



**AGENDA FOR THE
ORDINARY COUNCIL MEETING
TO BE HELD ON
WEDNESDAY**

19 August 2015

SHIRE OF MINGENEW



Shire of Mingenew

Ordinary Council Meeting Notice Paper

19 August 2015

Madam President and Councillors,

An ordinary meeting of Council is called for Wednesday, 19 August 2015, in the Council Chambers, Victoria Street, Mingenew, commencing at 4.00 pm.

Martin Whitely
Chief Executive Officer

14 August 2015

MINGENEW SHIRE COUNCIL

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CHIEF EXECUTIVE OFFICER
14 AUGUST 2015



SHIRE OF MINGENEW
WRITTEN DECLARATION OF INTEREST IN MATTER BEFORE COUNCIL



Chief Executive Officer
Shire of Mingenew
PO Box 120
MINGENEW WA 6522

Dear Sir/Madam,

Re: Written Declaration of Interest in Matter before Council

I, (1) _____ wish to declare an interest in the following item to be considered by Council at its meeting to be held on (2) _____

Agenda Item (3)

The type of interest I wish to declare is (4)

- Financial pursuant to Section 5.60A of the Local Government Act 1995
- Proximity pursuant to Section to 5.60B of the Local Government Act 1995
- Indirect Financial pursuant to Section 5.61 of the Local Government Act 1995
- Impartiality pursuant to regulation 11 of the Local Government (Rule of Conduct) Regulations 2007

The nature of my interest is (5)

The extent of my interest is (6)

I understand that the above information will be recorded in the minutes of the meeting and recorded in the Financial Interest Register.

Yours faithfully,

Signed

Date

1. Insert Name
2. Insert the date of the Council Meeting at which the item is to be considered.
3. Insert the Agenda Item Number and Title.
4. Tick box to indicate type of interest.
5. Describe the nature of your interest.
6. Describe the extent of your interest (if seeking to participate in the matter under S. 5.68 of the Act).

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SHIRE OF MINGENEW

AGENDA FOR ORDINARY MEETING OF COUNCIL TO BE HELD IN COUNCIL CHAMBERS ON 19 August 2015 COMMENCING AT 4.00pm

- 1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS**
- 2.0 RECORD OF ATTENDANCE/APOLOGIES/APPROVED LEAVE OF ABSENCE**
- 3.0 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**
- 4.0 PUBLIC QUESTION TIME/PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS**
- 5.0 APPLICATIONS FOR LEAVE OF ABSENCE**
- 6.0 DECLARATIONS OF INTEREST**
- 7.0 CONFIRMATION OF PREVIOUS MEETING MINUTES**
 - 7.1.1 ORDINARY MEETING HELD 15TH JULY, 2015*
 - 7.1.2 SPECIAL MEETING HELD 22ND JULY, 2015*
- 8.0 ANNOUNCEMENTS BY PRESIDING PERSON WITHOUT DISCUSSION**
- 9.0 OFFICERS REPORTS**

9.1 CHIEF EXECUTIVE OFFICER

9.1.1 DISPOSAL OF VEHICLE

Location/Address: Shire of Mingenew
Name of Applicant: Shire of Mingenew
Disclosure of Interest: Nil
File Reference: ADM0245
Date: 14th August 2015
Author: Martin Whitely, Chief Executive Officer

Summary

The purpose of this item is to propose the sale of the Volkswagen Amarok vehicle previously utilised by the Road Inspector through the Mid West Local Government Services Agreement (“MWLGSA”) with Main Roads.

Attachment

Nil

Background

A vehicle was purchased by Council for the Road Inspector based in Mingenew as part of the MWLGSA agreement with Main Roads. The decision was made through a series of Governance, Joint Management Process Team and Main Roads meetings that both Road Inspector positions under the MWLGSA agreement be made redundant as of 3 July 2015. During July 2015, Mr Joe Clifford, the Road Inspector employed by the Shire of Mingenew as part of the MWLGSA agreement, ceased employment with the Shire.

Comment

As a direct result of the redundant Road Inspector position under the MWLGSA agreement the Shire now has a vehicle that is surplus to the needs of Council. Council have the options to

1. Continue to maintain the vehicle in its current status
2. Upgrade one of the existing utilities, or
3. Dispose of the vehicle

Maintaining the vehicle or utilising the vehicle within the current staff structure does not, in my opinion, add any financial or economic value to Council operations.

Consultation

Nil

Statutory Environment

Section 3.58 of the Local Government Act 1995 relates to the disposal of property;

3.58. Disposing of property

(1) In this section —

dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;

property includes the whole or any part of the interest of a local government in property, but does not include money.

(2) Except as stated in this section, a local government can only dispose of property to —

(a) the highest bidder at public auction; or

(b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

- (3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —
- (a) it gives local public notice of the proposed disposition —
 - (i) describing the property concerned; and
 - (ii) giving details of the proposed disposition; and
 - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;and
 - (b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.
- (4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —
- (a) the names of all other parties concerned; and
 - (b) the consideration to be received by the local government for the disposition; and
 - (c) the market value of the disposition —
 - (i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
 - (ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.
- (5) This section does not apply to —
- (a) a disposition of an interest in land under the *Land Administration Act 1997* section 189 or 190; or
 - (b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or
 - (c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or
 - (d) any other disposition that is excluded by regulations from the application of this section.

Policy Implications

Nil

Financial Implications

Provision was made in the 2015/16 Budget to receive \$25,000 for the sale of the vehicle.

Strategic Implications

Community Strategic Plan

Outcome 4.4.3 - Develop and implement Asset Management Planning

Voting Requirements

Simple Majority

OFFICER RECOMMENDATION – ITEM 9.1.1

That:

1. Council gives local public notice of the proposed sale of the Volkswagen Amarok 4x4 Utility Vehicle in the prescribed form as outlined in s3.58(3) of the Local Government Act
2. That all submissions along with other details pertinent to the sale of the vehicle are tabled for Council consideration at the September 2015 Ordinary Council Meeting

9.1.2 PROVISION OF WASTE COLLECTION SERVICES

Location/Address: Shire of Mingenew
Name of Applicant: Shire of Mingenew
Disclosure of Interest: Nil
File Reference: ADM0187
Date: 14th August 2015
Author: Martin Whitely, Chief Executive Officer

Summary

The purpose of this item is to offer a three year term to the successful contractor for the provision of rubbish collection services in the Shire of Mingenew.

Attachment

To be distributed prior to the meeting.

Background

Currently the Shire are utilising the services of Veolia for the provision of rubbish collection. The previous contract expired in February 2014 and the rubbish collection service has been operating without a formal agreement since that date. The rates proposed in an agreement scheduled to be endorsed by Council in February were significantly lower than the rates currently being applied, however in the absence of a signed agreement the higher of the two rates has been in place for the past 18 months.

Comment

The absence of a formal agreement prompted discussions with Veolia commencing back in March 2015 and since then there has been numerous contact with Veolia and discussion with Council during various Concept Forums.

The CEO was requested to source pricing from available contractors for the provision of rubbish collection and four contractors were approached to submit a proposal. These contractors were Veolia, Toxfree, Avon Waste and BL & MJ Thornton Waste Removal Service, all of whom have provided rubbish collection services within the surrounding districts.

At the time of completing the agenda item three proposals had been received from the four contractors, with the final of the proposals to be received on Tuesday 18th August 2015. All proposals have been tabulated in a manner comparing like for like services and will be circulated prior to the meeting.

As the contractual amount will be under \$100,000 there is no requirement for Council to carry out a formal tender process.

Consultation

Lorna Wixted, Veolia
 Kevin Green, Toxfree
 Ashley & Jeremy Fisher, Avon Waste
 Mark Thornton, BL & MJ Waste Removal Service
 Julie Borrett, Senior Finance Officer
 Nita Jane, Manager Administration & Finance

Statutory Environment

Waste Avoidance and Resource Recovery Act 2007

Policy Implications

Nil

Financial Implications

Provision is made in the 2015/16 Budget for rubbish collection. Dependant on the outcome of the appointment of the successful contractor, this may potentially result in some variation to the budgeted expenditure for the financial year.

Strategic Implications

Community Strategic Plan

Outcome 2.6.1 - Develop and implement a Waste Management Plan

Voting Requirements

Simple Majority

OFFICER RECOMMENDATION – ITEM 9.1.2
--

That:

1. Council appoints _____ for a three year term for the provision of waste collection services in the Shire of Mingenew,
2. That the agreement commence on the 1st October 2015, or a date earlier should the successful contractor be in a position to commence the service arrangement prior to the above mentioned date

9.1.3 SHIRE OF MINGENEW TOWNSITE EXPANSION STRATEGY
--

Location/Address: Shire of Mingenew
Name of Applicant: Shire of Mingenew
Disclosure of Interest: Nil
File Reference: ADM0362
Date: 14th August 2015
Author: Martin Whitely, Chief Executive Officer

Summary

This report recommends that Council reviews the updated Mingenew Townsite Expansion Strategy and resolves to re-advertise the Townsite Expansion Strategy for public comment.

Attachment

Shire of Mingenew Townsite Expansion Strategy

Background

At the March 2013 Ordinary Council Meeting Council resolved to endorse the Draft Townsite Expansion Strategy and advertise the document for public comment. The document was advertised for public comment, however the final document was never presented to Council for adoption, nor has the document been approved by the Department of Planning or ultimately submitted to the Western Australian Planning Commission.

Comment

The matter was again brought up at the December 2014 Concept Forum where it was agreed that the Townsite Expansion Strategy be finalised on my commencement to allow myself to offer any input into the proposed strategy.

The Townsite Expansion Strategy was discussed at the strategic planning session held in late April 2015 and again at the June 2015 Concept Forum where some minor changes were suggested. Following this I met with Alan Stewart from Greg Rowe & Associates, who produced the original document, to implement the proposed changes as discussed.

At the time of completing the agenda item there were several very minor changes to be made to the final Townsite Expansion Strategy. As such a copy of the draft Townsite Expansion Strategy is attached for Council information with the view to the final document being circulated prior to the meeting.

The Department of Planning have been very accommodating in granting numerous extensions with the latest extension being until October 2015 so it would be good to have the process finalised and the document submitted to the Western Australian Planning Commission.

Consultation

An information session for Elected Members and Shire Staff was held in September 2012 and a Community Workshop was held in October 2012 to allow for Council and community input into the Draft Townsite Expansion Strategy. A further information session with elected members was carried out in April 2015 and the final document, once endorsed again by Council will be put out for public comment.

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Provision of \$10,000 was made in the 2015/16 Budget for the finalisation of the Townsite Expansion Strategy.

Strategic Implications

Community Strategic Plan

Outcome 1.2.1 – Ensure there are adequate land options available for residential, commercial and industrial land.

Voting Requirements

Simple Majority

OFFICER RECOMMENDATION – ITEM 9.1.3
--

That:

1. Council endorse the Draft Townsite Expansion Strategy, and
2. Circulates the document for public comment for a period of 21 days, and
3. Review any submissions at the September 2015 Ordinary Council Meeting with the view to adopting the Townsite Expansion Strategy as a final document



FINAL MINGENEW TOWNSITE STRATEGY

SHIRE OF MINGENEW



ROWEGROUP

OUR REF: 7500 29/08/2014

ADVERTISING

The Shire of Mingenew Townsite Strategy certified for advertising on 10 September 2013
Signed for and on behalf of the Western Australian Planning Commission

An officer of the Commission duly authorised by the Commission
(pursuant to the *Planning and Development Act 2005*)

Date _____

ADOPTED

The Shire of Mingenew hereby adopts the Townsite Strategy, at the Ordinary meeting of
Council held on the day of
20

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on

An officer of the Commission duly authorised by the Commission
(pursuant to the *Planning and Development Act 2005*)

Date _____

DOCUMENT CONTROL

Printed 29 August 2014 7500_14Aug01R_as

Version	File Name	Prepared by	Approved by	Date
1	7500_14Aug01R_as	Rowe Group	Alan Stewart	29/08/2014

This report has been authorised by:



Alan Stewart Senior Planner



Stephanie Crosby Quality Control

CONTACT PERTH OFFICE

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1. Workshop Outcomes Report
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Executive Summary

The Mingenew Townsite Strategy (MTS) provides a vision for the development of the Mingenew town site and a vision for the Shire's relationship with the Midwest for the next 15 years.

The MTS has been developed taking into consideration Mingenew's key attributes including the townscape, heritage and tourism. The community's vision for Mingenew both past and present has been incorporated into the Strategy. This MTS has been developed in the recognition of infrastructure constraints, the desire to halt population decline and land use issues. Based on these attributes and constraints the MTS identifies a number of goals and key objectives for the urban consolidation of the Mingenew townsite and how these can relate to the wider Mid West region.

The MTS goals and objectives have been based around a geographical framework where the town has been divided into five sub-precinct areas. The objectives and planning provisions for each sub-precinct are vital to realising the MTS goals and vision for the town.

In relation to the townsite the MTS highlights strengths that should be promoted to attract investment into the town. The MTS responds to the demands of the infrastructure constraints in regard to sewerage and includes recommendations to enhance infrastructure. Finally the MTS provides guidance on how to enhance the town's character, build community interaction and ensures that a range of housing types are available that are consistent with the demographic trends for the town.

The MTS recommendations will be implemented through the Shire and relevant associations. MTS is intended to be a dynamic document and the recommendations are not exhaustive nor to the exclusion of other economic, social or other such initiatives. The planning provisions contribute to realising objectives for the town while being part of the wider planning framework that includes the Shire's Local Planning Strategy and Strategic Plan.

Glossary of Terms

ATU	Aerobic Treatment Units
DEC	Department of Environment and Conservation
CSP	Draft Country Sewerage Policy
DoW	Department of Water
GSP	Government Sewerage Policy
HCWA	Heritage Council of Western Australia
LPS	Local Planning Strategy
MTP	Mingenew Townscape Plan
MTPC	Mingenew Tourist & Promotions Committee
MTS	Mingenew Townsite Strategy
MWIP	Mid West Investment Plan
MWRPIF	Mid West Regional Planning and Infrastructure Framework
PDWSA	Public Drinking Water Source Area
PF	Plan for the Future
SCP	Strategic Community Plan
TDPR	Town Drainage Preliminary Report
TWA	Tourism Western Australia
WSPP	Water Source Protection Plan
WAPC	Western Australian Planning Commission

01 Introduction

1.1 The Purpose of the Strategy

Mingenew faces important challenges in attempting to halt population decline and to reinforce its commercial future. In response, the Mingenew Townsite Strategy (MTS) extends beyond the usual scope of an 'Expansion Strategy' in its search for actions to specifically address these challenges.

Whilst prior documents like the Local Planning Strategy related to the Shire as a whole, this Strategy relates solely to the Mingenew townsite.

This MTS outlines strategies to guide the development of the Mingenew townsite over the next 10 – 15 years. It incorporates and reviews the Shire's Local Planning Strategy and the Strategic Community Plan in order to provide recommendations for the future.

The MTS identifies a range of detailed actions aimed at facilitating townsite growth consistent with the Shire's core strategic objectives, and defines a set of planning policies and principles intended to make better use of the existing Mingenew townsite infrastructure. Each action is accompanied by a description and has been prioritised according to the following categories:

- ▲ Short -Term Priority - 0-24 months;
- ▲ Medium -Term Priority - 12-36 months; and
- ▲ Long -Term Priority - 3 years or more.

1.2 Objectives

The objectives of the Mingenew Townsite Strategy are to:

- ▲ Provide guidance to the Shire of Mingenew in planning for the development of the town over the next 10 -15 years;
- ▲ Focus on urban consolidation encouraging development within the existing urbanised areas and to make more efficient use of services in these areas;
- ▲ Provide a framework for changes to the statutory and strategic planning framework, to facilitate the form and extent of development sought by the Mingenew community;
- ▲ Give direction to both the Shire and the Western Australian Planning Commission (WAPC) in the consideration of future development applications, subdivision applications, town planning scheme amendments and local structure plans;
- ▲ Provide guidance on the allocation of land uses to ensure that growth in the town occurs in a consolidated and sustainable manner and that the short, medium and long term needs of the community are satisfied;
- ▲ Provide guidance on streetscape, infrastructure, movement networks and urban design; and
- ▲ Provide a basis for coordinated decision-making by the Shire of Mingenew and servicing authorities in determining future servicing requirements for town.

1.3 Methodology

The preparation of the MTS included the following tasks:

- ▲ Site visits and townsite photographs;
- ▲ Review of available literature including background reports, existing strategic planning and mapping;
- ▲ Identification of opportunities, constraints and issues;
- ▲ Reconciliation of predicted land use and development needs with available land availability and zoning;
- ▲ Incorporation of Shire aims and objectives;
- ▲ Confirmation of townsite objectives, opportunities and constraints through a community consultation process; and
- ▲ Identification and description of associated actions.



It is integral to the success of the MTS that its outcomes best reflect the needs and aspirations of its key stakeholders – including residents, landowners, businesses and local community groups.

Accordingly the methodology for the project provided for community input particularly in assessing opportunities and constraints as well as articulating aspirations for growth. Consultation has been implemented through a briefing with elected Shire Councillors to refine opportunities, constraints and understand Shire objectives. The local community have been consulted at an open workshop where they identify opportunities and constraints. Further community and stakeholder input will be considered through the formal public advertising period which will be part of the adoption process for the MTS.

02

Description of Study Area

Mingenew is located in the Irwin River basin approximately 380km north of Perth and 100km south east of Geraldton. The town is described as the 'entrance to the Midwest wheatbelt' (Strategic Community Plan, 2012). Refer Figure 1 – Regional Location.

The Study Area boundary is shown at Figure 2. This includes the main residential, commercial and industrial areas of the town, including the CBH grain handling facility and fringing rural land.

The Midlands Road serves as the 'Main Street' of the Mingeneew townsite. Midlands Road runs east-west, and is the most trafficked road. It is fringed by a number of buildings/services such as agricultural supplies, bakery, supermarket, bank, service station and hotel, as well as a tourist information bay and vehicle parking area. Victoria Road and William Street are also important to the function of the Mingeneew townsite and run north-south through the centre of the town. Victoria Road and William Street provide frontage to a range of civic uses including churches, museum, Shire offices, public toilets, town hall, police station and primary school.

The agricultural industry is important to the local economy of the town, with the CBH Grain receival point to the east of the urban area is a dominant feature in the townsite (Strategic Community Plan 2012). The CBH facility has the distinction of being the largest inland grower-fed grain receival point in the Southern Hemisphere.

The town is divided into northern and southern sectors by the Midlands Road and parallel abutting railway line. An industrial area is located north of the rail line with residential and commercial land (the main urban centre) located to the south.

An extensive recreation area is located to the south east of the town site area and supports a number of sporting clubs, including tennis and bowls at the northern end of the recreation area. Further south east of the town centre is the Mingeneew golf course and horse racing track. Football, cricket, hockey and netball facilities surround the centrally located recreation centre buildings.

The visual landscape of Mingeneew is characterised by the Mingeneew Hill, located just north west of the townsite and serves as a popular tourist attraction. At the base of Mingeneew Hill is an area known as 'Drover's Rest' where seating and tables are provided for visitors. The Mingeneew Nature Reserve is located on the south-western portion of the Hill and is managed by the Department of Parks and Wildlife.

These features are shown in Figure 3.

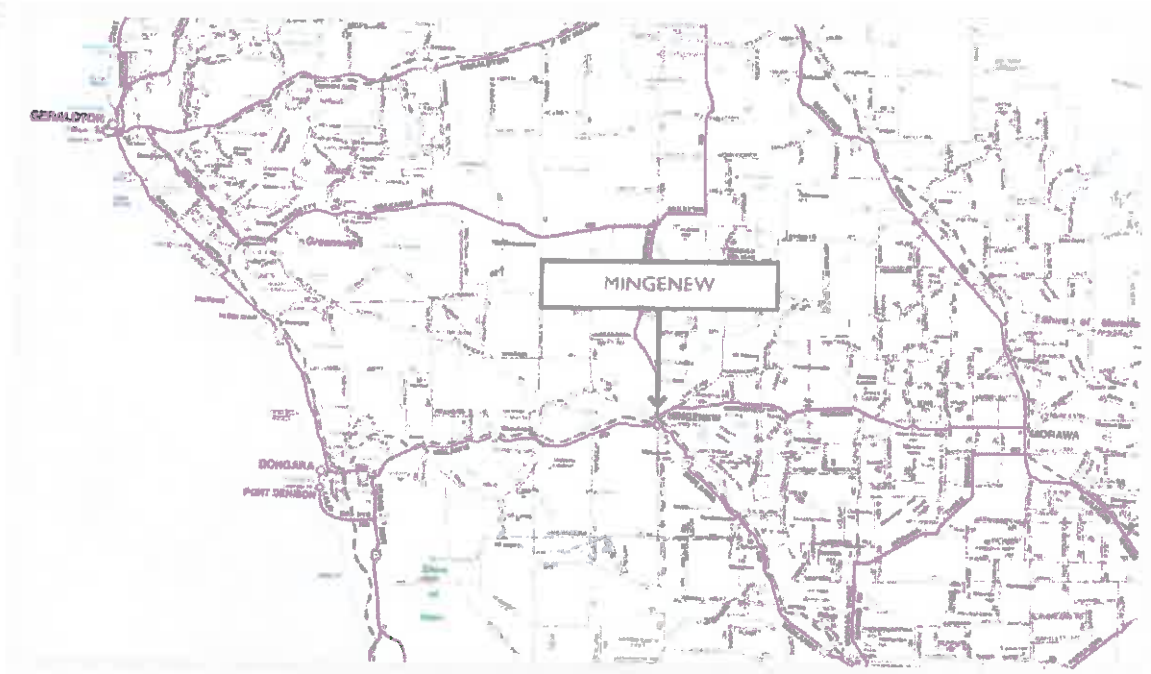


Figure 1 Regional Location



Figure 2 Study Area Boundary

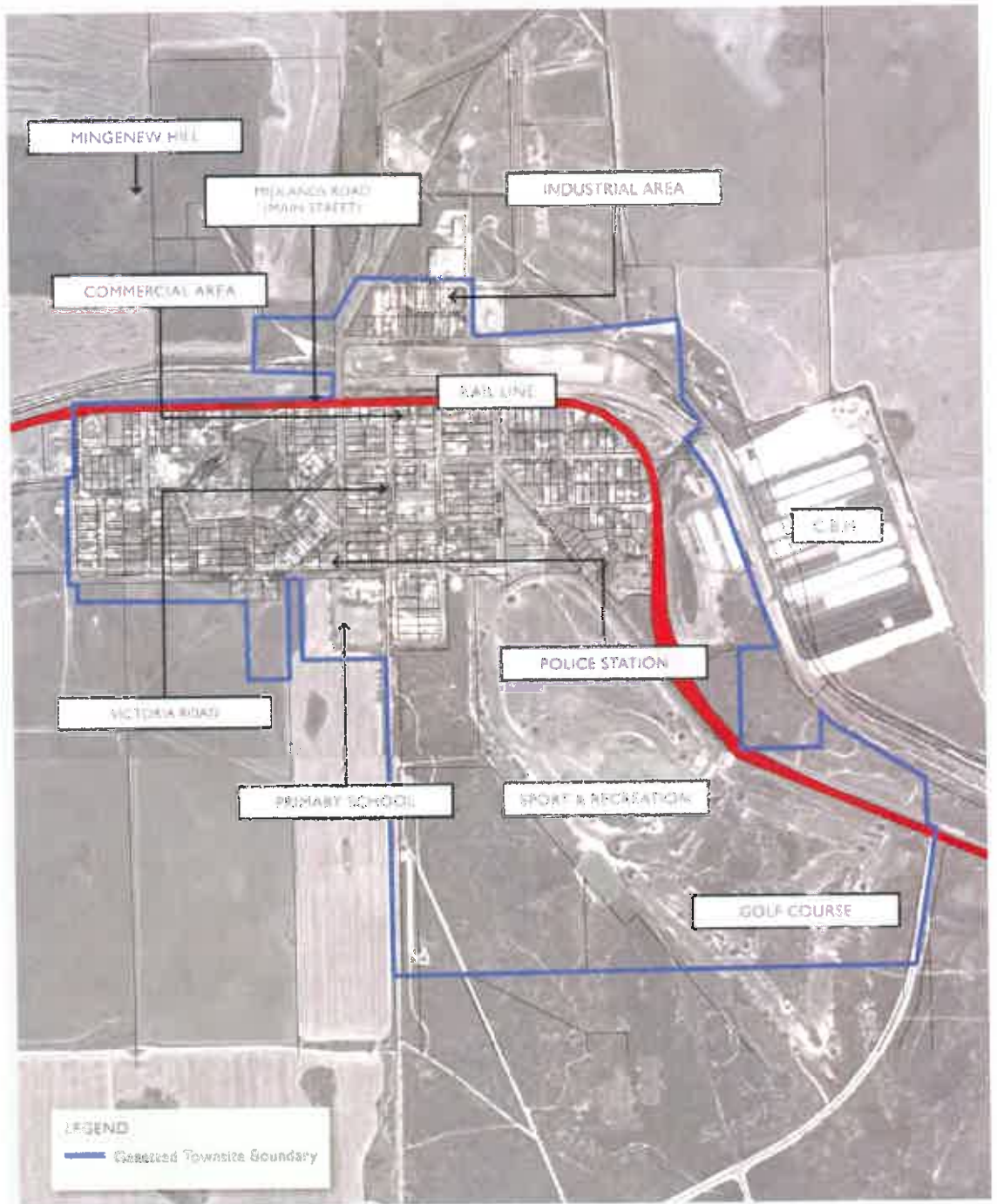


Figure 3 Townsite Attributes

03 Literature Review

3.1 Regional Planning Framework

3.1.1 Draft Mid West Regional Planning and Infrastructure Framework 2011

The Draft Mid West Regional Planning and Infrastructure Framework ('MWRPIF'), released by the WAPC in 2011, incorporates 17 local governments within the Mid West region including the Shire of Mingenew. The intent of this document is to be recognised as a regional strategy under State Planning Policy 1. The MWRPIF provides an update to the previous Mid-West Infrastructure Analysis (2008). The objectives of the MWRPIF are to:

- ▲ Provide the regional context for land-use planning in the Mid West;
- ▲ Provide an overview of major regional economic, social, cultural and environmental issues;
- ▲ Identify the priority actions required to enable comprehensive regional and sub-regional planning; and
- ▲ Identify the priority regional infrastructure projects to facilitate economic and population growth in the Mid West.

The MWRPIF divides the Mid West into three sub-regions being the Batavia Coast, the North Midlands (which includes the Shire of Mingenew) and the Murchison. The primary challenge identified for the North Midlands is to retain and grow its population share, whilst both servicing and benefiting from the economic growth that is expected to be generated from nearby iron ore projects. Future planning may involve the development of sub-regional growth strategies for these sub-regions.

The MWRPIF also designates activity centres throughout the region, with Mingenew classified as a 'Local Centre'. Local Centres are defined under the MWRPIF as offering a level of service that can deal with the daily needs of their service population but with a lower level of choice than 'Regional Centres'. The role of Local Centres within the North Midlands Region (such as Mingenew) is described as *"often but not always serving functions including civic administration, limited retail, primary school, limited health. Generally supports the agricultural, tourism and fishing sectors."*

3.1.2 Mid West Investment Plan

The Mid West Investment Plan ('MWIP') was developed by the Mid West Development Commission in conjunction with local government and various stakeholders. It outlines and prioritises over 300 potential infrastructure projects worth in excess of \$19 billion. The MWIP is intended to be used in conjunction with the MWRPIF to secure and guide public and private investment into the Mid West Region.

Several of the outcomes of the MWIP are relevant to the MTS including:

- ▲ Sustainable increase in population;
- ▲ A refreshed and revitalised Mid West;
- ▲ Improved regional infrastructure to facilitate coastal and inland development;
- ▲ Diversified and enhanced minerals and energy industries;
- ▲ Continued expansion of the tourism industry;
- ▲ Establishment of new and innovative industries and services; and
- ▲ A valued and protected natural and built environment.

3.1.3 Draft Country Sewerage Policy 2003

The Department of Health's draft Country Sewerage Policy ('CSP') was prepared with the objective of protecting public health, the environment and the State's water supply. It emphasises that, where possible, all subdivision and density development should be connected to a reticulated sewerage system. However, the CSP recognises that in some areas reticulated sewerage is unlikely to be available for a long time. In these cases, the CSP provides development standards to which subdivisions and density development must adhere.

Part 5.4 of the CSP states that for towns without sewerage (as in Mingenew), subdivision and residential density development are subject to the following development standards:

- ▲ R10 or 1000m² is the minimum size that will be accepted for new residential lots;
- ▲ No individual proposal exceeding 25 lots or dwellings; and
- ▲ A total town expansion to 'no more than 100 lots or dwelling units' for unsewered areas.

Mingenew is listed in Schedule 2 of the Country Sewerage Policy i.e., "*Locations with public health and/or environmental constraints for onsite wastewater disposal.*" For towns in Schedule 2 it states that detailed information and detailed assessment by statutory and consultative authorities may be required in assessing the acceptability of proposals. This is not considered to prohibit townsite expansion opportunities for Mingenew but the lack of sewerage is an important issue that needs to be addressed by the Shire and developers.

The MTS has considered advice from the Water Corporation as to whether the Mingenew townsite would be connected to a reticulated sewerage system over the lifetime of the Strategy. The Water Corporation advised that no forward planning has been done to support 'infill sewerage' in Mingenew, and that if this were to occur, the cost of the installation of such system would have to be borne externally, i.e. by the Shire or through alternative sources of funding. The Water Corporation is planning to review and prioritise its water scheme planning programme for the Mid West Region in 2015.

The MTS is based on the assumption that Mingenew will remain unsewered, and therefore future development will provide for on-site effluent disposal systems and be constrained in some regard by the provisions of the CSP.

3.1.4 Draft Government Sewerage Policy 2011

The draft Government Sewerage Policy ('GSP') has been advertised for public submissions in April 2012. Once adopted the GSP will supersede both the CSP and the Government Sewerage Policy – Perth Metropolitan Region.

The MTS has considered advice from the Department of Health which advised that a revised draft of the GSP will be advertised for public comment in the near future. The provisions of the 2011 draft GSP are subject to change, although it is worthwhile to examine notable aspects of the 2011 draft GSP.

The aim of the draft GSP is to promote reticulated sewerage for all new developments and subdivision and where this is not achievable, to establish alternative requirements. The draft GSP recommends that in unsewered areas minimum lot sizes be determined by soil type, with Table 2 below outlining the recommended minimum sizes under this system. Soil categories 4, 5 or 6 would most likely apply to Mingenew, which would mean a minimum lot size of 2000m² would be required.

Soil Category	Soil Texture	Minimum Lot Size
1	Gravels and sand	1000m ²
2	Sandy loams	1000m ²
3	Loams	1000m ²
4	Clay loams	2000m ²
5	Light clays	2000m ²
6	Medium to heavy clays	2000m ²

Table 2 Draft GSP - Minimum Lot Sizes Per Soil Category

The Department of Health has advised that Table 2 may be subject to change.

In addition to the above size restrictions, where on-site effluent disposal is proposed, the GSP requires applicants to provide the following information to the satisfaction of approval agencies:

- ▲ Demonstration of site suitability for on-site effluent disposal;
- ▲ Site assessments for each lot by a qualified person;
- ▲ A signed guarantee by the site evaluator/soil assessor;
- ▲ Disposal to occur within the lot boundary; and
- ▲ Apparatus for sewerage disposal to be approved by the Executive Director, Public Health.

Should these policy requirements be adopted, it may make it difficult for individual developers in Mingenew to proceed with projects given the costs to be incurred by commissioning technical investigations to accompany proposals for on-site effluent disposal. Given this, it is important for the Shire to continue to monitor the progress of the draft GSP and, if necessary, to make a submission on the revised draft during the advertising period.

3.2 Local Planning Framework

3.2.1 Mingenew Strategic Community Plan

The Shire of Mingenew Strategic Community Plan ('SCP') identifies the Mingenew community's visions and is the Shire's principal strategic guide for future planning and services. Given its currency, the MTS has been prepared to be consistent with the vision and objectives of the SCP. The SCP identifies four key objectives, associated outcomes and performance measures which are summarised in Table 3:

	Objectives	Outcomes	Key Performance Measures
Economic	To be a diverse and innovative economy with a range of local employment opportunities.	<ul style="list-style-type: none"> - Increase the number of visitors and extend the tourism season within the region. - Increased availability of serviced residential, commercial and industrial land. - To maintain and increase the number of local businesses, industries and services that will provide a range of employment opportunities for the people of Mingenew. - Protect and enhance economic infrastructure. - Ensure the provision of adequate services to support economic growth. 	Population statistics. No. of business licences. Vacancy rates (business and residential). No. of building approvals.
Environment	A sustainable natural and built environment that meets current and future community needs.	<ul style="list-style-type: none"> - Our natural environment is enhanced, promoted, rehabilitated and leveraged so it continues to be an asset to our community. - Our indigenous and cultural heritage is acknowledged. - To retain Mingenew as an attractive town that is a comfortable and welcoming place to live and visit, and reflects our lifestyle values. - To provide recognition and retention of places of heritage. - Safe and functional road and ancillary infrastructure. - Efficient usage of resources. 	Percentage of waste placed in landfill. Energy usage statistics.
Social	A safe and welcoming community where everyone has the opportunity to contribute and belong.	<ul style="list-style-type: none"> - Maintain and increase population. - Maintain the provision of high quality community infrastructure. - Affordable housing options that respond to community needs. - Improved community health and well-being. - Improved capacity of education and training. - Community events continue to be supported. - Maintain a safe community environment. 	Crime rates. Community participation rates. Community satisfaction levels. No. of cultural events.
Civic Leadership	A collaborative and innovative community with strong and vibrant leadership.	<ul style="list-style-type: none"> - A well informed and engaged community that actively participates. - An open and accountable local government that is respected, professional and trustworthy. - Improved partnerships. - Long term planning and strategic management. - Achieve a high level of compliance. 	Financial ratios. Long-term financial viability. Asset sustainability ratios. Employee retention levels. Volunteer levels.

Table 3 SCP Objectives, Outcomes and Performance Measures

Some of the outcomes associated with these four objectives are particularly relevant to this MTS in that they recognise that opportunities exist for Mingenew over the next decade to retain and increase the population base. In achieving this aim there is a need to ensure that services and infrastructure are maintained and developed into the future. The objectives of this MTS are to:

- ▲ Increase the number of visitors and extend the tourism season within the region;
- ▲ Increase the availability of serviced residential, commercial and industrial land;
- ▲ Maintain and increase the number of local businesses, industries and services that will provide a range of employment opportunities for the people of Mingenew;
- ▲ Ensure the provision of adequate services to support economic growth;
- ▲ Ensure that our indigenous and cultural heritage is acknowledged;
- ▲ Retain Mingenew as an attractive town that is a comfortable and welcoming place to live and visit, and reflects our lifestyle values;
- ▲ Provide recognition and retention of places of heritage;
- ▲ Safe and functional road and ancillary infrastructure;
- ▲ Maintain and increase population;
- ▲ Maintain the provision of high quality community infrastructure; and
- ▲ Allow for affordable housing options that respond to community needs.

To reflect these objectives, the MTS recommends the following actions:

- ▲ Provide good quality tourism facilities such as rest areas and toilets;
- ▲ Investigate and develop options for additional tourism and service worker accommodation;
- ▲ Install interpretive trails and signage, including the CBH receipt point and indigenous heritage;
- ▲ Ensure there are adequate land options available for residential, commercial, and industrial purposes;
- ▲ Investigate and facilitate community investment in the relocation of the roadhouse;
- ▲ Increased availability of electricity;
- ▲ Maximise the effective use of water resources within the Shire;
- ▲ Continue to implement the Town Centre Beautification Plan;
- ▲ Maintain the current high standard of presentation;
- ▲ Develop and implement a Footpath Plan;
- ▲ Provide accommodation for service workers and housing seniors; and
- ▲ Develop new housing for the aged through a joint venture program.

3.2.2 Plan for the Future 2010-2013

The Plan for the Future 2010-2013 ('PF') was prepared by the Shire to "assist Council in establishing priorities and to better serve the needs of the community." The PF is to function as a strategic plan for the future to help guide decision making, determination of priorities and organise funding arrangements across the full range of functions and services of the Shire.

The PF outlines objectives, strategies and actions related to the environment, economy and social spheres. The following actions are relevant to the MTS:

- ▲ Undertake a study of drainage issues within the Mingenew townsite with a view to improving water runoff;
- ▲ Develop footpath improvement program in line with Asset Management Plan and include a bicycle/dual use path options;
- ▲ Develop improved truck parking along the main street of Mingenew;
- ▲ Develop a Tourism Strategy to support and encourage tourists and to provide the appropriate facilities in consultation with the Tourist & Promotions Committee;
- ▲ Restoration/repair to old railway station building;
- ▲ Continue with planning and implementation of further industrial and residential land developments; and
- ▲ Progress development of additional aged persons units with a joint venture with the Department of Housing and Works.

3.2.3 Local Planning Strategy

The Local Planning Strategy ('LPS') provides the framework for the control of land use and development, creates procedures for the assessment and determination of applications and sets out the Shire's planning aims for the District.

The LPS covers the entire Shire area although the focus is on the Mingenew townsite. The majority of the planning issues and development demands are centred around the Mingenew townsite.

Part 8 of the LPS sets out 'Scheme Proposals' that include:

- ▲ Provide for future land use needs and town site expansion;
- ▲ Identify future residential land to meet the needs of the private sector;
- ▲ Encourage new industries and business;
- ▲ Encourage tourism opportunities;
- ▲ Provide for mining activities; and
- ▲ Preserve, protect and enhance the Mingenew townscape and historic buildings.

These aims are reiterated where relevant throughout this MTS.

Some of the notable 'Scheme Proposals' identified in the LPS include the following:

- ▲ The LPS recommends a 1000m² minimum lot size in accordance with the CSP. However, TPS3 subsequently applied a R12.5 density coding to the 'Residential' areas of the townsite, which allows for a 700m² minimum lot size. This is unlikely to be supported by the Department of Health under the CSP;

- ▲ The LPS provides an industrial subdivision plan for the 'General Industry' zone which appears to be partially complete. As several of the smaller lots are vacant, the lot sizes proposed may not suit the needs of industrial users;
- ▲ The LPS established a case for the re-alignment of Midlands Road. The re-routing seeks to minimise traffic conflict on Midlands Road, allow it to focus more on a residential and tourist function, and allow for a greater pedestrian movement;
- ▲ The LPS recognises the need to concentrate activity within the 'core' Town Centre rather than extending it along the main street, resulting in gaps and dilution of main street identity and function; and
- ▲ The LPS recognises the need to protect the heritage of the Town. This is reflected in Clause 7.5 of TPS3.

3.2.4 Mingenew Townscape Plan 1989

The Mingenew Townscape Plan ('MTP 1989'), although over 20 years old, identifies many townscape issues that remain highly relevant. The MTP 1989 contained two parts; 1) a Townscape Improvement Program that included a character study of the town, and 2) a Landscape Report.

The Townscape Improvement Program

In terms of the 'townscape' the MTP identifies a number of landmarks throughout the town encompassing both built form and the natural landscape. The MTP notes that the town entry points, view corridors, historic buildings, advertising, parking and open space are all important components of the overall streetscape image. The MTP concludes that the overall streetscape image of the town is tired.

Other significant landmarks identified are the Mingenew Hill, the wheat bins and the railway. These landmarks are highly visible and form an integral part of the backbone of the town. The MTP concludes that these important landmarks are not adequately promoted.

The MTP also provides advice on zoning changes for Mingenew. It recommends a Town Centre Area to be concentrated in a linear form from Bride Street west to William Street. It further recommends that this area be the focus of activity including retail land uses. It also recognises the importance of both the Midlands Road and Victoria Road in providing a number of important local services for residents.

The Midlands Road is described as being "...characterised by a variety of building forms, differing setbacks and a number of very unattractive commercial frontages". The MTP recommends that in the short term the Midlands Road area could be improved by minor repairs to the shop frontages, improved signage and landscaping. In the medium term a re-emergence of verandahs along the street was recommended and in the long term infill development and the redevelopment of existing buildings in a building form that contributes to the appearance of the streetscape was suggested.

Victoria Road comprises a number of building styles where the historic buildings and private residences are well maintained and presented, though there are a number of unkempt or vacant lots that detract from the appearance of the street. The recommendations for Victoria Road focus on the longer term and the redevelopment of vacant lots. Both commercial and residential lots need to be redeveloped to high standard.

The illustrations included in the MTP provide an indication for the vision for the streetscape that would still be relevant today.

Finally the MTP provides comment on both vehicular circulation through the town, parking provision and the provision of pedestrian areas. These issues will be addressed and considered as part of the MTS.

Landscape Report

The intent of the landscape report was to identify existing landscape and open space resources and provide recommendations for improvements with the aim of improving the town aesthetically and protect the local micro-climate.

One of the key recommendations was adopting a 'theme' plant for Mingenew. The Bird Beak Hakea (*Hakea orthorrycha*) was recommended as the symbolic theme plant for the town as it is an important local plant. It was recommended that the Bird Beak Hakea be planted at town approaches and open space precincts.

The landscape report divided the town into 6 areas and provided detailed recommendations for planting, street furniture and general aesthetic improvements. The landscape report provided recommendations on key entry statements into the town that addressed both landscaping and the entry statement locations.

The significance of the MTP is that it highlights that in facilitating any further growth of the town needs to adhere to the broader objective of improving and maintaining the townscape and appearance of Mingenew. The MTP emphasises the role that both the built environment and landscaping can play in enhancing the appearance of the town for both residents and visitors.



Plate 1 Bird Beak Hakea

3.2.5 Water Source Protection Plan - Mingenew Town Water Supply 2001

The Waters and Rivers Commission (now the Department of Water) prepared the Water Source Protection Plan ('WSPP') in regards to the Mingenew town water supply.

The Mingenew town water supply comes from four Water Corporation production bores that extract groundwater from the semi-confined aquifer of the Parmelia Formation. The Mingenew Water Reserve was declared in December 1983. The intent of the WSPP is to provide a management plan for the protection of groundwater resources in the Mingenew Water Reserve. The plan also establishes a basis for the promotion of compatible, non-polluting land uses within the reserve.

