



# **Appendices**

**Ordinary Council Meeting**

**Thursday 24 October 2019**



**MINUTES OF**  
**CEO RESOURCE SHARING COMMITTEE MEETING**  
**HELD TUESDAY 1<sup>ST</sup> OCTOBER 2019 AT 10.30AM**  
**AT THE SHIRE OF MURRAY**  
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## **AGENDA**

### **1. DECLARATION OF OPENING / ANNOUNCEMENTS**

The meeting opened at 10.30am.

### **2. RECORD OF ATTENDANCE / APOLOGIES**

Mr Dean Unsworth	Chief Executive Officer
Cr David Bolt	Shire President, Shire of Murray
Cr Steve Lee	Deputy Shire President, Shire of Murray
Cr Brad Cardilini	Councillor, Shire of Murray
Cr Mike Walmsley	Shire President, Shire of Waroona
Cr Larry Scott	Deputy Shire President, Shire of Waroona
Cr Laurie Snell	Councillor, Shire of Waroona

#### **APOLOGIES**

Nil.

### **3. DISCLOSURE OF MEMBERS AND OFFICERS INTERESTS**

Nil.

### **4. PETITIONS / DEPUTATIONS / PRESENTATIONS**

Nil.

### **5. CONFIRMATION OF PREVIOUS MINUTES**

No previous minutes as this is the first meeting.

### **6. REPORTS OF OFFICERS**

#### **6.1 CHIEF EXECUTIVE OFFICER**

### 6.1.1 Nominations for Chair and Deputy Chair of CEO Resource Sharing Committee

File Ref:  
Previous Items: Nil  
Applicant:  
Author and Title: Dean Unsworth, Chief Executive Officer  
Voting Requirements: Simple Majority

#### Appendix 1 – Resource Sharing Agreement

##### **GEORSC RESOLUTION**

**Moved: Cr Walmsley  
Seconded: Cr Lee**

**That Cr David Bolt be elected Chair of the CEO Resource Sharing Committee.**

**CARRIED 6/0**

##### **GEORSC RESOLUTION**

**Moved: Cr Bolt  
Seconded: Cr Snell**

**That Cr Mike Walmsley be elected Deputy Chair of the CEO Resource Sharing Committee.**

**CARRIED 6/0**

##### **GEORSC RESOLUTION**

**Moved: Cr Cardilini  
Seconded: Cr Scott**

**That the above appointments are only until October 19, with new nominations to be called at the first meeting of the CEO Resource Sharing Committee following the October 2019 local government elections.**

**CARRIED 6/0**

#### **In Brief**

- The resource sharing of the Chief Executive officer commenced on 12 September.
- As part of the Resource Sharing Agreement, a chair and deputy chair must be elected in accordance with section 5.12 of the local government act

#### **Background**

In order to provide direction and coordination, it was agreed by both the Murray and Waroona Councils to include in the Resource Sharing Agreement (RSA) the appointment of a Chair and Deputy Chair.

#### **Report Detail**

N/A.

## **Statutory Environment**

### Local Government Act 1995

#### 5.12. Election of presiding members and deputies

- (1) The members of a committee are to elect a presiding member from amongst themselves in accordance with Schedule 2.3, Division 1 as if the references in that Schedule —
  - (a) to “office” were references to “office of presiding member”;
  - (b) to “council” were references to “committee”; and
  - (c) to “councillors” were references to “committee members”.

### **Schedule 2.3 When the council elects the mayor or president**

- (1) The office is to be filled as the first matter dealt with —
  - (a) at the first meeting of the council after an inaugural election or a section 4.13 or 4.14 election or after an ordinary elections day; and
  - (b) at the first meeting of the council after an extraordinary vacancy occurs in the office.
- (2) If the first ordinary meeting of the council is more than 3 weeks after an extraordinary vacancy occurs in the office, a special meeting of the council is to be held within that period for the purpose of filling the office.

### **CEO to preside**

The CEO is to preside at the meeting until the office is filled.

### **How the mayor or president is elected**

- (1) The council is to elect a councillor to fill the office.
- (2) The election is to be conducted by the CEO in accordance with the procedure prescribed.
- (3) Nominations for the office are to be given to the CEO in writing before the meeting or during the meeting before the close of nominations.
- (3a) Nominations close at the meeting at a time announced by the CEO, which is to be a sufficient time after the announcement by the CEO that nominations are about to close to allow for any nominations made to be dealt with.
- (4) If a councillor is nominated by another councillor the CEO is not to accept the nomination unless the nominee has advised the CEO, orally or in writing, that he or she is willing to be nominated for the office.
- (5) The councillors are to vote on the matter by secret ballot as if they were electors voting at an election.
- (6) Subject to clause 5(1), the votes cast under subclause (5) are to be counted, and the successful candidate determined, in accordance with Schedule 4.1 (which deals with determining the result of an election) as if those votes were votes cast at an election.

- (7) As soon as is practicable after the result of the election is known, the CEO is to declare and give notice of the result in accordance with regulations, if any.

*[Clause 4 amended by No. 49 of 2004 s. 69(2)-(5); No. 66 of 2006 s. 14.]*

### **Votes may be cast a second time**

- (1) If when the votes cast under clause 4(5) are counted there is an equality of votes between 2 or more candidates who are the only candidates in, or remaining in, the count, the count is to be discontinued and the meeting is to be adjourned for not more than 7 days.
- (2) Any nomination for the office may be withdrawn, and further nominations may be made, before or when the meeting resumes.
- (3) When the meeting resumes the councillors are to vote again on the matter by secret ballot as if they were electors voting at an election.
- (4) The votes cast under subclause (3) are to be counted, and the successful candidate determined, in accordance with Schedule 4.1 as if those votes were votes cast at an election.

### **Sustainability & Risk Considerations**

*Economic - (Impact on the Economy of the Shire and Region)*

N/A

*Social - (Quality of life to community and/or affected landowners)*

N/A

*Environment – (Impact on environment's sustainability)*

N/A

*Policy Implications*

As per the Resource Sharing Agreement.

*Risk Management Implications*

<i>Risk Level</i>	<i>Comment</i>
Low	There is low reputational risk with this matter.

### **Consultation**

Nil.

### **Resource Implications**

*Financial*

Nil.

*Workforce*

Minimal workforce impacts.

### **Options**

This is the only option available as per the RSA.

**Conclusion**

Self-explanatory.

**6.1.2 Endorsement of Shared Costs to Establish Resource Sharing Agreement**

File Ref:  
 Previous Items: Nil  
 Applicant:  
 Author and Title: Dean Unsworth, Chief Executive Officer  
 Voting Requirements: Simple Majority

**Appendix 2****CEORSC RESOLUTION****Moved: Cr Walmsley****Seconded: Cr Scott**

**That the CEORSC endorses that the costs of \$6980.80 (exc. GST).of developing the CEO Resource Sharing Committee be shared between the Shire of Murray and Shire of Waroona.**

**CARRIED 6/0****In Brief**

- Costs associated with the establishment of the CEO Resource Sharing Committee by McLeods Solicitors was \$6968.80 (exc GST).
- It is requested that these costs be shared through the endorsement by the CEORSC and then endorsed formally by each Council.

**Report Detail**

The costs to develop the legal agreement between both Murray and Waroona Councils has been paid by the Shire of Murray.

It is recommended that these costs be shared, and that a 50% recoup be claimed by the Shire of Murray for these costs.

**Statutory Environment**

Nil.

**Sustainability & Risk Considerations**

*Economic - (Impact on the Economy of the Shire and Region)*

Costs for this legal agreement can be absorbed within both Council's legal budgets.

*Social - (Quality of life to community and/or affected landowners)*

Nil.

*Environment – (Impact on environment's sustainability)*

Nil.

*Policy Implications*

Nil.

*Risk Management Implications*

<i>Risk Level</i>	<i>Comment</i>
Low	There is very little reputational or financial risk with this item.



**Consultation**

Between both Councils and McLeods solicitors.

**Resource Implications**

*Financial*

As per the report.

*Workforce*

There is minimal workforce implications.

**Options**

Council has the option of:

1. Supporting the officer recommendation.
2. Negotiating a different split of costs.

**Conclusion**

As per the report provided.

**6.1.3 Resource Sharing Opportunities**

File Ref:  
 Previous Items: Nil.  
 Applicant:  
 Author and Title: Dean Unsworth, Chief Executive Officer  
 Voting Requirements: Simple Majority

**CEORSC RESOLUTION****Moved: Cr Lee****Seconded: Cr Cardilini**

**That the CEORSC suspends Meeting Procedure Standing Orders to allow open discussion on resource sharing opportunities and strategies.**

**CARRIED 6/0****In Brief**

- Open discussion is recommended to develop strategies and opportunities with the resource sharing agreement now in place.

**Background**

A presentation will be given by the Chief Executive Officer.

**Report Detail**

This will be provided via a presentation and open discussion.

**Statutory Environment**

Nil.

**Sustainability & Risk Considerations***Economic - (Impact on the Economy of the Shire and Region)*

There is potential significant economic benefit through the resource sharing opportunities.

*Social - (Quality of life to community and/or affected landowners)*

There are potential significant social benefits through the resource sharing opportunities.

*Environment – (Impact on environment’s sustainability)*

There is potential for environmental benefits through a joint approach by both local governments.

*Policy Implications*

Nil.

*Risk Management Implications*

<i>Risk Level</i>	<i>Comment</i>
Low	There is little reputational risk, going on feedback received to date with the resource sharing arrangement.

**Consultation**

Nil.

**Resource Implications**

*Financial*

Any joint initiatives that require a cost will be estimated and then considered.

*Workforce*

There is significant opportunities for workforce gains through the joint CEO appointment.

**Options**

Options for future strategies can be discussed during this presentation.

**Conclusion**

Self-explanatory within this report.

**Meeting procedures Local Law was suspended at 10.42am.**

### 6.1.4 Review of Individual Council Key Performance Indicators & Development of Resource Sharing Key Performance Indicators

File Ref:  
 Previous Items: Nil.  
 Applicant: Nil.  
 Author and Title: Dean Unsworth, Chief Executive Officer  
 Voting Requirements: Simple Majority

#### Appendix 3 and 4

#### CEOJSC Recommendation:

##### That:

1. reviews and discusses the current individual Council CEO Key Performance Indicators and considers resource requirements to achieve objectives;
2. discusses the resources available and required in order to meet the KPIs for both individual Councils; and
3. considers specific KPIs for the resource sharing arrangement of the CEO following discussion of (2) above and that this be further considered at the next meeting of the CEOJSC.

It was considered that specific KPI's be further considered at the following meeting.

#### Report Detail

This section of the meeting is to discuss the overall Key Performance Indicators and also the development of KPI's for the joint CEO position.

It is suggested that a presentation (as per Item 3 of this agenda) and a review of the current individual Key Performance Indicators for both Councils, and the resources required to achieve these objectives is required first before KPIs for the new resource sharing role can be set.

#### Statutory Environment

Nil.

#### Sustainability & Risk Considerations

##### *Economic - (Impact on the Economy of the Shire and Region)*

Positive impact will be clearer once clear KPIs for the resource sharing agreement has been endorsed by this Committee and in turn by each Council.

##### *Social - (Quality of life to community and/or affected landowners)*

Positive impact will be clearer once clear KPIs for the resource sharing agreement has been endorsed by this Committee and in turn by each Council.

##### *Environment – (Impact on environment's sustainability)*

Positive impact will be clearer once clear KPIs for the resource sharing agreement has been endorsed by this Committee and in turn by each Council.

#### Policy Implications

Nil.

*Risk Management Implications*

<i>Risk Level</i>	<i>Comment</i>
Low	There is low reputational and financial risk with this item.

**Consultation**

Discussions with each individual Council.

**Resource Implications***Financial*

Nil.

*Workforce*

Nil.

**Options**

Council has the option of:

1. Supporting the officer recommendation.
2. Developing KPIs for the joint arrangement at this meeting.

**Conclusion**

As per this report.

**7. GENERAL BUSINESS**

**7.1 Joint Christmas Function**

**GEORSC RESOLUTION**

**Moved: Cr Snell**

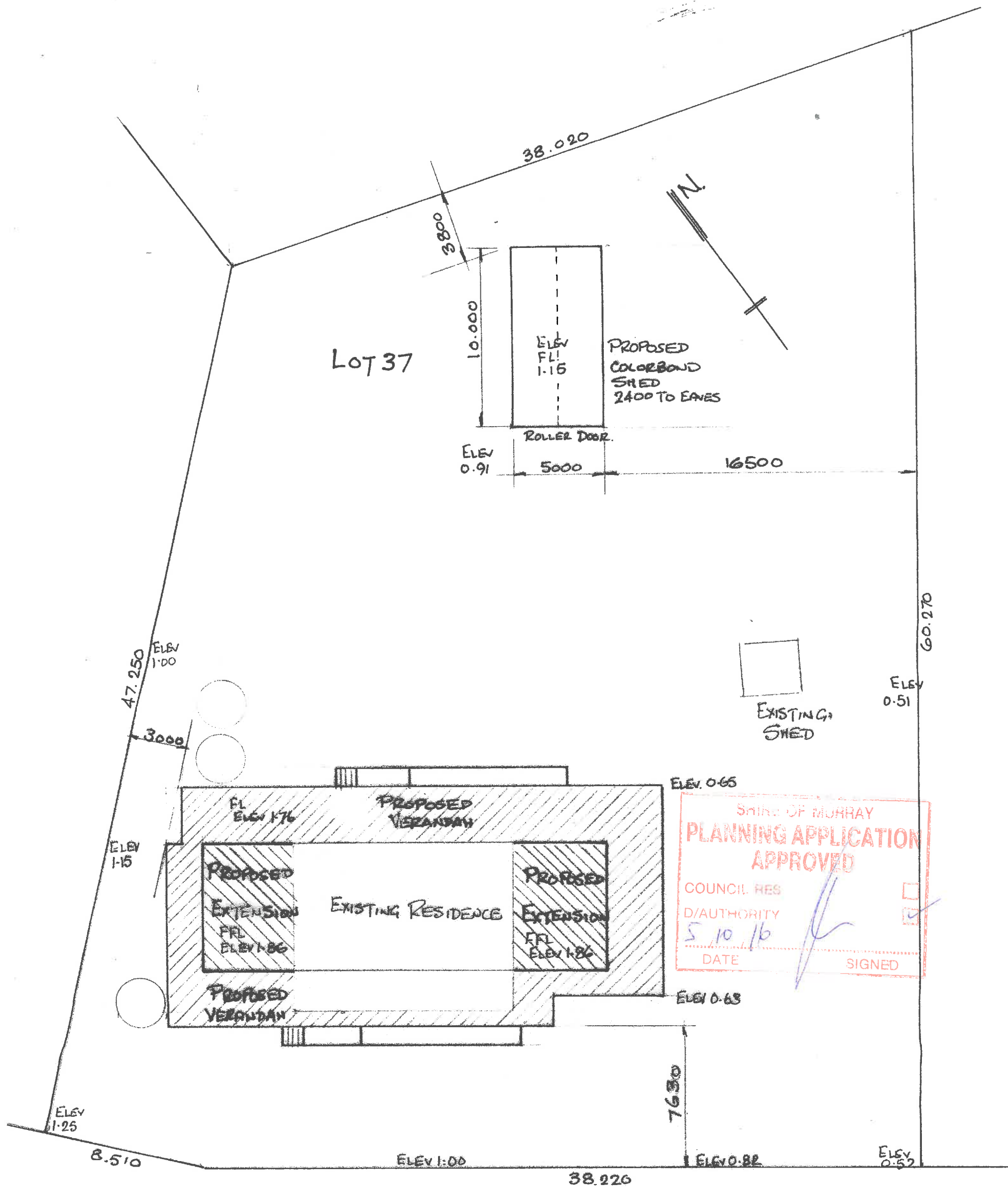
**Seconded: Cr Bolt**

**That the end of year Christmas function be a joint event for both Murray and Waroona, to be held on 18 December at the Coolup Hall, and that costs be on a shared per-head basis.**

**CARRIED 6/0**

**8. CLOSURE OF MEETING / NEXT MEETING**

The meeting closed at 11.48 am. The next meeting to be held on Tuesday 26 November at 10.30 am at the Shire of Waroona.



SHIRE OF MURRAY  
**PLANNING APPLICATION APPROVED**  
 COUNCIL RES   
 D/AUTHORITY   
 DATE 5.10.16  
 SIGNED [Signature]

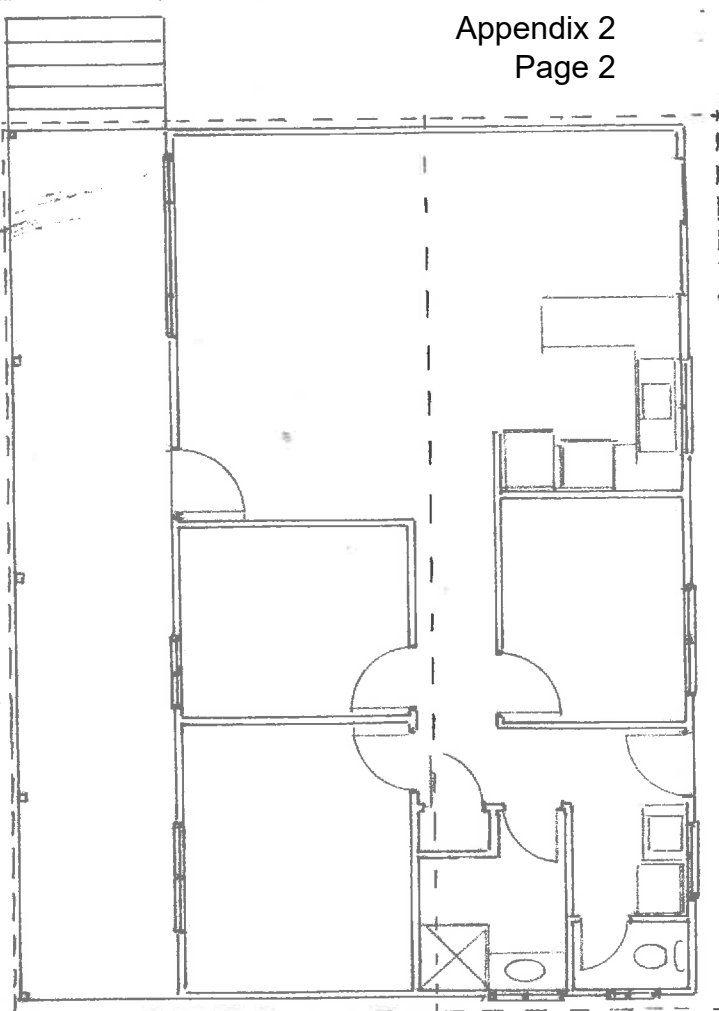
AREA EXTENSION 66.30m<sup>2</sup> MURRAY TERRACE LEVELS A.H.D.  
 VERANDAH EXT<sup>N</sup> 153.92m<sup>2</sup> SHED 50.00m<sup>2</sup> TOTAL 270.22m<sup>2</sup> SITE PLAN.  
 EXISTING BUILDING 78.52m<sup>2</sup> VERANDAH 24.26m<sup>2</sup>

DO NOT SCALE  
 ALL DIMENSIONS IN MM UNLESS STATED.  
 SITE CHECK ALL DIMENSIONS.  
 NOTIFY ANY CHANGES.

PROPOSED EXTENSIONS TO  
LOT 37 MURRAY TERRACE, CULEENUP ISLAND  
FOR MR & MRS. K & J McDONNELL

SCALE 1:50, 1:100, 1:200  
 REVISIONS

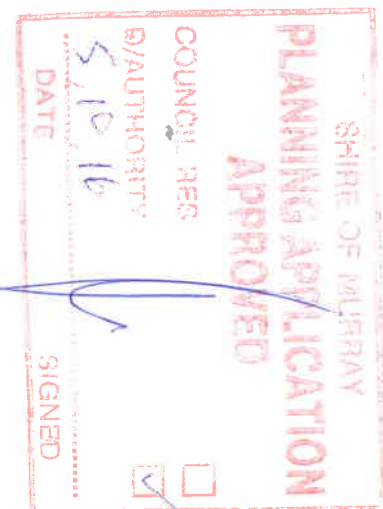
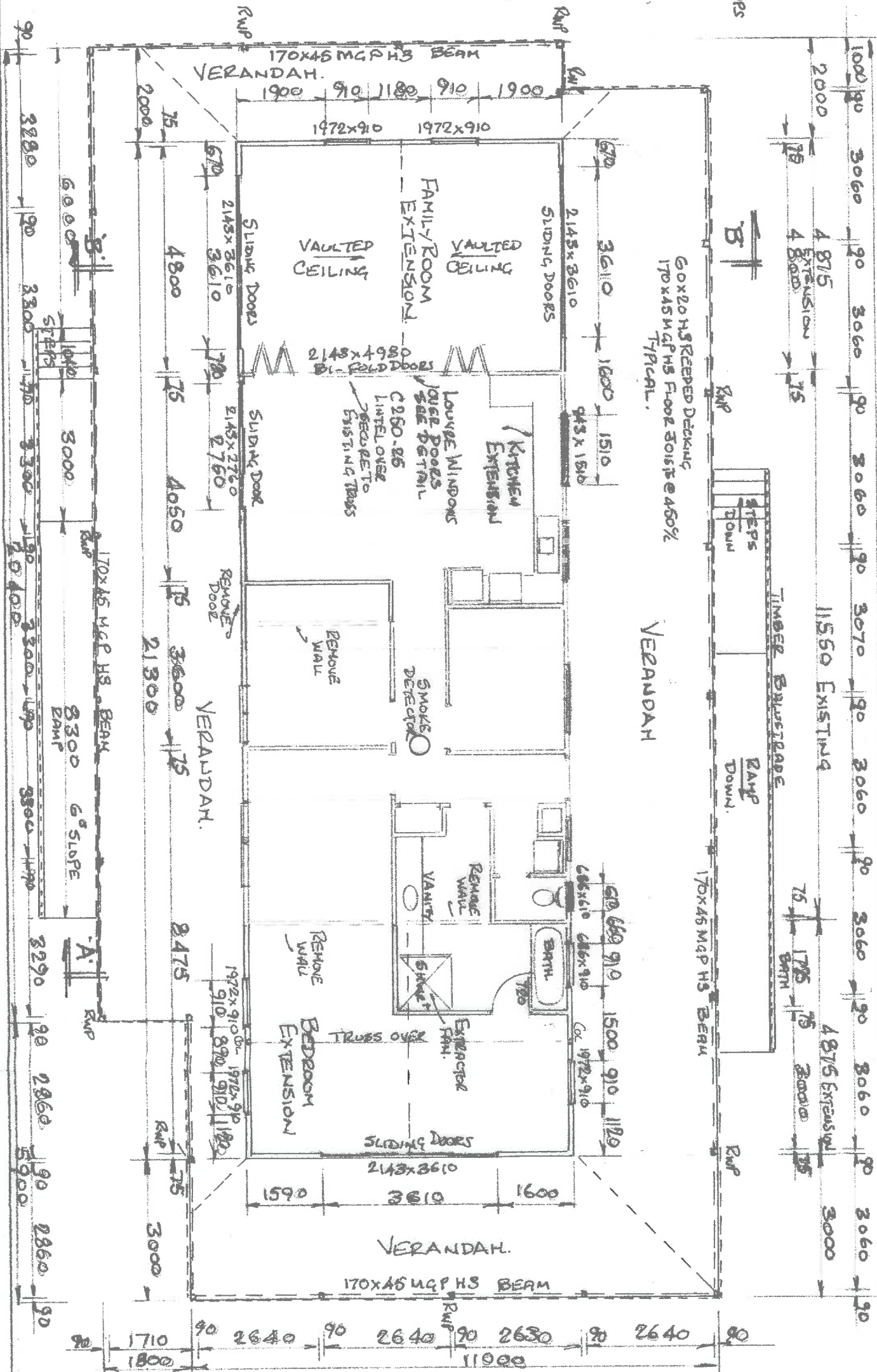
DRAWING No.  
 1608 - 4  
 SHEET No. 4 of 5



EXISTING FLOOR PLAN

VERANDAH POSTS  
 90x90 MGP H3  
 ON 64x115 S. STRIPERS  
 450x450x450  
 CONC FOOTINGS.  
 TYPICAL.

EXTENDED  
 FLOOR PLAN



NOTES:  
 SMOKE DETECTOR TO BE HARDWIRED  
 WITH BATTERY BACK-UP BCA.372.

EXTRACTOR FAN DUCTED TO ATMOSPHERE  
 AND FITTED WITH SELF CLOSING VALVES.

WET AREA INSTALLED STRICTLY TO BCA 3.8.1

4 A.S. 3740

RAINWATER COLLECTION  
 FROM RWP TO WATER  
 TANK.

SCALE 1:50, 1:100, 1:200

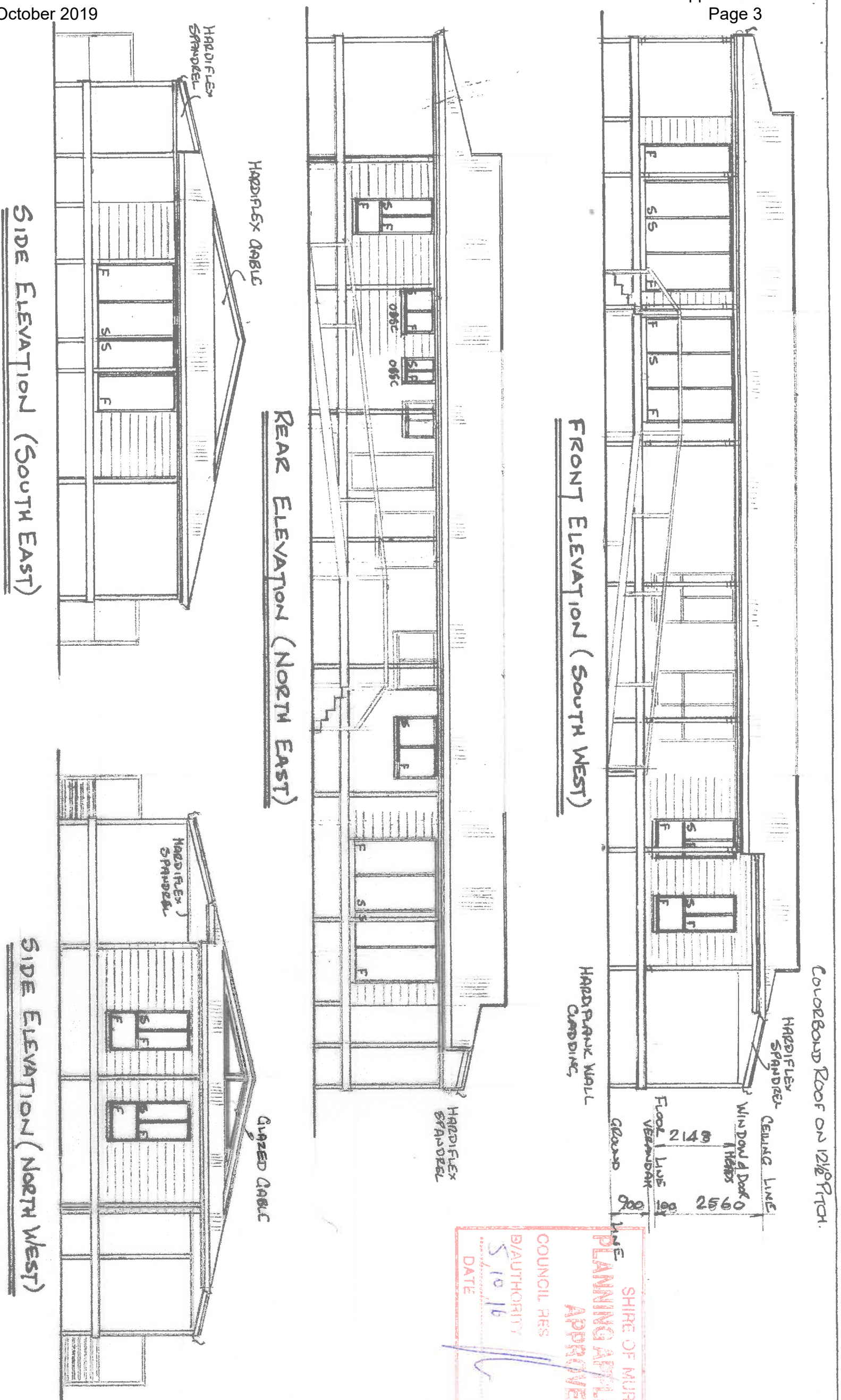
REVISIONS

**DRAWING No.**  
 1608-1  
 SHEET No. 1 OF 5

DO NOT SCALE.  
 ALL DIMENSIONS IN MM UNLESS STATED.  
 SITE CHECK ALL DIMENSIONS.  
 NOTIFY ANY CHANGES.

**PROPOSED EXTENSIONS TO  
 LOT 37 MURRAY TERRACE, CULEENUP ISLAND  
 FOR MR. & MRS. K. & J. McDONNELL**





SHIRE OF MURRAY  
 PLANNING APPLICATION  
 APPROVED  
 COUNCIL RES  
 B/AUTHORITY  
 5/10/16  
 DATE  
 (SIGNED)

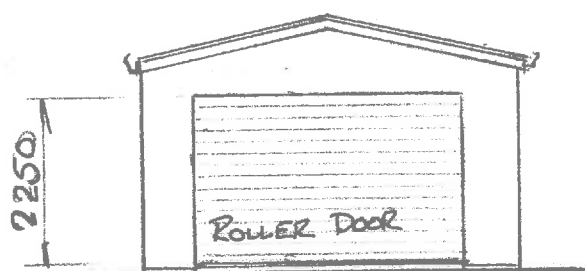
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 ALL DIMENSIONS IN MM UNLESS STATED.  
 SITE CHECK ALL DIMENSIONS.  
 NOTIFY ANY CHANGES.

PROPOSED EXTENSIONS TO  
LOT 37 MURRAY TERRACE, CULEENUP ISLAND  
FOR MR. & MRS. K. & J. McDONNELL

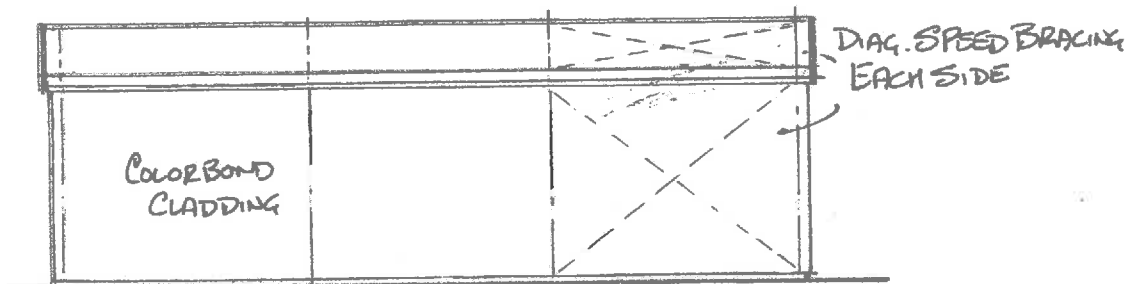
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**DRAWING No.**  
 1608-2  
 SHEET No. 2 of 5

COLORBOND ROOF ON 12 1/2° PITCH

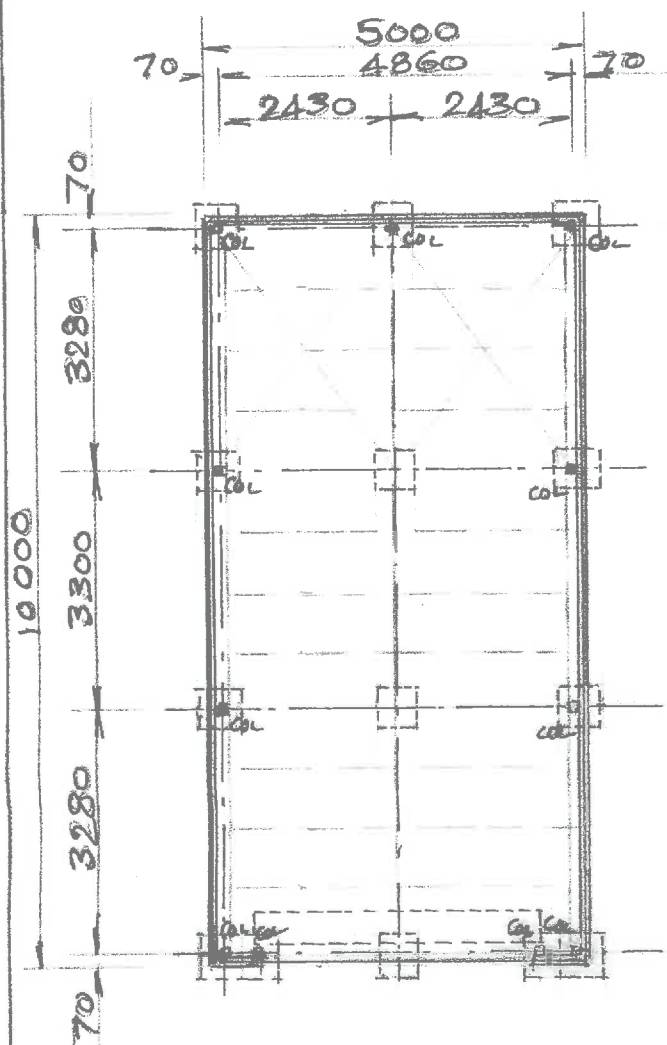


FRONT ELEVATION S.W.

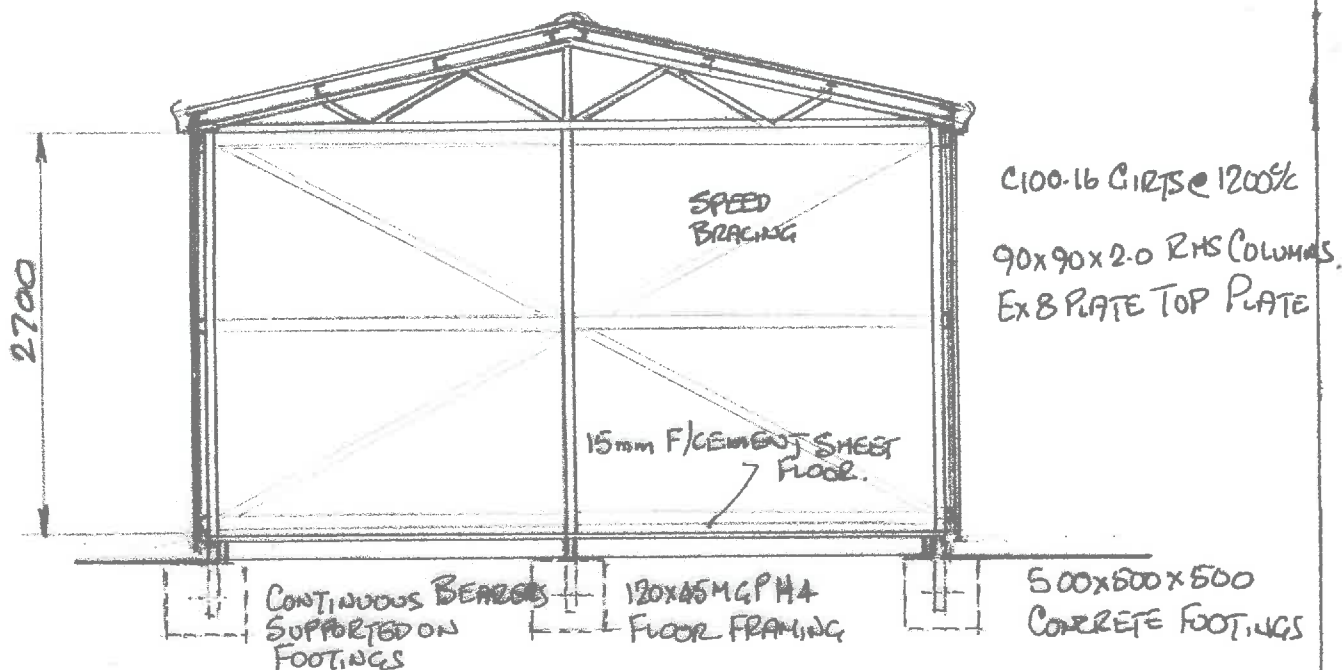


SIDE ELEVATION S.E.

COLORBOND ROOF ON 12 1/2° PITCH.  
 C100-16 PURLINS @ 800%  
 EX 100-16 FULLY WELDED TRUSSES  
 EX 8 PLATE SOLE PLATE TO COLUMNS  
 2. M12 BOLTS



SHED FLOOR PLAN.



