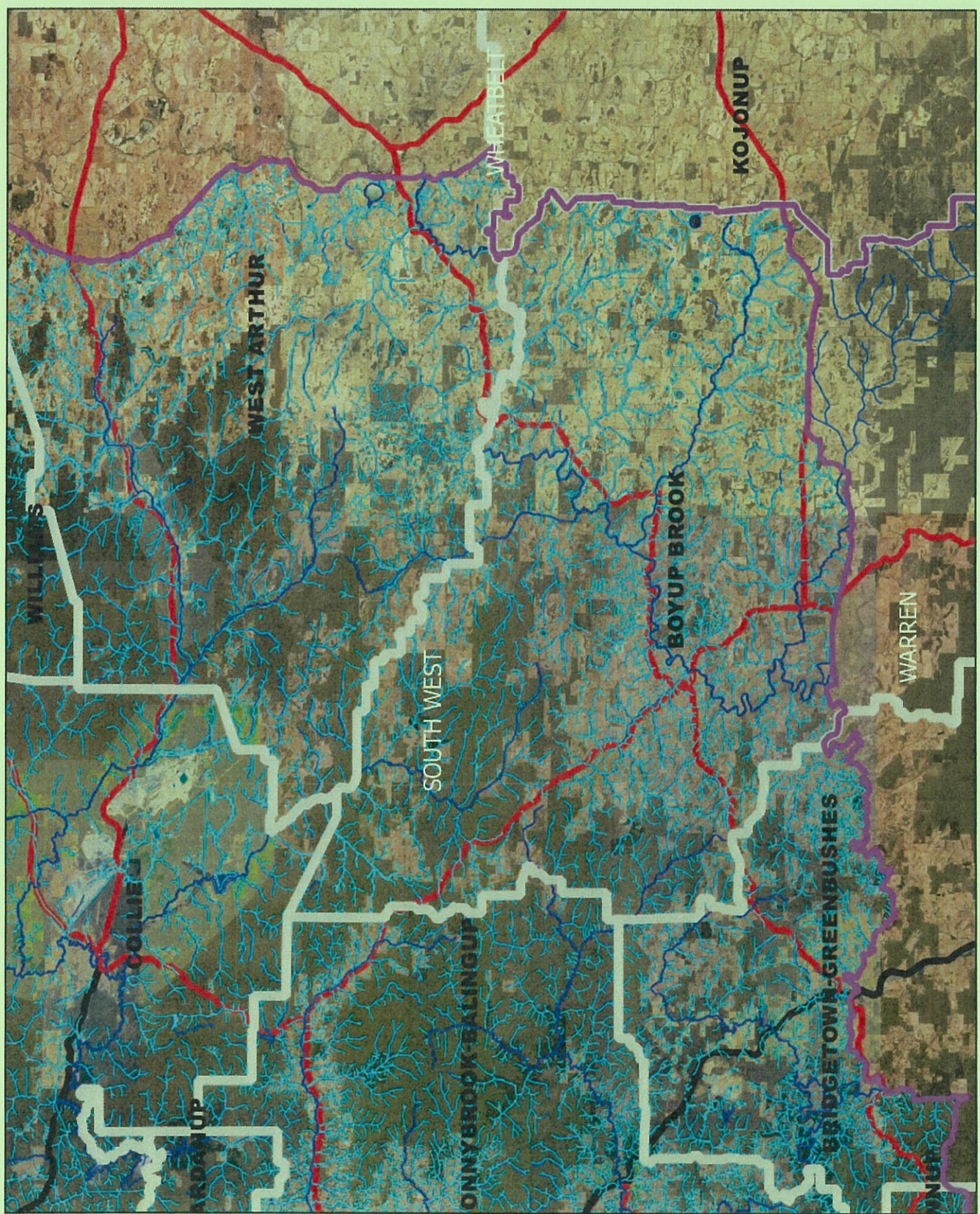


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Department of Biodiversity,
Conservation and Attractions

Department of Biodiversity,
Conservation and Attractions

Job Ref: 45022

Produced at 12:37 PM on May 28, 2020



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Boyup Brook poorly retained vegetation complexes

Legend

Local Govt. Authorities (LGA)(GBD)
Vegetation Complexes - South West Forests

- Balingup, BL
- Balingup, BLr
- Boscabel, Bo1
- Bridgetown, BT
- Brockman, BR
- Dalmore 1, DM 1
- Dalmore 2, DM 2
- Dalmore, DMg
- Darkin 1, DK1
- Darkin 2, DK2
- Darkin 3, DK3
- Darkin 4, DK4
- Darkin 5f, DK5f
- Farrar 2, Fa2
- Farrar 3, Fa3
- Farrar 4, Fa4
- Farrar 5, Fa5
- Kulkup 2, KU2
- Kulkup, KUw
- Lakes And Open Water, L
- Lukin 1, LK1
- Lukin 2, LK2
- Munkalup, ML
- Newgalup 1, NW1
- Newgalup 1, NWf1
- Newgalup 1, NWg1
- Newgalup 2, NW2
- Newgalup 2, NWf2
- Newgalup 2, NWg2
- Qualeup, QU
- Queenwood, QWf
- TGDB Roads - All
- Highway, Freeway
- Main road sealed

1:300,000 (A4)

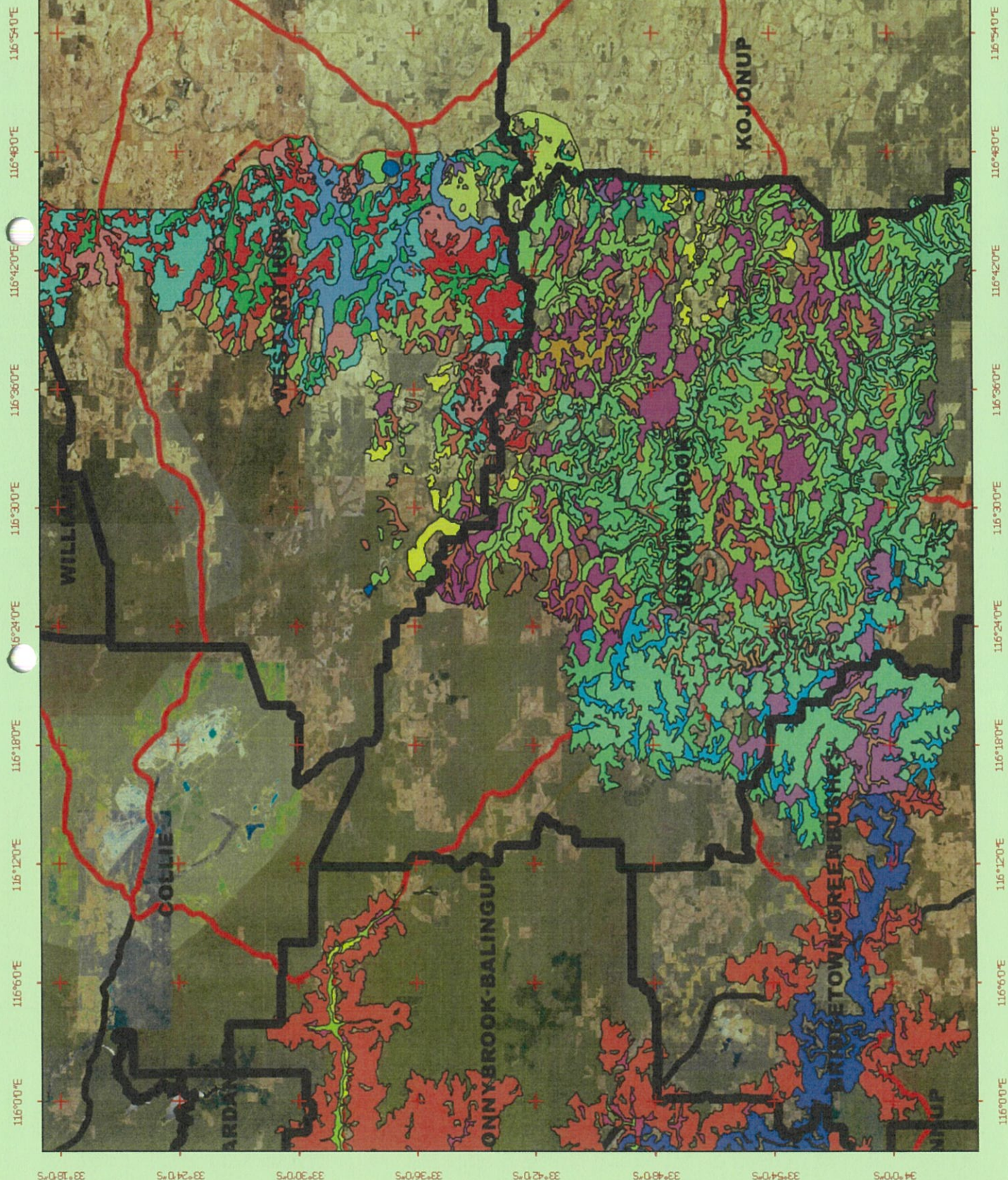
0 2.5 5 7.5 km

Geographic Projection
Datum: GDA94

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Department of Biodiversity,
Conservation and Attractions

Department of Biodiversity,
Conservation and Attractions

Job Ref: #5022
Produced at 12:45 PM on May 26, 2020



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4. LPS – SUBMISSION

DEPARTMENT OF EDUCATION



Government of Western Australia
Department of Education

Your ref : LN/42/001
Our ref : D20/0176736
Enquiries :

Chief Executive Officer
Shire of Boyup Brook
PO Box 2
Boyup Brook WA 6244

RECEIVED 22 APR 2020

Attention: Adrian Nicoll
Shire Planner

Dear Sir/Madam

Draft Shire of Boyup Brook Local Planning Strategy

Thank you for your letter dated 23 January 2020 providing the Department of Education (Department) the opportunity to comment on the Shire of Boyup Brook's draft Local Planning Strategy (Strategy).

The Department has reviewed the draft Strategy and wishes to advise the following:

1. It is noted that the Strategy identifies the potential for future residential growth. Based on the existing provision of infrastructure, an estimated 961 additional lots can be accommodated under the current Town Planning Scheme No. 2 with additional lots capable of being accommodated subject to the provision of suitable sewerage infrastructure. In addition to this, 23 different investigation areas have been identified for future growth. The investigation areas would potentially have an estimated lot yield of more than 800 additional lots.

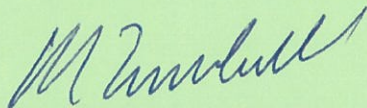
The Department acknowledges that the rate of development will be influenced by varying factors which makes it difficult to predict when the potential lot yield would be achieved. It is imperative to understand the implications of increasing residential densities as they have a correlation with the student enrolment demand within the region.

2. Within the Shire of Boyup Brook there is only one government school – Boyup Brook District High School (DHS). Based on current demographic and development trends, and the existing excess capacity at the school, Boyup Brook DHS is considered to be able to cater for student demand in the long-term. However, in considering the potential future lot yield identified within the Strategy, the Department recommends that the Shire forward plan and make provision for sufficient number of public schools as per the rate prescribed in the Western Australian Planning Commission's Development Control Policy 2.4 – School Sites (DC Policy 2.4)
3. There is no commentary in the Strategy on the requirement for future government school sites. The Department recommends that the Strategy identifies the impact future residential development will have on existing government schools within the region and a 'Planning Action' should also reflect how this matter is to be addressed.
4. The number and size of public schools are required to respond accordingly to the anticipated student yield and to be provided at a rate prescribed in the DC Policy 2.4. Planning for any future school sites should take into consideration the pressure future growth of an area will put on the government schools within the region.

The Department welcomes an ongoing collaborative approach with the Shire to ensure adequate school facilities are provided to accommodate student growth within the region.

For any questions in relation to the above, please do not hesitate to contact Mr Matthew Cosson,
Senior Consultant – Land Planning on (08) 9264 4008 or email
matthew.cosson@education.wa.edu.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'M Turnbull', written in a cursive style.

Matt Turnbull
**Manager Land and Property
Asset Planning and Services**

2 April 2020

5. LPS – SUBMISSION

DEPARTMENT OF FIRE AND EMERGENCY SERVICES



Our Ref: D13525
Your Ref: LN/42/001

Mr Arian Nicoll
Shire of Boyup Brook
shire@boyupbrook.wa.gov.au

Dear Mr Nicoll

RE: SHIRE OF BOYUP BROOK DRAFT LOCAL PLANNING STRATEGY

I refer to your letter dated 23 January 2020, regarding the Shire of Boyup Brook draft Local Planning Strategy (Strategy).

It should be noted that this advice relates only to *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines). It is the responsibility of the proponent to ensure that the proposal complies with all other relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining necessary approvals that may apply to the proposal including planning, building, health or any other approvals required by a relevant authority under other written laws.

Assessment

DFES welcomes the opportunity to provide comment on the Strategy and acknowledges the Shire's commentary on SPP 3.7 and the Guidelines. The following advice is provided for the Shire to consider in refining the Strategy:

- DFES notes the strategy has identified 23 different investigation areas for future growth or change within the Shire, and that constraints have been considered regarding moderate to extreme bushfire hazards. However, it is unclear if an assessment of the bushfire risk has been undertaken for these investigation areas in accordance with the Guidelines.

Where the Strategy aims to identify suitable land for land use intensification within designated bushfire prone areas, it is important an assessment of the bushfire hazard issues is undertaken that informs the suitability of areas (if any) for urban expansion and/or land use intensification. The minimum requirement to satisfy SPP 3.7 is the preparation of a Bushfire Hazard Level (BHL) assessment and an assessment against the bushfire protection criteria requirements contained within the Guidelines.

At this strategic level, it is acknowledged that bushfire management is likely to be only one consideration of the decision maker in determining the suitability of the land for proposed intensification. However, this emphasises the need for an understanding of what the bushfire risks are, so an informed decision can be made as to the suitability of areas for expansion or intensification of land use. Deferring consideration of the bushfire risk to subsequent planning stages may serve to exacerbate the situation through increased expectations from landowners regarding land use change, should the areas identified be unable to achieve compliance with the bushfire protection criteria in the Guidelines. In accordance with our advisory role, we reiterate consideration of the following information prior to the determination of the Strategy.

1. Bushfire Hazard Level (BHL) assessment

- i. A BHL assessment is required subject to Policy Measure 6.3 of SPP 3.7. It provides a 'broad brush' means of determining the potential intensity of a bushfire for an area. This assessment assists in determining the suitability of land contained within strategic planning proposals for future subdivision and development. It is a pre-development tool used to inform decision making at subsequent planning stages to ensure a holistic understanding of the bushfire risk. Opportunities and constraints and the presentation of information within a matrix should be considered, where relevant (refer to the tables below);
- ii. A BHL assessment should be prepared for all areas identified for land use intensification which are designated as bushfire prone within the Strategy, including those areas that have not been previously tested by SPP 3.7 and are yet to be zoned or developed. This assessment can be a stand-alone document that informs the Strategy, or can form part of the document itself.
- iii. Although not specified in SPP 3.7 or the supporting Guidelines, the Shire should also consider the following:
 - a BHL assessment for those areas identified in the current Strategy or zoned in the current Scheme, but not yet developed. A BHL assessment will identify those areas that cannot comply with SPP 3.7; or alternatively identify measures to ensure future compliance, such as an improved road network; and
 - identification of measures to improve the resilience of those areas that are developed within or adjoining areas with an extreme bushfire hazard; this could be improved vehicular access and egress; increased hazard separation; improved water infrastructure; implementation of fire management strategies and vegetation management.
- iv. Appendix Two of the Guidelines outlines the methodology for undertaking a BHL assessment.
- v. Required outcomes of the assessment are to:
 - identify areas of low or moderate BHL that are most suitable for land use intensification;
 - evaluate the appropriateness of areas identified for intensification of land use;
 - identify improvements required to the broader road network to ensure that vehicular access and egress is available and safe during a bushfire event.

2. Opportunities and Constraints Assessment

It is critical at this level of the planning to connect the spatial understanding of the bushfire threat with strategic decisions about intensification of land use to reduce the vulnerability of people, property and infrastructure to the threat of bushfire. An understanding of the bushfire hazard provides for the identification of opportunities and constraints for the areas proposed for land use intensification. These areas can then be evaluated against each other, as well as each element of the bushfire protection criteria, to highlight the locations where it is unlikely compliance with the criteria can be achieved.

An opportunities/constraints assessment can address issues related to the bushfire protection criteria that have arisen following the BHL assessment, including:

Protection criteria	Key considerations
Element 1: Location	<ul style="list-style-type: none"> Consider the landscape context of the proposal, including the type and extent of vegetation, topography (particularly land with slopes of >10 degrees), areas of possible fire-runs and evacuation options. Identify areas which represent an extreme bushfire risk that cannot be managed and should not be supported for development. Areas most suitable for land use intensification are where the bushfire hazard is low or moderate. Identify conservation areas including TEC, heritage sites, nature reserves or national parks that may constrain a location. Identify vulnerable and high risk land uses, and critical infrastructure.
Element 2: Siting and design	<ul style="list-style-type: none"> Identify interfaces between development and bushfire prone vegetation which may require increased setbacks to achieve an appropriate BAL rating (in accordance with AS3959).
Element 3: Vehicular access	<ul style="list-style-type: none"> Consider the wider road network and identify any limitations to the provision of multiple access routes both at the local and district levels. Identify vehicular access routes that provide safe access and egress to two different destinations. Identify opportunities to improve access and egress for existing development including incorporating emergency access ways and fire service access routes where no alternative exists.
Element 4: Water	<ul style="list-style-type: none"> In reticulated areas, highlight locations of hydrants and existing water infrastructure. In non-reticulated areas, it will be necessary to demonstrate the availability of alternative water supplies for firefighting purposes.