The Department of Water develops policies for the protection of public drinking water source areas based around three levels of priority classification. The Mingenew Water Reserve is classified for a Priority 2 (P2) source protection and aims to ensure there is no increased risk of pollution to the water source. P2 areas are declared over land uses where low density development (such as rural) already

exists. Protection of public water supply is a high priority in these areas. One of the key management strategies in regard to land use planning relates to the assessment of development proposals with respect to water quality protection.

In the case of Mingenew this P2 protection area lies to the south west of the urban area south of Phillips Road and to the west of the Midlands Road. It primarily includes land zoned 'Rural/Mining' under LPS3 as well as the Mingenew Recreation Centre and Golf Course, along with a small area of Rural Residential zoned land.

The WSPP includes a table showing land use compatibility with the Department of Water's *Water Quality Protection Note 25 – Land Use Compatibility in Public Drinking Water Source Areas*. For P2 areas the table shows that further subdivision is not generally compatible with these areas – refer to Table 4 below.

Land Use	Subdivision		
	Priority 1	Priority 2	Priority 3
Rural subdivision to a minimum lot size of 4ha	Incompatible	Compatible	Compatible
Rural subdivision to a lot size less than 4ha	Incompatible	Incompatible	Incompatible
Special rural subdivision to a minimum lot size of 2ha	Incompatible	Conditional 8,9	Conditional 8
Special rural subdivision to a lot size between 1 and 2ha	Incompatible	Incompatible	Conditional 8,9
Special rural subdivision to a lot size less than 1ha	Incompatible	Incompatible	Incompatible 9
Urban subdivision	Incompatible	Incompatible	Compatible 6
Industrial subdivision	Incompatible	Incompatible	Conditional 6
Note: Subdivision of lots to any size within Priority 1 areas is incompatible			

Table 4 Land Use Compatibility in Public Drinking Water Source Areas

Special Rural lots above 2 hectares may be considered subject to certain provisions which include:

8. Lots should only be created where land capability allows effective on-site soakage disposal of treated wastewater. Conditions apply to siting of wastewater disposal systems in areas with poor land drainage and/or a shallow depth to groundwater, animals are held or fertiliser is applied. Alternative wastewater treatment systems, where approved by the Health Department, may be accepted with maintenance requirements.

9. An average rather than minimum lot size may be acceptable if the proponent can demonstrate that the water quality objectives of the source protection area are met, and caveats are placed on titles of specified blocks stating that further subdivision cannot occur."

The Department of Water advised that the P2 classification is in force for the Mingenew Public Drinking Water Source Area. Therefore intensification of land use to the south of the existing townsite is significantly constrained.

3.2.6 Mingenew Town Drainage Preliminary Report 2001

Greenfield Consulting was previously engaged by the Shire of Mingenew to undertake a study of the existing drainage infrastructure in Mingenew to identify recommendations for improving drainage.

The Town Drainage Preliminary Report ('TDPR') identified that whilst drainage systems are generally designed to cater for a one in five year storm event, eight out of nine pipe runs within the townsite of Mingenew had insufficient capacity to cater for a one in two year storm event. This means the TDPR anticipates that for nearly 90% of the existing infrastructure, there will be at least one storm every two years where run-off flows will exceed drain capacity and result in stormwater discharge into the street. A programme to upgrade existing infrastructure to increase effectiveness was also included in the TDPR along with indicative costings.

The TDPR also identifies particular areas where surface water flows are problematic, such as along Oliver Street where excess runoff discharges into privately owned land and flows towards the caravan park. This MTS has considered the town drainage with respect to infill development of underutilised land.

3.2.7 Summary

The literature review of the regional and local planning framework for Mingenew highlights several key considerations that form the strategic recommendations of this MTS. These include:

- ▲ Within the North Midlands sub region Mingenew is envisaged to remain as a 'Local Centre', providing functions including civic administration, limited retail, and a primary school;
- ▲ As Mingenew does not have a reticulated sewerage service, future development will be influenced by the provisions of the draft CSP and draft GSP;
- ▲ The Mingenew community has aspirations for continued economic growth, particularly in the tourism and mining sectors, and wants to make sure this growth can be accommodated through the provision of serviced residential, commercial, and industrial land;
- ▲ The strategic recommendations of the LPS, particularly with respect to the placement of 'Industrial' and 'Rural Residential' land need to be reviewed;
- ▲ Much work has been done previously through the MTP with respect to built form, streetscape and landscaping and these issues remain relevant today;
- ▲ Land immediately south of the Mingenew townsite is contained within a Priority 2 Public Drinking Water Source Area ('PDWSA'). Based on Department of Water policy this means that the potential for further subdivision in this area is significantly constrained; and
- ▲ Existing drainage infrastructure in areas of the town is ineffective leading to overland flooding at least once every two years. This is a further constraint to development in localised areas.

04 Analysis: Opportunities and Constraints

4.1 Introduction

This section of the MTS identifies the key attributes of the town examining both opportunities and constraints for future development and change. Understanding the positive attributes and challenges of the existing urban form provides a basis for the strategic recommendations in Part 6.0.

An Opportunities and Constraints Plan was prepared prior to the community workshop, and is included as Figure 4. The elements of the Opportunities and Constraints Plan are elaborated upon in Sections 4.2 and 4.3, below.

4.2 Opportunities

4.2.1 Availability of Community Services and Facilities

Mingenew offers a variety of community services and facilities to residents of the town and its surrounding hinterland. These services and facilities help people feel engaged in their community. This is important for both the retention of existing residents and for encouraging migration to the Town.

The community services and facilities currently available to Mingenev residents include:

- ▲ Shire Council;
- ▲ Library;
- ▲ Mingenev Pre-School/Primary School;
- ▲ Post Office;
- ▲ Community Hall;
- ▲ Recreation facilities including playing fields and race course;
- ▲ Police Station;
- ▲ Community Resource Centre;
- ▲ Museum;
- ▲ Various community groups such as playgroup, patchwork, Historical Society, etc.;
- ▲ Silver Chain Medical;
- ▲ St Josephs Church and Mingenev Anglican Church of Resurrection;
- ▲ Day Care;
- ▲ Tourist Information Centre; and
- ▲ Various sporting clubs including bowls, golf, football, netball, hockey, tennis, cricket.

4.2.2 Residential Land Supply

Mingenew currently has 122 vacant 'Residential' zoned lots capable of supporting single dwellings. In addition, there are 'Residential' lots capable of further subdivision, although many of these lots are currently occupied by single dwellings which can affect the likelihood of subdivision occurring. Figure 5 shows current vacant land and land with subdivision potential.

The Residential Design Codes density coding applied to the 'Residential' zone in Mingeneew is R12.5, for which a minimum lot size of 700m² and an average lot size of 800m² is applicable. Under the CSP further subdivision into lots less than 1000m² is unlikely to be supported by the Department of Health. Therefore in calculating the future subdivision potential of existing 'Residential' zoned land a lot size of 1000m² has been utilised. On this basis, an additional 48 residential lots could be achieved if all land capable of subdivision was subdivided and subsequently developed to its fullest extent.

The 2011 Census data states that the average number of persons per dwelling in the Mingeneew locality is 2.3 (Australian Bureau of Statistics, 2011). At this household size, the townsite has the capability to support an additional 292 persons on currently vacant land, and a further 115 persons on potentially subdividable land. The addition of 407 persons would more than double the town's current population of 275 persons (Australian Bureau of Statistics, 2011).

Infill development and subdivision on currently vacant land within the townsite is a preferable option to greenfield expansion on the periphery of the townsite for several reasons, including:

- ▲ It would avoid the 'donut' effect of an underutilised town centre surrounded by new/developing land on the fringe;
- ▲ It would allow for a consolidation of land within the town, adding to diversity, vibrancy and completeness;
- ▲ It would minimise infrastructure/development costs associated with the extension of services and roads, leading to a more efficient use of any existing infrastructure that currently supports the town; and
- ▲ It would provide opportunity for existing landowners to capitalise on any growth in demand for subdivision/development that will in turn generate further opportunity for spending and investment for the town.

Notwithstanding the above, it is noted that in some cases there are site specific constraints which will hinder the full complement of vacant land supply being developed. These constraints will be further discussed in Section 4.3 of the MTS.

The only exception to the preference for infill development is where land is required to facilitate greater housing choice in the town through the provision of 'Rural Residential' lots. Subdivision of this kind cannot be accommodated within the existing townsite.

4.2.3 Surplus Commercial and Industrial Land

There are 14 vacant lots within the Mingeneew townsite zoned 'Commercial' that have the potential to support new commercial development. There is also one commercial lot capable of further subdivision into two lots, although this lot is occupied which may affect the likelihood of subdivision occurring (Refer Figure 5). The existing 'Commercial' zone extends south from the Midlands Road to King Street between William Street and Bride Street, and that the majority of developed land within this area comprises residential dwellings rather than commercial buildings.

There is currently one vacant building in the 'Commercial' zone, a shed on the corner of Midlands Road and Mingeneew-Morawa Road.

Given that there is considerable surplus Commercial zoned land within the town centre, it is recommended that infill commercial development is promoted over any expansion of additional Commercial land in the short and medium term. New commercial development to the 'Main Street' (i.e. Midlands Road) will add to diversity, vibrancy and completeness, as this currently contains gaps in development.

Within the 'General Industry' zoned area there are 20 vacant lots which do not contain substantial improvements. Of these lots, three lots are used for gravel hard stand storage associated with trucking companies. The 'General Industry' zoned area also contains six larger lots consisting of approximately 9.91 hectares, which could be further subdivided should demand require (Refer Figure 5). However, subdivision into smaller lots is not recommended (down to 1000m², similar to those on Donald Street), as it appears from the lack of development in this section that such lots are too small to accommodate industrial development. There are also two non-conforming dwellings located along Donald Street and it is envisaged that at some time in the future these lots will convert to industrial use. There are no vacant industrial buildings in the area at present.

Whilst further subdivision of the existing 'General Industry' zoned land is possible in some instances, it is also considered that additional industrial land supply may be required, particularly for industrial uses which require larger lots.

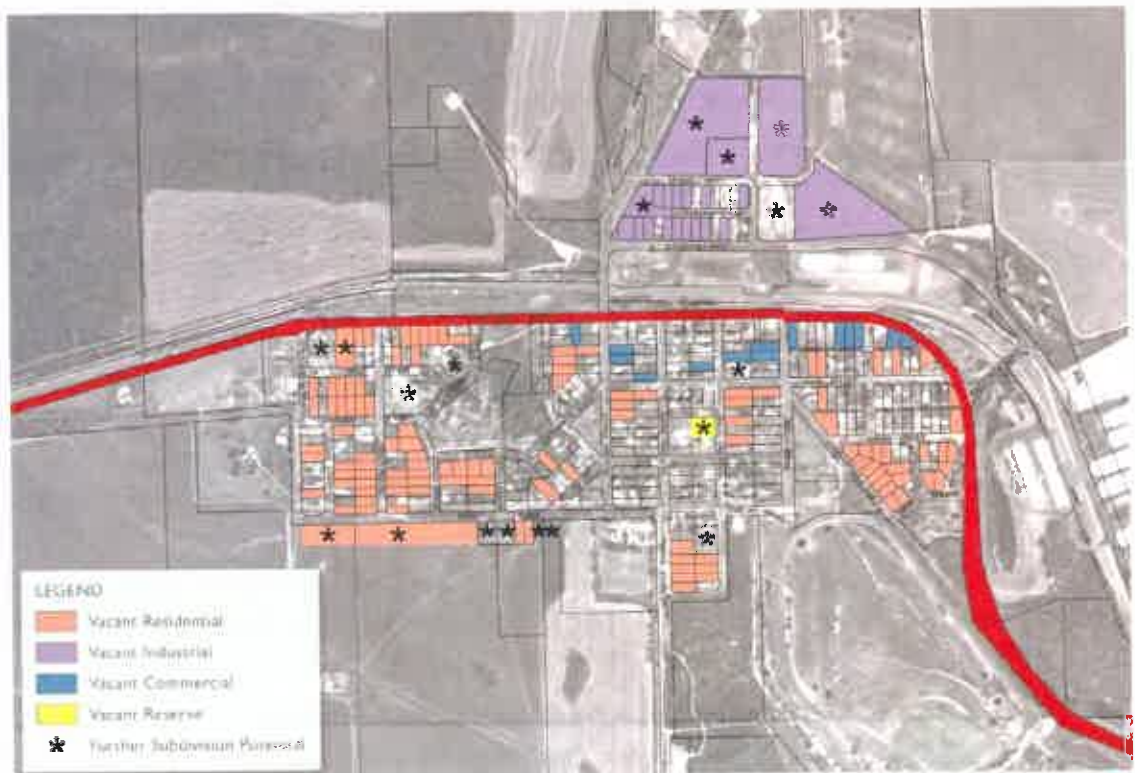


Figure 5 Vacant Land

4.2.4 Surplus Civic and Cultural Land

At present there are a number of sites that are reserved for civic and cultural purposes under TPS3 which may have further development potential. Both Lot 66 Victoria Road (R26455) and Lot 71 Spring Street (R30466) are Crown Reserves with management orders in favour of the Shire of Mingenew for the purposes of 'Municipal Depot.' Whilst the southern portion of Lot 66 Victoria Road appears to be occupied, there may be some opportunity to further develop the northern portion, if it is not going to be required for municipal purposes in future. Additionally, the Shire Depot is situated across Lot 71 as well as the adjacent lots 114-117 Linthorne Street, which are a mixture of Shire and private ownership. It is understood that the depot will ultimately be relocated to the industrial area, and this will provide an opportunity to remediate and develop this land for residential use.

Should further residential land be required, there is the potential to investigate the development of the southern portions of Lot 268 Midlands Road (which is held in freehold ownership by the Shire of Mingenew) and Lot 1 Midlands Road (which is held in freehold ownership by the 'Upper Irwin Roads Board') adjacent to the Mingenew Caravan Park, as these areas are currently vacant and may be able to be developed for residential purposes.

4.2.5 Architectural Heritage

Mingenew has a large number of important and picturesque heritage buildings. These buildings span various eras and styles and reflect the local building materials for this region. The buildings accommodate a range of uses from civic, retail and tourism, for example, Mingenew Commercial Hotel (see Plate 5) and the Shire Administration Office (see Plate 3).

There is currently one building in Mingenew that is registered on the State Heritage Office's State Register of Heritage Places – the Police Residence at 31 William Street. There are also numerous places of local significance which have been recognised through the Shire's Municipal Heritage Inventory, with several of these also listed on the State Heritage Office's InHerit database.

The Local Planning Strategy lists the following buildings as having State heritage significance (although with the exception of the Police Residence none of these are included on the State Register):

- ▲ Commercial Hotel – Railway Street;
- ▲ Post Office Quarters – Railway Street;
- ▲ Church of the Resurrection – Victoria/Irwin Street;
- ▲ St Joseph's Presbytery – William Street/Irwin Street;
- ▲ Shire Office and Former Hall – Victoria Road;
- ▲ Old Roads Board Office – Victoria Road; and
- ▲ Police Residence – William Street.

The above-mentioned places are identified on Figure 6 which show that the majority are located in and around the historic centre of the town being Victoria Road and Midlands Road.

These heritage places are extremely important as they provide a reference to the historic development of the town over time. The buildings are central to Mingenew's identity, are an integral part of the townscape and crucial to its sense of place and history.

Many of the most significant historic buildings are located on Victoria Road and visitors passing through Mingenew via the Midlands Road would generally not be aware of their presence. There is an opportunity to improve advertising along Midland Road as part of a tourism strategy for the town.



Plate 2 Church of the Resurrection



Plate 3 Shire of Administration Office



Plate 4 Historical Society Office



Plate 5 Commercial Hotel



Figure 6 Places of State Significance

4.2.6 Architectural Style

Architectural style refers to a combination of factors that influence building construction, such as built form, construction materials and local character. Architectural styles evolve over time and reflect the historic context and growth of an area. The local architecture of Mingenew spans many eras from the 1890s to the present, and there are still common elements from different periods that can, when possible, be incorporated into new development. Older development in Mingenew is characterised by the usage of local stone, gabled roofs and fenestration detail (see Plates 6 and 7).

Early residences incorporate hipped roofs and large verandahs (see Plate 6).

Present day residential development is characterised by houses with little to no roof pitch, constructed of weatherboard, corrugated iron and/or Colorbond sheeting (see Plate 8). Some newer homes have returned to passive climate responses typical of earlier housing and incorporate eaves and verandahs into the design detail. In keeping with the rural nature of the community many homes have open style fencing, larger sheds and outbuildings, rain water tanks and other modern improvements.

To promote flexibility and encourage new residential development, it is not recommended that any design controls be implemented for residential dwellings, however developers will be encouraged to draw from the architectural palette of traditional homes in the townsite when planning new development.

Commercial buildings along the Midlands Road vary in style depending on when they were constructed. A common feature amongst the older buildings is a nil setback to the street with parking located either on-street or to the rear of the building.

Newer commercial buildings are generally constructed of tin and steel and are the typical 'shed' design. These buildings generally have a greater setback from the Midlands Road and may provide parking and / or a display area in the front setback.

In order to perpetuate the 'Main Street' character of the Midland Roads there is an opportunity to impose some level of built form control for new buildings within the Town Centre – particularly with respect to setbacks and location of parking.



Plate 6 Historic Residence



Plate 7 Police Residence



Plate 8 Contemporary Residence

4.2.7 Midlands Road and Victoria Road

Midlands Road and Victoria Road together form the heart and spine of Mingenew. Victoria Road accommodates administrative and community functions, as well as a number of significant heritage buildings. Midlands Road is the predominant location for commercial land uses and is most likely to capture the passing trade. There are opportunities with both land use and built form to improve the appearance and function of both of these roads.

4.2.8 Tourism - Making Mingenew a Place to Visit

There are a range of opportunities to improve and promote tourism in Mingenew. A key objective for the Shire is to provide a diverse and innovative economy with a range of local employment opportunities of which tourism could make a contribution. There is a desire to increase the number of visitors and extend the tourism season within the region. Retaining Mingenew as an attractive town that is a welcoming place to live and visit is a high priority for the Mingenew community.

Mingenew is set in an undulating landscape characterised by open plains and rugged hills. This landscape hosts significant wildflower blooms that are a tourist attraction throughout the winter season. The town is in proximity to places of natural beauty, as it is overlooked by the Mingenew Hill (see Plate 9) and located approximately 34 kilometres south of the Coalseam Conservation Park.

Within Mingenew buildings display creative elements, at Drover's Rest and the 'big ears' in Cecil Newton Park (see Plate 10), which add visual interest and promote the history of the town.



Plate 9 Mingene Hill



Plate 10 'Big Ears'



Plate 11 Tourist Signage

4.2.9 The Prospect of Mining

The Local Planning Strategy (LPS) indicates that whilst there is presently no mining activity within the Shire, a number of historic and mapped tenements exist. There are a number of explorations active in the area seeking coal, oil and gas, heavy mineral sands, limestone and limesands, and industrial minerals. With respect to the potential impacts that a significant mining discovery could have on the town, LPS states *'...a mineral or gas discovery could mean new employment and infrastructure opportunities within the Shire.'*

Depending on the significance of a new mining project, the impacts on the town could include:

- ▲ Additional industrial land required to accommodate affiliated business growth rather than risk losing those businesses to other towns with greater (or better) industrial land supply;
- ▲ Short term residential land required to accommodate start-up/construction work force;
- ▲ Longer-term residential requirements for operational staff to avoid losing residents to nearby towns; and
- ▲ The need to address servicing constraints such as lack of reticulated sewer.

This MTS aims to examine areas which may be suitable to accommodate short-term needs (such as for construction workforce) as well as long term growth.

4.2.10 Heavy Vehicle Bypass

The Shire has undertaken investigations into the provision of a heavy vehicle bypass which will divert truck movements away from the commercial centre of town along the Midlands Road. It is envisaged that the bypass will utilise the existing Boolinda Road, Eleanor Street and Mingenew-Morawa Road. For this to occur, it is likely that Boolinda Road and Eleanor Street will require widening and re-seating, and that substantial intersection upgrades will be required to the Boolinda Road – Midlands Road intersection and the Eleanor Street – Mingenew-Morawa Road intersection. Further liaison with Main Roads WA is required to ensure all necessary road safety standards are met, and signage will have to be installed to direct vehicles to the bypass.

4.2.11 Land Tenure

Land tenure mapping for Mingenew demonstrates that the majority of vacant land is held in freehold title with single owners. This can be both an opportunity and constraint as it means that infill development will need to be undertaken largely by individual landowners. A land tenure plan is included as Figure 7.

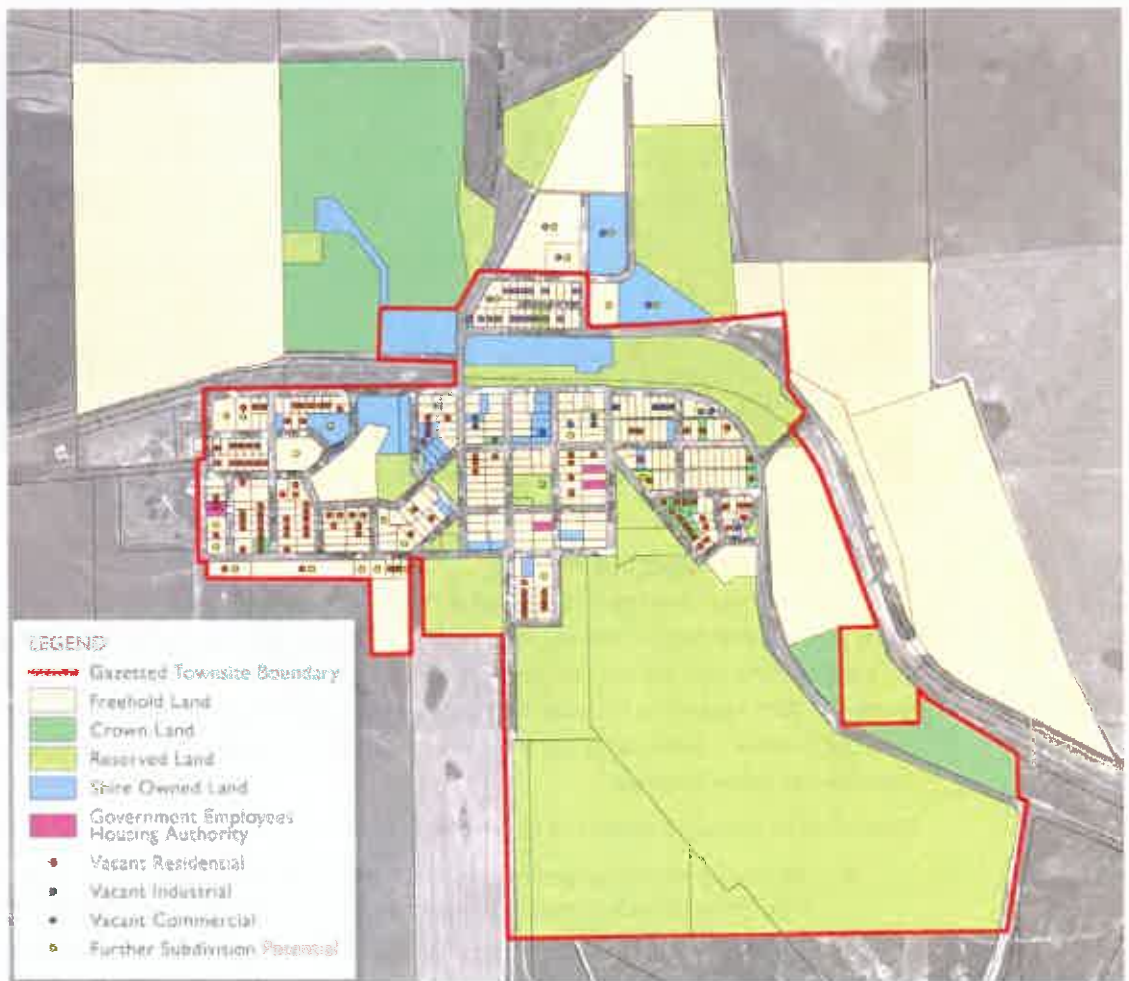


Figure 7 Land Tenure Plan

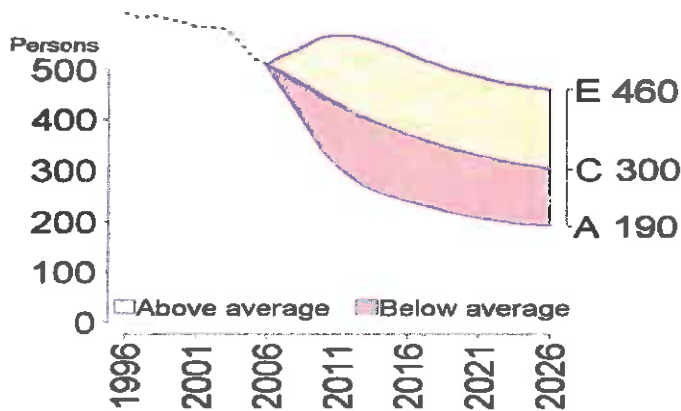
4.3 Constraints

The following section outlines some of the key constraints affecting future expansion and development opportunities for Mingenew.

4.3.1 Projected Population Decline

The recent census data for the Shire of Mingenew recorded a total of 480 persons, with the Mingenew townsite accommodating 275 persons (2011 Census). This is a slight increase on a Shire wide level from the 2006 Census figures, which showed a Shire population of 471 persons, however the townsite experienced a slight decline over the same period from a 2006 population of 283 persons. As the rate of change over the past 5 years has been minimal, it can be considered that the population of Mingenew is at present static.

In 2012 the Department of Planning released the Western Australia Tomorrow Population Report No. 7, 2006-2026 ('WA Tomorrow'). WA Tomorrow includes five different simulations, with Band A being the lowest simulation and Band E being the highest. Table 5 shows the population projections for the Shire of Mingenew which are also visually depicted in graphical form.



	BAND A	BAND C	BAND E
2006	510	510	510
2007	460	490	530
2008	420	480	540
2009	380	460	550
2010	340	450	560
2011	310	430	570
2012	290	420	570
2013	270	400	560
2014	260	390	550
2015	250	380	540
2016	240	370	530
2017	230	360	520
2018	220	350	510

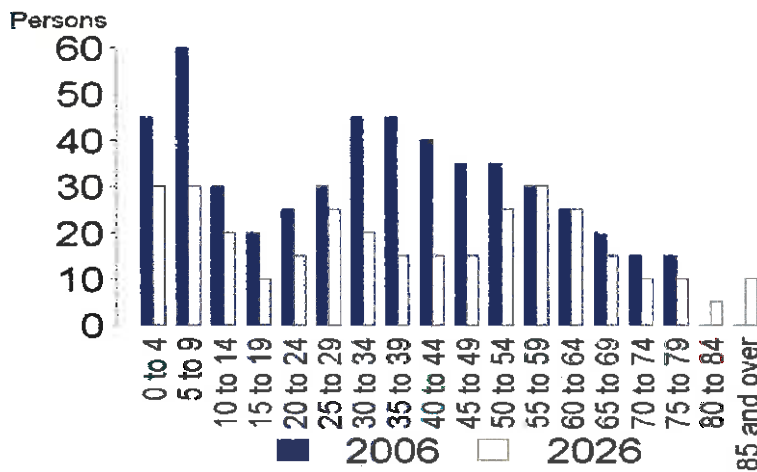
2019	220	340	500
2020	210	340	490
2021	210	330	490
2022	200	320	480
2023	200	320	470
2024	190	310	470
2025	190	310	460
2026	190	300	460

Table 5 WA Tomorrow Population Forecasts 2006-2026 (WAPC 2012)

It is noted that even the 'high growth' scenario, or Band E, under WA Tomorrow predicts that the population of the Shire of Mingenew will decline over the next 20 years. Band C, which is intended to be the moderate scenario, predicts a decline of 210 persons.

Based on the above, stemming population decline is an important issue for Mingenew. According to WA Tomorrow there are some key demographic gaps in Mingenew at the moment, most notably between the ages of 15-19 and 20-24. This appears to be a common issue in country areas as young people leave the district for secondary and tertiary education opportunities and fail to return.

Another gap at present is elderly residents aged 80 and over. Whilst the 2006 Census did not record any people in this demographic group in the Shire of Mingenew, WA Tomorrow predicts that by 2026 there will be a small proportion of such residents. Making provision for high quality aged persons accommodation an important issue for the Mingenew community.



4.3.2 Public Drinking Water Source Area

A Public Drinking Water Source Area (PDWSA) is located to the south of the existing townsite and has a P2 classification. The purpose of the P2 classification is to ensure there is no increased risk of pollution to the water source. The compatibility of various land uses within a PDWSA is discussed in the Department of Water’s *Water Quality Protection Note 25*. In short, urban and ‘Rural Residential’ subdivision is generally not supported within a P2 PDWSA. Additionally, the Department of Water has advised that a rezoning of land within the PDWSA from ‘Rural/Mining’ to a zone that would support

more intensive development would not be supported. The only exception that the Department of Water may entertain is a further subdivision of Lot 5 Nelson Pearse Street, which is currently zoned 'Rural Residential,' into lots down to 1 hectare in accordance with the provisions of TPS3. This could potentially yield up to four 'Rural Residential' lots.

Within the PDWSA further expansion of the Mingenew townsite southward is extremely unlikely. The only way this situation would change is if the boundaries of the PDWSA were realigned. Whilst this could occur, the process is protracted as amendments to a gazetted PDWSA under the *Country Areas Water Supply Act 1947* must be approved by the Minister and endorsed by both houses of Parliament. Requests to amend the boundaries of a PDWSA are generally initiated through recommendations and technical investigations undertaken by the Department of Water, which is meant to review its Water Source Protection Plans (WSPP) every five years. Whilst the adopted Mingenew Water Reserve WSPP was prepared in 2001, the Department of Water does not have any immediate plans to review the document. The cost of a second party undertaking such a review (i.e. such as a developer) is considered to be cost prohibitive.

As a result, it is recommended to concentrate investigations into the potential expansion of the townsite to other areas.

4.3.3 Barriers to Industrial Expansion

To the north of the 'General Industry' zone is a large triangular shaped lot (Lot 2 Ernest Street) which is currently zoned 'Rural Residential' and occupied by a single dwelling. This lot is not considered desirable for future residential or rural residential development as it is isolated from the town centre and adjacent to industrial uses. The current zoning also constrains industrial expansion to the north, which would be desirable as it would direct industrial development further away from the more sensitive residential uses in the town centre. This MTS recommends that consideration be given in the medium to long term to rezoning this area to 'General Industry' to allow for future industrial expansion.

4.3.4 Effluent Disposal

Mingenew is not connected to a reticulated sewerage system. The Water Corporation has also advised that Mingenew is not currently on its infill sewerage program list, and consequently there are no plans to provide reticulated sewerage to the town.

The *Water Services Act 2012* allows the Economic Regulation Authority to issue licences to independent providers of water and sewerage services. In theory, an independent provider could apply for a license to supply reticulated sewerage to Mingenew, however it is unlikely that this would be financially viable. Therefore it is unlikely to occur without significant funds from outside sources such as the State Government or Federal grants.

Under the CSP and draft GSP it is not possible to increase the residential density in Mingenew through grouped, multiple dwellings or mixed use development, as the minimum lot size the Department of Health will support per dwelling is 1000m². This may also limit the provision of aged persons accommodation (as this form of accommodation is usually of a higher density), as well as the creation of short-term accommodation for any sudden population influx, such as a construction workforce associated with a new mining project.

There is the potential to investigate alternative forms of effluent disposal beyond traditional septic systems, such as Aerobic Treatment Units ('ATUs') or small scale on-site treatment plants which may allow for a slight variation to the provisions of the CSP. These investigations should be undertaken in cooperation with the Department of Health.

4.3.5 Land Subject to Inundation

The Opportunities and Constraints Plan shows certain areas of the Mingenew townsite that are subject to inundation during periods of heavy rainfall, particularly along Shenton Street between King and Irwin Street, Oliver Street between Lee Steere Street and Phillip Street, and Lee Steere Street north and west of the caravan park. There are several vacant lots in these areas which locally are not considered attractive for development because of this issue.

Figure 8 shows a topographic map of the townsite.

The effects of inundation are further exacerbated by the clay soils and high water table, which minimise infiltration. Given these constraints, the operation of traditional septic/leach drain systems is heavily compromised.

4.3.6 Water and Power Supply

4.3.6.1 Water Supply

The Water Corporation has advised that the majority of the vacant existing lots within the Mingenew townsite can be provided with a water supply, regardless of whether or not they have a water meter connected. However, there are approximately 30 existing lots, which do not currently have water supply available, as water reticulation infrastructure does not extend down that part of the street. This will constrain development in these areas.

Figure 9 shows the vacant lots which are not currently provided with a reticulated water supply.

The Water Corporation have advised that until water scheme planning is done for Mingenew, it should not be assumed that there is capacity in the scheme to service lots that are not currently connected (including new lots). Any with proposals to extend reticulation are to be assessed on a case by case basis as they are received.

4.3.6.2 Power Supply

All new forms of development will put additional pressure on the generation of electricity. Electricity supplies within the region have historically had issues with reliability and any new development will exacerbate this. To date, Western Power has been unable to supply detailed information with respect to the current capacity.

4.3.7 A Divided Town

Midlands Road and rail line provide a physical separation between the northern and southern sections of the Mingenew townsite. This division is enhanced by the fact that industrial development has been concentrated north of the railway, with residential, commercial and civic development located to the south.

The LPS indicates that the width of Midlands Road is less than the 60m desired by Main Roads WA, and will require an upgrade. The LPS makes no recommendations on this upgrade in the short or medium term.

4.3.8 Amenity Impacts of Existing Industrial Development

Existing industrial development in proximity to the Mingenew townsite, particularly the CBH grain receival point, is considered by residents to have some off-site amenity impacts, such as noise and dust. As a result the vacant residential land south of Ikewa Street and north of View Street is not seen locally as being attractive for development.

There may be an opportunity to consider a live / work investigation area (i.e. for home based businesses and workshops) in this section of Mingenew.

4.3.9 Aboriginal Heritage

There are no identified registered aboriginal sites located within the townsite of Mingenew although we are aware of the locally significant cultural site south of the CBH site on the west side of Midlands Road known as the "Littlewell" Reservation. There is also a registered site located to the north west of the townsite encompassing Depot Hill known as Lockyer River being a significant water source. Any rezoning or subdivision of land within proximity to these sites will likely require archaeological and ethnographic investigations to be undertaken to ensure the proposal complies with the Aboriginal Heritage Act which can be costly and time consuming although it is considered that in most cases initial consultation and advice from the Department of Indigenous Affairs as part of the referral process can resolve these issues.



Figure 8 Topographic Map



Figure 9 Vacant Lots Without Reticulated Water

05 Consultation Outcomes

5.1 Councillor Presentation

A presentation was held for Shire staff and Councillors in September 2012 to brief local elected members on the aims and objective of the MTS. It was an opportunity to introduce a preliminary yield analysis, opportunities and constraints, which were then tabled for discussion. The feedback gained from the elected members was incorporated into the community workshop.

5.2 Community Workshop

A community workshop was held in October 2012. An Outcomes Report was prepared further to this workshop which is included as Appendix 1 to this MTS. Table 6 below provides a summary of the feedback gained from the community workshop, and actions arising from the workshop which have been addressed by this MTS.

Comments	Actions
<p>Residential</p> <ul style="list-style-type: none"> - The currently zoned residential area which is undeveloped to the south of the townsite is on the edge of the PDWSA, therefore does this constrain further residential expansion in this area? - Many of the vacant residential lots are passed down through families with no incentives to develop. - Do the caveats to build within a timeframe work? Do they result in poor quality buildings? - Current vacant residential land within the townsite is located in areas with poor drainage and frequent flooding therefore restricting development. - The large volume of vacant land within the CBH buffer potentially could become a home business/workshop area to provide variety (work/live investigation area). 	<ul style="list-style-type: none"> Investigate uses within PDWSA with DoW Strategy/investigate how to get housing built Investigate drainage with Shire engineer/DoW Make area a work/live investigation area in MTS
<p>Commercial</p> <ul style="list-style-type: none"> - Investigate if the area between the railway and Midlands Road can provide commercial development. - Commercial land uses should extend along the Midlands Road east and west. - Could Commercial land uses extend along Midlands Road west without encouraging existing houses to relocate? 	<ul style="list-style-type: none"> Investigate the area between the railway and Midlands Road for commercial Investigate opportunities for Commercial expansion in MTS
<p>Industrial</p> <ul style="list-style-type: none"> - Industrial development should be expanded away from the town to cater for larger lots rather than within proximity to the town and containing the townsite. - There is no area for heavy industrial uses therefore an investigation into an expansion area is warranted, possibly north of CBH although taking into account access, wind, buffers etc. - The sale yards need to remain, as they are currently being utilised. - Who would undertake the industrial expansion development? 	<ul style="list-style-type: none"> Investigate industrial expansion areas away from the town for larger lots and heavy Industry

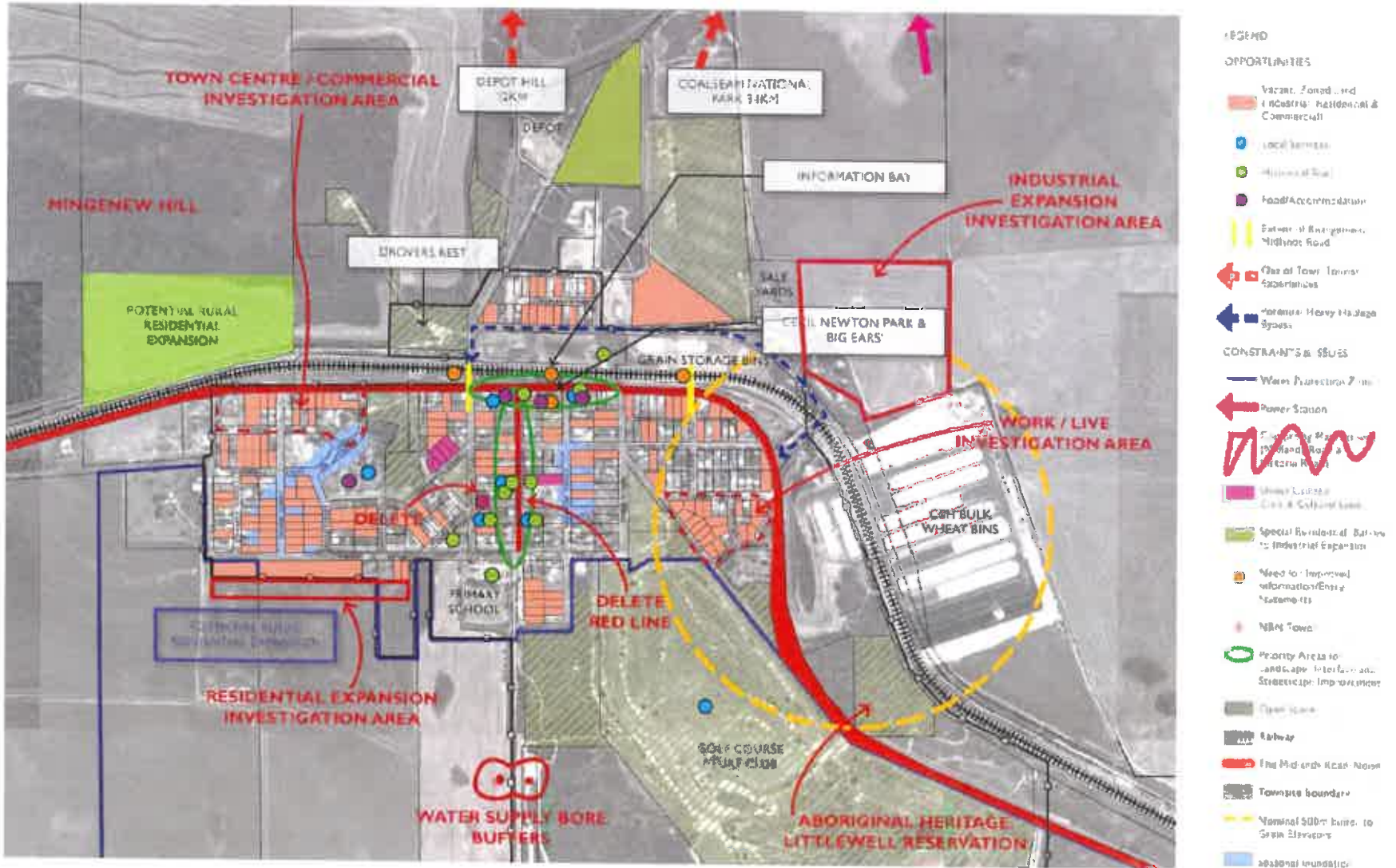
<p>Rural Residential</p> <ul style="list-style-type: none"> - The area south of the townsite should not be rural residential expansion as it will limit any future expansion of residential. - Rural Residential is better suited north of the townsite near Drivers Rest to ensure this area remains an attractive tourist area. 	<p>Investigate other areas for Rural Residential development</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> - Investigate the PDWSA and compatible uses as well as the soil type, contour and flow. - Investigate flooding within the townsite. - Could alternative septic sources be utilised within the PDWSA in this sensitive area? - Investigate the process and timing to ensure sewer is developed in the future in Mingenew. - Is development constrained by water and power capacity? 	<p>Investigate with DoW</p> <p>Investigate with Department of Health/Water Corp</p> <p>Investigate with Western Power and Water Corp</p>
<p>Additional Issues/Discussions</p> <ul style="list-style-type: none"> - Entry statements and promotions of Drivers Rest in a static display are proposed by the Business Development Group to be located at the Caravan dump site - There is no 2km warning and facilities sign. This has also been identified by the Business Development Group. - The wildflower route is planning more signage and information along the Midlands Road from Moora to Geraldton. - Opportunity to have a cultural site south of the CBH site on the west side of Midlands Road known as the "Littlewell" Reservation. To become an Aboriginal traditional learning area and potentially a tourist point of interest. - Tourism trails - make use of history/promotion. - A railway crossing near the rest stop and opposite the bakery would link the industrial area to town centre facilities. 	<p>Ensure this is reflected in MTS</p> <p>Investigate with Main Roads WA</p> <p>Investigate what is proposed for Mingenew</p> <p>Ensure this is reflected in the MTS</p> <p>Investigate railway crossing</p>

Table 6 – Summary of Workshop Outcomes

The amended Opportunities and Constraints Plan (refer Figure 10) incorporates the workshop comments. This MTS has taken into account all the opportunities and constraints indicated on Figure 10.