SECTIONAL ELEVATION. FLOOR JOISTS @ 800% BETWEEN BEARERS

SHIRE OF MURRAY  
**PLANNING APPLICATION**  
**APPROVED**

COUNCIL RES   
 D/AUTHORITY

5.10.16  
 DATE

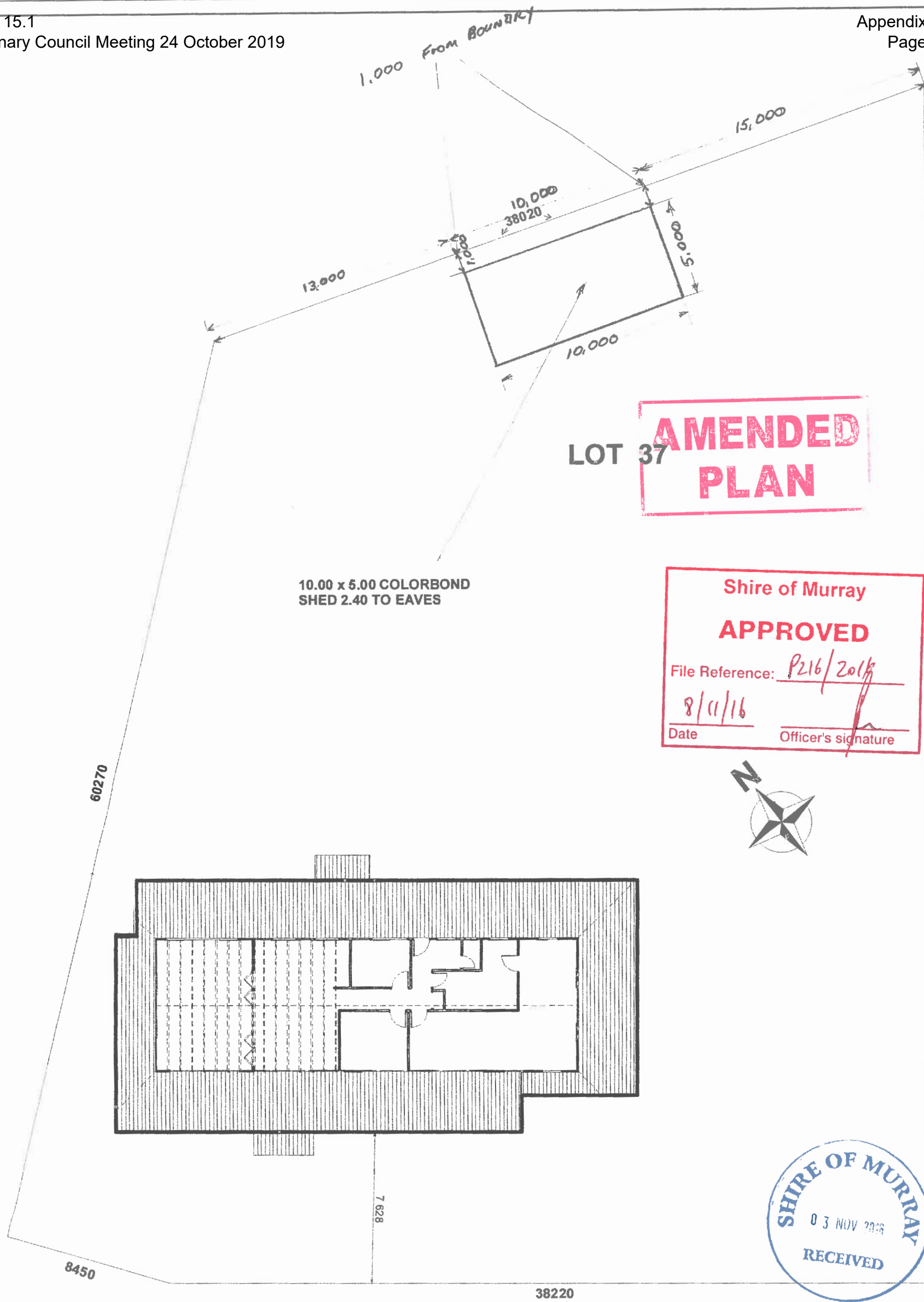
SIGNED

DO NOT SCALE.  
 ALL DIMENSIONS IN MM UNLESS STATED.  
 SITE CHECK ALL DIMENSIONS.  
 NOTIFY ANY CHANGES.

PROPOSED SHED TO  
LOT 37 MURRAY TERRACE, CULEENUP ISL.  
FOR MR & MRS. K. & J. Mc DONNELL

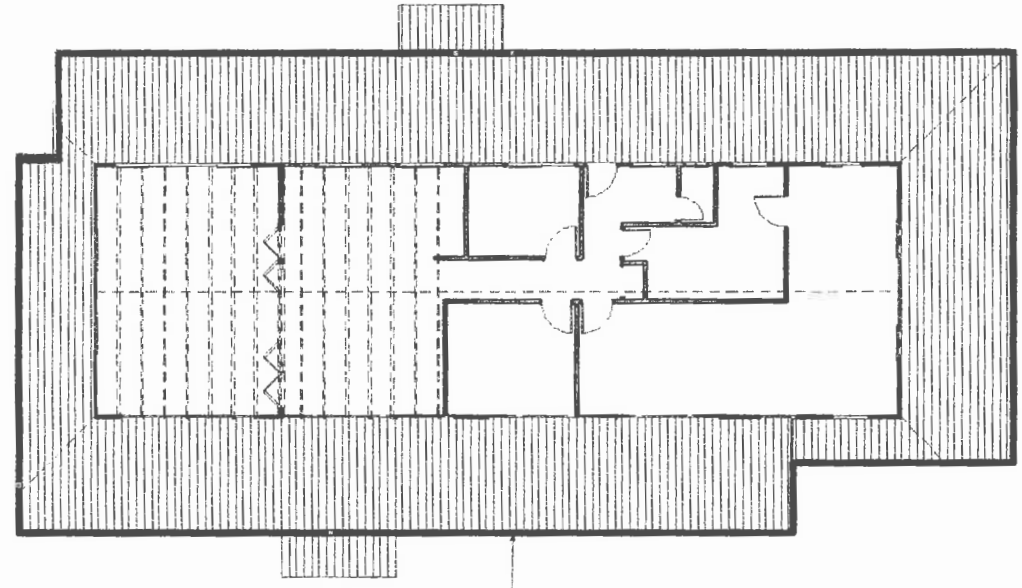
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 REVISIONS

**DRAWING No.**  
 1608-5  
 SHEET No. 5 of 5



**LOT 37 AMENDED PLAN**

Shire of Murray  
**APPROVED**  
 File Reference: P216/2019  
8/11/16  
 Date Officer's signature



SHIRE OF MURRAY  
 03 NOV 2016  
 RECEIVED

MURRAY TERRACE

**SITE PLAN**

RIVER

DO NOT SCALE.  
 ALL DIMENSIONS IN MM UNLESS STATED.  
 SITE CHECK ALL DIMENSIONS.  
 NOTIFY ANY CHANGES.

**PROPOSED EXTENSIONS TO**  
**LOT 37 MURRAY TERRACE, CULEENUP**  
**FOR MR. & MRS. K. & J. McDONNELL**

SCALE ~~1:50~~, 1:100, ~~1:200~~  
 REVISIONS

**DRAWING No.**

Attachment Narrative - Application for Planning Approval – Removal of time restrictions  
Application- Lot 37 Murray Tce, Cooleenup Island, South Yunderup- KA & JD McDonnell.

1. On the 5<sup>th</sup> of October 2016 plans were approved by the Shire of Murray (SoM) for an extension to the residence at lot 37 Murray Terrace, South Yunderup (Reference number: MU05/37. D16/53455. P216/2016). The work involves the enlargement of the current lounge/kitchen area, enlargement of the main bedroom and the extension to and the addition of verandas on all sides of the house and the construction of a 10m x 5m Colour Bond Steel Framed Shed.
2. A condition of the approval imposed by the SoM was a 20 year time limitation on the building permit under the Planning and Development Regulations Clause 72. Advice has been received that the imposition of clause 72 in this case is excessive, and beyond what legislators intended for home construction on private property in a gazetted urban/residential area. Further to that it is not seen as fair or equitable and could be seen as an attempt to extinguish the common law rights of home owners. This is at best an overzealous interpretation of Local Planning Schemes Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, *clause 72* and may be seen as a deliberate obfuscation by the SoM to stifle development on the Delta Islands.
3. In light of the SoM's removal of its 2016 "Delta Islands Strategy" and moving to the proposed CHRMAP encompassing the whole of the Shire, island residents were assured that any 'special conditions' related to the Delta Islands then being considered were to be discontinued (Except, it seems the Clause 72 time restrictions on building applications). Advice received from the Shire CEO Mr Unsworth (Ref: 3610-02) and Planning Director Mr Peake (Email: [Rod.Peake@rodpeake.com.au](mailto:Rod.Peake@rodpeake.com.au) Removing Conditions of Planning Approval 05/07/2018 11:49 AM) since then has been that an Application for Planning Approval was required to remove these conditions as the building approval is statutory document.
4. It was further suggested by Mr Peake and Mr Unsworth that a Coastal Engineers Report may be needed to support this application. Paragraph 2 of this narrative is reflective of advice given to me re this suggestion. Given that the current plans approved do not encompass extra bathrooms nor toilets, the existing sewerage disposal system is considered adequate for the current dwelling. I, as a sensible home owner am aware that parts of the Shire of Murray are prone to flooding as are no doubt all Australian Home Insurance Companies. The imposition of a Coastal Engineers Report on this application should not, by any normal reasoning, be required. Any insistence that a Coastal Engineers Report is now required to support the removal of this time restriction will also be seen as another attempt by the Shire of Murray to stifle development on the Delta Islands.

5. I would like to remind Shire Planners that island properties are zoned urban under the Peel Regional Development Scheme and residential under the Shire's Planning Scheme No.4 and therefore a reasonable person would not consider it rational to expect home owners to spend many thousands of dollars on any development when threatened with its possible removal within 20 years. Additionally homeowners are left in the ludicrous position of having to then carry out costly repairs to the original parts of the home in reparation of the damage caused by the removal of the newer development. Evidently, this is yet another attempt by Shire of Murray to repress development on the Delta Islands.
  
6. Various actions of the Shire of Murray over many years have adversely affected the proper amenity and peaceful use of my home and wiped hundreds of thousands of dollars from the property's value. The list is extensive;
  - From the fear mongering CSIRO Report and meetings with Island residents in 2016 and the outlandish claims of a "Retreat" by 2030.
  - Time restrictions on Development under clause 72.
  - Requirements for Structural Engineers Reports on minor development.
  - Requirements for Coastal Engineers Reports to support applications.
  - The email advice to planning staff (Leanne McGuirk. Friday 6 March 2015 8:13am) in which it is suggested;
    - a) Planning staff use the lack of an 'approved effluent disposal system' due to the Depart of Health and the Shire not supporting above ground effluent systems as they would 'create a flood flow impediment' to any 1 – 10 year flood levels.' This claim seems spurious given the enormous level of 'flood impediment' construction previously and currently being carried out by the Shire, the State and Commercial Developers in mainland areas of similar datum heights to the Delta Islands. While these similar wetland areas may not be adjoining conservation wetland reserves they too may change the pattern of water flow for the delta wetlands and the entire flood plain.
  
    - b) Further that any development for all lots on the Islands would not have the support of the Department of Parks and Wildlife or the Shire due to the 'conservation category wetland' status of the Islands. (To state the obvious again this is an urban/residential zoned area.)

Cont.. c)

- c) The fact that "Clearing of existing vegetation and disturbance of soil" (I assume with-in the building envelope) is "not being supported by the Shire". This is very clearly an impossible condition for any urban/residential zoned land owner to meet considering the absolute necessity for soil and vegetation to be disturbed for both bushfire prevention and construction purposes.
- The vote on a motion by Councillor Michael J Greenup, put to a Council meeting in 1990 and carried 7 to 3 by Councillors to request the State Government turn the Delta Islands into a reserve "progressively resuming the land" and "Creating a reserve encompassing the entire Delta Island System" clearly shows that this is a long and sustained attack by the SoM, its Officers and Councillors on the rate payers of the Delta Islands.
  - This very obvious policy of obstruction to development in an urban/residential zoned area by the Shire of Murray clearly needs to be reviewed and fairness restored.
7. In short the time limiting condition is unreasonable. Its serves no planning purpose and is not in the public interest. The later removal of the extension will simply put me to unnecessary expense and reduce the quality of my life while I live in the remainder of the house after the extension has been removed.
8. As per perceived statutory requirements this Planning Approval Application is hereby submitted for the removal of time restrictions upon the Building Application for Lot 37 Murray Tce, South Yunderup, as imposed by the Shire of Murray under Clause 72 of the Planning and Development Regulations 2015.
9. The applicant does not expect to incur any cost for this application given that it is an unjustly imposed and clearly obstructionist development condition which the applicant now seeks to have removed.

End of Narrative

# Application for Planning Approval

Schedule 1 - Form 1  
Shire of Murray Town Planning Scheme No 4

Owner/s details										
Name:	ALMAKA PTY LTD, KINGSGROUP NOMINEES PTY LTD, SANTO									
Address:	GALATI AND MARISA GALATI - C/O PINNACLE PLANNING									
Work Ph:		Home Ph:		Fax:		Mobile:				
Contact person:						Email:				
Signature:	V. Rowden					Date:	10/07/2019			
Signature:						Date:				
The signature of the owner(s) is required on all applications. This application will not proceed without that signature(s).										
Applicant details										
Name:	PINNACLE PLANNING									
Address:	158 RAILWAY PARADE, WEST LEEDEVILLE							Postcode:	6007	
Work Ph:	6143 3671	Home Ph:		Fax:		Mobile:				
Contact person for correspondence:	BEN CARTER									
Email:	admin@pinnacleplanning.com.au									
Signature:	V. Rowden					Date:	10/07/2019			
Property details										
Lot No	24	House/Street No		Location No	626					
Diagram/Plan No	24314	Certificate of Title Vol No	1298		Folio	674				
Title encumbrances (eg easements, restrictive covenants): N/A										
Street Name	PINJARRA ROAD				Suburb	FURNSSDALE				
Nearest street intersection	WATSON DRIVE									
Description of proposed development and/or use:										
Nature of Development:	DOUBLE SIDED LED SIGNAGE									
Is an exemption from development claimed for part of the development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
If yes, is the exemption for: <input type="checkbox"/> Works <input type="checkbox"/> Use										
Description of exemption claimed (if relevant):										
Nature of any existing buildings and/or land use:										
COMMERCIAL										
Approximate cost of proposed development:	\$50,000.00			Estimated time of completion:	3 months from approval					
Has this development already commenced or been completed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
Office Use Only										
Acceptance Officer's initials:					Date received:					
					LG Ref#					

**Planning Application Checklist**

This checklist has been introduced to ensure that development applications are complete before they are accepted and registered as received applications. The reasons for requiring complete applications include:

1. The information is required under the Shire of Murray's Town Planning Scheme No 4 and therefore required by law.
2. Assessment cannot be carried out by a planning officer until all information is received.
3. Completed information reduces delays.
4. Requirement of the Shire's Customer Service Charter.

	Required	Provided
1	Shire of Murray Application for Approval to Commence Development (Form 1) completed and signed by the owners of the land and the applicant (example attached).	✓
2	A written explanation outlining the proposal and providing justification for any variations to the development requirements.	✓
3	Payment of the appropriate planning application fee (refer to Planning Administration Fees Info Note 1 attached)	✓
4	A completed checklist	✓
5	Three copies of a site plans, floor plan and elevations.	✓
	<b>Site Plan</b>	
	- Scale of Plan – to be not less than 1:200	✓
	- Street name, number and lot number	✓
	- Scale bar and north point (snf)	✓
	- Site dimensions / area	✓
	- Existing and proposed buildings and structures (mark on plans what is existing and what is proposed).	✓
	- Details of existing and proposed walls, fences and retaining walls.	✓
	- Details of structures and vegetation proposed to be removed.	✓
	- Areas to be landscaped.	✓
	- Distances of all structures from boundaries of the site.	✓
	- Existing and proposed building envelope (if applicable).	✓
	<b>Floor Plan</b>	
	- Scale of Plan – to be not less than 1:200.	✓
	- Finished Floor Levels and spot levels.	✓
	- Show all proposed buildings (including outbuildings and indicate the intended use).	✓
	<b>Elevation Plans</b>	
	- Scale of Plan – to be not less than 1:100.	✓
	- Show all proposed buildings and signage.	✓
	- The proposed materials of exterior construction.	✓
	- Ground levels, wall heights and roof heights.	✓
<b>All plans and details must be in ink, legible, drawn to scale and include the Lot and Street address and Owner's details</b>		
Applicant's Name:	BEN CARTER	
Signature:	<i>V. Row</i>	Date: 10/07/2019



28 June 2019

Shire of Murray  
1915 Pinjarra Road  
PINJARRA WA 6208

**Attention: Chief Executive Officer**

Dear Sir/Madam

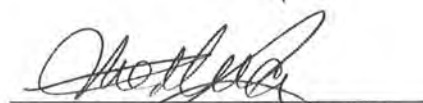
**Development Application  
626 Pinjarra Road Furnissdale WA 6209  
Lot 24 on Diagram 24314 - Volume 1298 Folio 674**

Almara Pty Ltd, Kingsgroup Nominees Pty Ltd, Santo Galati and Marisa Galati (the owners of the above site), grants permission for a representative of Pinnacle Planning to lodge any Development Application, sign any appropriate Forms and liaise with technical staff of the Shire of Murray in relation to the above matter.

Yours faithfully



Rosario B Merlino  
Director  
Almara Pty Ltd



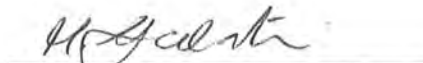
Loredana Merlino  
Secretary  
Almara Pty Ltd



Peter R Vetten  
Sole Director  
Kingsgroup Nominees Pty Ltd



Santo Galati



Marisa Galati

12 July 2019

Chief Executive Officer  
Shire of Murray  
PO BOX 21  
PINJARRA WA, 6208



PINNACLE  
PLANNING

**Attention: Planning Services**

Dear Sir/Madam

**Development Application – Proposed LED Signage Lot 24 (No. 626) Pinjarra Road, Furnissdale**

Pinnacle Planning acts on behalf of the Owner of the land. We are instructed by our Client to prepare and lodge a Development Application for Planning Approval for the erection of one (1) double sided LED sign, atop a single upright pylon, on Lot 24 (No. 626) Pinjarra Road, Furnissdale (subject site).

To enable the Application to progress, please find attached the following:

- A completed and signed Shire of Murray Application for Development Approval Form;
- A letter of authorisation from the owners of the land granting Pinnacle Planning to act on their behalf;
- A copy of the Certificate of Title; and
- Copies of the Plans and elevations for the proposal.

**BACKGROUND CONTEXT**

Our Client is an Outdoor Media provider who offers a range of outdoor media solutions throughout urban, regional and rural locations across Western Australia.

**THE PROPOSAL**

The proposal, subject of this Application, requests the installation of one (1) double-sided LED sign, atop a metal cladding upright pylon. Each signage panel is 6.0 in height and 4.0 metres in length, and is located within the top north-east portion of the subject site.

Each panel has a total area of 24m<sup>2</sup>, whilst the entire structure is a total of 11.2 metres in height, and will be visible to on-coming traffic travelling in both directions along Pinjarra Road.

The proposed signage panels area located wholly within the '*Primary Regional Road*' reserve of the subject site and importantly, we confirm that the proposed signage location does not obstruct any on-site gas lines or powerlines.

**TOWN PLANNING FRAMEWORK**

**Peel Region Scheme**

Under the provisions of the Peel Region Scheme (PRS), the subject site is zoned '*Commercial*' additionally, the north-east of the subject site is partially zoned '*Primary Regional Roads*'.

We confirm that the proposed signage, subject of this Application, is solely located within the portion of the site that is reserved for Primary Regional Roads.

#### **Development Control Policy 5.4 – Advertising for Reserved Land**

The States Development Control Policy 5.4 (DCP 5.4) addresses a range of key objectives specifically around safety, visual impact and effect on amenity for any proposed advertising signs located on land reserved by a region planning scheme.

Section 4 of the DCP 5.4 specifically outlines the requirements for signage, which includes:

- *Preserve and enhance the amenity of the reserved land and surrounding zoned land;*
- *Ensure the safe and efficient use of roads from which the advertisement is visible; and*
- *Protect the future use of the reserved land by recognizing the temporary nature of the advertisement.*

After a review of the DCP 5.4, we believe, the proposed signage at the subject site is acceptable in relation to the considerations in relation to amenity, location, size, safety and protection of future uses within the Furnissdale locality.

Importantly, given that the signage proposal subject of this Application is wholly located within a 'Primary Regional Road Reserve', the incidental nature of the signage will not affect the potential for future development at the subject site. The signage, will be managed and well maintained, and will be conducted using high-quality materials that will not have an adverse impact on the environment or the surrounding locality.

Therefore, we believe the proposed signage is acceptable with respect to DCP 5.4.

#### **Shire of Murray Local Planning Scheme No. 4**

Under the Shire of Murray Local Planning Scheme No. 4 (LPS4) the subject site is zoned 'Commercial' with the top north-east portion of the site reserved for the purpose of 'Primary Regional Roads' under the PRS.

Importantly, we note that the signage subject of this Application, is proposed to be located wholly within the Primary Regional Roads reserve portion of the subject site.

#### **Shire of Murray Local Planning Policy – Main Roads Third Party Advertising Signs**

The Shire's Local Planning Policy – Main Roads Third Party Advertising Signs (LPP) provides a range of general development requirements and objectives applicable to a range of signage variants in zones within the Shires municipality.

In the first instance, we acknowledge that the proposed signage at the subject site appears to be located within the 'Signage Exclusion Zone', however, given that the proposed signage is wholly located within the road reserve that the proposed location is acceptable.

Following a review of the Shire's LPP, we note that the following considerations apply, as stated in the Policy requirements:

*'Notwithstanding Requirements 1 and 2, the Shire may consider on a case by case basis additional third party signs for developments considered to be of special strategic significance to the Shire by way of its size, provision of facilities or employment significance provided such signage can be placed in a manner that meets the objectives and other requirements of this policy.'*

Importantly, we believe that the proposed double-sided signage at the subject site is appropriate given the following key objectives have been met, unless otherwise stated:

Objectives	Meets Objectives (Yes/No)
<i>Ensure that the visual landscape character and environmental qualities of land adjacent to main roads are not diminished.</i>	Yes
<i>Avoid a proliferation or visual repetition of signs.</i>	Yes
<i>Promote a high standard of presentation and design of signs.</i>	Yes
<i>Ensure signs are constructed to suitable minimum structural standards and do not significantly impact on driver distraction or otherwise on road safety.</i>	Yes
<i>Support local economic development by providing a controlled opportunity for the promotion of local businesses and organisations and given the limited opportunities for third party advertising ensuring that the sign messages are focused on these local organisations.</i>	Yes
<i>Retain reasonable opportunity for public directional signs and signs which promote tourism or the identity of the region in strategic locations in the vicinity of key access points or intersections.</i>	Yes
<i>Provide a mechanism for the appropriateness of signs to be reviewed over time.</i>	Yes

We confirm that the proposed signage is compliant with the majority of the general objectives and provisions listed in the Policy. The signage has been architecturally designed using metal cladding panels, around the LED signs as a feature.

Additionally, as LED signage is proposed there is an opportunity for the sign to be used to display a range of advertisements, these would include businesses and products sold in the surrounding area and the Shire of Murray municipality, as well as the opportunity to advertise Peel Regional events and services.

The proposed signage will be strictly managed, and will ensure that no offensive or inappropriate advertising material is displayed. In the unlikely situation this was to occur, our Client will remove the advertising content within 2 working days.

Given that the subject site is zoned commercial, however, the signage location is wholly within the Primary Regional Roads reserve, the signage will be assessed to ensure that it complies with the road safety requirements and regulations.

Given the above, we believe that the Application is appropriate in relation to location, and amenity and should be supported by the Shire of Murray.

**TOWN PLANNING CONSIDERATIONS**

**Precedent**

The proposed signage at the subject site, is similar to a range of signage proposals that have been Approved for both Perth and Peel regions, in Rural and Industrial zones and within road reservations. These have occurred throughout combinations of the following approval processes:

1. *Approved only by the Local Authority after being referred to WAPC, with no trigger to remove delegation or not deemed regionally significant in that particular instance;*
2. *Approved by both the WAPC and Local Authority, due to delegation being revoked to the extent that Approval could be issues under the Local Planning Scheme but not the Region Scheme; and*
3. *Approved only by the WAPC on the basis of removal of delegation.*

The above examples clearly demonstrate ability and willingness to Approve signage such as that which is proposed throughout the Perth and Peel Region.

### **Amenity**

The proposed signage, subject of this Application, is located on the north-west portion of the subject site, and will be visible to motorists travelling along Pinjarra Road. Being a primary road corridor, the locality is characterised by:

1. *Heightened road noise (acoustic pollution);*
2. *Significant lighting (light spill and pollution);*
3. *Odours associated with peak period usage of significant road corridors; and*
4. *Higher order associated structures such as high voltage overhead powerlines, light poles, overpasses, barrier walls and directional signage.*

Given these characteristics, and that the location of the proposed signage is to be wholly located within the road reservation, the amenity of the location is far from pristine, therefore the proposed signage would not detract from the existing landscape. Furthermore, the 'Commercial' zoning demonstrates a desired move towards development.

Given the above, it is clear that the proposal is fully capable of being Approved and therefore should be supported by the Shire.

### **TRAFFIC SAFETY**

#### **Traffic Impact Statement**

A traffic safety report has been prepared by Cardno, in order to assess the potential traffic impact of the proposal based on MRWA guidelines.

The report found that the proposed signage met all the requirements in relation to message display, including luminosity, transitions and colours, whilst highlighting that the location of the signage is appropriate given the surrounding setting.

Importantly, it highlighted that there were no recorded KSI crashes at the Pinjarra Road/Furnissdale Road/Watson Drive intersection, and no crashes within the most recent 5 year period along both westbound and eastbound traffic directions.

Whilst the report acknowledges that the proposed signage is located within a Device Restriction Area, it states however given that the signage is located outside of the road reservation and meets the intent of the Device Restriction Area as neither of the signs obstruct driver sight lines, traffic or directional signs.

Recently Approved examples of signage located within the DRA areas include some of the following locations:

- Kwinana Freeway northbound at Leach Highway, Bull Creek;
- Channel 9 Office at 267 St Georges Terrace, Perth (visible from Mitchell Freeway northbound) and
- 3 Oxford Close, West Leederville.

Given the above the report concludes, that in locations of low risk, low complexity and acceptable crash rates, such as the location for the proposed signage at the subject site, that Main Roads consider it appropriate to depart from the DRA requirements of the Policy.

Therefore, the proposal is fully compliant with MRWA Guidelines and should be recommended for Approval.

#### **CONCLUSION**

Taking the above points into account, the following conclusions are evident:

- The proposal is capable of being Approved on the subject site;
- The proposal constitutes the utilisation of an underutilised proportion of the subject site;
- The proposed signage is wholly located within a portion of the site that is reserved under the Peel Region Scheme as a Primary Regional Road;
- The proposal is similar in nature to a number of Approved proposals throughout Perth and Peel under similar statutory circumstances; and
- The proposal is considered not to detrimentally affect the amenity of the locality surrounding the subject site, given that the sign is more related to motorists travelling along Pinjarra Road.

Given the above, we believe that the proposed signage is appropriate and should be supported by the Shire of Murray.

Should you wish to discuss the above in further detail, please do not hesitate to contact the undersigned.

Yours faithfully,

**PINNACLE PLANNING**

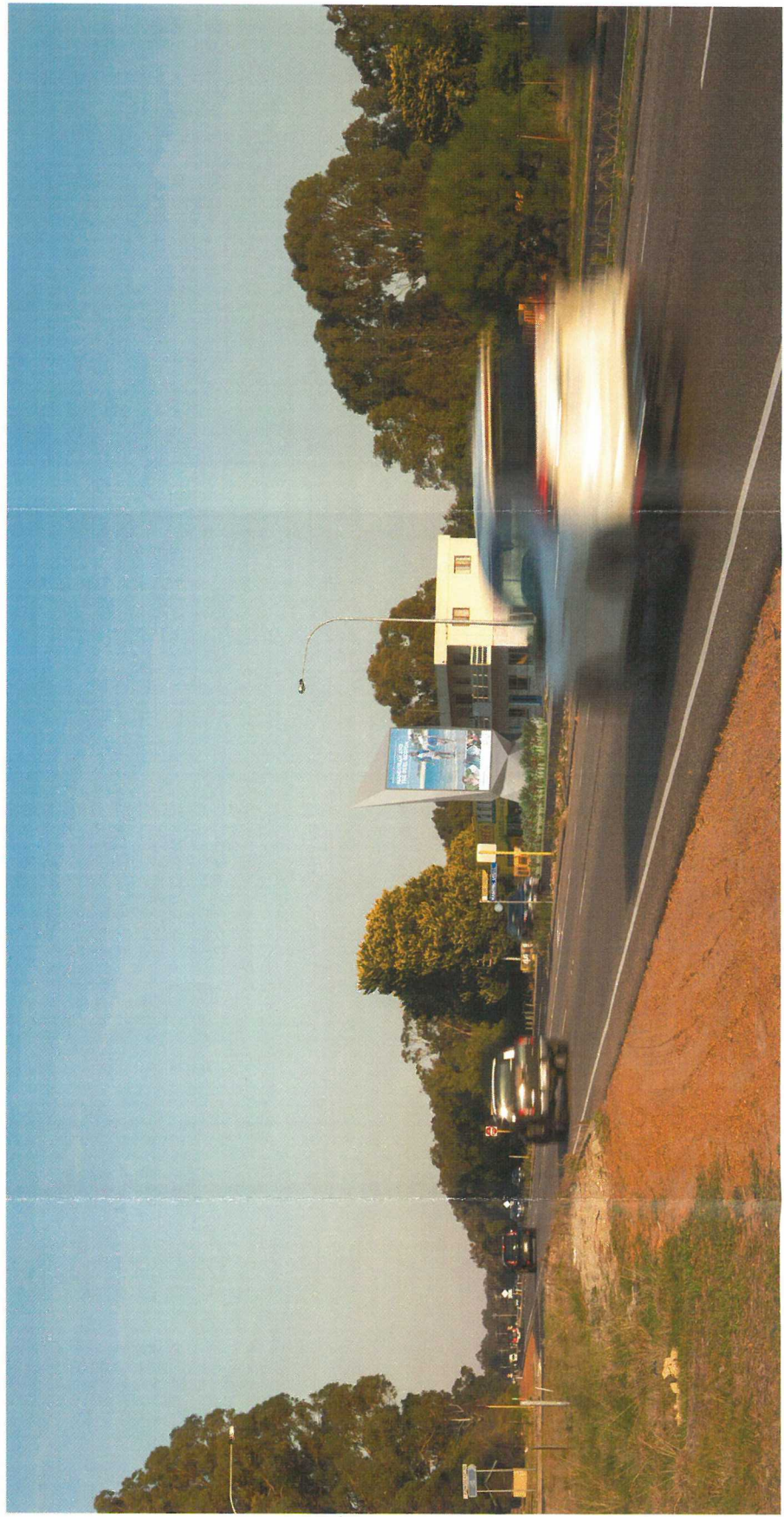
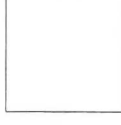


**BEN CARTER**

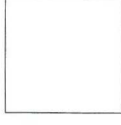
Encl.



PERSPECTIVE FROM WEST

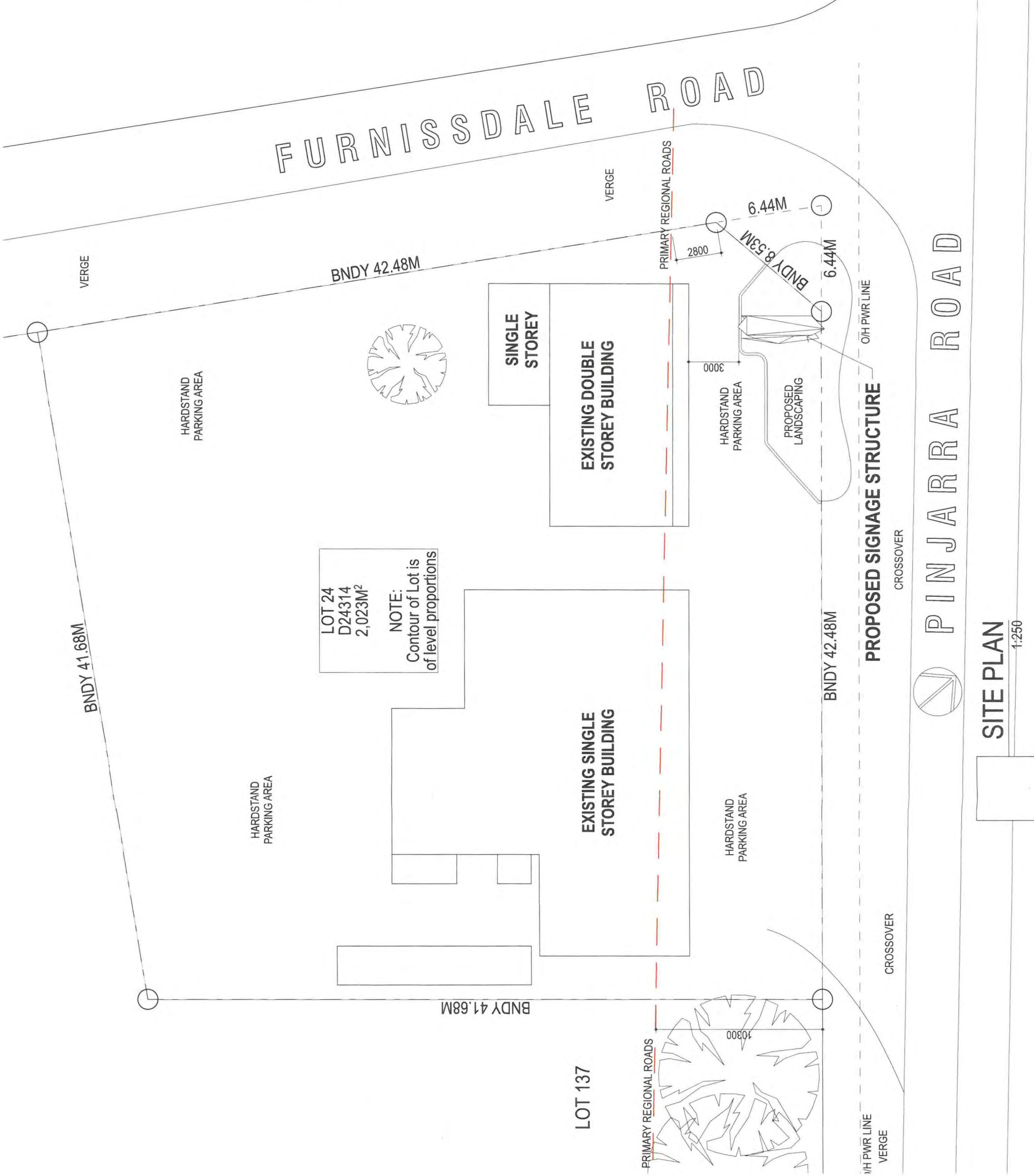
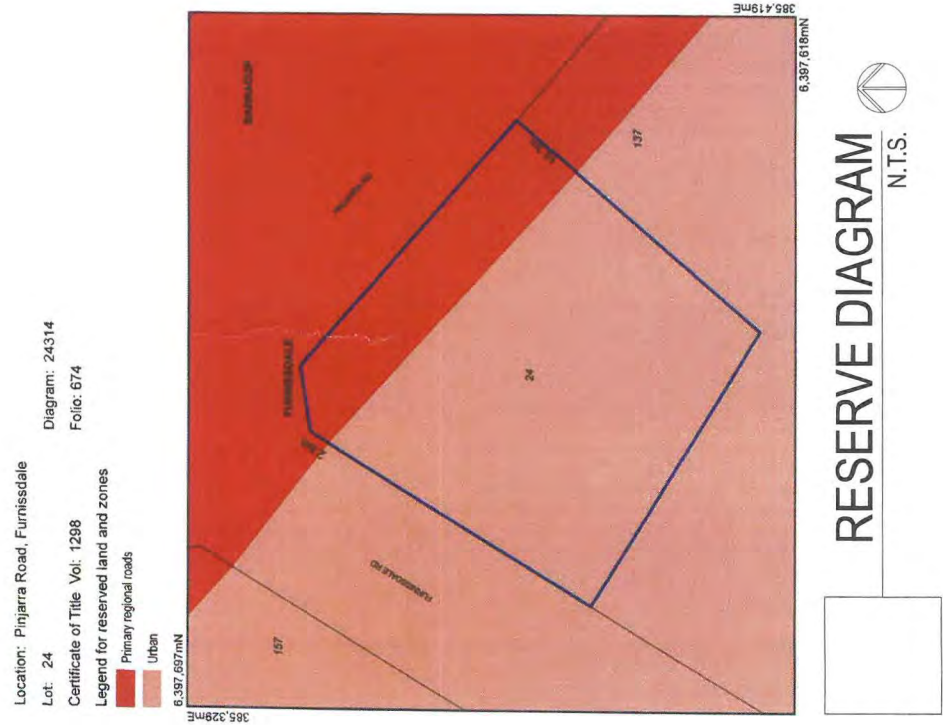
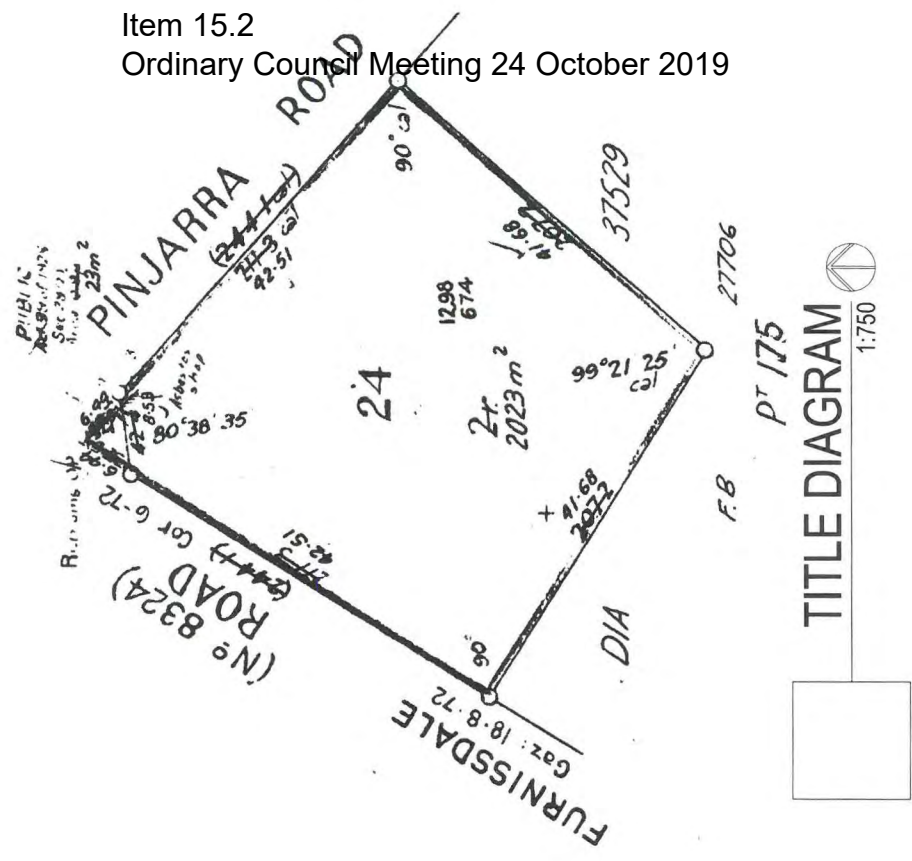


PERSPECTIVE FROM NORTH-EAST



**DRAWING INDEX**

No.	Layout Name	Rev.	Issued
DA.00	COVER	-	-
DA.01	SITE PLAN	-	-
DA.02	PLAN	-	-
DA.03	ELEVATIONS	-	-



D.A. APPLICATION (W.I.P.)