3. Bushfire Protection Criteria Matrix

- i. If the BHL assessment is being prepared with multiple development or investigation areas for land use intensification being considered, the assessment should provide a comparison of the areas. In particular, it should consider the likelihood that development in an individual area may or may not comply with the bushfire protection criteria.
- ii. This can be in the form of a matrix and provide a qualitative assessment identifying if it is considered that the areas proposed for intensification of land use are likely, possibly or unlikely to meet the criteria. It should recognise that compliance may be subject to the subsequent stages of the planning process.

Recommendation – insufficient information

It is critical that the bushfire risk is understood for those areas where intensification of land use is proposed by the Strategy.

A bushfire assessment may be necessary to identify opportunities and constraints for land use intensification, and the ability to achieve compliance with the bushfire protection criteria of the Guidelines. This assessment should also inform bushfire risk management measures for the Strategy to ensure all recommendations for land use intensification avoid any increase in the threat of bushfire to people, property and infrastructure.

Should you require further information, please contact me on telephone number 6551 4032.

Yours sincerely



Craig Scott
SENIOR LAND USE PLANNING OFFICER

1 April 2020

cc: adrian@pureplanning.com.au

6. LPS – SUBMISSION

DEPARTMENT OF HEALTH



Government of Western Australia
Department of Health

RECEIVED 15 APR 2020

Your Ref: LN/42/001
Our Ref: F-AA-05223/2 D-AA-20/10380
Enquiries: Vic Andrich (08) 9222 2000

Mr Chris Smith
Chief Executive Officer
Shire of Boyup Brook
PO Box 2
BOYUP BROOK WA 6244

Dear Mr Smith

PROPOSED LOCAL PLANNING STRATEGY 2019 – 2034

Thank you for your letter of 23 January 2020 requesting comments from the Department of Health (DOH) on the above proposal. The DOH provides the following comment:

Water Supply and Wastewater Disposal

The Strategy should facilitate development to be in accordance with the *Government Sewerage Policy (2019)* and connect with scheme water where available. For non-scheme water connected areas, developments are to have access to a sufficient supply of potable water that is of the quality specified under the *Australian Drinking Water Quality Guidelines 2011*.

On-Site Wastewater Disposal

Suitable provision for an adequate on-site effluent disposal area is to be accommodated in the Strategy and any planning approval. For on-site wastewater disposal systems to be approved, a winter site and soil evaluation is required and be in accordance with Australian New Zealand Standard 1547.

For more details please refer to the attached fact sheet '*Guidance on Site-and-soil evaluation for Onsite Sewage Management*'. The fact sheet also provides information on the stages in the planning process and scale of development and determines the timing and the level of detail of investigation and reporting. Should a septic tank effluent disposal system (STED) be implemented, the Strategy should contain a provision requiring future development to connect to a STED scheme as it would be deemed to comply with the *Government Sewerage Policy (2019)*.

Public Health Impacts

The Strategy should be consistent with climate change adaption methods as per the downloadable guide *Heatwave Guide for Cities* hazard management (see page 48), to deal with potential health hazards such as extreme heat.

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The guide is intended to be a basic introduction to this topic and a resource for local governments to start planning for extreme heat which is downloadable from:

<https://www.climatecentre.org/downloads/files/IFRCGeneva/RCCC%20Heatwave%20Guide%202019%20A4%20RR%20ONLINE%20copy.pdf>

In relation to industrial development on page 36, the enclosed DOH information sheet *'Industrial estates, precincts and industrial developments Scoping Tool: Public Health Considerations'* highlights public health issues that should be addressed and incorporated into the Strategy.

The Strategy is to acknowledge and incorporate appropriate separation distances in accordance with the Environmental Protection Authority Environmental Assessment Guideline 3 *'Guidance for the Assessment of Environmental Factors No. 3 – Separation Distances between Industrial and Sensitive Land Uses'* which is available for download from: http://epa.wa.gov.au/sites/default/files/Policies_and_Guidance/GS3-Separation-distances-270605.pdf

The Strategy should also acknowledge the attached fact sheet *'Guidelines for Separation of Agricultural and Residential Land Uses'* as a means to help avoid conflict and potential adverse health effects and nuisance impacts from chemical use, dust and other rural pursuits and is also available for download from:

http://ww2.health.wa.gov.au/Articles/F_I/Guidelines-for-separation-of-agricultural-and-residential-land-uses

Strategy Content

It is noted within the Strategy, that good public health is not specifically recognised as part of the vision, goals and actions. Good public health outcomes require good planning strategies. The aim of the planning Strategy should include a direct reference to 'enhancing the public health of the community' or words to that effect.

The Strategy would benefit from investigating the potential risks to a community. A risk assessment of each of the potential goals and actions should be incorporated into the Strategy. For your reference, consider the enHealth document *'Risky Business' – A resource to manage environmental health risks specifically tailored for local governments* which is available for download from:

http://ww2.health.wa.gov.au/Articles/F_I/Health-risk-assessment

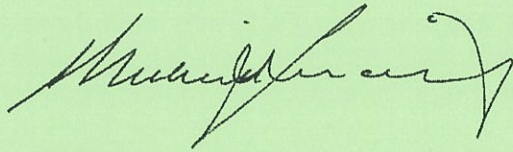
Land Use Planning for Natural Hazards

A document *'Land Use Planning for Natural Hazards'* can also guide the use of land to effectively reduce risk and enhance sustainability for areas prone to hazards such as flooding, fire, landslide, earthquake, strong wind and erosion available for download from:

<https://knowledge.aidr.org.au/resources/land-use-planning-for-natural-hazards-handbook/>

Should you require further information please contact Vic Andrich on (08) 9222 2000 or at ehinfo@health.wa.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michael Lindsay', with a stylized flourish at the end.

Dr Michael Lindsay
**A/EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE**

6 April 2020

Att



Guidance on Site-and-soil evaluation for Onsite Sewage Management

Site-and-soil evaluation (SSE) requirements for the design and management of onsite sewage systems in areas that are not connected to reticulated sewerage have now been incorporated into the *Government Sewerage Policy 2018 (GSP)*. The GSP uses the SSE approach of the *Australian Standard AS/NZS1547:2012 On-site Domestic Wastewater Management (AS/NZS 1547)*.

This document explains SSE requirements to ensure that unsewered development only proceeds on land that has an acceptable capacity for sustainable onsite sewage management, and where constraints have been identified and addressed.

What is a Site-and-soil evaluation (SSE)?

An SSE is a written report that examines the various aspects of a site in relation to sewage collection, treatment and onsite disposal to ensure adequate management over time.

The assessment is to be in accordance with *AS/NZS 1547 On-site domestic wastewater management* reviewing all relevant constraints and the risks to public health and the environment potentially posed by an onsite sewage system. Whilst AS/NZS 1547 only applies to domestic wastewater management, the guidance for SSE is also relevant to non-residential development.

The overall objectives of the SSE process are to:

- assess the capacity of the site to sustainably manage sewage within lot boundaries;
- identify public and environmental health risks of onsite sewage management especially the effect on groundwater and surface water on the site;
- identify the most appropriate on-site system in consideration of site conditions and the nature of the proposed development; and
- identify and implement a management program to minimise these risks if required.

Why is an SSE required?

An SSE ensures that the property is large enough to accommodate an appropriately-sized treatment system, land application (irrigation, disposal or reuse) system for the size and location of the development and infrastructure that the property owner wishes to build. Where there is insufficient land to sustainably manage the proposed volume of wastewater, the size of the proposed development will need to be reduced.

When is an SSE required?

The GSP requires site and soil evaluations in support of planning and development applications in unsewered areas, including local planning scheme amendments, subdivision, and commercial and industrial developments and subdivisions and multi-unit residential developments.

An SSE may also be required to determine whether an existing development can sustainably contain all treated wastewater as part of an application to install an onsite sewage system in accordance with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.

The SSE should be undertaken as early as possible in the planning phase of the development or subdivision.

The table below shows the stages in the planning process and scale of development and determines the timing and the level of detail of investigation and reporting.

Stages in Planning Process	Scale of Proposal	Level of Assessment Required	Purpose
Sub-regional/district plans and local planning strategies	<ul style="list-style-type: none"> catchment-wide (multiple local government areas) one local government area part of an local government area 	<ul style="list-style-type: none"> broad SSE to determine areas which are most favourable for new developments desktop analysis based on soil landscape maps, GIS (geographic information systems), reports, studies and local knowledge representative testing of different soil landscape types (if necessary) 	<ul style="list-style-type: none"> review practicability of sewerred versus unsewered option for wastewater management determine broad suitability for onsite sewage management eliminate areas not suitable for onsite sewage management or where technological solutions are cost prohibitive or ecologically unsustainable evaluating environmental and public health risks identify local government resourcing requirements to monitor on-site sewage management
Rezoning and local structure plan	<ul style="list-style-type: none"> one local government area part of an local government area specific site 	<ul style="list-style-type: none"> detailed SSE for site-specific rezoning 	<ul style="list-style-type: none"> determine minimum lot sizes identify appropriate treatment technologies and onsite sewage management system (e.g. disposal, reuse) establish performance standards/criteria determine management and monitoring options
Subdivision	<ul style="list-style-type: none"> specific site 	<ul style="list-style-type: none"> detailed SSE if not done at the earlier planning stage 	<ul style="list-style-type: none"> determine capacity of proposed lots to contain sewage on-site without compromising environmental and public health outcomes select and size treatment/onsite sewage management system, including land application area identify management and monitoring

			options <ul style="list-style-type: none"> define adequate onsite sewage management locations
Development	<ul style="list-style-type: none"> individual lot 	<ul style="list-style-type: none"> site specific SSE if not done at the earlier planning stage 	<ul style="list-style-type: none"> determine capacity of site to contain proposed development and sewage on-site, without compromising environmental and public health outcomes design precise treatment/onsite sewage management system implement management and monitoring options
SSE – Site and Soil Evaluation			

Who should undertake an SSE?

Individual landowners or developers are responsible for engaging a suitably qualified and experienced professional to undertake an SSE for unsewered developments and subdivisions.

What are the competencies of SSE assessors?

The assessor should either possess an appropriate tertiary-level qualification or specific knowledge and practical experience of soil science, in particular soil hydrological and soil chemical processes.

An SSE professional should possess technical expertise and experience with the broader, interdisciplinary fields of onsite sewage management, including skills in the interpretation of site, soil and climate conditions, undertaking water and nutrient balances, selection and design of appropriate wastewater treatment systems, disposal and reuse options, and other relevant skills.

What are the stages of an SSE?

After clarifying the property owner's objectives, an SSE has the following stages:

- a desk top study,
- an onsite and surrounding area field check and,
- land capability testing and evaluation.

What risks are to be considered in an SSE?

Australian Standard AS/NZS 1547 takes a risk management based approach in the assessment, design, installation, operation and monitoring of onsite sewage management systems. This includes the identification, assessment, reduction and monitoring of risks to public health, the environment and local amenity. The extent of the evaluation should be proportionate to level risk associated with on-site sewage disposal. It is expected that in areas where health and environmental risks are minimal, the extent of the SSE can be scaled down. Risks need to be well managed to avoid:

- contamination of drinking water supplies,

- contamination of groundwater or recreational waters,
- exposure to wastewater,
- negative impacts on aquatic and terrestrial ecosystems,
- reduction in the amenity value of land, water and air through odours, bogginess, ponding, scums and algae overgrowth,
- contamination of food sources.

What are the reporting requirements of an SSE?

The desk top study and the field visit must identify features on and adjacent to the property in accordance with AS/NZS 1547. This may include, but is not limited to:

- water and nutrient balance
- topographical features including slope and aspect
- underlying geology, soil types, rocky outcrops, presence of restrictive soil horizons and bedrock and shallow soils
- potentially poorly drained areas, drainage lines, seepage, watercourses and flood frequency
- legal and planning information including boundaries and existing and proposed infrastructure, landuses
- location, depth, nature and value of aquifers and bores, depth to shallow perched or seasonally high water table
- potable water supply catchments, dams and waterways
- risks from stormwater flows and flooding
- rainfall and pan evaporation readings
- vegetation type and density
- the degree of previous soil disturbance, contamination, compaction and imported fill
- risk of erosion and land slippage
- distance to surface waters, road cuttings, embankments, retaining walls, fence and buildings
- soil surface conditions – stoniness, dampness, hardness, soil cracks
- salinity
- sodic and dispersive soils
- soil permeability (constant head) test in accordance with AS/NZS 1547
- sensitive environments inside and around the lot boundaries

As an SSE must be carried out in accordance with the AS/NZS 1547 please refer to the Standard for full details.

The scale and nature of the reporting requirements will be proportionate to the level of risk associated with the scale and nature of future development and the physical and environmental conditions of the site.

Are there any other relevant documents?

This factsheet supplements a number of documents for onsite sewage management in the WA, including the following:

- Department of Health – *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*
- Government of Western Australia - *Government Sewerage Policy*
- Standards Australia - AS/NZS1547:2012 *On-site Domestic Wastewater Management*

More Information:

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**This document can be made available in alternative formats
on request for a person with a disability.**

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Industrial estates, precincts and industrial developments

Scoping Tool: Public Health Considerations

Land-use planning decisions have a direct impact on public health both in terms of promoting healthy living and in terms of preventing both acute and chronic diseases.

This information sheet is for State and Local Governments responsible for both land-use planning for industrial estates and assessing development proposals. This information sheet may also help government officials and public health professionals provide guidance to planners and others about the potential health implications of their decisions. Property developers of residential and industrial estates and precincts or industrial facilities may also find this information useful for preparing proposals.

Land-use planning directed towards sustainable economic growth through industrial development incorporates strategies which ensure sensitive land-users are not disadvantaged or placed at risk from industrial activity. Land-use plans that consider the health and wellbeing of local communities help preserve or even improve the health of the community affected by the proposed plans. Health and amenity issues that affect residential areas also affect business, visitors and workers in an industrial estate. Although traditionally not an area for public health, the aesthetics and amenity of an industrial estate can impact on how the area is perceived and in turn influence the health and wellbeing of people in the estate and adjacent neighbourhoods.

Industrial areas are important for economic growth and therefore the potential for incremental intrusion of non-industrial activities on these areas also needs to be considered to ensure the core function of an industrial area remains for industrial use. Industrial developments are most often compromised when separation distances to sensitive receptors¹ have not been considered during the planning stage of either a residential estate or an industrial estate. Buffers based on separation distance can be implemented by State Government long after developers have purchased land for Industrial or residential estates. The potential for this to occur is greatest wherever residential land lies adjacent to heavy industry or land that is zoned and reserved for mixed industrial development and it is clear that separation distances have not been considered during planning or are inadequate.

This guidance is about promoting healthy public policy and is based on the understanding that health is not just the product of health care activities but is influenced by a wide range of activities that include land-use planning and industry regulation. Understanding how these activities influence health provides an opportunity for planning authorities to adopt strategies that help to prevent and reduce certain ill health for as long as possible and thereby help to reduce or avoid related health costs.

¹ Sensitive receptors are any residential area and include but are not limited to schools, hospitals, elderly housing, day care facilities and individual residences.

Factors that influence public health to be considered by assessors and proponents include (but not limited to).

- Air quality
- Noise
- Hazard management
- Climate change
- Light
- Water quality
- Radiation safety
- Traffic

Features of Industrial Neighbourhoods that affect the health and safety of employees, visitors and neighbouring communities:

- Disaster preparedness and emergency management
- community consultation
- Built Environment and workforce well being

Air quality

Local air quality can be affected by air pollutants emitted from industrial facilities in an industrial estate or precinct during both the construction stage and during normal operations.

Air pollutants may include odorous chemicals, gases, fumes and particulate matter (dust). Such pollutants, when not managed correctly, have been associated with health problems ranging from short lived reversible respiratory health effects to long term chronic cardiorespiratory health effects in exposed individuals. Air pollution has also been implicated in non-cardiorespiratory effects such as autoimmune disorders and low birth weight.

People who live near or adjacent to industrial estates do not expect industrial emissions to impact their health. They also expect a high standard of amenity. Two proven ways that impacts can be minimised is by providing a buffer between industry and sensitive land-uses and by ensuring industrial activities are regulated to minimise the impacts of noise, odour, dust and traffic.

A primary responsibility of State and local government planning authorities and is to preserve good air quality over residential areas both for purposes of health and amenity. To this end the planning authorities seek to ensure that air emissions from industrial facilities do not cause the air pollutants over residential areas to exceed health based air-quality standards/guidelines. The National Environmental Protection Measure (air NEPM) for ambient air quality prescribes ambient air quality standards for six key pollutants (PM₁₀, O₃, CO, NO₂, SO₂ and lead). Standards/guidelines for other pollutants are available from the Department of Water and Environmental Regulation (DWER) or DOH. Standards/guidelines apply to residential areas and it is incumbent upon a proponent to determine that air pollutants emitted by their facility comply with the appropriate standard/guideline. To help ensure air quality standards/guidelines can be met in residential areas the DWER regulates emissions for industrial facilities they licence and for facilities assessed by the Environmental Protection Authority (EPA) as requiring emission regulation.