It is noted that the draft MTS will be publicly advertised and through this process, workshop attendees and other residents will be able to confirm that it reflects their aspirations for the townsite.

Figure 10 Updated Opportunities and Constraints Plan Following Workshop



06 Townsite Strategy

The MTS divides Mingenew into five distinct sub-precincts (refer Figure 11). The following sections introduce the strategic planning intentions for each sub-precinct including key objectives.

The MTS is a framework document to guide the assessment of subdivision, development applications and amendments to TPS3. Specific guidelines have been incorporated for each sub-precinct to ensure that new development and land uses are suitable for the character of that sub-precinct. The MTS sets out the Shire’s broad strategic planning intentions for the town, with a focus on encouraging new development opportunities throughout.

This MTS does not replace the LPS, its intention is to refine the recommendation of the LPS with respect to development within the townsite.

The MTS does not intend to impose a new set of statutory controls over development and all new development is to be generally in accordance with the provisions of TPS3 unless explicitly stated otherwise.

Where appropriate, the recommendations of this section have been depicted visually on the Strategy Map. The Strategy Map is included as Appendix 2 to this report.

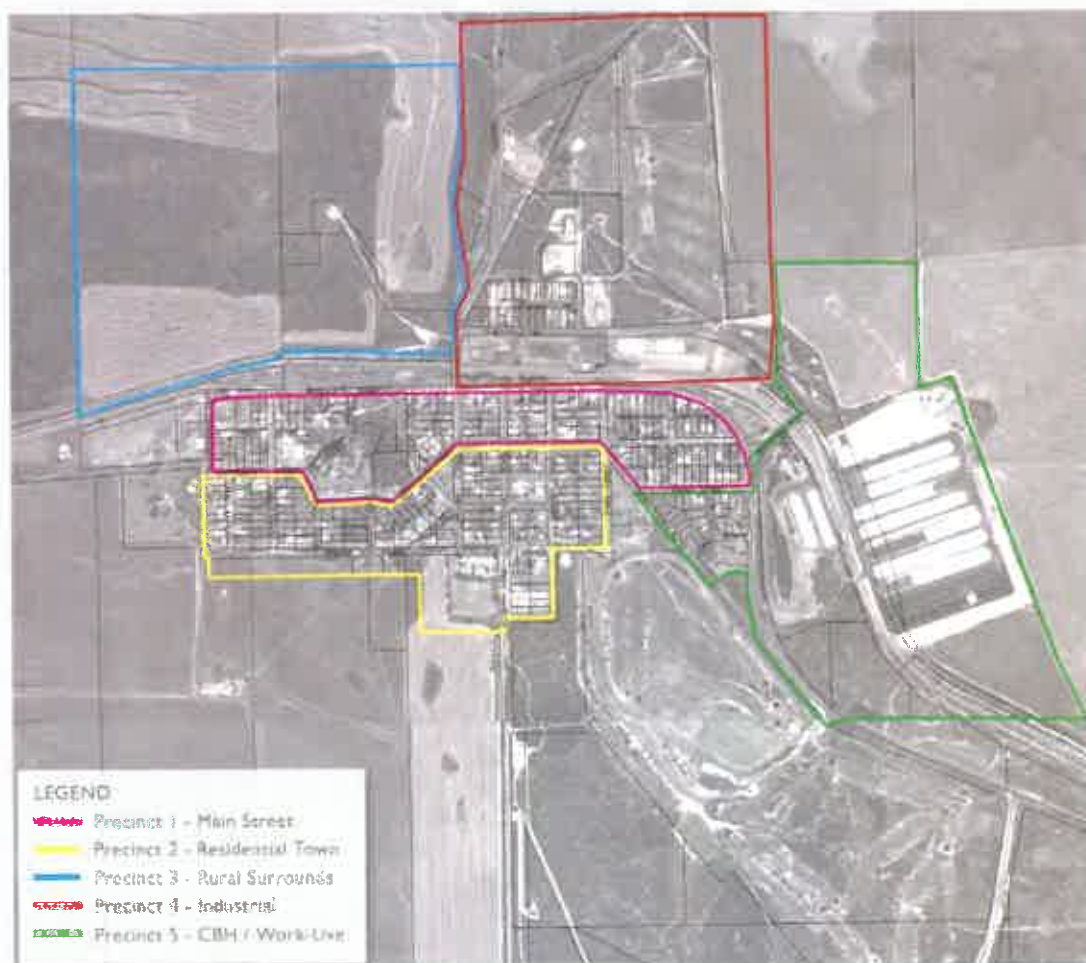


Figure 11 Sub-Precincts

6.1 Vision

The MTS vision is:

“The Shire of Mingenew will seek to facilitate new urban growth in a considered and sustainable manner which meets the needs of the Mingenew community”

The MTS will provide a framework for the improvement of the Mingenew urban form in regards to land use, infrastructure, traffic, urban design and streetscape.

Key outcomes of this MTS are to:

- ▲ Diversify and expand employment opportunities, services and facilities for the benefit of residents and tourists;
- ▲ Ensure that Mingenew will have a high standard of residential amenity and social infrastructure;
- ▲ Ensure that existing established residential areas will take advantage of being close to amenities and community facilities;
- ▲ Encourage infill development to enhance existing residential and commercial areas, where feasible, in recognition of the fact that urban residential expansion outside the current townsite footprint is highly constrained;
- ▲ Prioritise housing for aged persons and key workers;
- ▲ Identify new rural residential areas, strategically located to capitalise on the location of existing services and to maintain residential amenity via separation from incompatible uses;
- ▲ Existing and proposed recreational facilities will be maintained and linkages improved through improved pedestrian pathways;
- ▲ Develop a transport network for Mingenew that limits heavy haulage vehicles to a defined route and protects both residential amenity and the commercial character of the ‘Main Street,’ being Midlands Road;
- ▲ Promote the Town Centre history through the character and style of the heritage buildings. The character will be displayed to tourists through a heritage trail including interpretive signage and continued promotion from the tourist information centre;
- ▲ Aboriginal heritage will be recognised and celebrated through tourism opportunities at the “Littlewell” Reserve; and
- ▲ Provision will be made for additional ‘Industrial’ zoned land, to assist in business development and promote Mingenew as an attractive place for investment. New industrial development will offer larger lot sizes than what is presently available.

6.2 Sub-Precinct 1 - Main Street

It is intended that the commercial nature of Sub-Precinct 1 continue, with the encouragement of more tourist, commercial and service land uses. Some of the buildings within this sub-precinct are of historical significance and should, where possible, be preserved and adapted for uses appropriate to the area.



Plate 12 Boyland's Bakery

Suitable new commercial development may be permitted and encouraged along the western edge of the sub-precinct that is currently zoned residential and contains vacant lots. This area is not suitable for residences, given the proximity of the Midlands Road, and alternative land uses should be encouraged. New development should be of a scale and built form that blends with the traditional 'Main Street' character, with nil setbacks to the Midlands Road, a high level of streetscape articulation and car parking located to the rear of buildings. Encouraging high quality architecture in this prominent location is important as Midlands Road is the main entry point to the town and a frequented tourist route.

Consideration should be given to rezoning the 'Commercial' zoned land to the south of Midlands Road to 'Residential,' in recognition of the dominant development pattern on these lots, and to further encourage commercial consolidation along the Main Street. The exception to this would be along Victoria Road, where shops, cafes and other uses could be supported.

Objectives	Planning Provisions	Priority Level
<p>Land Use</p> <p>01.1 To provide for an appropriate mix of land uses that are compatible with the commercial character of this sub precinct.</p>	<p>P1.1 For new development within the Town Centre, active land uses (e.g. shopfronts, restaurants, cafes and retail) should be encouraged at ground level to promote movement and interaction and to enhance the vitality and vibrancy of the streetscape.</p>	SHORT TERM
	<p>P1.2 Encourage the renovation and reuse of vacant residential dwellings along Midlands Road to allow for tourist or commercial land uses. Such uses may include but not be limited to, small scale offices, retailing or tourist accommodation such as B&Bs / guest houses.</p>	SHORT TERM
	<p>P1.3 Allow for caretakers dwellings in the Town Centre subject to the planning provisions of TPS3. An amendment to the zoning table of TPS3 will be required.</p>	SHORT TERM
	<p>P1.4 Shire of Mingenew to consider developing vacant land assets on Lots 119 and 120 Spring Street and Lots 40, 42, and 43 Shenton Street for residential housing.</p>	SHORT TERM
	<p>P1.5 Rezone the 'Commercial' zoned land along Bride, Shenton and William Streets that has no direct frontage to Midlands Road to 'Residential'.</p>	MEDIUM TERM

	P1.6 Encourage 'Residential' zoned land along the Midlands Road between Lee Steere Street and Nelson Pearse Street to be rezoned to 'Commercial' to support an expanded linear Town Centre.	LONG TERM
Key Sites 01.2 To maximise the opportunities for infill development and urban consolidation.	P1.7 Encourage new enterprises in need of short term accommodation for construction staff to locate within the townsite, rather than in temporary camps in the rural hinterland. The caravan park on Lee Steere Street should be investigated as a first option for temporary style accommodation.	SHORT TERM
	P1.8 Promote relocation of the roadhouse on Lot 107 Midlands Road and Lot 109 Williams Street to either the vacant service station location on Lot 50 Midlands Road or to other vacant land in the Town Centre.	MEDIUM TERM
	P1.9 Investigate the potential to subdivide and develop the southern portion of Lots 268 and 1 Midlands Road for residential housing. Potential yield of 3-4 lots.	MEDIUM TERM
	P1.10 Investigate the potential to develop Lots 114-117 Linthorne Street and Lot 71 Spring Street for residential once the depot site relocates. Potential yield of 5 new dwellings.	LONG TERM
Urban Design 01.3 To provide for a built form along Midlands and Victoria Roads that enhances and promotes the commercial, tourism and cultural role of the sub – precinct and complements the existing architectural character.	P1.11 Roof shapes and structure to reflect and complement adjacent roof forms in the streetscape. P1.12 Building materials and colours should be co-ordinated – brick finish is desirable to provide a consistency to the streetscape. P1.13 Encourage the continuity of awnings to the footpath. P1.14 Height controls – any redevelopment does not exceed two storeys in height above ground level. P1.15 Car parking to be provided at the rear of buildings. P1.16 Infill development shall reflect the historic pattern of development and building along Midland Road. Nil setbacks are preferred. P1.17 Any signage on the road frontage to Midlands Road should be in a style that is in keeping with other signage throughout the Town to provide an integrated theme within Mingenew.	

Planning and Urban Design Provisions for Sub-Precinct 1

6.3 Sub-Precinct 2 - Residential Town

Sub-Precinct 2 is primarily residential in nature and character. Properties are predominantly single storey homes set within substantial gardens. The sub-precinct contains the primary school, a triangular portion of public open space and a concentration of historic properties towards the northern end of Victoria Road.



Plate 13 Former Catholic Church Residence

A number of the residential zoned lots are vacant due largely to flooding issues associated with this part of the town. It is intended that development in this sub-precinct focus on addressing the flooding issues and preserving the historical properties on Victoria Road. Whilst housing styles are mixed in Sub-Precinct 2, the use of poor quality second hand transportable dwellings is strongly discouraged.

There is an opportunity to achieve more comprehensive redevelopment of larger residential lots that include different forms and types of housing choice, for example, aged care. This would require the use of small scale package treatment plants. Buildings of historical significance should be preserved and adapted for uses appropriate to the area. All new development in Victoria Road should be of a scale, built form and detail which complements the existing street character.

Objectives	Planning Provisions	Priority Level
Land Use 0.2.1 To maximise the development potential of existing residential land through encouraging innovative methods of effluent disposal to allow for higher density.	P2.1 Address flooding issues along Lee Steere, Broad, Oliver, and Shenton Streets associated with the low lying nature of the area. Consider solutions such as the addition of fill and provision of sub-surface drainage infrastructure in consultation with the Department of Water.	SHORT TERM
	P2.2 Given the proximity to existing community facilities (e.g. school, retail), encourage a mix of housing types in appropriate locations, such as larger residential lots that are accessible by vehicular traffic and not constrained by flooding.	SHORT TERM
	P2.3 Proposals for higher residential densities will be subject to detailed assessment and must demonstrate a built form that provides a high standard of amenity.	SHORT TERM
	P2.4 Lobby with Water Corporation to prioritise water scheme planning for Mingenew in its review of the Mid West Regions Programme.	SHORT TERM
02.2 Encourage the preservation and use of historical properties along Victoria Road.	P2.5 Development on Victoria Road shall create visual and physical linkages between this part of the town and Midlands Road to the north.	SHORT TERM
	P2.6 Establish a pedestrian tourism trail that links key historical buildings from Midlands Road south along Victoria Road.	MEDIUM TERM
	P2.7 Encourage a range of active land uses (e.g. shops, restaurants, cafes) to be established along vacant lots in Victoria Road to promote pedestrian and vehicular activity in this area. Encourage land uses that will add to the vitality and vibrancy of this part of the sub-precinct.	MEDIUM TERM

<p>02.3 Investigate opportunities to amend the boundaries of the Public Drinking Water Source Protection Area to allow for residential expansion to the south.</p>	<p>P2.8 Liaise with the Department of Water regarding a review of the Mingenew Water Reserve WSPP and the potential to amend the PDWSA boundaries to allow for limited residential expansion.</p>	<p>SHORT TERM</p>
<p>Key Sites 02.3 Transition under-utilised civic land to residential infill.</p>	<p>P2.9 Investigate opportunities to acquire and develop excess land on the museum site (Lot 66 Victoria Road). May be suitable for higher density accommodation such as aged persons. Alternative methods of effluent disposal will need to be investigated with Department of Health to facilitate higher density.</p>	<p>MEDIUM TERM</p>
<p>Urban Design 02.4 Encourage the preservation and use of the historical properties along Victoria Road.</p>	<p>P2.10 New development in Victoria Road should complement existing historic buildings in the precinct with building design considering architectural scale, building elements, roof forms, verandahs, materials and colour. P2.11 Any signage on the road frontage to Victoria Road should be in a style that is in keeping with other signage throughout the Town to provide an integrated theme within Mingenew.</p>	
<p>02.5 Encourage a consistent pattern in the orientation, scale, and siting of residential development.</p>	<p>P2.12 In the case of residential redevelopment new buildings and development proposals shall respect the predominant orientation, scale and size of buildings and regular street pattern. New development is not to be sited in a way that would create an undesirable pattern of development for the area. P2.13 Where there is an existing pattern of uniform setbacks, any new buildings, residential or commercial, shall be sympathetic to this continuity. Where adjoining buildings abut the street frontage, new development should preferably also abut the street frontage. P2.14 Roof materials for residential areas should include corrugated galvanised iron, zincalume coated steel and other material that are in keeping with the surrounding pattern of residential development. P2.15 Ancillary buildings or outbuildings should generally be located to the rear of allotments.</p>	

Planning and Urban Design Provisions for Sub-Precinct 2

6.4 Sub-Precinct 3 – Rural Surrounds

Sub-Precinct 3 is characterised by open undulating farmland and Mingenew Hill which is an area of landscape significance. Mingenew Hill is a tourist lookout point dedicated to the pioneers of the District. Drivers Rest is sited off the Mingenew-Morawa Road adjacent to the scenic drive to Mingenew Hill. The Sub-Precinct is a mixture of private freehold land, crown land (which has been leased in the past) and a Parks and Recreation Reserve owned by the Shire.

There is an opportunity to achieve Rural Residential development in this area. Any future development would need to complement and retain the views associated with Mingenew Hill. Department of Water would need to be consulted with regards to flooding.

Objectives	Planning Provisions	Priority Level
Land Use 03.1 Rural Residential development to be considered while maintaining the rural character of the area. 03.2 Enhance the tourist value of Mingenew Hill	P3.1 Consider the opportunity for Rural Residential development in the southern portion of Lot 800. The potential for flooding will need to be discussed in conjunction with the Department of Water	MEDIUM TERM
	P3.2 Any subdivision and subsequent development should ensure that the views to and from Mingenew Hill are protected.	MEDIUM TERM
	P3.3 Install upgraded signage from key access routes to the site off both Midlands Road and the Mingenew-Morawa Road.	SHORT TERM
Urban Design 03.4 Ensure new Rural Residential development does not detract from the landscape value of Mingenew Hill.	P3.4 The hilltop and ridge line should be protected from visual impacts by sensitive design that softens the built form. Opportunities to obtain views from outlook areas as part of any subdivision design may be considered.	

Planning and Urban Design Provisions for Sub-Precinct 3



Plate 14 Mingenew Hill

6.5 Sub-Precinct 4 - Industrial

Sub-Precinct 4 is located on the northern side of the railway line and Midlands Road separated from the main town to the south. The character of Sub-Precinct 4 is distinct from the rest of the townsite in terms of the land uses and General Industry zoning. The area is currently partly developed with old, light industrial corrugated iron sheds. There are some issues in relation to non-conforming land uses (i.e. residences) that will need to be addressed in the longer term.



Plate 15 Old Railway Station

The eastern edge of this sub-precinct includes a Parks and Recreation Reserve that is owned by the Shire of Mingenew and currently used for polocrosse. To the north of the industrial area is an area zoned 'Rural Residential.' Both these land use zones are an impediment to both industrial growth and town expansion and need to be reviewed. There is an opportunity to rationalise the land use in this part of the town to allow for industrial growth where there is currently good access to the Midland Road and Mingenew-Morawa Road.

Any redevelopment should provide a transition from service and light industrial activities to the south with heavier industrial situated to the north once land is suitably rezoned. Any industrial land uses that are visible from the Midlands Road are to be designed, located and managed to achieve high visual built form and low emissions. Landscaping should be incorporated as part of any redevelopment to visually screen and soften development from adjoining sub-precincts. A pedestrian crossing is recommended to be installed across the railway to increase accessibility between the sub-precinct and the Main Street.

Objectives	Planning Provisions	Priority Level
Land Use 04.1 Development will be predominantly industrial in nature with incompatible uses encouraged to relocate.	P4.1 Any subdivision of larger existing parcels of industrial land should incorporate a variety of lot sizes as part of any subdivision design. Particularly larger lots than what is currently available along Eleanor and Donald Streets.	SHORT TERM
	P4.2 Service Commercial and Light Industrial land uses are to be encouraged to locate in close proximity to the Midlands Road.	SHORT TERM
	P4.3 To encourage further General Industrial expansion, consideration should be given to the rezoning, subdivision and redevelopment of the Parks and Recreation Reserve on Lot 12092 Ernest Street for industrial land uses. This would necessitate the relocation of the polocrosse facility.	MEDIUM TERM
	P4.4 Future demand for General Industry expansion should be encouraged on Lots 2 and 3 Ernest Street. Some incentive may be required to facilitate the relocation of the existing residences. This option would require the rezoning to industry. Further Rural Residential subdivision in this location should be discouraged.	LONG TERM

<p>Urban Design</p> <p>04.2 High quality built form is to be encouraged, notably in areas that are visible from Midlands Road.</p>	<p>P4.5 Building scale and bulk for industrial development is minimised through the use of a series of buildings rather than one or two larger building footprints.</p> <p>P4.6 New industrial development is encouraged to be constructed to a high standard and ensure the buildings facing the street maintain an attractive façade enhancing the visual amenity of the streetscape.</p> <p>P4.7 Landscape buffering is to be provided particularly along the Eleanor Road and Midlands Road frontages. Landscaping details to be encouraged to be locally themed and of a species that is well represented throughout Mingenew.</p> <p>P4.8 Any redevelopment proposals for Lot 4 Eleanor Street should incorporate the preservation and re-use of the old railway station.</p> <p>P4.9 Any proposed new road intersection from Eleanor Street to Midlands Road to create a heavy haulage bypass will need to be designed to be visually linked with the existing road network. It shall incorporate street planting or design features that provide an integrated theme for this part of the town.</p> <p>P4.10 A pedestrian railway crossing is to be constructed across from the bakery and rest area to link the industrial area to the Main Street.</p>	
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Planning and Urban Design Provisions for Sub-Precinct 4

6.6 Sub-Precinct 5 - CBH and Work-Live Buffer Area

Sub-Precinct 5 is mixed in character and is visually distinct due to the size and scale of the CBH Bulk wheat bins that provide the backdrop to this sub-precinct. The area is characterised by a mix of vacant residential lots to the south-west of Midlands Road, an area of Light Industrial zoned land and the substantial CBH wheat bins.



Plate 16 CBH Facility

There is an opportunity to create a live / work area on existing vacant residential lots. This may include new mixed business or small scale light industrial land uses constructed in association with a residence. This may encourage the development of these lots, which have been previously considered undesirable given the proximity of the CBH wheat bins which result in dust and noise impacts. This part of the sub-precinct may be attractive for mixed business use as it has easy access to Midlands Road.

Sub-Precinct 5 is intended to provide a transition from residential uses in nearby Sub-Precinct 1 and the light industrial uses associated with the CBH wheat bins. Land uses are to be designed and located to achieve high visual presentation and low emissions particularly at the interface with the Mingenew recreation centre and nearby residential areas in Sub-Precinct 1. Sub-Precinct 5 also contains two sites with tourism potential - the existing Wildflower Demonstration Plot on Lot 72 View Street and the 'Littlewell' Reservation on Lot 9671 Midlands Road. Lot 9761 has a Management Order favouring the Shire of Mingenew for the purpose of recreation and may be able to be utilised for tourist opportunities associated with Aboriginal Heritage.

This MTS does not recommend further industrial expansion north of the CBH wheat bins, due to the prevailing winds and possibility for increased dust, noise, and other emissions impacts on the existing residential areas.

Objectives	Planning Provisions	Priority Level
Land Use 05.1 Allow for a mixture of residential and small scale mixed business/light industrial uses to provide work-live options.	P5.1 Rezone the area between Ikewa and View Streets to a Special Use zone, with small scale light industrial uses to be permitted in association with a residence.	SHORT TERM
	P5.2 Investigate the potential for the Shire to acquire and develop Crown Lots 78-83 Yandanooka Road and 84-86 Ikewa Street.	LONG TERM
05.2 Maximise tourist opportunities.	P5.3 Improve tourist awareness of the Wildflower Demonstration Plot on Lot 72 View Street through improved signage from the Midlands Road, potentially in conjunction with other Wildflower Way signage.	SHORT TERM
	P5.4 Investigate the potential to create a tourism site associated with Aboriginal Heritage on Lot 9671 Midlands Road.	MEDIUM TERM
Urban Design 05.2 Within the townsite, provide for a built form that maintains the general residential appearance of the area.	P5.5 Residences are to be located on the front portion of the site with mixed business/light industrial uses situated to the rear. P5.6 Depending on the nature of the associated business / light industrial uses, landscape screening may be required for work and/or storage areas that are visible from the primary street. P5.7 The development standards for outbuildings in Clause 5.17 of TPS3 should be relaxed to accommodate larger outbuildings.	

Planning and Urban Design Provisions for Sub-Precinct 5

6.7 Movement Network

The MTS aims to increase development opportunities within the existing urban footprint of the Mingenew townsite, therefore no major alterations to the road network are envisaged. The exception is the proposed heavy vehicle bypass which has been designed to divert heavy vehicle traffic from Midlands Road along the commercial centre of the town.

The proposed bypass will have vehicles entering from the south on Midlands Road via Boolinda Road and travelling along Eleanor Street to rejoin Midlands Road from the north via the Mingenew-Morawa Road. Both Eleanor and Boolinda Roads will require widening and re-sealing and intersection upgrades will be needed for the Boolinda Road-Midlands Road intersection and the Eleanor Street - Mingenew-Morawa Road intersection.

Negotiations will need to be undertaken with Main Roads WA as to the suitability of the layout for the proposed bypass. Additional signage will also need to be installed to direct vehicles to the bypass.

6.8 Pedestrian / Cyclist Connectivity

At present the footpath network in Mingenev is only partially developed with existing footpaths concentrated in the centre of town. Victoria Road and Shenton Street have paths on both sides of the street.

It is a priority to install a pedestrian crossing across the railway line to link the industrial area with the Town Centre. Another priority is to extend the path network east-west across the full length of Midlands Road (it currently ceases in front of the National Bank to the west and on the corner of Shenton Street to the east). These extensions will help to facilitate increased pedestrian connectivity. Footpath extensions are also proposed north-south along William Street, Lee Steere / Broad Street (to increase pedestrian access to and from the caravan park) and Oliver Street. The existing footpath along Phillip Street in front of the primary school is proposed to be extended to the west to improve access to the school from the western part of town.

East of the town the existing footpath along the northern section of Bride Street is proposed to be extended along Yandanooka Road past the proposed work-live area and culminate at the Wildflower Demonstration Plot.

Existing and proposed footpaths are shown in Figure 12.



Figure 12 Footpaths

6.9 Servicing

6.9.1 Sewerage

In the long term reticulated sewerage for the town is an essential precursor to allowing infill subdivision and/or higher density development. This is highly unlikely to occur without significant investment from an external party. In the absence of such investment the Shire needs to examine opportunities for allowing higher density development in association with the use of small scale

package treatment plants. This would help promote diversification in the housing supply, particularly for aged persons and key workers who may wish to have a smaller property which requires less maintenance. These sorts of development proposals should be encouraged in partnership with the Department of Health, the Department of Environment and Conservation, and Landcorp by finding on site solutions to the absence of sewerage in the town. In the short term, monitoring of the status of the draft Government Sewerage Policy is highly recommended as the provisions of this policy, once adopted, will have a substantial impact on future development options within the town.

6.9.2 Water Supply

The Water Corporation has advised that the majority of the existing vacant lots within the Mingenew townsite can be provided with a water supply, regardless of whether or not they have a water meter connected. There are approximately 30 existing lots which do not currently have water supply available, as water reticulation infrastructure does not extend down that part of the street (Refer Figure 9). This will constrain development in these areas.

The Water Corporation advised that until water scheme planning is done for Mingenew, it should not be assumed that there is capacity in the scheme to service lots that are not currently connected (including new lots), with proposals to extend reticulation to be assessed on a case by case basis as they are received. The Water Corporation will be prioritising water scheme planning for the Mid West in 2013. The MTS recommends that the Shire liaise with Water Corporation to prioritise water scheme planning for Mingenew.

6.9.3 Power Supply

All new forms of development will put additional pressure on the generation of electricity. Electricity supplies within the region have historically had issues with reliability and any new development will exacerbate this. To date, Western Power has been unable to supply detailed information with respect to the current capacity.

6.10 Signage

Well designed informative signage has long been identified as a priority for the town. The 1989 Mingenew Townscape Plan identified two areas of signage that require improvement, being some form of information bay and entrance signage along the main roads into Mingenew.

6.10.1 Information Bay

The 1989 Mingenew Townscape Plan emphasises the need to provide an information bay *“...at the heart of the activity, where the visitor can see what is going on and what the town has to offer.”* The information bay should include shelter, shade, information and the town’s trademark. The Plan states that *“...In short the information area should reflect the chosen character of the town in a tasteful manner”*.

Figure 13 shows the layout for the information bay envisaged in the Mingenew Townscape Plan.

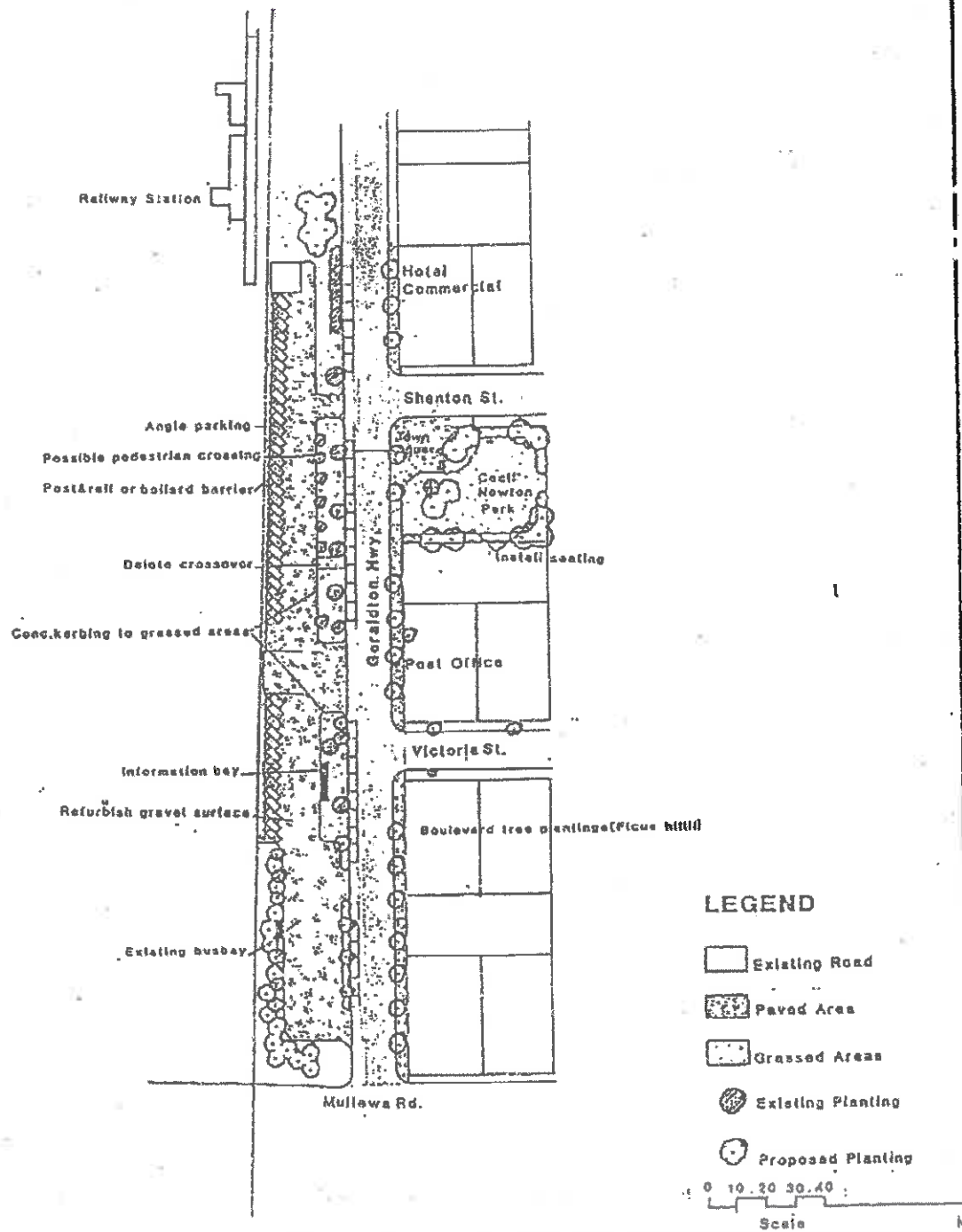


Figure 13 Mingenew Townscape Plan

Some recommendations of the Mingenew Townscape Plan 1989 have already been implemented. An information bay has been partially constructed, located across from the bakery rather than at the corner of Victoria Street. Some landscaping has been installed, and some picnic benches have been installed along the strip from the tourist bureau to Cecil Newton Park. There is also another information sign directly across from Cecil Newton Park.

Whilst these improvements represent positive improvements to the town, additional work should be done, particularly with consolidating all town signage in one centralised location. The aim of such is to encourage visitors to stop in the centre of town rather than on the outskirts. Additional streetscape works are recommended, such as increased provision of shade, additional landscaping and public art or display which reflects the character of Mingenew. Attention to detail in regard to colour, design and facilities of the information bay will assist in making it an attractive place for visitors to stop. Public information and parking signage should be coordinated to be readily identifiable and present a uniform image reflective of the town's identity.

The information bay needs to include a variety of local tourism information that promotes all the assets of the town. This should include reference to the historical buildings in the main street and Victoria Road, Drovers Rest, Mingenew Hill, the Wildflower Demonstration Plot and Coalseam Conservation Park.

This MTS recommends additional signage and display for Drover's Rest be concentrated at the information bay and not the caravan dump site on the Midlands Road east of Lee Steere Street. The emphasis for signage at the caravan dump site should be to direct visitors to the main information bay where they will also be able to take advantage of facilities, services and local attractions. It is important not to improve the dump site to the point where visitors will only stop there and not stop in the centre of town.



Plate 17 Visitors Signage

6.10.2 Town Entry Signage

At present there is a variety of designs for entry signage in and around the town that include the standard Main Roads signs, a mix of both colourful and more traditionally design orientated signage. One of the key issues is that there is no theme or consistency to the existing signage in terms of design, colour or message about the town. Also some of the existing entry signage is located in the wrong position in terms of attracting visitors to the town or are often on the way out of town, not on the way in.

The Mingenew SCP identified the need to “Develop a plan to improve road signage” in partnership with Main Roads WA.



Plate 18 Examples of Inappropriately Placed Signage Exiting the Town

The MTP recommended the provision of ‘non traditional’ signs on all main approaches and identified three key areas for both signage and native landscaping to create an appropriate ‘entrance statement’. The three areas identified are:

1. Western entrance – Midlands Road from Dongara;
2. Southern entrance – Midlands Road from Three Springs; and
3. North and eastern entrance – corner of Mullewa and Morawa Roads.

Entrance statements have been installed along the western and southern entrances. This MTS recommends that town entry signage be completed along the northern approach.



Plate 19 Existing Entry Statement

Whilst the entry signage reflects the character of the town, it does not provide information or direction, which can be accomplished by the installation of more eye catching Main Roads signage. It is recommended that the existing Main Roads signs be replaced by a sign(s) that incorporates a phrase as well as a themed picture or design. As wheat has been used in the entry statement and in the ‘Big Ears’ Sculpture in Cecil Newton Park, this could be utilised to keep consistency. In regard to the wording for the signage, the Mingenew Townscape Plan recommended “*Mingenew Welcomes You*” or “*Flowers, Fossils and Farming*”, however other options can be considered. The wording may also incorporate road safety messages that are favoured by Main Roads in regard to drivers taking rest breaks and not travelling whilst tired. This may have the additional benefit of encouraging additional revenue associated with visitors taking such comfort breaks.

It is also recommended that in association with Main Roads WA, 2 kilometre warning and facilities signage be provided so visitors are aware of what is offered in Mingenew, and that they can prepare to stop.



Plate 20 Main Roads Signage to be Upgraded

6.10.3 Commercial Signage

The Shire does not have a Local Planning Policy regarding signage. It is recommended that this be undertaken to provide some consistency in regard to signage within Mingenew and to improve the overall townscape. Policy objectives and guidance should include the following:

- ▲ Ensure that signs erected or displayed in the Shire are appropriate to their location and function. New signage should not diminish the visual amenity, aesthetic, heritage significance and character of the locality or detract from the appearance of buildings and places.
- ▲ In the case of a building on the State or Shire’s Municipal Heritage Inventory, the Shire shall have regard to the historical appropriateness of the materials, style, design and lettering of the sign and whether it is affixed in such a way that it causes no damage to the building and may be removed without leaving evidence of its having been affixed.
- ▲ The Shire will endeavour to avoid the impairment of the visual amenity of the locality which may occur where:
 - *a sign of such scale, prominence, obtrusiveness or character as to be incongruous with the surrounding land uses;*
 - *the sign adds to the danger of driver distraction;*
 - *the sign adds to the visual clutter of the locality;*
 - *numerous other signs exist on the site; and*
 - *the sign, when viewed from a position where the sign would be legible, would obscure existing signs, information, sight lines or architectural features, or would itself be obscured.*
- ▲ Remote advertising shall generally not be supported as it can lead to an undesirable precedent and detract from the amenity of the locality.

Specific standards with respect to the appropriate height and dimensions of certain types of signs (i.e. pylon, freestanding, etc.) can also be included within any such Local Planning Policy.

6.11 Promotion of Tourism

The promotion of tourism within Mingenew is recognised as an important economic and environmental objective for the Shire. The importance of tourism has been noted in the Strategic Community Plan (SCP) in terms of attracting more visitors to the town, providing employment opportunities and acknowledging the indigenous and cultural heritage of the town.

Tourism needs to be promoted in two key areas, firstly, within the town itself and secondly, to improve links regionally connecting Mingenew to the wider Mid West region.

Both the Plan for the Future (PF) and the SCP make a number of objectives and recommendations in regards to tourism opportunities. The PF recommends:

- ▲ Promote tourism opportunities that are environmentally focused; and
- ▲ Develop a Tourism Strategy to support and encourage tourists and to provide the appropriate facilities in consultation with the Tourist & Promotions committee.

The SCP identifies the following outcome: *“Increase the number of visitors and extend the tourism season within the region.”* The following strategies have been identified as contributing to the achievement of this outcome:

1.1.1	Provide good quality tourism facilities such as rest areas and toilets.	TWA, MTPC
1.1.2	Continue to consult and support the Mingenew Tourist and Promotions Committee.	TWA, MTPC
1.1.3	Support and encourage tourism development.	TWA, MTPC
1.1.4	Continue to support local events and encourage new events.	TWA, MTPC
1.1.5	Develop and implement a Tourism Plan (infrastructure and marketing).	TWA, MTPC
1.1.6	Investigate and develop options for additional tourism and service worker accommodation.	TWA, MTPC
1.1.7	Install interpretative trails and signage, including the CBH receival point and indigenous heritage.	HCWA, TWA, DIA

6.11.1 Tourism Opportunities in the Mingenew Townsite

Existing Shire policies already support the promotion of tourism within the town. The MTS aims to provide some detail to this objective including some site specific options for tourism related development within the town. There are a number of options to increase tourism opportunities within the town, such as:

- ▲ A pedestrian tourism trail that links those key historical buildings from Midlands Road south along Victoria Road;
- ▲ The “Littlewell” reservation is earmarked as an aboriginal heritage site that should be promoted as part of a tourism strategy for the town;
- ▲ Upgraded signage about Mingenew Hill recommended from key access routes off both Midlands Road and the Mingenew-Morawa Road; and
- ▲ Upgraded signage is recommended for the Wildflower Demonstration Plot on Lot 72 View Street.

6.11.2 Regional Tourism Opportunities

The Shire has the opportunity in partnership with Tourism WA to promote existing assets within the town to the wider regional tourism market. The following regional tourism opportunities have been identified:

Architectural Heritage

A number of other towns in the Mid West have architecturally significant buildings, and therefore an opportunity exists to partner with other local authorities to develop a Mid-West Architectural Heritage Trail. Such trail could attract travellers interested in history and in architecture. Similar to the Wildflower Way, the trail would function on a sub-regional level and encourage travellers to visit, stay and detour off the primary routes. The trail could be formally mapped and advertised through Tourism Western Australia and the Heritage Council of Western Australia in partnership with participating Local Authorities.

Wildflower Way – Midlands Road Route

Tourism WA promotes regional Mid West in regard to the spring wildflower season. Mingenew is already promoted as a place to visit given its proximity to Coalseam Conservation Park, which is noted for both its wildflowers and fossil shells dating back to the Permian Ice Age, the oldest geological era.

Tourism WA promotes Mingenew, stating:

“Upon arriving in Mingenew, head to Mingenew Hill - a tree covered red rock monolith, with breathtaking views of the Irwin Valley from its summit. Then follow one of the town's walk trails through beautiful blankets of wildflowers (in season), before making your way to the centre of town. Take in colourful murals on town buildings, and have a photograph taken with the giant wheat stalk sculpture in Cecil Newton Park before settling in for the night in the caravan park.”

In relation to the self drive tours, Tourism WA recommends a number of routes. Mingenew falls within the 'Everlastings Trail' and although the town is noted, there is an opportunity to achieve more in regard to promoting Mingenew as part of the 'Wildflower Way'. The Shire will negotiate with Tourism WA to promote Mingenew as part of this trail, particularly including reference to Mingenew Hill and the Wildflower Demonstration Plot.

6.12 Housing Choice

There is limited housing choice in Mingenew, with most of the existing stock comprising single dwellings on large quarter acre lots (1012m²). Providing alternative housing choices is constrained at present by the lack of reticulated sewer in the townsite and the provisions of the CSP. It is noted that the following gaps exist in the provision of housing which need to be addressed.

6.12.1 Aged Persons Accommodation

There are presently four aged persons' accommodation units within Mingenew. These are well located on Lot 66 King Street, a short walking distance from the town's commercial centre. This lot is zoned 'Special Use – Aged Persons Units' along with the adjoining Lot 43 King Street which is currently vacant.

With evidence of an ageing population, housing alternatives will be required in suitable areas close to services. Once Lot 43 King Street is developed, the Shire will investigate the potential to develop a portion of the museum site on Lot 66 Victoria Road for aged persons accommodation. This will be done in conjunction with the Department of Health to ensure that higher density accommodation can be supported by adequate on-site effluent disposal.

6.12.2 Key Workers Accommodation

The existing housing stock does not cater for key workers in the town, as large houses on large blocks are not always desirable for singles or couples. A lack of diversity in housing could also be a factor if a mining or other major project develops. Recent funding opportunities have provided four new Key Worker accommodation units however, the Shire will need to investigate additional funding to increase Key Worker housing options.

Much like for aged persons, it is difficult to provide smaller, higher density accommodation options given the lack of reticulated sewerage, however this could also be achieved with innovative methods of effluent disposal to be developed in consultation with the Department of Health.