PROPOSED SIGN

DWG: SITE PLAN

Level 1, 41 Hampton Road, Nedlands,  
WA 6009 AUSTRALIA  
T +61 8 6262 8169  
E info@maarchitecture.com.au

**maarch\***  
RESIDENTIAL  
COMMERCIAL  
SPECIAL PROJECTS

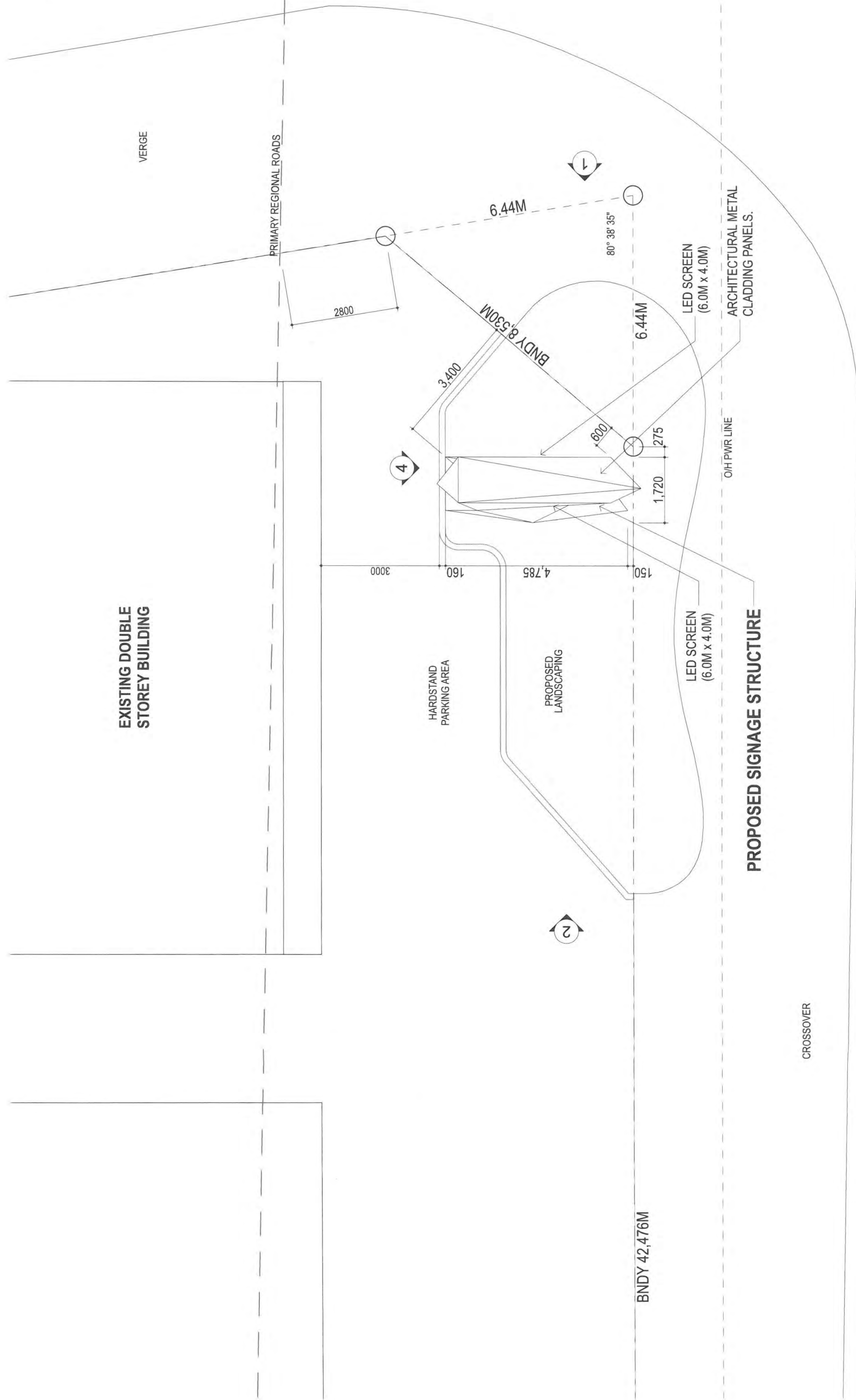
PROJECT: 626 Pinjarra Road, Furnissdale

CLIENT: REMBRANDT PTY LTD

ISSUED: 4/07/19  
© MARK ARONSON ARCHITECTURE, 2019



FURNISSDALE ROAD



PINJARRA ROAD

GROUND FLOOR PLAN  
 1:100

D.A. APPLICATION (W.I.P.)  
 ISSUED: 4/07/19  
 © MARK ARONSON ARCHITECTURE, 2019

PROJECT: PROPOSED SIGN  
 626 Pinjarra Road, Furnissdale  
 CLIENT: REMBRANDT PTY LTD

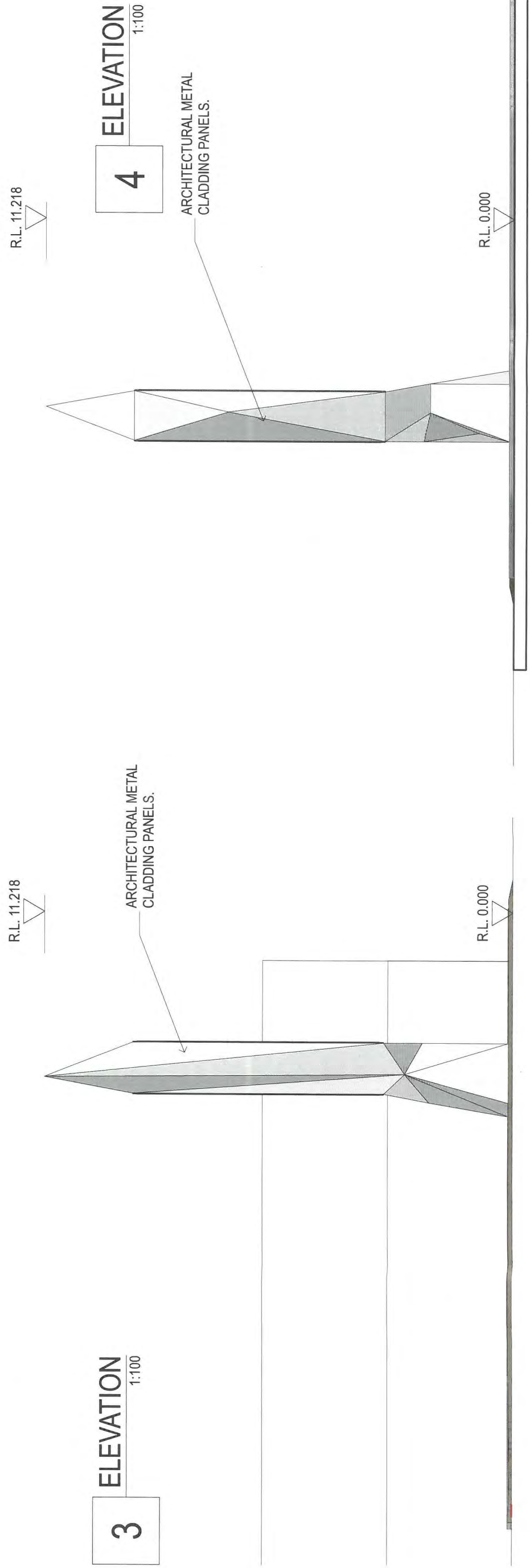
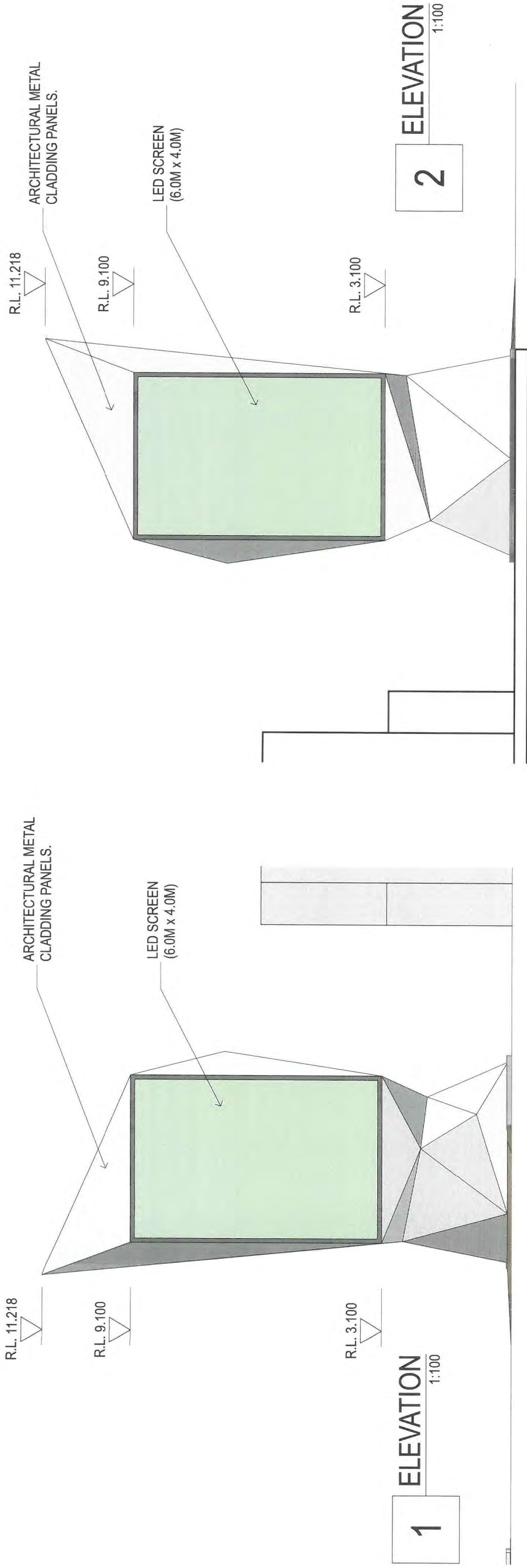
DWG: PLAN  
 SCALE: as shown @ A3  
 DRAWN: RO  
 CHECKED: MA  
 PROJECT No: #Project ID

Level 1, 41 Hampden Road, Nedlands,  
 WA 6009 AUSTRALIA  
 T +61 8 6262 8169  
 E info@maarchitecture.com.au

**maarch\***  
 Residential  
 Commercial  
 Special Projects

DA.02

CROSSOVER






Wed 28/08/2019 11:55 AM

MOIR Alex (ITCC) <alex.moir@mainroads.wa.gov.au>

RE: Proposed Double Sided LED Signage - Lot 24 (626) Pinjarra Road Furnissdale, P131/2019

To  Mary Russell

Cc  Susan Cowling;  ROBERTS Alan (NOM)

 Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Good Morning Mary,

Thank you for sending through the signage application P131/2019 for Lot 24 (626) Pinjarra Road Furnissdale for Main Roads comment. We have reviewed the application as per the Policy and Application Guidelines for Advertising Signs.

Please be advised that Main Roads objects to the proposal.

The Main Roads 'Policy and application guidelines for advertising signs' (within and beyond state road reserves) covers advertising signs beyond state road reserves at section 5, with 5.3 being: 'Conditions relating to road user safety'.

5.3.1 Display: 'Advertising displays that have the potential to unduly distract drivers due to their design form, orientation or physical size, or iridescence, lustre or brilliance of reflected light, shall not be permitted'.

5.3.2 Location: 'Advertising devices shall not be located within Device Restriction Areas as depicted in Figure 1 of Appendix A for state roads other than Freeways and Freeway standard roads or Figure 2 of Appendix A for Freeways or Freeway standard roads.'

Regards

Alex

**Alex Moir**

A/Customer Service Manager

South West Region

p: +61 08 9323 4349

w: [www.mainroads.wa.gov.au](http://www.mainroads.wa.gov.au)



*We're working for  
Western Australia.*



# EXCHANGE HOTEL PINJARRA VERSION

## The Strzelecki Group

Unit 4, 83-85 Stirling Highway

Nedlands WA 6009

(08) 9389 5456



STRZELECKI  
GROUP



COVENTRY VILLAGE



# Introduction

This is an updated version of the original report.

The Exchange hotel site fronts both the Murray River Square and the Murray River foreshore. Previously, the Shire of Murray has conducted an EOI process for the redevelopment of the site. The EOI process failed to achieve the desired objectives. Strzelecki Group was not involved in the EOI process.



This application is based on the previous EOI documents details and desired objectives:

- Portion Lots 85-88 George Street Pinjarra
- Approx. 3,000m<sup>2</sup> land area incorporating heritage listed former Exchange Hotel building
- Town Centre zoning
- Food and Beverage use which may include ancillary uses such as short stay accommodation or reception facilities
- Site abuts Murray River Square and Murray River foreshore
- Reduced parking applies

The Shire is seeking an outcome that optimizes public benefit through a balance of:

- Activating the site and surrounding public spaces
- Restoring and reusing the significant heritage components of the site as part of the redevelopment
- Excellence in design which reflects and reinforces the character of the town
- Longer term financial return

## Capacity, Capability and Expertise

The Strzelecki Group has developed some of Western Australia's most iconic tourism developments, including Sorrento Quay at Hillary's Boat Harbour, Dolphin Quay at Mandurah Ocean Marina and the multicultural Coventry Village in Morley.

Previously, the Strzelecki Group has designed, coordinated and finalized a variety of properties and businesses both locally and abroad. These include multiple food venues, over 50 food processing plants internationally, several residential apartment complexes, mixed use offices and bulky goods properties. The group's multiple businesses include Coventry Seafoods, specializing in wholesale seafood, poultry and meat, allows significant advantages to any hospitality development it does.

Of specific note, Strzelecki Group currently operates 7 licensed venues and currently has 4 more under development.

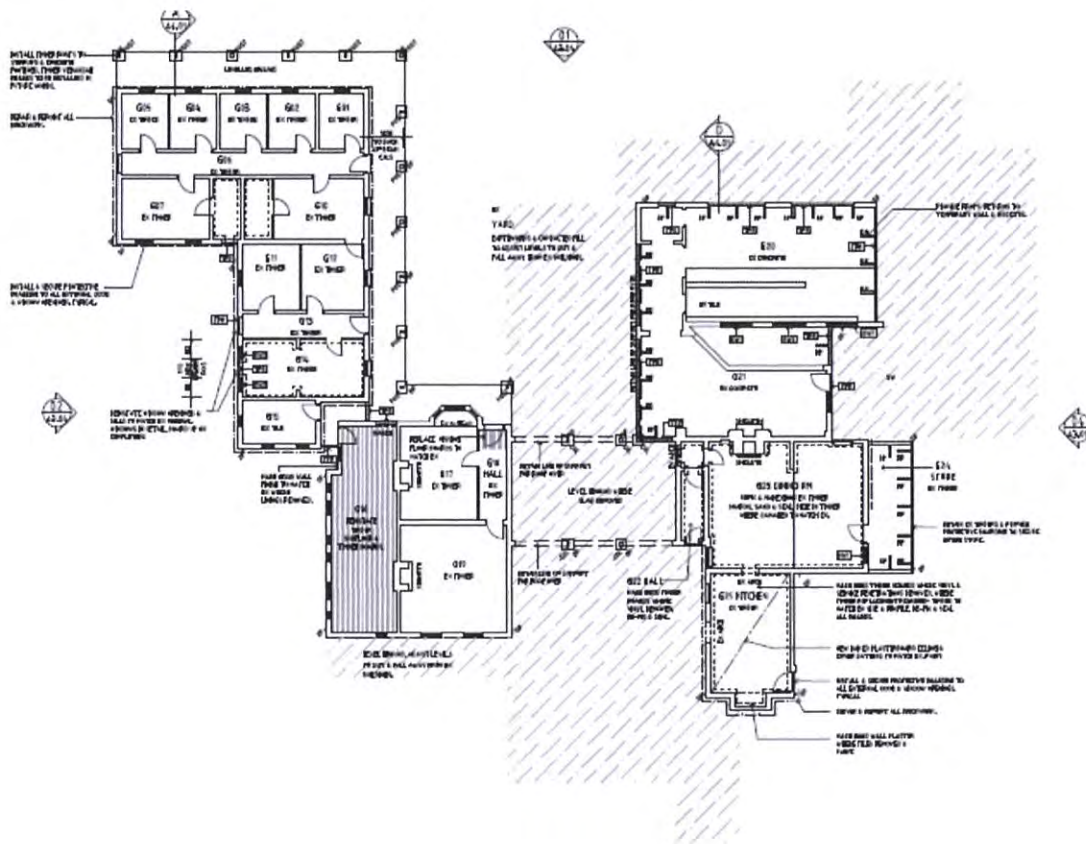
Strzelecki Group's structure includes in house IT, Accounting, Engineering, Marketing, Legal and Finance departments. These are all required components for completing a successful commercial development.

# Concept

“The Exchange Hotel is one of the earliest buildings within the Pinjarra town site being built in c. 1866. The building was constructed as a dwelling for Dr. Bedingfeld before being converted to a hotel in 1871.”

Unfortunately, through years of neglect, poor renovations and additions, the building became unstable and unusable. There are three main sections/areas of historical significance. The proposed concept plan keeps these areas intact while trying to develop a working model for a food-based tavern.

The architect, John Silbert, has retained all important historical areas. The required components compromise or limit where services can be located.



An artist's impression of the front based on initial concept design.

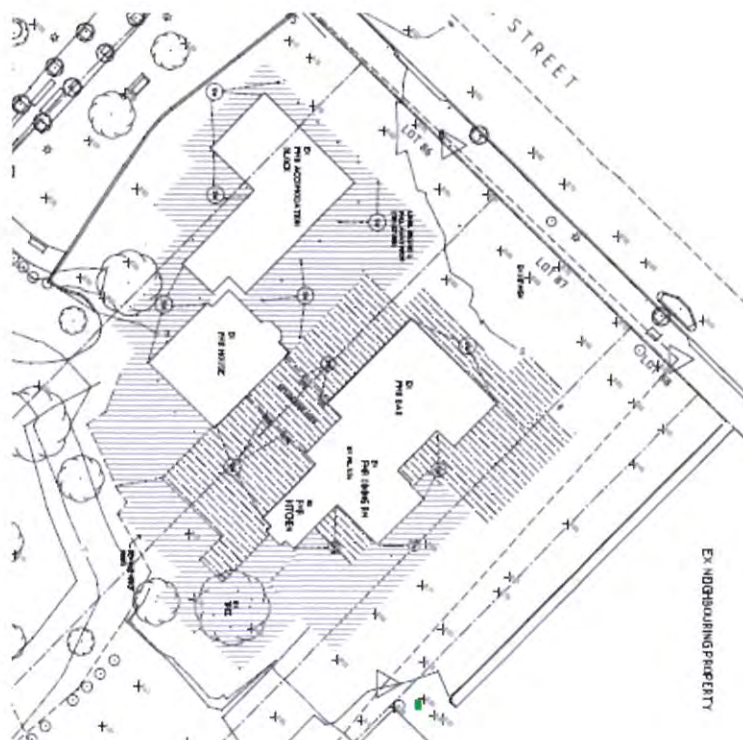




## Design

This development needs to be considerate of the historical nature of the site, be exciting and significant, and of exceptional architectural design. The location requires a careful consideration of all design elements to enhance the utility of the location, connectivity to the main street of town, whilst maximizing view and access to the important historical elements of the buildings and the river.

The three critical buildings are:



The design must create a tourist destination that is stimulating for both international tourists and produce a destination for locals to utilize all year long. The development needs to incorporate cultural utility, commercial value and visual excitement, whilst maintaining and enhancing the already existing structures.

The Group's architect has met with the council's heritage consultant and landscape architects and believes it has developed a concept within the parameters required.

Please see attached plans.

## Business Operations

### The council has asked specific operational questions:

1) Number of staff

Based on previous venues of this size, it is estimated that there will be around 20 full time jobs and 15 part time jobs generated.

2) Opening Hours of the Venue

The venue will operate 7 days per week and will be open 364 days per year for breakfast, lunch and dinner (closed Christmas Day).

## Funding and Approval

The Proponent's parent company, the Strzelecki Group, has successfully funded numerous developments in excess of the estimated development cost for this iconic development as highlighted throughout this submission. The Proponent has preliminary approval for the funding for this project from its board and from its head financier Commonwealth Bank of Australia. The Strzelecki Group has never had an application for funding for a property development rejected.

No approval of any other shareholder, regulatory, stock exchange, finance or group is required to implement the proposal.

We are estimated the cost of the development will be between \$1.5 - \$3 million dollars depending on the final list of equipment and additional features added.

Strzelecki Group agrees in principle (subject to agreeable terms and conditions, and a final review and approval of the document) to enter into a development agreement containing clauses including:

- 1) clauses imposing upon the buyer an obligation to complete the development in accordance with an agreed proposal including concept plans, detailed plans, material schedule and specifications and within an agreed timeframe including key progress milestones. Noting that changes may be required for reason not known at this time.
- 2) acknowledgement and agreement to the Shire lodging an easement for a pedestrian and vehicular access to the public car park at the rear of the building site and the private car park on the adjoining Lots 50 and 51 with this access way to be defined on the agreed plans.
- 3) clauses providing the ability for the Shire to charge the land and lodge an absolute caveat over the land until the Development is complete. In addition, disposal restriction clauses would also be included which limits the ability to dispose of an interest in the land until the completion of the Development.

In that regard, any incoming mortgagee would need to provide an undertaking to the Shire on appropriate terms and the Shire would only allow the transfer of the land to another entity provided that entity entered into a replacement agreement with the Shire and the Shire was satisfied that the entity had the ability to complete the Development.

Upon completion of the Development, the Shire's caveat would be withdrawn permanently, and the disposal restrictions would no longer apply.

## Key Personnel

### JAY POLAND | Managing Director/Projects

With a Bachelor of Engineering (BEng), Jay has spent 15 years working on construction, leasing and property management within the Group. Other studies include Commerce and Finance, REIWA Property Management, Quarantine Practices and Approvals and Liquor Licensing. With strengths in project management, finance and risk analysis and business development, Jay runs the hospitality division of the Group and new business ventures.

### JENNIFER POLAND | Legal, Seafood and R&D Director

With a Bachelor of Laws (LLB) and tertiary studies in aquaculture and Quarantine Practices, Jennifer is the Legal Director, Seafood Director and head of the Company's R&D Department. The Director responsible for the inception and creation of EcoSmoke, Jennifer brings a wealth of legal and business application knowledge to the Group, whilst managing the Seafood Division. Having strong relationships with the Company's overseas factories, Jennifer is responsible for the procurement and management of the Coventry Seafood Division.

### KATIE POLAND | Marketing and Property Management Director

Katie is responsible for the Group's marketing, human relations and property management. She is also responsible for tenant relationship management. Having worked for 92.9fm, 94.5fm, Red Bull and other hospitality businesses, with a Bachelor of Commerce and accreditations in Property Management, she has experience and unique insight into the Group's activities and business relationships.

### CHRIS CARMAN | PROJECT MANAGER

Benchmark Projects

#### Formal Qualifications & Professional Affiliations:

Master of Project Management (Curtin University)

Bachelor of Business (Edith Cowan University)

Diploma in Civil Engineering (WAIT / WTC)

Fellow, Australian Institute of Project Management; Member, Australian

Institute of Company Directors; Member, Urban Development Institute

of WA; Member, Institution of Engineers Australia

## Professional Experience

Chris Carman is a project manager with 40 years' experience in management, engineering, architecture, planning and urban design. Chris commenced his work experience in 1972 as an Engineering Assistant at the Town of Canning, gaining a thorough grounding in local government sub divisional design and construction. In 2009 Chris was named as National Project Director of the Year for his role as Project Manager of the Mandurah Ocean Marina development.

Some of the projects that Chris has been project manager for include:

- + Joondalup City Centre Project (\$200million of works managed)
- + Joondalup Arena
- + Lakeside Joondalup Shopping Centre
- + Mandurah Ocean Marina project (2011 project gained international recognition through winning the PIANC Jack Nichol Memorial Award, effectively naming it as the best marina in the world. The project has won a total of 15 State, National and International awards.)
- + Mandurah CBD Redevelopment Project
- + Albany Waterfront Project (provision of sites for the Albany Entertainment Centre, Hotel & Convention Centre, as well as a marina for 160 boats. The project was completed in 2012, under budget and within program.)

## Project Timeline

- 1) 3 months : Advertising and Council consideration of a Local Government Act Business Plan
- 2) 1 month : Development purchase agreement
- 3) 2 months : Assessment of the application for development approval which will be needed by the WA Planning Commission
- 4) 4 months : Prepare and lodge RGL documents (Given the size of the development this is the shortest period consultants will be able to do the necessary reports)
- 5) 7 Months : Grant of conditional RGL License (No objections)
- 6) 2 months : Submit building license based on approvals and changes from RGL and to get council approval for the changes
- 7) 2 months : Prelim and to get builders onsite
- 8) 12 months : Construction time

### Contingencies

- 1) Delays in No. 1 and No. 3 - Strzelecki Group has no control over these timeframes
- 2) Delays in No. 4 - If objections and reviews occur at RGL it can take up to additional 4 months possibly longer. This is legislated and again is out of Strzelecki Groups control.
- 3) Delays in 8 - This is a renovation, latent conditions, unknown site conditions and heritage issue may cause delays. We would like a contingency of 6 months added to the timeframe for this.

## Financial Offer

Restoring older buildings is significantly more expensive than constructing new ones. After a deep analysis of the works required and taking into account the councils desired outcomes, it is evident that this project is significantly more expensive than a standard project of this nature. There is a large level of financial risk involved with this project because of the unknown variables.

Hospitality in general is an expensive proposition and presents significant further risks in the current climate. We have noted a number of commercial property vacancies within the vicinity of the site.

While Strzelecki Group would like to develop the site, it understands that there will be many years of losses before profits can be achieved. There is also the understanding that the council has done some works which would have been done in other ways had the development been done independently for the start.

There is significant costs left to make the current buildings suitable based on the current conditions, (most walls need to be re-cladded, windows replaced, floors, doors, roofs fixed and resurfaced, etc). There is also the costs of the new parts of the buildings. This effectively puts this development substantially behind a new build, making it unviable.

To make the development viable, Strzelecki Group needs to spend extra on developing the site. Further, we note the councils desire to recoup some of the money it has spent on current renovations. Strzelecki Group notes the amounts reported in local newspapers and proposes a sale agreement with based on a sale price of \$550,000 with payment being in two installments. \$290,000 made to the Shire prior to the issue of the Certificate of Construction Compliance at the completion of the proposed works, with an additional \$260,000 made to the Shire 12 months following. We also respectfully ask that no council rates are payable for the first 3 years of trade to allow for the establishment of the business.

For further information please contact Strzelecki Group at [info@strzeleckigroup.com.au](mailto:info@strzeleckigroup.com.au)



The land would be transferred to Exchange Pinjarra Pty Ltd. Registered address is 144 Jersey St, Jolimont WA 6014.

Regards

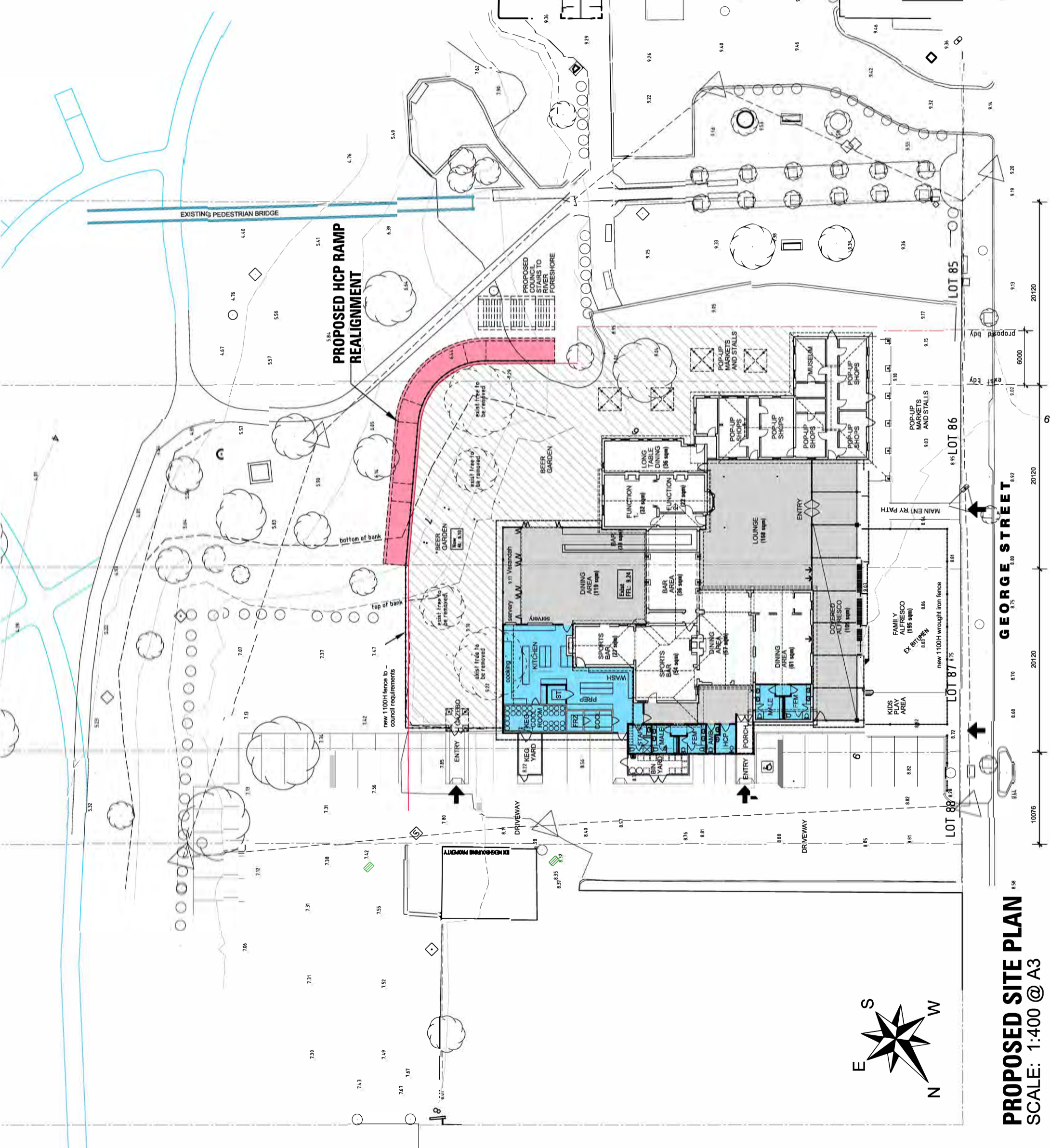


Jay Poland  
Managing Director  
Strzelecki Group

**EXISTING FACILITIES**

**NEW WORKS:**





- PUBLIC AREAS**
- SERVICE AREAS**
- NEW BEER GARDEN (Level fill)**

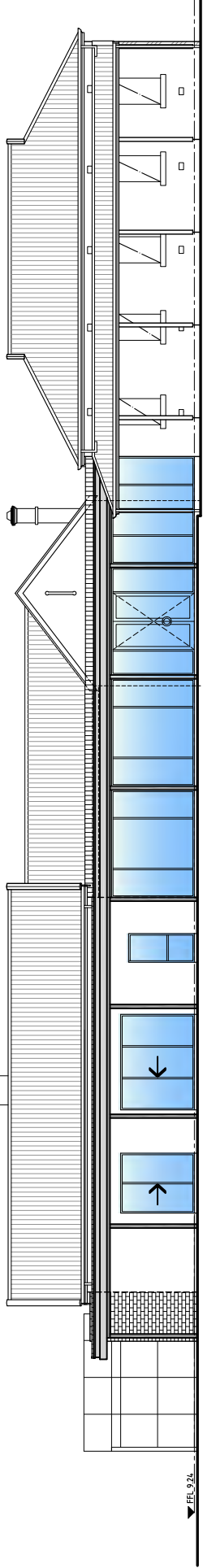


**EXCHANGE HOTEL REDEVELOPMENT**  
 GEORGE STREET, PINJARRA,  
 WESTERN AUSTRALIA

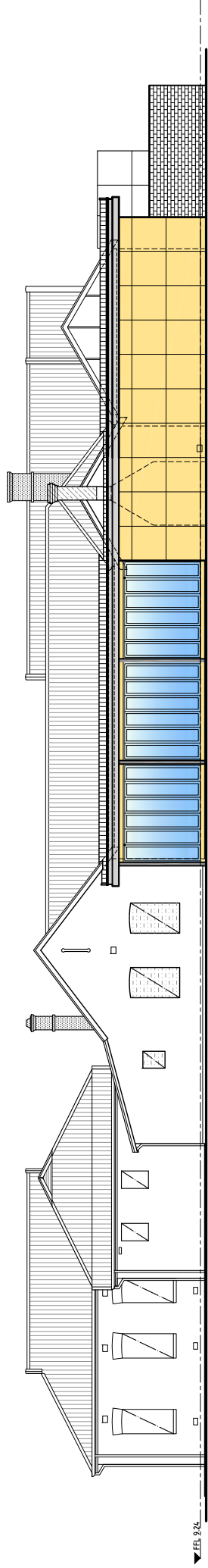
22-08-2019 **John L. Silbert & ASSOCIATES**  
 Architect  
 Suite 63 PLAISTOWE LANE  
 102 RAILWAY STREET  
 WEST PERTH 6005 W.A.  
 DWG **SK:3/1**

**PROPOSED SITE PLAN**  
 SCALE: 1:400 @ A3

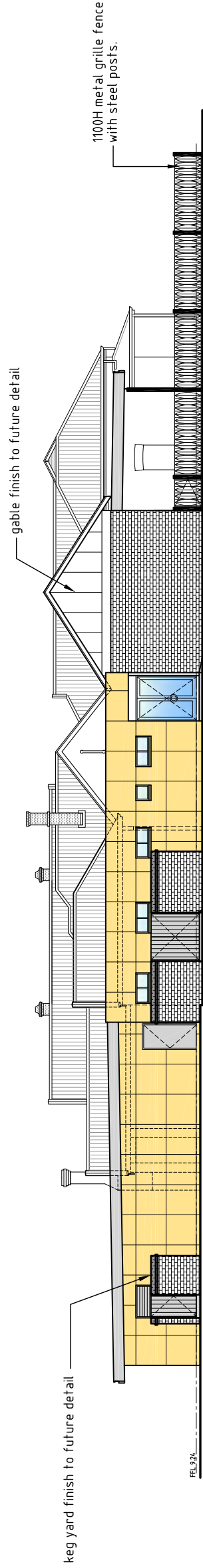
	: EXISTING FACILITIES
<b>NEW WORKS:</b>	
	: NEW FRAMED WALLS
	: NEW WINDOWS
	: NEW BRICKWORK



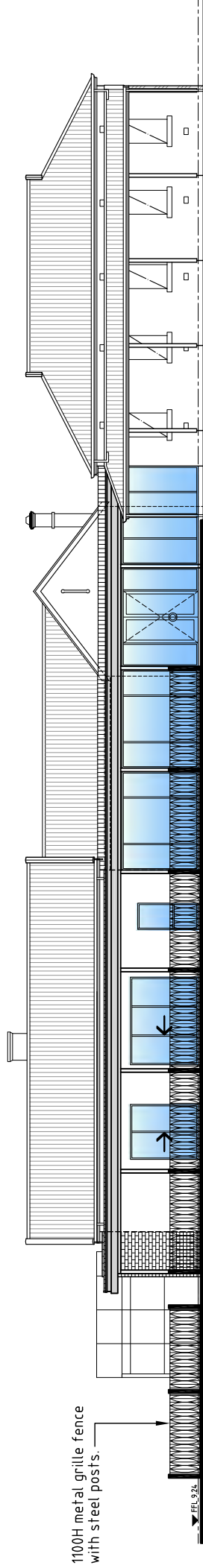
**NORTH WEST ELEVATION**



**SOUTH EAST ELEVATION**



**NORTH EAST ELEVATION**



**STREET ELEVATION 'A'  
 ( NORTH WEST )**

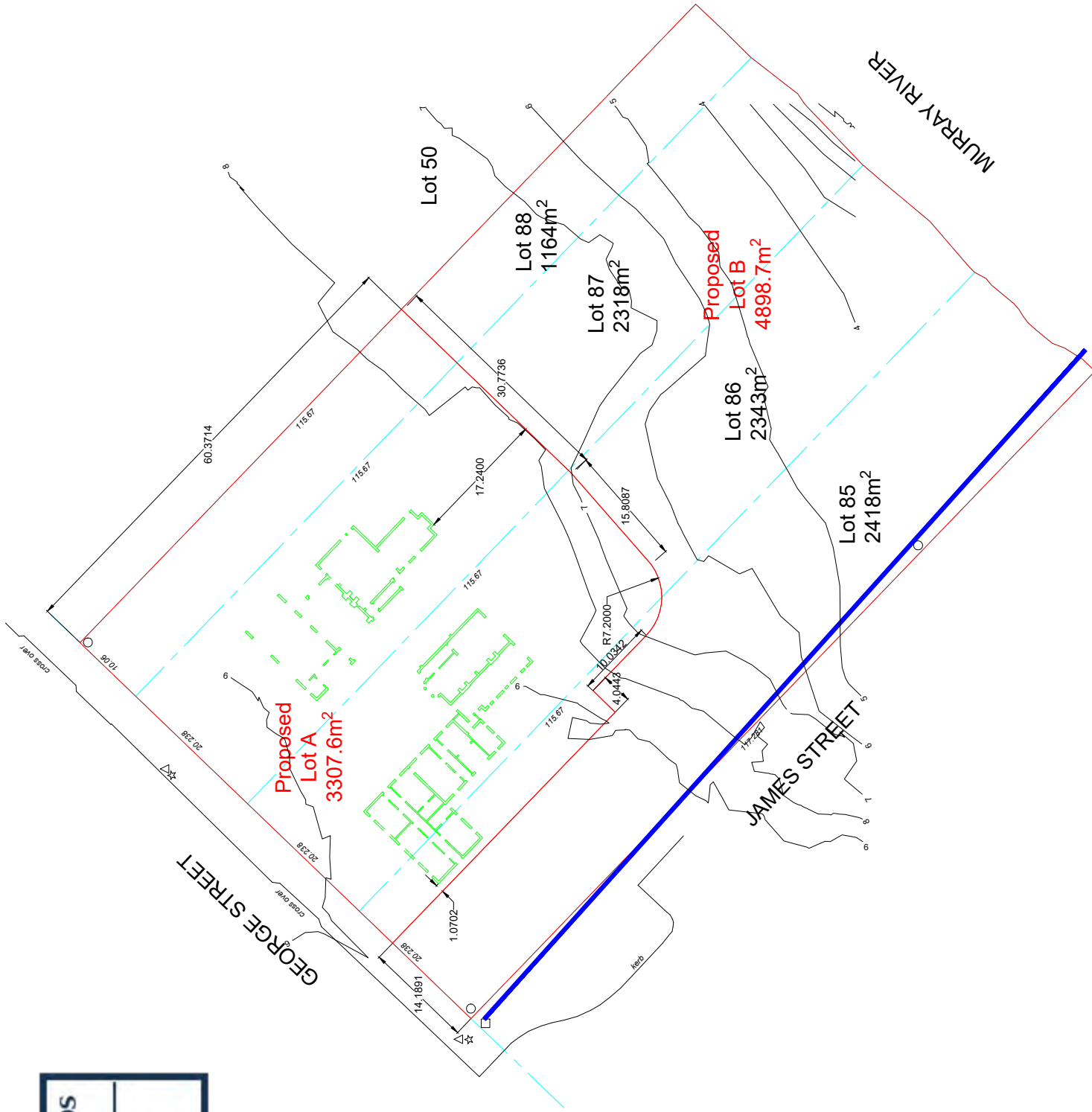
SCALE: 1:200 @ A3

**EXCHANGE HOTEL REDEVELOPMENT**  
 GEORGE STREET, PINJARRA,  
 WESTERN AUSTRALIA

22-08-2019 **John L. Silbert** & ASSOCIATES  
 Architect  
 Suite 63 PLAISTOWE LANE  
 102 RAILWAY STREET  
 WEST PERTH 6005 W.A.  
 DWG: **SK:3/3**