The air-quality standards/guidelines apply to all sensitive receptors therefore industrial estates and residential areas should be strategically located to one another with due regard to factors that influence emission dispersal and dilution. Factors such as dominant wind direction and separation distance can reduce potential risks to communities. DOH also considers amenity important for health and wellbeing. Intermittent odour and dust emissions in particular degrade amenity and the potential for these to occur should be considered in the planning and approvals process. While the PM₁₀ air NEPM protects against the adverse health effects from dust, separate guidelines exist for dust levels that preserve amenity.

Air borne emissions are a feature of most industrial precincts whether from a fugitive source like a stockpile or from a point source like a stack. , Regardless of the source, a key question of the decision-making authority will be how the proposal or plan minimises amenity and health effects associated with air emissions? The following information from the proponent can assist answer this question

- A list of the potential contaminants of concern (their health effects and the recommended guideline for each contaminant may be required for high risk developments).
- Monitoring or modelling data of the contaminants of concern if available.
- A statement of intent to develop and implement an air quality monitoring and management plan or a statement justifying why such a plan is not required
- Evidence of adaptive, mitigation and management practices sufficiently flexible to respond proactively to conditions likely to generate unexpected emissions, and
- Evidence of strategies to engage with the community or to deal with community concerns if and when they arise.

This is not a complete list and if necessary a proponent may seek the advice of a suitably qualified and experienced environmental consultant to prepare a concise but detailed air-quality risk assessment or air-quality management plan. Where there is a potential risk for large scale industrial air borne emissions to impact air quality, a 'health risk assessment' may quantify those risks and enable appropriate management actions to be developed. The DWER and DOH may also provide proposal assessing authorities and proponents with advice.

Noise

Noise pollution is a potential problem when residential estates encroach on industrial areas. Potential noise impacts to residents can occur from sources such as industrial equipment, trucks and machinery (e.g. pumps or refrigeration plants).

Noise above the health guideline can lead to significant health and nuisance concerns from residents and workers. To minimise health and nuisance impacts associated with noise, a proponent should develop a noise management plan and have it approved by the authorising authority. Such a plan should be proactive and consider both the impact on and from future neighbours as the case may be.

The DWER regulates noise from licensed facilities while local government regulates noise from non-licensed facilities and residential areas.

Traffic

Increased traffic movements of trucks and machinery offsite through residential areas and local towns can cause concerns. It is important that where there is an increase in transit traffic appropriate planning and discussion with potentially affected communities is undertaken. A traffic management plan may be needed to manage traffic impacts on surrounding areas.

Light

Light pollution, characterised as excessive or obtrusive artificial light, may affect nearby communities.

Light pollution can be divided into two main types:

- 1) Annoying light that intrudes on an otherwise natural or low-light setting and
- 2) Excessive light that leads to discomfort and adverse health effects. Its sources include advertising lights, commercial properties, offices, factories, streetlights, other buildings and illuminated sporting venues.

It is important to consider any light obtrusive activities surrounding the proposed development to ensure they do not impact on neighbouring properties.

Water quality

Wastewater disposal

In most instances, industrial developments require reticulated sewerage to be delivered by a licensed supplier in accordance with the *Government Sewage Policy 2019*.

http://www.public.health.wa.gov.au/3/1430/2/subdivisions_and_town_planning_approvals.pm

However, in some locations reticulated sewerage systems, particularly in regional and remote areas, is not provided or planned. Moreover, existing sewerage systems may not have the capacity to accommodate increases in connection rates without significant investment. Therefore, it should be noted that it can take several years from planning stage discussions before an upgrade is operational.

Where a reticulated sewerage system is not available, health and environmental concerns may arise if a site does not install and maintain an appropriate onsite wastewater system to service the workforce and the development.

In situations where on-site wastewater systems are proposed, such as septic tanks or aerobic treatment units, it is essential to conduct a **Site and Soil Evaluation** report as per AS 1547 (2000) at the lot and subdivision level. In all cases, lot sizes will need to be able to accommodate the wastewater generated on-site within their boundaries.

To ensure the Department of Health is satisfied that there will be appropriate provision of wastewater disposal systems, a proponent is required to provide written evidence/details on the predicted occupant size, trade waste type/quantities and whether the development will be:

- Connected to a reticulated sewerage system. If so:
 - Detail what is the capacity of the local reticulated mains to handle the increase in generated wastewater volumes, and/or
 - Details of future proposals to upgrade the reticulated sewerage system or the wastewater treatment plant, or
- Connected to an onsite wastewater system. If so:
 - Provide a **Site and Soil Evaluation Report** as per AS 1547 (2000) at the lot and development level;
 - Provide groundwater levels and soil type;
 - Type of onsite wastewater system proposed e.g. septic tanks, aerobic treatment unit, etc.;
 - The location of the onsite wastewater disposal system in proximity to office/ traffic and parking/ accommodation and other facilities
 - Whether sufficient area is available to accommodate onsite wastewater treatment systems and the effluent disposal area required. Developers should note that some proposals have been constrained due to insufficient area for on-site effluent disposal.

Drinking water

A safe and potable supply of drinking water is essential for all. Detailed consideration needs to be given to how many people will need access to drinking water and how drinking water will be supplied during construction activities and ongoing operational phases. In situations where connection to a drinking water supply through a licensed provider (scheme water) is not available, consideration must be given to alternative drinking water systems. DOH approval is required for such systems.

To provide an alternative drinking water system, written evidence/details are to be provided on:

- Drinking water volumes required;
- How drinking water will be provided to the development;
- The commitment to comply with the *Australian Drinking Water Guidelines 2011* (2011 ADWG), as published by the National Health & Medical Research Council;
- The establishment of a Drinking Water Quality Plan including a drinking water quality monitoring program for chemical and microbiological analysis), and
- Routine evaluation of the 12 elements of the Drinking Water Quality Plan.

Where rainwater is proposed as the main source of potable water, consideration must be given to WA's decreasing rainfall patterns. In addition, depending on the proximity of the estate to agricultural and other industrial sites, there is the potential for roofs to act as a funnel and capture dust, chemicals and spray drift residues that may concentrate in the rainwater tank. Rainwater monitoring and other mitigation strategies will be required to ensure public health is not compromised.

Non-drinking water (recycled water or alternative water supplies)

The Department of Health supports non-drinking water schemes as a sustainable and beneficial option to manage water resources. However, serious health implications may result if non-drinking water systems (in particular recycled water) are not appropriately installed and managed.

Written evidence/details should be provided to the Department of Health on:

- The proposal/concept for a recycled water scheme, prior to implementation.
- The volumes of non-drinking water produced/required
- The treatment of the non-drinking water to a level that is fit for purpose
- The commitment to implementation of the relevant Australian Guidelines for Water Recycling (AGWR):
 - AGWR - Phase 1 (2006);
 - AGWR - Phase 2: Stormwater Harvesting and Reuse (2009), and
 - AGWR - Phase 3: Managed Aquifer Recharge (2009).
- The establishment of a Recycled/Alternate Water Quality Plan including the water quality monitoring program
- Routine evaluation of the 12 elements of the Recycled/Alternate Water Quality Plan.

DOH cannot support mandatory recycled water re-use for a development. Rigid sustainability targets may not recognise that some areas are just not suitable for garden or grey-water re-use, due to potential issues such as the height of the groundwater table, proximity to wetlands, small lots sizes for instance.

Hazard Management

Vector borne diseases (mosquito management)

Mosquito populations and the types of mosquito-borne diseases vary across WA. Existing habitats such as wetlands can support extensive mosquito populations and can cause serious nuisances to humans who may reside within these areas, as well as increase the chance of people contracting debilitating or potentially life threatening mosquito-borne diseases.

New industrial estates may be proposed in areas that are not suitable for humans to live. Re-contouring the land and installing infrastructure can create new habitats for mosquitoes to breed.

To minimise the risk of mosquito-borne disease and breeding sites, a proponent needs to provide written evidence of the following:

- Existing breeding locations within close proximity to the proposed development, and the extent of known mosquito-borne disease risk and nuisance levels from biting insects.
- Commitment to develop and implement a mosquito management plan that provides strategies for managing mosquito breeding sites during construction and ongoing operational phases of the development and for minimising the exposure of future occupants to adult mosquitoes.
- Commitment to locate, design and maintain any proposed man-made water bodies (e.g. constructed wetlands, vegetated swales and other stormwater infiltration infrastructure) in accordance with the Chironomid midge and mosquito risk assessment guide for constructed water bodies (Midge Research Group, 2007).

Nuisance insects (including stable fly)

Consideration needs to be given to other nuisance insects such as stable fly that may cause health concerns to future workers and occupants.

Stable fly can be a significant public health concern and is generally a problem surrounding rural activities such as agriculture, irrigated horticulture, animal industries, dairies and piggeries.

Consequently, incoming industrial occupants may be exposed to nuisance fly breeding and infestation that can be associated with surrounding activities.

Stable flies are an aggressive, biting, blood sucking fly that attacks livestock, domestic pets and humans in search of a blood meal. The primary host animals are cattle and horses which are normally 'accessible' to stable flies in a rural environment. The repeated biting attacks can cause considerable suffering and distress to animals and in some cases, cause death. Whilst this is not strictly a public health issue it can be a significant nuisance to residents and cause suffering and annoyance to livestock and domestic pets.

Stable fly breeding has been known to be a problem in the Shires of Harvey, Gingin, Murray, Serpentine/Jarrahdale, and in areas that have mixed agriculture and horticultural activities.

One of the main sources of breeding has been the use of poultry manure for vegetable production on the Swan Coastal Plain. It is also known that stable flies also breed prolifically in rotting vegetable material, other manures, animal bedding and feed (if left exposed to the elements).

To minimise health risks associated with nuisance insects it is recommended that the proponent undertakes land-use surveys within a 5-10 kilometre radius of the proposed estate to ascertain activities that may pose a risk from nuisance fly breeding, particularly if there are known stable fly problems in the area.

If any such activities are identified then effective management plans should be developed in consultation with the landowners on which the activities occur.

Pest management

All developments are likely to attract pests such as mosquitoes, cockroaches, rats and feral animals, which need to be controlled to prevent health concerns for the surrounding community.

Written evidence should be provided on the intention to develop and implement a pest management plan that appropriately controls pests and minimises any use of pesticides in the control of insect pests, weeds and feral animals where appropriate..

Pesticide use

There are general requirements for pests (weeds, weed pathogens, vermin, vectors, feral animals etc.) control on industrial estates and open areas in residential estates. Appropriate training and licenses are required in accordance with the *Health (Pesticides) Regulations 2011* to apply pesticides (insecticides and herbicides)

Written evidence should be provided on the intention to control pests by employing the use of contractors who are appropriately trained and hold a current Pest Management Technician Licence and be employed by a Registered Pest Management Business.

If a proponent wishes their own employees to apply pesticide(s) as part of their Pest Management Program, then the employees should be provided with sufficient knowledge, skills, training and the personal protective equipment to safely apply the pesticide(s). The pesticides available to non-licensed individuals may differ in formulation and strength which should be considered when developing a pest management plan.

Contaminated sites

Industrial estates may be proposed on land that is potentially contaminated from previous or existing land uses. Contamination may be of ground and surface waters and soil, and result from the release of hazardous substances associated with industrial and commercial activities, poor asbestos removal practices or dumping, or the distribution of acid sulphate soils.

If a site is suspected of or known to be contaminated it will need to be reported to the Department of Water and Environmental Regulation (DWER) in accordance with the *Contaminated Sites Act 2003*.

DWER will assess and classify the site if necessary, which may trigger a formal process of site investigation and/or clean-up. The aim of this work is to ensure that any contamination does not present an unacceptable risk to the environment or to people.

Acid sulfate soils

Acid sulfate soils (ASS) are naturally occurring soils and sediments containing iron sulfides, most commonly pyrite.

When ASS is exposed to air the iron sulfides in the soil react with oxygen and water to produce a variety of iron compounds and sulfuric acid. Initially a chemical reaction, the process is accelerated by soil bacteria. The resulting acid can release other substances, including heavy metals, from the soil into the surrounding environment.

The production of hydrogen sulphide gas from ASS is also a concern for public health.

Further queries on contaminated sites and ASS should be directed to the DWER Contaminated Sites Branch. DWER will request DOH advice on human health issues and public risk related to contaminated sites and ASS as required.

Radiation safety

Power lines, electromagnetic fields and health

The magnetic field from a power line can vary widely because the current in the wires depends on the amount of power consumed. On the other hand, the electric field from a power line varies very little because the voltage essentially remains constant.

Electric and magnetic fields are also different in the way they interact with our bodies. Electric fields have very little penetration, while magnetic fields can penetrate to our inner organs.

The strongest electromagnetic fields (EMFs) are found around those major transmission lines that carry the highest voltages and currents. EMFs are also present around suburban distribution systems that, although at much lower voltages, still carry large currents.

Each power line runs along a corridor of land called an easement. The width of the easement is determined by a number of factors, including the electrical load on the line. The widest easements,

naturally, are given to the lines with the highest loads e.g. an easement width of 60 metres is typical for 330kV lines.

Public access to an easement is permitted, but building and long-term occupation are not. At the edge of an easement, the EMFs are appreciably lower than they are in the centre. The World Health Organisation limits are not exceeded anywhere within easements; the EMFs outside easements are consequently well below these limits.

On this basis, there is no reason to discourage either Industrial development that borders power line easements, or short term recreational activity within easements.

The Radiation Safety Act and Regulations specify maximum exposure limits for non-ionising emissions from radiofrequency radiation, ultraviolet radiation and electromagnetic fields from power lines and electronic equipment. Where a potential hazard in this area may arise, the Radiation Health Unit can provide advice on determining compliance to the relevant standards or guidelines.

Climate change – health considerations

It is now known that our changing climate presents a significant and emerging threat to public health. While efforts to mitigate the effects of climate change are occurring on a global level some individual and communities will also need to adapt to changing environmental conditions to stay healthy. Emerging public health impacts of climate change include heat waves and other extreme weather events and a reduced water supply. Some relatively simple strategies that developers can employ to mitigate public health impact of climate change include.

Heat waves

- Reducing the effect of heat stress through industrial and residential design plans which retain natural vegetation and trees that help to cool industrial and urban environments.
- Considering building material with low albedo effects and
- Employing passive solar designs for buildings.

Extreme weather related health effects

- Developments should not be located in flood plains and should be designed to withstand extreme weather conditions.
- In bushfire prone areas, industrial and residential developments should comply with local planning authority requirements. Such requirements may prevent development in fire prone areas or may require developers to abide by particular building codes and occupants to develop fire protection plans.

Water consumption

- Consideration should be given to the supply and use of water, particularly in regional areas, and adopting approved methods to reduce water demand and reuse grey or waste water.

Features of Industrial Estates

Healthy built environments and Work force wellbeing

The Department of Health supports strategies that create an industrial estate that supports physical activity and healthy eating for workers and visitors.

Key principles in designing the built environment can contribute to the health and wellbeing of the industrial estate. There are a number of key principles that can be adopted or adapted to suit the level of industry; heavy industry may have different requirements compared with light industry.

- Mixed land-use integrated with transport.
- Accessible, convenient and safe active transport (walking, cycling and public transport).

- Well connected streets, pathways and walking/cycling routes.
- An attractive and welcoming industrial form.
- Safe and accessible places for all users.
- Parks and open space with a mix of formal and informal physical activity uses and gardens.
- Supporting infrastructure that encourages physical activity e.g. lighting, bike lockers and shade.
- Easy access to healthy food

Workforce wellbeing is the prerogative of the individual facilities and businesses within an industrial estate however planners and developers have an opportunity to promote health and wellbeing through land-use planning. When these design principles are integrated and applied correctly a range of health, social, economic and environmental benefits will follow. It can improve the wellbeing of the workforce and attract future investment.

The modern workforce is relatively more health conscious and selective in what they consume. Varied and nutritious food options for the workforce and visitors to an industrial estates to be encouraged. A proponent should consider:

- How food will be supplied and transported safely to the site.
- If the industrial estate/development is to incorporate a food business (lunch bar, etc.) then such businesses will need to comply with the *Food Act 2008*, associated standards, regulations and guidelines.

Disaster preparedness and emergency management

Industrial estates vary in size and complexity and it is a key requirement that an emergency plan is tailored to each facility within the estate. A less hazardous facility may require simple plan compared with a more hazardous facility.

Industrial activities/accidents can result in fires, blasts and other explosions that can cause emissions to air, water and soil to the surrounding areas. Industrial estates in close proximity to residential areas may require a different level of emergency medical response and disaster recovery compared with industrial estates that are located in isolated or remote areas.

Emergency medical response and emergency disaster recovery plans address not only internal emergencies (worksites accidents, etc.) but also external threats such as bush fire, cyclones, floods, etc. Access/egress to the industrial site or estate may be compromised during an emergency and/or disaster.

Safe Work Australia has developed a *Guide for Major Hazard Facilities: Emergency Plans*.