APPENDIX 1

WORKSHOP OUTCOMES REPORT



REPORT OF OUTCOMES

SHIRE OF MINGENEW

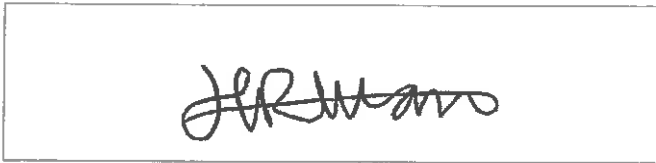
MINGENEW TOWNSITE STRATEGY WORKSHOP

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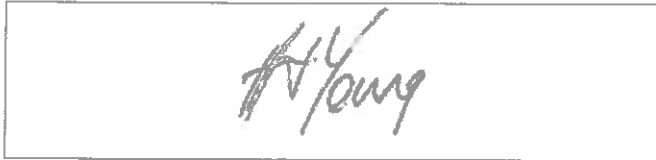
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Hayley Graham Town Planner



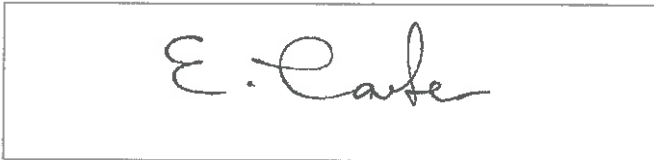
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1. Introduction

Greg Rowe and Associates ('GRA') was appointed by the Shire of Mingenew ('SoM') to complete a Townsite Strategy for the townsite of Mingenew. The project brief included undertaking a literature review and facilitating a public workshop to identify opportunities and constraints within the Mingenew townsite. This background information will then provide direction for the overall Townsite Strategy.

Following the literature review a community workshop was conducted in Mingenew at the Mingenew Shire Council Chambers on Wednesday, 24th October 2012 from 5:00 pm to 7:00 pm. It was attended by members of the Mingenew community, Shire staff and Councillors. This report has been prepared to document the outcomes of this workshop.

This report includes a description of the following matters:

- » Background information and Project Methodology;
- » Literature Review;
- » Workshop Methodology;
- » Workshop Outcomes; and
- » Recommendations and Further Actions Arising from the Workshop.

2. Background

As per our project methodology we have completed the following tasks:

- » Inception Meeting and Site Investigation

An inception meeting was undertaken with Shire staff to finalise the project methodology and timelines and to identify any issues that are required to be addressed prior to the commencement of the project. A site investigation was also undertaken at this time to gain an understanding of the Mingenew townsite and environment.

- » Literature Review

We have undertaken a comprehensive review of relevant literature, including, but not limited to the following:

- » Shire of Mingenew Town Planning Scheme No. 3;
- » Shire of Mingenew Local Planning Strategy 2006;
- » Mingenew Townsite Plan 1989;
- » Shire of Mingenew Plan for the Future 2010-2013;
- » Shire of Mingenew Strategic Community Plan 2011;
- » Draft Mid West Planning and Infrastructure Framework 2011;
- » Relevant State Planning Policies;
- » Mingenew Water Reserve Water Source Protection Plan 2001;
- » Draft Country Sewerage Policy 2003; and
- » Draft Government Sewerage Policy 2011.

A summary of the literature review is included as part of this Outcomes Report.

- » Councillor Workshop

A workshop was undertaken with the Shire Councillors to confirm the project and community workshop objectives, format and structure. This workshop was also to identify principal issues and opportunities.

- » Community Workshop

A community workshop has been undertaken presenting and distilling the key issues, opportunities and constraints of the Mingenew townsite. This workshop has enabled the community to provide feedback and identify issues and opportunities within the town. A summary of this workshop is included as part of this Outcomes Report.

- » Outcomes Report

This Outcomes Report has been prepared describing the results of the literature review, community workshop and identification of opportunities and constraints. The Outcomes Report will be a background report that will be provided in preliminary form for review and comment by the SoM. Once finalised, the Outcomes Report will be used to undertake further liaison with key stakeholders to inform the preparation of the Draft Townsite Strategy.

- » Draft Townsite Strategy

Following completion of the Outcomes Report the recommended actions from the workshop will be undertaken as well as stakeholder liaison and a Draft Townsite Strategy will be prepared. The Draft Townsite Strategy will incorporate the results of the literature review, site investigation(s), community workshop, identification of

opportunities and constraints, and stakeholder consultation. The draft Strategy will also include recommendations and land use plans for the future development for the Mingenew townsite, as well as general design principles, movement networks and townscape recommendations.

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3. Literature Review

As part of the background and understanding the town of Three Springs we have undertaken a comprehensive review of relevant literature, including, but not limited to the following:

- » Shire of Mingenew Town Planning Scheme No. 3;
- » Shire of Mingenew Local Planning Strategy 2006;
- » Mingenew Townsite Plan 1989;
- » Shire of Mingenew Plan for the Future 2010-2013;
- » Shire of Mingenew Strategic Community Plan 2011;
- » Draft Mid West Planning and Infrastructure Framework 2011;
- » Relevant State Planning Policies;
- » Mingenew Water Reserve Water Source Protection Plan 2001;
- » Draft Country Sewerage Policy 2003; and
- » Draft Government Sewerage Policy 2011.

3.1 Town Planning Scheme No.3

Town Planning Scheme No.3 ('TPS3') was gazetted in 2008 and there have been no amendments since gazettal. TPS3 was based upon the Western Australian Model Scheme Text and is the principal statutory tool for achieving the SoM aims and objectives with respect to the development of its local area from a land use, development control and infrastructure coordination perspective.

3.2 Local Planning Policies

The SoM currently has no adopted Local Planning Policies, although numerous policies are recommended under Appendix B of the Local Planning Strategy.

3.3 Local Planning Strategy 2006

In November 2006 the Shire adopted the Local Planning Strategy ('LPS') to provide the framework for the control of land use and development, create procedures for the assessment and determination of applications and set out the Shire's planning aims and intentions for the area.

The LPS covers the entire Shire area although the focus is on the Mingenew townsite which is the economic and social centre of the Shire. The majority of the planning issues and development demands are centred around the Mingenew town site.

Part 8 of the LPS sets out 'Scheme Proposals' that were utilised to inform the preparation of TPS3. It is considered that the majority of these proposals have been implemented. Aims of the Local Planning Strategy which were introduced in Section 8.2 included:

- Provide for future land use needs and town site expansion;
- Identify future residential land to meet the needs of the private sector;
- Encourage new industries and business;
- Encourage tourism opportunities;

- Provide for mining activities;
- Preserve, protect and enhance the Mingenew Townscape and historic buildings.

These aims will be reiterated through the Mingenew Townsite Strategy.

Some of the notable 'Scheme Proposals' identified in the LPS include the following:

- » The LPS recommends a 1000m² minimum lot size in accordance with the Draft Country Sewerage Policy. However, TPS3 subsequently applied a R12.5 density coding to the 'Residential' areas of the townsite, which allows for a 700m² minimum lot size that would be unlikely to be supported by the Department of Health under the Draft Country Sewerage Policy.
- » The LPS provides an industrial subdivision plan for the 'General Industry' zone which appears to be partially complete. As several of the smaller lots are vacant it is considered that the lot sizes offered may not suit the needs of industrial users.
- » The LPS provides a case for the re-alignment of Midlands Road. This is recommended for further action and analysis. The re-routing would provide for the minimisation of traffic conflict on Midlands Road, allow it to focus more on a residential and tourist function, and would allow for a greater level of pedestrian activity.
- » The LPS recognises the need to concentrate activity within the core Town Centre rather than stretch it out along the main street, resulting in gap and dilution of main street function.
- » The LPS recognises the need to protect the heritage of the Town. This is reflected in Clause 7.5 of TPS3 though there may be other, more specific incentives and controls worthy of exploration.

3.4 Mingenew Townsite Plan 1989

The Mingenew Townscape Plan ('MTP') is an important strategic document adopted by the Shire in 1989. Although over 20 years old, many of the townscape issues remain highly relevant. The document contained two parts 1) a Townscape Improvement Program that included a character study of the town and 2) a landscape report.

1) The Townscape Improvement Program

In terms of the 'Townscape' the MTP identifies a number of 'landmarks' throughout the town encompassing both built form and the natural landscape. For the built environment the MTP notes that the town entry points, view corridors, historic buildings, advertising, parking and open space combined are all important components of the overall streetscape image. The MTP concluded that the overall streetscape image of the town is tired.

Other landmarks identified are the Mingenew Hill, the wheat bins and the railway. These landmarks are highly visible and form a part of the backbone of the town. The MTP concluded that these important landmarks are not adequately promoted.

MTP provided advice on zoning changes for the town. It recommended a Town Centre Area that was concentrated in a linear form from Bride Street west to William Street. It was recommended that this area be the focus of activity including retail land uses. It also recognised the importance of both the Midlands Road and Victoria Street as the commercial centre of the Town, which provides a number of important local services for residents.

The Midlands Road is described as being "...characterised by a variety of building forms, differing setbacks and a number of very unattractive commercial frontages". The MTP recommended that in the short term the Midlands Road area could be improved by minor repairs to the shop frontages, improved signage and landscaping. In the medium term a re-emergence of verandahs along the street was recommended and in the long term infill development and the redevelopment of existing buildings in a building form that contributes to the appearance of the streetscape was suggested.

Victoria Street comprises a number of building styles where the historic buildings and private residences are well maintained and presented, though there are a number of unkept or vacant lots that detract from the appearance of the street. The recommendations for Victoria Street were focussed on the longer term and the redevelopment of vacant lots. Both commercial and residential lots need to be redeveloped to high standard.

The illustrations included in the MTP provide an indication of the vision for the streetscape that would still be relevant today.

Finally the MTP provided comment on both vehicular circulation through the town, parking provision and the provision of pedestrian areas. These issues still need to be addressed and considered as part of the Townsite Strategy.

2) Landscape report

The intent of the landscape report was to identify existing landscape and open space resources and provide recommendations for improvements and modifications with the aim of improving the town aesthetically and protect the local micro-climate.

One of the key recommendations was adopting a "theme" plant for Mingenew. The Bird Beak Hakea (*Hakea orthorhyncha*) was recommended be adopted as the symbolic theme plant for the town as it is an important local plant. It was recommended that the Bird Beak Hakea be cultivated at town approaches and open space precincts.

The landscape report divided the town into six areas and provided detailed recommendations for planting, street furniture and general aesthetic improvements. Finally the landscape report provided recommendations on key entry statements into the town that addressed both landscaping and the entry statement locations.

The significance of the MTP is that it highlights that in facilitating any further growth of the town needs to adhere to the broader objective of improving and maintaining the townscape and appearance of Mingenew. The MTP emphasises the role that both the built environment and landscaping can play in both enhancing the appearance of the town for both residents and visitors. Both the built form and landscaping remain important planning issues that need to be addressed and properly considered as part of any future growth and /or expansion in Mingenew.

3.5 Shire of Mingenew Plan for the Future 2010-2013

Plan for the Future 2010-2013 ("PF") was prepared by the Shire to "assist Council in establishing priorities and to better serve the needs of the community." The PF is to function as a strategic plan to help guide decision making, determine priorities and organise funding arrangements across the full range of functions and services of the Shire.

The PF outlines strategic action plans covering objectives related to the environment, economy and social actions. The following actions are considered relevant to the MTS:

- » Develop improved truck parking along the main street of Mingenew;

- » Improve access to viewing areas on Mingenew Hill;
- » Develop a Tourism Strategy to support and encourage tourists and to provide the appropriate facilities in consultation with the Tourist & Promotions committee;
- » Restore/repair to old Railway Station building;
- » Continue with planning and implementation of further industrial and residential land developments;
- » Progress development of additional aged persons units with a joint Venture with Housing and Works; and
- » Mingenew Main Hall - provide care & maintenance to the hall and continue to investigate future usage options

3.6 Strategic Community Plan 2011 (Shire of Mingenew)

The Strategic Community Plan ('SCP') 2011 identifies the Mingenew community's visions and is the Shire's principal strategic guide for future planning and services. The local community were involved in setting objectives for the SCP. The SCP identifies four key objectives and outcomes as per the table below:

TABLE 1- STRATEGIC COMMUNITY PLAN OBJECTIVES AND OUTCOMES

	Objectives	Outcomes
ECONOMIC	<i>To be a diverse and innovative economy with a range of local employment opportunities.</i>	<ul style="list-style-type: none"> • Increase the number of visitors and extend the tourism season within the region. • Increased availability of serviced residential, commercial and industrial land. • To maintain and increase the number of local businesses, industries and services that will provide a range of employment opportunities for the people of Mingenew. • Protect and enhance economic infrastructure. • Ensure the provision of adequate services to support economic growth.
ENVIRONMENT	<i>A sustainable natural and built environment that meets current and future community needs.</i>	<ul style="list-style-type: none"> • Our natural environment is enhanced, promoted, rehabilitated and leveraged so it continues to be an asset to our community. • Our indigenous and cultural heritage is acknowledged. • To retain Mingenew as an attractive town that is a comfortable and welcoming place to live and visit, and reflects our lifestyle values. • To provide recognition and retention of places of heritage. • Safe and functional road and ancillary infrastructure. • Efficient usage of resources.
SOCIETY	<i>A safe and welcoming community where everyone has the opportunity to contribute and belong.</i>	<ul style="list-style-type: none"> • Maintain and increase population. • Maintain the provision of high quality community infrastructure. • Affordable housing options that respond to community needs. • Improved community health and well-being. • Improved capacity of education and training. • Community events continue to be supported. • Maintain a safe community environment.
CIVIC LEADERSHIP	<i>A collaborative and innovative community with strong and vibrant leadership.</i>	<ul style="list-style-type: none"> • A well informed and engaged community that actively participates. • An open and accountable local government that is respected, professional and trustworthy. • Improved partnerships. • Long term planning and strategic management. • Achieve a high level of compliance.

The MTS will be prepared bearing in mind the above-mentioned objectives. It is anticipated that the Strategy will assist in the fulfilling the aims of the plan, and is a next step in undertaking the identified actions.

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3.7 Draft Mid West Regional Planning and Infrastructure Framework – The Way Forward 2011 WAPC

The draft Mid West Regional Planning and Infrastructure Framework – The Way Forward ('Framework') vision for the Mid West is to continue to support communities and develop the region as an economic hub enhancing employment opportunities. The Mid West has a very diverse economy built around agriculture, mining, tourism and manufacturing. One of the changes for the region is managing the uncertainty around population growth particularly in relation to mining projects. There is a need to ensure that there is an appropriate level of infrastructure to accommodate any expansion or changes in population.

The Framework locates Mingenew within the North Midlands sub region. One of the key characteristics of this sub region is the diversity of the natural environment and land uses. One of the most significant challenges for the North Midlands sub region is to arrest population decline and grow a population base both in terms of residents and visitors.

The Framework identifies Mingenew as a Local Centre. Local Centres are defined to "...often but not always serve functions including civic administration, limited retail, primary school and limited health." They also support local industries like agriculture and tourism.

The Framework notes that it is important that planning for the area focuses on expansion and consolidation of existing settlements rather than the creation of new ones.

3.8 State Planning Framework

The Western Australian Planning Commission ('WAPC') published its Statement of Planning Policy No. 1 – State Planning Framework Policy ('SPPI') in December 1998. The purpose of SPPI was to bring together existing State and regional policies and plans which apply to land use and development in Western Australia, and provide a context for decision making. The current version of SPPI was released in February 2006.

SPPI is divided into two parts, Part A – General Principles for Land Use and Development and Part B – State and Regional Provisions. The State Planning Framework includes State Planning Policies ('SPP's) prepared by the WAPC as well as regional strategies, regional and sub-regional structure plans, strategic policies and operational policies. Those of direct relevance to Mingenew are as follows:

- SPP 2 Environment and Natural Resources Policy;
- SPP 2.5 Agricultural and Rural Land Use Planning;
- SPP 2.7 Public Drinking Water Source Policy;
- SPP 2.9 Water Resources;
- SPP 3 Urban Growth and Settlement;
- SPP 3.1 Residential Design Codes;
- SPP 3.4 Natural Hazards and Disasters;
- SPP 3.5 Historic Heritage Conservation;
- SPP 3.6 Development Contributions for infrastructure; and
- SPP 4.1 Draft State Industrial Buffer Policy (Amended).

The most relevant to the MTS are considered be the SPP4.1- Draft State Industrial Buffer Policy due to the recommended buffer distances as well as SPP 2.7- Public Drinking Water Source Policy, as the southern boundary of the Mingenew townsite is constrained by the boundaries of a Public Drinking Water Source Area.

3.9 SPP4.1 – Draft State Industrial Buffer Policy (Amended)

The purpose of draft SPP4.1, which remains in draft format further to an update in 2009, is to provide a consistent approach to the protection and preservation of industrial uses and essential infrastructure from encroachment from incompatible development. It also endeavours to protect the health and amenity of the community from unreasonable or adverse impacts of industry through the use of appropriate buffer areas.

The draft policy's objectives are to:

- » Avoid conflict between industry and/or essential infrastructure and sensitive land uses;
- » Protect industry and/or essential infrastructure from encroachment by those land uses that would be sensitive to impacts and adversely impact the efficient operations;
- » Provide for the development of industry and/or the provision of essential infrastructure in a way that maximises amenity, minimises environmental and health impacts and takes account of risk to nearby sensitive land uses; and
- » Promote compatible uses in areas affected by off-site impacts of industry and/or essential infrastructure.

Draft SPP 4.1 requires acknowledgement of strategic industrial areas (including buffers and supporting infrastructure) within a Local Planning Strategy and Town Planning Scheme and places strong emphasis on the need for a co-operative and coordinated approach between state and local government.

The Environmental Protection Authority's 'Guidance for the Assessment of Environmental Factors No 3 – Separation Distances between Industrial and Sensitive Land Uses' ('GS3') will be used as the standard for determining appropriate buffer areas for existing and proposed industrial uses. The MTS will consider the recommendations of GS3 in recommending buffers and endeavour to ensure adequate separation distances between industrial and sensitive uses.

3.10 SPP 2.7 – Public Drinking Water Source Policy

SPP2.7 emphasizes the importance and need to protect the quality and quantity of ground and surface water resources within the State. The principal objective of the policy is to ensure that land use and development within Public Drinking Water Source Areas (PDWSAs) is compatible with the protection and long term management of water resources as a public water supply. The policy provides a classification system for PDWSAs as follows:

- » P1 Priority 1 Source areas: defined and managed to ensure there is no degradation of the water resources. This represents the highest level of protection where the land is generally owned by the state to ensure only low intensity and low risk land use occurs.
- » P2 Priority 2 Source areas: defined to ensure that there is no increased risk of pollution to the water source. P2 areas are declared over land where low-risk development already exists however, protection of the resource is a high priority in these areas prompting only conditional development be allowed in accordance with the over-riding principals of risk management.

- » P3 Priority 3 Sources areas: defined to manage the risk of pollution of the water source. These areas are declared where water supply sources need to co-exist with other land uses such as residential, commercial and light industrial development. Protection of these areas is generally by management guidelines for such land use activities.

SPP 2.7 also recognises the role of wellhead and reservoir protection zones in protecting the water source from direct contamination.

The policy requires local and regional planning strategies to identify PDWSAs for inclusion in Special Control Areas for water protection within a Local Planning Scheme.

SPP2.7 further states that the classification of such land should be in accordance with the recommendations of any land use and water management strategy or water source protection plan already prepared. The Water Source Protection Plan – Mingenew Town Water Supply 2001 and the Department of Water's Water Quality Protection Notes will be used to determine suitable land uses within PDWSA's.

3.11 Water Source Protection Plan – Mingenew Town Water Supply 2001

The Waters and Rivers Commission (now the Department of Water) prepared the Water Source Protection Plan (WSPP) in regards to the Mingenew Town Water Supply.

The Mingenew town water supply comes from four Water Corporation production bores that abstract groundwater from the semi-confined aquifer of the Parmelia Formation. The Mingenew Water Reserve was declared in December 1983. The intent of the WSPP is to provide a management plan for the protection of groundwater resources in the Mingenew Water Reserve. The plan also establishes a basis for the promotion of compatible, non-polluting land uses within the reserve.

The Department of Water developed policies for the protections of public drinking water source areas based around three levels of priority classification. The Mingenew Water Reserve is classified for a Priority 2 (P2) source protection and aims to ensure there is no increased risk of pollution to the water source. P2 areas are declared over land uses where low density development (such as rural) already exists. Protection of public water supply is a high priority in these areas. One of the key management strategies in regards to land use planning relates to the assessment of development proposals with respect to water quality protection.

In the case of Mingenew this P2 protection area lies to the south west of the town south of Phillips Road in parallel with the golf course and covers land zoned 'Rural/Mining' under LPS 3.

The WSPP includes a table showing land use compatibility in accordance with the Department of Water's Water Quality Protection Note 25. For P2 areas the table shows that urban and special rural further subdivision is not generally compatible with these areas.

Special Rural subdivision to a minimum lot size of 2 ha may be considered subject to certain provisions which include:

- » *"Lots should only be created where land capability allows effective on-site soakage disposal of treated wastewater. Conditions apply to siting of wastewater disposal systems in areas with poor land drainage and / or a shallow depth to groundwater, animals are held or fertiliser is applied. Alternative wastewater treatment systems, where approved by the Health Department, may be accepted with maintenance requirements.*

- » *An average rather than minimum lot size may be acceptable if the proponent can demonstrate that the water quality objectives of the source protection area are met, and caveats are placed on titles of specified blocks stating that further subdivision cannot occur.”*

Through further liaison with the Department of Water we have been advised that the P2 classification is in force for the Mingene PDWSA, and therefore intensification of land use to the south of the existing townsite is significantly constrained. This will be further discussed in the draft MTS.

3.12 Draft Country Sewerage Policy 2003

The Draft Country Sewerage Policy ('DCSP') was prepared by the Department of Health to provide guidance on protecting the State's water resources, and to make recommendations for the implementation of subdivisions and density development in areas for which reticulated sewerage is unlikely the available for a long time.

Part 5.4 of the DCSP states that for subdivision and residential density development for towns without sewerage (as in Mingene) the following restrictions apply:

- » R10 or 1000m² is the minimum lot size that will be accepted for new residential lots;
- » No individual proposal exceeding 25 lots or dwellings; and
- » A total town expansion to 'no more than 100 lots or dwelling units' for unsewered areas.

Mingene is listed in Schedule 2 of the DCSP i.e., "*Locations with public health and/or environmental constraints for onsite wastewater disposal.*" For towns in Schedule 2 it states that detailed information and detailed assessment by statutory and consultative authorities may be required in assessing the acceptability of proposals. This classification is not considered to prohibit townsite expansion opportunities for Mingene but effluent disposal is an important issue that needs to be addressed by the Shire and developers.

3.13 Draft Government Sewerage Policy – December 2011

The Draft Government Sewerage Policy ('GSP') was recently advertised for public submissions, which closed in April 2012. Submissions received will now be reviewed by the Government Sewerage Policy Review Committee prior to finalisation of the document. When finalised, the GSP will supersede both the DCSP and the Government Sewerage Policy – Perth Metropolitan Region.

The aim of the GSP is to promote reticulated sewerage for all new developments/subdivision and where this is not achievable, to establish alternate requirements. The Policy recommends the following minimum lot sizes by soil type in unsewered areas. Given previous discussions with Shire staff and Councillors, it appears mostly likely that soil categories 4, 5 or 6 would be applied to Mingene (refer following table), which would mean a minimum lot size of 2000m² would be required under the draft GSP, although we will be undertaking further liaison with the Department of Health for clarification in this regard.

TABLE 2- LOT SIZES PER SOIL CATEGORY

Soil Category	Soil Texture	Minimum Lot Size
1	Gravels and sand	1000m ²
2	Sandy loams	1000m ²
3	Loams	1000m ²
4	Clay loams	2000m ²
5	Light clays	2000m ²
6	Medium to heavy clays	2000m ²

In addition to the above size restrictions, where on-site effluent disposal is proposed, the GSP requires applicants to provide, to the satisfaction of approval agencies:

- » Demonstration of site suitability for on-site effluent disposal;
- » Site assessments for each lot by a qualified person;
- » A signed guarantee by the site evaluator/soil assessor;
- » Disposal to occur within the lot boundary; and
- » Apparatus for sewerage disposal to be approved by the Executive Director, Public Health.

The GSP also provides guidance as to the minimum requirements of on-site disposal systems.

Given the above, the absence of sewer can be an impediment to further subdivision and development within Mingenew particularly as the requirements for providing on-site effluent disposal systems are to become increasingly onerous. The minimum lot size requirements are also inconsistent with the current density codings applicable to the townsite.

We are currently liaising with the Department of Health to better understand the implications of the Draft GSP on the MTS.

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4. Workshop Methodology

A community workshop was held on Wednesday 24th October 2012 in the Mingenew Council Chambers. The workshop was advertised in the local *Mingenew Matters* and flyers were also put up in the Shire Office.

Please see the workshop flyer as Appendix 1.

Eleven people attended the workshop which included members of the public, Councillors and Shire Staff.

Please refer to the attendance sheet as Appendix 2.

The workshop started after a general introduction with a power point presentation which provided background and some of the information gathered through the literature review. (Please refer to Appendix 3 for the power point). Attendees were invited to ask questions or make comments at any time during the power point presentation. At the end of the presentation the Opportunities and Constraints plan for Mingenew was presented and was discussed with the attendees. Maps of the Mingenew townsite under the current zoning and copies of the Opportunities and Constraints plan were provided on desks (to provide visual aids) as well as note pads to encourage attendees to draw or write comments if they did not want to discuss these ideas openly in the group.

A more detailed review of the methodology for the workshop is described below.

4.1 Establishing the Context

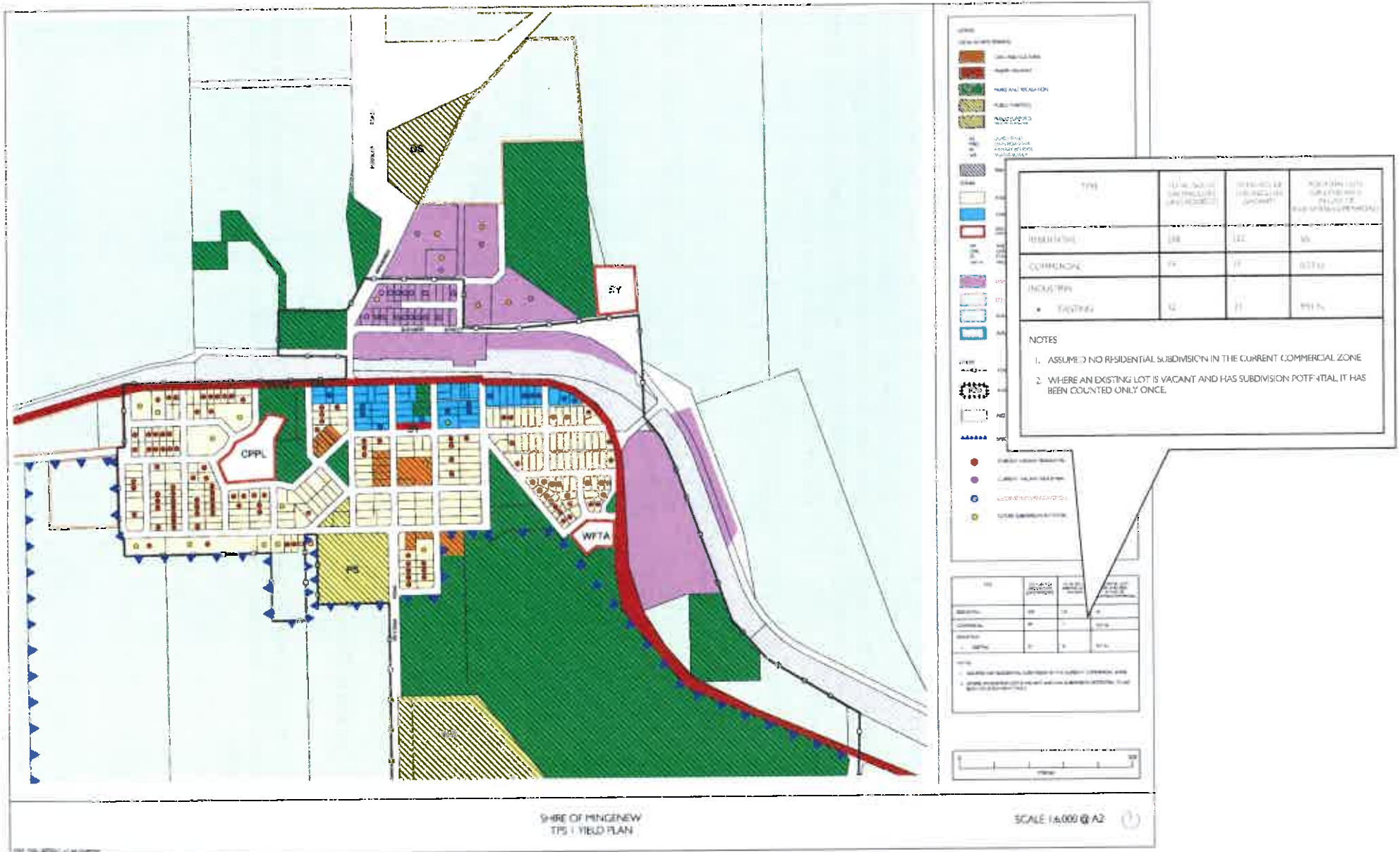
The presentation commenced by providing background information on what a Townsite Strategy is and what the objectives of the Strategy are. The following objectives were explained;

- » Provide guidance to the Shire in planning for the development of the town over the next 10-15 years.
- » Identify changes required in the planning system, to encourage appropriate development sought by the local Mingenew community.
- » Give direction to both the Shire and WAPC in the consideration of future development and subdivision applications, town planning scheme amendments and local structure plans.
- » Provide guidance on the allocation of land uses to ensure that growth in the town occurs in a sustainable manner and the needs of the community are met.
- » Provide a basis for coordinated decision-making by the Shire and servicing authorities in determining future servicing requirements for town.

4.2 Current Yield

Participants were shown a potential lot yield for the Mingenew townsite under the current zoning with the assumption that nothing was changed and all vacant allotments were built and/or developed to realise their full subdivision potential. Please refer to Figure 1 which breaks down the overall yield into Residential, Commercial and Industrial land.

FIGURE 1 CURRENT ZONING YIELD



4.3 Population Forecasts

Participants were shown the current forecasted population decline for the SoM as per Western Australia Tomorrow (2012) and then the potential influences that can affect population. It was also explained how these forecasted populations are derived and that they are utilised by the WAPC and State Government. The Townsite Strategy has the opportunity to suggest actions and strategies to influence and change the population trend forecasted for the SoM.

4.4 Limitation on supply due to ownership

It was then explained that although there is supply of available land within the town the current the ownership of land will control the release of supply. Therefore the SoM can only control the development of Shire owned land. The majority of the land within the town is in private ownership and without incentives or strategies to promote development could potentially stay vacant.

4.5 Opportunities and Constraints

An Opportunities and Constraints Plan for Mingenew was then shown to the participants and explained. This opportunities and constraints mapping was undertaken following discussions with the Shire Councillors during the initial stages of the Townsite Strategy and prior to the community workshop. Please refer to Figure 2 below showing the Opportunities and Constraints Plan.

4.6 General Discussion

Following the explanation of the Opportunities and Constraints Plan a general discussion was undertaken asking if there was anything missed and any further comments. The outcomes of this discussion is described in Section 5 below.

4.7 Barriers to development

Further explanation was then undertaken in regards to the following factors which are able to guide and affect the expansion process;

- » Shire objectives (LPS);
- » Current demand;
- » Barriers to development;
- » Community opinion; and
- » Provision of infrastructure.

The Opportunities and Constraints Plan was then again shown and a general discussion was undertaken taking into account the above barriers and looking at areas where the townsite could potentially develop and expand. The outcomes of this discussion are described in Section 5 below.

4.8 Conclusion

At the conclusion of the workshop the next steps in the process were clearly outlined, particularly how the information gained from the workshop will be utilised. It was made clear to participants that the community will get another chance to comment once the Draft Townsite Strategy is adopted by Council as it will be publicly advertised.

FIGURE 2 OPPORTUNITIES AND CONSTRAINTS PLAN

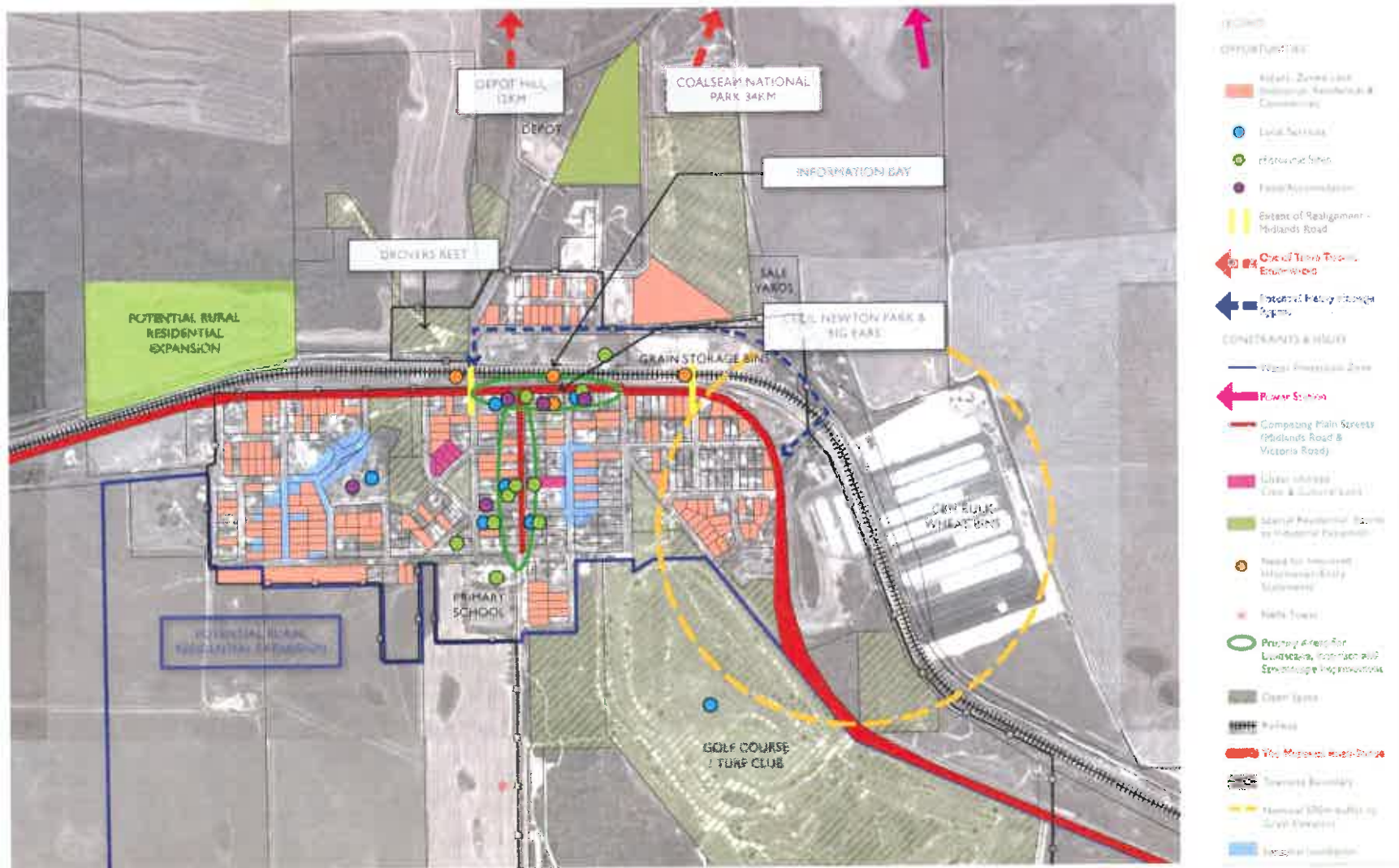


Figure 9 - Opportunities, Constraints & Issues
 Shire of MingeneW



5. Recommendations / Further Actions

The primary intended outcome of the workshop was to gain the local community's knowledge of the Mingenew townsite and understand limitations and opportunities for the growth of the townsite. The following were comments provided and discussions undertaken by the attendees during the workshop. The comments and issues raised which require further action and investigations are also noted. A plan was also drawn up showing the location of some the issues and expansion areas discussed. Please refer to Appendix 4 for this plan.

Comments	Actions
<p><u>Residential</u></p> <ul style="list-style-type: none"> » The currently zoned residential area which is undeveloped to the south of the townsite is on the edge of the PDWSA therefore does this constrain further residential expansion in this area. » Many of the vacant residential lots are passed down through families with no incentives to develop. » Do the caveats to build within a timeframe work? Do they result in poor quality buildings? » Current vacant residential land within the townsite is located in areas with poor drainage and frequent flooding therefore restricting development. » The large volume of vacant land within the CBH buffer potentially could become a home business/workshop area to provide variety (work/live investigation area). 	<ul style="list-style-type: none"> Investigate uses within PDWSA with DoW Strategy/investigate how to get housing built Investigate drainage with Shire engineer/DoW Make area a work/live investigation area in MTS
<p><u>Commercial</u></p> <ul style="list-style-type: none"> » Investigate if the area between the railway and Midlands Road can provide commercial development. » Commercial should extend along the Midlands Road east and west. » Could Commercial extend along Midlands Road west without encouraging existing houses to relocate? 	<ul style="list-style-type: none"> Investigate the area between the railway and Midlands Road for commercial Investigate opportunities for Commercial expansion in MTS
<p><u>Industrial</u></p> <ul style="list-style-type: none"> » Industrial development should be expanded away from the town to cater for large future lots rather than within proximity to the town and containing the townsite. » There is no area for heavy industrial uses therefore an investigation into an expansion area is warranted, possibly north of CBH although taking into account access, wind, buffers etc. » The Sale Yards need to remain, as they are currently being utilised. » Who would undertake the industrial expansion development? 	<ul style="list-style-type: none"> Investigate industrial expansion areas away from the town for larger lots and heavy industry

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<p><u>Rural Residential</u></p> <ul style="list-style-type: none"> » The area south of the townsite should not be rural residential expansion as it will limit any future expansion of residential. » Rural Residential is better suited north of the townsite near Drovers Rest to ensure this area remains an attractive tourist area. 	<p>investigate other areas for Rural Residential development</p>
<p><u>Infrastructure</u></p> <ul style="list-style-type: none"> » Investigate the PDWSA and compatible uses as well as the soil type, contour and flow. » Investigate flooding within the townsite. » Could alternative septic sources be utilised within the PDWSA in this sensitive area? » Investigate the process and timing to ensure sewer is developed in the future in Mingenew. » Is development constrained by water and power capacity? 	<p>Investigate with DoW</p> <p>Investigate with Department of Health/Water Corp</p> <p>Investigate with Western Power and Water Corp</p>
<p><u>Additional Issues/Discussions</u></p> <ul style="list-style-type: none"> » Entry statements and promotions of Drovers Rest in a static display are proposed by the Business Development Group to be located at the Caravan dump site. » There is no 2km warning and facilities sign. This has also been identified by the Business Development Group. » The wildflower route is planning more signage and information along the Midlands Road from Moora to Geraldton. » Opportunity to have a cultural site south of the CBH site on the west side of Midlands Road known as the "little well reservation". To become an Aboriginal traditional learning area and potentially a tourist point of interest. » Tourism trails- make use of history/promotion » A railway crossing near the rest stop and opposite the bakery would link the industrial area to town centre facilities. 	<p>Ensure this is reflected in MTS</p> <p>investigate with Main Roads</p> <p>Investigate what is proposed for Mingenew</p> <p>Ensure this is reflected in the MTS</p> <p>investigate railway crossing</p>

6. Conclusion

Following the completion of the workshop the next step is to undertake the actions described within this report resulting from the feedback from the community workshop. Following these actions any additional stakeholder liaison and investigations will be undertaken and the Draft Townsite Strategy will be prepared. The Draft Townsite Strategy will incorporate the literature review, workshop consultation, stakeholder liaison, site investigations and will provide recommended actions and strategies.

REPORT OF OUTCOMES MINGENEW 16/11/2012 GRA REF 7500 MINGENEW OUTCOME REPORT

APPENDIX I WORKSHOP FLYER

SHIRE OF MINGENEW



*Want to share your vision for the future of
your community?*

Be part of the Townsite Expansion Strategy Mingenew

The Townsite Expansion Strategy is a strategic planning document that will provide guidance to the Shire of Mingenew in planning for the development of the town over the next 10-15 years. It will guide the allocation of land uses to ensure that growth in the town occurs in a sustainable manner and the short, medium, and long term needs of the community are satisfied.

Everyone is invited to attend and participate in a community workshop with light refreshments provided.

***Date:** Wednesday, 24th October 2012*

***Time:** 5 - 7 pm*

***Location:** Shire of Mingenew Council Chambers*

For more information, please contact Greg Rowe and Associates on 9956 0633 or geraldton@greg-rowe.com or the Mingenew Shire on 9928 1102

PLEASE NOTE CHANGE OF VENUE

Facilitated by **GREG ROWE** & Associates
1000-1111 Stirling Highway

APPENDIX 2

WORKSHOP ATTENDEES

NAME	OCCUPATION/COUNCILLOR	EMAIL
Trevor Brown	EMO/Building Officer - Ming	ehow@threesprings.wa.gov.au
Megan Ciddle	Customer Service Officer - Ming	library@mingenew.wa.gov.au
Mike Sully	CEO Shire of Mingenew	ceo@mingenew.wa.gov.au
Michelle Bagley	PRESIDENT - SHIRE OF MINGENEW	crbagley@mingenew.wa.gov.au
Helen McLean	COUNCILLOR - MINGENEW	justcyrus@westnet.com.au
CAMERON WATSON	MAN ADMIN + FINANCE	finance@mingenew.wa.gov.au
Linley STARICK	BUSINESS OWNER	standtyres@westnet.com.au
Leah Eardley	BUSINESS OWNER	Palmroadhouse@hotmail.com
Kym McGilvin	BUSINESS OWNER	mingenewsewing@bigpond.com
Jill Holmes	Resident.	holmwood@bigpond.com
Marg Pearce	COUNCILLOR	

APPENDIX 3

POWERPOINT PRESENTATION



Mingenew Expansion Strategy

Presentation
24 September 2012

GREG ROWE & associates
FOCUSED ON ACHIEVEMENT

What is the Expansion Strategy?

- Guides the townsite's development over time.
- Reviews existing policies and strategies, and build upon the recommendations of these documents.
- Addresses the challenges of halting population decline and reinforcing the town's commercial future.
- Will contain strategic actions which will be prioritised according to importance.