**PROPOSED SUBDIVISION OF LOT 85, 86, 87 and 88 GEORGE STREET, PINJARRA**

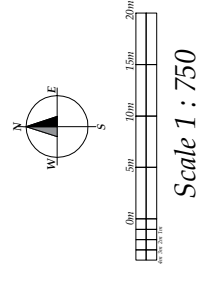
<b>DEPARTMENT OF PLANNING, LANDS AND HERITAGE</b>	
DATE	FILE
20-Sep-2019	158494



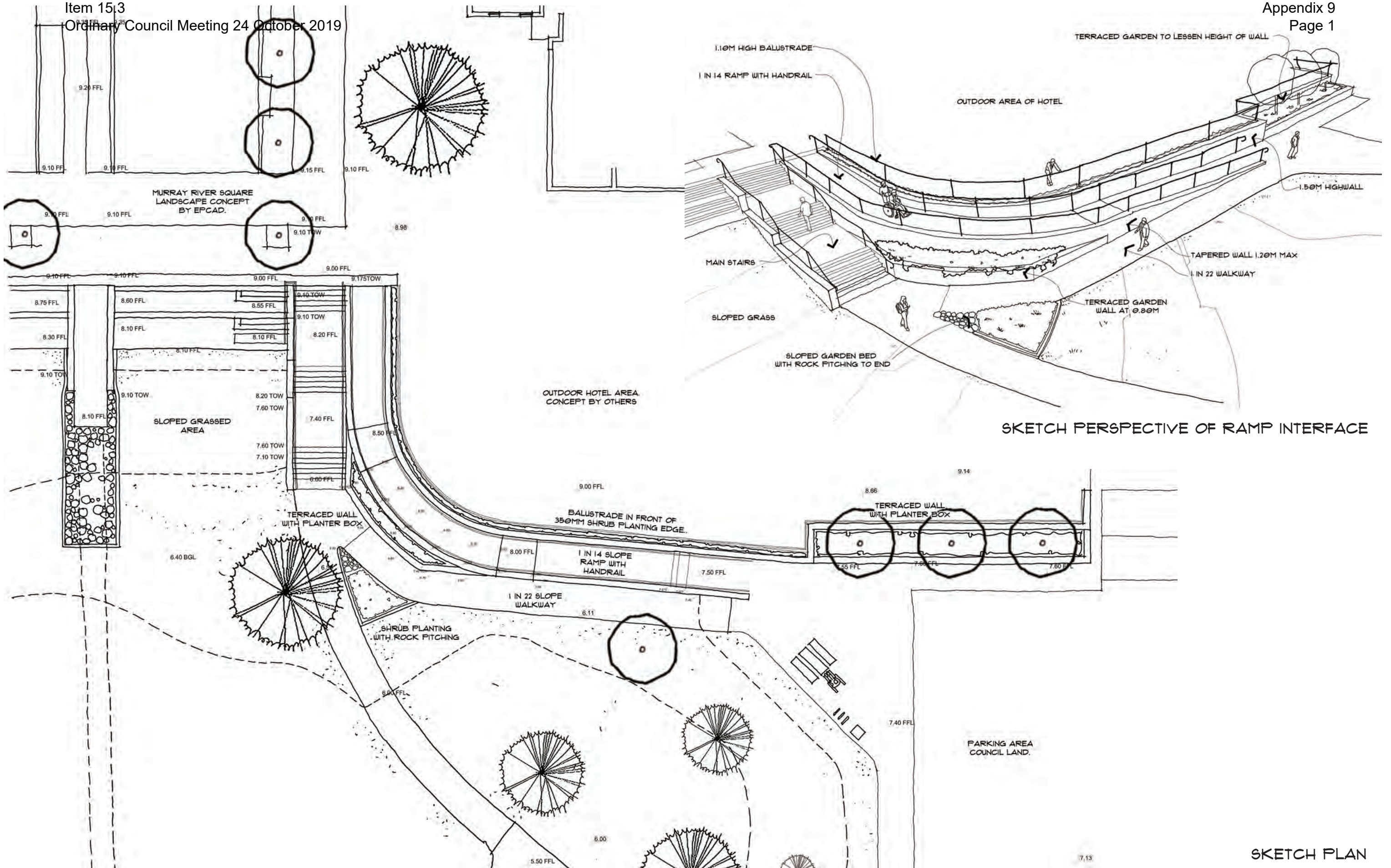
**Legend**

- Existing lot boundaries
- Proposed lot boundaries
- Existing building
- △ Wpr Distribution Poles
- Wpr Pit
- Wpr Pillar
- ☆ Wpr Streetlights
- Wpr Power lines

**Original Areas:**  
 Lot 85 - 2418m  
 Lot 86 - 2343m<sup>2</sup>  
 Lot 87 - 2318m<sup>2</sup>  
 Lot 88 - 1164m<sup>2</sup>  
 Total area - 8243m<sup>2</sup>  
 No of existing lots - 4  
 No of proposed lots - 2



No.	DATE	REVISION	BY	CHKD	APPRD	DATE	C.A.D.D. File Nos.		DESIGNER TO COMPLETE	JOB No.	DWG No.
							MICROSTATION	CIVILCAD			
1	16/09/2019	Creation of a new boundary - Subdivision of lots 85, 86, 87 and 88 George Street	JS	RP		00/00/2019			NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED APPROVED.		
									APPROVED		
									POSITION		
									DATE		
									DRAFT CHECK		
									DESIGN CHECK		
<b>PROPOSED SUBDIVISION OF LOTS 85 to 88 GEORGE STREET, PINJARRA</b>										SCALE	1 : 750 @ <b>A3</b>
											File: D:\Jans AutoCad Projects\Ford's stuff\Exchange Hotel Subdivision



# Business Plan for Major Land Transaction

Former Exchange Hotel Building Site  
Portion of Lots 85 -88 George Street,  
Pinjarra

August 2019



**Business Plan**

**Local Government Act 1995**

**(Section 3.59)**

Proposal by the Shire of Murray to enter into a Major Land Transaction for the sale of portion of Lots 85 – 88 George Street, Pinjarra, being the former Exchange Hotel building site.

August 2019

## Introduction

This Business Plan has been prepared to support of the proposed sale of a portion of the former Exchange Hotel site in George Street, Pinjarra.

The sale is classed as a major land transaction under section 3.59 of the *Local Government Act 1995* (the Act). The Act requires the preparation and advertising of a business plan for each major land transaction. The business plan is to include an overall assessment of the transaction, including certain specified details.

After 136 years of continuous operation, the Exchange Hotel had fallen into disrepair and closed to trade in 2008. In the years that followed the buildings further deteriorated and no formal proposals were received by the Shire to re-establish the hotel or otherwise redevelop the site. In 2012 the Shire acquired the site in order to add to the area of public foreshore within the town and to help facilitate the redevelopment of this prominent site which was detracting from the character and amenity of the town.

Substantial preplanning of the site and the surrounding foreshore land has since been undertaken with extensive engagement with the community. The outcome of this preplanning demonstrated a clear preference to re-establish a family friendly food and beverage related use with ancillary activities on the site. It also indicated a clear preference toward restoring and enhancing the significant heritage elements of the site in any redevelopment.

Consistent with this, the portion of the site, which contains the former Exchange Hotel building group was placed on the market with an explicit objective of achieving optimum public benefit through a balance of:

- Activating the site and surrounding public spaces;
- Restoring and reusing the significant heritage components of the site as part of the redevelopment;
- Design excellence which reflects and reinforces the character of Pinjarra town; and
- Financial return.

The Shire commenced marketing of the site through an Expression of Interest process in late 2015, with the submission period closing on 30 June 2016. Four Expressions of Interest were initially received, however despite discussions and negotiations none of these proposals progressed for a range of reasons.

In 2019 the Shire commenced initial conservation and protection works on the former Exchange Hotel building in order to tidy up the site, protect the building from further degradation whilst a future proponent was found and to provide greater visibility to the heritage components of the site that were intended to be retained in any redevelopment. These works were completed in July 2019.

The site has remained on the market since the Expressions of Interest. The Strzelecki Group has now submitted a proposal for the sale of the building component of the site and to undertake further development and conservation works in order to re-establish the Exchange Hotel.

This business plan sets out the detail of the site, the proposal and an assessment of the proposed transaction.



## Site description

The Exchange Hotel site comprises four land titles, being Lots 85 - 88 George Street, Pinjarra. The overall site has a total area of approximately 8,243m<sup>2</sup>, extending from George Street down to the edge of the Murray River.



Figure 1 – Exchange Hotel site - Lots 85 -88 George Street, Pinjarra

The overall site overlooks a very attractive part of the Murray River. It has direct river frontage, although a substantial portion of the site is located within the river floodway.

The portion of the site proposed for sale encompasses an approximate 3,300m<sup>2</sup> portion of Lots 85 – 88 adjacent to George Street and includes the existing group of buildings, generally as highlighted shown on the following plan. The exact land area will be subject to survey and subdivision approval. This makes up around 45% of the original land area of the Exchange Hotel site. To achieve the strategic objective of ensuring unrestricted public access to the foreshore reserve, the Shire intends to retain around 55% of the land, being the portion adjacent to the river and the Murray River Square, as part of the public foreshore reserve.



Figure 2 – Portion of the Exchange Hotel site proposed for sale

## Pinjarra Context

Pinjarra is located within the Shire of Murray in the heart of the Peel Region. It is less than an hour's drive from Perth city and 20 minutes east of the coastal city of Mandurah.



Figure 3 – Location of Pinjarra

Pinjarra is one of the oldest towns in Western Australia, set in a popular day trip destination area with substantial urban growth projections.

The main street of Pinjarra forms part of the South Western Highway, a key road linking Perth with the regional city of Bunbury and the state's popular South West region.

Pinjarra is currently the focus of a significant revitalisation and will benefit over the next few years from substantial planned public investment in streetscapes, community buildings, public spaces and the river foreshore, all aimed at enhancing the popularity and attractiveness of the town. This Exchange Hotel site forms an integral part of this revitalisation.

## Exchange Hotel – the beginnings

In December 1865, Dr Thomas Forrester Bedingfeld, Magistrate and Medical Officer to the Murray District purchased town allotments 85 - 88, located between George Street and the river. Here he constructed a rendered brick and shingle roof building as his residence in c.1866.

In 1870, James Rummer Greenacre was granted a licence for the Queen's Hotel near South Dandalup from the Cornish family. By 1871 he had purchased Lots 85 - 88 in George Street from Dr Bedingfeld and opened Exchange Hotel, Pinjarra, transferring the licence from the Queen's Hotel to his new premises. At the same time, Dr Bedingfeld moved into the Queen's Hotel as a residence. It has been suggested that the place was named Exchange Hotel because of this property swap.

In June 1871, Greenacre advertised his move from Dandalup to Pinjarra:

*J. R. Greenacre in thanking his friends for the liberal support afforded him, since commencing business in the Queen's Hotel on the Dandalup, begs to inform them he has made arrangements to remove to those commodious premises in the townsite of Pinjarrah long occupied by Mr Beddingfield [sic], on 1st July next, and he hopes the 'Exchange Hotel' Pinjarrah will afford every comfort and convenience to all who continue to favour him with their patronage.*



Figure 4 - Earliest known photograph of Exchange Hotel c1870's

## Exchange Hotel – today

The Exchange Hotel operated continuously from the site from 1871, until its closure in 2008 and over the years formed an integral part of the social fabric of Pinjarra.

At the time of closure, the Exchange Hotel building group consists of four interconnected buildings. The oldest structures date back to c.1866 and were constructed in rendered brick, originally with shingle roof, later replaced with iron. Two other brick buildings date from 1925 with numerous additions and alterations made since the 1960s. At the time of closure the overall condition of the buildings were poor and they further deteriorated to the stage that extensive renovation works would be required to the buildings before they could be leased or further occupied.

In the first half of 2019, the Shire undertook an initial phase of conservation and protection works on the former Exchange Hotel building. These works included the demolition of those portions of the building without heritage significance, structural repairs to the roof, installation of new roof sheeting and roof plumbing, the reconstruction of the veranda to the accommodation block, some external conservation works and the boarding up and securing of the building. The works were intended to tidy up the site, protect the building from further degradation whilst a future proponent was found, and to provide greater visibility to the heritage components of the site that were intended to be retained in any redevelopment. The current overall area of the buildings is approximately 650m<sup>2</sup>.

The Exchange Hotel has considerable heritage significance. In March 2010 it was considered for inclusion on the State Heritage Register and, whilst it did not quite meet the threshold for inclusion on this register, it has been recognised as locally significant, being listed in the Shire's Local Planning Scheme Heritage List and with a Management Category B in the Shire's Local Government Heritage Inventory. This management category indicates that the building is very important to the heritage of the locality with conservation of the place being highly desirable.

The Heritage Council of Western Australia documentation outlines the Statement of Significance for the Exchange Hotel as follows:

*Exchange Hotel, Pinjarra, originally a c1866 residence utilised as a hotel since 1871 with various additions until the early 1990s, has cultural significance for the following reasons:*

- *The place demonstrates the continuous adaptation of an early building to meet the changing needs of the hotel trade in Pinjarra.*
- *The place includes the remnants of two Victorian Georgian style buildings.*
- *The place has high integrity having operated continuously as Exchange Hotel, Pinjarra since 1871 until it closed in 2008.*
- *The place has a close association with the development and growth of Pinjarra.*
- *The place has social value for the residents of Murray and contributes to the community's sense of place.*
- *Many of the additions and alterations to the Exchange Hotel are of low significance.*

## Site purchase by the Shire

The site is heavily constrained by a number of factors and this had discouraged moves by the private sector to invest in the upgrade and re-establishment of the hotel. In 2012, four years after the closure of the hotel, the Shire acquired the Exchange Hotel site for the following key reasons:

- The site was prominently located within the heart of the town and the poor condition of the buildings were creating a negative impression of the town which had the potential to detract from private and business investment and activity in the town. The acquisition provided the opportunity for the Shire to help facilitate the redevelopment of this prominent town location in a manner that would provide maximum benefit to the town and its community.
- As the site extended down to the river and covered approximately the northern half of the Murray River Square, acquisition would secure the public ownership of these important open spaces, helping to establish a continuous river foreshore reserve within the town and adding to the width of the Murray River Square, including the land containing the support structures for the swing bridge.
- Parts of the hotel buildings were some of the oldest structures within the town, which had considerable heritage significance and the acquisition provided an opportunity to facilitate the restoration of this important heritage site and the re-establishment of the use of the site, potentially through a partnership with the private sector.
- The acquisition would provide the opportunity to better influence a quality development outcome on the site which integrated with and activated the surrounding streetscape and foreshore area.

## Master planning

An overall master plan for the Murray River foreshore was prepared in 2014 to provide a framework for future action within the foreshore area and the hotel site. It aimed to create an attractive, vibrant and sustainable foreshore precinct for Pinjarra. The masterplan included the preparation of a Conservation Strategy and feasibility assessment for the Exchange Hotel buildings.

For the Exchange Hotel buildings the outcome of this master planning process demonstrated a clear preference to:

- re-establish a family friendly food and beverage related business on the site, potentially with ancillary activities; and
- restore the significant heritage elements of the site, remove those building elements that detracted from the heritage significance with any building extensions being complementary to the heritage significance.



Figure 6 – Murray River Foreshore Master Plan

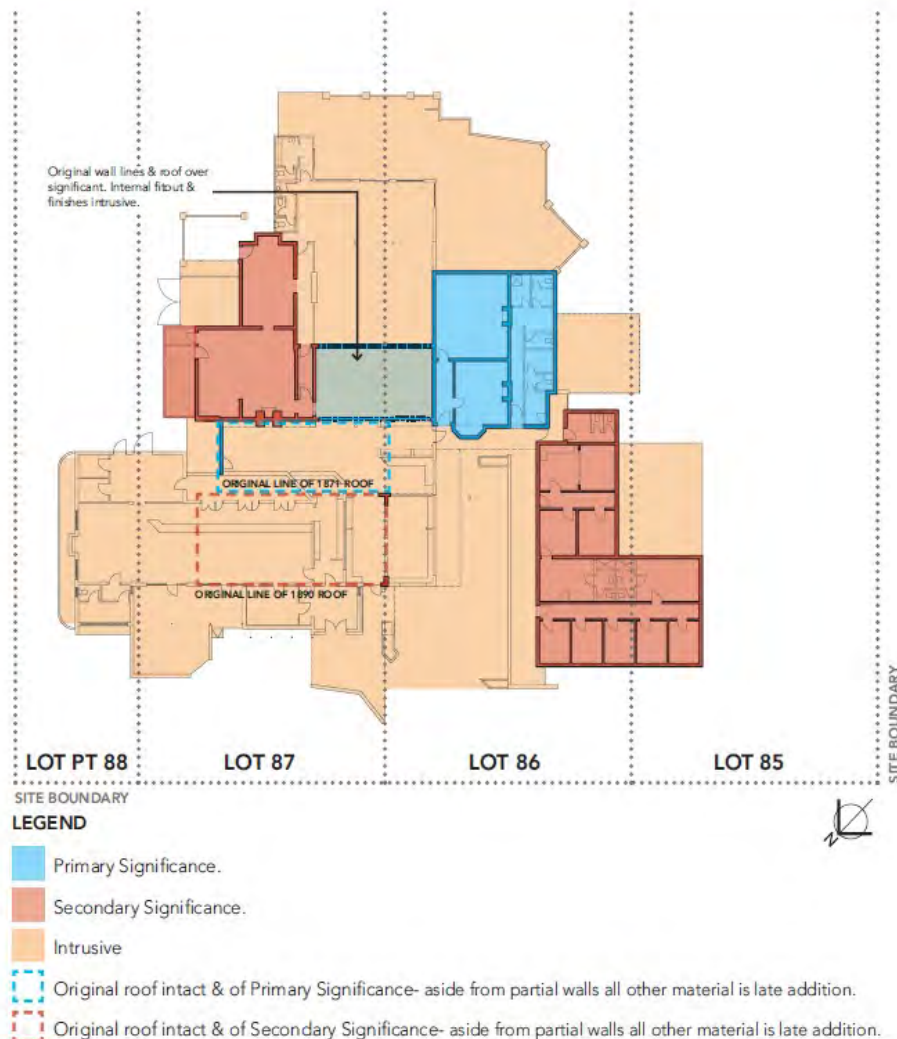


Figure 7 – Graded zones of significance identified in Conservation management Strategy

A development overview and feasibility assessment for the Exchange Hotel site, prepared as part of the 2014 masterplan noted the following:

- The buildings are in a dilapidated condition, which are not immediately presentable for a commercial use.
- Substantial expenditure is required to bring the property to a stage where it is useful for any purpose, be it commercial or residential.
- The immediate catchment population (local trading area) is currently relatively small, however the regional population is growing rapidly.
- The location is very attractive, but passing traffic volumes are relatively modest.
- The tourist market in Pinjarra is under developed, but there are good prospects for increasing both day-trip and short-stay visitors.
- A viable commercial development on the site will need to be a destination in its own right – it must have a profile that will draw trade from a wider region. (In other words, a pub / restaurant / café relying only on a local market is unlikely to be viable without subsidy).
- A successful developer or operator must have access to substantial capital to undertake building works or a very high margin business to afford rents that would be required by the Shire if it were to undertake substantial building works in advance.
- There are many variations in operational requirements and presentation between operators, so a strategy in which the Shire reduces development risk as much as possible for as little expenditure as possible is likely to be most appropriate.
- There is evidence that the site might be attractive to multi-outlet food and beverage operators.
- It is possible that some may find the ability to incorporate short-stay accommodation attractive.
- Some (probably most) would require the premises to be licensed to serve alcohol.
- Good operators will be prepared to spend a substantial sum on capital works and establishment.

The review canvassed other potential uses for the site, for example, residential accommodation, aged accommodation, reversion to parkland and concluded that none would meet the overall development objectives for the site as well as a good quality food and beverage operation would.

## Valuation

A current valuation of the building portion of the site has been received by LMW Valuers. Given the heritage constraints and the extent of works needed, the valuation of the building component of the site has been set at approximately \$625,000. The valuer has noted however that this figure is highly subjective given the heritage constraints applicable to the site and the scarcity of comparable sales evidence.

## Expression of Interest Process

An initial Expressions of Interest process was advertised between December 2015 and June 2016. An outcome that optimised public benefit through a balance of the following selection criteria was sought:

- Activating the site and surrounding public spaces;
- Restoring and reusing the significant heritage components of the site as part of the redevelopment;
- Design excellence which reflects and reinforces the character of the town; and
- Longer term financial return.

Four Expressions of Interest were initially received, however despite discussions and negotiations none of these proposals progressed for a range of reasons.

The site has been open to offer through the onsite advertising board since this time. In April 2019 the initial proposal by the Strzelecki Group was received.

## Proposal

The key elements of the Strzelecki Group proposal include:

- The re-establishment of a hotel from the main building, specialty shops and a museum from the former accommodation block.
- The expansion of the building to accommodate a front lounge, rear dining area and back of house activities.
- Retention of the areas of the building with heritage significance and an intent to feature the heritage components of the site as part of the redevelopment.
- Establishment of an alfresco area fronting George Street, including a small playground area and a rear beer garden overlooking the foreshore.
- Provision for pop-up markets on the southern external portion of the site adjacent to the Murray River Square.
- Expansion of the site into the adjacent foreshore area to increase the extent of the proposed rear beer garden.
- Parking and service areas along the northern driveway.

The Strzelecki Group proposal is to sell the building component of the site (approximately 3,300m<sup>2</sup>) for a total of \$550,000, with \$290,000 paid prior to the certificate of construction compliance being issued and the second \$260,000 to be paid 12 months following this date.

The proponent has requested a rates holiday for the first three years of trade to allow for the establishment of the business. This is consistent with past Council decisions in locations such as the Peel Business Park where substantial infrastructure investment is being made to assist with the Shire's economic development objectives.

The business entity proposed to be the owner of the site is Exchange Pinjarra Pty Ltd.

A copy of the proponent's proposal including plans is attached to this Business Plan.

## Preparation of a Business Plan

In accordance with Section 3.59 (2) and section 3.59 (3) of the *Local Government Act 1995*, before the Shire enters into a major land transaction, or enters into a land transaction that is preparatory to entry into a major land transaction, it is to prepare a business plan.

The business plan is to include an overall assessment of the major land transaction and is to include details of:

1. the expected effect on matters referred to in the local government's current forward plan;
2. the expected financial effect on the local government;
3. the expected effect on the provision of facilities and services by the local government;
4. the expected effect on other persons providing facilities and services in the district;
5. the ability of the local government to manage the performance of the transaction; and
6. any other matter prescribed for the purpose of this subsection.



## Expected effect on matters referred to in the local government's current forward plan

Section 5.56 (1) of the *Local Government Act 1995* requires that a local government is to plan for the future of its district. Regulations have been made under section 5.56 (2) of the Act to briefly outline the minimum requirements to achieve this. This includes the preparation of a Strategic Community Plan and a Corporate Business Plan.

The *Murray 2030 Strategic Community Plan*, reflects the longer-term community and local government vision and aspirations. The Shire's Corporate Business Plan, *Murray 2019-2023* activates the Strategic Community Plan by setting out the short to medium-term priorities by defining a range of projects and activities that will help achieve the vision and aspirations of the community.

The proposal is consistent with the Shire's Strategic Community Plan and will contribute toward multiple focus areas including those set out below. A specific project is included in the Shire's Corporate Business Plan to facilitate the restoration and re-use of the former Exchange Hotel:

<b>Focus Area</b>	Places for People
<b>Aspiration</b>	To create great places for the people through strong partnerships with the community; innovative urban design; and improve the well-being and quality of life for residents.
<b>Strategy</b>	Upgrade the amenity of the Murray River Square, foreshore reserve and Glebe land.  Implement the Pinjarra Revitalisation Strategy.

<b>Focus Area</b>	Thriving Economy
<b>Aspiration</b>	To create diverse and prosperous economy that supports innovation, training opportunities and provides a variety of business, tourism and employment opportunities.
<b>Strategy</b>	Position Pinjarra as a key regional centre through the Pinjarra Revitalisation Strategy.

<b>Focus Area</b>	Environment, Character and Heritage
<b>Aspiration</b>	To be effective stewards of our environment, history, heritage, natural landscape and rural character.
<b>Strategy</b>	Value, protect and celebrate the Shire's rich aboriginal and colonial history.

The relevant sections of the Corporate Business Plan are as follows:

<b>Focus Area</b>	Places for People
<b>Objective</b>	1.3 Ensure quality, diverse and innovative planning outcomes that meet community aspirations.
<b>Strategy</b>	1.3.3 Implement the Pinjarra Revitalisation Strategy.
<b>Project and Actions</b>	1.3.3.3 Facilitate the restoration and re-use of the former Exchange Hotel.

A community survey was distributed to all Shire residents in early 2015 as part of the preparation of the Shire's previous *Murray 2025 Strategic Community Plan*. Of the 1045 surveys received, 185 were received from Pinjarra. The Exchange Hotel redevelopment was nominated as the highest priority project for Pinjarra respondents under this survey.

Following a subsequent local Pinjarra community workshop the *Pinjarra Local Community Plan 2016-2020* was prepared and endorsed by Council based directly on the outcomes of the workshop and included as part of the action plan 'to actively pursue Expressions of Interest for the redevelopment of the Exchange Hotel site in a way that retains the core heritage components of the site and re-establishes a food and beverage related use on the site'.

The Shire's *Local Business Strategic Plan 2016-2020*, prepared following a business strategy workshop attended by Murray business owners and operators identified that a focus on the redevelopment of the Exchange Hotel and Murray River Foreshore upgrade was needed to promote a positive image of the Shire. The Strategy included actions again based directly on the feedback received at the workshop 'to review the Expressions of Interest for the Exchange Hotel and formulate a Strategy for the redevelopment following the consideration of the submissions'.

### Expected financial effect on the local government

The current proposal involves disposition of an approximate 3,300m<sup>2</sup> portion of the Exchange Hotel site for the sum of \$550,000. It is proposed that the sale price be paid in two installments with the first installment of \$290,000 being paid prior to the time of the Certificate of Construction Compliance is issued for the proposed works and the second installment of \$260,000 being paid 12 months following this date. Income for the sale of the site has not been factored into the Shire's Long term Financial Plan, or 2019-20 budget and therefore is not expected to have a negative financial impact on the Shire.

#### Rates

The disposition of the land to a private entity will result in the obligation for it to pay annual Shire rates. With a development of the scale and nature proposed rates revenue would be in the order of \$25,000 p.a. At a discount rate of 5% and assuming a 40 year income stream, this has a present net value of \$429,000.

#### Construction

The proposal puts a construction estimate for the project at approximately \$2.55M. The indicative economic impacts to the local economy from this construction are:

	Output (\$M)	GVA (\$M)	Income (\$M)	Employment (FTE)
Direct Impact	\$1.3	\$0.5	\$0.3	2
Indirect Impact (Type I)	\$0.5	\$0.2	\$0.1	2
<i>Sub-Total</i>	<i>\$1.8</i>	<i>\$0.7</i>	<i>\$0.4</i>	<i>3</i>
Indirect Impact (Type II)	\$0.6	\$0.4	\$0.2	3
<b>Total Impact</b>	<b>\$2.4</b>	<b>\$1.1</b>	<b>\$0.6</b>	<b>6</b>

The construction phase is expected to support the following economic activity:

- \$2.4M in additional economic output, including \$1.3M directly;
- \$1.1M in gross value add to the Shire, including \$0.5M directly;
- \$0.6M income and salaries paid to households, including \$0.3M directly;
- Six full time equivalent jobs, including two FTE direct construction jobs.

This assumes 50% of direct expenditure on construction would be sourced from local

### *Operations*

The annual net economic impact, assuming only 50% of turnover is new expenditure in the town, during operation is expected as:

- \$2.9M in output, including \$1.5M direct;
- \$1.5M in gross value add, including \$0.8M direct;
- \$0.9M incomes and salaries paid to households, including \$0.5M direct;
- 18 FTE jobs, including 13 directly.

The proposal also provides for a reasonably high standard hotel with a strong dining and family component in an attractive and prominent location in town. It could therefore act as an attractor for day-trippers to visit Pinjarra thus adding to the attraction of Pinjarra as an overall destination for day tourists from outside the area. The proposal also provides for additional retail outlets and external markets and stall which has the potential to be an important addition to Pinjarra and further add to its tourist appeal.

### Expected effect on the provision of facilities and services by the local government

Facilitating the restoration and reuse of the Exchange Hotel as a food and beverage related business has been the subject of substantial pre-planning by the Shire. The subject portion of the site has not been identified as being needed for any local government related community or infrastructure purpose.

In an online survey undertaken in 2013 as part of the preliminary community engagement for the preparation of the masterplan for the Exchange Hotel site and adjacent foreshore, it was established that the community had a strong preference for the site to be used for the purposes of a café/restaurant or hotel ahead of community use.

The portion of the Exchange Hotel site adjacent to the river that will be retained by the Shire will contribute toward provision of a continuous public foreshore reserve between the Henry Street boat ramp and the Murray Leisure Centre. The design and range of uses proposed will ensure that there is activation along the interface of the site with adjacent public spaces over an extended portion of the day and week. This will enhance the vibrancy of the adjacent public spaces by helping to activate them and also providing a means of passive surveillance.

### Expected effect on other persons providing facilities and services in the district

The proposal provides for a reasonably high standard hotel with a strong dining and family component in an attractive and prominent location in town. It could therefore act as an attractor for day-trippers to visit Pinjarra thus adding to the attraction of Pinjarra as an overall destination for day tourists from outside the area. The proposal also provides for additional retail outlets and external markets and stall which has the potential to be an important addition to Pinjarra and further add to its tourist appeal.

Therefore, the proposal will do more than 'fill a gap' in the main street of Pinjarra, adding to its overall offering to local residents and tourists. The facility in this location will be a destination, adding to the attraction of Pinjarra overall as a destination for tourists from outside the area. The facility will complement other food and beverage outlets in the town and offer a strong dining and family component that is not otherwise widely available.

The development has the potential to act as an attractor in its own right, attracting enterprises around it to capitalise on the concentration of people. This might include other food and beverage and retail outlets and entertainment and other services.

## Ability of the local government to manage the performance of the transaction

The management of this disposal is within the resources and capacity of the Shire to manage.

A sufficient budget has been allocated to fund the subdivision process, preparation of legal documentation and associated settlement costs.

Legal documentation will be prepared by the Shire's solicitors to ensure the Shire's interests are protected and in particular a firm commitment to a site-specific program of works that will achieve the Shire's objectives will be delivered in return for the site. To protect the Shire's interests, part of the sale contract documentation is planned to include:

1. An obligation for the proponent to complete the development in accordance with an agreed proposal including concept plans, detailed plans, materials schedule and specifications within an agreed timeframe, noting that flexibility may be required for unforeseen circumstances.
2. Agreement to the Shire lodging an easement on the new title for pedestrian and vehicular access between George Street and the rear Shire owned car park and car park on the adjoining lots 50 and 51, with this access being defined on the agreed plan.
3. Clauses which enable the Shire to charge the land and lodge an absolute caveat over the land until the development is complete, including necessary disposal restrictions until the development is completed.

## Any other matter prescribed for the purpose of this subsection.

Not applicable.

## Advertising of the Business Plan

Section 3.59 (4) of the *Local Government Act 1995* requires the local government to:

1. give Statewide public notice stating that:
  - a) the local government proposes to enter into the major land transaction described in the notice or into a land transaction that is preparatory to the major land transaction;
  - b) a copy of the business plan may be inspected or obtained at any place specified in the notice; and
  - c) submissions about the proposed transaction may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given; and
2. make a copy of the business plan available for public inspection in accordance with the notice.

After the last day for submissions, section 3.59 (5) the *Local Government Act 1995* requires the local government to consider any submissions made and provides that it may decide by Absolute Majority, to proceed with the transaction as proposed or so that it is not significantly different from what was proposed.

## Enquiries

Enquiries in relation to this business plan should be directed to the Shire of Murray's Director Planning and Sustainability, Mr Rod Peake, on either 9531 7730 or at [rodp@murray.w.agov.au](mailto:rodp@murray.w.agov.au).

## Submissions

Submissions on this business plan are to be addressed to the Chief Executive Officer and can be forwarded either by post to Shire of Murray, PO Box 21, Pinjarra WA 6208 or email at [mailbag@murray.wa.gov.au](mailto:mailbag@murray.wa.gov.au) no later than Wednesday 9 October 2019.