This guide is available for download from the Safe Work Australia website:

<http://www.safeworkaustralia.gov.au/sites/SWA/about/Publications/Documents/667/Emergency%20Plans.doc>

Community Consultation

DOH regards community consultation as an important component of activities undertaken during the planning stages for new development. Community consultation provides important opportunities to develop two-way relationships between industry and communities affected by planning decisions. DOH has developed a guide to assist proponents engage with communities.

Public Health consultation: a guide for developers.

http://www.public.health.wa.gov.au/2/1397/2/community_consultation.pm

Further information

The Public Health Division (Environmental Health Directorate) of the Department of Health of Western Australia has a range of health resources and experts who can provide advice on improving the health outcomes of Industrial estates, precincts and developments. For further information visit: www.health.wa.gov.au



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Government of Western Australia
Department of Health
Public Health

Guidelines for Separation of Agricultural and Residential Land Uses

Establishment of Buffer Areas

August 2012

Definitions

Agricultural land use - The use of land for the production of food, fibre and timber, including grazing, cropping, horticulture and forestry.

Buffer area/zone - A buffer is formed to create an area of separation between conflicting land uses.

Buffer element - A natural or artificial feature within a buffer area that mitigates an adverse impact, including open ground, vegetation or constructed/acoustic barrier.

No-spray zone - An area in which direct application of the agricultural chemical is prohibited; this area is specified in distance between the closest point of direct chemical application and the nearest boundary of a site to be protected, unless otherwise specified on a product label (APVMA).

Registered pesticide - A pesticide that is registered under the Agvet Code of Western Australia Part 2

Residential development - Urban subdivision, low-density residential subdivision and rural allotments created primarily for residential purposes and other places used as human accommodation, excluding dwellings associated with bonafide agricultural holdings.

Sensitive land use - Land uses considered to be potentially sensitive to emissions from industry and infrastructure including residential developments, hospitals, hotels, motels, hostels, caravan parks, schools, hospitals, nursing homes, child care facilities, shopping centres, playgrounds, and some public buildings.

Separation distances - The total linear distance between a source and a sensitive receptor.

Spray Drift - The movement of pesticide away from the target area in the atmosphere. The three main forms of drift are droplet drift, vapour drift and particulate drift.

Vegetative barrier - A vegetative barrier is usually a tree or shrub line that is located on the downwind side of a sprayed area to protect an area susceptible to spray drift. Vegetation is sometimes planted deliberately to filter spray drift from the environment.

Abbreviations

APVMA - Australian Pesticides and Veterinary Medicine Authority, a Commonwealth government statutory authority established in 1993 to centralise the registration of all agricultural and veterinary chemical products and labels into the Australian marketplace

DOH - Department of Health

Introduction

This document has been developed to consolidate the current Department of Health (DOH) position for the establishment of buffer areas in new residential subdivisions where possible conflicts with existing agricultural land use exist. The need for a formal policy arises as an increasing number of residential developments encroach on land previously occupied for agricultural use and concerns are raised or health impacts reported. Buffer areas can reduce conflict, health impacts and resulting complaints from conflicting agricultural, residential and other urban land uses.

The DOH has largely adopted the best practice standards described by the Queensland Department of Natural Resources in their "Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997" and supported by CSIRO (2002). Other jurisdictions have used similar processes.

Purpose

This document provides specific requirements to assist local governments, developers, land owners and consultants in providing adequate separation from conflicting land uses. These guidelines should be used in conjunction with State Planning Policy 4.1 (draft for public comment WAPC July 2009) and *Guidance for the Assessment of Environmental Factors No 3 Separation distances between industrial and sensitive land uses* (Environmental Protection Authority, (June 2005).

All chemical use must comply with existing legislation. Spraying practices will also need to comply with the APVMA "no spray zone" which is being introduced to the labels of new and existing pesticides. A designated buffer area under these guidelines will contribute to the area included as a "no spray zone", allowing a greater portion of agricultural land to be available for crops where a large "no spray zone" applies.

Scope

This document provides recommendations on the minimum separation distance required between agricultural land use and residential land use based on current scientific knowledge and industry practice. These separation distances may be applied to other proposed sensitive land uses.

Single residential dwellings located in land zoned Rural, Agricultural or equivalent in local and regional planning schemes are excluded from this document.

Objective

The objective of this guideline is to avoid conflicts arising from proposed residential developments and other sensitive land use near existing agricultural land. This guideline will assist in minimising health and nuisance impacts from chemical use and dust.

Limitations

Considering the complexity in determining a safe buffer distance applicable to multiple situations it is important that the design of buffer areas is based on the best possible evidence and is conservative in its approach.

Vegetative buffers may not be suitable where the chemicals in use may result in vapour drift (eg. soil fumigants) or where herbicide spray drift would impact on the vegetative buffer. In these circumstances a 300m buffer distance would apply.

Safe application of chemicals, design and use of spray technology/equipment and requirements under existing legislation are not specifically covered by this document. Buffers are not substitutes for good spray management practices.

Establishment and maintenance of buffer areas

New residential developments should protect the rights of the existing agricultural producers to continue to perform farming activities on their land.

The following measures should be implemented at the earliest possible planning stage to minimise impacts on public health:

1. Where land is approved for subdivision or residential development the prospective proponent must be advised by the local government of the requirement for buffer areas to be included.
2. Applications for development are to consider and describe the existence and location of surrounding land uses, including viticultural and agricultural activities, and site the development in a position which will not result in the potential for land use conflict between neighbouring land uses.
3. Applications for a site being developed for residential purposes are to include buffer areas that are planned and funded by the proponent of that development, unless otherwise determined by mutual agreement with existing land owners (including land owned by State and Local Authorities).
4. Buffer areas should apply from the boundary to boundary of the conflicting land uses.
5. Consideration needs to be given to the time in which an area remains "mixed use". Buffer areas may be temporary and can be reserved for public open spaces or further residential development once conflicting agricultural land use has ceased. Residential subdivision applications may include future residential lots that will fall within the buffer area that will be constructed only when neighbouring agricultural activities have ceased.
6. Persons intending to live in or adjacent to an agricultural land use area need to be fully informed of the agricultural practices and their potential impact on health or amenity before they settle into the area.

7. Where a vegetative buffer is planned, the proposals must state who is responsible for planting and maintaining the buffer area vegetation. The vegetative buffer needs to be planted and established before building approval is granted. A legal agreement must be established that specifies the legal and ongoing obligations on the developers, local government and landowners.
8. Any alternative design is based on a thorough analysis of the specific site conditions by an expert and should be approved by the Environmental Protection Authority/ Department of Health.

EPA Guidelines require the following separation distances for common agricultural uses:

Industry	Description of Industry	Buffer Distances
Market Gardens	Broad Scale Operations	300-500m
Orchards		500m
Turf-farms and lawns		500m
Vineyards		500m

The precise design of the buffer will depend on many different factors including the chemicals used, method of application, the site, the proposed land-uses and the adjacent or nearby land use and characteristics including road reserves and existing vegetation.

The following minimum requirements will be considered suitable by the DoH:

1. A separation distance of 300m for to control spray drift, dust, smoke and ash.
2. Alternatively a 40 m separation distance can be used where a vegetative buffer has been adequately designed, implemented and maintained in accordance with these guidelines.
3. Vegetative buffers will not be operational until trees reach the minimum effective height to control spray drift. Residential areas should not be developed within 300m until this time.

Natural geographical features (watercourses and ridge lines), public open spaces, road reserves etc. can be used to meet the required separation distances. Areas reserved for public open spaces should not be designed for recreational use (eg. playground, community facilities) until agricultural activities are ceased.

In some circumstances a temporary, suitably designed constructed buffer with 50% porosity and of sufficient height may be accepted (ie. where residential development of existing agricultural land is likely to occur before a vegetative buffer can be established and chemicals used are of low public health risk). Temporary buffers are subject to the same design criteria as permanent ones to ensure their effectiveness. Constructed buffers should be submitted for approval as an alternative design.

Requirements for Vegetative buffers

To be effective barriers to spray drift, the vegetated buffers need to meet the following criteria:

- Be located as close as practicable to the point of release of the spray.
- A minimum total width of 40m made up of 10m cleared fire break area either side of a 20 m wide planted area.
- Contain random plantings of a variety of tree and shrub species of differing growth habitats, at spacings of 4-5m.
- Include species with long, thin (needle-like) and rough (furry/hairy) foliage which facilitates the more efficient capture of spray droplets and which are fast growing and hardy;
- Foliage should be from the base to the crown; mixed plantings of trees may be required to ensure there are no gaps in the lower canopy.
- Provide a permeable barrier which allows air to pass through the buffer. A porosity of 0.5 is acceptable (that is, approximately 50% of the screen should be air space).
- Have a mature tree height twice the height of the spray release height.
- Have mature height and width dimensions which do not detrimentally impact upon adjacent crop land.

Applications for development where biological buffers are proposed shall include a detailed landscaping plan indicating the extent of the buffer area, the location and spacing of trees and shrubs and a list of tree and shrub species. The application shall also contain details concerning the proposed ownership of the buffer area and the means by which the effectiveness of the buffer is to be maintained.

This document is available in alternative formats on request for a person with a disability.

7. LPS – SUBMISSION

**DEPARTMENT OF WATER AND
ENVIRONMENTAL REGULATION**



Government of **Western Australia**
Department of **Water and Environmental Regulation**

Your ref: LN/42/001
Our ref: DWERT1450~5
Enquiries: Brendan Kelly, Ph. 97264194

The Shire Planner
Shire of Boyup Brook
Post Office Box 2
BOYUP BROOK WA 6244

Attention: Adrian Nicholl

Dear Adrian,

RE: SHIRE OF BOYUP BROOK (DRAFT) LOCAL PLANNING STRATEGY

Thank you for providing the opportunity to comment on the (draft) 'Shire of Boyup Brook Local Planning Strategy, 2019-2034' (the Strategy).

The Department of Water and Environmental Regulation (DWER) supports the Strategy, which provides a framework for assessment and decision-making in relation to proposed scheme amendments, subdivision and development administered under the Shire's Local Planning Scheme 2.

Attachment 1 (below) contains the Department's comments for your consideration.

Should you require any further information on the comments please contact Brendan Kelly on 97264194

Yours sincerely

Brendan Kelly

BTKelly

Senior Natural Resource Management Officer
Department of Water & Environmental Regulation,
Planning Advice, South West Region

26 March 2020

Attachment 1 - Department of Water and Environmental Regulation comments on (draft) 'Shire of Boyup Brook Local Planning Strategy, 2019-2034'

Contact for further information: Brendan Kelly, 97264194

Page/Section	Topic	Issue	Suggested changes
p.19 Natural Environment	'Natural Environment'	Climate change - point 2. Under the Planning Analysis it states: "Less rainfall predicted by climate change modelling, etc", however drought response is not considered (see dot point 1 in 'General comments' section at the end of this table).	Suggest adding a Planning Issue point 4: Drought has the potential to impact upon the sustainability of the natural environment, in turn impacting upon the broader economy, e.g. wildlife turning to crops, loss of ecosystem resilience, affecting tourism, etc).
p.21 Natural Resources & Land Capability	'Natural Resources & Land Capability'	Water planning - noting that Planning Analysis includes 'Agriculture – Capability' there is no Water Demand & Supply analysis.	Suggest that Planning Analysis and Issues should include / elaborate on water resources, i.e. Water Demand & Supply (refer to the 'General comments' section at the end of this table). A new section in the Strategy.
p.22 Agriculture and Food	'Agriculture & Food'	Water sustainability - no reference to agriculture water sustainability (refer to the 'General comments' section at the end of this table).	Suggest adding a Planning Issue: Drought has the potential to impact upon the provision of agricultural products in circumstances of intensified agricultural production.
p.23 Public Utilities	'Public Utilities'	Non potable water – no mention of non-potable water use, where Planning Analysis 'Potable Water' refers to "The dam has the potential to supply industrial growth..."	Refer to comments related to a new section on Water Demand & Supply, which should include the use of non-potable water (recycling/reuse or use of poorer quality water sources)
p.31 Landscape and Visual Management	'Landscape and Visual Management'	Landcare - Planning Issue 4 states: "Dryland salinity, wind and water erosion, siltation and eutrophication, remnant vegetation decline, stream degradation and waterlogging have been identified as the key issues of concern in this region". N.B. this is a DPIRD matter (see p.43 comments below)	Refer to Agricultural and Rural Land Uses (below) to utilise the 'Soil and Land Conservation Act 1945' Fits with the Strategy's 'Overall Goal' (p.33) "Protect integrity of soil (limit erosion)".
p.33 Strategy Outcomes	'Overall Goals'	Water - there is a need for Water Demand & Supply strategies, including water source protection, perhaps under Environment, Economy or Infrastructure	Include a goal to 'Develop a Sustainable Water Supply Strategy'
p.36 Industry	'Industry'	Water supply for industry – there is no mention of securing an industrial water supply.	Include a Planning Issue – Securing water for industry, a provide Planning Action & Justification (refer to the 'General comments' section at the end of this table).

Page/Section	Topic	Issue	Suggested changes
p.37 Commercial/ Mixed Use	'Commercial/ Mixed Use'	Water supply – see above 'Industry'	Include consideration in the proposed Water Demand & Supply section
p.40 Natural Environment	'Natural Environment'	Water issues... requires clarification and additional guidance to planning decision-makers for consideration of water resources in the Strategy	Include as a Planning Justification' State Planning Policy 2.9 - Water resources,
p.43 Agricultural and Rural Land Uses	'Agricultural and Rural Land Uses'	Soil and Land Conservation - Protecting the primacy of agriculture is a key economic and social driver for the Shire, refer point 2 Planning Issue.	Consider including as a Planning Action: "Apply the principals of the 'Soil and Land Conservation Act 1945' in addressing conservation of soil and land resources, and to the mitigation of the effects of erosion, salinity and flooding".
p.44 Public Utilities	Incorrect Reference	'Planning Action' references the Draft 'Government Sewerage Policy 2016'	Change the reference to 'Government Sewerage Policy 2019'
Pages 44, 45 Public Utilities	Incorrect References	References 'Draft Government Sewerage Policy' and 'Draft Country Sewerage Policy'.	Change all references to 'Government Sewerage Policy 2019'
p.48 Hazard Management	Flood wording	'Planning Issue' requires a point 3 or replace point 1 with a generic statement (standard text)	Consider inserting as a 'Planning Issue': "Ensure flood risk is managed to ensure that future development provides an acceptable level of flood protection for the health and safety of people, and prevention of damage to property and community infrastructure".
p.48 Hazard Management	Typo in s. Planning Action	'Planning Action' sentence includes "...to restrict development from the Blackwood River floodroot (sic) and only allow development in the flood fringe..."	Perhaps the word should be floodway?
p.48 Hazard Management	Incorrect name	'Hazard Management' there is an incorrect reference to "Department Water Environment and Regulation".	Change to "Department of Water and Environmental Regulation".
➤ Note that p.51-73 'Investigation areas' will be subject to usual Land Use Planning statutes and protocols.			

General comments

- The word 'drought' does not appear in the document at all, the phrase "climate change" only twice. Agriculture water sustainability - particularly in the case of intensified agricultural production - should be addressed.
- WATER RESOURCES – there is no Profile/Planning analysis for Water Demand & Supply (as there is for Land Demand & Supply, p. 17). E.G.
 - the northern portion of the Shire (Collie River Irrigation District) and the southern portion of the Shire (Warren River and Tributaries) are proclaimed under the 'Rights in Water and Irrigation Act 1914'. Are these a relevant resource for the Shire?
 - Should the Shire be developing a strategy for non-potable Water Supply, in terms of rural water planning? Industrial water?

In terms of rural water planning, non-potable water supply strategies might include:

- Support the development of a water management plan to include water budgets, projected water needs, options for non-potable supplies to replace scheme water for irrigation, options to harvest stormwater, e.g. off large catchment areas such as shire depot rooves, CBH facilities, car parks, or the like.
- Facilitate the development of a strategy towards drought proofing the shire, including building resilience into the rural community and self-management of water needs.
- Develop strategies to plan for adequate firefighting water and off farm emergency livestock water supplies.
- Promote a strategy to replace scheme water for irrigation with fit for purpose water.

In terms of the objectives of a Water Supply & Demand policy, note that SPP 2.9 has these objectives:

- protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values
- assist in ensuring the availability of suitable water resources to maintain essential requirements for human and all other biological life with attention to maintaining or improving the quality and quantity of water resources
- promote and assist in the management and sustainable use of water resources.

The Strategy contains high level planning actions for water supplies, wastewater and Water Sensitive Urban Design although there is no detail. Given the projected slow population growth and land development in the Shire, the lack of water planning at this level of land use planning may be considered relatively low risk - except if water availability reduces.

There is no reference to the impact of climate change on water resources and supplies, despite reliance on surface water from Millstream dam and on-farm. As such, the proposed STED wastewater system may be a good opportunity to explore recycling/reuse, particularly given its proximity to local parks.

DWER supports the focus on retaining vegetation for water quality in the 'Planning Actions – Natural Environment'. It would be useful to include a sentence in the planning outcomes that directly related to maintaining and increasing vegetation cover to reduce salinity, particularly in the Tone River catchment.

DWER supports the Shire's outcome to limit "Rural Residential" land uses, as this type of development often results in significant accumulated reduction of vegetation cover due to the establishment of building envelopes and associated bushfire hazard reduction zones.