Objectives of Strategy

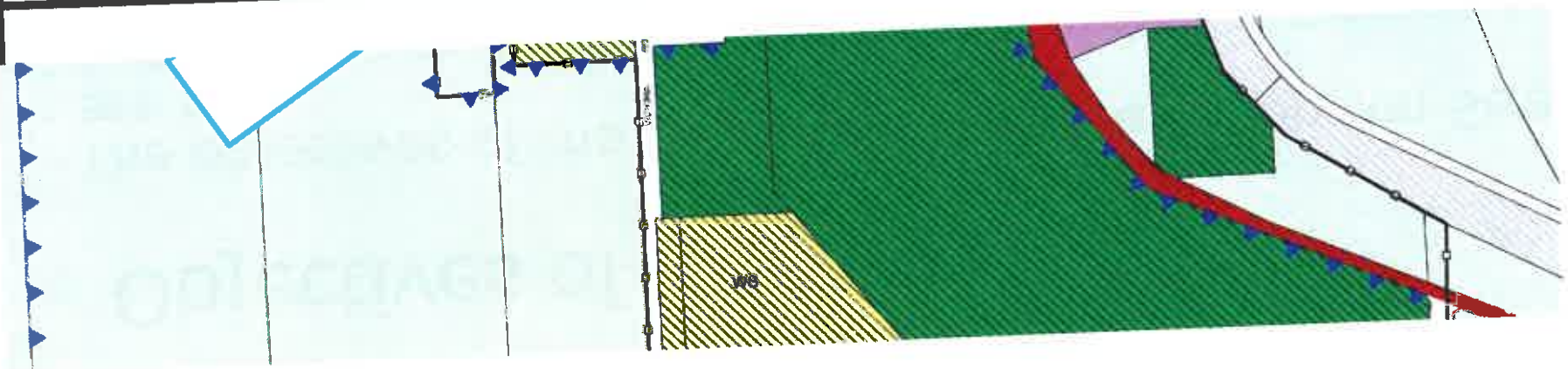
The objectives of the Mingenew Townsite Expansion Strategy are to:

- Provide guidance to the Shire in planning for the development of the town over the next 10-15 years.
- Identify changes required in the planning system, to encourage appropriate development sought by the Mingenew community.
- Give direction to both the Shire and the WAPC in future development and subdivision applications, town planning scheme amendments and local structure plans.
- Provide guidance on land use so that growth in the town occurs in a sustainable manner and the needs of the community are met.
- Provide a basis for coordinated decision-making by the Shire and servicing authorities in determining future service infrastructure requirements for the town.

Vacant Land and Subdivision Potential



TYPE	TOTAL NO. OF EXISTING LOTS (UNSUBDIVIDED)	TOTAL NO. OF EXISTING LOTS (VACANT)	POTENTIAL LOTS (OR LAND AREA IN CASE OF INDUSTRIAL/COMMERCIAL)
RESIDENTIAL	258	122	50 Total new 162
COMMERCIAL	49	17	0.23 ha Total new 18
INDUSTRIAL • EXISTING	32	21	9.91 ha



NO.	DESCRIPTION	DATE
1	REVISION	10/08/15
2	REVISION	10/08/15
3	REVISION	10/08/15
4	REVISION	10/08/15

Lot Yield Under Existing Zoning

Residential

- 258 existing lots;
- 139 have dwellings, 122 are vacant;
- Some lots have subdivision potential, which could yield up to 40 additional lots;
- If all vacant land was developed and/or subdivided, the total yield would be **162 new dwellings**;
- This assumes no residential development in current commercial zoned land, if this was contemplated the yield would be greater.

Commercial

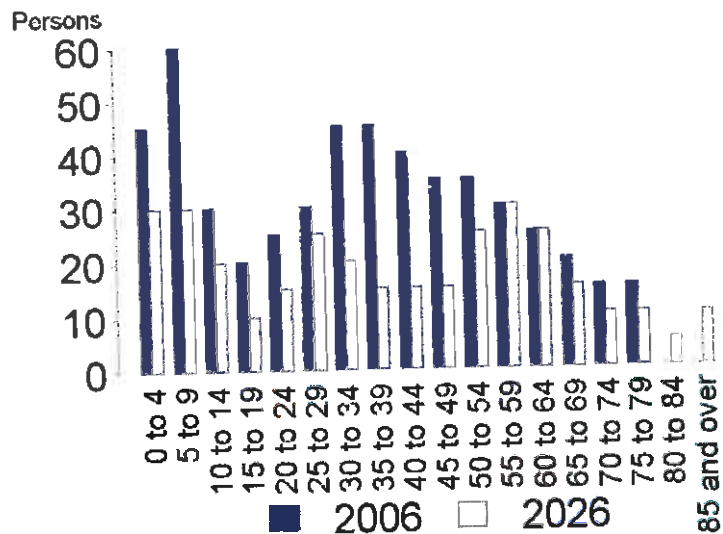
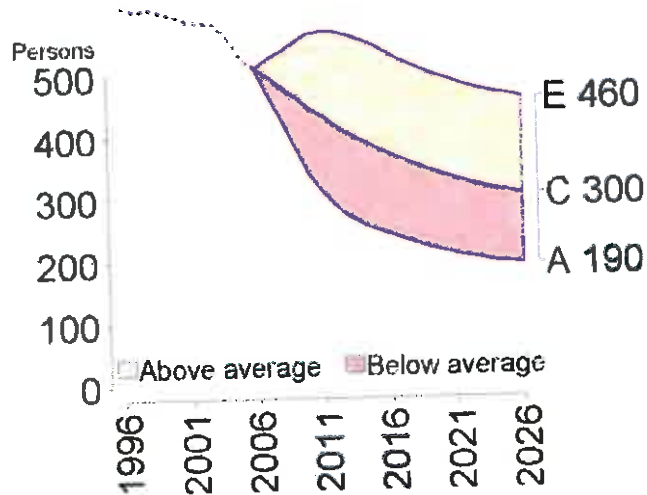
- 49 existing lots;
- 33 are developed, 17 are vacant;
- 1 lot has subdivision potential for 1 additional lot;
- If all vacant land was developed and/or subdivided, the total yield would be **18 new commercial premises**.

Industrial

- 32 existing lots;
- 11 are developed, 21 are vacant;
- 6 lots have subdivision potential;
- In total, this means there is **9.91 hectares of available industrial land**.

Is there Considerable Capacity for Infill Development under the Existing TPS Zoning?

Projected Population Decline

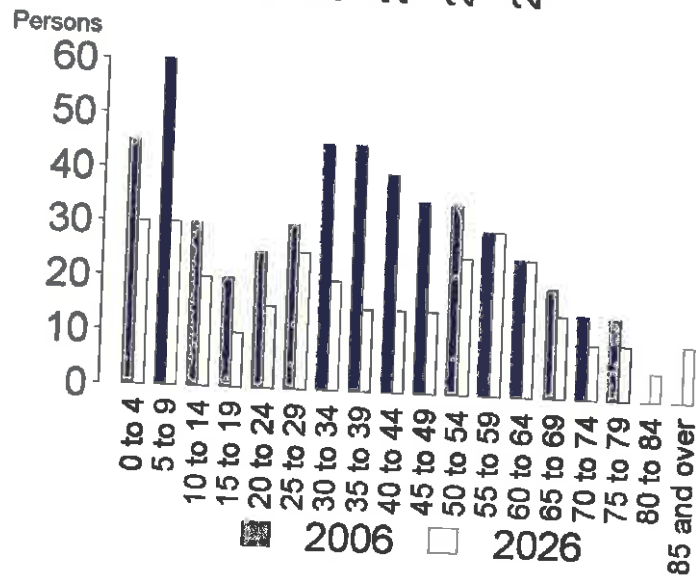
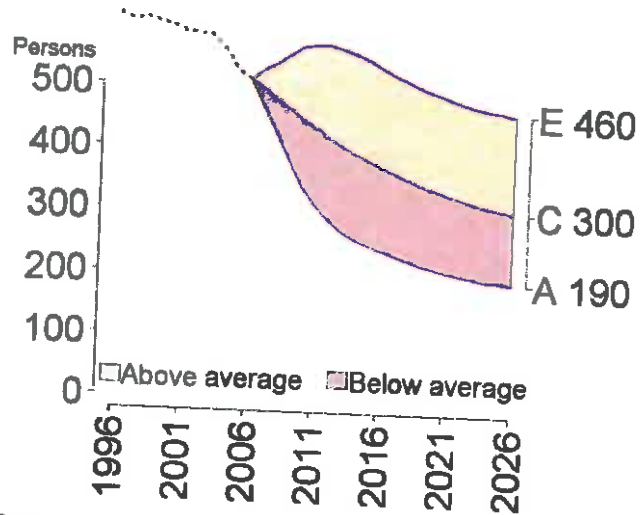


Mingenew (S)

	Band A	Band C	Band E
2006	510	510	510
2007	460	490	530
2008	420	480	540
2009	380	460	550
2010	340	450	560
2011	310	430	570
2012	290	420	570
2013	270	400	560
2014	260	390	550
2015	250	380	540
2016	240	370	530
2017	230	360	520
2018	220	350	510
2019	220	340	500
2020	210	340	490
2021	210	330	490
2022	200	320	480
2023	200	320	470
2024	190	310	470
2025	190	310	460
2026	190	300	460

Western Australia Tomorrow
Population Report No. 7, 2006 to 2026

Projected Population Decline



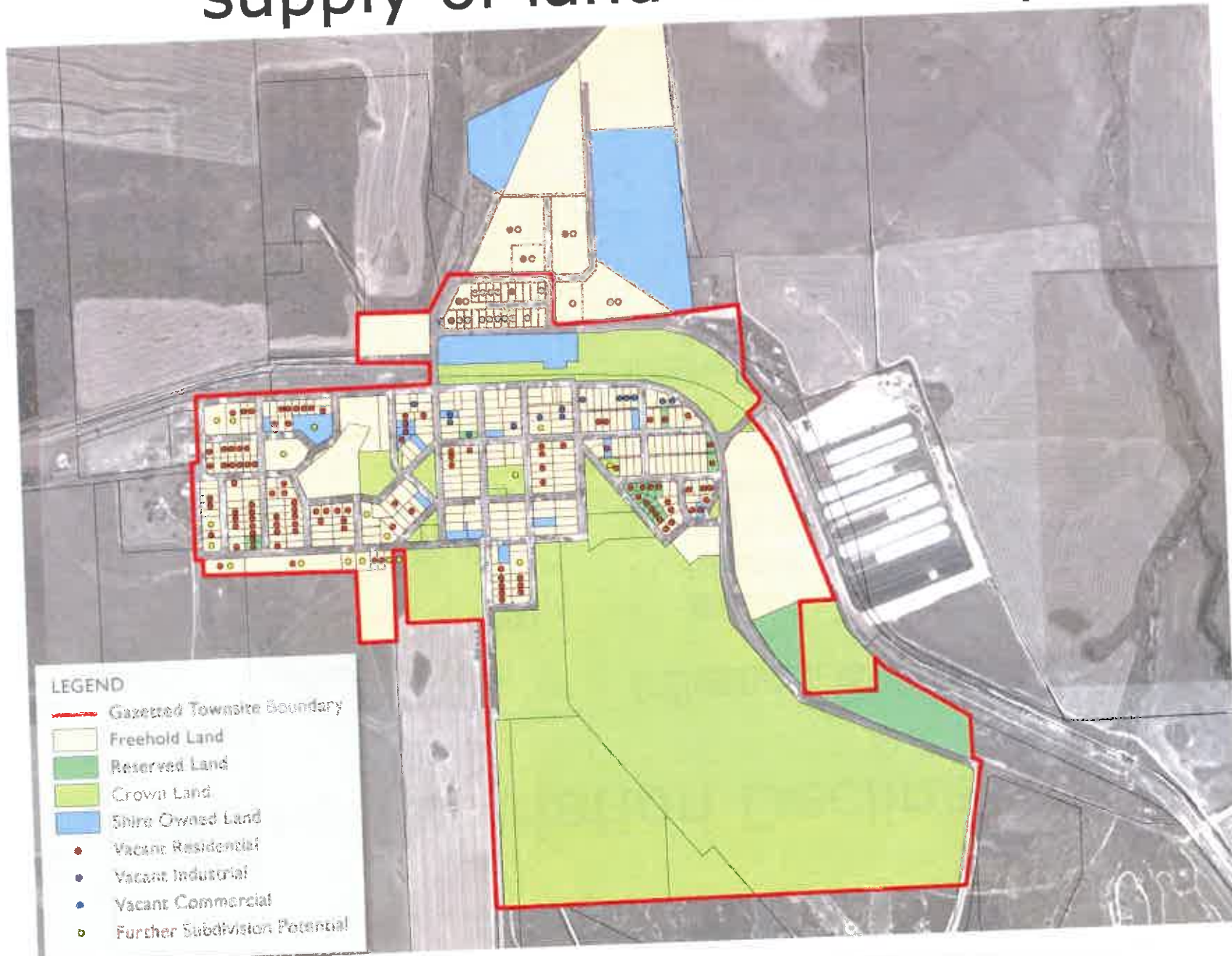
Influences on Population Forecasting

- Births
- Deaths
- Migration
(Interstate, Intrastate, Overseas)

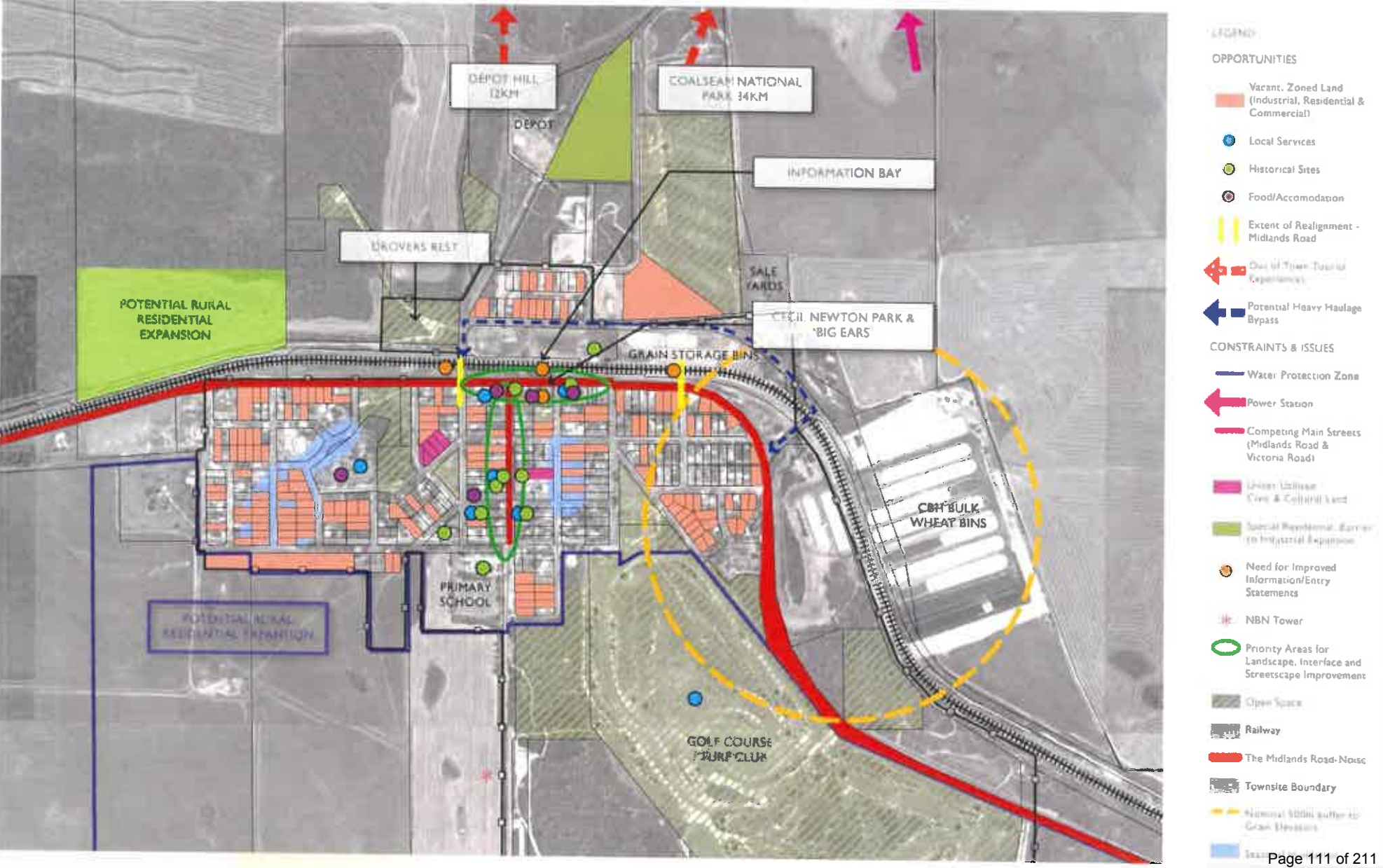
Intervention

- Employment
 - Mining
 - Tourism
- Availability
- Town Promotion
- Cost of Housing/Living
- Lifestyle Change

Land ownership affects the timing of supply of land for development



Other Opportunities and Constraints which will affect the development of land



Barriers to Development

- The lack of reticulated sewer is a barrier to diversifying the housing stock (such as new grouped or multiple dwellings) as the minimum lot size per dwelling is 1000m² under the *Government Sewerage Policy*.
- Development to the south of the town is constrained by the Water Source Protection Zone.
- Industrial expansion to the north is constrained by land currently zoned 'Rural Residential' .
- Competition between the Midlands Road and Victoria Road to be the 'Main Street' .
- Potential for 500m buffer to be imposed around CBH infrastructure.
- Land in private ownership will not be developed unless owner chooses.
- Land is prone to inundation / high water table.

Shire's Objectives / Current Demand

- Is it realistic that there will be a need for more than 160 new residential lots in the short, medium, and / or long term?
- Is it realistic that there will be a need for more than 17 new commercial lots in the short, medium, and / or long term?
- Is it realistic that there will be a need for more than 9.91 hectares of industrial land in the short, medium, and / or long term?
- At present the Shire has limited available rural residential lots, although there is land zoned for this purpose in the south west corner of town and to the north of the industrial area. Is the development of this type of land a priority for the Shire?
- The Rural Residential land to the north of the industrial area will constrain future industrial development , should it be required. Is this the best place for this type of development?
- Are there any other types of development that the Shire requires which are not currently catered for?

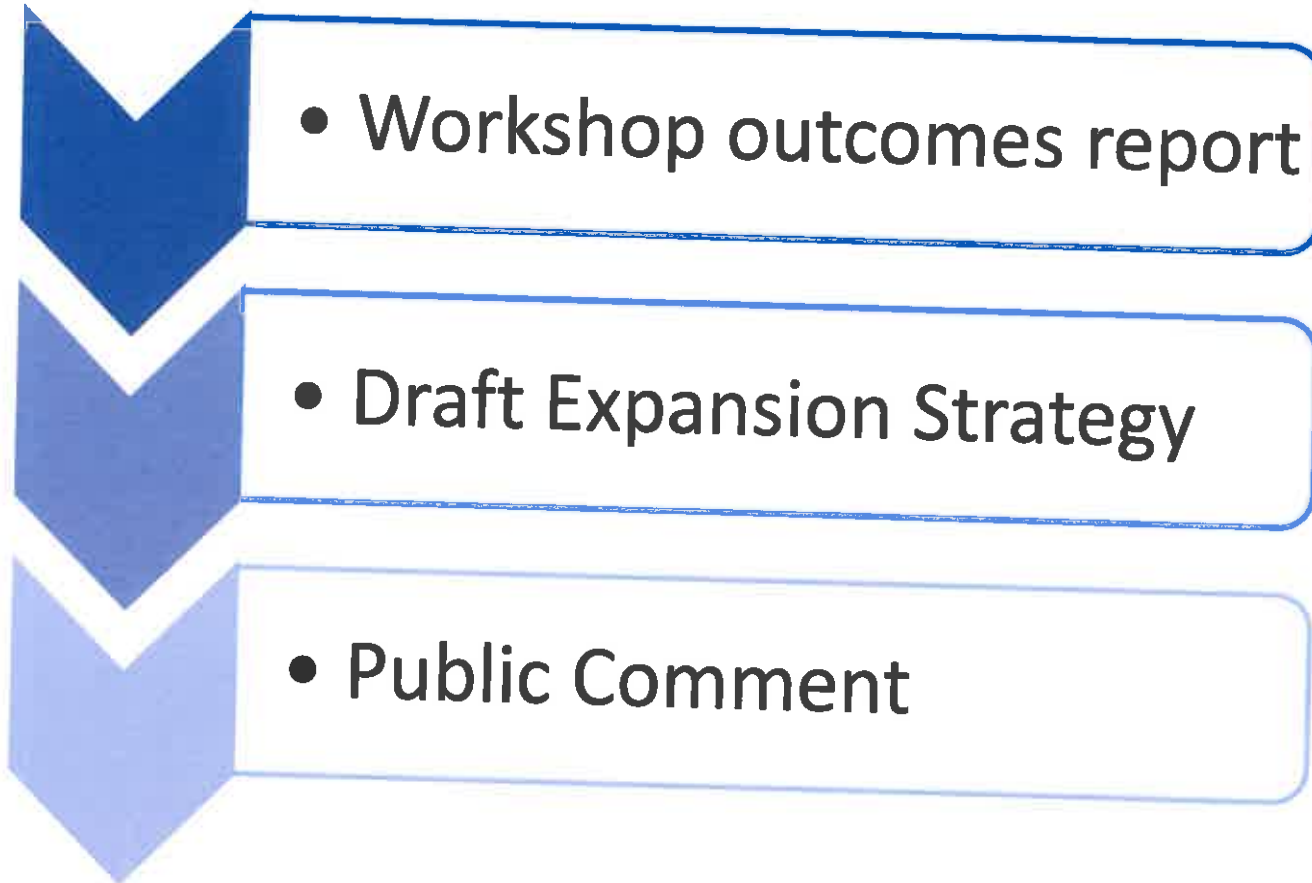
Infrastructure



- No reticulated sewer – likelihood of this changing?
- Power – is current supply sufficient?
- Water – is current supply sufficient ?
- Road Network – potential realignment of Midlands Road

As part of the development of the Expansion Strategy, we are going to meet with Western Power, the Water Corporation and Main Roads WA, but want your feedback!

Where to from here?



Thank you

APPENDIX 4 CHANGES TO PLAN

MINGENESHIRE COUNCIL ORDINARY MEETING AGENDA – 19 August 2015

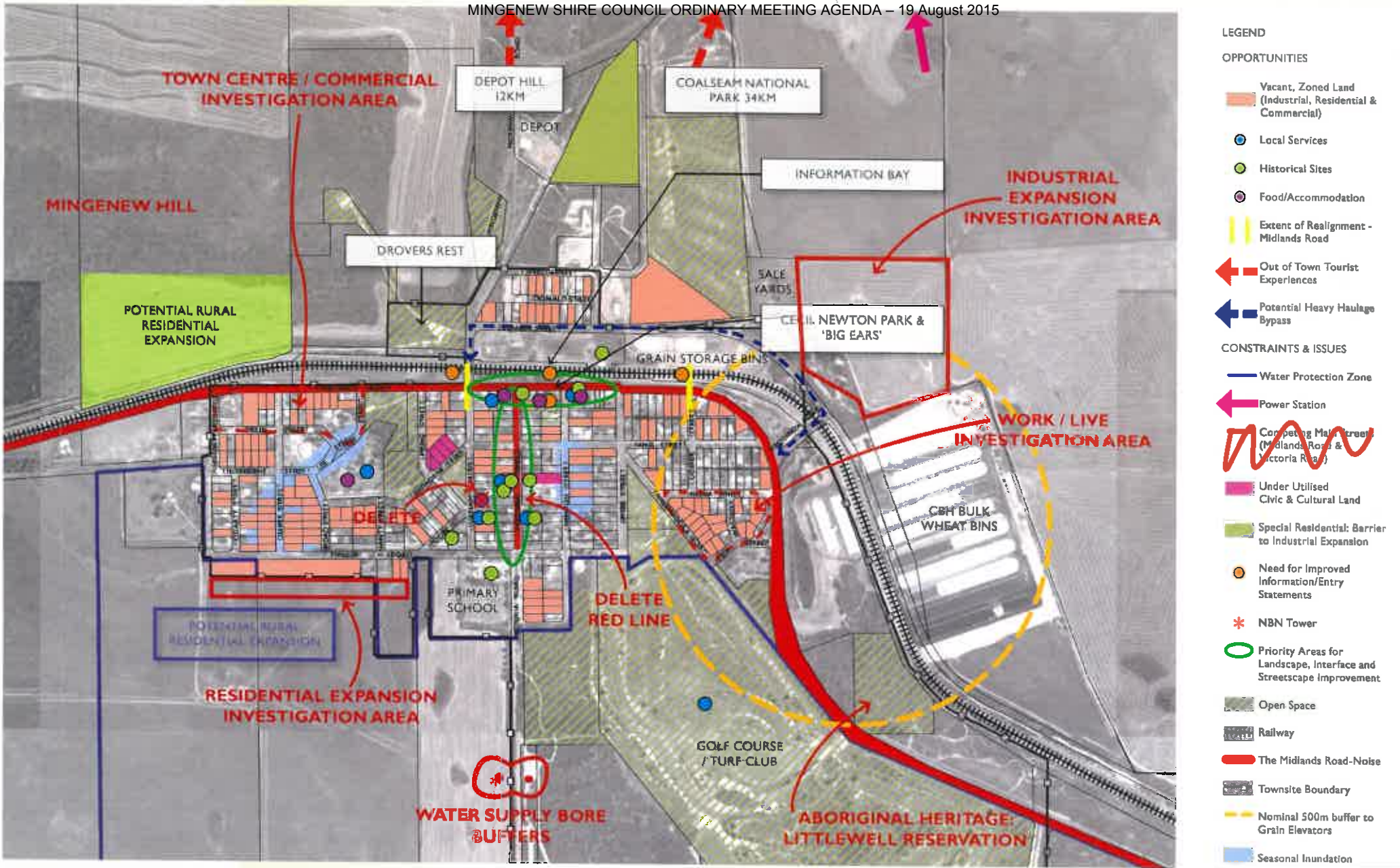


Figure 4 - Opportunities, Constraints & Issues
Shire of Mingeneville



GREG ROWE & associates

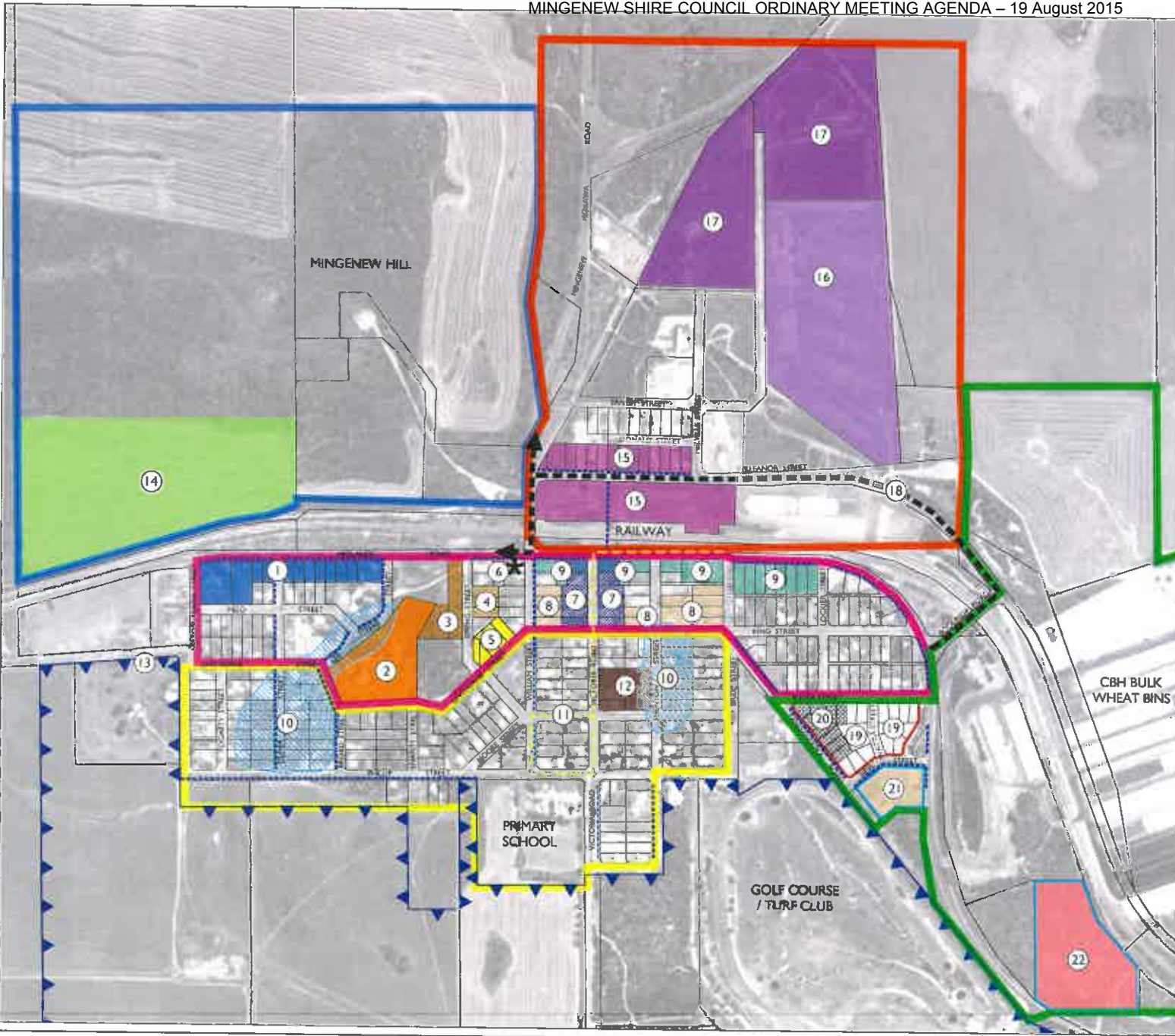
FOCUSED ON ACHIEVEMENT



APPENDIX 2

STRATEGY MAP





- ① POTENTIAL LONG TERM COMMERCIAL EXPANSION
- ② POTENTIAL TO UTILISE CARAVAN PARK FOR SHORT TERM ACCOMMODATION OF CONSTRUCTION WORKFORCE
- ③ REDEVELOPMENT POTENTIAL (WILL REQUIRE REZONING & SOME CLEARING)
- ④ SHIRE TO DEVELOP VACANT LAND ASSETS
- ⑤ REZONE, REMEDIATE AND DEVELOP FOR RESIDENTIAL ONCE DEPOT RELOCATES
- ⑥ PROMOTE RELOCATION OF ROAD HOUSE TO VACANT TOWN CENTRE LAND EAST OF WILLIAM STREET
- ⑦ ENCOURAGE ACTIVE LAND USES (SHOPS/CAFES ETC) TO LOCATE IN VACANT COMMERCIAL LOTS ALONG VICTORIA ROAD
- ⑧ MEDIUM TERM REZONING TO RESIDENTIAL IN RECOGNITION OF EXISTING FUNCTION
- ⑨ ENCOURAGE APPROPRIATE INFILL DEVELOPMENT ALONG MIDLANDS ROAD
- ⑩ FLOODING ISSUES TO BE ADDRESSED TO ALLOW FOR DEVELOPMENT OF UNDERUTILISED LAND
- ⑪ POTENTIAL HERITAGE TRAIL LINKING VICTORIA & MIDLANDS ROADS
- ⑫ SHIRE TO DEVELOP VACANT MUSEUM LAND (POTENTIALLY FOR AGED PERSONS ACCOMMODATION)
- ⑬ LIAISE WITH DEPARTMENT OF WATER REGARDING POTENTIAL AMENDMENT OF PDWSA BOUNDARIES
- ⑭ MEDIUM TERM RURAL RESIDENTIAL EXPANSION AREA (ENSURE VIEWS OF MINGENEW HILL ARE PRESERVED)
- ⑮ SERVICE COMMERCIAL & LIGHT INDUSTRIAL USES TO LOCATE IN PROXIMITY TO MIDLANDS ROAD
- ⑯ MEDIUM TERM INDUSTRIAL EXPANSION AREA (WILL REQUIRE POLOCROSSE RELOCATION & REZONING)
- ⑰ LONG TERM INDUSTRIAL EXPANSION AREA (WILL REQUIRE REZONING)
- ⑱ PROPOSED HEAVY HAULAGE BYPASS
- ⑲ REZONE TO 'SPECIAL USE' FOR LIVE-WORK AREA
- ⑳ SHIRE TO ACQUIRE & REDEVELOP UNALLOCATED CROWN LAND
- ㉑ INCREASE TOURISM AWARENESS OF WILDFLOWER DEMONSTRATION PLOT
- ㉒ POTENTIAL FOR ABORIGINAL HERITAGE TOURISM SITE ON 'LITTLE HILL' RESERVE

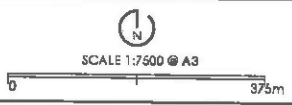
LEGEND

- PRECINCT 1 - MAIN STREET
- PRECINCT 2 - RESIDENTIAL TOWN
- PRECINCT 3 - RURAL SURROUNDS
- PRECINCT 4 - INDUSTRIAL
- PRECINCT 5 - CBH / WORK - LIVE
- PROPOSED FOOTPATH EXTENSIONS
- PUBLIC DRINKING WATER SOURCE AREA

FINAL

Townsite Strategy Map

Shire of Mingeneew



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9.2 FINANCE

9.2.1 FINANCIAL STATEMENTS FOR PERIOD ENDING 31st July 2015

Location/Address:	Shire of Mingenew
Name of Applicant:	Shire of Mingenew
Disclosure of Interest:	Nil
File Reference:	ADM0304
Date:	10 th August 2015
Author:	Nita Jane, Manager Finance and Administration
Senior Officer:	Martin Whitely, Chief Executive officer

Summary

The Monthly Statement of Financial Activity report for the period ending 31st July 2015 is presented to Council for adoption.

Attachment

Finance Report for period ending 31st July 2015.

Background

The Monthly Financial Report to the 31st July 2015 is prepared in accordance with the requirements of the Local Government Act and the Local Government (Financial Management) Regulations and includes the following:

- Statement of Financial Activity by Nature & Type
- Statement of Financial Activity by Program
- Statement of Capital Acquisitions and Capital Funding
- Explanation of Material Variances
- Net Current Funding Position
- Cash and Investments
- Budget Amendments
- Receivables
- Cash Backed Reserves
- Capital Disposals
- Rating Information
- Information on Borrowings
- Grants & Contributions
- Trust

Comment

SUMMARY OF FUNDS – SHIRE OF MINGENEW	
Municipal Account	66,603
Business Cash Maximiser (Municipal Funds)	535,300
Trust Account	137,677
Mid-West Regional Council Trust Account	0
Reserve Maximiser Account	272,310

Debtor's accounts continue to be monitored with all efforts being made to ensure that monies are recovered. The following remains outstanding as at 31st July 2015:

	Current	30+ Days	60+ Days	90+ Days	TOTAL
Amount	33,080	22,511	1,527	1,511	58,629

Rates Outstanding at 31st July 2015 were:

	Current	Arrears	TOTAL
Rates	1,648,263	38,744	1,687,007
Rubbish	53,234	300	53,534
TOTAL	1,701,497	39,044	1,740,541

The Statement of Financial Activities Report contains explanations of Councils adopted variances for the 2015 / 2016 financial year.

Consultation

Chief Executive Officer
Senior Finance Officer

Statutory Environment

Local Government Act 1995 Section 6.4

Local Government (Financial Management) Regulations 1996 Section 34

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

(1A) In this regulation —

committed assets means revenue unspent but set aside under the annual budget for a specific purpose.

- (1) A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail —
 - (a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c); and
 - (b) budget estimates to the end of the month to which the statement relates; and
 - (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates; and
 - (d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and
 - (e) the net current assets at the end of the month to which the statement relates.
- (2) Each statement of financial activity is to be accompanied by documents containing —
 - (a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets; and
 - (b) an explanation of each of the material variances referred to in subregulation (1)(d); and
 - (c) such other supporting information as is considered relevant by the local government.
- (3) The information in a statement of financial activity may be shown —
 - (a) according to nature and type classification; or
 - (b) by program; or
 - (c) by business unit.

- (4) A statement of financial activity, and the accompanying documents referred to in subregulation (2), are to be —
 - (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and
 - (b) recorded in the minutes of the meeting at which it is presented.
- (5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances.

Policy Implications

Nil

Financial Implications

Financial implications are outlined in comments.

Strategic Implications

Nil

Voting Requirements

Simple Majority

OFFICER RECOMMENDATION – ITEM 9.2.1
--

That the Monthly Statement of Financial Activity for the period 1st July 2015 to 31st July 2015 be received.

SHIRE OF MINGENEW
MONTHLY FINANCIAL REPORT
For the Period Ended 31 July 2015

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

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Shire of Mingenew
Compilation Report
For the Period Ended 31 July 2015

Report Purpose

This report is prepared to meet the requirements of *Local Government (Financial Management) Regulations 1996*, Regulation 34 .

Overview

Summary reports and graphical progressive graphs are provided on page 3, 4 and 5.
No matters of significance are noted.

Statement of Financial Activity by reporting program

Is presented on page 6 and shows a surplus as at 31 July 2015 of \$2,242,975.

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

Preparation

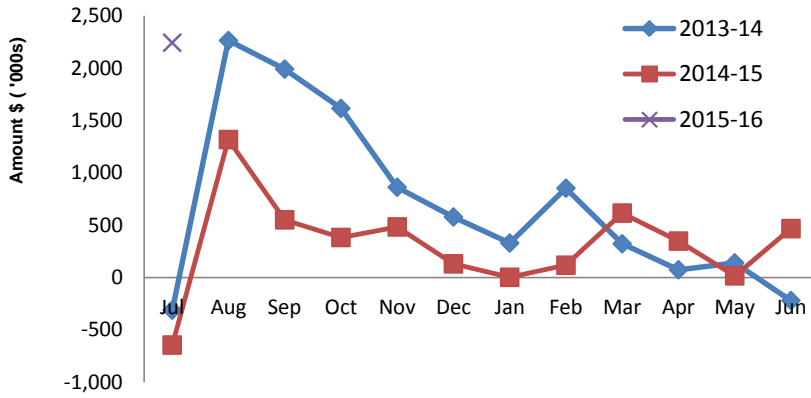
Prepared by: Martin Whitely

Reviewed by:

Date prepared: 8/07/2015

Shire of Mingenew
Monthly Summary Information
 For the Period Ended 31 July 2015

Liquidity Over the Year (Refer Note 3)



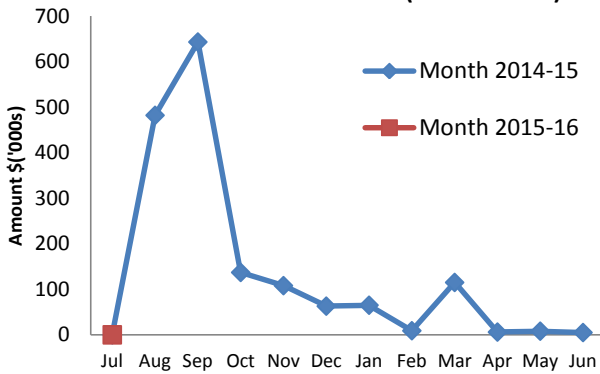
**Cash and Cash Equivalents
as at period end**

Unrestricted	\$ 276,327
Restricted	\$ 603,944
	\$ 880,271

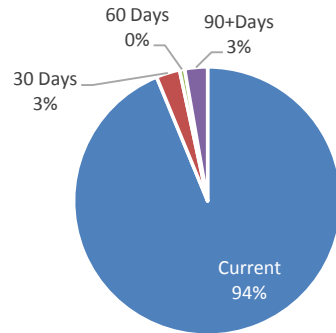
Receivables

Rates	\$ 1,738,897
Other	\$ 57,816
	\$ 1,796,712

Rates Receivable (Refer Note 6)



**Accounts Receivable Ageing (non-rates)
(Refer Note 6)**

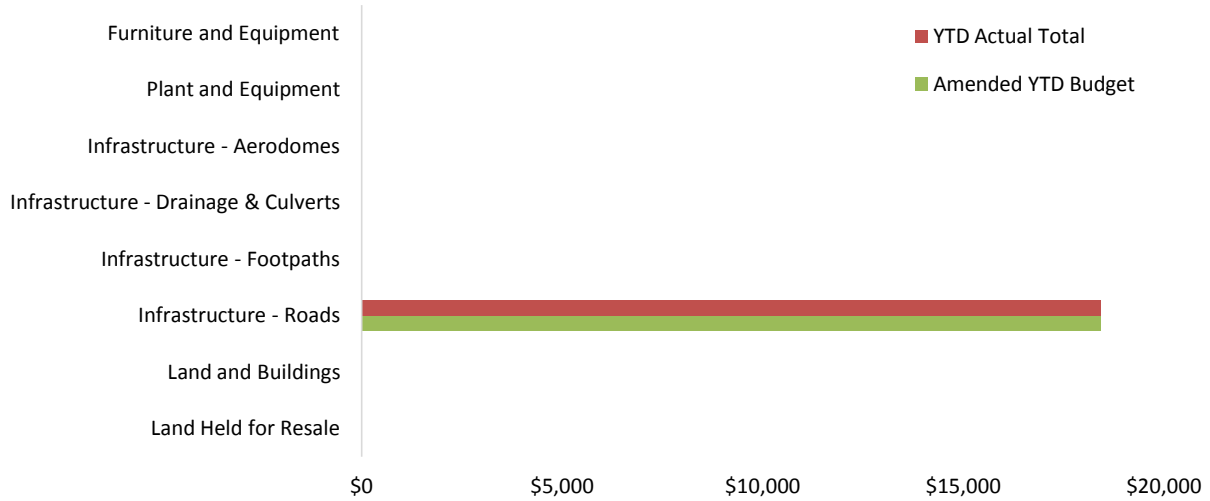


Comments

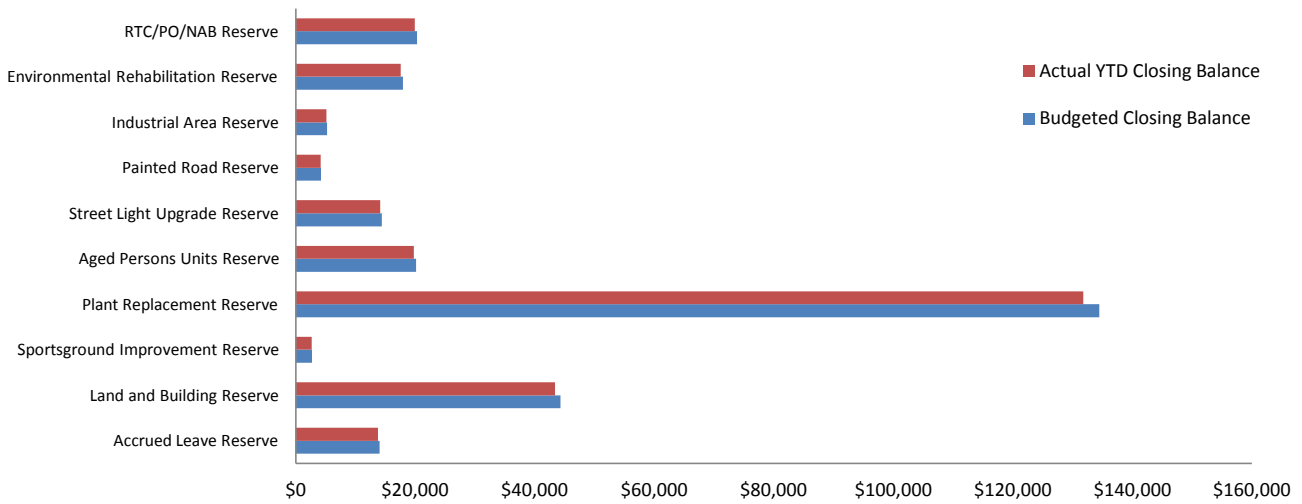
This information is to be read in conjunction with the accompanying Financial Statements and notes.