**For further information and to obtain additional documentation contact:**

**Rod Peake**

**Director of Planning and Sustainability**

**Shire of Murray**

**Email: [rodp@murray.wa.gov.au](mailto:rodp@murray.wa.gov.au)**

**Phone: (08) 9531 7730 or 0427 984 921**

**[www.murray.wa.gov.au](http://www.murray.wa.gov.au)**



**Exchange Hotel Redevelopment Proposal**  
**Summary of Submissions**

No.	Submitter	Summary of Submission	Comment
1	Simone Hansen	<p>Hmmm beer garden looking over the river where our kids play and walk along don't like the sound of that.....still would be great getting a little waterpark happening like the awesome one in Kwinana this town needs some excitement for our future generation we need to think more of the children in this town leave the rowdy beer garden smelling like alcohol etc to the Premiere on the other side of the River keep this side child friendly.....Making it a family friendly bar &amp; grill restaurant would be ok....</p>	<p>The site has historically been used as a hotel and previously had a rear alfresco/beer garden overlooking the foreshore. The rear beer garden will be fenced to meet liquor licence requirements and will be separated from the foreshore by a retaining wall which is needed to manage the drop in levels. The beer garden will have the effect of activating and providing passive surveillance over the foreshore which is a key objective of the foreshore masterplan. The proposal is generally consistent with the Shire's adopted local planning policy for the site.</p>
2	John Moore	<p>I am naturally by my occupation pro development and I offer these comments purely so that there is an overall concept of the proposed use of the Exchange Hotel site.</p> <p>We had two hotels in the last fifty years in town, one was built as a hotel and one was not.</p> <p>The proposal is to refurbish the latter into a facility that has a bar and lounge area three times larger than the current venue (The Premier Hotel which has circa 120 bays plus overflow).</p> <p>Planning has amended the town planning scheme to give 50% consideration of reduction for the site in consideration of the historic site, by implication the council has agreed to provide those elsewhere.</p> <p>The Exchange based on the proposed plans and parking ratios adopted by most councils that publicise their parking</p>	<p>The parking standards set out in the Shire's Town Planning Scheme No. 4 (TPS4) are not relevant to a mixed use location such as commercial core of Pinjarra, rather they relate to a single use development where there is no opportunity for reciprocal parking and multi-purpose trips. The standards are also now dated and do not reflect contemporary parking needs which have reduced over the last 30 years since TPS4 was introduced due to factors such as extended retail trading, ride sharing and the like. This is more pronounced for hotels with strict drink driving laws and increased promotion of this.</p> <p>It is also relevant to note that most sites within the commercial core of Pinjarra, including new developments such as the shopping centre have less that the TPS stated car parking requirements, in some cases substantially less. This is due in part to the fact that the town sites were developed before the popular use of the car and because of the availability of public car parks.</p>



	<p>requirements are one Bay per 2m2 of Bar area and one Bay per 3m2 of lounge /alfresco /beer garden.                  The plan displays a lounge dining area of over 1100m2 (366 bays)                  117m2 bar area (58 bays)                  Total 424 Bays, one in 50 has to be disabled, subsequently of the 14 bays shown on the drawing, they will nearly all go to disabled parking.                  Further parking required for retail pop up markets 10 bays?</p> <p>There should be no reduction consideration for High density living or public transport as they do not exist.</p> <p>If council accepts the plans without taking funding for parking in lieu (which is circa \$12K per bay), you will have committed to providing the parking, this represents 9000m2 of land. It would cost well in excess of \$5 million to provide or circa \$450k to lease. (This represents a parking area far in excess of the complete parking area behind Tuckey's to Edenvale).</p> <p>I have seen comments posted on Facebook by your employees, based on the concept of existing car parking or interconnecting car parking which is a planning folly, as Pinjarra now exists in its built form for probably the next decade and the existing developments have built only the car parking they were required to for their particular developments and should be reticent to provide parking exchange for this development as it would curtail the opportunity to fully let the existing unoccupied tenancies.</p> <p>Possible outcomes</p> <ul style="list-style-type: none"> <li>• All of the private car parks closing to non-users of their facilities</li> <li>• Patrons parking in the residential area over the footbridge</li> <li>• Council having to purchase and demolish buildings for parking</li> </ul>	<p>Large expanses of parking is both expensive and disruptive to urban form and walkability in a town centre environment. The Exchange Hotel site is also located within the Pinjarra heritage precinct and adjacent to the foreshore where the key aim of planning under the Shire's Pinjarra Revitalisation Strategy has been to strengthen Pinjarra's highly valued character and identity rather than compromise this with large car parks.</p> <p>Planning for parking in the town has therefore focussed on providing over time a number of consolidated public carparks, sleeved behind buildings so that they do not impact on the attractiveness of the town and to supplement these with on-street parking. This will provide a more efficient form of parking compared to many small privately owned car parks and will better suit the mixed use town environment where there exists a range of uses with differing peak operating times. Importantly this will also increase street based pedestrian activity providing valuable passing pedestrian trade along the streets between key town destinations, which will help to activate secondary town businesses.</p> <p>The maximum and normal operating capacities of the development have not been determined at this stage. This will be undertaken at the development and building approval stage based on likely patronage rates and facilities available in the final plans such as toilets. It is therefore speculative at this stage to determine what the parking requirements ought to be.</p> <p>To provide a general indication however, the scale of the bar, dining and alfresco areas of the Exchange Hotel proposal is approximately equivalent to the Ravenswood Hotel. This site provides a car park with unmarked bays but a capacity of approximately 66 bays plus a further 35 bays on grassed areas</p>
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		<ul style="list-style-type: none"> <li>• The proponent pursuing costs for loss of income due to lack of or restrictive Parking conditions</li> <li>• The possibility of Edenvale being unable to function due to lack of parking</li> </ul> <p>Council should take the opportunity to visit Mandurah Ocean Marina for a qualitative lesson in poor parking planning restricting patronage, most tenancies are on the fourth or fifth tenant since development and Mandurah City Council are still in denial on the issue.</p>	<p>making a total of approximately 101 bays. Surveys undertaken in October 2019 indicate parking demand spikes at lunchtime and late afternoon/early evening and a typical demand of around 50-60 bays and a peak of 94 bays. This would increase during infrequent events. This would seem to be a suitable approximate amount of parking to be available for the Exchange Hotel, noting that such parking would not need to be exclusive to the hotel given the peak operating times for a hotel does not align with that of many other commercial businesses in the town.</p> <p>The Exchange proposal includes provision for 15 onsite bays, including ACROD bay. There is no further land available to provide onsite bays. There is a small gravel car park at the rear of the Exchange Hotel with a capacity of around 12 bays which previously formed part of the site and will remain as a public car park in the future.</p> <p>An assessment has been undertaken on the use of the public parking available within 400m or a 5 minute walk of the Exchange Hotel site. There are some 574 public bays available and surveys undertaken in October 2019 indicate a maximum utilisation of these bays was around 30% with peak periods being experienced in the time between 9.30am and 1.30pm with some 400 public bays still available at those times. Therefore there is significant capacity for public parking in the town to accommodate the parking requirements of the Exchange Hotel.</p>
3	Elizabeth Moore	<p>Great that the face of Pinjarra is getting a lift but at the end of the day have any new establishments survived once the new Coles opened?! I have seen places open and shut and people just getting by. Pinjarra is a lovely town and we have a pub in Pinjarra which does need a facelift but instead we are investing our money into revamping the on Exchange with a VERY limited parking access. With the a premier having 120 bays surely with an</p>	<p>The Exchange Hotel is a former and historic business in the town and the conservation and re-use of the building will lead heritage, town activation and overall economic benefits for the town. The Shire's Local Business Strategic Plan 2016-2020 prepared following a business strategy workshop attended by Murray business owners and operators identified that a focus on the redevelopment of the Exchange Hotel was needed to</p>



		establish of the exchanges size you will magically pull 360 bays from thin air? People in Pinjarra are of the older generation and would prefer practicality of parking not having to park illegally in Coles parking areas. I really do hope this concern is addressed as it a huge factor to this town.	promote a positive image of the Shire. The Strategy includes actions to progress this. There has been significant community support for the re-establishment of the hotel without significant local business opposition. See comments on submission 2 regarding parking.
4	Noel & Heather Nancarrow	Our concern with this proposal is the impact it will have on existing businesses which are already struggling to be viable in our town. More food & beverage outlets will put more pressure on the limited number of patrons visiting our town. Without a massive influx of new people you may well see a decline in the already hardworking businesses and a loss of existing establishments. There is already a number of vacant shops in town and this may well see a further decline.	See comments to submission 3.
5	Sylvia Broadbent	Hi, First of all I would like to congratulate the Shire on achieving such a great outcome. I have the following considerations: Can the trees in the beer garden be maintained. They will make a great feature and provide shade for this area. Provide some trees at the front also to provide shade and add to the streetscape appeal. I do have some suggestions as to non BCA compliant issues int he proposed plans but as they are concept only I assume they will be resolved during the design stage.	Unfortunately the trees in the beer garden have had to be removed as they were either proposed over the proposed building additions or were not at a level that allowed them to be retained. The proponent has indicated a desire to retain the mature Flame tree if possible at the front of the site. It is agreed that trees will make a positive feature and a landscape plan will be included as a condition of approval to re-establish landscaping which will complement the new development. Additional trees are also proposed in the foreshore adjoining the beer garden to offset the removal.
6	John Fieldsend	Agree with proposal to redevelop Exchange as Public House Restaurant Beer garden.	Noted.
7	Leanne Mazzucelli	Very excited to see the proposal of works for the Exchange hotel. The design impression looks great! Pinjarra is certainly missing a place where you can go out for dinner, dress up and enjoy a quality meal. I realise there is a need to cater for all budgets but we do have a lot of casual dining already within Pinjarra. A mix would be great, but also a modern menu including Tapas. A vibrant atmosphere to keep people coming back and hopefully be a place that people just want to travel to.	Noted. The food offer at the hotel will add further options to that already on offer in the town.



8	Janette Puccini	Love it big thumbs up.....	Noted.
9	Jayne Traub	This proposal is absolutely not in the best interests of the community here in Pinjarra. This will be another example of units left empty because of extortionate rent. The shire is as ever only interested in lining their own pockets whilst we have long term residents of Pinjarra homeless and leaving on the river bank behind the development. At least The Junction is owned by a local family with some level of interest in the community. This big development company is only interested in making money and the people of this town will be left the poorer for it. If this goes ahead the town will have many years to regret and lament at their leisure. It would be interesting to see who is receiving the huge backhanders for this but I am sure it is quite clear.	See comments under submission 2. There has been significant community support for the re-establishment of the hotel without significant local business opposition.
10	Geoff Fuller	Congratulations to the SoM Councillors on arriving at this excellent decision. The hardest part now will be bringing it all together.	Noted.
11	Linda Gregory/President North Yunderup Community Association	I support the plan for the Exchange Hotel development. I think it looks excellent and it will be a wonderful venue for all of us to enjoy.	Noted.
12	Valerie Bowen	I've resided and run a business based in the Murray Shire district. I'm currently building a stunning residence in Furnissdale and I think we need to improve and present Pinjarra in a better light and the STRZELECKI Group only wants the best for the Peel Region and it's residents. I have no objections and I truly hope their vision for the Exchange Hotel comes to fruition.	Noted.
13	Ben Thompson	I am AGAINST a hotel in town. We already have the Premier Hote, We Don't Need another pub smack in the middle on the main street of town. It will be a traffic nightmare. Not to mention the playground down on Cantwell park is close by. That is a nice peaceful side of town, to place a pub there would just bring in a	See comments to submission 2. There has been significant community support for the re-establishment of the hotel without significant local business opposition.



		<p>lot of noisy music and drunken Mayhem ruining the Peaceful atmosphere along the river. One pub in Pinjarra is enough for the size of the town.</p>	
<p>14</p>	<p>Peter Rugendyke</p>	<p>To all concerned, I applaud the Council on taking the initiative to redevelop this heritage site in a very attractive location of the Pinjarra Townsite. The concept of a community and tourist facility realises the potential of such a site. But it is on this point, I would voice my objection to the vendors, and nature of the business. Whilst being the Former Exchange Hotel, I would argue that the present combination of Alcohol and Family/ Community is not a wise or future proof combination, and actually defeats the goals of the above proposed facility. Family and Alcohol do not mix. The ability to supply and promote the consumption of alcohol combined with a family (and tourist families) does not safeguard or protect the wealth fare of family. Impressionable young lives do not need this as the focus of a public area. It firstly creates a dilemma for families and sets up the need for families to make a choice, therefore it is not equally accessible. Secondly, it provides an attractive area that normalises an activity that no-one can guarantee the safety outcomes of those participating in, and historically has been associated with drunkenness, violence, vandalism, family breakdown and addiction. The sad fact that a beautiful community focus has been coupled with a discordant business venture is unfortunate and needs to be revised ( emphasised in the strongest terms). It would be more compatible if this site was developed as a more accessible venture, such as restaurant with food as the focus, not a beer garden or alcohol focus. A family focused eatery with both sit down and easy to access food would be much better. Pinjarra needs much more variety in the food outlets on offer. A business that caters for daytime and evening visitors is needed. Something along the lines of the “Craker Barrel” chain in the USA has a wonderful balance of heritage, quality food and family friendly atmosphere. We do not have an Italian/Turkish cuisine offering in Pinjarra. Just</p>	<p>See comments to submission 2. The site was historically a hotel site. There has been significant community support for the re-establishment of a food and beverage use including a family friendly hotel. The Shire does not have before it a proposal for a restaurant of the kind referred.</p>



		some suggestions that promote family without having to force families into a choice of whether they go near an Alcohol serving outlet. I encourage the council to look more widely, and consider a more inclusive and community healthy venture for such a significant site.	
15	Bruce Clifton	Congratulations on arriving at a mutually beneficial plan which will work for all concerned.	Noted.
16	Cassie Burgess	I think it looks fantastic, I hope it goes ahead! I love the idea of it having a playground area as well.	Noted.
17	Liz and Steve Nicholas	This looks very exciting indeed, just exactly what we need in Pinjarra, a classy established encompassing Pinjarra's heritage.	Noted.

## Section 38 - Public Interest Assessment Submission & Section 46 – Special Facility Licence Pre-requisites

Application for the Grant of a Special Facility Licence- Tourism

<b>Applicant Name:</b>	<b>Tillbrook Nominees Pty Ltd</b>
<b>Application For:</b>	<b>Conditional Grant</b>
<b>Licence Type:</b>	<b>Special Facility Licence– Tourism</b>
<b>Premise Name:</b>	<b>North Dandalup Research Centre Tasting Room</b>
<b>Location:</b>	<b>Lot 302 Del Park Road, North Dandalup WA 6207</b>
<b>Submission Date:</b>	<b>11 September 2019</b>
<b>Revision Number:</b>	<b>1.1</b>



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Prepared by Hospitality & Foodservice Consultants in conjunction with Tillbrook Nominees Pty Ltd  
 ACN: 008 897 229 North Dandalup Research Centre Tasting Room Lot 302 Del Park Road North Dandalup  
 6207

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## 1 Executive Summary

After extensive research gained for this PIA the applicant has identified the proposed Special Facility Liquor-Tourism application to be situated within North Dandalup Research Facility within the locality of North Dandalup is in the public interest for the following reasons:

- 1.1.1 Providing an integral service within the North Dandalup Research Centre.
- 1.1.2 To provide ancillary support to the operations of the North Dandalup Research Centre, being a research facility incorporating laboratories, incubators, meeting areas and food processing capabilities that considers farm to table integration across the food and beverage industry with a focus on Beef. The NDRC is an “end product” focused research centre that incorporates the involvement of scientists, farmers and importantly a wide array of public end users. Farmer participation forums that are presently conducted regularly within North Dandalup by CYOEVF and will continue within the research centre once completed.
- 1.1.3 Enhancing tourism within North Dandalup, Shire of Murray, Peel Region and state-wide by offering a licenced tasting room that incorporates elements stemming from research, farm to plate integration, and agritourism.
- 1.1.4 Adding to the amenity of the locality through offering a unique facility incorporating research, incubators, restaurant/ café/ bar/ meetings, small scale food production, and research training promoted to agritourists, business tourists, culinary tourists and locals.
- 1.1.5 Adding to the diversity of the locality by offering local produce tastings and the option for local farmers and producers to develop and test their products for the general public within a small-scale food production facility and licensed venue whilst having the opportunity to access expertise through the research facility.
- 1.1.6 Provision of a true “paddock to plate” menu featuring red wagyu “Akaushi” exemplifying the developing “low food mile” movement.
- 1.1.7 Employment and training opportunities for local residents.
- 1.1.8 Adding an offering of tastings not unlike those conducted within cheese and chocolate factories or wineries within other regions, albeit here with the added integral component of research analysis. These tastings and the opportunity to purchase food or beverages from “paddock to plate” menus utilizing local produce such as red wagyu Akaushi grown locally sets this apart as a research and tourism destination.
- 1.1.9 Adding an integral service to the research centre which includes incubators, research laboratories, food production, meeting/administration/reception, and restaurant/café/ bar/dining and reception areas within North Dandalup offers further opportunities in growth through agritourism.



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- 1.1.10 The research centres is located within the Peel Region which has already been identified as an agritourism hub and is already bounded by well known tourism destinations such as Dwellingup . With tourists already flowing through North Dandalup on South Western Highway and Del Park Rd to areas such as Dwellingup the NRDC Tasting Room can only further enhance tourism locally and will become an essential part of the local tourism product.
- 1.1.11 Facilities that will appeal to local residents, workers and tourists in the form of opportunities to taste and trial local produce highlighted by red wagyu “Akaushi”, conduct retreats, functions, events, and entertainment.
- 1.1.12 Providing local residents, those working in, or tourists resorting to the area with a range of bespoke products, featuring local produce.
- 1.1.13 Providing local residents and those working in, or tourists resorting to the area the opportunity to enjoy a meal or alcoholic beverage, attend a tasting, or have an event within a facility conducting research generally within the fields of agritourism.
- 1.1.14 Providing tourists travelling for leisure, business, to visit friends or relatives an agritourism destination. Tourists including agritourists are not considered to be frequenting the research centre as part of their routine therefore meeting the requirements of a special facility licence-tourism.
- 1.1.15 Providing locals, those working in or tourists resorting to the locality the option of choosing their meat from the display cabinet to be prepared for them, and to partake in regular tastings.
- 1.1.16 Providing locals and those working in or tourists resorting to the locality the opportunity to talk to the researchers, and view or discuss the greater research centre facilities, such as laboratories, incubators, meeting and administration research areas, and small-scale food production areas all within controlled mini tours in the manner of brewery or winery tours.
- 1.1.17 Special facility licence-tourism is an approved use within the Shire of Murray.
- 1.1.18 Public parking and public transport including train/buses, taxis/ubers are available.
- 1.1.19 Tourists visiting the proposed premise will be travelling in the course of a holiday, or for leisure, business, to visit friends or relatives. As an agritourist research and food and beverage destination, tourists are not considered to be frequenting the premises as a part of their routine, therefore meeting the requirements of a special facility licence-tourism.
- 1.1.20 Community consultation surveys were conducted both locally and throughout other areas gaining strong support.
- 1.1.21 Community consultation was conducted to public buildings within Shire of Murray; comments are included herein including further support for this application.
- 1.1.22 The landowner Goldfather Corporation Pty Ltd.
- 1.1.23 Development application and a section 40 planning application are both approved.
- 1.1.24 A Social profile review of the defined locality, undertaken has identified this application to be lower risk, due to the following:
  - 1.1.24.1 Lower crime rate within the defined locality compared to Western Australian average.

## Ordinary Council Meeting 24 October 2019

**Prepared by Hospitality & Foodservice Consultants in conjunction with Tillbrook Nominees Pty Ltd  
ACN: 008 897 229 North Dandalup Research Centre Tasting Room Lot 302 Del Park Road North Dandalup  
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- 1.1.24.2 Lower alcohol related hospitalisations as compared to Western Australian average.
- 1.1.24.3 There are 12 at risk groups, as defined by RGL, were considered within the defined locality and from this only 1 group was considered to be a possible at-risk group.
- 1.1.24.4 Population has increased and is forecast to continue increasing within the locality.
- 1.1.25 The existing liquor premises within North Dandalup being the Stud tavern provide the following services, off premise takeaway liquor section, public bar with TAB gaming machines incorporating bar and dining area, and alfresco area. The tavern provides for the off-premise takeaway and TAB gaming services locally. NDRC Tasting Room will complement the licenced offering within North Dandalup by offering a completely different model with clear differentiation. There will not be any gaming or TAB, nor will there be any bottleshop or drive through facility offered.
- 1.1.26 Traffic was considered on South Western Highway.
- 1.1.27 The proposed research centre is well situated off Del Park Road in close proximity to South Western Highway to accommodate easy access for agritourist and locals alike. The research centre is also within close proximity to the Shire of Murray Agri-Innovation precinct within the multimillion dollar Transform Peel hub allowing for greater collaboration and for those conducting research and trials within the research centre with the opportunity to do so close by.
- 1.1.28 The research centre design has allowed for a rural and contemporary feel to be captured.
- 1.1.29 The applicant will incorporate policies and procedures including a robust harm minimisation plan to minimise harm or ill health caused to people due to the use of liquor.
- 1.1.30 The applicant will continually develop their harm minimisation plan, as required, with any new policies from the Director of Licencing.

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## 2 Introduction

- 2.1.1 Tillbrook Nominees Pty Ltd, trading as North Dandalup Research Centre Tasting Room (known as The Applicant herein, also known as Tillbrook Melaleuka Group or TMG), requested Hospitality & Foodservice Consultants, (known as HFC herein), to assist with their Public Interest Assessment (PIA).
- 2.1.2 This Public Interest Assessment (PIA) submission has been prepared by Hospitality & Foodservice Consultants (HFC) in conjunction with the Applicant.
- 2.1.3 This PIA has been completed in accordance with the Director of Liquor Licensing Public Interest Assessment policy.
- 2.1.4 HFC has gained research as deemed necessary to obtain the required information for the Director of Liquor Licensing to grant the application in the public interest.
- 2.1.5 The applicant proposes to operate a Special Facility Licence– Tourism within North Dandalup, Western Australia and is seeking approval from the Director of Liquor Licensing for the grant of a Special Facility Licence– Tourism.
- 2.1.6 Research gained for this PIA has indicated that the proposed special facility – tourism liquor licence application is in the public interest.
- 2.1.7 There is profit sharing agreement with this application, being turnover percentage for rent. This allows the applicant to grow the business in the early stages. However, once the proposed premise gets traction this would add further income to a not for profit organisation.
- 2.1.8 **Premise is to be known as:** North Dandalup Research Centre Tasting Room
- 2.1.9 **Location:** Lot 302 Del Park Road North Dandalup 6207
- 2.1.10 **Land owner and Lessor:** Goldfather Corporation Pty Ltd
- 2.1.11 **Certificate of Title:** refer to Attachment 1 Certificate of Title.
- 2.1.12 **Lessee:** C Y O Erade Village Foundation
- 2.1.13 **Applicant and Sub lessee:** Tillbrook Nominees Pty Ltd ACN: 008 897 229 refer to Attachment 2 Company Extract
- 2.1.14 A section 39 application shall be submitted on fit out completion pending the determination for this application.
- 2.1.15 As per Shire of Murray Town Planning Scheme No 4 map the proposed site is zoned rural, refer to Attachment 3 Shire of Murray Town Planning Scheme No 4 Map North Dandalup Township.
- 2.1.16 A section 40 certificate was approved on the 20<sup>th</sup> of December 2018, refer to Attachment 4 Section 40 Certificate, with a condition that the Special facility licence – tourism to be incidental and integral to the predominant use of the land as a research centre (rural). It should be noted the original section 40 was issued with the incorrect address, the applicant gained support based on this address, and the section 40 certificate has now been rectified.
- 2.1.17 There is no other single liquor licence type suitable for the proposed premise; this is highlighted within section 13 Section 46 – Special Facility Licence Pre-requisite for Grant of SFL Tourism Liquor Licence, of this submission.

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- 2.1.18 The proposed special facility licence – tourism will be incidental and integral to the overall research facility, refer to Attachment 5 Section 40 Submission
- 2.1.19 The applicant proposes the premises will attract tourists and those resorting to the area, in particularly agritourists and food and wine tourism.
- 2.1.20 The proposed premise will provide employment opportunities and training to locals.
- 2.1.21 The applicant also proposes to implement a recognised training program such as apprentice chef, apprentice butcher and trainee food and beverage staff to better enhance the hospitality industry.
- 2.1.22 The applicant proposed to employ juveniles over the age of 17 years to work on the premise to carry out duties such as trainee food staff, apprentice chefs, dishwashers, no juveniles will serve or deliver liquor, or go behind the bar.
- 2.1.23 Juvenile trainee food staff allowed to clear tables of dishes including glassware, this to be conducted under full supervision of an approved manager.
- 2.1.24 The proposed premise will cater for the research centre in particular farm to plate integration and scientific retreats where people come from interstate and America refer to Figure 1.
- 2.1.25 The scientific retreats are based around agriculture, in particular genetic improvement of WA's livestock, eating quality of its meats and production capacity of pastures.
- 2.1.26 The proposed premise will cater for those who are resorting to or passing through North Dandalup not in the course of their normal routine as an integral part of the overall research centre offering food and alcoholic beverages.
- 2.1.27 The proposed premise is in keeping with Shire of Murray Agri-innovation precinct.

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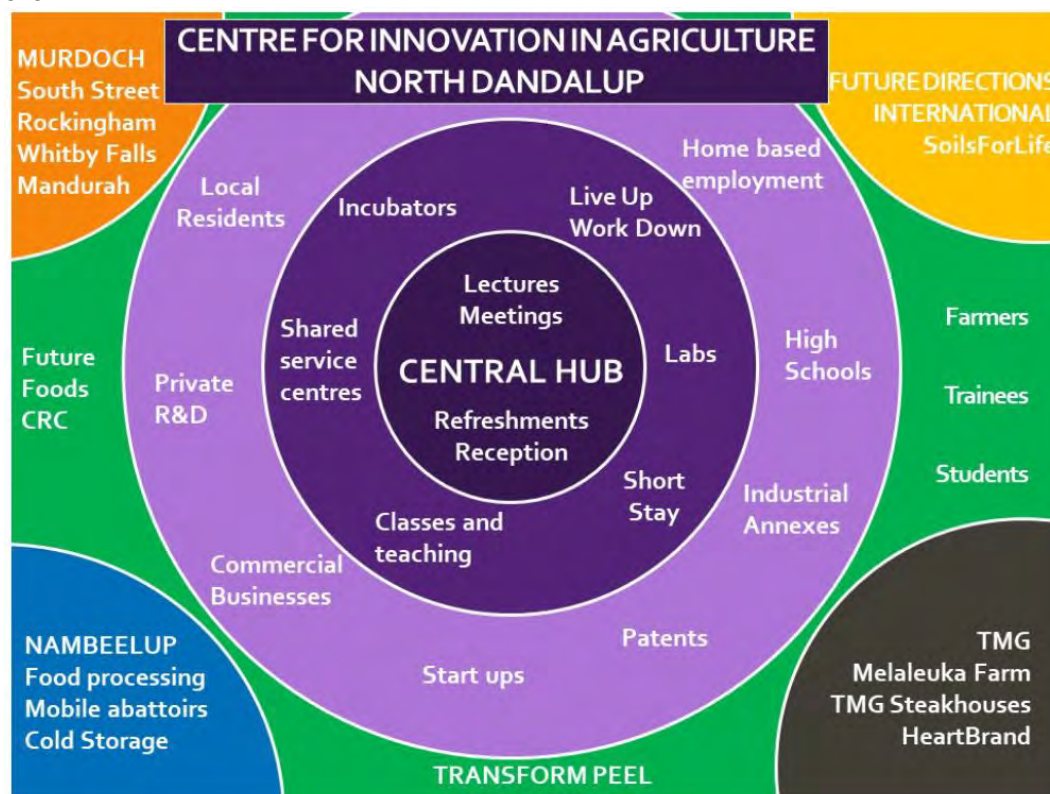


Figure 1 Concept of North Dandalup Research Centre

## 2.2 Trading Conditions

2.2.1 North Dandalup Research Centre proposes to operate under a Special Facility Licence – Tourism. The applicant proposes to operate the following hours:

- Monday – Sunday 10am – midnight
- Good Friday & Christmas Day 10am – midnight
- ANZAC Day 12 noon – 10pm

2.2.2 The applicant proposes to operate initially Friday through Sundays within the hours as noted herein and as required for retreats, receptions and tastings.

2.2.3 The applicant proposes to provide beverage options including light and mid-strength alcohol content and a range of non-alcoholic beverages shall be available for purchase at all times.

2.2.4 A CCTV video surveillance system including the capacity to record shall be installed, covering all exit and entry points.

2.2.5 No unaccompanied juveniles will be permitted on the premises except as permitted under the Liquor Control Act.

2.2.6 Allow juveniles over the age of 17 years to work on the premise to carry out duties such as trainee food staff, apprentice chefs, dishwashers, no juveniles will serve or delivery liquor and not go behind the bar.

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- 2.2.7 Juvenile trainee food staff allowed to clear tables of dishes including glassware, this to be conducted under full supervision of an approved manager.
- 2.2.8 Patrons will not be permitted to wear jackets, clothing or visible body markings that bear patches or insignia of known Outlaw Motor Cycle Gangs.
- 2.2.9 The applicant proposes to allow a customer to remove any unconsumed portion of wine from the proposed licensed premises when they leave.
- 2.2.10 The applicant proposes to have cocktail/stand-up functions, and at all times when operating allow patrons to order at the bar.
- 2.2.11 The applicant proposes to have food available at all times while the premise is open.
- 2.2.12 The applicant proposes to allow customers to order and take beverages from the bar and consume on the licenced premise.
- 2.2.13 The applicant proposes to allow customers to stand whilst consuming an alcoholic beverage.

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## 2.3 Description of proposed use

- 2.3.1 The proposed special facility licence– tourism as per Shire of Murray development approval is considered an incidental to the predominant use as a research centre rural.
- 2.3.2 The research centre will be operated by CY O'Connor ERADE Village Foundation.
- 2.3.3 CY O'Connor ERADE Village Foundation has been awarded a New Industries Fund Grant to develop a platform connecting agribusinesses with experts to solve agriculture sector challenges.<sup>1</sup>
- 2.3.4 CY O'Connor ERADE Village Foundation is a charitable organisation which supports Education, research, development and employment in Western Australia.
- 2.3.5 The proposed North Dandalup Research Centre is to provide scientific research to further improve high value agriculture, particularly genetic improvement of WA's livestock, eating quality of its meats and production capacity of pastures.<sup>2</sup>
- 2.3.6 The proposed premise is to provide a "paddock to plate" concept promoting local produce and conduct tastings.
- 2.3.7 Beef is sourced from Melaleuka Stud, which is owned by Professor Roger Dawkins, refer to section 6 of the submission.
- 2.3.8 The beef the applicant proposes to use is known as "Melt Beef" which is also tested by CY O'Connor ERADE Village Foundation within the research centre to assist in developing healthier beef fat that has high oleic acid content and a low melting temperature of fat<sup>3</sup>.
- 2.3.9 The lamb is sourced from Hawthornden farm, located in Toodyay, which is produced by Renny Lee-Steere who is Professor Roger Dawkins's cousin<sup>3</sup>.
- 2.3.10 Quarter beef carcasses will be delivered to the "food production" animal post mortem area of the facility, where a qualified butcher will cut the meat down for the on-site chef to prepare for meals, snacks and tastings on site and distribution to the scientific labs as specimen samples, located within the same facility for testing and research purposes, and for external distribution.
- 2.3.11 The proposed premise is to cater to tourism markets, in particularly agritourism and food and wine tourism, to enjoy a beverage with or without a meal standing or seated.
- 2.3.12 Furthermore, the proposed premise will provide an option for locals and those resorting to the area an alternate premise to have small receptions, functions, meetings, such as retreats, weddings, engagement parties and birthday celebrations within a rural setting, adding to the amenity and diversity of the locality.
- 2.3.13 From time to time the applicant proposes to provide entertainment in the way of soloist and duets to perform at the proposed premise whilst conducting meat tastings or various functions.
- 2.3.14 As the proposed premise will host retreats and receptions, the ability of entertainment will be appealing to those wishing to hold retreats and receptions at the proposed premise.

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- 2.3.15 The proposed premise will provide small scale food production capabilities utilising local produce. Farm (paddock) to plate integration, with the involvement of scientists, farmers and public end users as part of the research, implementation and feedback loop, is a key driver.
- 2.3.16 The proposed premise will offer tourists and customers an option to select their own meat from a meat display chiller. Customers will have the option to have the meat cooked for them at the proposed premise or allow for customers to take their meat home and cook it themselves.
- 2.3.17 All staff will be provided training in the understanding of red wagyu/Akaushi and the philosophy behind achieving “melt beef.”
- 2.3.18 The proposed premise will provide tastings for the meat and local produce regularly in order to promote red waygu and locally sourced produce to further enhance agritourism, and food and wine tourism generally, within the Peel region and Western Australia.
- 2.3.19 The applicant proposes to allow customers to order and take beverages from the bar and consume on the licenced premise.
- 2.3.20 The applicant proposes to allow customers to stand whilst consuming an alcoholic beverage.
- 2.3.21 The Applicant proposes to carry a comprehensive range of alcoholic (including low, mid-strength and full strength), non-alcoholic beverages to suit tourists and locals, refer to Attachment 6 TMG Sample Food & Beverage Menu
- 2.3.22 The applicant proposes to provide modern Australian cuisine, refer to Attachment 6 TMG Sample Food & Beverage Menu.
- 2.3.23 All staff will be provided training in the knowledge of wine, spirits, beer and sophisticated drinks.
- 2.3.24 The applicant also proposes to implement a recognised training program such as apprentice chef, apprentice butcher and trainee food and beverage staff to better enhance the hospitality industry.
- 2.3.25 The applicant proposed to employ juveniles over the age of 17 years to work on the premise to carry out duties such as trainee food staff, apprentice chefs, dishwashers, and no juveniles will serve or delivery liquor and not go behind the bar.
- 2.3.26 Trainee food staff allowed to clear tables of dishes including glassware, this to be conducted under full supervision of an approved manager.
- 2.3.27 By allowing juveniles (especially food staff) to be employed will enhance the hospitality industry, provides greater employment opportunities to juveniles and provide them with greater experience to further develop their careers as they get older. Learning basic hospitality skills such as customer service, carrying a tray, carrying plates, table and function set ups, understanding food and food service, gives them essential skills to be able to work within the hospitality industry.
- 2.3.28 The internal layout shall be contemporary rural, the dining room can be partly closed off for meetings, tastings and retreats utilising acoustic treated bi-folds doors, refer to Figure 2.



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- 2.3.29 The proposed bar will be an indoor / outdoor bar, this allows customers who are sitting outside to conveniently order their drinks as they would in any rural setting across Western Australia, refer to Figure 2.
- 2.3.30 The proposed premise will have an outdoor dining area creating a rural feel; the outdoor dining area will be grassed and landscaped with trees, providing a rural outlook not unlike similar tourism areas such as Margaret River and the Swan Valley.
- 2.3.31 The proposed premise will add amenity, and diversity to tourism, agritourism, those resorting to the area and local residents, providing an attraction which provides further development and enhancement through research, operations, and promotion for the agriculture industry and tourism.
- 2.3.32 The proposed parking will have easy access to the proposed premise, refer to Attachment 7 Proposed .
- 2.3.33 Deliveries will be delivered during reasonable hours.
- 2.3.34 The proposed premise will incorporate a dining room, which can be partly closed off for private retreats and receptions and an outdoor dining area, refer to Attachment 8 Proposed Floor Plan & Red Line Plan.
- 2.3.35 The premise will be managed within the accordance of the Liquor Control Act.
- 2.3.36 The premise will be managed by an experience premises manager.
- 2.3.37 The licensee and approved managers will hold approved managers license and RSA, and staff will hold as a minimum RSA certificate.
- 2.3.38 All staff shall be inducted in and around the premise; all staff shall be provided with a staff training manual.
- 2.3.39 The applicant is committed to operating a well-managed premise and adhering to their code of conduct and house management policy: refer to Attachment 12 Harm Minimisation Plan.

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### 3 Legislative Provisions

- 3.1.1 This application is for a conditional grant of a Special Facility Licence– Tourism, in accordance with the Liquor Control act section 46, 46A and 46B of the act,
- (1) *The licensing authority shall not grant a special facility licence except for a prescribed purpose.*
  - (1a) *The licensing authority is not to grant a special facility licence only because —*
    - (a) *the grant or variation of a licence of another class; or*
    - (b) *the imposition, variation or cancellation of a condition on a licence of another class; or*
    - (c) *the issue of an extended trading permit in respect of a licence of another class, is not possible because an approval, consent or exemption required under another written law cannot be obtained.*
  - (2) *The licensing authority shall not grant a special facility licence if granting or varying a licence of another class, or imposing, varying or cancelling a condition on a licence of another class, or issuing an extended trading permit in respect of another class of licence, would achieve the purposes for which the special facility licence is sought.*
  - (2a) *Subsection (2) applies —*
    - (a) *whether or not an application has been made for a grant, variation, imposition, cancellation or issue referred to in that subsection; and*
    - (b) *even if such an application has been made and has been refused.*
  - (2b) *The application for a special facility licence must demonstrate how the business for which the licence is sought meets any of the prescribed purposes for which a special facility licence may be granted.*
  - (3) *If a special facility licence is granted, it must be granted on such terms and conditions as are necessary to ensure that the licence is used only for the prescribed purpose for which it is granted.*
  - (4) *The licensee of a special facility licence is authorised to sell liquor in accordance with the terms and conditions of the licence.*
  - (5) *At a time when a sale of packaged liquor to any other persons would not be within permitted hours or at a time authorised by the licence, any authority conferred by a special facility licence to sell packaged liquor to a lodger or to any other specified class of person extends only to such quantities as might reasonably be consumed by the person to whom the liquor is sold on that day.*
  - (6) *If the Director so approves, section 37(5) or section 38, or both of those provisions, or parts of either of those provisions, do not apply in respect of a special facility licence of a type prescribed.*
  - 46A. *Special facility licence, restrictions on varying*
  - (1) *The licensing authority is not to vary a special facility licence, or impose, vary or cancel a condition on a special facility licence, if —*
    - (a) *granting or varying a licence of another class; or*
    - (b) *imposing, varying or cancelling a condition on a licence of another class; or*
    - (c) *issuing an extended trading permit in respect of a licence of another class, would achieve the purposes for which —*
      - (d) *the variation of the special facility licence is sought; or*
      - (e) *the imposition, variation or cancellation of a condition on the special facility licence is sought.*
  - (2) *Subsection (1) applies —*
    - (a) *whether or not an application has been made for a grant, variation, imposition, cancellation or issue referred to in paragraph (a), (b) or (c) of that subsection; and*
    - (b) *even if such an application has been made and has been refused.*
  - 46B. *Alternatives to granting or varying special facility licences*

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- (1) If the licensing authority does not grant or vary a special facility licence because section 46(2) or 46A(1) applies, the licensing authority may, with the agreement of the applicant, treat the application for, or for the variation of, the special facility licence as an application for —
  - (a) the grant or variation of a licence of another class; or
  - (b) the imposition, variation or cancellation of a condition on a licence of another class; or
  - (c) the issue of an extended trading permit in respect of a licence of another class.
- (2) The licensing authority may of its own motion or on the application of the licensee —
  - (a) cancel a special facility licence; and
  - (b) in respect of the premises to which the special facility licence related —
    - (i) grant to the person who was the licensee a licence of another class; and
    - (ii) if considered appropriate by the licensing authority, issue to that person an extended trading permit.
- (3) If the licensing authority of its own motion proposes to cancel a special facility licence and grant a licence of another class under subsection (2), the licensing authority —
  - (a) is to give the licensee a notice that sets out the proposal and the reasons for it; and
  - (b) is to give the licensee a reasonable opportunity to make submissions or to be heard in relation to the proposal.

### 3.1.2 The primary objects to the Liquor Control Act Section 5(1) are:

- To regulate the sale, supply and consumption of liquor; and
- To minimise harm or ill-health caused to people, or any group of people, due to the use of liquor; and
- To cater for the requirements of consumers for liquor and related services, with regard to the proper development of the liquor industry, the tourism industry and hospitality industries in the State.

### 3.1.3 The secondary objects to the Liquor Control Act Section 5(2) are:

- To facilitate the use and development of licensed facilities, including their use and development for the performance of live original music, reflecting the diversity of the requirements of consumers in the State; and
- To provide adequate controls over, and over the persons directly or indirectly involved in, the sale, disposal and consumption of liquor; and
- To provide a flexible system with as little formality or technicality as may be practicable for the administration of this act.

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### 3.2 To regulate the sale, supply and consumption of liquor

- 3.2.1 The Applicant has a detailed robust harm minimisation plan, Refer to Attachment 12 Harm Minimisation Plan, the applicant shall abide by and ensure staff will abide by the same, to ensure the responsible service practise and “to minimise harm or ill health caused to people due to the use of liquor”. As per RGL, the harm minimisation plan includes: **Code of Conduct, House Management Policy and House Management Plan.**
- 3.2.2 Approved managers shall undertake and complete the accredited approved manager course, as per the Liquor Control Act, the applicant has already completed the course.
- 3.2.3 All staff will have a Responsible Service of Alcohol (RSA) certification, as per the Liquor Control Act.
- 3.2.4 All staff will undergo training through federally funded Hospitality Group Training courses which are conducted on the job.
- 3.2.5 Ongoing training through regular staff meetings and discussions to cover matters relating to the responsible service of liquor and implementation within the proposed liquor store will be held.
- 3.2.6 All staff shall be provided with a training manual outlining company procedures and policies on responsible service of alcohol.
- 3.2.7 All staff shall be inducted around and in the premise on standard operating procedures; policies and equipment use.
- 3.2.8 Staff will discourage any activity by patrons that may lead to the irresponsible consumption of liquor.
- 3.2.9 Appropriate responsible service of alcohol signage will be prominently displayed within the proposed premises.
- 3.2.1 The Applicant is committed to adopting the Director of Liquor Licencing responsible promotion of liquor policy.