RECOMMENDATION: it is recommended that the Shire of Boyup Brook Local Planning Strategy, 2019-2034' include intent to develop a policy for 'Water Demand & Supply'



ATTACHMENT 1 – Zones and use of land (Context Strategies)

Table 1: Zones and use of land

ZONING NAME ¹	ZONING TYPE	WATER RESOURCE MANAGEMENT OBJECTIVES	MANAGEMENT ACTIONS
URBAN R-code Residential, Commercial (retail, service, etc), City / Local Neighbourhood Centre, Light Industry, Mixed Use, Peri-urban, i.e. Special Residential (lot sizes 2000 m ² to 1 ha).	<p>Provides and plans for the progressive development of future urban areas for residential purposes and community services, commerce and industry and other uses in an urban setting.</p> <p>Mostly reticulated potable water; self-supply of fit for purpose water; and reticulated sewerage. Some areas may be unsewered with onsite waste management, e.g. peri-urban and light industry.</p>	<ul style="list-style-type: none"> • Reticulated water supply (potable and non-potable) that ensures the provision of water to support population growth and anticipated location of future growth and development areas. • Fit-for-purpose water supply that optimises water use efficiency by the usage of non-drinking water sources, including greywater, wastewater, stormwater and rainwater in appropriate locations. • Reticulated sewerage services that protect public health and amenity, the environment and the State's water and land resources. • Where reticulated sewerage services are not available, on-site wastewater effluent disposal are to comply with relevant health regulations, codes of practice and relevant State Policies including 	<ul style="list-style-type: none"> • Identify the provision of future water supply, including working with a water service provider. • Include fit-for-purpose water objectives into structure planning. • All development will be connected to reticulated sewerage, with appropriate headworks charges. • Plan and implement water-sensitive urban design that integrates the urban water cycle into development design to minimise environmental degradation and improve aesthetic and recreational appeal. • Apply <i>Better Urban Water Management (WAPC 2008)</i> • Ensure all stormwater is managed in accordance with the <i>Decision process for stormwater</i>

¹ There are 20 individual zonings listed in the 'Planning and Development (Local Planning Schemes) Regulations 2015'. These can and have been placed into three major categories of Urban, Rural and Industrial for the purposes of identifying Water Resource Objectives and Management Actions.

ZONING NAME ¹	ZONING TYPE	WATER RESOURCE MANAGEMENT OBJECTIVES	MANAGEMENT ACTIONS
		<p>application of the 'Government Sewerage Policy'.</p> <ul style="list-style-type: none"> Efficient drainage that manages stormwater and the volume and timing of runoff and potential contaminants, and integrates the urban water cycle into development design to minimise environmental degradation and improve aesthetic and recreational appeal. Flood management and mitigation to ensure that development provides an acceptable level of flood protection for the health and safety of people, prevention of damage to property and public infrastructure. Land uses that are appropriate within public drinking water source areas Any clearing is assessed for salinity impacts (Country Areas Water Supply Act 1947). Water resource protection measures that apply water sensitive urban design in both new development and existing systems to assist improving the 	<p><i>management in Western Australia (DWER 2017).</i></p> <ul style="list-style-type: none"> Investigate the strategic redesign of drainage infrastructure for water quality, nature/passive space use, aesthetics and water harvesting outcomes in existing urban areas. Identify flood prone areas through comprehensive flood mapping. Ensure that new and existing urban areas and other development infrastructure are adequately protected from flooding risk. Implement flood mitigation works. Create 'Special Control Areas' for flood prone land identified in the Local Planning Scheme. Create 'Special Controls Areas' for PDWSAs Address appropriate foreshore and buffer zones for the maintenance and enhancement of environmental attributes, functions and values associated with waterways, wetlands and estuaries.

ZONING NAME ¹	ZONING TYPE	WATER RESOURCE MANAGEMENT OBJECTIVES	MANAGEMENT ACTIONS
		<p>water quality of receiving surface and ground water resources.</p> <ul style="list-style-type: none"> • Identification, protection and management of significant water-dependent ecosystems including wetlands, waterways and estuaries. 	<ul style="list-style-type: none"> • Ensure bushfire management requirements in bushfire prone areas do not adversely impact on water resources, including waterways and their foreshore areas • Develop/implement management plans for protection areas that address habitat variety, waterway ecology, weed management and ongoing management.
<p>RURAL Agricultural areas but includes Rural Residential (lot sizes 1 – 4 ha), Rural Smallholdings (lot sizes 4 ha to 40 ha), Rural Townsite, Tourism, Settlement (Aboriginal Settlements, rural/remote).</p>	<p>Broad acre agricultural activities, cropping and grazing, intensive horticulture (gardens, vineyards orchards), rural pursuits and industries (secondary uses), rural lifestyle, townsites, tourist parks and activities, includes retention of vegetation and landforms.</p> <p>Some reticulated potable water, however often with self-supply potable. Mostly self-supply of fit for purpose water; and unsewered with onsite waste management.</p>	<ul style="list-style-type: none"> • Practical potable water supply options and secure domestic self-supply that supports all styles of rural living and agricultural land activities. • Water resource options that meet fit for purpose water demands across all land uses and the broader catchments. • On-site wastewater effluent disposal that comply with relevant health regulations, codes of practice and relevant State Policies including application of the 'Government Sewerage Policy', where reticulated sewerage services are not available. 	<ul style="list-style-type: none"> • Devise and implement catchment scale Water Quality Improvement Plans (WQIP). • Develop and incorporate policies and provisions into Strategies and Schemes which both require and promote catchment management principles that address the issue of nutrient loading and pollution of waterways, wetlands and estuaries. • Where reticulated sewerage is not available, developments proposing on-site wastewater effluent disposal will be required to comply with relevant health regulations, codes of practice and State Policies.

ZONING NAME ¹	ZONING TYPE	WATER RESOURCE MANAGEMENT OBJECTIVES	MANAGEMENT ACTIONS
		<ul style="list-style-type: none"> Land and water management and farming practices that manage water quality and prevent detrimental impacts to water receiving surface and ground water resources. Land uses that are appropriate within public drinking water supply areas and country area water supply zones. Maintaining and protecting catchment and flood flow paths to provide an acceptable level of flood protection for the health and safety of people, and prevention of damage to property and public infrastructure. Integrated catchment management planning that addresses the maintenance and enhancement of environmental attributes, functions and values associated with wetlands, waterways and estuary systems or groundwater. 	<ul style="list-style-type: none"> Identify flood prone areas through comprehensive flood mapping. Create 'Special Control Areas' for flood prone land identified in the Local Planning Scheme. Create 'Special Controls Areas' for PDWSAs Address appropriate foreshore and buffer zones for the maintenance and enhancement of environmental attributes, functions and values associated with, wetlands, waterways and estuaries. Ensure bushfire management requirements in bushfire prone areas do not adversely impact on water resources, including waterways and their foreshore areas Develop a local planning policy aimed at achieving the greatest possible setbacks and protection outcome for waterways, including natural riparian vegetation, water quality and wildlife habitat.

ZONING NAME ¹	ZONING TYPE	WATER RESOURCE MANAGEMENT OBJECTIVES	MANAGEMENT ACTIONS
INDUSTRIAL General (heavy) and Strategic Industry.	Provides land for future industrial development and designated industrial sites of State or regional significance, i.e. industrial, service and storage activities which should be isolated from residential & other sensitive land uses. Mostly reticulated potable water; self-supply of fit for purpose water; and unsewered with onsite waste management, including industrial waste.	<ul style="list-style-type: none"> Industrial, service and storage activities that optimise the reuse and recycling of water and effect a neutral offsite impact. On-site wastewater effluent disposal that comply with relevant health regulations, codes of practice and relevant State Policies including application of the 'Government Sewerage Policy', where reticulated sewerage services are not available. Effluent produced is managed without posing a contamination risk or creating adverse environmental or health effects. Ensure industrial land uses are not proposed in inappropriate areas such as PDWSAs country area water supply zones. Flood management and mitigation to ensure that development provides an acceptable level of flood protection for the health and safety of people, prevention of 	<ul style="list-style-type: none"> Develop and implement management plans for foreshores and buffer zones. Adopt site selection criteria and detailed provisions that address natural resource management, hydrological characteristics, and/or geotechnical requirements. Develop industrial estate design guidelines. Address appropriate foreshore and buffer zones for the maintenance and enhancement of environmental attributes, functions and values associated with, wetlands, waterways and estuaries. Investigate the strategic redesign of drainage infrastructure for water quality, nature/passive space use and water harvesting outcomes in industrial areas. Ensure bushfire management requirements do not adversely impact on appropriate foreshore and buffer zones.

ZONING NAME ¹	ZONING TYPE	WATER RESOURCE MANAGEMENT OBJECTIVES	MANAGEMENT ACTIONS
		<p>damage to property and public infrastructure.</p> <ul style="list-style-type: none"> • Identification, protection and management of significant water-dependent ecosystems including wetlands, waterways and estuaries. 	
<p>RESERVES² Local reserves are shown on the Local Planning Scheme Map according to the legend on the Scheme Map.</p>	Reserves set aside land for public purposes, specifically stating the use for which the land is reserved.	<ul style="list-style-type: none"> • The objectives of each local reserve will guide what water resource purposes are required, e.g. Drainage / Waterway Reserve - sets aside land required for significant waterways and drainage. • Ensure appropriate land uses within PDWSAs • Identify opportunities for improved linkage between reserves through strategic redesign of drainage infrastructure for liveability and ecological/environmental outcomes. 	<ul style="list-style-type: none"> • Develop and implement Reserve Management Plans.

² Reserves are not 'Zones' and are covered under Part 2 of the 'Planning and Development (Local Planning Schemes) Regulations 2015', "Model provisions for local planning schemes": There are 24 individual Reserve names listed and the reserves and the objectives for those reserves are contained in a Scheme Table.

ATTACHMENT 2 – Catchment Management (Context Strategies)

Table 2: Catchment management

WATER RESOURCE CONSIDERATION	WATER RESOURCE OBJECTIVES	MANAGEMENT ACTIONS
Public drinking water source areas (proclaimed under MWSSD or CAWS acts)	<ul style="list-style-type: none"> Protect and manage public drinking water source areas in Western Australia to make sure the public has access to safe, good quality drinking water now and into the future. 	<ul style="list-style-type: none"> Application of land use compatibility tables outlined in 'Water Quality Protection Note No. 25: Land use compatibility tables for public drinking water source areas' to minimise risk to drinking water quality and public health. Managing land uses and activities in the drinking water catchments in accordance with available specific drinking water source protection reports and the Department of Water and Environmental Regulations' Water Quality Protection Notes.
Flood	<ul style="list-style-type: none"> To manage flood risk to ensure that future development provides an acceptable level of flood protection for the health and safety of people, and prevention of damage to property and community infrastructure. 	<ul style="list-style-type: none"> Ensure that the Department of Water and Environmental Regulation's guiding principles for floodplain management apply: <ul style="list-style-type: none"> Proposed development has adequate flood protection from a 1 in 100 (1%) Annual Exceedance Probability (AEP) flood. Proposed development does not detrimentally impact on the existing flooding regime of the general area. Consideration of the cumulative impact of individual developments on the floodplain

WATER RESOURCE CONSIDERATION	WATER RESOURCE OBJECTIVES	MANAGEMENT ACTIONS
Surface and Groundwater resources (proclaimed under RIWI)	<ul style="list-style-type: none"> • Make provision for the regulation of water resources and for the general functions of conserving, protecting and managing those resources. • Maximise the amount of water that can be allocated for use, while maintain the water needed by existing users and the environment. 	<ul style="list-style-type: none"> • Manage the take of proclaimed surface and groundwater resources in accordance with available catchment specific allocation plans. • Review water source options and strategically plan fit for purpose water demands across the townsite and broader catchment, including consideration of known longer term development. • Require development proponents to consider potable and fit for purpose water supply demands early in the planning process, as it may play a limiting factor in the town and agricultural land use potential to grow. • Require a fit for purpose water supply to be secured for urban development at the local structure plan stage. • Prevent land uses/activities from exposing groundwater resources on a temporary or permanent basis.
Waterway and wetland management	<ul style="list-style-type: none"> • To protect, manage, conserve and enhance the environmental functions and values of wetlands, waterways and estuaries. 	<ul style="list-style-type: none"> • Where available apply Water Quality Improvement Plans (WQIP). • Develop a local planning policy aimed at achieving appropriate foreshore areas and protection outcomes for waterways and their natural features, including riparian vegetation, water quality and wildlife habitat. • Develop and incorporate policies and provisions into Strategies and Schemes which both require and promote catchment management principles that address the issue of nutrient loading and pollution of waterways, wetlands and estuaries. • Ensure that Local Water Management Strategies (LWMS) for which a Bushfire Hazard Level assessment and Bushfire Management Plan is required that all vegetation required to create the proposed urban form is considered (e.g. including future revegetation of foreshore areas and wetland buffers). • Ensure that Foreshore Management Plans (for waterways) and Wetland Management Plans are developed prior to Bushfire Hazard Level assessment and Bushfire Management Plans, and that they are consistent.

WATER RESOURCE CONSIDERATION	WATER RESOURCE OBJECTIVES	MANAGEMENT ACTIONS
Salinity management	<ul style="list-style-type: none"> Mitigation and prevention of resource degradation, through promotion of sound land management practises. 	<ul style="list-style-type: none"> Regulate clearing of native vegetation in Clearing Control Catchments as proclaimed under the '<i>Country Areas Water Supply Act 1947</i>'.

8. LPS – SUBMISSION

MAIN ROADS WA

Hi Adrian

I refer to your correspondence of 23 January 2020 and advise that Main Roads has no objection to the proposed Local Planning Strategy.

If you have any queries please phone Daniel Naude.

Regards Paul Davies

For Daniel Naude

ROAD CORRIDOR PLANNING MANAGER

Metropolitan and Southern Regions / South West

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w: www.mainroads.wa.gov.au

9. LPS – SUBMISSION

WATER CORPORATION

Your Ref: LN/42/001
Our Ref: 57094383 (LPS365352)
Enquiries: Brett Coombes
Direct Tel: 9420 3165
Fax: 9420 3193

29 April 2020

Chief Executive Officer
Shire of Boyup Brook
P.O. BOX 2
BOYUP BROOK WA 6244

Attention: Adrian Nicholl – Shire Planner

Shire of Boyup Draft Local Planning Strategy

Thank you for your letter of 23 January 2020 inviting comments on the Shire's Local Planning Strategy (LPS).

Growth Investigation Areas

The LPS identifies several proposed 'Growth Investigation Areas' around Boyup Brook townsite. In the absence of detailed land use and dwelling yield information for these areas, the LPS report should include some advice that each area will require more detailed water servicing investigations to ascertain if and how these areas can be serviced.

Boyup Brook wastewater scheme (STED)

The comments and planning actions in the LPS regarding the Boyup Brook wastewater collection and treatment scheme (STED scheme) are noted. The Corporation has previously consulted with the Shire and the local community in this regard. Treasury funding for the State Government's Infill Sewerage Program was reviewed as part of the 2017 State Budget and the Government advised that there was no forward funding provided for the infill program. The Boyup Brook STED scheme, along with similar projects proposed for Bindoon, Kukerin and Leonora, were therefore unfortunately ceased.

Boyup Brook water treatment chemical (Chlorine) storage buffer

Drinking water is supplied to the Boyup Brook townsite off the Water Corporation's Warren Blackwood Regional Water Supply Scheme (WBRWSS) via the Hester-Boyup Brook supply main.

Water is chlorinated at the Rusmore Road storage tank located to the west of the townsite, before being gravity fed into the town's reticulation network. The chlorine dosing plant at the Rusmore Road tank site requires a 100m radius buffer around the chlorine gas storage.

It is recommended that the LPS should include some commentary about the chlorine safety buffer and a recommendation that no further subdivision or sensitive land uses should be allowed within the buffer area.

It is further recommended that the Shire should consider including a 'Special Control Area' for the chlorine buffer in the future review of the Shire's local planning scheme.

If you have any queries or require further clarification on any of the above issues, please contact me on Tel. 9420-3165.

B. Coombes.

Brett Coombes
Senior Urban Planner
Development Services



10. LPS – SUBMISSION

WESTERN POWER

Our Reference: 51571659

Your Reference: LN42001

04/02/2020

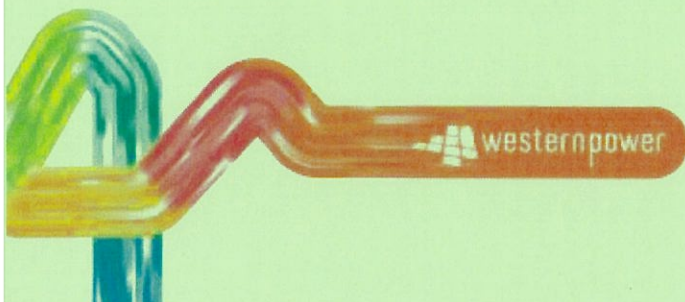
Shire Of Boyup Brook

Dear Sir / Madam

Draft Local Planning Strategy LN42001

The structure plan, future subdivision and development processes must protect the transmission line corridor and associated assets from encroachment, mitigating public safety and network reliability risks and ensuring there is no impediment to routine and emergency land access to the network.