Shire of Mingenew
Monthly Summary Information
 For the Period Ended 31 July 2015

Capital Expenditure Program YTD (Refer Note 13)



Year To Date Reserve Balance to End of Year Estimate (Refer Note 7)



Comments

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

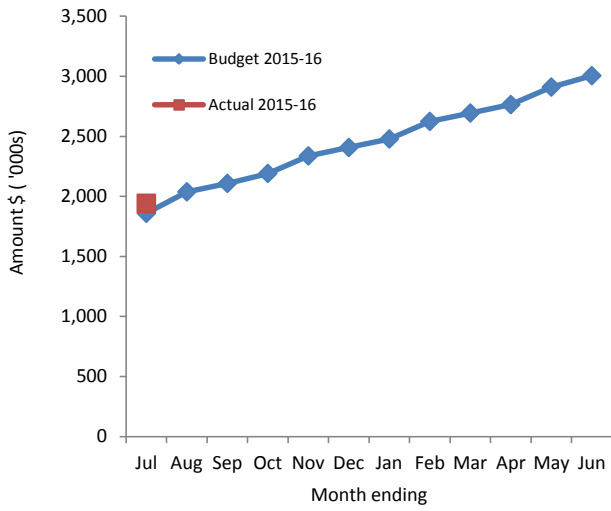
Shire of Mingenew

Monthly Summary Information

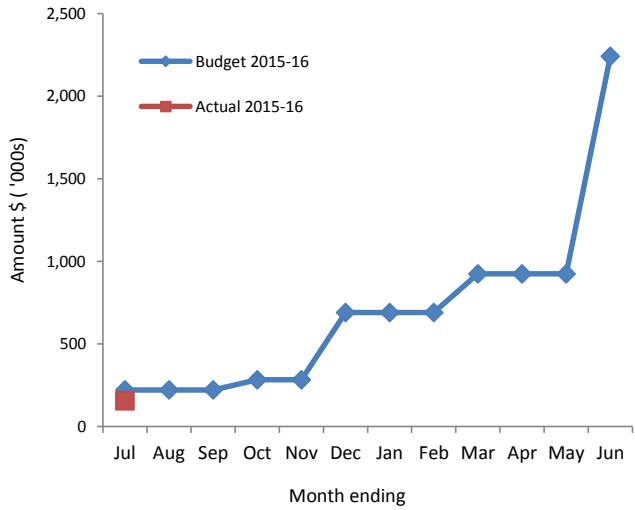
For the Period Ended 31 July 2015

Revenues

Budget Operating Revenues -v- Actual (Refer Note 2)

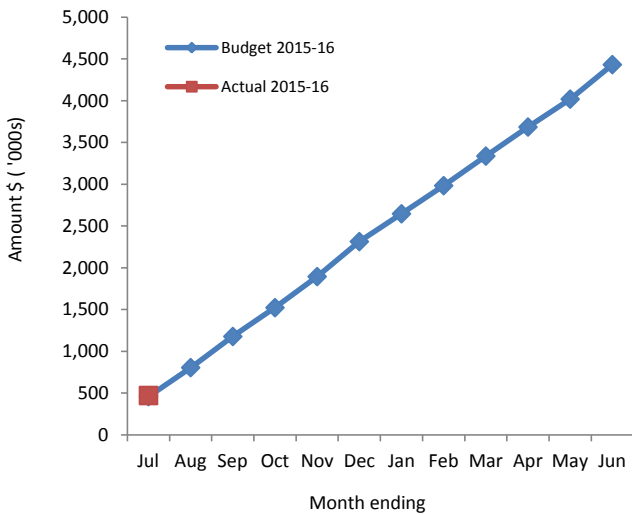


Budget Capital Revenue -v- Actual (Refer Note 2)

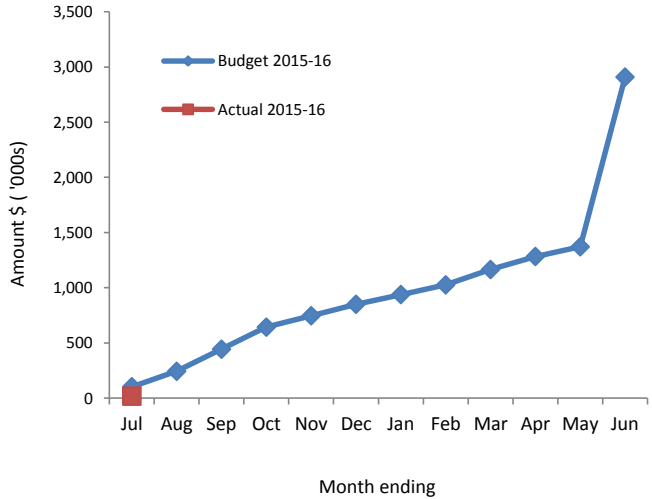


Expenditure

Budget Operating Expenses -v- YTD Actual (Refer Note 2)



Budget Capital Expenses -v- Actual (Refer Note 2)



Comments

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

**SHIRE OF MINGENEW
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 31 July 2015**

	Note	2015/16 Forecast Budget	2015/16 Original Budget (a)	2015/16 YTD Budget (a)	2015/16 YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	\$	%	
Operating Revenues								
General Purpose Funding		2,093,128	2,093,128	1,719,311	1,709,240	(10,071)	(0.59%)	
Governance		12,564	12,564	376	360	(16)	(4.20%)	
Law, Order and Public Safety		33,780	33,780	2,445	331	(2,114)	(86.46%)	
Health		1,000	1,000	83	0	(83)	(100.00%)	
Education and Welfare		5,290	5,290	440	260	(180)	(40.91%)	
Housing		117,343	117,343	9,776	9,920	144	1.47%	
Community Amenities		86,175	86,175	73,908	65,857	(8,051)	(10.89%)	
Recreation and Culture		31,086	31,086	2,588	3	(2,585)	(99.87%)	
Transport		551,558	551,558	38,449	150,687	112,238	291.91%	▲
Economic Services		10,630	10,630	883	681	(202)	(22.92%)	
Other Property and Services		128,359	128,359	10,694	5,490	(5,204)	(48.67%)	
Total Operating Revenue		3,070,913	3,070,913	1,858,953	1,942,829	93,946		
Operating Expense								
General Purpose Funding		(83,530)	(83,530)	(5,957)	(5,376)	581	9.75%	
Governance		(200,235)	(200,235)	(50,330)	(33,453)	16,877	33.53%	▲
Law, Order and Public Safety		(133,639)	(133,639)	(16,546)	(16,068)	478	2.89%	
Health		(69,122)	(69,122)	(6,014)	(2,878)	3,136	52.14%	▲
Education and Welfare		(56,731)	(56,731)	(5,141)	(2,608)	2,533	49.27%	▲
Housing		(278,427)	(278,427)	(22,164)	(15,150)	7,014	31.65%	▲
Community Amenities		(180,101)	(180,101)	(14,998)	(9,610)	5,389	35.93%	▲
Recreation and Culture		(903,725)	(903,725)	(81,276)	(67,519)	13,757	16.93%	▲
Transport		(2,206,314)	(2,206,314)	(197,682)	(175,388)	22,294	11.28%	▲
Economic Services		(228,403)	(228,403)	(19,458)	(18,012)	1,446	7.43%	
Other Property and Services		(92,008)	(92,008)	(45,632)	30,504	76,136	166.85%	▲
Total Operating Expenditure		(4,432,234)	(4,432,234)	(465,198)	(315,560)	149,638		
Funding Balance Adjustments								
Add back Depreciation		1,850,000	1,850,000	154,164	0	(154,164)	(100.00%)	▼
Adjust (Profit)/Loss on Asset Disposal	8	(25,370)	(25,370)	0	0	0		
Adjust Provisions and Accruals		0	0	0	0	0		
Net Cash from Operations		463,309	463,309	1,547,919	1,627,269	89,421		
Capital Revenues								
Grants, Subsidies and Contributions	11	2,065,347	2,065,347	156,000	155,866	(134)	(0.09%)	
Proceeds from Disposal of Assets	8	110,000	110,000	0	0	0		
Total Capital Revenues		2,175,347	2,175,347	156,000	155,866	(134)		
Capital Expenses								
Land Held for Resale	13	(200,000)	(200,000)	0	0	0		
Land and Buildings	13	(974,000)	(849,000)	0	0	0		
Infrastructure - Roads	13	(1,151,752)	(1,151,752)	(31,405)	(18,438)	12,967	41.29%	▲
Infrastructure - Footpaths	13	(150,000)	(150,000)	0	0	0		
Infrastructure - Drainage & Culverts	13	0	0	0	0	0		
Infrastructure - Aerodromes	13	0	0	0	0	0		
Infrastructure - Other	13	(280,000)	(280,000)	0	0	0		
Plant and Equipment	13	(125,000)	(125,000)	0	0	0		
Furniture and Equipment	13	(28,000)	(28,000)	0	0	0		
Total Capital Expenditure		(2,908,752)	(2,783,752)	(31,405)	(18,438)	12,967		
Net Cash from Capital Activities		(733,405)	(608,405)	124,595	137,428	12,833		
Financing								
Proceeds from New Debentures		0	0	0	0	0		
Proceeds from Advances		0	0	0	0	0		
Self-Supporting Loan Principal		0	0	0	0	0		
Transfer from Reserves	7	0	0	0	0	0		
Advances to Community Groups		0	0	0	0	0		
Repayment of Debentures	10	(172,463)	(172,463)	0	0	0		
Transfer to Reserves	7	(25,428)	(25,428)	0	(346)	(346)		
Net Cash from Financing Activities		(197,891)	(197,891)	0	(346)	(346)		
Net Operations, Capital and Financing		(467,988)	(342,988)	1,672,514	1,764,351	101,907		
Opening Funding Surplus(Deficit)	3	467,988	467,988	467,988	478,624	10,636	2.27%	
Closing Funding Surplus(Deficit)	3	0	125,000	2,140,502	2,242,975	112,543		

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

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

SHIRE OF MINGENEW
STATEMENT OF FINANCIAL ACTIVITY
 (By Nature or Type)
 For the Period Ended 31 July 2015

	Note	2015/16 Amended Annual Budget	2015/16 Original Budget (a)	2015/16 YTD Budget (a)	2015/16 YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	
Operating Revenues								
Rates	9	\$ 1,754,614	\$ 1,754,614	\$ 1,716,166	\$ 1,708,003	(8,163)	(0.48%)	
Operating Grants, Subsidies and Contributions	11	522,884	522,884	12,073	101,579	89,506	741.38%	▲
Fees and Charges		296,559	296,559	91,431	78,574	(12,857)	(14.06%)	▼
Service Charges		0	0	0	0	0		
Interest Earnings		24,498	24,498	2,035	1,546	(489)	(24.02%)	
Other Revenue		446,988	446,988	37,248	53,127	15,879	42.63%	▲
Profit on Disposal of Assets	8	25,370	25,370	0	0			
Total Operating Revenue		3,070,913	3,070,913	1,858,953	1,942,829	83,876		
Operating Expense								
Employee Costs		(861,988)	(861,988)	(122,859)	(142,973)	(20,114)	(16.37%)	▼
Materials and Contracts		(828,372)	(828,372)	(41,773)	(14,350)	27,423	65.65%	▲
Utility Charges		(161,042)	(161,042)	(6,331)	(1,495)	4,836	76.39%	▲
Depreciation on Non-Current Assets		(1,850,000)	(1,850,000)	(154,164)	(154,000)	164	0.11%	
Interest Expenses		(63,422)	(63,422)	(2,808)	0	2,808	100.00%	▲
Insurance Expenses		(166,025)	(166,025)	(83,844)	(103,455)	(19,611)	(23.39%)	▼
Other Expenditure		(501,385)	(501,385)	(53,419)	(53,287)	132	0.25%	
Loss on Disposal of Assets	8	0	0	0	0			
Total Operating Expenditure		(4,432,234)	(4,432,234)	(465,198)	(469,560)	(4,362)		
Funding Balance Adjustments								
Add back Depreciation		1,850,000	1,850,000	154,164	154,000	(164)	(0.11%)	
Adjust (Profit)/Loss on Asset Disposal	8	(25,370)	(25,370)	0	0	0		
Adjust Provisions and Accruals		0	0	0	0	0		
Net Cash from Operations		463,309	463,309	1,547,919	1,627,269	79,350		
Capital Revenues								
Grants, Subsidies and Contributions	11	2,065,347	2,065,347	156,000	155,866	(134)	(0.09%)	
Proceeds from Disposal of Assets	8	110,000	110,000	0	0	0		
Total Capital Revenues		2,175,347	2,175,347	156,000	155,866	(134)		
Capital Expenses								
Land Held for Resale	13	(200,000)	(200,000)	0	0	0		
Land and Buildings	13	(974,000)	(849,000)	0	0	0		
Infrastructure - Roads	13	(1,151,752)	(1,151,752)	(31,405)	(18,438)	12,967	41.29%	▲
Infrastructure - Footpaths	13	(150,000)	(150,000)	0	0	0		
Infrastructure - Drainage & Culverts	13	0	0	0	0	0		
Infrastructure - Aerodromes	13	0	0	0	0	0		
Infrastructure - Other	13	(280,000)	(280,000)	0	0	0		
Plant and Equipment	13	(125,000)	(125,000)	0	0	0		
Furniture and Equipment	13	(28,000)	(28,000)	0	0	0		
Total Capital Expenditure		(2,908,752)	(2,783,752)	(31,405)	(18,438)	12,967		
Net Cash from Capital Activities		(733,405)	(608,405)	124,595	137,428	12,833		
Financing								
Proceeds from New Debentures		0	0	0	0	0		
Proceeds from Advances		0	0	0	0	0		
Self-Supporting Loan Principal		0	0	0	0	0		
Transfer from Reserves	7	0	0	0	0	0		
Advances to Community Groups		0	0	0	0	0		
Repayment of Debentures	10	(172,463)	(172,463)	0	0	0		
Transfer to Reserves	7	(25,428)	(25,428)	0	(346)	(346)		
Net Cash from Financing Activities		(197,891)	(197,891)	0	(346)	(346)		
Net Operations, Capital and Financing		(467,988)	(342,988)	1,672,514	1,764,351	91,837		
Opening Funding Surplus(Deficit)	3	467,988	467,988	467,988	478,624	10,636	2.27%	
Closing Funding Surplus(Deficit)	3	0	125,000	2,140,502	2,242,975	102,473		

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

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

SHIRE OF MINGENEW
STATEMENT OF CAPITAL ACQUISITIONS AND CAPITAL FUNDING
For the Period Ended 31 July 2015

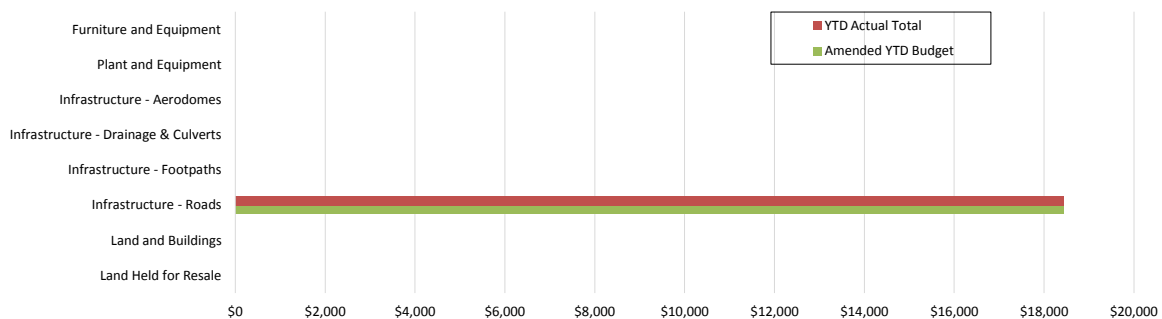
		YTD 31 07 2015					
Capital Acquisitions	Note	YTD Actual New /Upgrade (a)	YTD Actual (Renewal Expenditure) (b)	YTD Actual Total (c) = (a)+(b)	Amended YTD Budget (d)	Amended Annual Budget	Variance (d) - (c)
Land Held for Resale	13	\$ 0	\$ 0	\$ 0	\$ 0	\$ 200,000	\$ 0
Land and Buildings	13	0	0	0	0	974,000	0
Infrastructure - Roads	13	18,438	0	18,438	18,438	1,151,752	0
Infrastructure - Footpaths	13	0	0	0	0	150,000	0
Infrastructure - Drainage & Culverts	13	0	0	0	0	0	0
Infrastructure - Aerodomes	13	0	0	0	0	0	0
Infrastructure -Other	13	0	0	0	0	280,000	0
Plant and Equipment	13	0	0	0	0	125,000	0
Furniture and Equipment	13	0	0	0	0	28,000	0
Capital Expenditure Totals		18,438	0	18,438	18,438	2,908,752	0

Funded By:

Capital Grants and Contributions	221,666	156,000	2,131,147	65,666
Borrowings	0	0	0	0
Other (Disposals & C/Fwd)	0	0	110,000	0
Own Source Funding - Cash Backed Reserves				
Land and Building Reserve	0	0	0	0
Sportsground Improvement Reserve	0	0	0	0
Plant Replacement Reserve	0	0	0	0
Aged Persons Units Reserve	0	0	0	0
Street Light Upgrade Reserve	0	0	0	0
Painted Road Reserve	0	0	0	0
Industrial Area Reserve	0	0	0	0
Total Own Source Funding - Cash Backed Reserves	0	0	0	0
Own Source Funding - Operations	(203,228)	(137,562)	667,605	(65,666)
Capital Funding Total	18,438	18,438	2,908,752	0

Comments and graphs

Capital Expenditure Program YTD



**SHIRE OF MINGENEW
STATEMENT OF BUDGET AMENDMENTS
(Statutory Reporting Program)
For the Period Ended 31 July 2015**

	Adopted Budget	Adopted Budget Amendments (Note 5)	Amended Annual Budget	Amended YTD Budget (a)
	\$	\$	\$	\$
Operating Revenues				
General Purpose Funding - Rates	2,093,128	0	2,093,128	1,719,311
Governance	12,564	0	12,564	376
Law, Order and Public Safety	33,780	0	33,780	2,445
Health	1,000	0	1,000	83
Education and Welfare	5,290	0	5,290	440
Housing	117,343	0	117,343	9,776
Community Amenities	86,175	0	86,175	73,908
Recreation and Culture	31,086	0	31,086	2,588
Transport	551,558	0	551,558	38,449
Economic Services	10,630	0	10,630	883
Other Property and Services	128,359	0	128,359	10,694
Total Operating Revenue	3,070,913	0	3,070,913	1,858,953
Operating Expense				
General Purpose Funding	(83,530)	0	(83,530)	(5,957)
Governance	(200,235)	0	(200,235)	(50,330)
Law, Order and Public Safety	(133,639)	0	(133,639)	(16,546)
Health	(69,122)	0	(69,122)	(6,014)
Education and Welfare	(56,731)	0	(56,731)	(5,141)
Housing	(278,427)	0	(278,427)	(22,164)
Community Amenities	(180,101)	0	(180,101)	(14,998)
Recreation and Culture	(903,725)	0	(903,725)	(81,276)
Transport	(2,206,314)	0	(2,206,314)	(197,682)
Economic Services	(228,403)	0	(228,403)	(19,458)
Other Property and Services	(92,008)	0	(92,008)	(45,632)
Total Operating Expenditure	(4,432,234)	0	(4,432,234)	(465,198)
Funding Balance Adjustments				
Add back Depreciation	1,850,000	0	1,850,000	154,164
Adjust (Profit)/Loss on Asset Disposal	(25,370)	0	(25,370)	0
Adjust Provisions and Accruals	0	0	0	0
Net Cash from Operations	463,309	0	463,309	1,547,919
Capital Revenues				
Grants, Subsidies and Contributions	2,065,347	0	2,065,347	156,000
Proceeds from Disposal of Assets	110,000	0	110,000	0
Total Capital Revenues	2,175,347	0	2,175,347	156,000
Capital Expenses				
Land Held for Resale	(200,000)	0	(200,000)	0
Land and Buildings	(849,000)	(125,000)	(974,000)	0
Infrastructure - Roads	(1,151,752)	0	(1,151,752)	(31,405)
Infrastructure - Footpaths	(150,000)	0	(150,000)	0
Infrastructure - Drainage & Culverts	0	0	0	0
Infrastructure - Aerodomes	0	0	0	0
Infrastructure - Other	(280,000)	0	(280,000)	0
Plant and Equipment	(125,000)	0	(125,000)	0
Furniture and Equipment	(28,000)	0	(28,000)	0
Total Capital Expenditure	(2,783,752)	(125,000)	(2,908,752)	(31,405)
Net Cash from Capital Activities	(608,405)	(125,000)	(733,405)	124,595
Financing				
Proceeds from New Debentures	0	0	0	0
Proceeds from Advances	0	0	0	0
Self-Supporting Loan Principal	0	0	0	0
Transfer from Reserves	0	0	0	0
Advances to Community Groups	0	0	0	0
Repayment of Debentures	(172,463)	0	(172,463)	0
Transfer to Reserves	(25,428)	0	(25,428)	0
Net Cash from Financing Activities	(197,891)	0	(197,891)	0
Net Operations, Capital and Financing	(342,988)	(125,000)	(467,988)	1,672,514
Opening Funding Surplus(Deficit)	467,988	0	467,988	467,988
Closing Funding Surplus(Deficit)	125,000	(125,000)	0	2,140,502

SHIRE OF MINGENEW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 July 2015

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this statement are presented below and have been consistently applied unless stated otherwise.

Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical Accounting Estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

(b) The Local Government Reporting Entity

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

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

All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 12.

(c) Rounding Off Figures

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

(d) Rates, Grants, Donations and Other Contributions

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

(e) Goods and Services Tax

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

SHIRE OF MINGENEW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 July 2015

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts.

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

(g) Trade and Other Receivables

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

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

(h) Inventories

General

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

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

Land Held for Resale

Land held for development and sale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed on to the buyer at this point.

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

(i) Fixed Assets

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

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

SHIRE OF MINGENEW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 July 2015

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)**(j) Depreciation of Non-Current Assets**

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

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

Buildings	25 to 50 years
Construction other than Buildings (Public Facilities)	5 to 50 years
Furniture and Equipment	4 to 10 years
Plant and Equipment	5 to 15 years
Heritage Assets	25 to 50 years
Roads	25 years
Footpaths	50 years
Sewerage Piping	75 years
Water Supply Piping and Drainage Systems	75 years

(k) Trade and Other Payables

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

(l) Employee Benefits

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

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

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

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

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

SHIRE OF MINGENEW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 July 2015

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

Borrowing Costs

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

(n) Provisions

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one of item included in the same class of obligations may be small.

(o) Current and Non-Current Classification

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

**SHIRE OF MINGENEW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 July 2015**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Nature or Type Classifications

Rates

All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears and service charges.

Operating Grants, Subsidies and Contributions

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

Non-Operating Grants, Subsidies and Contributions

Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

Profit on Asset Disposal

Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

Fees and Charges

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

Service Charges

Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies the These are television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Interest Earnings

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Other Revenue / Income

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

Employee Costs

All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

Materials and Contracts

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

Utilities (Gas, Electricity, Water, etc.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

SHIRE OF MINGENEW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 July 2015

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(q) Nature or Type Classifications (Continued)

Insurance

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

Loss on asset disposal

Loss on the disposal of fixed assets.

Depreciation on non-current assets

Depreciation expense raised on all classes of assets.

Interest expenses

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

Other expenditure

Statutory fees, taxes, provision for bad debts, member's fees or levies including WA Fire Brigade Levy and State taxes. Donations and subsidies made to community groups.

(r) Statement of Objectives

Council has adopted a 'Plan for the future' comprising a Strategic Community Plan and Corporate Business Plan to provide the long term community vision, aspirations and objectives.

Based upon feedback received from the community the vision of the Shire is:

"Standing proud, growing strong"

The Strategic Community Plan defines the key objectives of the Shire as:

"Economic: To be a diverse and innovative economy with a range of local employment opportunities.

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

Social: A safe and welcoming community where everyone has the opportunity to contribute and belong.

Civic Leadership: A collaborative and innovative community with strong and vibrant leadership."

(s) Reporting Programs

Council operations as disclosed in this statement encompass the following service orientated activities/programs:

GOVERNANCE

Expenses associated with provision of services to members of council and elections. Also included are costs associated with computer operations, corporate accounting, corporate records and asset management. Costs reported as administrative expenses are redistributed in accordance with the principle of activity based costing (ABC).

GENERAL PURPOSE FUNDING

Rates and associated revenues, general purpose government grants, interest revenue and other miscellaneous revenues. The costs associated with raising the above mentioned revenues, eg. Valuation expenses, debt collection and overheads.

LAW, ORDER, PUBLIC SAFETY

Enforcement of Local Laws, fire prevention, animal control and provision of ranger services.

HEALTH

Health inspection services, food quality control, mosquito control and contributions towards provision of medical health services.

SHIRE OF MINGENEW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 July 2015

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(s) Reporting Programs (Continued)

EDUCATION AND WELFARE

HOUSING

Provision and maintenance of rented housing accommodation for pensioners and employees.

COMMUNITY AMENITIES

Sanitation, sewerage, stormwater drainage, protection of the environment, public conveniences, cemeteries and town planning.

RECREATION AND CULTURE

Parks, gardens and recreation reserves, library services, walk trails, youth recreation, Public halls and Mingenew Recreation Centre.

TRANSPORT

Construction and maintenance of roads, footpaths, drainage works, parking facilities, traffic control, depot operations, plant purchase and cleaning of streets.

ECONOMIC SERVICES

Tourism, community development, pest control, building services and private works.

OTHER PROPERTY & SERVICES

Plant works, plant overheads and stock of materials.

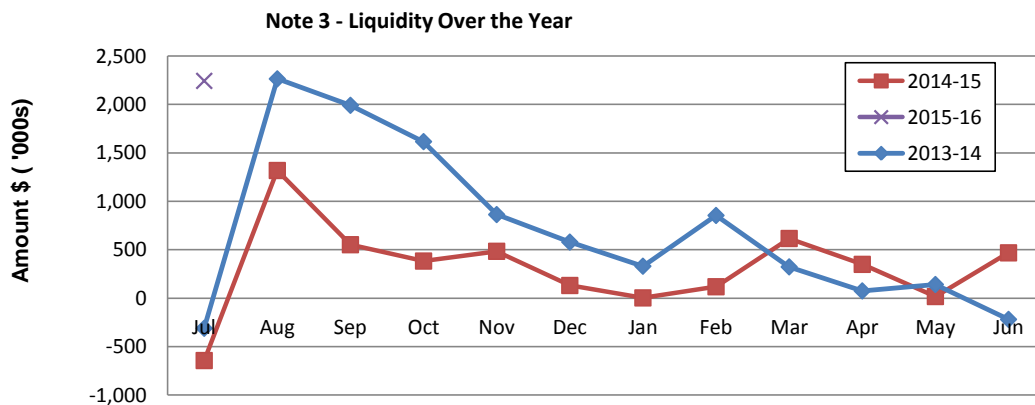
Note 2: EXPLANATION OF MATERIAL VARIANCES

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues	\$	%			
General Purpose Funding	(10,071)	(0.59%)			
Governance	(16)	(4.20%)			
Law, Order and Public Safety	(2,114)	(86.46%)			
Health	(83)	(100.00%)			
Education and Welfare	(180)	(40.91%)			
Housing	144	1.47%			
Community Amenities	(8,051)	(10.89%)			
Recreation and Culture	(2,585)	(99.87%)	▲		
Transport	112,238	291.91%			Recoup of Road Inspector Costs & Main Roads Funding
Economic Services	(202)	(22.92%)			
Other Property and Services	(5,204)	(48.67%)			
Operating Expenses					
General Purpose Funding	581	9.75%			
Governance	16,877	33.53%	▲		Additional pay in July
Law, Order and Public Safety	478	2.89%			
Health	3,136	52.14%	▲		
Education and Welfare	2,533	49.27%	▲		
Housing	7,014	31.65%	▲		
Community Amenities	5,389	35.93%	▲		
Recreation and Culture	13,757	16.93%	▲		
Transport	22,294	11.28%	▲		
Economic Services	1,446	7.43%			
Other Property and Services	76,136	166.85%	▲		Additional 14/15 Accrued Expenses
Capital Revenues					
Grants, Subsidies and Contributions	(134)	(0.09%)			
Proceeds from Disposal of Assets	0				
Capital Expenses					
Land Held for Resale	0				
Land and Buildings	0				
Infrastructure - Roads	12,967	41.29%	▲		RRG & RTR projects only commenced late July
Infrastructure - Footpaths	0				
Infrastructure - Drainage & Culverts	0				
Infrastructure - Aerodromes	0				
Plant and Equipment	0				
Furniture and Equipment	0				
Financing					
Loan Principal	0				

SHIRE OF MINGENEW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 July 2015

Note 3: NET CURRENT FUNDING POSITION

		Positive=Surplus (Negative=Deficit)		
Note	YTD 31 Jul 2015	30th June 2014	YTD 31 Jul 2014	
	\$	\$	\$	
Current Assets				
Cash - Unrestricted	4	276,327	480,557	(320,776)
Cash - Restricted Reserves	4	272,310	271,964	279,800
Cash - Restricted Unspent Grants		331,634	331,634	0
Investments		0	0	0
Rates - Current	6	1,738,897	34,985	20,015
Sundry Debtors	6	57,816	52,707	168,021
Provision for Doubtful Debts		(1,585)	(1,585)	(1,370)
ESL Levy		0	0	0
GST Receivable		19,041	2,033	31,985
Receivables - Other		0	0	0
Inventories - Fuel & Materials		21,948	23,607	27,775
Inventories - Land Held for Resale		40,394	80,788	40,394
		2,756,781	1,276,690	245,844
Current Liabilities				
Sundry Creditors		(144,657)	(368,901)	(373,614)
GST Payable		(19,094)	3	(3,799)
PAYG		(20,870)	5,876	(55,773)
Accrued Interest on Debentures		(16,481)	(66,025)	(17,236)
Accrued Salaries & Wages		0	(16,268)	(15,670)
Current Employee Benefits Provision		(239,906)	(239,906)	(225,457)
Current Loan Liability		(172,463)	(172,463)	(132,611)
		(613,471)	(857,683)	(824,161)
NET CURRENT ASSETS		2,143,310	419,007	(578,317)
Less:				
Cash - Restricted Reserves		(272,310)	(271,964)	(279,800)
Inventories - Land Held for Resale		(40,394)	(80,788)	(40,394)
Add Back:				
Current Loan Liability		172,463	172,463	132,611
Cash Backed Employee Provisions	7	239,906	239,906	225,457
Net Current Funding Position (Surplus / Deficit)		2,242,975	478,624	(540,443)



Comments - Net Current Funding Position

SHIRE OF MINGENEW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 July 2015

Note 4: CASH AND INVESTMENTS

	Interest Rate	Unrestricted \$	Restricted \$	Trust \$	Total Amount \$	Institution	Maturity Date
(a) Cash Deposits							
Municipal Bank Account	2.35%	277,844	329,817		607,661	NAB	At Call
Trust Bank Account	0.00%			138,103	138,103	NAB	At Call
Cash Maximiser Account (Muni)	2.35%					NAB	At Call
Cash On Hand	Nil	300	0		300	NAB	At Call
Reserve Funds	2.35%	0	272,310		272,310	NAB	At Call
(b) Term Deposits							
Short Term Deposits	0.00%	0	0		0		
Total		278,144	602,127	138,103	1,018,374		

Comments/Notes - Investments

Restricted Cash

(1) Municipal Fund

Purpose for Funds Being Restricted	Funding Organisation	Date to be Expended	Amount
1 Depot Hill Rd	2012/13 CLGF Regional	28 February 2016	51,630
2 2014/15 Road Projects	Roads to Recovery	30 June 2018	134,248
3 Yarragadee Bridge	Roads to Recovery	30 June 2016	35,871
4 Ambulance Set Down Bay	Mid West Development Commission	31 January 2016	23,400
5 Men's Shed Ablution	Mid West Development Commission	30 November 2015	31,025
6 Rural Watch	Office of Crime Prevention	30 September 2015	3,643
7 Mingenew Mullewa Rd	2012/13 CLGF Individual	28 February 2016	50,000

SHIRE OF MINGENEW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 July 2015

Note 5: BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

GL Account Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
	Budget Adoption		Opening Surplus	\$	\$	\$	\$ 0
	Permanent Changes						
				0	0	0	

SHIRE OF MINGENEW
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 31 July 2015

Note 5 (a): BUDGET AMENDMENTS - CORPORATE BUSINESS PLAN LINKAGE

A number of additional operating actions were forecast to be undertaken during the current period of the Corporate Business Plan CBP which result in additional operating expenditure or revenue. The additional activities for the current year are summarised below along with the amount included within the budget and budget amendments.

Strategy Ref	Strategy	Action Ref	Action	2014/15 per CBP	GL Account		Adopted Budget	Amended Budget	YTD Expenditure
ECONOMIC									
1.1	Increase the number of visitors and extend the tourism season within the region	Project 1.1	Support Tourism Development and Promotions	41,000	3912	Area Promotion Tourist & Promotional Committee	800	6,300	0
		Project 1.5	Wildflower Way and Artbelt	50,000	3942		4000	2,500	2,500
1.2	Increased availability of serviced, residential, commercial and industrial land Protect and enhance economic infrastructure To maintain and increase the number of local businesses, industries and services that will provide a range of employment opportunities for the people of Mingenew	Project 3.1	Residential and Light Industrial Land Development						
1.3		Project 3.3							
1.4		Project 3.4	Develop a Business Incubator Project Support local business and community groups	1,000					
1.5		Project 3.2	Improved digital communications access for the community						
			Licensing services				32,930		
ENVIRONMENT									
2.1	Our natural environment is enhanced, promoted, rehabilitated and leveraged so it continues to be an asset to our community	Project 2.2	Pursuing sustainability project	41,000	3892	MIG Donation	3,000	3,000	0
2.2	Our indigenous and cultural heritage is acknowledged To retain Mingenew as an attractive town that is a comfortable and welcoming place to live and visit, and reflects our lifestyle values		Refer Project 3.4		3102	Donations	400	750	250
2.3		Project 4.5	Heavy traffic by-pass	20,000					
		Project 4.6	Relocate Shire depot and Redevelop Vacated Land		2642	Public Gardens & Reserves	181,503	136,544	17,713
2.4	To provide recognition and retention of places of heritages	Project 1.4	Maintain and enhance heritage infrastructure	30,000					
		Project 4.2	Restoration of old Railway Station		3042	Railway Station	35,000	0	0
					3122	Road Board Office	9,500	1,212	262
					3054	Museum - Storeroom	17,000	220,000	0
2.5	Safe and functional road and ancillary infrastructure	Project 4.1	Roads Program	1,508,000					

MINGENEW SHIRE COUNCIL ORDINARY MEETING AGENDA – 19 August 2015

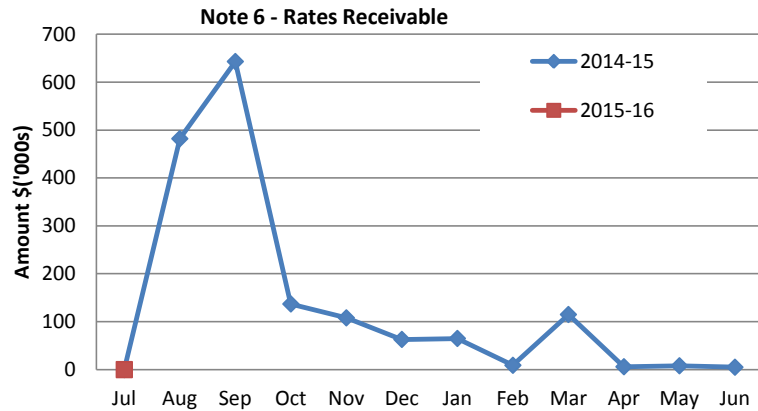
Strategy Ref	Strategy	Action Ref	Action	2014/15 per CBP	GL Account	Adopted Budget	Amended Budget	YTD Expenditure
ECONOMIC								
2.6	Efficient usage of resources	Project 2.1	Waste Management - Regional Project			1,873,585 515,481		
SOCIAL								
3.1	Maintain and increase population		Refer project 3.1					
3.2	Maintain the provision of high quality community infrastructure	Project 4.7	Develop Recreation Complex					
				1652	Senior Citizens Building	7,747	10,342	1,291
				2322	Public Conveniences	20,627	18,210	2,369
				2652	Sporting Complex & Amenities	278,545	323,318	29,265
				2834	Recreation Centre Upgrades	33,200	0	0
3.3	Improved capacity of education and training				Library	64,315		
3.4	Affordable housing options that respond to community needs	Project 4.3	Aged Care Units					
		Project 4.4	Key Worker Housing	9010	Key Worker Housing	104,500	25,000	0
3.5	Improved community health and well-being	Project 1.3	Upgrade Medical Facility - Ambulance setdown at Silver Chain					
				3112	Mingenew Mens Shed	25,000	2,090	110
				3082	Arts & Crafts Centre	1,970	2,954	678
				1582	GP & Dental Services Support	31,634	31,660	0
3.6	Community events continue to be supported			1682	Community Christmas Tree	1,500	1,000	0
				2312	Community Activities	1,150	10,650	0
3.7	Maintain a safe community environment			0752	Ranger Services	23,340	25,920	908
				0742	Community Emergency Services Manager	15,000	16,500	0
CIVIC LEADERSHIP								
4.1	A well informed and engaged community that actively participates	Project 5.1	Leadership support	7,500				
4.2	An open and accountable local government that is respected, professional and trustworthy							
4.3	Improved partnerships	Project 5.3	Leadership and advocacy role					
4.4	Long term planning and strategic management	Project 5.2	Invest in Council's capacity					
4.5	Achieve a high level of compliance				0502	Consultants - Record Keeping	4,000	40,000
								0
Total				1,698,500		3,285,727	877,949	55,345

SHIRE OF MINGENEW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 July 2015

Note 6: RECEIVABLES

Receivables - Rates Receivable

	YTD 31 Jul 2015	30 June 2015
Opening Arrears Previous Years	\$ 22,660	\$ 18,152
Levied this year	1,708,003	1,473,879
<u>Less</u> Collections to date	8,233	(1,469,371)
Equals Current Outstanding	1,738,897	22,660
Net Rates Collectable	1,738,897	22,660
% Collected	-0.48%	98.48%



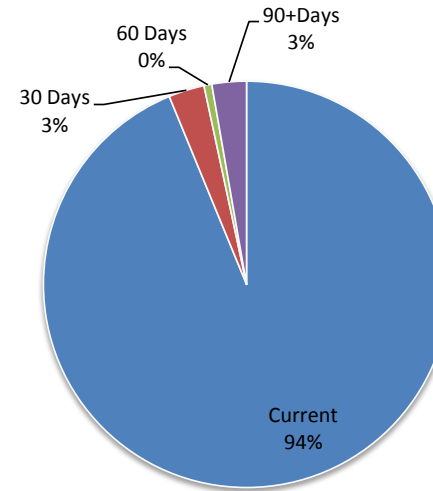
Comments/Notes - Receivables Rates

Receivables - General

	Current	30 Days	60 Days	90+Days
Receivables - General	\$ 54,224	\$ 1,647	\$ 360	\$ 1,585
Total Receivables General Outstanding				57,816

Amounts shown above include GST (where applicable)

Note 6 - Accounts Receivable (non-rates)