### 3.3 To minimise harm or ill-health caused to people, or any group of people, due to the use of liquor

- 3.3.1 The Applicant has a detailed robust harm minimisation plan, Refer to Attachment 12 Harm Minimisation Plan which the applicant has adopted and will ensure staff abide to, thus ensuring the responsible service practices and “*to minimise harm or ill health caused to people due to the use of liquor.*”
- 3.3.2 Approved managers shall undertake and complete the accredited approved manager course, as per the Liquor Control Act.
- 3.3.3 All staff will have a RSA certificate.
- 3.3.4 All staff will undergo training through federally funded Hospitality Group Training courses which are conducted on the job.
- 3.3.5 All staff shall be provided with a training manual outlining procedures and policies on responsible service of alcohol.

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- 3.3.6 Ongoing training with regular staff meetings and discussions to cover matters relating to the responsible service of liquor and implementation within the proposed premise will be held.
- 3.3.7 Staff will discourage any activity by patrons that may lead to the irresponsible consumption of liquor.
- 3.3.8 To ensure staff are trained and managed in understanding the signs of a person who is drunk or intoxicated.
- 3.3.9 To ensure staff are trained and managed in how to deal with a person who is drunk or intoxicated.
- 3.3.10 Appropriate responsible service of alcohol signage will be prominently displayed within the proposed premises.
- 3.3.11 The Applicant is committed to adopting the Director of Liquor Licencing responsible promotion of liquor policy.
- 3.3.12 The Applicant is committed to adopting the Director of Liquor Licencing safety and security at licensed premises policy.
- 3.3.13 External and internal CCTV cameras will be installed which is recorded in real time.
- 3.3.14 The Applicant shall maintain an incident register as outlined in the Director of Liquor Licencing incident register at licensed premises.
- 3.3.15 The Applicant proposed to install a monitored alarm system.
- 3.3.16 The applicant proposes to adopt designing out crime guidelines such as:
  - Implementing a crime prevention strategy by ensuring repairs and maintenance is maintained, street lighting issues reported to the land owner to ensure lighting operates so as to deter people lingering near the premises.
  - Graffiti shall be removed as soon as possible.
  - Night visits from security patrol, will be considered if issues occur, to move people on.

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### 3.4 To cater for the requirements of consumers for liquor and related services, with regard to the proper development of the liquor industry, the tourism industry and hospitality industries in the state

3.4.1 Further within this PIA the applicant identifies how this application will further add to the diversity and amenity of the area, enhance tourism within the Peel region and Western Australia, and be in the public interest of the liquor industry, tourism industry, hospitality industry, and research community these include:

- 3.4.1.1 The proposed facility is located within a rural area.
- 3.4.1.2 The proposed premise is approximately 800metres from a train station with stops occur twice a daily with inbound services arriving daily at 7:22am and 4:07pm and outbound services depart daily at 10:32am and 7:01pm allowing easy access for tourists.
- 3.4.1.3 The premise proposes to attract tourism and those resorting to the area, in particularly agritourists.
- 3.4.1.4 The proposed premise will also provide an alternative for locals to dine, taste local produce including red wagyu, meet with CYOEFV research team, have or attend receptions and enjoy an alcoholic beverage within a rural setting.
- 3.4.1.5 The proposed premise will provide employment and training opportunities for locals.
- 3.4.1.6 The applicant has other food and beverage offerings across Western Australia, this offers employee's further career enhancement within the company.
- 3.4.1.7 The applicant also proposes to implement a recognised training program such as apprentice chef, apprentice butcher and trainee food and beverage staff to better enhance the hospitality industry and offer locals training opportunities.
- 3.4.1.8 The applicant proposed to employ juveniles over the age of 17 years to work on the premise to carry out duties such as trainee food staff, apprentice chefs, dishwashers, and no juveniles will serve or delivery liquor and not go behind the bar.
- 3.4.1.9 Trainee food staff allowed to clear tables of dishes including glassware, this to be conducted under full supervision of an approved manager.
- 3.4.1.10 The research centre incorporates research, laboratory, incubators, training meeting, and administration areas which will be operated by CY O'Connor ERADE Village Foundation, known as CYOEVF herein. CYOEVF conduct regular meeting, farmers participation forums, fundraising events and conduct scientific retreats where Agritourists and Business tourists regularly travel from Perth, throughout Western Australia, interstate and overseas.
- 3.4.1.11 The scientific retreats are based around agriculture, in particular researching to further improve high value agriculture, particularly genetic improvement of WA's livestock, eating quality of its meats and production capacity of pastures.<sup>4</sup>
- 3.4.1.12 The proposed premise will further enhance food and wine tourism opportunities within the Peel region, this is by way of providing tastings of wagyu meat, local produce and incorporating local wines.
- 3.4.1.13 The applicant proposed to provide local farmers the opportunity to provide produce to the proposed premise and be prepared within their small-scale food production area and kitchen and provide their food through tasting to those resorting to the area, further developing food and wine tourism. Similarly, the research centre will offer local farmers opportunities to develop and research their produce.

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- 3.4.1.14 The applicant proposes to allow local wine and beer producers to conduct tasting at the proposed premise, further enhancing food and wine tourism within Peel.
- 3.4.1.15 The applicant proposes to include a “paddock to plate” menu which in part will be locally sourced, from Melaleuka Stud which is owned and operated by Roger Dawkins. Adjacent to the research centre is part of the farm exemplifying the “low food mile” concept.
- 3.4.1.16 The applicant proposes to incorporate small scale food production areas incorporating boning, butchery, cooking and dining reception and bar areas both indoor and outdoor, these will be operated under a lease agreement by the applicant. These areas complement the overall research facility in supporting CYOEFV function. The restaurant/ café/ bar/ meeting areas are a small component of the overall proposed premise and are an ancillary use albeit integral to the research centre.
- 3.4.1.17 All staff will be provided training and development in the research and understanding of red wagyu/Akaushi and the philosophy behind achieving “melt beef.”
- 3.4.1.18 All staff will be provided training in the knowledge of wine, spirits, beer and sophisticated drinks, to allow for the proper development of the liquor industry.
- 3.4.1.19 The Applicant proposes to carry a comprehensive range of alcoholic (including low, mid-strength and full strength), non-alcoholic beverages to suit tourist and locals.
- 3.4.1.20 The proposed premise will offer customers an option to select their own meat from a meat display chiller, customers can either have the meat cooked for them at the proposed premise or allow for customers to take their meat home and cook it themselves. Regular meat and local produce tastings will be conducted by the applicant and data will be collected and provided to CYOEFV to assist with their ongoing research.
- 3.4.2 Based on RGL premise search there is 1 tavern located within the locality as defined by RGL of the proposed premise.
- 3.4.2.1 Stud Country Tavern offers a bar, bottleshop, TAB open 7 days, kitchen, as advertised, open Friday and Saturday 6pm – 8pm. Meal offerings pizza and steak<sup>5</sup>. This is based on their facebook page.
- 3.4.3 Support forms have been gained; refer to Attachment 13
- 3.4.4 By approving this application will further enhance tourism both locally and within Western Australia in particular agritourism, food and wine tourism and will add further to the proper development of the liquor industry, whilst also adding to the employment opportunities, amenity and diversity of the locality.

### 3.5 The secondary objects of the Act as set out in Section 5 (2)

- 3.5.1 To facilitate the use and development of licenced facilities, including their use and development for the performance of live original music, reflecting the diversity of the requirements of consumers in the state;
- 3.5.1.1 As previously mentioned, the proposed premise will cater to tourism, in particularly agritourism and business tourism through its supporting function of the research facility.
- 3.5.1.2 Furthermore, the proposed premise will provide an option for locals and those resorting to the area an alternate premise to dine, undertake tastings, enjoy an alcoholic beverage, or even have small receptions within a rural setting, adding to the diversity of the locality.
- 3.5.1.3 From time to time the applicant proposes to provide entertainment in the way of soloist and duets to perform at the premise.

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- 3.5.1.4 As the proposed premise will host regular retreats and receptions, the allowance of entertainment will be appealing to those attending as tourists, travelling from other areas who would have an expectation that bar, dining, and entertainment services would be available.
- 3.5.1.5 The scientific retreats are based around agriculture, in particular producing research to further improve high value agriculture, particularly genetic improvement of WA's livestock, eating quality of its meats and production capacity of pastures.
- 3.5.1.6 The applicant proposes a "paddock to plate" menu which is locally sourced, from Melaleuka Stud which is owned and operated by Roger Dawkins.
- 3.5.1.7 The proposed premise has small scale food production facilities including boning, butchery and cooking.
- 3.5.1.8 The proposed premise will offer customers an option to select their own meat from a meat display chiller, customers can either have the meat cooked for them at the proposed premise or allow for customers to take their meat home and cook it themselves.
- 3.5.1.9 All staff will be provided training in the understanding of red wagyu/Akaushi and the philosophy behind achieving "melt beef."
- 3.5.1.10 The proposed premise will have a small-scale food production facility, taking local produce and adding value for use and research within the proposed premise and externally.
- 3.5.1.11 The Applicant proposes to carry a comprehensive range of alcoholic (including low, mid-strength and full strength), non-alcoholic beverages to suit tourist and locals.
- 3.5.1.12 All staff will be provided training in the knowledge of wine, spirits, beer and sophisticated drinks.
- 3.5.1.13 The proposed premise will provide employment and training opportunities to locals.
- 3.5.1.14 The applicant has other food and beverage offerings across Western Australia, this offers employee's further career enhancement within the company.
- 3.5.1.15 The applicant also proposes to implement a recognised training program such as apprentice chef, apprentice butcher and trainee food and beverage staff to better enhance the hospitality industry and offer locals training opportunities.
- 3.5.1.16 The applicant proposed to employ juveniles over the age of 17 years to work on the premise to carry out duties such as trainee food staff, apprentice chefs, dishwashers, and no juveniles will serve or delivery liquor and not go behind the bar.
- 3.5.1.17 Trainee food staff allowed to clear tables of dishes including glassware, this to be conducted under full supervision of an approved manager.
- 3.5.1.18 The internal layout shall be rural contemporary whilst in keeping with the rural theme, the dining/reception area can be partly closed off using acoustic treated bi-folds doors this to allow for retreats, receptions, and allow for meetings and tastings to occur simultaneously, refer to Figure 2
- 3.5.1.19 The proposed bar will be an indoor / outdoor bar, this allows customers who are sitting outside to conveniently order their drinks at the bar, refer to Figure 2
- 3.5.1.20 The proposed premise will have an outdoor dining area, enhancing the rural feel, the outdoor dining will be grassed and landscaped with trees, providing a rural outlook and enhancing the tourism aspect.



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3.5.1.21 The proposed premise will add amenity, diversity and tourism, agritourism, food and wine tourism opportunities to those resorting to the area and local residents in providing a premise which promotes agritourism and food and wine tourism. Thus, providing further development for the agriculture, food and wine tourism and tourism industries through promotion to agritourists, business tourists and tourists.

3.5.1.22 Approving this application is in the public interest as a grant of special facility licence—tourism at the NDRC Tasting Room will add to the amenity and diversity of the locality and enhance tourism both locally and state-wide.

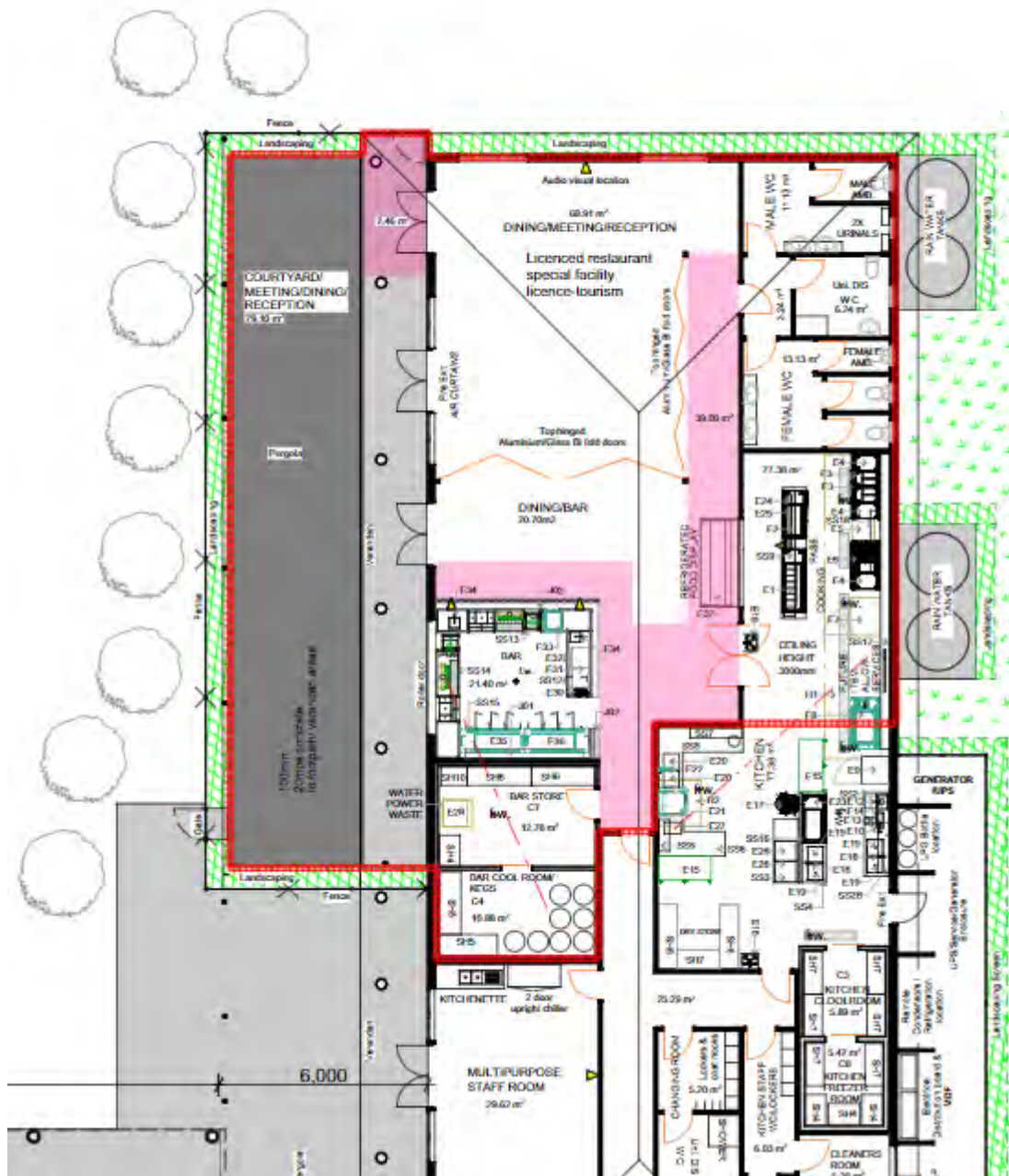


Figure 2 Proposed Special Facility Licence- Tourism Layout

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- 3.5.2 To provide adequate controls over, and over the persons directly or indirectly involved in, the sale, disposal and consumption of liquor;
- 3.5.2.1 The Applicant has a detailed robust harm minimisation plan, Refer to Attachment 12 Harm Minimisation Plan, the applicant shall abide by and ensure staff will abide by the same, to ensure the responsible service practise and “to minimise harm or ill health caused to people due to the use of liquor”. As per RGL, the harm minimisation plan includes: **Code of Conduct, House Management Policy and House Management Plan**
- 3.5.2.2 Approved managers shall undertake and complete the accredited approved manager course, as per the Liquor Control Act.
- 3.5.2.3 All staff shall have a Responsible Service of Alcohol (RSA) certification, as per the Liquor Control Act.
- 3.5.2.4 All staff will undergo training through federally funded Hospitality Group Training courses which are conducted on the job.
- 3.5.2.5 Ongoing training with regular staff meetings and discussions to cover matters relating to the responsible service of liquor and implementation within the proposed premise.
- 3.5.2.6 All staff shall be provided with a training manual outlining procedures and policies on responsible service of alcohol.
- 3.5.2.7 All staff shall be inducted around and in the premise on standard operating procedures; policies and equipment use.
- 3.5.2.8 Staff will discourage any activity by patrons that may lead to the irresponsible consumption of liquor.
- 3.5.2.9 Appropriate responsible service of alcohol signage prominently displayed within the proposed premises.
- 3.5.2.10 The Applicant is committed to adopting the Director of Liquor Licencing responsible promotion of liquor policy.
- 3.5.2.11 The applicant is committed to ensure liquor will be sold in a responsible manner and minimising harm and/or ill health caused to people to the use of liquor.
- 3.5.2.12 Liquor shall be purchased at the premise and consumed on the premises, with the exception of unconsumed wine as outlined in point 2.2.9 The applicant proposes to allow a customer to remove any unconsumed portion of wine from the proposed licensed premises when they leave.
- 3.5.2.13 Liquor shall not be served to drunks and/or intoxicated persons.
- 3.5.2.14 All packaging shall be empty and removed off premise to the designated bin area.
- 3.5.2.15 Person/s under the age of 18 years will not be allowed to enter the licenced premise unless the person/s is under the supervision of a responsible adult, as per the liquor control act, the applicant reserves the right to employ juveniles as per the Director’s Policy Working / Training on Licensed Premises.
- 3.5.2.15.1 The applicant will display “if you look under 25” poster within the premise, refer to Figure 16.

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3.5.3 To provide a flexible system, with as little formality or technicality as may be practicable, for the administration of this Act.

3.5.3.1 HFC, in conjunction with the applicant, has prepared and completed this application to satisfy the requirements under the Liquor Control act.

3.5.3.2 The purpose of this application is for the applicant to seek approval from the Director of Liquor Licencing for a Special Facility Licence – Tourism.

### 3.6 Section 38(4) of the Act provides that the matters the licensing authority may have regard to in determining whether the granting of an application is in the public interest

3.6.1 The harm or ill-health that might be caused to people, or any group of people due to the use of liquor;

3.6.1.1 Throughout this PIA submission, the applicant has considered possible harm or ill health that might be caused to people or any group of people due to the use of liquor.

3.6.1.2 The Applicant has a detailed robust harm minimisation plan, Refer to Attachment 12 Harm Minimisation Plan, the applicant shall abide by and ensure staff will abide by the same, to ensure the responsible service practise and “to minimise harm or ill health caused to people due to the use of liquor”. As per RGL, the harm minimisation plan includes: **Code of Conduct, House Management Policy and House Management Plan**

3.6.1.3 Research has indicated the below groups may be at risk groups:

3.6.1.3.1 Older Adults

3.6.1.3.2 Communities that experience high number of tourists

3.6.1.3.3 People in rural and remote areas

3.6.1.3.4 Mining communities or communities with a high number of itinerant workers

3.6.1.4 Although the above groups may be at risk groups, further within this PIA the applicant has provided strategies along with a robust harm minimisation which will be in place to mitigate harm or ill-health that may be caused through the use of alcohol.

3.6.1.5 The applicant is an experienced food and beverage hospitality group; refer to 6.1The Applicant, who is committed to staff training and ongoing development.

3.6.1.6 The applicant shall employ an experienced premise manager.

3.6.1.7 The applicant will ensure all approved managers will hold an approved managers licence and RSA certificate.

3.6.1.8 The applicant and staff will implement the harm minimisation strategies and policies to minimise harm or ill health caused to people due to the use of liquor.

3.6.1.9 The applicant proposes to have a selection of non-alcoholic beverages and low strength alcohol content beverages made available at all times.

3.6.1.10 The applicant has a robust harm minimisation plan to mitigate at risk groups.

3.6.1.11 Community consultation has been conducted during this application.

3.6.1.12 Support surveys from outside the locality; refer to 12.2 Support Surveys of this report.

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- 3.6.2 The impact on the amenity of the locality in which the licensed premises, or proposed licensed premises, are, or are to be, situated;
- 3.6.2.1 The proposed premise is located within a rural area currently there is a petrol station, farm goods store, tavern and local primary school.
- 3.6.2.2 Currently local residents have 1 licenced premise within North Dandalup, which is a tavern approximately 300-meter radius from the proposed premise.
- 3.6.2.3 The applicant proposes to attract tourists including but not limited to agritourists and business tourists to the locality, which in turn will bring more people to the area, boosting the local economy and local employment.
- 3.6.2.4 The applicant is providing ample parking as required by the Shire of Murray, so as not to have an impact on the township of North Dandalup.
- 3.6.2.5 Access to the proposed premise will be off South Western Highway onto Del Park Road refer to Attachment 7 Proposed .
- 3.6.2.6 The proposed premise will provide local residents an alternative within the locality.
- 3.6.2.7 North Dandalup Research Centre is a research hub designed for postgraduates and scientists to conduct research into agriculture including but not limited to red wagyu/Akaushi meat testing from Melaleuka Farm, which is located in North Dandalup locality.
- 3.6.2.8 The internal layout of the proposed licenced areas has been ergonomically designed which will incorporate a meat display chiller, so customers can choose their meat to either eat at the proposed premise or take the meat home to cook themselves.
- 3.6.2.9 It is in the applicant's opinion; the proposed premise will not have a negative affect on the amenity and believe the proposed premise will add to the amenity.
- 3.6.2.10 External and internal CCTV cameras will be installed which is recorded in real time.
- 3.6.2.11 The Applicant shall maintain an incident register as outlined in the Director of Liquor Licencing incident register at licensed premises.
- 3.6.2.12 The Applicant proposes to install a monitored alarm system.
- 3.6.2.13 The applicant proposes to adopt designing out crime guidelines such as:
- 3.6.2.13.1 The applicant will implement a crime prevention strategy by ensuring repairs and maintenance is maintained, street lighting issues reported to the land owner to ensure lighting operates so as to deter people lingering near the premises.
- 3.6.2.13.2 Graffiti shall be removed as soon as possible.
- 3.6.2.13.3 Night visits from security patrol, will be considered if issues occur, to move people on.
- 3.6.2.14 Through extensive research the applicant has indicated, the proposed Special Facility Licence-Tourism will add to the amenity of the locality.

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3.6.3 Whether offence, annoyance, disturbance or inconvenience might be caused to people who reside or work in the vicinity of the licensed premises or proposed licensed premises; and any other prescribed matter

3.6.3.1

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- 3.6.3.2 The impact on the amenity of the locality in which the licensed premises, or proposed licensed premises, are, or are to be, situated; The applicant research and the support gained clearly indicates the proposed premise will provide amenity and diversity to local residents, tourists, agritourists, business tourists.
- 3.6.3.3 The Applicant has a detailed robust harm minimisation plan, Refer to Attachment 12 Harm Minimisation Plan, the applicant shall abide by and ensure staff will abide by the same, to ensure the responsible service practise and “to minimise harm or ill health caused to people due to the use of liquor”. As per RGL, the harm minimisation plan includes: Code of Conduct, House Management Policy and House Management Plan
- 3.6.3.4 External and internal CCTV cameras will be installed which is recorded in real time.
- 3.6.3.5 The proposed special facility licence-tourism is in line with Shire of Murray Strategic Community Plan 2019 – 2030 “In 2030 Murray will have a diverse and prosperous economy that supports innovation, training opportunities and provides a variety of business, tourism and employment opportunities” refer to Attachment 14 Shire of Murray Strategic Community Plan 2019 – 2030
- 3.6.3.6 The proposed special facility tourism liquor licence is in line with Peel Regional Investment Blueprint frameworks, strategies, policies and plans “*Agriculture and food*” “*Arts, Culture and Tourism*”, “*Educations and Training*”, refer to Attachment 15 Peel Regional Scheme
- 3.6.3.7 The Applicant shall maintain an incident register as outlined in the Director of Liquor Licencing incident register at licensed premises.
- 3.6.3.8 The applicant proposes to implement a noise and anti-social complaints process, refer to 9.8.2 Noise & Anti-social Complaints Process section of PIA.
- 3.6.3.9 Ensure staff move people on should they be lingering around the proposed licensed premise.
- 3.6.3.10 After hours night visits from security patrol, will be considered if issues occur, to move people on.
- 3.6.3.11 The applicant’s code of conduct has a respect the neighbour policy which will be enforced by the applicant.
- 3.6.3.12 The applicant will implement and adhere to their harm minimisation plan.
- 3.6.3.13 The applicant will follow the director of liquor licencing guidelines for the promotion of liquor.
- 3.6.3.14 No persons shall stay on the premise if they appear intoxicated or drunk
- 3.6.3.15 The premise has been designed to deter criminal activity; the applicant has invested in CCTV which will be recorded in real time.
- 3.6.3.16 The applicant has a proposed designing out crime strategy refer to 8.4.25 Designing Out Crime.
- 3.6.3.17 The applicant believes the grant of a special facility licence-tourism is in the public interest within the locality.

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3.6.3.18 Furthermore, the applicant believes the grant of a special facility tourism liquor licence will not cause offence, annoyance, disturbance or inconvenience to people who reside or work in the vicinity of the proposed license premise.

## 4 Location

- 4.1.1 The proposed special facility licence– tourism, to be known as North Dandalup Research Centre Tasting Room is located on lot 302 Del Park Road North Dandalup.
- 4.1.2 Refer to Figure 4, the yellow pin indicates the approximate location.
- 4.1.3 The proposed premise is approximately 21km from Shire of Murray council office, 25km from Mandurah and approximately 80km from the Perth CBD.
- 4.1.4 North Dandalup is located within Peel region<sup>6</sup>.
- 4.1.5 To the north of the proposed premise is Keysbrook, to the east is North Dandalup Nature Reserve, to the south is Fairbridge and to the west is Nambeelup.
- 4.1.6 The proposed site is zoned rural, refer to Attachment 3 Shire of Murray Town Planning Scheme No 4 Map North Dandalup Township North Dandalup townsite map
- 4.1.7 CYOEVF has been allocated a grant to assist in developing the land and buildings into a research facility.
- 4.1.8 Planning Approval was granted on the 13<sup>th</sup> December 2018 under the provisions of the Shire of Murray Town Planning Scheme No 4, refer to Attachment 11 Development Application Approval
- 4.1.9 A Section 40 has been granted on the 20<sup>th</sup> December 2018 for a Special Facility Licence – Tourism, refer to Attachment 4 Section 40 Certificate, a subsequent section 40 certificate was issued with the correct address of the proposed premise.
- 4.1.10 The nearest business is a petrol station, approximately 230 meters from the proposed premise.
- 4.1.11 The nearest residents house is approximately 60 metres from the proposed premise, refer to Figure 4 200 metre radius; sourced Google Earth.
- 4.1.12 The CYOEVF proposes to lease out the food production, restaurant/café/ bar areas of the overall research facility to Tillbrook Nominees Pty Ltd, The Applicant. CYOEVF does not have the personnel, skills or resources to operate the food production, restaurant/café/bar facilities within the research facility. CYOEVF will manage the research, laboratories, incubators, and meeting and administration areas of the research facility and continue to conduct research, regular meetings, and retreats.
- 4.1.13 Melaleuka meat, from Melaleuka farm will be delivered in quarters to the small-scale food production, animal post mortem area from licenced abattoirs.
- 4.1.14 CYOEVF will conduct various tests and research for quality and genetics.
- 4.1.15 The meat once processed and or value added will also be served and sold at the proposed special facility licence-tourism. TMG will conduct regular tastings and collect data to assist CYOEVF in their research.
- 4.1.16 Shire of Murray strategic community plan 2019 – 2030, refer to Attachment 14 Shire of Murray Strategic Community Plan 2019 – 2030 incorporates 5 Focus Areas and Aspirations to 2030, these include:

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- *“Places for people: In 2030 Murray will have created great places for people through strong partnerships with the community; innovative urban design; and improved the well-being and quality of life for residents.”*
- *“Thriving Economy: In 2030 Murray will have a diverse and prosperous economy that supports innovation, training opportunities and provides a variety of business, tourism and employment opportunities.”*
- *“Environment Character and Heritage: In 2030 Murray will be effective stewards of our environment, history, heritage, natural landscape and rural character.”*
- *“Connected and Accessible: In 2030 Murray will have enhanced our transport linkages and opportunities to share information using a variety of travel and technology options.”*
- *“Capable and Accountable: In 2030 Murray will have further developed strong leadership through good governance, effective communication and ensuring value for money.”*

4.1.17 Peel Regional Investment Blueprint, refer to Attachment 16 Peel Regional Investment Blue Print and Figure 5, highlights 6 key strategies to the Peel Regional Investments, these include:

- *Agriculture and Food: Perth Peel Regional Water Plan 2010–30 • Seizing the Opportunity • Water for Food*
- *Arts Culture and Tourism: • Department of Culture and the Arts Regional Action Plan • State Government Strategy for Tourism in Western Australia 2020 • Peel Region Arts and Culture Strategy 2015–20 • Taste 2020 — A strategy for food and wine tourism*
- *Education and Training: Skilling WA — A Workforce Development Plan for Western Australia • State Training Plan • Training Together Working Together: Aboriginal Training Strategy • Peel Workforce Development Plan 2015–18*
- *Environment: • Binjareb Boodja Landscapes 2025: Natural Resource Management in the Peel-Harvey Region • Peel Harvey Catchment Council Strategic Directions 2012–22*
- *Health and Well Being: 2012–17 Active Living for All: A Framework for Physical Activity in Western Australia 2012–16 • Affordable Housing Strategy 2010–20: Opening Doors to Affordable Housing • An Age-friendly WA: The Seniors Strategic Planning Framework • Delivering affordable housing to key workers in regional Western Australia • Western Australia Homelessness State Plan 2010–13: Opening Doors to Address Homelessness • More than winning — the real value of sport and recreation in Western Australia*
- *Infrastructure and Transport: • Aligned and integrated delivery of services to regional Western Australia • Directions 2031 and Beyond: Metropolitan Planning Beyond the Horizon • Economic and Employment Lands Strategy: non-heavy industrial : Perth metropolitan and Peel regions 2012 • Perth and Peel@3.5 million*



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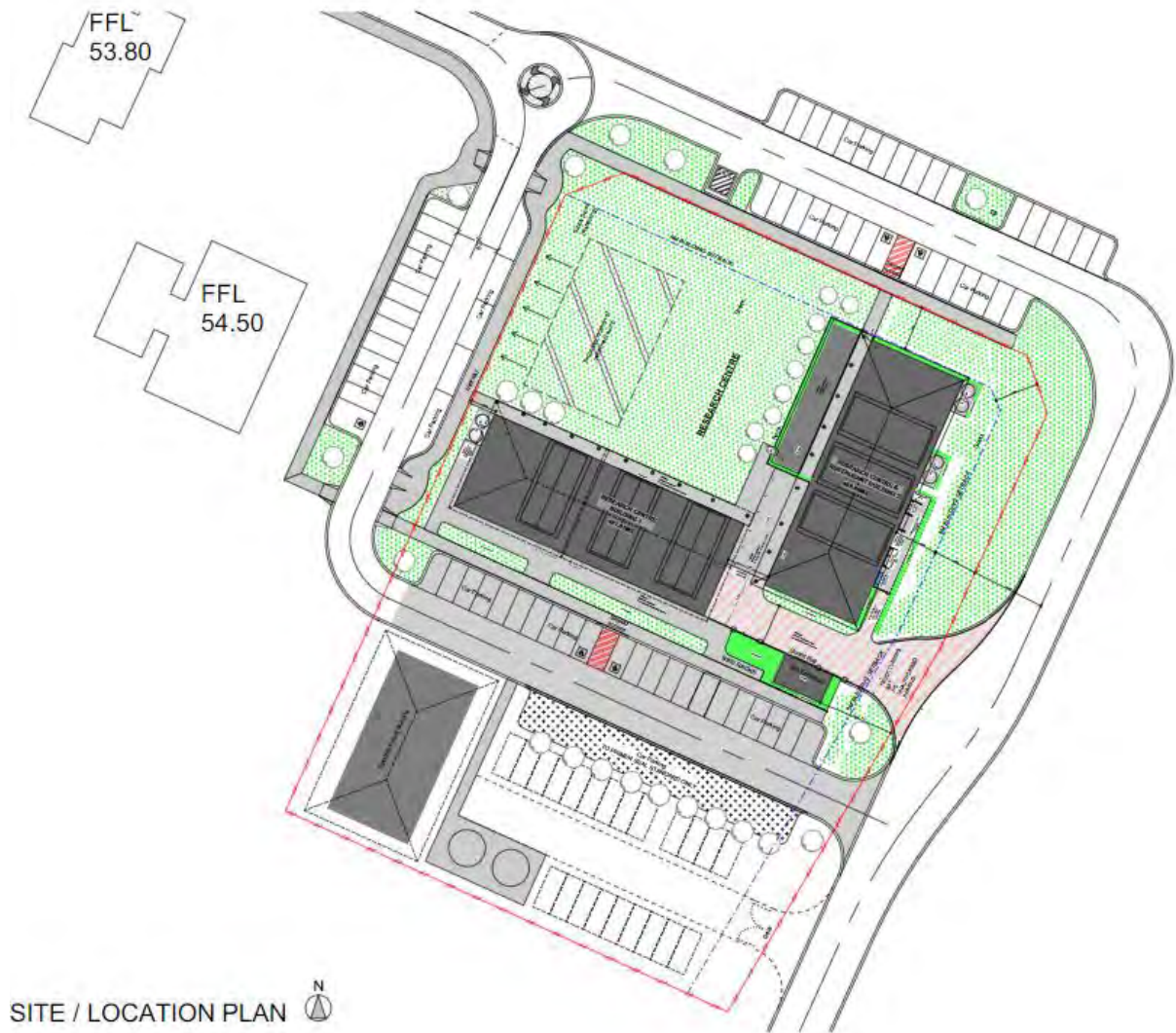


Figure 3 Proposed Site/location plan, prepared by Hospitality & Foodservice Consultants

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Figure 4 200 metre radius; sourced Google Earth

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**Table 1. Frameworks, strategies, policies and plans informing the Peel Regional Investment Blueprint**

Agriculture and Food	Arts, Culture and Tourism	Education and training	Environment	Health and Well being	Infrastructure and transport	Planning
<ul style="list-style-type: none"> <li>Perth Peel Regional Water Plan 2010-30</li> <li>Seizing the Opportunity</li> <li>Water for Food</li> </ul>	<ul style="list-style-type: none"> <li>Department of Culture and the Arts Regional Action Plan</li> <li>State Government Strategy for Tourism in Western Australia 2020</li> <li>Peel Region Arts and Culture Strategy 2015-20</li> <li>Taste 2020 – A strategy for food and wine tourism</li> </ul>	<ul style="list-style-type: none"> <li>Skilling WA – A Workforce Development Plan for Western Australia</li> <li>State Training Plan</li> <li>Training Together Working Together: Aboriginal Training Strategy</li> <li>Peel Workforce Development Plan 2015-18</li> </ul>	<ul style="list-style-type: none"> <li>Binjareb Boodja Landscapes 2025: Natural Resource Management in the Peel-Harvey Region</li> <li>Peel Harvey Catchment Council Strategic Directions 2012-22</li> </ul>	<ul style="list-style-type: none"> <li>2012-17 Active Living for All: A Framework for Physical Activity in Western Australia 2012-16</li> <li>Affordable Housing Strategy 2010-20: Opening Doors to Affordable Housing</li> <li>An Age-friendly WA: The Seniors Strategic Planning Framework</li> <li>Delivering affordable housing to key workers in regional Western Australia</li> <li>Western Australia Homelessness State Plan 2010-13: Opening Doors to Address Homelessness</li> <li>More than winning – the real value of sport and recreation in Western Australia</li> </ul>	<ul style="list-style-type: none"> <li>Aligned and integrated delivery of services to regional Western Australia</li> <li>Directions 2031 and Beyond: Metropolitan Planning Beyond the Horizon</li> <li>Economic and Employment Lands Strategy, non-heavy industrial - Perth metropolitan and Peel regions 2012</li> <li>Perth and Peel@3.5 million</li> </ul>	<ul style="list-style-type: none"> <li>Boddington SuperTown Economic Development Strategy</li> <li>City of Mandurah Corporate Business Plan 2014-17</li> <li>City of Mandurah Revitalisation Master Plan 2014-17</li> <li>City of Mandurah Strategic Community Plan 2013-23</li> <li>Mandurah City Centre Activation Strategy</li> <li>Shire of Murray 2014-18: Corporate Business Plan</li> <li>Outer Metropolitan Perth and Peel Sub-regional Strategy</li> <li>Regional Centres Development Plan (SuperTowns) Framework 2011-12</li> <li>Shire of Murray Economic Development Strategy</li> <li>Regional Development Australia Peel Regional Plan 2013-16</li> <li>Regional Development Policy Framework: An Action Agenda for Regional Development</li> <li>Shire of Boddington Strategic Community Plan 2013-23</li> <li>Shire of Murray Strategic Community Plan 2023</li> <li>Shire of Serpentine-Jarrahdale Strategic Community Plan 2013-22</li> <li>Shire of Waroona Strategic Plan, The Way Ahead 2005-25 and Strategic Community Plan</li> </ul>

Figure 5 Peel Regional Investment Blueprint, Frameworks, strategies, policies and plans, sourced from Peel Regional Investment Blueprint

## 5 Locality

- 5.1.1 Racing Gaming and Liquor Public Interest Assessment Pursuant to section 38 of the Liquor Control Act 1988 locality guide, the locality is located within the Peel Regional Scheme, refer to Attachment 17 Peel Regional Scheme Map, the locality is not remotely located, therefore the locality will be a radius of 3km.
- 5.1.2 The suburb located within the 3km radius of the proposed premise is North Dandalup.
- 5.1.3 North Dandalup is located within the Shire of Murray, refer to Figure 6.
- 5.1.4 As per ABS 2016 Census community profile, North Dandalup is 91 sq. kms.
- 5.1.5 North Dandalup is a small rural town located on the South Western Highway and the turnoff for Dwellingup.  
 North Dandalup has a train line and train station, which is used for passengers travelling from Perth to and from Bunbury, outbound services depart daily at 10:32am and 7:01pm and inbound services arrive daily at 7:22am and 4:07pm
- 5.1.6 North Dandalup is located at the base of the Darling Escarpment.
- 5.1.7 Nearest major townships are Serpentine to the north Pinjarra and Mandurah to the West.
- 5.1.8 North Dandalup is located within an Important Bird Area, refer to Figure 8
- 5.1.9 The Important Bird Area is home to the endangered Baudin's Black-Cockatoo and a small number of Carnaby's Black-Cockatoo.<sup>7</sup>
- 5.1.10 Growth within North Dandalup – Rural North is expected to grow, with an estimated population of 2,789 residents by the year 2041.<sup>8</sup>
- 5.1.11 Forecast id development assumptions for North Dandalup include
- o Dandalup Springs – 127 dwellings (2014-2023)
  - o Avoca Retreat – 102 dwellings (2018-2034)