1. Prior to subdivision, Western Power will need to review, assess and provide prior written consent to any proposals below or within the registered easement, in accordance with the easement conditions, including:
 - Landscaping plans (including mature heights and location of species);
 - Ground level changes;
 - Permanent structures;
 - Drainage plans;
 - Conservation controls.
2. In respect to condition 1, the proponent must submit detailed design plans for the any development or change in land use proposed within the electricity infrastructure corridor to allow determination of its suitability in respect to public safety, routine and emergency land access and future network plans. Regarding public safety assessment, the requirements of the detailed study are summarised below and a required to form part of the servicing strategy:
 - Soil Resistivity Report outlining on-site measurement of the soil resistivity, using the Wenner method.
 - An Earth Potential Rise study to determine touch, step and transfer potentials, including documentation of all calculations.
 - A Low Frequency Induction study to investigate the effects of induced voltages from the power line for step, touch and transfer potentials, during both construction and operation of the site.



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Electricity Networks Corporation
ABN: 18 640 492 861

- An Electrostatic Induction study to investigate the potential of hazardous charging of metallic objects in the vicinity of the line, such as fences, gates and other services.
- An Electromagnetic Field Study to determine the impacts of Electric and Magnetic Fields as per ARPANSA guidelines.

The studies should identify any mitigation required and be submitted to Western Power for review, record-keeping and to confirm the appropriateness of the proposal prior to subdivision. Please be advised that Western Power can provide data to assist in the preparation of the report, which will attract a fee. Costs will be estimated and funds must be received prior to assessment commencing. Generally assessments will take between three to five weeks, from receipt of funds.

3. Western Power requires the following additional provisions to be included on the Structure Plan for consideration at the subdivision and development stages:

- Provision of Section 70A Notifications on all proposed lots adjoining the existing Western Power registered easement prior to subdivision clearance advising prospective purchasers that they are in close proximity to power infrastructure which will be maintained, upgraded and expanded on a regular basis.
- All development shall be designed and constructed to protect Western Power infrastructure and interests from potential land use conflict.
- No development (including fill, fencing, storage or parking) will be permitted within Western Power registered easements without the prior written approval of Western Power or the relevant power line operator.

Note: The above advice should not be construed as Western Power's support or otherwise of the land use or development proposed in the existing electricity corridors and associated registered easements. Further detailed studies will be required to determine the suitability of subdivision and development within the easement corridors.

Kind Regards

Matt

Customer Service

11. LPS – SUBMISSION

A DYER

To the Shire President and Shire Committee members;

It is with great disappointment and a little anger that I'm having to write to you all today. I have read your draft Local Planning Strategy and I'm not shocked but irritated to find that the disability community residing in Boyup Brook, myself included, have been excluded from your plans. Not only has no provision for, or assessment of our needs been made; but we have not even been considered as part of the community at all! I really shouldn't have to point out that this is discrimination, and I really shouldn't have to point out your blatant ableist attitude to community resourcing and participation... but here I am. I know for a fact that I'm not the only disabled person residing in this shire, as the support agency Enable have other disabled clients beside myself that they provide services to. We disabled members of the community are not going to go away, nor will I sit quietly hidden in my home pretending for your benefit that my needs do not matter or that I don't exist.

I would like to request that you meet with members of your community that are disabled, along with the service providers that support them, and make suitable and informed provision for us in your Local Planning Strategy. I don't want to take this issue any further than this, however should we continue to be ignored as contributing and worthy members of Boyup Brook, then I will have no choice but to make a formal complaint to the relevant government and legal bodies to protect our rights. I am genuinely hoping that you do the right thing and amend your proposal to include all members of your community.

Looking forward to hearing your response,

Amy Dyer

3077 Westbourne Rd

Chowerup WA 6244

08 97691161

aimlessdyer@hotmail.com

12. LPS – SUBMISSION

C SMITH

My reading of the proposal is that the plan is predicated on introducing deep sewer to the town. My observation is that this is unfunded and unlikely to happen. My proposal in a similar vein is that the Shire should introduce a local law requiring all new dwellings to install a grey water system or an enviroyclce as part of the build. Infill not then being a reality should require the plan to develop new land for residential, commercial and industrial use.

The other matter is the town needs to be re-centred to ensure that future development is equally centred around the existing and future main street extensions which have no place to go unless development is directed towards the now redundant railway land. This land has great potential for the town as it has multiple existing road frontages which could be inexpensively developed. Also the location is the nearest vacant land to the existing main street assets such as pub, supermarket, doctors pharmacy, shops and other facilities. The supermarket and co-op are constrained with insufficient parking which would indicate one of these facilities could be best relocated to this land. This location would be perfect for a new commercial precinct. This would benefit from an abundance of space for parking. The town would be better served if a caravan park and possible lifestyle village was located in this area. The renovation and development of the existing Barracks building and the old Railway Station could be an historic focus for this location.

The development of this land would revitalise the existing Bowling Facility and Club. The area beyond this...the brook could be beautified using a series of cascading dams as it makes it way down to the Blackwood River. This area around these dams would be an ideal location for a par 3 golf course which are always challenged by the proximity of water.

The other area which has easy access to development is the Railway Dam Reserve land which has multiple frontages to Jays Rd which would be a natural development of blocks facing this road.

The town has also been constrained by a lack of suitable industrial land. The recently acquired Saleyard land is poorly located to serve this purpose. The CBH silo site is better suited and well located to existing services to be redeveloped for industrial purposes. The Saleyard land would be well suited to a solar farm site of several MW.

The other development opportunity for the town is to flood proof the Blackwood river. There is substantial shire owned land in the proximity is unusable due to flooding. The building of a berm between the pistol club and the Kojonup-Boyup Rd Bridge would alleviate this and make this land more useable.

Chris Smith

Chief Executive Officer

Shire of Boyup Brook

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ceo@boyupbrook.wa.gov.au

13. LPS – SUBMISSION

**EDGE PROPERTY AND PLANNING
AND
M BOMBARA**



Adrian Nicoll
Shire Planner
Shire of Boyup Brook
shire@boyupbrook.wa.gov.au

Dear Adrian

Draft Shire of Boyup Brook Local Planning Strategy – Lots 51, 1007 and 1118 Boyup Brook-Arthur Road, Boyup Brook

1. Introduction

I refer to the Shire's invitation for submissions on the draft Strategy. On behalf of Leaffield Pty Ltd, the purpose of this submission is to seek the Shire's support to include Lots 51, 1007 and 1118 Boyup Brook-Arthur Road (the site) as 'Investigation Area 24' in the final Strategy.

2. The site

The site is shown in the enclosed location plan which shows the site's context.

The western boundary of the site is around 1.5km north-east of the Boyup Brook townsite.

Nearby and adjoining uses include the townsite, rural residential development, the Country Music Festival site (including tourist accommodation) and rural uses.

The site borders the Blackwood River which adds to the site's attractiveness. The site is largely cleared and used for grazing. The site contains a range of slopes. The soils are overall conducive for on-site sewerage disposal.

Overall, the site has considerable opportunities and manageable constraints to accommodate residential development in the range of 2000m² to around 8000m². The site provides a realistic opportunity to grow and complement the Boyup Brook townsite with lot sizes and pricing that are appropriate for a country town and market expectations.



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There has been considerable previous correspondence along with Council resolutions relating to the site. This includes a Council resolution on 16 November 2006 inviting our client to prepare a scheme amendment for the site (including Lot 2043 Asplin Road) to provide a mix of special residential and rural residential development.

It is understood that the only Western Australian Planning Commission (WAPC) endorsed planning document, specifically relating to the Shire of Boyup Brook, is the *Shire of Boyup Brook Local Rural Strategy* (2010). The Local Rural Strategy identifies Lots 51, 1007 and 1118 as 'potential townsite expansion'. Similarly, the draft *Shire of Boyup Brook Townsite Strategy* (2014) identifies the land west of the Blackwood River as 'Townsite Expansion Area'.

3. Our client

The Director of Leaffield Pty Ltd is Mark Bombara who owns the site. Mark has lived on the site for many years dividing his week between Boyup Brook and Perth.

Our client has an established track-record of delivering development in regional communities including inland county towns where risks are considerably greater than developments 'on-the-coast'. This includes at the Highland Bridgetown Estate.

In a time when developers are not always looking to make a long-term investment, Boyup Brook has an opportunity to progress and work with a developer who has shown a commitment to Boyup Brook over many years.

Significantly, our client has the will, experience and financial capacity to develop the site if there is associated Shire and WAPC support.

4. Context

It is highlighted there has been limited residential land releases in Boyup Brook for many years. There are various reasons for this with some of these outlined in this correspondence. For instance, our client and I are not aware of any other landowner or developer who is seriously looking to invest and develop in Boyup Brook.

It is noted that the Boyup Brook townsite has limited interface, with the wonderful asset of the Blackwood River, due to historical development and levee banks. For many visitors, it is suggested this lack of interface reduces an appreciation of what Boyup Brook offers or could offer by way of its assets, opportunities and lifestyle.

5. Draft Strategy

Various aspects of the draft Strategy are supported. There are, however, various assumptions and statements that are questioned.

Collectively, it is considered that the Strategy's vision (page 33) will not be implemented in relation to growth of the Boyup Brook townsite in the foreseeable future unless the final Strategy is modified (including the site being added as Investigation Area 24). Instead, the Boyup Brook townsite will continue to 'flatline' in terms of population, economic activity and service availability.

Outlined below are comments on some of the assumptions and statements in the draft Strategy:

- The Strategy is largely based on the premise that the Boyup Brook townsite will be provided with infill sewerage (following a wait for decades). No State Government funding has however been provided for the infill sewerage program and there is

no indication this will change in the foreseeable future. There are accordingly doubts as to whether Boyup Brook will again be waiting for decades to be provided with infill sewerage. The lack of infill sewerage is expected to significantly impact on the likelihood of subdivision and associated development in Boyup Brook for many years unless alternative development options are progressed;

- Agree with the Strategy which states 'Persons are moving to the region and taking up residence on the fringes of the Boyup Brook townsite, on rural lifestyle properties (page 14);
- Even if reticulated sewerage is eventually provided, it is expected that infill subdivision and development in the Boyup Brook townsite will be low. This includes a low demand (as people generally want space in a country town), along with viability constraints given development costs may be potentially greater than the sale price. Agree with the Strategy that infill subdivision/development, to create conventional residential densities are constrained by 'Low commercial return on subdivision and development' (page 16);
- Infill development is likely to be opposed by the community as cut/fill, retaining walls and other modern building practices could threaten the country vernacular of Boyup Brook (page 16);
- While noting, on paper, that there is a generous land supply (page 17), there are considerable constraints including servicing (availability, extensions and headworks), topography and other natural limitations, addressing relevant planning considerations, landowner interest, financial capacity and viability. Table 4 outlines a high estimated lot yield for residential land in Boyup Brook, which does not appear implementable;
- Agree that Boyup Brook needs more lots in the vicinity of around 2000m² – 5000m². The Strategy supports a diversity of lot sizes including 4000m² – 5000m² (page 17);
- Having land zoned for residential or rural living purposes, of course, does not result in capital investment and lot creation. This is reflected in Boyup Brook where certain land parcels have been zoned for decades with no on-the-ground development; and
- Without landowners/developers willing to 'play the long game', committing to investing in Boyup Brook over the long-term and having experience in delivering larger scale subdivisions, it is expected that lot creation and associated population growth (if any) will be low. Practically, there are considerable risks, high upfront costs and a delay in generating a profit in undertaking land development in Boyup Brook.

As outlined on Figure 21: Strategy Map – Growth Areas, the site is classified as 'Rural'. The rationale for deleting the site for 'potential townsite expansion' as set out in the *Shire of Boyup Brook Local Rural Strategy* (2010) is not clear. For instance, our client's site has various advantages over various other proposed investigation areas for reasons including:

- It is a similar distance to the town centre than some other sites;
- It adjoins a sealed road which enhances viability compared to an unsealed road;
- It is on the same side of the Blackwood River as the Boyup Brook townsite. In comparison, there are safety and feasibility issues of providing suitable pedestrian and cyclist access for investigation areas on other side of the Blackwood River;
- It is the most attractive and marketable property, including that it adjoins the Blackwood River and has a range of views/aspects;
- It can comply with *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and the *Guidelines for Planning in Bushfire Prone Areas*. This includes two access routes in different directions. In comparison, it is questioned how Investigation Areas 14 and 20 can comply with bushfire requirements;
- It has lower environmental impacts and will deliver better community outcomes than various investigation areas in the draft Strategy; and
- Our client has the will, experience and financial capacity to develop the site.

As outlined above, our client's site provides a realistic opportunity to grow and complement the Boyup Brook townsite with lot sizes and pricing that are appropriate for a country town and market expectations.

The Shire and the WAPC have a clear choice as to whether they want the Boyup Brook townsite to grow and provide housing choice. If they do want growth and choice, the site will be included as 'Investigation Area 24' in the final Strategy. The alternative is that Boyup Brook essentially 'flat-lines' in the foreseeable future with no population growth and no enhanced services.

6. Requested modifications to draft Strategy

It is respectfully requested that the Shire support a modification to the Strategy. Instead of allocating the site as 'Rural', the final Strategy instead to include the site as 'Investigation Area 24'. The accompanying Strategy wording could be:

Investigation Area 24 – Lots 51, 1007 and 1118 Boyup Brook-Arthur Road

Proposed Land Use: Residential

Proposed Scheme Designation: Rezone to Residential or Special Use through a separate scheme amendment.

Structure Planning Required: Yes

Lot Size/Density: 2000m² to 8000m²

Estimated Lot Yield: To be determined

Planning Matters to be Addressed:

1. Bushfire management
2. Flood protection
3. Land capability
4. Internal access and lot design
5. Infrastructure contributions
6. Landscape enhancement
7. Public access to Blackwood River
8. Tenure and management of foreshore land

7. Justification in support of Investigation Area 24

While recognising there is a need for relevant technical investigations, it is highlighted the site is suitable and capable of accommodating residential subdivision/development. In summary:

- It will integrate with and complement the Boyup Brook townsite;
- It promotes and delivers on new investment and population growth which is consistent with the vision of the Strategy and the Council's Strategic Community Plan;
- Approval and implementation will assist to support the viability and sustainability of local services, facilities and businesses;
- It assists to 'rebrand' Boyup Brook through providing a different product including a range of lot sizes, lifestyle opportunities, affordability and housing choices to suit a wide range of people. This includes lot sizes not currently available in Boyup Brook;

- It provides families, empty nesters, first homebuyers and others wishing to relocate to Boyup Brook with greater spaciousness and lifestyle options;
- The site is attractively located on the Blackwood River and there are a range of views which will be attractive to the market;
- There will be manageable landscape impacts, when associated with the preparation and implementation of a landscape plan. The site's attributes, along with landscaping and design guidelines will create a unique 'sense of place';
- It is near the town centre and there are opportunities for enhanced walking and cycling connections including along the Blackwood River;
- It can be appropriately servicing;
- Appropriate buffers can be provided to adjoining and nearby uses;
- The site is not subject to heritage constraints;
- It will enhance the integrity of the Blackwood River and there will be enhanced public access to the Blackwood River;
- It provides community benefits including, if required by the Shire, ceding land adjoining the Blackwood River free-of-cost to the Crown. Securing public control offers conservation, recreation and accessibility opportunities to the community;
- Most the site has been previously cleared. Remaining environmental assets, focused on riparian vegetation and water resources, can be appropriately conserved;
- There are opportunities for revegetation/environmental repair and to enhance the vegetated corridor;
- Bushfire management measures will comply with the objectives of *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and the *Guidelines for Planning in Bushfire Prone Areas*. This includes two access routes in different directions; and
- It will provide a new standard of subdivision in Boyup Brook.

Clearly, the desire of the Shire and the local community is to facilitate population growth, job creation, economic development and support facilitates and services in Boyup Brook.

The identification of the site as 'Investigation Area 24' and the associated zoning and subdivision/development of our client's land will provide the opportunity for people to reside within close proximity of the Boyup Brook town site. This will lead to retention and improvements to community infrastructure, as well as providing commercial stimulus.

It is also suggested that our client's proposed significant investment in Boyup Brook will provide associated confidence for others to invest locally including in job creation.

8. Conclusion

Inclusion of the site as Investigation Area 24, in the final Strategy, will be of strategic significance to Boyup Brook.

The site has considerable opportunities, manageable constraints and an ability to address key planning, environmental, bushfire and servicing considerations.

Development of the site will provide the Boyup Brook community with a 'good news story'. It will provide much needed affordable residential land, ranging in sizes between 2000m² to around 8000m², which is sought by the market.

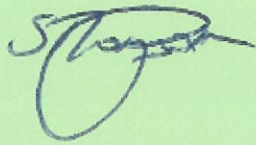
As outlined in this submission, we respectfully seek the Shire's support to allocate Lots 51, 1007 and 1118 Boyup Brook-Arthur Road as Investigation Area 24 in the final Strategy.

9. Next steps

Should you have any queries, or require any clarification in regard to this submission, please contact me on steve@edgeplanning.com.au or 0409107336.

On behalf of our client, Edge Planning & Property look forward to the Shire's support as outlined in this submission.