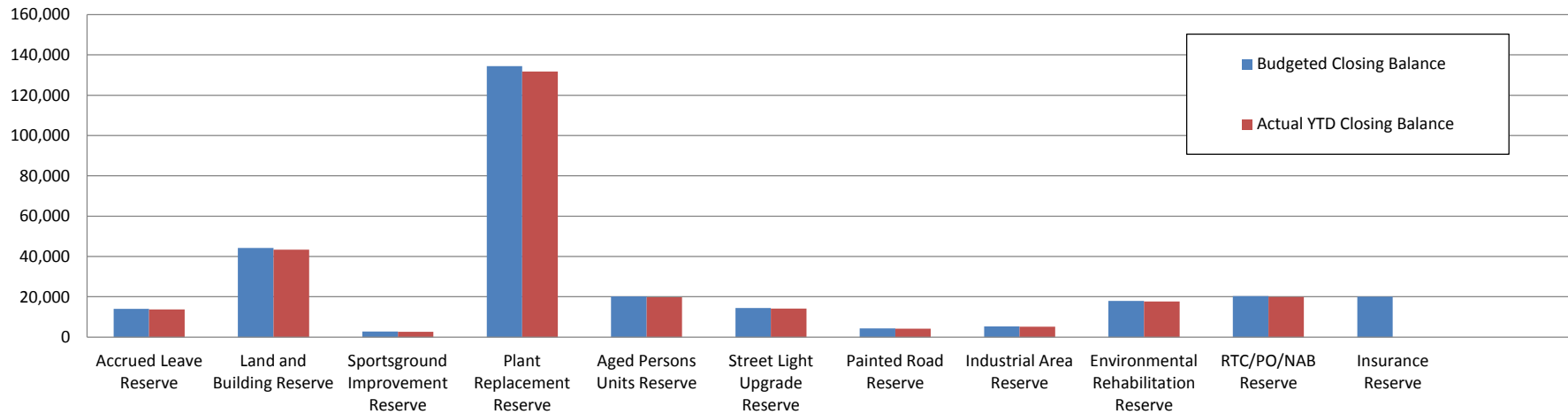
Comments/Notes - Receivables General

SHIRE OF MINGENEW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 July 2015

Note 7: Cash Backed Reserve

Name	Opening Balance	YTD Budget Interest Earned	Actual Interest Earned	YTD Budget Transfers In (+)	YTD Actual Transfers In (+)	YTD Budget Transfers Out (-)	YTD Actual Transfers Out (-)	Transfer out Reference	Budgeted Closing Balance	Actual YTD Closing Balance
Accrued Leave Reserve	\$ 13,724	\$ 22	\$ 17	\$ 274	\$ 0	\$ 0	\$ 0		\$ 14,020	\$ 13,741
Land and Building Reserve	43,342	72	55	866	0	0	0		44,280	43,397
Sportsground Improvement Reserve	2,659	4	3	53	0	0	0		2,716	2,662
Plant Replacement Reserve	131,625	218	168	2,626	0	0	0		134,469	131,792
Aged Persons Units Reserve	19,739	32	25	394	0	0	0		20,165	19,764
Street Light Upgrade Reserve	14,118	23	18	282	0	0	0		14,423	14,136
Painted Road Reserve	4,146	6	5	83	0	0	0		4,235	4,152
Industrial Area Reserve	5,159	8	7	103	0	0	0		5,270	5,165
Environmental Rehabilitation Reserve	17,565	29	22	350	0	0	0		17,944	17,587
RTC/PO/NAB Reserve	19,887	33	25	397	0	0	0		20,317	19,913
Insurance Reserve	0	0	0	20,000	0	0	0		20,000	0
	271,964	447	346	25,428	0	0	0	0	297,839	272,310

Note 7 - Year To Date Reserve Balance to End of Year Estimate



SHIRE OF MINGENEW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 July 2015

Note 8 CAPITAL DISPOSALS

Actual YTD Profit/(Loss) of Asset Disposal				Disposals	Amended Current Budget			Comments
Cost	Accum Depr	Proceeds	Profit (Loss)		YTD 31 07 2015			
					2015/16 Budget Profit/(Loss)	2015/16 Actual Profit/(Loss)	Variance	
\$	\$	\$	\$	\$	\$	\$		
				Plant and Equipment				
0	0	0	0	CEO Vehicle	8,020	0	(8,020)	
0	0	0	0	Road Inspector Vehicle	7,000	0	(7,000)	
0	0	0	0	Works Manager Vehicle	10,350	0	(10,350)	
0	0	0	0		25,370	0	(25,370)	

Comments - Capital Disposal/Replacements

SHIRE OF MINGENEW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 31 July 2015

Note 9: RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	Rate Revenue \$	Interim Rates \$	Back Rates \$	Total Revenue \$	2014/15 Budget Rate Revenue \$	2015/16 Budget Interim Rate \$	2015/16 Budget Back Rate \$	2015/16 Budget Total Revenue \$
Differential General Rate											
GRV - Mingenew - Residential	13.1289	135	1,322,880	173,680	839	129	174,647	173,680	1,500	400	175,580
GRV - Mingenew - Commercial	13.1289	17	384,380	50,465			50,465	50,465			50,465
GRV - Mingenew - Industrial	13.1289	1	12,480	1,638			1,638	1,638			1,638
GRV - Yandanooka	6.5645	2	14,716	966			966	966			966
UV - Rural	1.4310	125	97,585,500	1,396,449		60	1,396,509	1,396,449	3,500		1,399,949
UV - Mining	30.0000	7	53,155	15,947	(3,750)	(605)	11,592	21,924			21,924
Sub-Totals		287	99,373,111	1,639,144	(2,911)	(416)	1,635,817	1,645,121	5,000	400	1,650,521
Minimum Payment	Minimum \$										
GRV - Mingenew - Residential	636	75	92,612	47,700			47,700	46,428	0	0	46,428
GRV - Mingenew - Commercial	636	10	16,686	6,360			6,360	6,360	0	0	6,360
GRV - Mingenew - Industrial	636	4	9,583	2,544			2,544	2,544	0	0	2,544
GRV - Yandanooka	318	1	20	318			318	0	0	0	0
UV - Rural	636	19	504,100	12,084			12,084	12,084	0	0	12,084
UV - Mining	636	5	(8,949)	3,180			3,180	3,180	0	0	3,180
Sub-Totals		114	614,052	72,186	0	0	72,186	70,596	0	0	70,596
Discounts							1,708,003				1,721,117
Amount from General Rates							0				0
Ex-Gratia Rates							1,708,003				1,721,117
Specified Area Rates							0				33,497
Totals							0				0
							1,708,003				1,754,614

Comments - Rating Information

SHIRE OF MINGENEW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 July 2015

10. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-15	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
			YTD Actual	YTD Budget	YTD Actual	YTD Budget	YTD Actual	YTD Budget
			\$	\$	\$	\$	\$	\$
Education & Welfare								
Loan 137 - Senior Citizens Buildings	101,512		0	0	101,512	101,512	0	6,751
Housing								
Loan 133 - Triplex	83,767		0	0	83,767	83,767	0	0
Loan 134 - SC Housing	57,444		0	0	57,444	57,444	0	0
Loan 136 - Staff Housing	125,720		0	0	125,720	125,720	0	0
Loan 142 - Staff Housing	75,003		0	0	75,003	75,003	0	0
Recreation & Culture								
Loan 138 - Pavilion Fitout	97,452		0	0	97,452	97,452	0	540
Transport								
Loan 139 - Roller	53,149		0	0	53,149	53,149	0	302
Loan 141 - Grader	129,354		0	0	129,354	129,354	0	707
Loan 143 - 2 x Trucks	107,044		0	0	107,044	107,044	0	432
Loan 144 - Side Tipping Trailer	75,003		0	0	75,003	75,003	0	347
Loan 145 - Drum Roller	154,192	0	0	0	0	0	0	480
	1,059,640	0	0	0	905,448	905,448	0	9,559

All debenture repayments were financed by general purpose revenue.

(b) New Debentures

Nil

SHIRE OF MINGENEW
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 31 July 2015

Note 11: GRANTS AND CONTRIBUTIONS

Program/Details GL	Grant Provider	Approval	2015-16 Forecast Budget	2015-16 Original Budget	Variations Additions (Deletions)	Operating 2015/16 Budget	Capital 2015/16 Budget	Recoup Status	
								2015-16 YTD Actual	2015-16 YTD Budget
		(Y/N)	\$	\$	\$	\$	\$	\$	\$
GENERAL PURPOSE FUNDING									
Financial Assistance Grant - Roads	Grants Commission	Y	164,636	164,636	0	164,636	0	0	0
Financial Assistance Grant - General	Grants Commission	Y	136,128	136,128	0	136,128	0	0	0
LAW, ORDER, PUBLIC SAFETY									
ESL Administration Grant	Department of Fire & Emergency Services	Y	4,400	4,400	0	4,400	0	0	0
ESL Annual Grant	Department of Fire & Emergency Services	Y	25,000	25,000	0	25,000	0	0	2,083
HEALTH									
Ambulance Set Down Bay	Mid West Development Commission	Y	2,600	2,600	0	0	2,600	0	0
Ambulance Set Down Bay	Silver Chain	Y	15,000	15,000	0	0	15,000	0	0
Childcare Facility Upgrade	Lotterywest	N	10,000	10,000	0	0	10,000	0	0
EDUCATION & WELFARE									
Seniors Week	Department of Local Government & Communities	Y	2,000	2,000	0	2,000	0	0	166
Men's Shed Ablution	Mid West Development Commission	Y	3,447	3,447	0	0	3,447	0	0
HOUSING									
Aged Care Units	Mid West Development Commission	N	80,000	80,000	0	0	80,000	0	0
COMMUNITY AMENITIES									
Thank a Volunteer Day	Department of Local Government & Communities	N	500	500	0	500	0	0	0
Anzac Day	Lotterywest	N	3,000	3,000	0	3,000	0	0	291
Cemetery Upgrade	Mid West Development Commission	N	50,000	50,000	0	0	50,000	0	0
War Memorial Project	Mid West Development Commission	N	100,000	100,000	0	0	100,000	0	0
RECREATION AND CULTURE									
Museum	Lotterywest	N	30,000	30,000	0	0	30,000	0	0
Enanty Barn	State Heritage Council	N	50,000	50,000	0	0	50,000	0	0
Old Roads Board	State Heritage Council	N	20,000	20,000	0	0	20,000	0	0
Railway Station	Lotterywest	N	120,000	120,000	0	0	120,000	0	0
Town Hall / Recreation Centre Upgrade	Lotterywest	N	150,000	150,000	0	0	150,000	0	0
Water Park	Lotterywest	N	150,000	150,000	0	0	150,000	0	0
Tennis Courts	Department of Sport & Recreation	N	80,000	80,000	0	0	80,000	0	0
Outdoor Cinema	Lotterywest	N	15,000	15,000	0	0	15,000	0	0
TRANSPORT									
Direct Grant	Main Roads WA	Y	65,800	65,800	0	65,800	0	65,800	0
Regional Road Group	Main Roads WA	Y	389,667	389,667	0	0	389,667	155,866	156,000
Roads To Recovery	Department of Infrastructure	Y	337,133	337,133	0	0	337,133	0	0
Main Street Footpaths	Mid West Development Commission	N	150,000	150,000	0	0	150,000	0	0
Street Lighting	Main Roads WA	Y	7,000	7,000	0	7,000	0	0	0
ECONOMIC SERVICES									
Business Incubator	Mid West Development Commission	N	112,500	112,500	0	0	112,500	0	0
ECONOMIC SERVICES									
Industrial Subdivision	Mid West Development Commission	N	100,000	100,000	0	0	100,000	0	0
Rural Residential Subdivision	Mid West Development Commission	N	100,000	100,000	0	0	100,000	0	8,333
TOTALS			2,473,811	2,473,811	0	408,464	2,065,347	221,666	166,873
Operating	Operating		342,664	342,664				0	2,083
Non-Operating	Non-operating		2,131,147	2,131,147				221,666	156,166
			<u>2,473,811</u>	<u>2,473,811</u>				<u>221,666</u>	<u>158,249</u>

SHIRE OF MINGENEW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 July 2015

Note 12: TRUST FUND

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

Description	Opening Balance 1 Jul 15	Amount Received	Amount Paid	Closing Balance 31-Jul-15
	\$	\$	\$	\$
BCITF Levy	0	0	0	0
BRB Levy	0	0	0	0
Autumn Committee	974	0	0	974
Community Bus	2,660	0	(300)	2,360
ANZAC Day Breakfast Donation	279	0	0	279
Building Relocation Bond	1,000	0	0	1,000
Mid West Industry Road Safety Alliance	47,343	0	0	47,343
Mingenew Cemetery Group	4,314	0	0	4,314
Other Bonds	1,878	425	0	2,303
Rates Incentive Prizes	100	0	0	100
Rec Centre Kitchen Upgrade	1,000	0	0	1,000
Sinosteel Community Trust Fund	63,415	0	0	63,415
Tree Planter - LCDC	88	0	0	88
Weary Dunlop Memorial	87	0	0	87
Mingenew P & C - NBN Rental	5,836	0	0	5,836
Joan Trust	4,461	500	0	4,961
Youth Advisory Council	746	0	0	746
Centenary Committee	897	0	0	897
Community Christmas Tree	132	0	0	132
Silverchain Committee	2,267	0	0	2,267
	137,477	925	(300)	138,102

MINGENEW SHIRE COUNCIL ORDINARY MEETING AGENDA – 19 August 2015

SHIRE OF MINGENEW
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 31 July 2015

Note 13: CAPITAL ACQUISITIONS

Level of Completion Indicator	Infrastructure Assets		Amended Annual Budget	Original Full Year Budget	YTD Budget	YTD Actual	Variance (Over)/Under	Comment
	Land Held for Resale							
	Community Amenities							
	Other Property & Services							
	Industrial Area Development	4924	100,000	100,000	0	0	100,000	
	Rural Residential Area Development	4924	100,000	100,000	0	0	100,000	
	Other Property & Services Total		200,000	200,000	0	0	0	
	Land Held for Resale Total		200,000	200,000	0	0	0	
	Land & Buildings							
	Governance							
	Shire Office	0594	10,000	10,000	0	0	10,000	
	Housing Total		10,000	10,000	0	0	10,000	
	Health							
	Ambulance Set Down Bay	1344	93,000	93,000	0	0	93,000	
	Child Care Facility	1344	15,000	15,000	0	0	15,000	
	Health Total		108,000	108,000	0	0	108,000	
	Education & Welfare							
	Men's Shed Ablution Block	0048	36,000	36,000	0	0	36,000	
	Education & Welfare Total		36,000	36,000	0	0	36,000	
	Land & Buildings							
	Housing							
	Construction - Staff Housing	9010	25,000	25,000	0	0	25,000	
	Aged Care Units	1774	100,000	100,000	0	0	100,000	
	Housing Total		125,000	125,000	0	0	125,000	
	Recreation And Culture							
	Recreation Centre Town Hall	2434	150,000	150,000	0	0	150,000	
	Water Park	2434	150,000	150,000	0	0	150,000	
	Enanty Barn	0067	50,000	50,000	0	0	50,000	
	Museum	0068	30,000	30,000	0	0	30,000	
	Old Roads Building	0069	20,000	20,000	0	0	20,000	
	Old Railway Station	0070	120,000	120,000	0	0	120,000	
	Recreation And Culture Total		520,000	520,000	0	0	520,000	
	Transport Total							
	Depot	3274	25,000	25,000	0	0	25,000	
	Transport Total		25,000	25,000	0	0	25,000	
	Economic Services							
	Business Incubator	5964	150,000	150,000	0	0	150,000	
	Economic Services Total		150,000	150,000	0	0	150,000	
	Land & Buildings Total		974,000	849,000	0	0	974,000	
	Infrastructure - Drainage/Culverts							
	Transport							
	Nil							
	Transport Total		0	0	0	0	0	
	Infrastructure - Drainage/Culverts Total		0	0	0	0	0	
	Infrastructure - Footpaths							
	Transport							
	Midlands Road Town Footpaths	1291	150,000	150,000	0	0	150,000	
	Transport Total		150,000	150,000	0	0	150,000	
	Infrastructure - Footpaths Total		150,000	150,000	0	0	150,000	
	Infrastructure - Other							
	Community Amenities							
	War Memorial Project	0072	100,000	100,000	0	0	100,000	
	Little Well Project	0071	30,000	30,000	0	0	30,000	
	Cemetery	0073	50,000	50,000	0	0	50,000	
	Community Amenities Total		180,000	180,000	0	0	180,000	
	Recreation							
	Tennis Courts	2884	100,000	100,000	0	0	100,000	
	Community Amenities Total		100,000	100,000	0	0	100,000	
	Infrastructure - Other Total		280,000	280,000	0	0	280,000	

MINGENEW SHIRE COUNCIL ORDINARY MEETING AGENDA – 19 August 2015

SHIRE OF MINGENEW
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 31 July 2015

Note 13: CAPITAL ACQUISITIONS

Level of Completion Indicator	Infrastructure Assets	Amended Annual Budget	Original Full Year Budget	YTD Budget	YTD Actual	Variance (Over)/Under	Comment
	Furniture & Office Equip.						
	Governance						
	Laptops / IPads	0014 8,000	8,000	0	0	8,000	
	PA System	0584 2,000	2,000	0	0	2,000	
	Governance Total		10,000	10,000	0	10,000	
	Recreation						
	Outdoor Cinema	2854 15,000	15,000	0	0	15,000	
	Christmas Lights	2854 3,000	3,000	0	0	3,000	
	Recreation Total		18,000	18,000	0	18,000	
	Transport						
	Nil			0	0	0	
	Transport Total		0	0	0	0	
	Furniture & Office Equip. Total		28,000	28,000	0	28,000	
	Infrastructure - Aerodromes						
	Transport						
	Nil			0	0	0	
	Transport Total		0	0	0	0	
	Infrastructure - Aerodromes Total		0	0	0	0	
	Plant , Equip. & Vehicles						
	Governance						
	CEO Vehicle Replacement	0554 60,000	60,000	0	0	60,000	
	Governance Total		60,000	60,000	0	60,000	
	Law, Order And Public Safety						
	Nil			0	0	0	
	Law, Order And Public Safety Total		0	0	0	0	
	Transport						
	Works Manager Vehicle	3554 50,000	50,000	0	0	50,000	
	Sundry Plant	3554 15,000	15,000	0	0	15,000	
	Transport Total		65,000	65,000	0	65,000	
	Plant , Equip. & Vehicles Total		125,000	125,000	0	125,000	
	Roads & Bridges						
	Transport						
	2014/15 Mingenew Mullewa Rd (RRG)	RR64 150,000	150,000	7,530	0	150,000	
	2015/16 Mingenew Mullewa Rd (RRG)	RR65 434,500	434,500	13,542	9,664	424,835	
	Depot Hill North Rd (R2R)	6066 344,874	344,874	5,979	8,774	336,100	
	Yandanooka Melara Rd (R2R)	6067 126,507	126,507	4,354	0	126,507	
	Depot Hill Road (CLGF)	CL05 60,000	60,000	0	0	60,000	
	Yarragadee Bridge	1227 35,871	35,871	0	0	35,871	
	Transport Total		1,151,752	1,151,752	31,405	18,438	1,133,314
	Roads (Non Town) Total		1,151,752	1,151,752	31,405	18,438	1,133,314
	Capital Expenditure Total		2,908,752	2,783,752	31,405	18,438	2,690,314

9.2.2 WATER LICENCE – BEATTIE PETA SMSF PTY LTD

Location/Address: Shire of Mingenew
Name of Applicant: Shire of Mingenew
Disclosure of Interest: Nil
File Reference: ADM0256
Date: 10th August 2015
Author: Nita Jane, Manager Finance and Administration
Senior Officer: Martin Whitely, Chief Executive officer

Summary

Council had an agreement with Darrel and Judith Beattie, which allowed them to draw water from the spring on Yandanooka Water Reserve 18110 and their agreement has recently expired. Council is requested to authorise the preparation and execution of a new water licence agreement with the current property owners, Beattie Peta SMSF Pty Ltd.

Attachment

Water Licence – 2010-2015

Background

The reserve has been vested with Council since 1928 (Originally in the name of Mingenew Roads Board). The existing licence agreements were issued with effect 1 July 2010 for a period of 5 years.

Comment

The licence agreement provides that the licensee (in this case Beattie Peta SMSF Pty Ltd) to use the quantity of water they require but if the quantity of water available diminishes Council may impose a quota. To date this has not been necessary.

The location approved under the terms of the agreement for use of the water for Beattie Peta SMSF Pty Ltd is Lot 61, Victoria Location 1910.

There appears to be little obligation on Council with the existing licence agreements. The licensees are required to supply the pump equipment and pipeline, carry out tests to confirm water quality and to comply with any requirements imposed by the Department of Water.

In addition, the licensees are responsible for the management of the Reserve 18110 including maintaining firebreaks, restricting public access, protection of rare flora and fauna, control and eradication of vermin, and the control of noxious weeds.

Consultation

Martin Whitely

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Simple Majority

OFFICER RECOMMENDATION – ITEM 9.2.2

That Council approves a new water licence agreement with a term of 5 years between the Shire of Mingenew and Beattie Peta SMSF Pty Ltd with a commencement date of 1st July 2015 with the Shire President and Chief Executive Officer authorised to execute the agreement on behalf of the Shire of Mingenew.

2015 - 2020

SHIRE OF MINGENEW

AND

BEATTIE PETA SMSF PTY LTD

WATER LICENCE

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**8. ASSIGNMENT AND SUBLICENSING AND SALE OF THE LICENSEE’S
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9. TERMINATION OF LICENCE AGREEMENT..... 5

10. INDEMNITY..... 6

11. RESERVE MANAGEMENT..... 6

SCHEDULE

WATER LICENCE

DEED dated 2010

BETWEEN: **SHIRE OF MINGENEW** of PO Box 120 Mingenew 6522 Western Australia ('the Licensor')

AND: **BEATTIE PETA SMSF PTY LTD** ('the Licensee')

RECITALS

- A. By a vesting order gazetted on 17th February 1938, the Reserve was vested in the Licensor's predecessor in title the Mingenew Road Board for the purpose of water supply.
- B. On the Reserve is the Spring.
- C. The Licensee is the registered proprietor of the Neighbouring Land.
- D. Water from the Spring is supplied to the Licensee by a piped water reticulation system as shown on the Plan.
- E. The Licensor has agreed to grant the Licensee the right to draw water from the Spring upon the terms and conditions contained in or implied by this Licence.

OPERATIVE PART

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Licence unless inconsistent with the context or the subject matter the following terms have the following meanings:

'Acts' - includes all acts and statutes (state or federal) for the time being enacted and all modifications, regulations, by-laws, requisitions or orders made to or under any act from time to time by any statutory, public or other competent authority;

'Commencement Date' - means the commencement date of this Licence specified in Item 1 of the Schedule;

‘Engine’ - means the engine and all ancillary fittings located at or near the Spring and used to pump water from the Spring to the Neighbouring Land;

‘Licensee’s Covenants’ - means the terms covenants and conditions expressed or implied in this Licence and on the part of the Licensee to be observed and performed;

‘Licensee’s pipes’ - means all the Licensee’s pipes within the Reserve for the conveyance pumping or storage of water drawn from the Spring;

‘Neighbouring Land’ - means the land specified in Item 3 of the Schedule;

‘Reserve’ - means Reserve 18110;

‘Schedule’ - means the schedule to this Deed;

‘Term’ - means the term specified in Item 2 of the Schedule;

‘Windmill’ - means the windmill located at or near the Spring used to pump water from the Spring to the Neighbouring Land.

1.2 **INTERPRETATION**

In this Deed, unless the contrary intention appears:

- (a) a reference to this Deed, the Licence or any other instrument includes:
 - (i) both express and implied terms, covenants and conditions of those documents; and
 - (ii) all variations, additions and deletions to the terms, covenants and conditions contained in those documents whenever effected;
- (b) a reference to a person includes a reference to the person’s personal representative, executors, administrators, successors and assigns and a reference to a corporation includes a reference to the corporation’s successors and assigns;
- (c) a reference to any person if that person ceases to exist is reconstituted, renamed or replaced or its powers or functions are transferred to any other person, refers respectively to the person established or constituted in its place or succeeding to its powers or functions;
- (d) an obligation, representation or warranty in favour of two or more persons is for the benefit of them jointly and severally;
- (e) an obligation, representation or warranty on the part of two or more persons binds them jointly and severally;

- (f) a reference to any thing includes the whole or any part of that thing and a reference to a group of things or persons includes each thing or person in that group;
- (g) a reference to a clause or the schedule is a reference to a clause in or the schedule to this Deed; and
- (h) the index and all headings have been included for ease of reference only and they are not to be used to construe or interpret any part of this Deed.

2. GRANT OF LICENCE

- 2.1 In consideration of the Licensee's covenants the Licensor grants to the Licensee for the Term the right to draw water from the Spring and the non-exclusive right to use those parts of the Reserve in common with others required for the purpose of drawing water from the Spring.
- 2.2 This grant by the Licensor to the Licensee for the Term is subject to the Licensee obeying and performing the Licensee's Covenants.

3. WATER SUPPLY

- 3.1 Subject to Clause 3.2, the Licensor will from the Commencement Date allow sufficient quantity of water from the Spring to be pumped to the Licensee's pipes to provide a substantial and continuous flow of water in the Licensee's pipes.
- 3.2 The Licensee will be entitled to use the quantity of water from the Spring it requires but if there is a natural diminution in the quantity of water available for distribution from the Spring the Licensor may acting reasonably impose a quota on the amount of water that the Licensee can draw from the Spring.
- 3.3 The Licensor and Licensee agree that the following schedule of priorities be adhered to in the event of any natural diminution in the quantity of water available from the Reserve: -
 - Bundanoon
 - Yandanooka Townsite
 - Campbell/Bagley bore
 - Beattie Peta SMSF Pty Ltd (Previously Darrel & Jude Beattie) bore

Any future applications to obtain water from this Reserve will be upon approval of the Licensor and under the conditions that in the event of any natural diminution in the quantity of water available, then the "Last On, First Off" concept will be implemented.

4. NO WARRANTY AS TO SUPPLY

The Licensor does not warrant or guarantee the supply or quality of water from the Spring and will not be liable to the Licensee for any loss or damage arising as a result of diminution in the quantity of water or quality of the water from the Spring for any reason.

5. LICENSEE TO COMPLY WITH ACTS

5.1 The Licensee must at its expense carry out any tests of the water drawn from the Spring that are required by any Acts and including without limitation the Australian Drinking Water Guidelines.

5.2 The Licensee must duly and punctually comply with and observe and indemnify the Lessor in respect of all Acts which relate or apply in any way to this Licence and the Licensee's use and occupation of the Reserve.

5.3 The Licensee is to ensure full compliance with any requirement imposed upon the Licensor by the Water & Rivers Commission

6. USE OF WATER

The Licensee may use the water from the Spring to water livestock, and for domestic, and commercial purposes.

7. EQUIPMENT INSTALLED ON THE RESERVE

7.1 The Licensee must at its expense maintain and repair in good working order and condition the Licensee's pipes, the Windmill (if any) and any other equipment installed or erected on the Reserve by the Licensee with the Licensor's prior approval.

7.2 The Licensee acknowledges and agrees with the Licensor that any equipment to be installed on the Reserve must receive the prior approval of the Licensor and that any equipment installed on the Reserve by the Licensee is at the Licensee's risk in all respects and the Licensee releases and indemnifies the Licensor from all costs claims, actions, proceedings, demands, expenses, judgements, damages or losses of any kind attributable or relating to loss of life, personal injury or damages to any property and equipment wherever occurring.

8. ASSIGNMENT AND SUBLICENSING AND SALE OF THE LICENSEE'S PROPERTY

8.1 The Licensee shall not assign or transfer the rights of the Licensee pursuant to this Licence without the prior written consent of the Licensor.

8.2 The Licensee shall not sublicense any person to draw water from the Spring.

- 8.3 If the Licensees sells or otherwise disposes of the Neighbouring Land and the purchaser or assignee of the Neighbouring Land desires to draw water from the Spring then the Licensee will not sell or dispose of the Neighbouring Land without first obtaining the execution of such purchaser or assignee of an agreement with the Licensor at the cost of the Licensee in the same terms and conditions as are contained in this Deed or otherwise in such forms as the Licensor and its Solicitors shall approve.

9. TERMINATION OF LICENCE AGREEMENT

9.1 If:

- (a) the Licensee breaches or fails to observe or perform any other of the Licensee's Covenants and that breach non-observance or non-performance continues after the expiration of 14 days of written notice to the Licensee to remedy the same; or
- (b) in the reasonable opinion of the Licensor and due to circumstances beyond the control of the Licensor the Spring no longer supports the Licensee drawing water from it, or the quality of the water is not suitable for the use specified in clause 5,

the Licensor may at any time and without any notice or demand immediately terminate this Licence by written notice but without affecting any right of the Licensor under the Licence.

9.2 At the expiration or sooner determination of the Term, the Licensee must: -

- (a) deliver up possession of the Reserve in good and substantial order and condition;
- (b) remove from the Reserve all items which have been erected or installed by the Licensee; and
- (c) make good to the satisfaction of the Licensor any damage caused to the Reserve by the removal of items erected or installed on the Reserve by the Licensee.

10. INDEMNITY

The Licensee indemnifies the Licensor against any claim made or expenses incurred by the Licensor arising from anything which may occur in the Reserve or arising from the existence of the Licensee's pipes, damage to or destruction of the Licensee's pipes or the flow of water from the Licensee's pipes.

11. RESERVE MANAGEMENT

The Licensees are collectively responsible for the management of Reserve No. 18110 which will incorporate areas such as: -

F10.1 Firebreaks - It is the responsibility of the Licensees to collectively ensure that all Firebreaks along the boundaries of this Reserve are installed in accordance with the requirements of the Shire of Mingenew Local Laws relating to Fire Control Orders unless otherwise determined by Council to exempt this particular land from boundary firebreaks.

P40 Public Access - no access is allowed to this Reserve unless prior authorisation is received from the Shire of Mingenew and/or the Licensees of this Reserve.

R10 Rare and Endangered Species Control - The Licensees are collectively responsible to comply with the requirements of the Wildlife Conservation Act relevant to the protection of rare flora and fauna.

V20 Vermin (Feral Animals) Control - The Licensees are collectively responsible for the control, containment or eradication of all vermin (feral animals) if and when identified by the Agriculture Board of WA.

W20 Noxious Weed Control - The Licensees are collectively responsible for the control, containment or eradication of all declared weeds as identified by the Agriculture Protection Board of WA.

12. SIGNATORIES

EXECUTED by the parties:

SHIRE OF MINGENEW

Signature _____ (.....)
Name

Signature _____ (.....)
Name

ON THIS _____ DAY OF _____ 2015

The Common Seal of the Shire of Mingenew was hereto affixed

on the day of 2015

in the presence of:

MA BAGLEY
PRESIDENT

M WHITELY
CHIEF EXECUTIVE OFFICER

ON THIS _____ DAY OF _____ 2015

LICENSEE

Signature _____ **BEATTIE PETA SMSF PTY LTD**

Signature _____ **BEATTIE PETA SMSF PTY LTD**

ON THIS _____ DAY OF _____ 2015

SCHEDULE FORMING PART OF THE WATER LICENCE

1. This Licence shall operate from 1st July 2015
2. The period of the Licence shall be for five years
3. The Licence is approved for the following land parcels considered to be neighbouring land
 - (a) Lot 61, Victoria Location 1910

9.2.3 WATER LICENCE – RA CAMPBELL

Location/Address:	Shire of Mingenew
Name of Applicant:	Shire of Mingenew
Disclosure of Interest:	Nil
File Reference:	ADM0256
Date:	10 th August 2015
Author:	Nita Jane, Manager Finance and Administration
Senior Officer:	Martin Whitely, Chief Executive officer

Summary

Council had an agreement with Robert Campbell, which allowed him to draw water from the spring on Yandanooka Water Reserve 18110 and their agreement has recently expired. Council is requested to authorise the preparation and execution of a new water licence agreement with the current property owner, Robert Campbell.

Attachment

Water Licence – 2010-2015

Background

The reserve has been vested with Council since 1928 (Originally in the name of Mingenew Roads Board). The existing licence agreements were issued with effect 1 July 2010 for a period of 5 years.

Comment

The licence agreement provides that the licensee (in this case Robert Campbell) to use the quantity of water they require but if the quantity of water available diminishes Council may impose a quota. To date this has not been necessary.

The location approved under the terms of the agreement for use of the water for Robert Campbell is for the following land parcels:

Lot 104, Yandanooka North East Road
 Lot 16 Victoria Location 1929
 Lot 17 Victoria Location 1929
 Lot 18 Victoria Location 1929
 Lot 19 Victoria Location 1929

There appears to be little obligation on Council with the existing licence agreements. The licensees are required to supply the pump equipment and pipeline, carry out tests to confirm water quality and to comply with any requirements imposed by the Department of Water.

In addition, the licensees are responsible for the management of the Reserve 18110 including maintaining firebreaks, restricting public access, protection of rare flora and fauna, control and eradication of vermin, and the control of noxious weeds.

Consultation

Martin Whitely

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Simple Majority

OFFICER RECOMMENDATION – ITEM 9.2.3
--

That Council approves a new water licence agreement with a term of 5 years between the Shire of Mingenew and Robert Campbell with a commencement date of 1st July 2015 with the Shire President and Chief Executive Officer authorised to execute the agreement on behalf of the Shire of Mingenew.

2015 - 2020

SHIRE OF MINGENEW

AND

ROBERT ALEXANDER CAMPBELL

WATER LICENCE

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SCHEDULE

WATER LICENCE

DEED dated 2010

BETWEEN: **SHIRE OF MINGENEW** of PO Box 120 Mingenew 6522 Western Australia ('the Licensor')

AND: **ROBERT ALEXANDER CAMPBELL** ('the Licensee')

RECITALS

- A. By a vesting order gazetted on 17th February 1938, the Reserve was vested in the Licensor's predecessor in title the Mingenew Road Board for the purpose of water supply.
- B. On the Reserve is the Spring.
- C. The Licensee is the registered proprietor of the Neighbouring Land.
- D. Water from the Spring is supplied to the Licensee by a piped water reticulation system as shown on the Plan.
- E. The Licensor has agreed to grant the Licensee the right to draw water from the Spring upon the terms and conditions contained in or implied by this Licence.

OPERATIVE PART

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Licence unless inconsistent with the context or the subject matter the following terms have the following meanings:

'Acts' - includes all acts and statutes (state or federal) for the time being enacted and all modifications, regulations, by-laws, requisitions or orders made to or under any act from time to time by any statutory, public or other competent authority;

'Commencement Date' - means the commencement date of this Licence specified in Item 1 of the Schedule;

‘Engine’ - means the engine and all ancillary fittings located at or near the Spring and used to pump water from the Spring to the Neighbouring Land;

‘Licensee’s Covenants’ - means the terms covenants and conditions expressed or implied in this Licence and on the part of the Licensee to be observed and performed;

‘Licensee’s pipes’ - means all the Licensee’s pipes within the Reserve for the conveyance pumping or storage of water drawn from the Spring;

‘Neighbouring Land’ - means the land specified in Item 3 of the Schedule;

‘Reserve’ - means Reserve 18110;

‘Schedule’ - means the schedule to this Deed;

‘Term’ - means the term specified in Item 2 of the Schedule;

‘Windmill’ - means the windmill located at or near the Spring used to pump water from the Spring to the Neighbouring Land.

1.2 INTERPRETATION

In this Deed, unless the contrary intention appears:

- (a) a reference to this Deed, the Licence or any other instrument includes:
 - (i) both express and implied terms, covenants and conditions of those documents; and
 - (ii) all variations, additions and deletions to the terms, covenants and conditions contained in those documents whenever effected;
- (b) a reference to a person includes a reference to the person’s personal representative, executors, administrators, successors and assigns and a reference to a corporation includes a reference to the corporation’s successors and assigns;
- (c) a reference to any person if that person ceases to exist is reconstituted, renamed or replaced or its powers or functions are transferred to any other person, refers respectively to the person established or constituted in its place or succeeding to its powers or functions;
- (d) an obligation, representation or warranty in favour of two or more persons is for the benefit of them jointly and severally;
- (e) an obligation, representation or warranty on the part of two or more persons binds them jointly and severally;

- (f) a reference to any thing includes the whole or any part of that thing and a reference to a group of things or persons includes each thing or person in that group;
- (g) a reference to a clause or the schedule is a reference to a clause in or the schedule to this Deed; and
- (h) the index and all headings have been included for ease of reference only and they are not to be used to construe or interpret any part of this Deed.

2. GRANT OF LICENCE

- 2.1 In consideration of the Licensee's covenants the Licensor grants to the Licensee for the Term the right to draw water from the Spring and the non-exclusive right to use those parts of the Reserve in common with others required for the purpose of drawing water from the Spring.
- 2.2 This grant by the Licensor to the Licensee for the Term is subject to the Licensee obeying and performing the Licensee's Covenants.

3. WATER SUPPLY

- 3.1 Subject to Clause 3.2, the Licensor will from the Commencement Date allow sufficient quantity of water from the Spring to be pumped to the Licensee's pipes to provide a substantial and continuous flow of water in the Licensee's pipes.
- 3.2 The Licensee will be entitled to use the quantity of water from the Spring it requires but if there is a natural diminution in the quantity of water available for distribution from the Spring the Licensor may acting reasonably impose a quota on the amount of water that the Licensee can draw from the Spring.
- 3.3 The Licensor and Licensee agree that the following schedule of priorities be adhered to in the event of any natural diminution in the quantity of water available from the Reserve: -
 - Bundanoon
 - Yandanooka Townsite
 - Campbell/Bagley bore
 - Beattie Peta SMSF Pty Ltd (Previously Darrel & Jude Beattie) bore

Any future applications to obtain water from this Reserve will be upon approval of the Licensor and under the conditions that in the event of any natural diminution in the quantity of water available, then the "Last On, First Off" concept will be implemented.

4. NO WARRANTY AS TO SUPPLY

The Licensor does not warrant or guarantee the supply or quality of water from the Spring and will not be liable to the Licensee for any loss or damage arising as a result of diminution in the quantity of water or quality of the water from the Spring for any reason.

5. LICENSEE TO COMPLY WITH ACTS

- 5.1 The Licensee must at its expense carry out any tests of the water drawn from the Spring that are required by any Acts and including without limitation the Australian Drinking Water Guidelines.
- 5.2 The Licensee must duly and punctually comply with and observe and indemnify the Lessor in respect of all Acts which relate or apply in any way to this Licence and the Licensee's use and occupation of the Reserve.
- 5.3 The Licensee is to ensure full compliance with any requirement imposed upon the Licensor by the Water & Rivers Commission

6. USE OF WATER

The Licensee may use the water from the Spring to water livestock, and for domestic, and commercial purposes.

7. EQUIPMENT INSTALLED ON THE RESERVE

- 7.1 The Licensee must at its expense maintain and repair in good working order and condition the Licensee's pipes, the Windmill (if any) and any other equipment installed or erected on the Reserve by the Licensee with the Licensor's prior approval.
- 7.2 The Licensee acknowledges and agrees with the Licensor that any equipment to be installed on the Reserve must receive the prior approval of the Licensor and that any equipment installed on the Reserve by the Licensee is at the Licensee's risk in all respects and the Licensee releases and indemnifies the Licensor from all costs claims, actions, proceedings, demands, expenses, judgements, damages or losses of any kind attributable or relating to loss of life, personal injury or damages to any property and equipment wherever occurring.

8. ASSIGNMENT AND SUBLICENSING AND SALE OF THE LICENSEE'S PROPERTY

- 8.1 The Licensee shall not assign or transfer the rights of the Licensee pursuant to this Licence without the prior written consent of the Licensor.
- 8.2 The Licensee shall not sublicense any person to draw water from the Spring.
- 8.3 If the Licensees sells or otherwise disposes of the Neighbouring Land and the purchaser or assignee of the Neighbouring Land desires to draw water from the Spring then the Licensee will not sell or dispose of the Neighbouring Land

without first obtaining the execution of such purchaser or assignee of an agreement with the Licensor at the cost of the Licensee in the same terms and conditions as are contained in this Deed or otherwise in such forms as the Licensor and its Solicitors shall approve.

9. TERMINATION OF LICENCE AGREEMENT

9.1 If:

- (a) the Licensee breaches or fails to observe or perform any other of the Licensee's Covenants and that breach non-observance or non-performance continues after the expiration of 14 days of written notice to the Licensee to remedy the same; or
- (b) in the reasonable opinion of the Licensor and due to circumstances beyond the control of the Licensor the Spring no longer supports the Licensee drawing water from it, or the quality of the water is not suitable for the use specified in clause 5,

the Licensor may at any time and without any notice or demand immediately terminate this Licence by written notice but without affecting any right of the Licensor under the Licence.

9.2 At the expiration or sooner determination of the Term, the Licensee must: -

- (a) deliver up possession of the Reserve in good and substantial order and condition;
- (b) remove from the Reserve all items which have been erected or installed by the Licensee; and
- (c) make good to the satisfaction of the Licensor any damage caused to the Reserve by the removal of items erected or installed on the Reserve by the Licensee.

10. INDEMNITY

The Licensee indemnifies the Licensor against any claim made or expenses incurred by the Licensor arising from anything which may occur in the Reserve or arising from the existence of the Licensee's pipes, damage to or destruction of the Licensee's pipes or the flow of water from the Licensee's pipes.

11. RESERVE MANAGEMENT

The Licensees are collectively responsible for the management of Reserve No. 18110 which will incorporate areas such as: -

F10.1 Firebreaks - It is the responsibility of the Licensees to collectively ensure that all Firebreaks along the boundaries of this Reserve are installed in accordance with the requirements of the Shire of Mingenew Local Laws relating to Fire Control Orders unless otherwise determined by Council to exempt this particular land from boundary firebreaks.

P40 Public Access - no access is allowed to this Reserve unless prior authorisation is received from the Shire of Mingenew and/or the Licensees of this Reserve.

R10 Rare and Endangered Species Control - The Licensees are collectively responsible to comply with the requirements of the Wildlife Conservation Act relevant to the protection of rare flora and fauna.

V20 Vermin (Feral Animals) Control - The Licensees are collectively responsible for the control, containment or eradication of all vermin (feral animals) if and when identified by the Agriculture Board of WA.

W20 Noxious Weed Control - The Licensees are collectively responsible for the control, containment or eradication of all declared weeds as identified by the Agriculture Protection Board of WA.