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- Blue Ranges Estate – 154 dwellings (2018-2041)
- 1801 Lakes Road – 123 dwellings (2022-2041)
- North Dandalup Townsite Expansion – 217 dwellings (2023-2041)
- Low level of Minor site development (1 dwelling per annum)

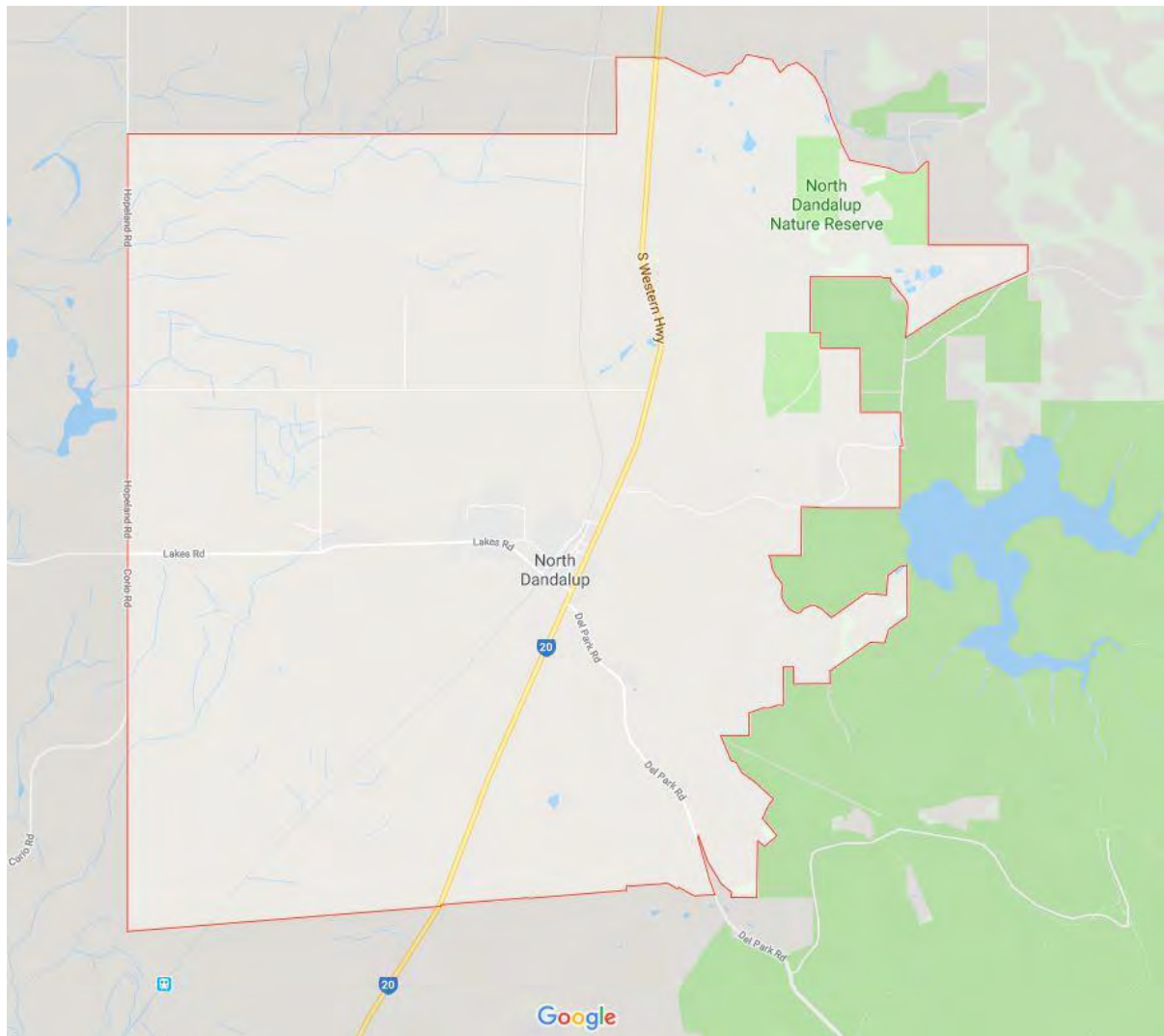


Figure 6 North Dandalup; sourced from Google Maps

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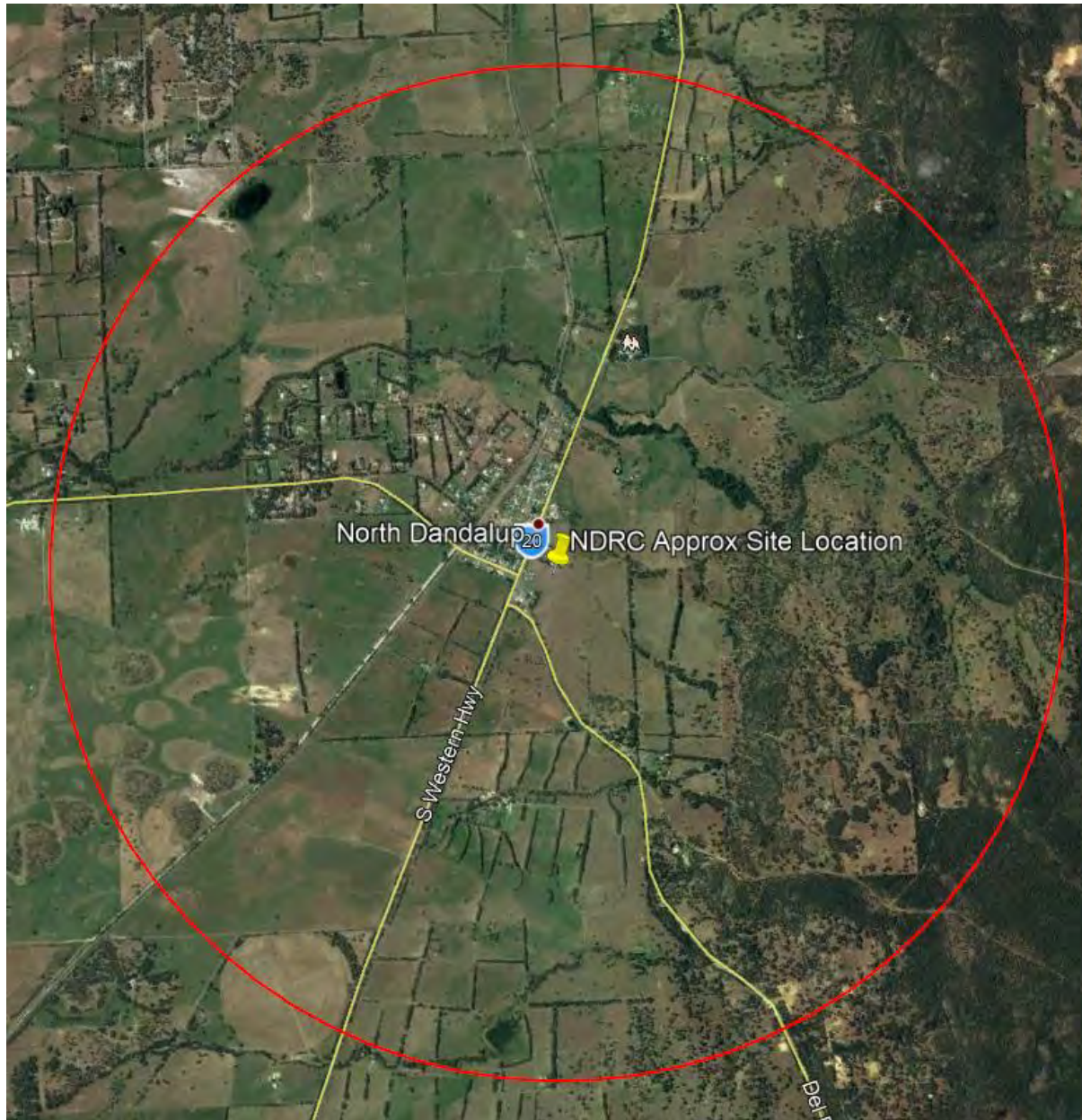


Figure 7 3km Radius of proposed premise, sourced Google Earth

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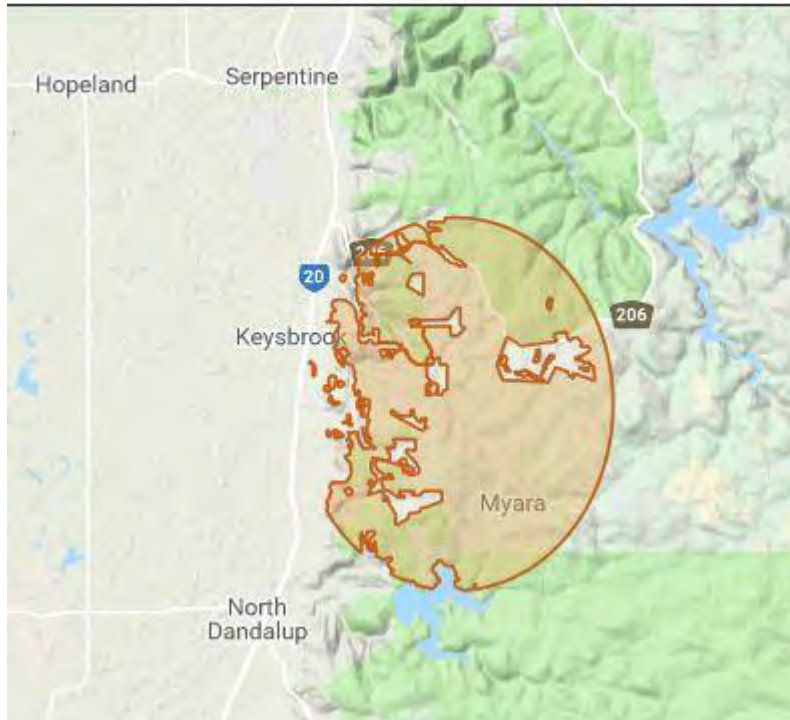


Figure 8 North Dandalup Important Bird Area sourced: <http://datazone.birdlife.org/site/factsheet/north-dandalup-iba-australia>

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## 6 Background

### 6.1 The Applicant

- 6.1.1 The applicant, Tillbrook Nominees Pty Ltd, is also known as TMG.
- 6.1.2 As sourced from C. Y. O'Connor ERADE Village Foundation website "In 2017 C Y O'Connor ERADE Village Foundation, Tillbrook Melaeuka Group and Murdoch University founded the Centre for Innovation in Agriculture situated in North Dandalup to contribute to agricultural education, research and development, employment and training within the "Peel Food Zone" of Western Australia"<sup>9</sup>.
- 6.1.3 Tillbrook Nominees Pty Ltd own and operate three separate licenced food & beverage business and have another currently under construction which has a conditional grant of a licence.
- 6.1.4 The family behind Tillbrook Nominees Pty Ltd have been operating food and beverage outlets since 2008.
- 6.1.5 TMG Chairman and Tillbrook Nominees Pty Ltd Director: Professor Roger Dawkins developed his Armadale farm into residential, Incubators, research facility, and a suburban pub thus creating C.Y. O'Connor Village Pub. The research facility housed CYOEVF successfully until its move to North Dandalup. CYOEVF conducted many retreats, fundraisers, meetings and events at the CYO Pub over the years attracting scientists, researchers, farmers, academics from all walks of life as business and agritourists, refer to Figure 9.
- 6.1.6 Hybla Tavern, located in Middleton Beach Albany, the original homestead was built in 1917 and has been in the family since their great grandfather, the first Sir Ernest Lee-Steere purchased the cottage which overlooks Middleton Beach, the applicant developed the homestead into a tavern, refer to Figure 10.
- 6.1.7 The Amberton, a small tavern currently under construction, is located on Eglinton beachfront within the Amberton Estate. Tillbrook Nominees Pty Ltd have entered into a lease agreement with Stockland and will operate the tavern and incorporate "paddock to plate" theme utilising beef from North Dandalup and more particularly over time value added meat products and small scale food production facility., refer to Figure 11.
- 6.1.8 The applicant runs herds of Japanese bred Black Wagyu and Akaushi within North Dandalup – also known as Red Wagyu as well as Simmental cattle, refer to 6.4 section of this PIA.
- 6.1.9 The applicant sources lamb from Hawthornden farm, located in Toodyay, which is produced by Renny Lee-Steere who is Roger Dawkins cousin.<sup>3</sup>
- 6.1.10 Melt Beef and Hawthornden lamb is across all Tillbrook Nominees Pty Ltd premises and operate under a "paddock to plate" themed menu.

### 6.2 TMG Hospitality Management Team

- 6.2.1 TMG has an experienced hospitality management team, this team comprises of the following:
  - 6.2.1.1 John Dawkins – Managing Director TMG

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- 6.2.1.1.1 John is the son of Professor Roger Dawkins. John oversees the various farming, property development, and hospitality operations of TMG including the premises incorporating “paddock to plate” themed operations. John has a diverse background in commerce, cattle farming, hospitality and property. John grew up on the family farm which gave him his passion for cattle farming. John works closely with his Father and CYOEVF. John was a hospitality management advisory consultant before joining the family business.
- 6.2.1.2 Ben Dawkins – Director**
- 6.2.1.2.1 Ben is the son of Professor Roger Dawkins. Ben’s tertiary qualifications are in Law, Business/Human Resources and Economics. Ben manages Human Resources and Legal Affairs. Ben has Worked with private law firms and as a Human Resources Advisor within BHP Biliton. This experience has enabled Ben to develop HR systems, maintain compliance and employee relations.
- 6.2.1.3 Jason Hampton – Hospitality Operations Manager**
- 6.2.1.3.1 Jason has managed hospitality premises for a number of years such as El Publico, Greenhouse Perth and Harvest Restaurant. Jason worked at Leeuwin Estate Winery which sparked a love for good food and premium liquor. Jason also completed a Master of Business Administration, focusing on wine marketing.
- 6.2.1.4 Louise Flynn – Assistant Hospitality Operations Manager**
- 6.2.1.4.1 Louise was employed as the restaurant manager at C Y O’Connor Village Pub in 2013. During this time Louise worked her way up to become the Assistant Hospitality Operations Manager. Louise has over 14 years of experience working within the hospitality industry and 6 years within banking and credit control. Louise capabilities and experience has contributed to the TMG hospitality management team.
- 6.2.1.5 Gavin Wright – Executive Chef**
- 6.2.1.5.1 Gavin has had over 16 years’ experience as a Head Chef. Gavin was the head chef at C Y O’Connor Village pub before becoming the TMG group executive Chef. Gavin worked at Windsor Hotel as Head Chef before coming to C Y O’Connor Village Pub. His love of good food, quality produce and Australian “pub grub” has been the centre of C Y O’Connor Village and Hybla food menus including “paddock to plate”.
- 6.2.1.6 Aaron LoCicero – Accountant**
- 6.2.1.6.1 Aaron is a qualified Chartered Accountant and worked for a large accounting firm Ernst & Young before working for TMG. Aaron’s skills include maintaining and auditing financial records, preparing and filing yearly and quarterly tax returns.
- 6.2.1.7 Nicola Wright – Media and Communication Manager**
- 6.2.1.7.1 Nicola has a Bachelor of Communications. Nicola’s role within TMG is to manage and maintain digital media for both Hybla and C Y O’Connor Village Pub including websites, social media platforms and multi-media assets.

## 6.3 CY O’Connor ERADE Village Foundation

- 6.3.1 CY O’Connor ERADE Village Foundation (CYOEVF) is the lessee.
- 6.3.2 CYOEVF was founded in 1983, by Professor Roger Dawkins.
- 6.3.3 Professor Roger Dawkins is the Great Grandson of Charles Yelverton O’Connor, who was famous for being the chief engineer during the 1890’s who overcame problems while building Fremantle harbour and the Goldfields water supply.



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- 6.3.4 Professor Roger Dawkins is the Grandson of Sir Ernest Lee-Steere who was an innovative pastoralist and grazier.
- 6.3.5 Professor Roger Dawkins is the Research Director / Chair of CYOEVF.
- 6.3.6 CYOEVF is presently located at 5 Del Park Road North Dandalup and will move into North Dandalup Research Centre in 2020.
- 6.3.7 Professor Roger Dawkins had a distinguished career in medical research and both he and his family are also deeply involved in agriculture. In retirement he has turned his knowledge and experience to improving Peel region beef cattle, the meat they produce and the pastures they consume refer to Attachment 18 C Y O'Connor ERADE Village Foundation Information.
- 6.3.8 CYOEVF is a charitable foundation which mentors and nurtures scientists with capacity to take scientific discovery to commercial reality, refer to Attachment 18 C Y O'Connor ERADE Village Foundation Information.
- 6.3.9 CYOEVF beginnings go back to 1983 as the Immunogenetics Research Foundation (IRF) which looked at responses to AIDS, refer to Attachment 18 C Y O'Connor ERADE Village Foundation Information.
- 6.3.10 CYOEVF current projects including looking at the melting point of intramuscular fat in beef – Wagyu characteristics include marbling, both Wagyu and Akaushi fat melts at below human body temperature. Research is being conducted to put the genes from the Japanese cattle into the local cattle to improve the quality of local beef and creating healthier beef, refer to Attachment 18 C Y O'Connor ERADE Village Foundation Information.

## 6.4 Beef by Melaleuka

- 6.4.1 Melaleuka Farm is located in North Dandalup, which delivers beef to abattoirs and butchers that is in turn utilised at C Y O'Connor Village Pub and Hybla Tavern.
- 6.4.2 Melaleuka Farm use novel tests to ID trace animals to ensure Melaleuka beef is being served at TMG's premises. The ID traceability is important as Melaleuka Melt beef is free of growth promoters (hormones) and antibiotics, and also ensures TMG's premises are receiving "Paddock to Plate" beef.
- 6.4.3 Melaleuka Farm provides four styles of beef sourced from <https://www.cyopub.com.au/melt-beef/> these include:
  - 6.4.3.1 Milk fed: distinct from veal, milk fed beef is from animals that have continued to drink milk beyond normal weaning time.
  - 6.4.3.2 Short-fed European: 65 – 100 days on feed
  - 6.4.3.3 Long-fed Wagyu: 250 – 350 days on feed, marbled
  - 6.4.3.4 Grass-fed Akaushi: premium product with low melt point fat, marbled
- 6.4.4 Melt Beef, also known as the healthy beef programme, has stemmed from TMG interest in healthier beef fat that has high oleic acid content and a low melting point, as previously mentioned this is a characteristic identified in the genetics of some Wagyu and Akaushi cattle originating in Japan.

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Figure 9 C.Y. O'Connor Village Pub



Figure 10 Hybla Tavern, sourced Google Maps

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Figure 11 Artist Impression of The Amberton, sourced <https://www.communitynews.com.au/north-coast-times/business/perth-restaurant-owner-john-dawkins-to-operate-eglinton-beachfront-cafe/>

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## 6.5 Description of Proposed Use & Manner of Trade

- 6.5.1 The proposed special facility licence – tourism is an incidental use to the proposed research centre, however is integral to the success of the same.
- 6.5.2 The proposed special facility licence– tourism will be operated by the applicant who will adhere to the Liquor Control Act and the Directors of liquor licensing policies.
- 6.5.3 The research centre will be operated by CY O'Connor ERADE Village Foundation.
- 6.5.4 CY O'Connor ERADE Village Foundation has been awarded a New Industries Fund Grant to develop a platform connecting agribusinesses with experts to solve agriculture sector challenges<sup>10</sup>
- 6.5.5 CY O'Connor ERADE Village Foundation is a charitable organisation which supports Education, research, development and employment in Western Australia.
- 6.5.6 The research centre will provide scientific research to further improve high value agriculture, particularly genetic improvement of WA's livestock, eating quality of its meats and production capacity of pastures.<sup>11</sup>
- 6.5.7 The Applicant as a sub lessee of CYOEVF proposes to provide a quality special facility licence– tourism hospitality destination with a rural theme incorporating “paddock to plate” themed menus and local produce tastings attracting tourists to North Dandalup that are travelling in the course of a holiday, or for leisure, business to visit friends or relatives, and as agritourists, or business tourists visiting with or attending CYOEVF events. These tourists are not considered to be frequenting the premises as part of their routine, therefore meeting the requirements of special facility licence-tourism.
- 6.5.8 The proposed premise is to provide a “paddock to plate” themed menus and regular tastings refer to Attachment 25 for a sample of tasting conducted.
- 6.5.9 Beef is sourced from Melaleuka Stud, which is owned by Professor Roger Dawkins or TMG; refer to section 6 of the submission.
- 6.5.10 The beef the applicant will serve, sell and conduct tastings known as “Melt Beef” which is in turn is tested by CY O'Connor ERADE Village Foundation who are researching how to develop healthier beef fat that has a high oleic acid content and a low melting temperature of fat<sup>12</sup>.
- 6.5.11 The lamb is sourced from Hawthornden farm, located in Toodyay, which is produced by Renny Lee-Steere the applicant's cousin<sup>3</sup>.
- 6.5.12 Quarter beef carcasses will be delivered from Meleleuka Farm via abattoirs to the small-scale food production area of the facility, where a qualified butcher will cut the meat down for distribution to the applicant's food and beverage premises and to the adjacent scientific labs, located within the research for testing and research.

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- 6.5.13 The proposed premise will cater to tourism, in particularly agritourism, business tourism and food and wine tourism as a soon to be iconic and unique destination located near well known tourist attractions within the Peel region. The research facility will include CYOEVF functions of research, training, laboratories, incubators, meetings, and administration, along with TMG functions of small-scale food production restaurant/café/ bar and entertainment in support of the overall research centre.
- 6.5.14 The proposed premises will also provide an option for locals and those resorting to the area as an alternate premise to have small receptions, such as weddings, engagement parties and birthday celebrations within a rural setting, enjoying “paddock to plate” menus utilising local produce adding to the diversity of the locality.
- 6.5.15 From time to time the applicant proposes to provide entertainment in the manner of soloist and duets to perform at the proposed premise.
- 6.5.16 As the proposed premise will host retreats and receptions, the allowance of entertainment will be appealing to those wishing to hold a retreat and reception at the proposed premise.
- 6.5.17 The proposed premise will add value to local produce within the small scale food processing area and kitchen for serving into the restaurant/cafe and bar areas through “paddock to plate” menus and tastings and also packaged for delivery to other food and beverage premises.
- 6.5.18 The proposed premise will offer patrons an option to select their own meat from a meat display chiller, customers can either have the meat cooked for them at the proposed premise or allow for customers to take their meat home and cook it themselves.
- 6.5.19 The applicant proposes to serve lunch between 11:30pm – 2:30pm and dinner between 5:30pm – 8:30pm: Food outside of those hours will be available in the form of a reduced menu.
- 6.5.20 The applicant proposes to open the bar and dining areas Fridays, Saturdays, and Sundays initially, and will operate for any retreats or receptions booked on other days. The small-scale food production area and kitchen will operate 5 days per week.
- 6.5.21 A sample of food offering will be Australian pub style, refer to Attachment 6 TMG Sample Food & Beverage Menu.
- 6.5.22 All staff will be provided training in the understanding of red wagyu Akaushi and the philosophy behind achieving “melt beef.”
- 6.5.23 The Applicant proposes to carry a comprehensive range of alcoholic (including low, mid-strength and full strength), non-alcoholic beverages to suit tourists and locals.
- 6.5.24 All staff will be provided training in the knowledge of wine, spirits, beer and sophisticated drinks.

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- 6.5.1 The proposed premise beverage selection will be international, national and local beverages including tap beer, bottle beer, ciders, liqueurs, wine, fortified wine, spirits, sophisticated drinks such as cocktails refer to Attachment 6 TMG Sample Food & Beverage Menu.
- 6.5.2 Non-alcoholic beverages will include barista coffee, specialty teas, mocktails, non-alcoholic beer and soft drinks.
- 6.5.3 The applicant also proposes to implement a recognised training program such as apprentice chef, apprentice butcher and trainee food and beverage staff to better enhance the hospitality industry, add diversity to the locality and employment opportunities to the locality.
- 6.5.4 The applicant proposed to employ juveniles over the age of 17 years to work on the premise to carry out duties such as trainee food staff, apprentice chefs, dishwashers, and no juveniles will serve or delivery liquor and not go behind the bar.
- 6.5.5 Trainee food staff allowed to clear tables of dishes including glassware, this to be conducted under full supervision of an approved manager.
- 6.5.6 The internal layout and finishes shall be modern contemporary with a rural theme, the dining room can be closed off with the use of acoustic treated bi-folds doors, refer to Figure 2.
- 6.5.7 The proposed bar will be an indoor / outdoor bar, this allows customers who are sitting outside to conveniently order their drinks at the bar, refer to Figure 2.
- 6.5.8 The proposed premise will have an outdoor dining and bar area creating a rural feel, the outdoor area will be landscaped with trees, providing a rural outlook.
- 6.5.9 The proposed licenced areas are in support of the research centre's greater function of research will add amenity and diversity and further enhance tourism locally for the tourists, business tourists and agritourists travelling in the course of a holiday, or for leisure, business, to visit friends or relatives and those resorting to the area along with local residents, providing a premise which provides development for the agriculture and tourism industries.
- 6.5.10 The proposed parking will have easy access refer to Attachment 7.
- 6.5.11 Deliveries will be requested to be delivered during reasonable hours by way of a management plan.
- 6.5.12 The premise will be managed within the accordance of the Liquor Control Act.
- 6.5.13 The premise will be managed by an experience premises manager.
- 6.5.14 The licensee and approved managers will hold approved managers license and RSA, and staff will hold as a minimum RSA certificate.
- 6.5.15 All staff shall be inducted in and around the premise; all staff shall be provided with a staff training manual.
- 6.5.16 The applicant is committed to operating a well-managed premise and adhering to their code of conduct and house management policy: refer to Attachment 12 Harm Minimisation Plan.

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- 6.5.17 The applicant's code of conduct has a respect the neighbour policy which will be enforced by the applicant. Liquor shall not be served to drunks and/or intoxicated persons.
- 6.5.18 All packaging shall be emptied and removed off premise to the designated bin area.
- 6.5.19 Person/s under the age of 18 years will not be allowed to enter the licenced premise unless the person/s is under the supervision of a responsible adult, responsible adult as per the liquor control act, the applicant reserves the right to employ juveniles as per the Director's Policy Working / Training on Licensed Premises
- 6.5.20 The applicant will display their "if you look under 25" poster within the premise, refer to Figure 16
- 6.5.21 Parking is readily available and easy access to the proposed.
- 6.5.22 Deliveries will be delivered during reasonable hours, whilst a staff member is on the proposed premise, at no time will deliveries be delivered whilst no staff member is at the proposed premise.
- 6.5.23 Delivery trucks will enter off South Western Highway to Del Park Road, refer to Attachment 7
- 6.5.24 External and internal CCTV cameras will be installed which is recorded in real time.
- 6.5.25 The premise shall be kept clean and tidy at all times, refer to 8.4.24 **Maintenance & Cleaning**
- 6.5.26 The applicant has a designing out crime strategy refer to 8.4.25 **Designing Out Crime**
- 6.5.27 The applicant will adopt the Director's dress policy.

## 6.6 Trading Hours

- 6.6.1 North Dandalup Research Centre proposes to operate under a Special Facility Licence – Tourism. The applicant proposes to operate the following hours, initially bar and dining areas will operate 3 days per week Friday, Saturday and Sunday and as required for retreats and receptions:

Monday – Sunday	10am – midnight
Good Friday & Christmas Day	10am – midnight
ANZAC Day	12 noon – 10pm

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## 6.7 Staff

- 6.7.1 The applicant's manager will have accredited certification as an approved manager.
- 6.7.2 Approved Managers shall provide certification of completing an accredited approved manager course, as per the Liquor Control Act 1988.
- 6.7.3 All staff shall provide the applicant a copy of their Responsible Service of Alcohol (RSA) certification, which shall be kept on premise.
- 6.7.4 A training register, as required by the Liquor Control Act, and shall be maintained on the premise and made available to be view by relevant authorities by the applicant
- 6.7.5 All staff will undergo training through federally funded Hospitality Group Training courses which are conducted on the job.
- 6.7.6 Ongoing training with regular staff meetings and discussions to cover matters relating to the responsible service of liquor and implementation within the proposed premise are planned to be conducted.
- 6.7.7 All staff shall be provided with a training manual outlining procedures and policies on responsible service of alcohol.
- 6.7.8 Staff will discourage any activity by patrons that may lead to the irresponsible consumption of liquor.
- 6.7.9 Staff shall have an extensive knowledge of products and be well trained to ensure outstanding customer service and experience.
- 6.7.10 All staff will be provided training in the understanding of red wagyu Akaushi and the philosophy behind achieving "melt beef"
- 6.7.11 All staff will be provided training in the knowledge of wine, spirits, beer and sophisticated drinks.
- 6.7.12 All staff shall be inducted in and around the premise, all staff shall be provided with a staff training manual
- 6.7.13 All staff shall be inducted by the applicant and/or manager around and in the premise on standard operating procedures, policies and equipment use.
- 6.7.14 All staff inductions will be followed up by the applicant to ensure compliance.
- 6.7.15 All staff shall be reviewed and trained by the applicant based on their skill set and requirements to perform their job.
- 6.7.16 All staff shall be provided with a position description by the applicant
- 6.7.17 All training program such as apprentice chef, apprentice butcher and trainee food and beverage shall be conducted under a recognised and accredited trainer.
- 6.7.18 The applicant proposed to All staff who are juveniles and are over the age of 17 years to work on the premise to carry out duties such as trainee food staff, apprentice chefs, dishwashers, will not serve or delivery liquor and will not go behind the bar.
- 6.7.19 Under age trainee food staff will clear tables of dishes including glassware, this to be conducted under full supervision of an approved manager.



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## 7 Public Interest - Section 38 (2)

### 7.1 Why the grant of a licence is in the public interest

- 7.1.1 The applicant believes the grant of a liquor store licence is in the public interest within the locality and within the Peel Region and Western Australia.
- 7.1.2 The proposed premise is to be located within a rural area.
- 7.1.3 The proposed Special Facility Licence-Tourism is an ancillary use, however integral to the function of the overall research centre.
- 7.1.4 The research centre will attract agritourists, and business tourists enhancing agriculture and tourism within the locality.
- 7.1.5 Having a research centre within North Dandalup will attract day trippers to the area that have a general interest in agriculture, further more increasing awareness of North Dandalup locality.
- 7.1.6 By approving this special facility licence-tourism will also allow those resorting to the area to enjoy an alcoholic beverage within a unique research facility rubbing shoulders with scientists, tasting local produce and in particular red wagyu Akaushi, and learning about agriculture all within a rural setting.
- 7.1.7 An exert taken from Shire of Murray Local Planning Policy Zone Objectives point 14 Rural Zone, refer to Attachment 19 Shire of Murray Zone Objectives Local Plan Policy ***“To provide for the use of land for intensive and extensive agricultural pursuits and to protect the long term productive capacity of agricultural land from incompatible land uses, whilst allowing for small scale, tourist uses (ie. Chalets, Farmstay) in Rural landscape.”***
- 7.1.8 The applicant proposed Special Facility Licence-Tourism is within the Shire of Murray’s planning scheme.
- 7.1.9 The applicant applied for a section 40 certificate which was granted by the Shire of Murray 22<sup>nd</sup> December 2019 refer to Attachment 4 Section 40 Certificate, a subsequent Section 40 certificate was issued after support was gained.
- 7.1.10 The proposed premise will provide employment opportunities and proposes to take on trainees within the hospitality industry such as butcher, chef or food & beverage staff.
- 7.1.11 The applicant has other hospitality premises, providing staff and trainees the possibility to further their careers within the organisation. This in turn allows for the proper development of the liquor industry.
- 7.1.12 The applicant also proposes to implement a recognised training program such as apprentice chef, apprentice butcher and trainee food and beverage staff to better enhance the hospitality industry and local employment opportunities

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- 7.1.13 The applicant proposed to employ juveniles over the age of 17 years to work on the premise to carry out duties such as trainee food staff, apprentice chefs, dishwashers, no juveniles will serve or delivery liquor and not go behind the bar. This to enhance the hospitality industry, this also provides greater employment opportunities to juveniles and provide them with greater experience to further develop their careers.
- 7.1.14 Under age trainee food staff allowed to clear tables of dishes including glassware, this to be conducted under full supervision of an approved manager.
- 7.1.15 Allowing juveniles (especially food staff) to be employed will enhance the hospitality industry, provides greater employment opportunities to juveniles and provide them with greater experience to further develop their careers as they get older. Learning basic hospitality skills such as customer service, carrying a tray, carrying plates, table and function set ups, understanding food and food service, gives them essential skills to be able to work within the hospitality industry.
- 7.1.16 The proposed premise will provide locals and those resorting to the locality a destination where a small reception can be held within a rural setting.
- 7.1.17 The proposed premise is in keeping with overall philosophy of C Y O'Connor ERADE Village Foundation, concept to provide a premise to cater for the scientists or interested parties who visit the research centre not in the course of a normal journey. This was successfully catered for within Piara Waters where CYOEVF conducted research and incubators and held their meetings, receptions, charity fundraisers, retreats within the C.Y. O'Connor Village Tavern. With CYOEVF moving to North Dandalup within the Peel Region a more well-known agriculture and tourism region this integral component for the research facility had to follow and is as set out within this public interest assessment restaurant/ café/ bar/ meeting areas managed by the applicant under a sub-lease.
- 7.1.18 The internal layout shall incorporate a small-scale food production and kitchen area, which will service TMG hospitality outlets as well as the proposed premise, thus allowing for further opportunities for skill development within the locality.
- 7.1.19 The applicant proposes to support local farmers and producers through offering the opportunity to trial produce meat, fruit, vegetable, dairy, or other crop types through the small-scale food production area and kitchen. The research centre proposes to support this function through their research.
- 7.1.20 The bar will be easily accessed from both inside and outside the premises allowing beverage service within the outdoor dining area.
- 7.1.21 The small dining room can be closed off, thus still allowing for those tourists and locals resorting to the area a place to have an alcoholic beverage, whilst a retreat is being conducted.
- 7.1.22 The restaurant/ café/ bar/ meeting areas are developed for the scientists to conduct lectures, meetings, retreats and for guest speakers; however, this room will be available for those wishing to have receptions and events within a rural setting enjoying local produce and entertainment to suit.

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- 7.1.23 The Applicant proposes to carry a range of alcoholic beverages including low, mid-strength and full strength, non-alcoholic beverages.
- 7.1.24 The Applicant proposes to display their paddock to plate meat, which customers can choose to eat at the premises or take it home. Regular tastings will be conducted, not unlike food production and tourism operations such as wineries, cheese and chocolate factories with the added twist of research on site.
- 7.1.25 The Applicant has a detailed robust harm minimisation plan, Refer to Attachment 10 Harm Minimisation Plan, the applicant shall abide by and ensure staff will abide by the same, to ensure the responsible service practise and “to minimise harm or ill health caused to people due to the use of liquor”. As per RGL, the harm minimisation plan includes: Code of Conduct, House Management Policy and House Management Plan.
- 7.1.26 The applicant is an experienced hospitality, food & beverage group; refer to 6.1 The Applicant, who is committed to staff training and development.
- 7.1.27 The applicant shall employ an experienced premise manager.
- 7.1.28 The applicant shall ensure all approved managers will hold an approved managers licence and RSA certificate.
- 7.1.29 The applicant and staff shall implement the harm minimisation strategies and policies to minimise harm or ill health caused to people due to the use of liquor.
- 7.1.30 The premise has incorporated CCTV to deter criminal activity, the applicant has a designing out crime strategy refer to 8.4.25 Designing Out Crime
- 7.1.31 Community consultation conducted during this application.
- 7.1.32 Support surveys from local residents, tourists who may resort the area, and scientists and other interested parties who would use the proposed premise as agritourism refer to 12.2 Support Surveys of this report.
- 7.1.33 The proposed premise will add to the amenity and diversity of the locality and enhance the tourism offering, whilst also offering employment and training opportunities.
- 7.1.34 The applicant has a robust harm minimisation plan refer to Attachment 12, to minimise harm and ill health caused through alcohol and to minimise the at-risk groups.
- 7.1.35 Approving this application is in the public interest as a grant of a Special Facility Licence-Tourism will add to the amenity and diversity of the locality and enhance tourism to assist in catering to the proper development of the liquor industry.

## 7.2 How will the grant of a licence benefit the community

- 7.2.1 The applicant believes the grant of a Special Facility Tourism Liquor Licence will benefit the local and wider community.
- 7.2.2 The proposed Special Facility Licence -Tourism is an incidental use however integral to the function of the overall research centre.

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- 7.2.3 The applicant will continue to develop and foster relations with the local farmers through farm to plate integration and in support of the research facilities ongoing farmer's participation forums being held at the research centre.
- 7.2.4 The proposed overall premise will attract Agritourists and food and wine tourist, which will promote agritourism and food wine tourism, enhancing tourism within the locality and Peel region.
- 7.2.5 Having a research centre within North Dandalup will attract day trippers to the area who have a general interest in agriculture, further more increasing awareness of North Dandalup locality.
- 7.2.6 By approving this special facility licence-tourism will allow those resorting to the area to enjoy an alcoholic beverage within a unique research facility in a rural setting operated by a quality food & beverage operator providing tastings and "paddock to plate" themed menus utilising local produce.
- 7.2.7 An exert taken from Shire of Murray Local Planning Policy Zone Objectives point 14 Rural Zone, refer to Attachment 19 Shire of Murray Zone Objectives Local Plan Policy.

***"To provide for the use of land for intensive and extensive agricultural pursuits and to protect the long term productive capacity of agricultural land from incompatible land uses, whilst allowing for small scale, tourist uses (ie. Chalets, Farmstay) in Rural landscape."***

- 7.2.8 The applicant proposed Special Facility Licence-Tourism is within the Shire of Murray's planning scheme.
- 7.2.9 The applicant has applied for a section 40 certificate which was granted by the Shire of Murray.
- 7.2.10 The proposed premise will provide employment opportunities and possible traineeships within the hospitality industry such as butcher, chef or management.
- 7.2.11 Furthermore, as the applicant have multiple successful food & beverage premises, staff and trainees have a possibility to further their career within the organisation. This in turn allows for the proper development of the liquor industry.
- 7.2.12 The applicant also proposes to implement a recognised training program such as apprentice chef, apprentice butcher and trainee food and beverage staff to better enhance the hospitality industry and local employment opportunities.
- 7.2.13 The applicant proposed to employ juveniles over the age of 17 years to work on the premise to carry out duties such as trainee food staff, apprentice chefs, dishwashers, and no juveniles will serve or delivery liquor and not go behind the bar. This to enhance the hospitality industry, this also provides greater employment opportunities to juveniles and provide them with greater experience to further develop their careers, thus benefitting the community.
- 7.2.14 Under age trainee food staff allowed to clear tables of dishes including glassware, this to be conducted under full supervision of an approved manager.