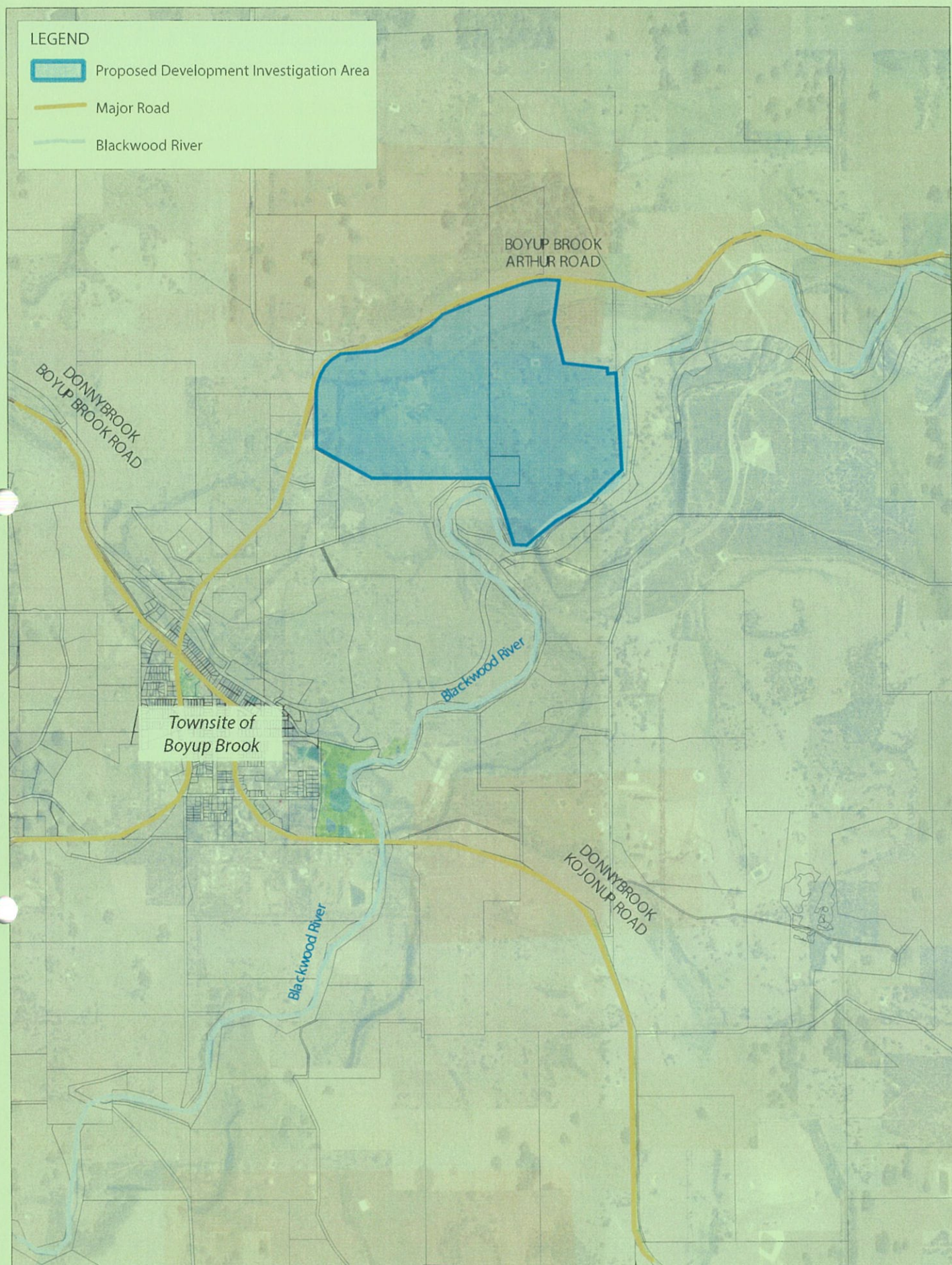
Yours sincerely

A handwritten signature in blue ink, appearing to read 'Steve Thompson', with a stylized flourish at the end.

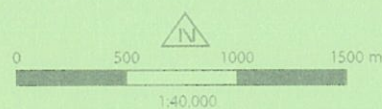
Steve Thompson
SENIOR PARTNER

18 March 2020

Enc. Location Plan



LOCATION PLAN - PROPOSED DEVELOPMENT INVESTIGATION AREA
 Boyup Brook - Arthur Road
 Boyup Brook



SUBMISSION

REGARDING THE DRAFT LOCAL PLANNING
STRATEGY DATED 22 NOVEMBER 2019
PREPARED BY THE SHIRE OF BOYUP BROOK

BY MARK BOMBARA

SUBMITTED BY EMAIL ON 26 MARCH 2020

BACKGROUND

Boyup Brook was declared a Town in 1900 and the Shire was formed in 1961. Shire area is 282,920 hectares or 700,000 acres. Only a portion of the Shire area is rateable.

Historical Shire population figures are:

Year	Shire Population
1900	400
1961	<1,000 probably
2001	1,536
2006	1,480
2011	1,588
2016	1,701

As outlined above, the population of the Shire has essentially flat-lined for decades. Given the environmental and landscape attributes of the Shire, it has not progressed compared to other Shires in the South West. The Shire of Boyup Brook should be critically reviewing why this is the case. This should include reviewing the draft Local Planning Strategy to ensure it adopts a realistic path to implementing economic development, enhancing services, growing the rate base and population growth. If the Council supports this submission by including Leafield as a Development Investigation Area, it will provide a critical component in delivering desired outcomes that benefit the Shire, the local community and local businesses.

Since the creation of the Shire, there have been 2 Town Planning Schemes, TPS1 Gazetted 5 October 1984 and TPS2 (current) was Gazetted 7 November 1997. TPS2 identified 3 areas for further subdivision containing 9.6ha. None of these areas in the last 23 years (since 1997) have been subdivided. Instead there have been multiple Special Rural (2ha) rezonings that were never even contemplated by TPS2 in 1997.

The proponents of the current draft Local Strategy appear to be content to repeat the mistakes of the past.

LEAFIELD PROPERTY AND PROPOSAL

Over the last 14 years I have spoken to the Council and Shire with the view of providing 2,000m² lots on the riverfront and picturesque 200ha property known as Leafield – others might know it as “Gibbs”. The property is 1.5km north-east of the Boyup Brook townsite, which is closer than the Special Rural area to the west.

The Council has previously supported the potential for residential/urban development on the property. For example, on 16 November 2006, the Council resolved to provide in-principle support for a rezoning of the property. In 2010, the property was identified as “potential townsite expansion” in the Local Rural Strategy.

The product I propose to deliver is a Lifestyle product, similar to the product I provided at Highland Bridgetown.

To assist the Shire adopt a realistic path to implementing economic development, enhancing services, growing the rate base and population growth, I believe the Shire should consider the property / proposal and include it as a Development Investigation Area in the final Local Planning Strategy.

The elements that come together for the Leaffield property are:

1. Proximity to Town.
2. The attributes of the Townsite including its social and scenic amenity.
3. River frontage and enhancing recreational opportunities and public access.
4. Scenic location and landscape that provides relaxation and mental wellbeing.
5. Scale of the proposal, which enables the proposal to pay for very large offsite infrastructure costs.
6. Suitable soil types that support on-site sewage disposal and building construction.
7. No commercial activities except tourism-related.



Picture is from the Shire's website.

I believe this proposal fits the vision and objectives of the Community Strategy Plan, the draft Local Planning Strategy and Council's Planning objectives, but with a difference – it fits with the demand for Lifestyle lots which appears to be addressed in the Strategy and in past Planning that only provided larger <5acre lots to the west of Town.

My proposal creates no selling conflicts – some buyers will consider lot size to be the main element to delivering Lifestyle.

DRAFT STRATEGY

There are various statements in the draft Local Planning Strategy which are questioned and should be reviewed by the Shire based on evidence and outcomes over the past decades (including population, lot creation and rate base). This includes page 13, item 5 "development of a reticulated sewer system, has the potential to entice redevelopment, subdivision and grouped housing development" and page 17, bottom of table 4 "This estimate does not consider the potential for additional lots via development of sewerage treatment infrastructure – envisaged in the long term."

As shown in the Draft Strategy, intensification of the existing Boyup Brook Residential and Special Rural areas will be problematic and the "Total Potential" lot yield is unrealistic due mainly to topographic constraints and servicing constraints that come with reconfiguration of power, water, roads and drainage. So I would caution the Shire to have any expectations of ever achieving the level of development proposed by the Strategy.

Instead, the Shire should review and address statements in the draft Strategy including on page 14, item 2 "people are moving to the region and taking up residence on the fringes of the Boyup Brook townsite, on rural lifestyle properties." For this to occur, suitable land which can be feasibly developed is required to be included in the final Local Planning Strategy.

ECONOMIC

The Leaffield property and my proposal will assist to:

1. Provide a customer base large enough for some of the service businesses (think banks etc) to re-establish their businesses in Boyup Brook.
2. Provide additional customers and revenue for other small businesses in Boyup Brook.
3. Significantly increase the Shire's rate base.

Rates revenue will be significantly higher through Leaffield being developed.

Current minimum rates \$875 (UV areas) and \$925 (GRV areas).

Rates revenue \$2,880,747.

At Present Value, 500 additional lots in Boyup Brook represents \$462,500. The Shire can either increase its rates budget to \$3,343,247 or budget no increase and pass a reduction of \$462,500 back to its existing ratepayers (more ratepayers = lower individual rates).

SOCIAL

The main issue here, as the Shire would have considered previously, is whether Boyup Brook will remain a Local Government in its own right. Without some growth, next time the WA Government considers Local Government reform, I suggest amalgamations will again be on the agenda. In my opinion, Boyup Brook losing Local Government status would be a disaster for the Community. Population growth and broadening the rate base are required.

SUMMARY

There are reasons there's a resistance in the South West against large scale projects such as these. The main one is higher than normal population growth. In my opinion, looking at the population figures, Boyup Brook needs a higher than normal population growth.

1. The Leaffield parcel is 500 acres, only 0.07% (1/14th of one percent) of the Shire's total 700,000 acres of area.
2. The Leaffield site will produce 500 lots.
3. The lots will be affordable.
4. We can achieve a selling rate of 50 lots / year.
5. The lots will be "Lifestyle" lots and provide amenity not capable of being provided in any of the alternative locations.
6. The lots can be produced efficiently and delivered affordably subject to the Shire's support and approval authorities not requiring anything abnormal.

CONCLUSION

These are hard time economically, perhaps more difficult times than envisioned at the time of TPS2 in 1997. For the benefit of Boyup Brook, it's in the Shire's interest to encourage people and businesses to take advantage of whatever economic opportunities present themselves. I believe one of these is to support my Leaffield proposal. I look forward to the Shire including Leaffield as a Development Investigation Area in the final Local Planning Strategy.

14. LPS – SUBMISSION

H GRAHAM

Local Planning Strategy Shire of Boyup Brook

What community input/consultation was undertaken in order to prepare this document?

How have areas for Rural Small Holdings and Rural Residential been identified?

Has the Department of Agriculture and Regional Development Land Use Capability Assessment been utilized to assess and identify appropriate areas for Rural Residential, Special Rural and Rural Small Holdings to ensure that quality agriculture land is protected?

The Strategy is proposed for 10-35 years other Local Planning Strategies are 5-10 years or 10 to 20 years. There has in the past been a lack of renewal of the Local Planning for the Shire and this being the first Local Planning Strategy prepared for the Shire. The Planning and Development Act requires Local Planning Schemes to be reviewed every 5 years therefore 5-10 years seems a much more appropriate timeframe consistent with the Town Planning Scheme review timeframe to ensure both documents continue to operate together. Strategy only proposes in the very short to medium term to offer an additional 7 lots for industrial to accommodate any potential growth for the next 35 years and only one other poorly located large industry development lot. This shows a lack of analysis to meet needs in the short, medium and long term.

On page 27 the Strategy states *"Asset Management Planning suggests that the management, replacement and renewal of building and structure assets is catered for with minimal or no funding gap (Shire Boyup Brook Community Strategic Plan, 2013-2023)."* This statement gives a confusing message especially when trying to source funding for Shire Asset projects. For example for the proposed new sporting complex, upgrades to the swimming pool etc as historically renewal of building assets in Boyup Brook has not occurred eg. Caravan Park, Flax Mill, playgrounds etc.

On page 31 the Strategy states: "Due to soil structure and low annual rainfall, the potential exists for land to be farmed beyond its productive capacity. The future outlook for agriculture indicates a role for planning in supporting the adoption of improved land management and codes of practice." Needs to be reworded as it can be interpreted incorrectly.

"Due to soil structure and lower than average annual rainfall patterns, the potential exists for land to be farmed beyond its productive capacity. The future outlook for agriculture indicates that a role for planning in supporting the adoption of improved land management and codes of practice."

The strategy lacks a clear vision for the whole Shire as well as clear outcomes and again does not highlight the short, medium and long term development goals for the next 35 years.

There are no recommendations for the Shire to undertake a Local Biodiversity Strategy and no mention of bush fire management objectives for the next 35 years.

There is a lack of anything associated with tourism under "economy" as well as crossing over enhancing/showcase environment can bring in tourism ie. Develop a tourism strategy for the Shire as the entry statements/rest stop areas are largely inefficient or non-existent. Recognise the major events currently unique to Boyup Brook and lack of facility/accommodation support for tourism increase in visitor numbers. Pg 33 and 34 majority of pictures used show tourism aspects of the town however no mention of tourism or any proposed development other than the Shire using existing "owned land" for tourism accommodation. The Strategy states that the vision is to "encourage growth of the Boyup Brook townsite as the primary settlement" this is not a vision for the next 35 years for a Shire to work towards.

The Rural Enterprise zone as per SPP 2.5 Guidelines 2016 is mentioned in Strategy although it is not proposed or shown on the strategy map or identified to be added to the scheme.

Lack of reference to any tourism Boyup Brook lacks a quality caravan park which would meet the needs of tourism accommodation in the short term and then the other strategies can be put in place for further tourism accommodation. Lack of capturing of the river for passive and social activity. Is the Shire depot in the right location for the town growth?

Industrial

Very limited supply for the next 35 years especially without rural enterprise zoned land identified. Fragmented growth proposed.

Commercial

Agree "mixed use" is a much better use and allows for more flexibility of use and has recently been adopted by small Shires townsites replacing traditional "commercial" zone to allow for more flexibility and allowance to capture opportunity in the short term. Prepare town centre guidelines/street scapes to ensure properties and buildings are not derelict or held empty by landowners. Eg. Boarded up windows, properties sitting empty for 5-10 years. Vision is to encourage growth of the Boyup Brook townsite, however no strategies proposed for outcomes to achieve this. If the proposed area in site 3 to be utilised for caravan park and mixed use and this is the only additional "commercial" type land use proposed for the next 35 years will this meet the needs of the community especially if much of area is flood prone?? Given that under Natural Environment "Development is not permitted within 30 metres of a water course. b) Onsite effluent disposal is not permitted within 100 metres of a watercourse or wetland" is proposed to be added into the scheme text will much of this site remain in order to support this type of development?

A Traffic and transport Strategy in regards to truck movements in town and ability to shift along outside centre therefore opening the town centre up for pedestrian movement, central meeting areas. The entire shire needs an accessibility study undertaken which could also include a transport component. Aging population, lack of facilities/support for anyone with a disability.

Residential

Shire to take lead investigate/propose developing 2-3 residences in the short term to be sold at cost to generate new stock in the townsite.

Shire investigate all joint/partnership potential scenarios to progress development and offer a variety of products

Although unviable offering aged accommodation is beneficial to the entire framework of the community. Local government is there to ensure these types of services are offered. Smaller Shires with much smaller budgets have been able to achieve it. A complimentary short-term strategy might be permitting "Ancillary accommodation" (Granny flats) on farming properties going through succession which could also meet tourist accommodation shortages at peak times. Long term joint venture/holistic approach to aged care within the townsite. Using existing housing which needs renovation, or repurpose existing buildings.

Special Use Site

Rezoning the Flax Mill to "Agroforestry, Education Establishment, Rural Industry, Market Garden, Poultry Farm, Free Range Piggery and Recreation." Does a piggery, market garden, poultry farm in this location meet separation distances and buffer requirements?

The following statement Page 19 under Planning Issues it states that "Intensification of livestock practices (e.g. feedlots for livestock) has the potential to exacerbate climate change." A very broad very personal opinion statement and should be removed. Does not assist to the Strategy and shows no understanding of modern sustainable agricultural practices nor how planning can encourage these to occur.

Natural Environment

Agree that "Consider introducing into the new Local Planning Scheme a section dealing with environmental issues and including the following provisions:

Vegetation, Revegetation, Rivers, Water Sensitive Urban Design, Acid Sulphate Soils Etc.

In regards to "Rivers a) Development is not permitted within 30 metres of a water course. b) Onsite effluent disposal is not permitted within 100 metres of a watercourse or wetland." Refrain from including specific broad provisions into the Local Planning Scheme as every site needs to be assessed on its merits and with new technology in the next 35 years who knows. Also unable to support a broad statement of provisions when a Biodiversity Strategy has not been undertaken.

Rural

"A maximum of two Single Houses may be approved on land zoned 'Rural', provided the land is equal to or greater than 20 hectares in size. Modify the Zoning Table to support Group Housing within the 'Rural' zone. However, clarify that the development of a single dwelling does not justify further subdivision of the land." Disagree with this as it is only encouraging and putting further pressure on quality agricultural land to be lost. Rather allow for workers accommodation and ancillary (granny flat) accommodation.