12. SIGNATORIES

EXECUTED by the parties:

SHIRE OF MINGENEW

Signature _____ (.....)
Name

Signature _____ (.....)
Name

ON THIS _____ DAY OF _____ 2015

The Common Seal of the Shire of Mingenew was hereto affixed

on the day of 2015

in the presence of:

MA BAGLEY
PRESIDENT

M WHITELY
CHIEF EXECUTIVE OFFICER

ON THIS _____ DAY OF _____ 2015

LICENSEE

Signature _____ **ROBERT ALEXANDER CAMPBELL**

ON THIS _____ DAY OF _____ 2015

SCHEDULE FORMING PART OF THE WATER LICENCE

1. This Licence shall operate from 1st July 2015
2. The period of the Licence shall be for five years
3. The Licence is approved for the following land parcels considered to be neighbouring land
 - (a) Lot 104 Yandanooka North East Road
 - (b) Lot 16, Victoria Location 1929
 - (c) Lot 17, Victoria Location 1929
 - (d) Lot 18, Victoria Location 1929
 - (e) Lot 19, Victoria Location 1929

9.2.4 WATER LICENCE – DAVID AND MICHELLE BAGLEY

Location/Address: Shire of Mingenew
Name of Applicant: Shire of Mingenew
Disclosure of Interest: Cr Bagley
File Reference: ADM **0256**
Date: 10th August 2015
Author: Nita Jane, Manager Finance and Administration
Senior Officer: Martin Whitely, Chief Executive officer

Summary

Council had an agreement with David and Michelle Bagley, which allowed them to draw water from the spring on Yandanooka Water Reserve 18110 and their agreement has recently expired. Council is requested to authorise the preparation and execution of a new water licence agreement with the current property owners, David and Michelle Bagley.

Attachment

Water Licence – 2010-2015

Background

The reserve has been vested with Council since 1928 (Originally in the name of Mingenew Roads Board). The existing licence agreements were issued with effect 1 July 2010 for a period of 5 years.

Comment

The licence agreement provides that the licensee (in this case David and Michelle Bagley) to use the quantity of water they require but if the quantity of water available diminishes Council may impose a quota. To date this has not been necessary.

The location approved under the terms of the agreement for use of the water for David and Michelle Bagley is for the following land parcels, considered to be neighbouring land:

Victoria Location 9995
 Victoria Location 9996
 Victoria Location 9997
 Victoria Location 9998

There appears to be little obligation on Council with the existing licence agreements. The licensees are required to supply the pump equipment and pipeline, carry out tests to confirm water quality and to comply with any requirements imposed by the Department of Water.

In addition, the licensees are responsible for the management of the Reserve 18110 including maintaining firebreaks, restricting public access, protection of rare flora and fauna, control and eradication of vermin, and the control of noxious weeds.

Consultation

Martin Whitely

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Simple Majority

OFFICER RECOMMENDATION – ITEM 9.2.4

That Council approves a new water licence agreement with a term of 5 years between the Shire of Mingenew and David and Michelle Bagley with a commencement date of 1st July 2015 with the Deputy Shire President and Chief Executive Officer authorised to execute the agreement on behalf of the Shire of Mingenew.

2015 - 2020

SHIRE OF MINGENEW

AND

DAVID AND MICHELLE BAGLEY

WATER LICENCE

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SCHEDULE

WATER LICENCE

DEED dated 2010

BETWEEN: **SHIRE OF MINGENEW** of PO Box 120 Mingenew 6522 Western Australia ('the Licensor')

AND: **DAVID RUSSELL BAGLEY and MICHELLE ANNE BAGLEY** of Beatonsfield Yandanooka via Mingenew 6522 Western Australia ('the Licensee')

RECITALS

- A. By a vesting order gazetted on 17th February 1938, the Reserve was vested in the Licensor's predecessor in title the Mingenew Road Board for the purpose of water supply.
- B. On the Reserve is the Spring.
- C. The Licensee is the registered proprietor of the Neighbouring Land.
- D. Water from the Spring is supplied to the Licensee by a piped water reticulation system as shown on the Plan.
- E. The Licensor has agreed to grant the Licensee the right to draw water from the Spring upon the terms and conditions contained in or implied by this Licence.

OPERATIVE PART

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Licence unless inconsistent with the context or the subject matter the following terms have the following meanings:

'Acts' - includes all acts and statutes (state or federal) for the time being enacted and all modifications, regulations, by-laws, requisitions or orders made to or under any act from time to time by any statutory, public or other competent authority;

'Commencement Date' - means the commencement date of this Licence specified in Item 1 of the Schedule;

‘Engine’ - means the engine and all ancillary fittings located at or near the Spring and used to pump water from the Spring to the Neighbouring Land;

‘Licensee’s Covenants’ - means the terms covenants and conditions expressed or implied in this Licence and on the part of the Licensee to be observed and performed;

‘Licensee’s pipes’ - means all the Licensee’s pipes within the Reserve for the conveyance pumping or storage of water drawn from the Spring;

‘Neighbouring Land’ - means the land specified in Item 3 of the Schedule;

‘Reserve’ - means Reserve 18110;

‘Schedule’ - means the schedule to this Deed;

‘Term’ - means the term specified in Item 2 of the Schedule;

‘Windmill’ - means the windmill located at or near the Spring used to pump water from the Spring to the Neighbouring Land.

1.2 INTERPRETATION

In this Deed, unless the contrary intention appears:

- (a) a reference to this Deed, the Licence or any other instrument includes:
 - (i) both express and implied terms, covenants and conditions of those documents; and
 - (ii) all variations, additions and deletions to the terms, covenants and conditions contained in those documents whenever effected;
- (b) a reference to a person includes a reference to the person’s personal representative, executors, administrators, successors and assigns and a reference to a corporation includes a reference to the corporation’s successors and assigns;
- (c) a reference to any person if that person ceases to exist is reconstituted, renamed or replaced or its powers or functions are transferred to any other person, refers respectively to the person established or constituted in its place or succeeding to its powers or functions;
- (d) an obligation, representation or warranty in favour of two or more persons is for the benefit of them jointly and severally;
- (e) an obligation, representation or warranty on the part of two or more persons binds them jointly and severally;

- (f) a reference to any thing includes the whole or any part of that thing and a reference to a group of things or persons includes each thing or person in that group;
- (g) a reference to a clause or the schedule is a reference to a clause in or the schedule to this Deed; and
- (h) the index and all headings have been included for ease of reference only and they are not to be used to construe or interpret any part of this Deed.

2. GRANT OF LICENCE

- 2.1 In consideration of the Licensee's covenants the Licensor grants to the Licensee for the Term the right to draw water from the Spring and the non-exclusive right to use those parts of the Reserve in common with others required for the purpose of drawing water from the Spring.
- 2.2 This grant by the Licensor to the Licensee for the Term is subject to the Licensee obeying and performing the Licensee's Covenants.

3. WATER SUPPLY

- 3.1 Subject to Clause 3.2, the Licensor will from the Commencement Date allow sufficient quantity of water from the Spring to be pumped to the Licensee's pipes to provide a substantial and continuous flow of water in the Licensee's pipes.
- 3.2 The Licensee will be entitled to use the quantity of water from the Spring it requires but if there is a natural diminution in the quantity of water available for distribution from the Spring the Licensor may acting reasonably impose a quota on the amount of water that the Licensee can draw from the Spring.
- 3.3 The Licensor and Licensee agree that the following schedule of priorities be adhered to in the event of any natural diminution in the quantity of water available from the Reserve: -
 - Bundanoon
 - Yandanooka Townsite
 - Campbell/Bagley bore
 - Beattie Peta SMSF Pty Ltd (Previously Darrel & Jude Beattie) bore

Any future applications to obtain water from this Reserve will be upon approval of the Licensor and under the conditions that in the event of any natural diminution in the quantity of water available, then the "Last On, First Off" concept will be implemented.

4. NO WARRANTY AS TO SUPPLY

The Licensor does not warrant or guarantee the supply or quality of water from the Spring and will not be liable to the Licensee for any loss or damage arising as a result of diminution in the quantity of water or quality of the water from the Spring for any reason.

5. LICENSEE TO COMPLY WITH ACTS

5.1 The Licensee must at its expense carry out any tests of the water drawn from the Spring that are required by any Acts and including without limitation the Australian Drinking Water Guidelines.

5.2 The Licensee must duly and punctually comply with and observe and indemnify the Lessor in respect of all Acts which relate or apply in any way to this Licence and the Licensee's use and occupation of the Reserve.

5.3 The Licensee is to ensure full compliance with any requirement imposed upon the Licensor by the Water & Rivers Commission

6. USE OF WATER

The Licensee may use the water from the Spring to water livestock, and for domestic, and commercial purposes.

7. EQUIPMENT INSTALLED ON THE RESERVE

7.1 The Licensee must at its expense maintain and repair in good working order and condition the Licensee's pipes, the Windmill (if any) and any other equipment installed or erected on the Reserve by the Licensee with the Licensor's prior approval.

7.2 The Licensee acknowledges and agrees with the Licensor that any equipment to be installed on the Reserve must receive the prior approval of the Licensor and that any equipment installed on the Reserve by the Licensee is at the Licensee's risk in all respects and the Licensee releases and indemnifies the Licensor from all costs claims, actions, proceedings, demands, expenses, judgements, damages or losses of any kind attributable or relating to loss of life, personal injury or damages to any property and equipment wherever occurring.

8. ASSIGNMENT AND SUBLICENSING AND SALE OF THE LICENSEE'S PROPERTY

8.1 The Licensee shall not assign or transfer the rights of the Licensee pursuant to this Licence without the prior written consent of the Licensor.

8.2 The Licensee shall not sublicense any person to draw water from the Spring.

- 8.3 If the Licensees sells or otherwise disposes of the Neighbouring Land and the purchaser or assignee of the Neighbouring Land desires to draw water from the Spring then the Licensee will not sell or dispose of the Neighbouring Land without first obtaining the execution of such purchaser or assignee of an agreement with the Licensor at the cost of the Licensee in the same terms and conditions as are contained in this Deed or otherwise in such forms as the Licensor and its Solicitors shall approve.

9. TERMINATION OF LICENCE AGREEMENT

9.1 If:

- (a) the Licensee breaches or fails to observe or perform any other of the Licensee's Covenants and that breach non-observance or non-performance continues after the expiration of 14 days of written notice to the Licensee to remedy the same; or
- (b) in the reasonable opinion of the Licensor and due to circumstances beyond the control of the Licensor the Spring no longer supports the Licensee drawing water from it, or the quality of the water is not suitable for the use specified in clause 5,

the Licensor may at any time and without any notice or demand immediately terminate this Licence by written notice but without affecting any right of the Licensor under the Licence.

9.2 At the expiration or sooner determination of the Term, the Licensee must: -

- (a) deliver up possession of the Reserve in good and substantial order and condition;
- (b) remove from the Reserve all items which have been erected or installed by the Licensee; and
- (c) make good to the satisfaction of the Licensor any damage caused to the Reserve by the removal of items erected or installed on the Reserve by the Licensee.

10. INDEMNITY

The Licensee indemnifies the Licensor against any claim made or expenses incurred by the Licensor arising from anything which may occur in the Reserve or arising from the existence of the Licensee's pipes, damage to or destruction of the Licensee's pipes or the flow of water from the Licensee's pipes.

11. RESERVE MANAGEMENT

The Licensees are collectively responsible for the management of Reserve No. 18110 which will incorporate areas such as: -

F10.1 Firebreaks - It is the responsibility of the Licensees to collectively ensure that all Firebreaks along the boundaries of this Reserve are installed in accordance with the requirements of the Shire of Mingenew Local Laws relating to Fire Control Orders unless otherwise determined by Council to exempt this particular land from boundary firebreaks.

P40 Public Access - no access is allowed to this Reserve unless prior authorisation is received from the Shire of Mingenew and/or the Licensees of this Reserve.

R10 Rare and Endangered Species Control - The Licensees are collectively responsible to comply with the requirements of the Wildlife Conservation Act relevant to the protection of rare flora and fauna.

V20 Vermin (Feral Animals) Control - The Licensees are collectively responsible for the control, containment or eradication of all vermin (feral animals) if and when identified by the Agriculture Board of WA.

W20 Noxious Weed Control - The Licensees are collectively responsible for the control, containment or eradication of all declared weeds as identified by the Agriculture Protection Board of WA.

12. SIGNATORIES

EXECUTED by the parties:

SHIRE OF MINGENEW

Signature _____ (.....)
Name

Signature _____ (.....)
Name

ON THIS _____ DAY OF _____ 2015

The Common Seal of the Shire of Mingenew was hereto affixed

on the day of 2015

in the presence of:

PJ GLEDHILL
DEPUTY PRESIDENT

M WHITELY
CHIEF EXECUTIVE OFFICER

ON THIS _____ DAY OF _____ 2015

LICENSEE

Signature _____ **DAVID RUSSELL BAGLEY**

Signature _____ **MICHELLE ANNE BAGLEY**

ON THIS _____ DAY OF _____ 2015

SCHEDULE FORMING PART OF THE WATER LICENCE

1. This Licence shall operate from 1st July 2015
2. The period of the Licence shall be for five years
3. The Licence is approved for the following land parcels considered to be neighbouring land
 - (a) Victoria Location 9995
 - (b) Victoria Location 9996
 - (c) Victoria Location 9997
 - (d) Victoria Location 9998

9.2.5 APPOINTMENT OF AUDITOR

Location/Address:	N/A
Name of Applicant:	RSM Bird Cameron
Disclosure of Interest:	Nil
File Reference:	ADM0081
Date:	10 August 2015
Author:	Nita Jane, Manager Finance & Administration
Senior Officer:	Martin Whitely, Chief Executive Officer

Summary

This report requests Council appoint a replacement auditor for the Shire following the retirement of Simon Cubitt, RSM Bird Cameron.

Attachment

- Letter from David Wall, RSM Bird Cameron – Recommended change of auditor
- Profile of David Wall

Background

In the original Proposal to Provide Audit Services from RSM Bird Cameron, Mr Simon Cubitt was the nominated auditor. Simon has now retired from RSM Bird Cameron and his registration as a registered company auditor is now cancelled.

Comment

In these circumstances, and in accordance with Part 7 of the *Local Government Act 1995* (the Act), the Shire is required to appoint a replacement auditor.

Mr David Wall has assumed responsibility for Simon's local government audit client base and requests he be considered as the replacement auditor for the Shire. Mr Wall is a registered company auditor (RCA number 16200) and meets the requirements of s7.3 of the Act to be appointed as the Shire's auditor.

All other arrangements in relation to the audit engagement will remain the same as outlined in the original proposal.

Consultation

Travis Bate, RSM Bird Cameron

Statutory Environment

- Local Government Act 1995 – Section 7.3
- Local Government (Audit) Regulations 1996

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Absolute Majority

COMMITTEE RECOMMENDATION – ITEM 9.2.5

Following due consideration of a recommendation from the Audit Committee, and in accordance with s7.3 of the Local Government Act 1995, Council appoints Mr David Wall, registered company auditor number 16200, as the auditor for the Shire of Mingenew.



RSM Bird Cameron

8 St Georges Terrace Perth WA 6000
GPO Box R1253 Perth WA 6844
T +61 8 9261 9100 F +61 8 9261 9111
www.rsmi.com.au

Email: david.wall@rsmi.com.au
Direct line: 08 9261 9387
DJW:TB

24 July 2015

Mr Martin Whitely
Chief Executive Officer
Shire of Mingenew
P O Box 120
MINGENEW WA 6522

Via E-Mail: ceo@mingenew.wa.gov.au

Dear Mr Whitely

Recommended change of auditor

In our Proposal to Provide Audit Services to the Shire we nominated Simon Cubitt as the auditor. After more than 40 years of service, Simon has retired from RSM Bird Cameron and his registration as a registered company auditor is now cancelled. In these circumstances, and in accordance with Part 7 of the *Local Government Act 1995* (the Act), the Shire is required to appoint a replacement auditor.

Subsequent to Simon's retirement, I have assumed responsibility for Simon's local government audit client base. I worked alongside Simon for many years and often consulted with Simon on matters regarding local government and benefitted from the knowledge transfer from Simon to provide me a substantial wealth of knowledge and experience in the local government sector. I would be pleased for the Shire to consider my appointment as auditor. As shown in the attached resume, I am a registered company auditor (RCA number 16200) and meet the requirements of s 7.3 of the Act to be appointed as the Shire's auditor.

All other arrangements in relation to the audit engagement will remain the same as outlined in our original proposal.



In accordance with the s 7.3 of the Act, the audit committee will need to make a recommendation to Council for my appointment. Council will then need to pass a resolution to appoint me as auditor. Example resolutions have been included as an appendix to this letter.

Please contact me should you have any queries in relation to this matter.

Yours faithfully

A handwritten signature in black ink that reads "David Wall".

DAVID WALL
Director



Appendix: Example Audit Committee and Council Resolutions

Example Audit Committee Resolution:

The Audit Committee, in accordance with s 7.3 of the *Local Government Act 1995*, recommends that Council appoint David Wall of RSM Bird Cameron as auditor.

Example Council Resolution:

Following due consideration of a recommendation from the Audit Committee, and in accordance with s 7.3 of the *Local Government Act 1995*, Council appoints David Wall of RSM Bird Cameron as auditor.



David Wall

Director, Assurance and Advisory

David connects by understanding your business/industry and through fast and efficient communication

@ a glance...

Name: David Wall

Position: Director

Division: Assurance and Advisory

Professional Associations: Fellow, Institute of Chartered Accountants in Australia; Member, Institute of Internal Auditors in Australia; Member, Information Systems Audit and Controls Association

Academic Qualifications: Bachelor of Commerce - Accounting and Management (The University of Western Australia); Graduate of The Australian Institute of Company Directors; Executive Master of Business Administration (The University of Western Australia)

Registrations: Registered Company Auditor; Registered Greenhouse and Energy Auditor; Registered Cooperative Company Auditor

Expertise

David works with clients throughout Australia and Asia-Pacific and offers a deep knowledge and understanding of the energy, mining, engineering, carbon, agriculture, and health sectors. David also heads up the WA Risk Advisory Services division.

Solutions David provides

David provides advisory, audit, risk, and controls services to public and private sector organisations. His principal areas of practice include:

- Financial statement audit and accounting
- Approved provider responsibility reviews
- Profit and not for profit entities
- Risk assessment and management
- Internal controls audit and advice
- Annual procedural compliance audit
- Corporate governance and business structures

Significant projects

David works with a broad range of substantial clients including Mineral Resources Limited, Minara Resources Limited, Simcoa Operations Pty Ltd, Yara Pilbara Fertilisers, RAC Limited, Synergy, Horizon Power, Western Power, Department of Attorney General, Department of Racing, Gaming and

Liquor, Department of Corrective Services, Small Business Development Corporation, Fremantle Port Authority and Tourism WA.

He is a Registered Greenhouse and Energy Auditor and has conducted emission audits on behalf of the Clean Energy Regulator.

He has been the team leader for a number of key assignments, including information systems audit, IT audit, change control and business continuity.

Appointments

- Trustee for the Committee for Economic Development in Australia (CEDA)
- Member of a project advisory group at the Australian Auditing and Assurance Board
- Member of the RSM Bird Cameron National Innovation Committee

Assurance
Business Advisory
Corporate Finance
Financial Services
Risk Advisory
Tax
Turnaround & Insolvency

T +61 8 9261 9100
 E david.wall@rsmi.com.au
 A 8 St Georges Tce, Perth 6000



9.2.6 COUNCIL DELEGATE – WILDFLOWER COUNTRY INC

Location/Address: Shire of Mingenew
Name of Applicant: Shire of Mingenew
Disclosure of Interest: Nil
File Reference: ADM0164
Date: 27th July 2015
Author: Nita Jane, Manager Finance and Administration
Senior Officer: Martin Whitely, Chief Executive Officer

Summary

Following the decision to rejoin the Wildflower Country group of councils, Council is requested to appoint a delegate/s to this group.

Attachment

Extract from Wildflower Country Incorporated Constitution – Article 19

Background

Previously when the Shire were members of this group, Cr Marguerite Pearce was the nominated council delegate.

Comment

Under the constitution of the group, one person from each member Shire is entitled to a deliberative vote at a general meeting. More than one person may be nominated however if more than one is present at the meeting, only one may vote.

Consultation

Nil

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Absolute Majority

OFFICER RECOMMENDATION – ITEM 9.1.2

That Council appoint _____ to be the nominated delegates of the Wildflower Council Inc. With full voting rights and that the Wildflower Country group be advised of the appointment.

(10) If a poll is demanded and taken under sub-rule (9) in respect of an ordinary resolution, a declaration by the Chairperson of the result of the poll is evidence of the matter so declared.

(11) A poll demanded under sub-rule (9) must be taken immediately on that demand being made.

Minutes of meetings of Association

18 (1) The Executive Officer/Project Manager must cause proper minutes of all proceedings of all general meetings and Committee meetings to be taken and then to be entered within 30 days after the holding of each general meeting or Committee meeting, as the case requires, in a minute book kept for that purpose.

(2) The Chairperson must ensure that the minutes taken of a general meeting or Committee meeting under sub-rule (1) are checked and signed as correct by the Chairperson of the general meeting or Committee meeting to which those minutes relate or by the Chairperson of the next succeeding general meeting or Committee meeting, as the case requires.

(3) When minutes have been entered and signed as correct under this rule, they are, until the contrary is proved, evidence that-

- (a) the general meeting or Committee meeting to which they relate (in this sub-rule called "the meeting") was duly convened and held;
- (b) all proceedings recorded as having taken place at the meeting did in fact take place at the meeting; and
- (c) all appointments or elections purporting to have been made at the meeting have been validly made.

Voting rights of members of Association

19 (1) Subject to these rules, one member per Shire, present in person or by proxy at a general meeting is entitled to a deliberative vote. This equates to one vote per represented/member Shire.

(2) Each member Shire will present to the Chairperson of the organisation a letter on their letterhead stating the names of those members who are entitled to vote at general meetings. This letter must be signed and endorsed by the Chief Executive Officer or President of the representing Shire. If multiple members are given voting rights to represent a single Shire and are in attendance at the same general meeting then one person will be nominated from those members as having the deliberative vote for that Shire. This will occur at the commencement of the meeting and this person shall be included in the minutes as such.

(4) A person appointed under sub-rule (2) to represent a member shire is deemed for all purposes to be a member entitled to vote until that appointment is revoked, in writing, by the representing shire council.

9.2.7 FINANCIAL ASSISTANCE GRANTS TO LOCAL GOVERNMENT – ALGA/WALGA SUPPORT

Location/Address: N/A
Name of Applicant: Martin Whitely
Disclosure of Interest: Nil
File Reference: ADM0199
Date: 10 August 2015
Author: Nita Jane, Manager Finance and Administration
Senior Officer: Martin Whitely

Summary

This report requests Council appoint acknowledge the importance of the Financial Assistance Grants (FAG's) and support the Australian Local Government Association (ALGA) and Western Australian Local Government Association (WALGA) to request a reversal of the Government's 2014 Federal Budget decision to freeze the indexation of the FAGs funding.

Attachment

- Letter from ALGA
- Northern Country Zone of WALGA - email

Background

Correspondence has been received from ALGA and WALGA requesting local governments advocacy support for the restoration of the indexation to the FAGs funding from the Commonwealth Government.

FAGs funding is a vital part of the revenue base for the Shire of Mingenew and all other local governments. In the 2014 Federal Budget the Government decided to freeze the indexation of FAGs for three years beginning in 2014-2015. This will cost councils across Australia an estimated \$925 million over the three year period.

The Consumer Price Index (CPI) is used to determine the overall indexation of FAGs which is then allocated to each state based on population.

Comment

The FAG to be received in 2014-2015 of \$580,512 represents untied grant income vital to the provision of services and infrastructure within the Shire. The ongoing indexation of this income supports the Shire in maintaining current service levels. A freeze in indexation results in a funding gap as costs continue to increase. For this reason the Shire of Mingenew along with all local governments should support ALGA and WALGA by strongly opposing the freeze in indexation of FAGs.

Consultation

Nil

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

The freeze on indexation is expected to result in a loss of FAG income over the three year period (2014-2015 to 2016-2017).

Strategic Implications

Nil

Voting Requirements

Simple Majority

OFFICER RECOMMENDATION – ITEM 9.2.7
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That Council:

1. Acknowledges the importance of federal funding through the Financial Assistance Grants program for the continued delivery of the Shire of Mingenew services and infrastructure.
2. Advocate through correspondence to the local Member of Parliament, Ms Melissa Price in support of indexation of the FAGs and request that she raise the matter with the treasurer.



AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION

20 May 2014

Shire of Mingenew
 PO Box 120
 MINGENEW WA 6522

RECEIVED - MSC	
DATE	26.5.14
FILE	ADM 01/14/350
CORRO NO	ICR 152438
ATTENTION	DCEO
ANSWERED	

Dear Mayor

I am writing to you and the mayor and shire president of every council across Australia to ask you to join the Australian Local Government Association's (ALGA) call to have the Government restore the indexation of the local government Financial Assistance Grants (FAGs) which has been frozen for three years until 2017-18.

The decision to freeze the indexation of the grants, announced in the Budget last week, will cost councils an estimated \$925 million in FAGs by 2017-18. Unfortunately, the impact will continue beyond that date because the base level of FAGs will be permanently reduced by over 12%. In 2017-18 the estimated reduction in FAGs will be \$321 million. Even if indexation is restored in 2017-18 (at an estimated 4.2%, which reflects CPI and population growth), the gap will continue to widen and FAGs will be about \$334 m less in 2018-19 and almost \$350m less in 2019-20.

In fact, by 2018-19 when the current extension of Roads to Recovery (R2R) is due to end, the loss of FAGs will be the equivalent of 95% of R2R funding. Almost the entire value of the R2R program will be lost.

The FAGs are a vital part of the revenue base of all councils. For many smaller rural and remote councils, FAGs form the majority of their revenue. These councils are likely to be hit hardest by the reduction in grants.

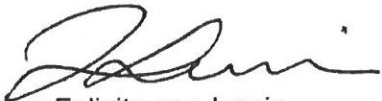
The FAGs are absolutely essential to allow local communities across Australia to provide a reasonable level of services and infrastructure to local residents. These grants are used to maintain a great range of infrastructure including local roads, bridges, parks, swimming pools, libraries and community halls as well as services to the young, the elderly and community groups of all kinds.

ALGA has been fighting to have the value of the FAGs restored to a level equivalent to 1% of tax revenue, the level they were at when John Howard came to power in 1996. In recent years they slipped to 0.7% but we are shocked to see that they will decline to just 0.53% by 2017-18.

The Government's decision will have a major impact on local services and infrastructure and it is possible that the Government has not fully comprehended the likely impact on communities and the unintended consequences of such a decision. This must be brought home in a factual and clear way to all Coalition Federal Members and Senators. I believe that this would best be done by local mayors and shire presidents writing to their Federal Government representatives, highlighting the implications of the decision for local services and asking Coalition representatives whether they continue to support the decision. I would hope that many Federal Government members would recognise the severe impact on their communities and support a review of the Government's decision.

On a related issue, ALGA is convening its 2014 National General Assembly in Canberra from 15 to 18 June. This issue is expected to be uppermost on the agenda for the Assembly and I urge you, or another representative of your council, to attend the Assembly so that together we can send the strongest possible message to the Government about the need to restore indexation of the FAGs.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Felicity-ann Lewis', written in a cursive style.

Mayor Felicity-ann Lewis
President

9.2.8 ACCOUNTS FOR PAYMENT – MONTH ENDING 19TH AUGUST 2015

Location/Address: Shire of Mingenew
Name of Applicant: Shire of Mingenew
File Reference: ADM0042
Disclosure of Interest: Nil
Date: 11th August 2015
Author: Julie Borrett, Senior Finance Officer
Senior Officer: Nita Jane, Manager of Administration and Finance

Summary

Council to confirm the payment of creditors for the month of July 2015 in accordance with the Local Government (Financial Management) Regulations 1996 section 13(1).

Attachment

Copy of list of accounts due (EFT & cheque payments), which will enable Council to confirm the payment of its creditors in accordance with Local Government (Financial Management) Regulations 1996, Section 13(1).

Background

Financial Regulations require a schedule of payments made through the Council bank accounts to be presented to Council for their inspection. The list includes details for each account paid incorporating the payee's name, amount of payment, date of payment and sufficient information to identify the transaction.

Comment

Invoices supporting all payments are available for inspection. All invoices and vouchers presented to Council have been certified as to the receipt of goods and the rendition of services and as to prices, computations and costings, and that the amounts shown were due for payment.

Consultation

Nil

Statutory Environment

Local Government Act 1996, Section 6.4

Local Government (Financial Management) Regulations 1996, Sections 12, 13 and 15

Policy Implications

Payments have been made under delegation.

Financial Implications

Funds available to meet expenditure.

Strategic Implications

Nil

Voting Requirements

Simple Majority

OFFICER RECOMMENDATION – ITEM 9.2.8

That Council confirm the accounts as presented for July 2015 from the Municipal Fund totalling \$552,586.60 represented by Electronic Funds Transfers of EFT 9070 to EFT9143, Direct Deduction DD7226.1-4, DD7254.1-4, DD7274.1-4, Trust Cheque number 456 and Cheque numbers 7982-7992.

Date: 11/08/2015
Time: 11:55:21AM

Shire of MINGENEW
List of accounts for July 2015

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
456	27/07/2015	Carine De San Miguel	REFUND FOR BUS BOND - CARINE	T		300.00
7982	07/07/2015	MINGENEW SHIRE COUNCIL	Payroll deductions	M		260.00
7983	07/07/2015	SYNERGY	POWER	M		3,899.90
7984	20/07/2015	CITY OF GREATER GERALDTON	CHARGES	M		480.00
7985	20/07/2015	MINGENEW SHIRE COUNCIL	Payroll deductions	M		200.00
7986	20/07/2015	SYNERGY	POWER	M		1,665.15
7987	20/07/2015	TELSTRA	TELSTRA	M		1,566.42
7989	27/07/2015	BLACKMAN & CHEVELLE PRO 1 PTY LTD	Rates refund for assessment A876 LOT E70/04373 MINING TENEMENT	M		473.45
7990	27/07/2015	CITY OF GREATER GERALDTON	CHARGES	M		350.00
7991	27/07/2015	TOP MINERALS LTD	Rates refund for assessment A884 LOT E70/04551 MINING TENEMENT MINGENEW WA 6522	M		86.30
7992	27/07/2015	WATER CORPORATION	WATERS RATES	M		38.29
EFT9070	01/07/2015	Shire of Mingenew - Payroll	PAYROLL	M		30,125.28
EFT9071	01/07/2015	Australian Services Union	Payroll deductions	M		25.80
EFT9072	01/07/2015	CHILD SUPPORT AGENCY	Payroll deductions	M		262.21
EFT9076	07/07/2015	NAB BUSINESS VISA	CREDIT CARD	M		1,378.35
EFT9077	07/07/2015	BUNNINGS BUILDING SUPPLIES PTY LTD	BINS	M		32.00
EFT9079	07/07/2015	LANDGATE	GRV INTERIM VALUATIONS	M		79.13
EFT9080	07/07/2015	FREDS MOWER REPAIRS	CHARGES	M		587.00

Date: 11/08/2015
Time: 11:55:21AM

MINGENEW SHIRE COUNCIL ORDINARY MEETING AGENDA – 19 August 2015
Shire of MINGENEW
List of accounts for July 2015

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
EFT9081	07/07/2015	SHIRE OF IRWIN	FEES	M		286.97
EFT9082	07/07/2015	Reliance Petroleum	FUEL	M		9,137.70
EFT9083	07/07/2015	MINGENEW IGA	GROCERIES	M		428.10
EFT9084	07/07/2015	MINGENEW SPRING CARAVAN PARK	Accommodation and meals for Dental Van staff	M		1,996.00
EFT9085	07/07/2015	NEWBOUND PTY LTD	GOODS	M		910.29
EFT9086	07/07/2015	OZ LAMPS	GOODS	M		248.20
EFT9087	07/07/2015	PEMCO DIESEL PTY LTD	Volvo Loader - 1000 hour service	M		5,464.31
EFT9088	07/07/2015	LANDMARK	GOODS	M		794.41
EFT9089	07/07/2015	STATEWIDE BEARINGS	GOODS	M		37.49
EFT9090	07/07/2015	SUNCITY SKIN CANCER CLINIC	CHARGES	M		700.00
EFT9091	07/07/2015	WALGA	CHARGES	M		341.32
EFT9092	07/07/2015	MINGENEW FABRICATORS	REPAIRS	M		6,848.88
EFT9093	14/07/2015	FIVE STAR BUSINESS EQUIPMENT & COMMUNICATIONS	CHARGES	M		623.61
EFT9094	14/07/2015	IRWIN PLUMBING SERVICES	CHARGES	M		247.50
EFT9095	14/07/2015	MIDWEST AERO MEDICAL AIR AMBULANCE P/L	FEES	M		500.00
EFT9096	14/07/2015	LANDMARK	GOODS	M		1,118.45
EFT9097	14/07/2015	Shire Of Three Springs	REIMBURSEMENT	M		240.59
EFT9098	14/07/2015	WESTRAC PTY LTD	CHARGES	M		15,815.84
EFT9099	15/07/2015	Shire of Mingenew - Payroll	PAYROLL	M		52,047.54

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MINGENEW SHIRE COUNCIL ORDINARY MEETING AGENDA – 19 August 2015
Shire of MINGENEW
List of accounts for July 2015

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
EFT9100	15/07/2015	Australian Services Union	Payroll deductions	M		25.80
EFT9101	15/07/2015	CHILD SUPPORT AGENCY	Payroll deductions	M		262.21
EFT9102	20/07/2015	ATOM SUPPLY	PARTS	M		229.77
EFT9103	20/07/2015	BUNNINGS BUILDING SUPPLIES PTY LTD	GOODS	M		170.84
EFT9104	20/07/2015	BOC GASES	FEES	M		557.04
EFT9105	20/07/2015	Courier Australia	FREIGHT	M		118.85
EFT9106	20/07/2015	VEOLIA ENVIRONMENTAL SERVICES AUSTRALIA PTY LTD	REFUSE	M		7,097.61
EFT9107	20/07/2015	JR & A HERSEY PTY LTD	BOOTS	M		185.90
EFT9108	20/07/2015	CANINE CONTROL	FEES	M		998.80
EFT9109	20/07/2015	Reliance Petroleum	GOODS	M		1,858.44
EFT9110	20/07/2015	MingeneW Tourist & Promotions Comm	CONTRIBUTION	M		2,500.00
EFT9111	20/07/2015	MAIN ROADS WA	CHARGES	M		122,316.94
EFT9112	20/07/2015	Mitchell and Brown	STOVE	M		759.00
EFT9113	20/07/2015	MINGENEW SPRING CARAVAN PARK	CHARGES	M		66.00
EFT9114	20/07/2015	MIDWEST REGIONAL COUNCIL (TRUST)	TFER	M		10.01
EFT9115	20/07/2015	RECORDS ARCHIVES & HISTORICAL MANAGEMENT	CHARGES	M		2,970.00
EFT9116	20/07/2015	LANDMARK	GOODS	M		429.44
EFT9117	20/07/2015	S & K ELECTRICAL PTY LTD	CHARGES	M		4,774.00

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MINGENEW SHIRE COUNCIL ORDINARY MEETING AGENDA – 19 August 2015
Shire of MINGENEW
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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
EFT9118	20/07/2015	WESTERN AUSTRALIAN TREASURY CORPORATION	FEES	M		257.06
EFT9119	20/07/2015	WESTRAC PTY LTD	CHARGES	M		1,777.12
EFT9120	22/07/2015	LGIS INSURANCE BROKING	INSURANCE	M		40,709.38
EFT9121	22/07/2015	LGIS WORKCARE	INSURANCE	M		17,320.23
EFT9122	27/07/2015	FIVE STAR BUSINESS EQUIPMENT & COMMUNICATIONS	LEASE	M		421.30
EFT9123	27/07/2015	SGFLEET	LEASE	M		1,333.80
EFT9124	27/07/2015	Australian Taxation Office	BAS	M		53,486.00
EFT9125	27/07/2015	AUSTRALIA POST	POSTAGE	M		68.89
EFT9126	27/07/2015	LEADING EDGE COMPUTERS	GOODS	M		1,883.00
EFT9127	27/07/2015	ABCO PRODUCTS	GOODS	M		1,886.50
EFT9130	27/07/2015	IT VISION AUSTRALIA PTY LTD	LICENCE	M		27,557.20
EFT9131	27/07/2015	SHIRE OF IRWIN	FEES	M		613.47
EFT9132	27/07/2015	Reliance Petroleum	FUEL	M		4,260.20
EFT9133	27/07/2015	LGIS LIABILITY	INSURANCE	M		15,397.13
EFT9134	27/07/2015	STARICK TYRES	TYRES	M		3,376.50
EFT9135	27/07/2015	LGIS PROPERTY	INSURANCE	M		39,723.56
EFT9136	27/07/2015	NORTH MIDLANDS AGRICULTURAL SOCIETY	SPONSORSHIP	M		250.00
EFT9137	27/07/2015	THURKLE'S DOZING	CHARGES	M		7,260.00

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MINGENEW SHIRE COUNCIL ORDINARY MEETING AGENDA – 19 August 2015
Shire of MINGENEW
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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
EFT9138	27/07/2015	WESTRAC PTY LTD	CHARGES	M		3,126.78
EFT9139	27/07/2015	MINGENEW FABRICATORS	CHARGES	M		238.57
EFT9140	29/07/2015	Shire of Mingenew - Payroll	PAYROLL	M		27,987.36
EFT9141	29/07/2015	Australian Services Union	Payroll deductions	M		25.80
EFT9142	29/07/2015	CHILD SUPPORT AGENCY	Payroll deductions	M		262.21
EFT9143	29/07/2015	LGRCEU	Payroll deductions	M		19.40
DD7226.1	01/07/2015	WA SUPER	Payroll deductions	M		4,520.49
DD7226.2	01/07/2015	PERSONAL CHOICE PRIVATE FUND EWRAP SUPER	Superannuation contributions	M		781.66
DD7226.3	01/07/2015	PRIME SUPER	Superannuation contributions	M		195.88
DD7226.4	01/07/2015	AMP Corporate Superannuation	Superannuation contributions	M		178.94
DD7254.1	15/07/2015	WA SUPER	Payroll deductions	M		5,601.22
DD7254.2	15/07/2015	PERSONAL CHOICE PRIVATE FUND EWRAP SUPER	Superannuation contributions	M		1,320.74
DD7254.3	15/07/2015	PRIME SUPER	Superannuation contributions	M		195.88
DD7254.4	15/07/2015	AMP Corporate Superannuation	Superannuation contributions	M		178.94
DD7274.1	29/07/2015	WA SUPER	Payroll deductions	M		4,318.24
DD7274.2	29/07/2015	PERSONAL CHOICE PRIVATE FUND EWRAP SUPER	Superannuation contributions	M		1,051.20
DD7274.3	29/07/2015	PRIME SUPER	Superannuation contributions	M		195.88
DD7274.4	29/07/2015	AMP Corporate Superannuation	Superannuation contributions	M		178.94

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MINGENEW SHIRE COUNCIL ORDINARY MEETING AGENDA – 19 August 2015
Shire of MINGENEW
List of accounts for July 2015

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
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REPORT TOTALS

Bank Code	Bank Name	TOTAL
M	MUNI - NATIONAL AUST BANK	552,586.60
T	TRUST- NATIONAL AUST BANK	300.00
TOTAL		552,886.60

NATIONAL BUSINESS MASTERCARD

01 July to 31 July 2015

CEO - Martin Whitley

First Aid Kits	\$	3,827.60
Fuel	\$	100.00
Bank Fees	\$	9.00
	\$	3,936.60

Work's Manager - Warren Borrett

Bank Fees	\$	9.00
	\$	9.00

Manager of Admin and Finance - Nita Jane

Light globes	\$	39.92
Title search	\$	24.60
Stationery	\$	7.35
Internet	\$	179.90
Refreshments	\$	52.10
Refreshments	\$	182.99
Light globes	\$	6.58
Bank Fees	\$	9.00
	\$	502.44

Total Direct Debit Payment made on 1st August 2015	\$	4,448.04
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POLICE LICENSING

Direct Debits from Muni Account

01 July to 31 July 2015

Wednesday, 1 July 2015	\$	1,937.50
Thursday, 2 July 2015	\$	1,371.60
Monday, 6 July 2015	\$	422.45
Tuesday, 7 July 2015	\$	375.25
Wednesday, 8 July 2015	\$	68.00
Thursday, 9 July 2015	\$	94.80
Friday, 10 July 2015	\$	3,786.50
Monday, 13 July 2015	\$	408.55
Tuesday, 14 July 2015	\$	72.00
Wednesday, 15 July 2015	\$	774.40
Thursday, 16 July 2015	\$	416.85

Friday, 17 July 2015	\$ 2,321.50
Monday, 20 July 2015	\$ 1,633.25
Tuesday, 21 July 2015	\$ 138.35
Wednesday, 22 July 2015	\$ 111.60
Thursday, 23 July 2015	\$ 541.90
Friday, 24 July 2015	\$ 4,332.75
Tuesday, 28 July 2015	\$ 1,982.40
Wednesday, 29 July 2015	\$ 144.75
Thursday, 30 July 2015	\$ 82.50
Friday, 31 July 2015	\$ 30,579.50
	\$ 51,596.40

BANK FEES

Direct debits from Muni Account 01 July to 31 July 2015

Total direct debited from Municipal Account	\$ 203.93
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PAYROLL

Direct Payments from Muni Account 01 July to 31 July 2015

Wednesday, 1st July 2015	\$ 43,016.43
Wednesday, 15th July 2015	\$ 66,426.11
Wednesday, 29th July 2015	\$ 39,884.58
	\$ 149,327.12

10.0 ELECTED MEMBERS/MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

11.0 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

11.1 ELECTED MEMBERS

11.2 STAFF

12.0 CONFIDENTIAL ITEMS

Nil

13.0 TIME AND DATE OF NEXT MEETING

The next Ordinary Council Meeting is scheduled to be held on Wednesday 16th September 2015, which coincides with Mingenew Expo. Council are requested to consider an alternative date for this meeting.

14.0 CLOSURE