Farm Workers Accommodation

"The accommodation is clustered around the Single House or other farm buildings on the land to minimise the impacts on adjoining properties and to enable the sharing of infrastructure servicing." Agree however this and the two residences for lots greater than 20ha is not required. Much farming enterprises consist of multiple lots.

Rather be mindful that in the current environment under OHS and farm safety there are increasing requirements for farmers to offer lunchroom/bathroom to contractors eg. shearers as well as provide a shower for use if chemical exposure etc. therefore this needs to be considered. For example a simple ablution near shearing shed may not meet the proposed specific provisions of workers accommodation definition and rather "Transportable building" or "ablution" under "Rural" which is not currently listed in the provisions of the scheme.

Tourism in the Rural zone should be assessed as a whole in the Shire in a specific Tourism Strategy which should also cover stopping rest areas, entrance statements, information bays, tourism sites etc.

Do not agree if zoned rural and only 5 ha or less in area it is no loss to agriculture if this is utilised for tourism use as it is unlikely to be able to sustain much agriculture development therefore rather than become a additional lifestyle lot which is not the best use of land it may be beneficial to still become a commercial enterprise. Wording "10 per farm holding" appears

difficult to manage if farms held in multiple names/businesses. Should stay as is in Scheme and assessed on individual application.

As previously stated potentially a provision for an ancillary accommodation or granny flat in the rural zone may allow for some low impact tourism accommodation in the short term and during one off peaks and then focus on a Toursim Strategy and combined traffic study to correctly identify strategic locations for tourism accommodation and demand.

Public Utility

Disagree that large lot size and lack of sewerage is limiting development within townsite. Sewerage encourages higher density and rather agree that a lack of reticulated sewerage does however limit the RANGE of accommodation types available in the townsite therefore accommodation units for tourism and aged persons is currently limited. This also makes development not commercially viable however as a Shire project these projects can be undertaken with grants, joint venture etc. There is rather a lack of incentive and progress within the townsite to capture any potential development.

Transportation/Community Infrastructure/Heritage

Development contributions unlikely to assist with lack of develop and previous comments regarding cost of development in townsite. Rather user pays if big developer project comes to town or out of ordinary use of road network from specific commercial enterprise eg. Forestry.

There is a complete lack of vision for community infrastructure for the next 35 years as there are no proposed strategies.

Consider various beautification initiatives/strategies for the town centre including fascade small grants to assist businesses to upgrade street appeal. Competitions/ incentives. Reduction of rates for improvements to already aged commercial stock.

A true vision for the town which involves community consultation and a sense of ownership. There is also a lack of understanding and capturing the uniqueness of the Boyup Brook Shire and proposing planning and strategies in order to ensure opportunities are captured.

Accessibility within and around townsite, parking, rest area and stop over areas strategically identified with a tourism/transport strategy. Investigate alternative routes through Boyup Brook for heavy vehicles traffic assessment to ensure safety and future planning.

Forward planning for road maintenance/construction program to ensure funding have project ready for if funding on roads not spent for the region in June.

Walking trails and BMX trails can also be investigated in a proposed Toursim Strategy and Biodiversity Strategy.

Agree heritage is important and should be protected within the Strategy and Scheme as well as identified and explored.

Agree aboriginal heritage needs to be recognized in the Strategy and Scheme why is there nothing noting the Aboriginal heritage of the area in the Strategy. Possibly can be further investigate how this can be managed/addressed in a Tourism/Traffic/Heritage strategy.

Hazard Management

Agree to the standard provisions to be added to the Scheme. This needs to occur to ensure flooding and bush fire management are covered in the scheme as per the State Planning

Policies and Act. Potentially to assist the community information in regards to panning and bush fire management can be provided *BAL Assessments & Bushfire Management Plans*.

Landuse Conflict Management

Agree that State Forrest needs to be protected and that the impact of proposed development needs to be assessed as to impact as well as potential low impact tourism and community use opportunities. Creating a sense of ownership in the community for these areas allows for better protection and understanding.

Individual Sites

8 Ritson Road – for industrial – not well serviced, environmental issues, flooding etc.

Agree the railway reserve needs to be investigated by the shire potential alternative use and zoning change although this will require key negotiations with the relevant departments and unlikely in the short term.

Propose to add that Residential proposed outside of townsite boundary only proposed once all infill options exhausted.

Site 13 – unsupported random no clear planning objective for location lot selection

Site 14- Setting up for same issue as current by proposing long term to have rural residential surrounding also proposed (not supported) industrial supply location limits any expansion of area for additional industrial. The proposed 7 lots is not enough supply for the next 35 years.

Confused how proposing so much rural residential areas are ensuring which previously was stated to not be the best use of resources and that it is essential to protect agriculture land then propose many sites of rural land to become rural residential. Is it not better to encourage rural pursuits and other use of the land including the Rural Enterprise zone which does not appear to be included on the Strategy Map? There is proposed to be a big number of supplies of Rural Residential and Rural Small Holding is this reinforced by predicted demand projections? What is the basis for such supply?

Thanks happy to discuss further required.

Hayley Graham

1640 Boyup Brook Cranbrook Road, Mayanup
hay_lily42@hotmail.com

15. LPS – SUBMISSION

S BROADHURST

CASE AGAINST THE URBANISATION OF THE LAND ALONG THE BOYUP BROOK

1. Much work has gone into regenerating the Boyup Brook to make it a place of recognition of the indigenous population. (Sadly it has not been maintained) Any structural development will cut access and line of sight to the Brook (which is our namesake) from the Town and in doing so will snub the only tangible recognition of our aboriginal heritage in the entire Shire.
2. It is a flood plain area which may bring a class action against the Council if homes and businesses become inundated at some later date.
3. Any form of sewage disposal will contaminate the soil and waterway unless it is a full blown sewerage system. The State government building laws have decreed that no new development may take place without sewerage being in place.
4. A caravan park within the Railway precinct area
 - will not provide any privacy for those who stay there.
 - is in sight of a thoroughfare carrying heavy traffic at times.
 - The Brook dries up over summer so no asset there.
 - If the other developments suggested are brought to fruition it will have nowhere to expand and have a feeling of being hemmed in by urban infrastructure.
 - Its only asset will be that it is a short (uphill) walk to the shops.
5. Shifting the Caravan Park from its present location
 - will be severely detrimental to the Country Music Festival whose patrons strongly appreciate the ability to walk to the Music Park.

As well as taking away the advantages of a short walk

 - to the Swimming Pool
 - to picturesque walk trails and
 - exercise areas for dogs.
 - and the 'on the doorstep' easy access to river activities such as canoeing.
6. Conversations with patrons identifies that they enjoy the ambient feeling of privacy and peace and most find the stroll down town to be pleasant and beneficial exercise on relatively flat land. Those who have mobility issues are quite happy to make the short drive as they would from the Railway precinct as well.
7. In addition to that, the utilisation of the few remaining Flax mill buildings which house a museum with scale models of historic entities of Boyup Brook's past and other items of historical value and attract visitors, the premises will be out of sight and out of mind which will become an excuse to allow it to deteriorate further.
8. The present area has the potential to become the 'GO TO' caravan park in the South West inland and the perfect place to break a journey from Perth to Albany. The opportunity to utilise the River for activities such as canoeing and the feasibility to enhance this asset is of significant importance. Any funds flagged for replacement would be better spent on improving what we have which is a unique setting few other Local Governments have at their disposal.

Shirley Broadhurst
President
Boyup Brook Tourism Association.

16. LPS – SUBMISSION

S WHITE

SUBMISSION ON LOCAL STRATEGIC PLAN FOR SHIRE OF BOYUP BROOK.

In this time of the Corona virus lock down, I guess many people are not thinking so much about the continuity of the Shire, as of themselves and their loved ones. However, this is a time when we can expand our thoughts to the future of our Shire. It is with this in mind that I put forward my thoughts on this plan.

- The Shire President mentions in his opening address that the plan is restricted to the growth within and immediately adjacent to the Boyup Brook townsite. And yet the Background Introduction states – in the first line – *This Local Planning Strategy (LPS) applies to the whole of the Shire of Boyup Brook.* Which is it to be?
- I am not sure when this Plan was first written, but I would dispute that the Shire contained any Orchards, or feedlots of Pigs these days, and would be interested to know where the Cottage Industry of Machinery Manufacturing takes place. I know that one company tried to accomplish this, but was denied the opportunity!

SECTION 2.

- While there are many comments I could make about the *Urban Growth and Settlement* and the items it contains, I shall refrain, except for the comment in the section: *Planning Issues – Rural Settlements. 3. The Shire's rural townsites (Hamlets) are all without social, recreation and commercial services.* It seems to me that the author of this Plan has never participated in the activities of these Hamlets. All of them have their own Social activities, and many have some recreational activities as well.

Agriculture & Food. (Planning Analysis).

1. I would suggest removing the following from this section under Cereals – Chick Peas, but include Oats and Hay. Under Meat remove Goat and Pig as I don't think either of these are present any more. Should not Olives be added under Perennials.
4. *With a growing demand for food, greater opportunities are expected for intensive agricultural pursuits such as free-range pigs and chickens and perennials.* In the current climate and the foreseeable future the prospect of these enterprises being considered is pie in the sky. There are many reasons why free-range piggeries cannot be considered – the most important of which is two-fold. No profit and the threat of African Swine Flu. Chickens would also be a doubtful profit making enterprise, and the expense of procuring suitable water for perennials (what ever that may mean) would make that enterprise unviable also.
6. It should be noted that the CBH terminal is no longer in use, and is unlikely to be used again. Qualeup siding was a great place for local delivery and that has been closed down also, so the closest depot for CBH is now either Kojonup or Cranbrook. This site could be obtained from CBH and used for future industrial development – if the Shire was that way inclined.

Public Utilities. (Planning Analysis).

2. Sewerage: The STED system seems to be a dream. The word is that the Water Corporation has no money for such things, and doesn't even have enough money for repairs to present schemes in other areas. The whole planned system was flooded, and was to be very expensive for residents, and would require a lot more investigation if it was to be raised again.

3. Potable water: I presume the large dam referred to at the end of this paragraph is the one on Reservoir Road. Is this dam water still usable? The collection area is very neglected, and could be improved. Perhaps this dam could be lined such as the town dams are. I know the CEO has plans for the Railway Dam improvement – presumably this would service the proposed industrial area at the Saleyards site.
7. Rubbish: This section states that the recyclable rubbish pickup is free and is once per month. This is currently incorrect as we pay for it in our rates, and the pick up is once per fortnight. Non-recyclables are picked up weekly from town. Is it still picked up fortnightly in the “hamlets”, and why can’t farms en route to the hamlets also be able to have their rubbish picked up?

Transportation Network. (Planning Analysis).

Tourists: Mention needs to be made of the new Mundel use of our roads. (4 wheel drivers using “off roads” and some un-serviced camping areas in the Shire.) Maybe mention should be also made of the increased use of the Greenbushes Road in relation to the Mine expansion.

Community Infrastructure. (Planning Analysis).

- Sporting: No mention of the Rodeo, Pistol Club, Badminton or Croquet. There is currently no Netball or Water Polo. These haven’t been active for quite some years.
- Social: No mention of P & F., Churches (7 denominations available), Red Cross, and Fire Brigades.
- Medical: The Aged Persons Lodge has facilities for 17 – not the 12 mentioned. No mention of our Physiotherapist, Mental Health, and Beauty, nor the visiting Podiatrist and Chiropractor.
- Tourism: The Museum needs a mention here. Perhaps even the Street Art and Murals?

Heritage.

The first town building is no longer in position as marked on the map. Is there any point in having this marked?

Landscape & Visual Management:

4. *There are also a number of vested reserves or other lands under the control of the Shire or State Government agencies.* I presume this refers to the “provisions of timber for settlers” reserves?

SECTION 3. STRATEGY OUTCOMES.

Key Goals.

2. Maybe this should be removed in light of the recent consultation with the public. (Once the result is known.) Too late – not enough community use of present facilities. Maybe this pipe dream should be removed from all this section totally. There are other more important items such as aged facilities and employment opportunities.

Development.

- Remove multi-purpose centre. We already have under utilised Town Hall and "Youth Centre", and the YAC shed which is not used at all now.

Planning Actions.

Rural Townsites.

The Shire's rural townsites (Hamlets) are all without social, recreation and commercial services. As previously stated, this comment is completely erroneous. They all have some sort of social activity and some have recreational activities as well.

Residential. (Planning Action).

Add: Investigate and establish a High Care facility so local residents do not have to move out of town when dementia sets in.

Add: Develop independent living accommodation – despite the lack of STED system. Much needed for some elderly residents not yet ready for the Lodge or High Care.

Special Use Sites: (Planning Action).

Flax Mill: Consider the pollution of the river from such activities as Poultry farm and free range piggery, also market gardens to some extent. Also the necessity for potable water for these animals and vegetables.

The Flax Mill should be developed as extra "affordable" tourist accommodation such as was suggested many years ago. If this cannot be done because of the *100 year flood plane* – then it would be impossible to have the intensive industries there as well. Think about moving 100 pigs or 1000 chickens in the face of a wall of water!!!

Agriculture and Rural Land Uses. (Planning Justification)

5. *Tourism uses ancillary to the main agricultural use of the land are supported, given the likely impact is less than*

Obviously this item has never been completed – would be interested to see the conclusion!

Community Infrastructure.

It is difficult to fit these thoughts into specific categories, so instead I will just list them as comments.

- Urgently need trails for bikes, motor bikes and horses. Council did develop a Bike plan, and despite Dr. Mel pushing for further action, nothing happened. We have cyclists around who would like specific routes,, instead of having to deal with big trucks.
- There is a need for additional youth services – not just sporting arenas. Not all youth is sport orientated. YAC folded, presumably from lack of funds, why can't the Shire go back to the days of having a 'Youth Officer'. This would probably be more use

than some of the present staff who trip over each other at times! There is no basketball or netball at present – no one to organise. The police officer, Mr. Simpson, who was going to organise this was transferred to Mullewa. Appointment of a Youth Officer may see greater use of facilities already in place, such as the Youth Centre, YAC shed and the Pool.

- There needs to be a lot more advertising of programmes being set up at the swimming pool when it is open. There is never an article in the Gazette of planned activities – it is all put around by word of mouth. Not good enough. There are still some people who don't believe the pool is heated!! Councillors attending more often would be helpful – show an interest in something that is working!

Heritage.

This area has problems for the owners. Once a property is on a State List no changes can be made, and repair and maintenance becomes difficult. Perhaps Council could organise a public workshop from the Heritage Council on their Grants program. This would enable residents to make some discrete enquiries regarding repairs and maintenance without putting themselves to the fore.

There is no mention of the cemeteries in the Shire anywhere in this document. Some of these could do with repairs and maintenance – particularly in the town cemetery. Once people are dead are they forgotten by all? That's where our history lies!

Landscape and Visual Management.

With regard to the visual management of the town – some years ago the Council decided on a colour scheme for the town based on heritage colours. I wonder what happened to this? Another decision discarded for no apparent reason.

INVESTIGATION AREAS.

I have comments which could be applied to each of these, but will comment only on a few.

Site 5: I do not see this being available for development for some time to come. It is currently the site of the Education Department (Middle School) septic tanks and effluent drains. The School used to run a small agricultural subject and this area was used for sheep. Unfortunately, the town dogs found it a great source of ready meat! In view of our farming area, it would be great if this could once again be used for agriculture – instead of the green waste it is currently used for.

Site 6: This has for many years been used by the Girl Guides, being adjacent to their building. I am sure they would like it to be retained rather than used for housing.

Sites 8 & 9: These sites are of great importance for tourism and endangered plants and should not be developed at any cost. They are being well cared for at present, and are a handy source of interest to those looking for orchids close to town rather than tramping through other reserves in the Shire.

Sites 10, 11, & 12: These areas are currently occupied by property owners. I realise the plan is looking to the future. However, until the number of houses in town already 'For Sale' are sold and occupied, what is the need for all this planning. Unless the Shire gets very pro-active with regard to further employment availability, I cannot see the necessity for any extra housing.

Site 17. I wonder why this area has not already been redesignated as Light Industrial?

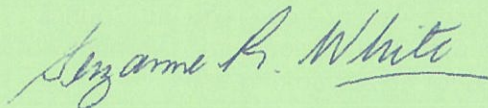
Finally –

Site 23. Since when has this been on the Bridgetown-Boyup Brook Road? I have already made my views about this known. But I will reiterate – who will use this development? How many people have actually committed to playing netball, basketball, football?

As for the following statement ---- *It will encourage greater participation in indoor and outdoor activities and provide a much-needed space for community groups to help each other to learn, grow and overcome social and health problems.* I ask you to prove this with our current numbers and lack of employment availability.

It goes on "*will ensure high usage rates year-round*". We already have a swimming pool which the Council does not support to its fullest capacity – how about concentrating on utilising this to a higher rate. The pool already supplies all the listed benefits, and is neglected to the extreme.

I just wonder who is going to pay for the upkeep of this extensive development. Does the Council expect those participating in the associated sports to cover its running costs? Have they thought that greatly increased memberships of these sports may discourage their participants? A lot more needs to be considered apart from the enthusiasm of the few. The trials and tribulations had by the fund-raising committee during the development of the heated pool should be a warning to those working on this development.



Mrs. Suzanne R. White.
Concerned resident.