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- 7.2.15 Allowing juveniles (especially food staff) to be employed will enhance the hospitality industry, provides greater employment opportunities to juveniles and provide them with greater experience to further develop their careers as they get older. Learning basic hospitality skills such as customer service, carrying a tray, carrying plates, table and function set ups, understanding food and food service, gives them essential skills to be able to work within the hospitality industry.
- 7.2.16 The proposed premise will provide tourists resorting to the area and locals a premise where a small reception or event can be held in a rural setting.
- 7.2.17 C Y O'Connor ERADE Village Foundation regularly conducts meetings interacting with the community and local farmers to learn of local conditions, as a result North Dandalup residents have benefited with high speed broadband provided via a relocated tower, this was funded as part of the research centre project.
- 7.2.18 DrinkWise, refer to Attachment 20 DrinkWise Australian Drinking Habits 2007 vs 2017 "A Snapshot: Australian Drinking Habits 2007 Vs 2017" report, suggests 63% consumers are consuming liquor at home, 8% at restaurants/café and 9% licensed premises (pubs, clubs) refer to Figure 12, although consuming alcohol at home is higher, for the proper development of the liquor industry providing a special facility licence -tourism premise will add to the amenity, diversity and enhance tourism to the locality.
- 7.2.19 The Applicant has a detailed robust harm minimisation plan, Refer to Attachment 12 Harm Minimisation Plan, the applicant shall abide by and ensure staff will abide by the same, to ensure the responsible service practise and "to minimise harm or ill health caused to people due to the use of liquor". As per RGL, the harm minimisation plan includes: Code of Conduct, House Management Policy and House Management Plan.
- 7.2.20 The premise will incorporate CCTV to deter criminal activity, the applicant has a designing out crime strategy refer to 8.4.22 Designing Out Crime.
- 7.2.21 Community consultation has been conducted during this application.
- 7.2.22 Support surveys from local residents, those tourists resorting to the area, science community and interested parties who would use the proposed premise for business tourism, Agritourism, tastings, receptions and events refer to 12.2 Support Surveys of this report.
- 7.2.23 The proposed premise will add to the amenity and diversity of the locality.
- 7.2.24 The applicant has a robust harm minimisation plan refer to Attachment 10 Harm Minimisation Plan, to minimise harm and ill health caused through alcohol and to minimise the at-risk groups.
- 7.2.25 Approving this application will benefit the community, add to the amenity, diversity and enhance tourism within the locality and state-wide and assist in catering to the proper development of the liquor industry.

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7.2.26 By further developing agritourism and food and wine tourism to the area which is in keeping to the Shire of Murray planning policy.

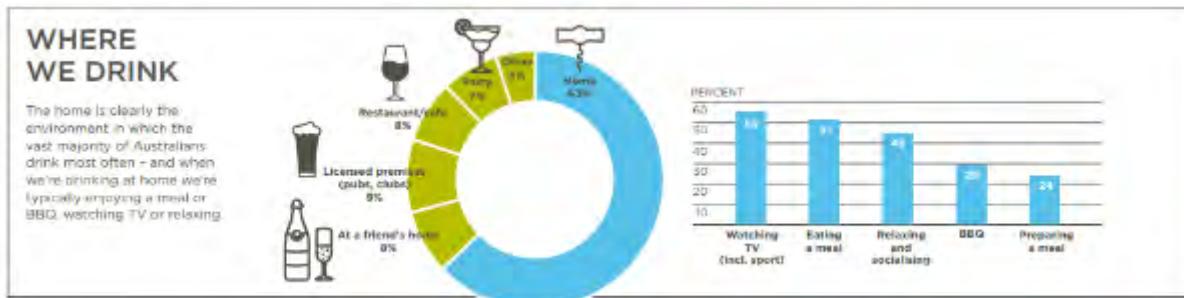


Figure 12 Where We Drink - sourced "A Snapshot: Australian Drinking Habits 2007 Vs 2017" report by DrinkWise

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## 8 Harm or Ill Health - Section 38(4) (a)

### 8.1 At Risk Groups

8.1.1 At risk groups are as outlined in the Drug and Alcohol Interagency Strategic Framework for Western Australia 2011 -2015, refer to Attachment 21 WA DOA Interagency Framework 2011 – 2015, The Western Australian Alcohol and Drug Interagency Strategy 2017 – 2021 Consultation draft pages 20 – 22 refer to Attachment 22 WA DOA Interagency Strategy 2017 – 2021, and Racing Gaming and Liquor, refer to <http://www.rgl.wa.gov.au/liquor/liquor-applications/licensing-process-information/public-interest-assessment>

8.1.2 At risk groups are:

- People with co-occurring mental health and alcohol and other drug problems
- Aboriginal people and communities
- Children and young People
- People in regional, rural and remote communities
- Families, including alcohol and other drug using parents
- Homeless People
- Those interacting with the Justice and Corrections System
- Older Adults
- People from culturally and linguistically diverse backgrounds
- Low socio-economic areas
- Mining communities or communities with a high number of itinerant workers
- Communities that experience high number of tourists

8.1.3 The applicant has suggested the possible “At Risk” groups for this application:

#### 8.1.3.1 Older Adults

8.1.3.1.1 Based on the ABS 2016 Census persons aged 65 years and over within the locality is 3% above the Western Australian average.

8.1.3.1.2 There are no known aged care facilities within the locality.

8.1.3.1.3 Research suggests this MAY be an at-risk group.

#### 8.1.3.2 Communities that experience high number of tourists

8.1.3.2.1 Research show the locality has minimal tourists.

8.1.3.2.2 However, the applicant proposes to attract tourism more specifically agritourism and food and wine tourism to the locality.

8.1.3.2.3 Due to the applicant attracting tourism promoting agritourism and food and wine tourism within the locality, the applicant suggests this MAY be an at-risk group.

#### 8.1.3.3 People in rural and remote areas

8.1.3.3.1 As the proposed premise is located within a rural area, the applicant suggests this MAY be an at-risk group.

#### 8.1.3.4 Mining communities or communities with a high number of itinerant workers

8.1.3.4.1 The locality is not a mining community however the locality has higher itinerant workers compared to Western Australian average, the applicant suggests this MAY be an at-risk group.

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#### **8.1.4 The applicant has determined the following groups NOT at risk for this application:**

##### **8.1.4.1 Children and young People**

8.1.4.1.1 Based on the ABS 2016 Census children and young people within the locality is 0.26% below the Western Australia average.

8.1.4.1.2 Research suggests this is NOT an at-risk group.

##### **8.1.4.2 People with co-occurring mental health and alcohol and other drug problems**

8.1.4.2.1 The Department of Health data indicates Shire of Murray Local Government area is lower than the Western Australia rate of alcohol-attributable hospitalisations; refer to 8.3 section of PIA.

8.1.4.2.2 Research suggests this is NOT an at-risk group.

##### **8.1.4.3 Homeless**

8.1.4.3.1 Based on the ABS 2016 Census data, homelessness within the locality is below the Western Australian average.

8.1.4.3.2 Research suggests this is NOT an at-risk group.

##### **8.1.4.4 Aboriginal people and communities**

8.1.4.4.1 Indigenous persons living within the locality is 0.72% above the Western Australian average.

8.1.4.4.2 There are no known aboriginal services within the locality.<sup>13</sup>

8.1.4.4.3 Based on no known aboriginal services within the locality the applicant has defined Indigenous persons NOT an at-risk group.

##### **8.1.4.5 Families, including alcohol and other drug using parents**

8.1.4.5.1 Based on ABS 2016 Census data couple families within the locality are 4.18% above the Western Australia average.

8.1.4.5.2 Base of Department of Health data Shire of Murray government area is lower than the Western Australia rate of alcohol-attributable hospitalisations.

8.1.4.5.3 Based on WA Police data the locality has a lower crime rate compared to Western Australia.

8.1.4.5.4 There is no known support services located within the locality. Shire of Murray offer community support which is located in Pinjarra.

8.1.4.5.5 Although research suggests Families are a possible at-Risk group, the applicant has ruled alcohol and other drug using parents are NOT an at-risk group based on low alcohol-attributable hospitalisations and lower crime rate compared to Western Australia, therefore the applicant has determined this is NOT an at-risk group.

##### **8.1.4.6 Low socio-economic areas**

8.1.4.6.1 Based on ABS 2016 Census, unemployment and rent is below the Western Australian average.

8.1.4.6.2 Based on ABS 2016 Census the family income is \$61 and mortgage repayments is \$170 above the Western Australian average.

8.1.4.6.3 Based on ABS 2016 Census income attributed to mortgage is 1% above the Western Australian average.

8.1.4.6.4 Based on ABS 2016 Census persons who own their homes outright and have a mortgage is above the Western Australia average.

8.1.4.6.5 Based on ABS 2016 Census rentals are well below the Western Australian average.



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- 8.1.4.6.6 Based on the ABS 2016 Census the area is NOT low socio-economic, therefore NOT an at-risk group.
- 8.1.4.7 People from culturally and linguistically diverse backgrounds
- 8.1.4.7.1 Based on the ABS 2016 Census the population within the locality speaking English only is 14.41% above the Western Australia average.
- 8.1.4.7.2 Based on ABS 2016 Census people from culturally and linguistically diverse backgrounds are NOT an at risk group.

## 8.2 Social Health Indicators

### 8.2.1 Crime

- 8.2.1.1 HFC reviewed Trends & Issues in crime and criminal justice report / research “How much crime is drug or alcohol related? Self-reported attributions of police detainees” issued in May 2012 by Australian Institute of Criminology, refer to Attachment 23 Trends & Issues, how much crime is drug or alcohol related.
  - 8.2.1.1.1 In this research the report indicates the percentage of crime fuelled by alcohol and/or drugs, referring to Figure 13 “How much crime is drug or alcohol related”; adjusted total indicates 29% of people committing a crime were under the influence of alcohol; however 52.4% of people committing a crime were under the influence of both alcohol and illegal drugs.
- 8.2.1.2 Refer to 9.1.1.6 Crime ABS 2016 Census data crime rate within the locality is lower than the Western Australia average per capita.
- 8.2.1.3 The applicant will implement a robust harm minimisation plan to mitigate any risk that may cause of harm or ill health to those interacting with the justice and corrections system within the locality.
- 8.2.1.4 The applicant will implement a crime prevention strategy by ensuring repairs and maintenance is maintained, ensure street lighting is maintained, so as to deter people lingering near the premises.
- 8.2.1.5 External and internal CCTV cameras will be installed which is recorded in real time.
- 8.2.1.6 Deliveries will be conducted during reasonable hours, and whilst staff is on the proposed premise. No deliveries will be left unattended.
- 8.2.1.7 The applicant will implement a crime prevention strategy by ensuring repairs and maintenance is maintained, street lighting issues reported to the land owner to ensure lighting operates so as to deter people lingering near the premises.
- 8.2.1.8 Graffiti shall be removed as soon as possible.
- 8.2.1.9 Night visits from security patrol, will be considered if issues occur, to move people on.
- 8.2.1.10 Ensure staff move people on should they be lingering around the proposed premise.
- 8.2.1.11 The applicant has a proposed designing out crime strategy refer to 8.4.25 Designing Out Crime.
- 8.2.1.12 The applicant will adopt designing out crime guidelines.
- 8.2.1.13 Landscaping around the proposed premise will be developed and maintained to enable sightlines, with visual of the proposed premises.
- 8.2.1.14 The applicant will implement a crime prevention strategy by ensuring repairs and maintenance is maintained, street lighting issues reported to the land owner to ensure lighting operates so as to deter people lingering near the premises.

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- 8.2.1.15 Deliveries will be conducted during reasonable hours, whilst a staff member is on the proposed premise, at no time will deliveries be delivered whilst no staff member is on the proposed premise.
- 8.2.1.16 Delivery trucks will enter off South Western Highway to Del Park Road; refer to Attachment 7 Proposed .
- 8.2.1.17 Security sensor lights are proposed to be installed around the building, these will activate during outside of trading hours, during the night.
- 8.2.1.18 A monitored alarm system is proposed to be installed on the premises.

Table 3 Number and proportion of substance-attributable charges, Q3/4 2009 (all sites)				
	Number of charges (n)	Attribution (%)		
		Alcohol <sup>a</sup>	Illegal drugs <sup>b</sup>	Combined <sup>c</sup>
Violent	753	33.6	12.4	41.7
Property	867	21.3	36.7	52.1
Drug	385	11.9	50.4	58.4
Drink driving	125	73.6	6.4	76.0
Traffic	388	31.7	13.1	41.8
Disorder	189	41.8	24.3	59.8
Breaches	896	29.4	17.1	43.0
Other	634	31.5	15.9	45.1
Total	4237	29.3	22.8	48.0
Adjusted total <sup>d</sup>	4237	29.0	27.1	52.4

Figure 13 Drug or Alcohol related crime, sourced Australian Institute of Criminology

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### 8.3 Alcohol Related Hospital Presentation / Admissions

- 8.3.1 HFC gained the latest statistics from the Department of Health, these statistics are estimated number for rates of alcohol-attributable hospitalisations in Shire of Murray Local Government areas for the period of 2011 – 2015.
- 8.3.2 Statistics are compared to Western Australian rate.
- 8.3.3 The Department of Health data indicates Shire of Murray Local Government area is lower than the Western Australia rate of alcohol-attributable hospitalisations, refer to Figure 14 .
- 8.3.4 “A Snapshot: Australian Drinking Habits 2007 Vs 2017” report by DrinkWise, suggest Australians are consuming alcohol differently and are drinking less and if so in moderation refer to Attachment 20 DrinkWise Australian Drinking Habits 2007 vs 2017, however mentions “**Clearly these positive trends do not hold true for all and the potential for harm when consuming alcohol excessively remains a concern for individuals, families and communities.**”
- 8.3.5 Refer to Figure 15 indicates drinking excess, daily drinking and weekly drinking consumptions are down, whilst moderate drinkers are increasing so too are abstainers to alcohol.

Estimated number and rates of alcohol-attributable hospitalisations in Murray Local Government Area, WA, 2011-2015									
Gender	Number	Percent	ASR	ASR LCI	ASR UCI	SRR	SRR LCI	SRR UCI	Comparison with WA state rate
Male	398	67.5	952.6	854.1	1051.0	0.93	0.84	1.03	Similar
Female	192	32.5	461.7	393.6	529.8	0.77	0.66	0.88	Lower
<b>Total</b>	<b>590</b>	<b>100.0</b>	<b>709.7</b>	<b>649.7</b>	<b>769.7</b>	<b>0.87</b>	<b>0.80</b>	<b>0.95</b>	<b>Lower</b>

\* All rates are per 100,000 population

ASR = Age-standardised rate; ASR LCI = 95% lower confidence limit for ASR; ASR UCI = 95% upper confidence limit for ASR

SSR = Standardised rate ratio; SRR LCI = 95% lower confidence limit for SRR; SRR UCI = 95% upper confidence limit for SRR

Figure 14 Shire of Murray Local Government Area alcohol-attributable hospitalisations 2011 - 2015, sourced Department of Health

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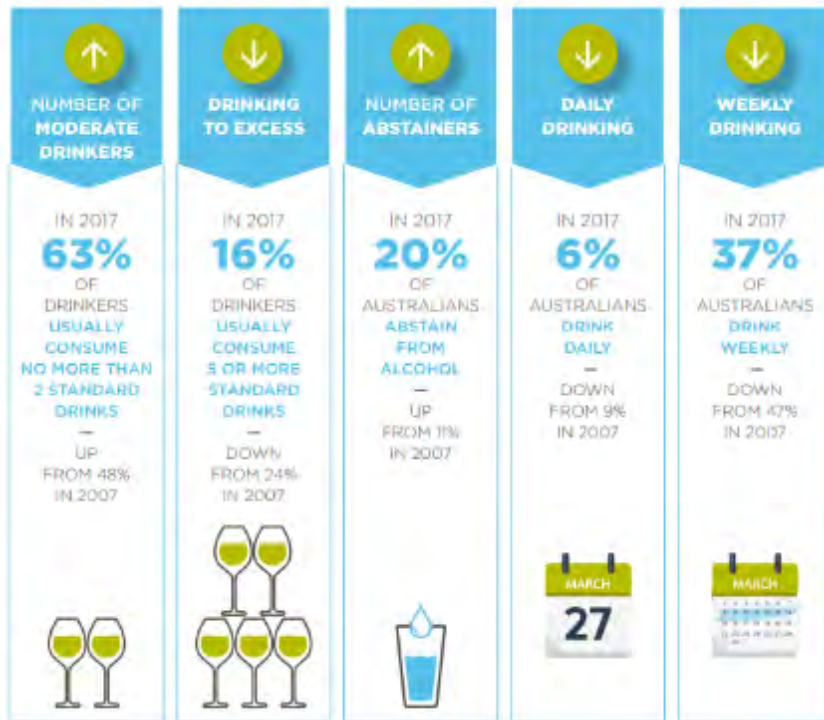


Figure 15 2017 DrinkWise Drinkers Statistics - sourced A Snapshot: Australian Drinking Habits 2007 Vs 2017

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## 8.4 Proposed strategies to minimise harm or ill health

- 8.4.1 The applicant is committed to minimise harm or ill health caused to people due to the use of liquor.
- 8.4.2 The applicant is committed in following a robust harm minimisation plan consisting of; code of conduct, house management plan and a management plan, refer to Attachment 12 Harm Minimisation Plan.
- 8.4.3 The applicant is committed in updating their harm minimisation plan to suit any changes in trends or Director of Liquor Licencing recommendations and policy as they change and evolve.
- 8.4.4 The Applicant is committed to adopting the Director of Liquor Licencing responsible promotion of liquor policy.
- 8.4.5 Appropriate responsible service of alcohol signage prominently displayed within the proposed premises.
- 8.4.6 All staff shall have a Responsible Service of Alcohol (RSA) certification, as per the Liquor Control Act.
- 8.4.7 All staff will undergo training through federally funded Hospitality Group Training courses which are conducted on the job.
- 8.4.8 Ongoing training will be conducted through regular staff meetings and discussions to cover matters relating to the responsible service of liquor and implementation within the proposed premise.
- 8.4.9 All staff shall be provided with a training manual outlining procedures and policies on responsible service of alcohol.
- 8.4.10 All staff shall be inducted around and in the premise on standard operating procedures; policies and equipment use.
- 8.4.11 Staff will discourage any activity by patrons that may lead to the irresponsible consumption of liquor.
- 8.4.12 The applicant will ensure staff are trained and managed in understanding the signs of a person being drunk or intoxicated.
- 8.4.13 The applicant will ensure staff are trained and managed in how to deal with a person being drunk or intoxicated.
- 8.4.14 The applicant is committed to ensure liquor will be sold in a responsible manner and minimising harm and/or ill health caused to people to the use of liquor.
- 8.4.15 Liquor shall be consumed on the premises; the applicant proposes to allow a customer to remove any unconsumed portion of wine from the proposed licensed premises when they leave.
- 8.4.16 Liquor shall not be served to drunks and/or intoxicated persons.
- 8.4.17 Person/s under the age of 18 years will not be allowed to enter the licenced premise unless the person/s is under the supervision of a responsible adult, responsible adult as per the liquor control act, the applicant reserves the right to employ juveniles as per the Director's Policy Working / Training on Licensed Premises.

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#### 8.4.18 Community Involvement

- 8.4.18.1 The applicant encourages police to regularly talk with the applicant as a proactive strategy.
- 8.4.18.2 The applicant and/or delegate will make themselves known and available to support the community and/or community support groups to reduce alcohol problems within the locality if any.
- 8.4.18.3 Provide staff with relevant information and issues within the community caused through alcohol problems, if any.
- 8.4.18.4 Provide staff with relevant information on the possible at-risk groups gained from research gained from this PIA.

#### 8.4.19 Staff Training

- 8.4.19.1 Staff training is an important step to minimise harm or ill health caused to people due to the use of liquor. These are highlighted in the management plan refer to Attachment 12 Harm Minimisation Plan, furthermore other staff training measure include:
  - 8.4.19.1.1 The licensee and Approved Managers shall have certification of completing an accredited approved manager course, as per the Liquor Control Act 1988.
  - 8.4.19.1.2 The licensee has an accredited certification.
  - 8.4.19.1.3 All staff shall provide the applicant a copy of their Responsible Service of Alcohol (RSA) certification, which shall be kept of premise.
  - 8.4.19.1.4 A training register, as required by the Liquor Control Act, shall be maintained by the applicant and made available to be view by relevant authorities
  - 8.4.19.1.5 All staff shall be provided with a training manual outlining procedures and policies on responsible service of alcohol.
  - 8.4.19.1.6 All staff shall be inducted by the applicant around and in the premise on standard operating procedures, policies and equipment use.
  - 8.4.19.1.7 All staff inductions will be followed up by the applicant to ensure compliance.
  - 8.4.19.1.8 All new staff shall be reviewed and trained by the applicant based on their skill set and requirements to perform their job.
  - 8.4.19.1.9 All staff shall be provided with a position description by the applicant.
  - 8.4.19.1.10 All staff will undergo training through federally funded Hospitality Group Training courses which are conducted on the job
  - 8.4.19.1.11 Ongoing training with regular staff meetings and discussions to cover matters relating to the responsible service of liquor and the implementation within the proposed premise.
  - 8.4.19.1.12 Staff will undergo recognised training program such as apprentice chef, apprentice butcher and trainee food and beverage staff
  - 8.4.19.1.13 Staff who are juveniles, over the age of 17 years, to work on the premise to carry out duties such as trainee food staff, apprentice chefs, dishwashers, no juveniles will serve or delivery liquor and will not go behind the bar.
  - 8.4.19.1.14 Under age trainee food staff allowed to clear tables of dishes including glassware, this to be conducted under full supervision of an approved manager.

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#### 8.4.20 Responsible Service of Alcohol

##### 8.4.20.1 The applicant will:

- Ensure all staff is trained and understand the signs of a person being drunk or intoxicated.
- All staff will undergo training through federally funded Hospitality Group Training courses which are conducted on the job.
- Management will ensure staffs are made aware of the Director of Liquor Licensing policies and guidelines.
- An approved manager shall be on the premise at all times.
- Ensure staff follows company procedures and policies.
- Ensure staff complete incident reports as required by the Liquor Control Act.
- Staff will discourage any activity by patrons that may lead to the irresponsible consumption of liquor.
- Ensure staff complete incident reports as required by the Liquor Control Act.
- Ensure staff is made aware of the Director of Liquor Licensing policies and guidelines.
- Discourage activities that promotes and/or encourage excessive liquor consumption, such as drinking competitions or drinking liquor in a short period of time.
- Will NOT allow promotions of free or heavily discounted liquor.
- Provide free potable drinking water will be available for patrons
- Food will be available at all times the licenced premise is open
- Low and non-alcoholic beverages will also be made available
- The applicant shall ensure the premise standards are maintained, including but not limited to cleanliness, hygiene, and responsible service of alcohol.
- Display responsible service of alcohol posters, as per RGL website and refer to Figure 16
- Display Aboriginal culturally secure resources, as provided by the Government of Western Australia Mental Health Commission for example reducing risk poster, refer to <https://www.mhc.wa.gov.au/reports-and-resources/resources/alcohol-related-resources/>
- Implement a robust harm minimisation plan refer to Attachment 12 Harm Minimisation Plan

#### 8.4.21 Promotion of Liquor

8.4.21.1 Will be as per the Liquor Control Act and the Director of Liquor Licence policy.

#### 8.4.22 Juveniles

8.4.22.1 No unaccompanied juveniles will be permitted on the licenced premises except as permitted under the Liquor Control Act 1988 (WA).

8.4.22.2 Juveniles who are employed, over the age of 17 years, to work on the premise to carry out duties such as trainee food staff, apprentice chefs, dishwashers, no juveniles will serve or delivery liquor and will not go behind the bar.

8.4.22.3 Under age trainee food staff allowed to clear tables of dishes including glassware, this to be conducted under full supervision of an approved manager.

8.4.22.4 Any person/s under the age of 18 years will not be served alcohol.

## Ordinary Council Meeting 24 October 2019

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- 8.4.22.5 Display responsible service of alcohol poster, refer to Figure 16 for samples
- 8.4.22.6 Any person/s who appears under the age of 25 years will be asked to produce an acceptable form of identification, refer to Figure 17
- 8.4.22.7 Acceptable form of photo identification, refer to Figure 17 sample of photo id are:
  - Current Australian Driver's License with photograph,
  - Current Passport,
  - Proof of Age Card or
  - Australian learner permit card with a photograph



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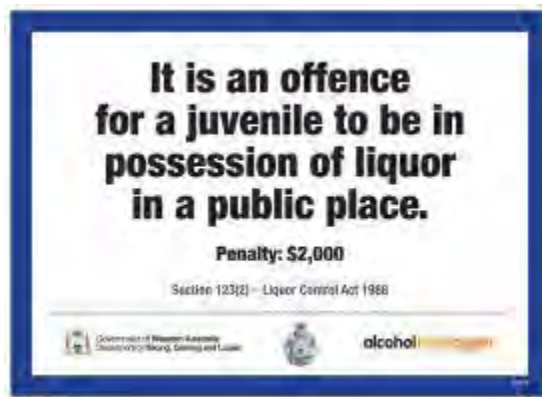
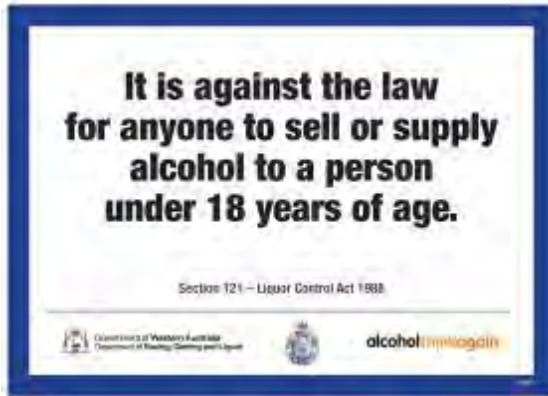


Figure 16 Sample of Responsible Service of Alcohol Posters



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### LEARNER'S PERMIT CARD



Front



Back

Figure 17 Sample of Photo id

#### 8.4.23 Dress Standards

- 8.4.23.1 The applicant will apply a dress standard.
- 8.4.23.2 The applicant will adopt the Director of Liquor Licensing dress standard for licensed for Outlaw Motor Cycle Gangs, refer to Figure 18, these gangs will not be permitted to wear their club patches or insignia within the premise.

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<p><i>Management reserves the right to refuse admission or service to any person or persons failing to comply with the following dress requirements:-</i></p> <ul style="list-style-type: none"> <li>• <i>Neat casual dress is to be worn at all times.</i></li> <li>• <i>Footwear is to be worn at all times.</i></li> <li>• <i>Jackets or any other clothing or accessory, or any visible body markings bearing patches or insignia of any Outlaw Motor Cycle Gangs not limited to but including the listed Outlaw Motor Cycle Gangs are not permitted to be worn or to be visible on these premises at any time:-</i></li> </ul>	
• Coffin Cheaters	• Rebels
• Club Deroes	• Commancheros
• Gods Garbage	• Mongols
• Gypsy Jokers	• Hells Angels
• Outlaws	• Rock Machine
• Finks	• Bandidos
• Lone Wolf	

Figure 18 Director of Liquor Licensing - Dress Standards sourced from Racing Gaming & Liquor

#### 8.4.24 Maintenance & Cleaning

8.4.24.1 The applicant will ensure routine maintenance on all equipment and cleaning schedules are maintained.

8.4.24.2 Graffiti shall be removed as soon as possible.

8.4.24.3 Ensure the outside of the premise is kept tidy and clean at all times.

8.4.24.4 Ensuring repairs and maintenance is maintained, street lighting issues reported to the shire or carpark lighting maintained and kept under good repair to ensure external lighting operates.

#### 8.4.25 Designing Out Crime

8.4.25.1 Internal and external CCTV cameras will be installed throughout the premise

8.4.25.2 Deliveries will be conducted during reasonable hours, whilst a staff member is on the proposed premise, at no time will deliveries be delivered whilst no staff member is on the proposed premise.

8.4.25.3 Security sensor lights are proposed to be installed around the building and will be scheduled to turn on during the evening and turn off at day light.

8.4.25.4 A monitored alarm system is proposed to be installed on the premises.

8.4.25.5 Graffiti shall be removed as soon as possible.

8.4.25.6 Landscaping shall be developed and maintained to enable sightlines, with visual of the proposed premise.

8.4.25.7 Ensure staff move people on should they be lingering around the proposed premise.

8.4.25.8 Night visits from security patrol, will be considered if issues occur, to move people on.

8.4.25.9 All entry and exit points shall be secured with quality locks

8.4.25.10 Ensure repairs and maintenance is maintained, street lighting issues reported to the shire or land owner to ensure lighting operates

8.4.25.11 All staff shall be trained to identify and report maintenance issues to management.

8.4.25.12 The applicant will adopt designing out crime guidelines.

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## 9 Impact on Amenity - 38(4) (b)

### 9.1 Social Profile

9.1.1 HFC have considered Australian Bureau of Statistics (ABS) 2016 Census data to determine the social profile of locality which includes North Dandalup.

#### 9.1.1.1 Persons living in the locality

9.1.1.1.1 As per ABS 2016 Census data, approximately 712 persons were living in the locality, refer to Figure 19

9.1.1.1.2 As per id Profile the population has increased, however population increase represents Stake Hill, Barragup, Nambeelup and North Dandalup, Therefore HFC have not considered the population increase.

9.1.1.1.3 As per ABS 2016 Census data, Western Australia approximate population is 2,474,410 persons, refer to Figure 19

9.1.1.1.4 As per ABS 2016 Census data, refer to Figure 19, approximately 136 persons are under 14 years of age living within the locality, accounting for approximately 19% of the locality population, comparing the same to Western Australia approximately 476,682 persons are under 14 years of age which is approximately 19.26% of the population. Therefore, the locality is **0.26% below** the Western Australia population

9.1.1.1.5 As per ABS 2016 Census data, refer to Figure 19 approximately 41 persons are between 15 - 19 years of age living within the locality, which is approximately 5.76% of the locality population, comparing the same to Western Australia approximately 149,997 persons aged between 15 – 19 years, accounting for approximately 6.06% of Western Australia's population. Therefore, the locality is **0.3% below** the Western Australia average for those aged between 15 - 19 years.

9.1.1.1.6 As per ABS 2016 Census data, refer to Figure 19 approximately 206 persons aged between 20 – 44 years living within the locality, accounting for approximately 28.93% of the locality population, comparing the same to Western Australia approximately 884,544 persons within the same age group, accounting for approximately 35.7% of Western Australia's population. Therefore, the locality is **6.82% above** the Western Australia average for those aged 20-44 years.

9.1.1.1.7 As per ABS 2016 Census data, refer to Figure 19 approximately 207 persons aged between 45 – 64 years living within the locality, accounting for approximately 29.07% of the locality population, comparing the same to Western Australia approximately 617,002 persons within the same age group, accounting for approximately 24.9% of Western Australia's population. Therefore, the locality is **4.13% above** the Western Australia average for those aged 45-64 years.

9.1.1.1.8 As per ABS 2016 Census data, refer to Figure 19, approximately 121 persons aged 65 years and over living within the locality, accounting for approximately 16.99% of the population, comparing the same to Western Australia approximately 346,185 persons within the same age group, accounting for approximately 13.99% of Western Australia's population. Therefore, the locality is **3% above** the Western Australia average for those aged 65 years and over.

9.1.1.1.9 As per ABS 2016 Census data, refer to Figure 19, the locality median age is 42 years, comparing the same to Western Australia the median age is 36 years. Therefore, **the locality is above the Western Australian median age average.**

#### 9.1.1.2 Indigenous People

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- 9.1.1.2.1 As per ABS 2016 Census data, refer to Figure 19, approximately 27 Indigenous persons living within the locality, accounting for approximately 3.79% of the locality population, comparing the same to Western Australia approximately 75,978 persons, accounting for approximately 3.07% of Western Australia's population. Therefore, the locality is **0.72% above** Western Australia average for indigenous persons.
- 9.1.1.3 Families**
- 9.1.1.3.1 As per ABS 2016 Census data, refer to Figure 20, approximately 568 persons are a couple family living within the locality, accounting for approximately 80% of the locality couple family population, comparing the same to Western Australia there are approximately 1,863,851 couple family population, accounting for approximately 75.3% of Western Australia's population. Therefore, the locality couple family population is **4.7% above** the Western Australia average.
- 9.1.1.3.2 As per ABS 2016 Census data, refer to Figure 20, approximately 30.28% of the locality are couple family with no children, comparing the same to Western Australia being approximately 26.1%. Therefore, the couple family population with no children within the locality is **4.18% above** the Western Australia average.
- 9.1.1.3.3 As per ABS 2016 Census data, refer to Figure 20 approximately 42.78% of the locality is couple family with children under 15 years, comparing the same to Western Australia approximately 44.2% is couple family with children under 15 years. Therefore, the locality couple family population with children less than 15 years is **1.42% below** the Western Australia average.
- 9.1.1.3.4 As per ABS 2016 Census data, refer to Figure 20 approximately 19.19% are couple family with no children under 15 years within the population, comparing the same to Western Australia approximately 15.5% of the couple family population have no children under 15 years. Therefore, the couple family population with no children less than 15 years within the locality is **3.69% above** the Western Australian average.
- 9.1.1.3.5 As per ABS 2016 Census data, refer to Figure 20 approximately 3.87% are single parent family with children under 15 years within the family composition population, comparing the same to Western Australia approximately 7.6% of the family composition population. Therefore, the locality single parent family with children under 15 years population is **3.73% below** the Western Australian average.
- 9.1.1.3.6 As per ABS 2016 Census data, refer to Figure 20 approximately 2.82% are single parent family with no children under 15 years within the family composite population, comparing the same to Western Australia being approximately 5.4%. Therefore, the locality single parent family with no children under 15 years family population is **2.58% below** the Western Australia average.
- 9.1.1.3.7 As per ABS 2016 Census data, refer to Figure 20 approximately 0.70% is other family within the couple family population, comparing the same to Western Australia being approximately 1.2%. Therefore, the locality couple family population is **0.5% below** the Western Australia average.

Locality	Population	Age					Median Age	Indigenous Persons
		14yr & Under	15 – 19 yrs	20 - 44 yrs	45 - 64 yrs	65 yrs+		
North Dandalup	712	136	41	206	207	121	42	27

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<b>Total Locality</b>	712	136	41	206	207	121	42	27
<b>Western Australia</b>	2,474,410	476,682	149,997	884,544	617,002	346,185	36	75,978
<b>Locality %</b>	712	19%	5.76%	28.93%	29.07%	16.99%		3.79%
<b>Western Australia %</b>		19.26%	6.06%	35.75%	24.94%	13.99%		3.07%

Figure 19 ABS 2016 Locality & Western Australia Population, sourced from ABS

<b>Locality</b>	<b>Couple Family Population</b>	<b>Couples without Children</b>	<b>Couples with Children u/- 15yrs</b>	<b>Couples with Children o/- 15yrs</b>	<b>Single Parent with Children u/- 15yrs</b>	<b>Single Parent with Children o/- 15yrs</b>	<b>Other Families</b>
<b>North Dandalup</b>	568	172	243	109	22	16	4
<b>Total Locality</b>	568	172	243	109	22	16	4
<b>Western Australia</b>	1,863,851	486,007	823,345	288,169	142,462	100,696	23,184
<b>Locality %</b>	80%	30.28%	42.78%	19.19%	3.87%	2.82%	0.70%
<b>Western Australia %</b>	75.30%	26.10%	44.20%	15.50%	7.60%	5.40%	1.20%
<b>Note: Based on persons</b>							

Figure 20 ABS 2016, Locality & Western Australia Family Composition, sourced from ABS

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#### 9.1.1.4 Socio Economic and Employment

- 9.1.1.4.1 Referring to Figure 21, the applicant has considered demographics, education, employment, family structure, household structure, income, location and wealth.
- 9.1.1.4.2 As previously mentioned above at point 9.1.1.1, 9.1.1.3, 9.1.1.5 the demographics is of an older population as compared with Western Australia as a whole, with majority being couples with children under 15 years, 80% of the locality are in couple relationships, main language spoke in English.
- 9.1.1.4.3 As per ABS 2016 Census data, refer to Figure 22 the locality median personal weekly income is approximately \$637.00, comparing the same to Western Australia being approximately \$724. Therefore, the locality median personal weekly income is **\$87 below** the Western Australia average.
- 9.1.1.4.4 As per ABS 2016 Census data, refer to Figure 22 the locality median family weekly income being approximately \$1,971, comparing the same to Western Australia of approximately \$1,910. Therefore, the locality median weekly family income is **\$61 above** the Western Australia average.
- 9.1.1.4.5 As per ABS 2016 Census data, refer to Figure 22 the locality median monthly mortgage repayment is approximately \$2,163, comparing the same to Western Australia being approximately \$1,993. Therefore, the median monthly mortgage repayments are **\$170 above** the Western Australia average.
- 9.1.1.4.6 Based on ABS 2016 Census data, the median weekly income is approximately 25% of the median monthly mortgage repayments, comparing the same to Western Australian being approximately 24%. Therefore, the percentage of family income attributed to mortgage repayments is above the Western Australian average.
- 9.1.1.4.7 As per ABS 2016 Census data, refer to Figure 22 the locality median weekly rent is approximately \$250, comparing the same to Western Australia being approximately \$347. Therefore, the locality median weekly rent is **\$97 below** Western Australia average.
- 9.1.1.4.8 As per ABS 2016 Census data, refer to Figure 22 approximately 93.55% of the locality working population is working either full-time or part-time, comparing the same to Western Australia of 92.20%. Therefore, the locality work population is **1.35% above** Western Australian average.
- 9.1.1.4.9 As per ABS 2016 Census data, refer to Figure 22 approximately 6.45% of the locality working population is looking for work either full-time or part-time, comparing the same to Western Australia is 7.8%. Therefore, the locality unemployment is **1.35% below** Western Australian average.
- 9.1.1.4.10 As per ABS 2016 Census data, refer to Figure 23 approximately 10.53% of the locality own their home outright, comparing the same to Western Australia of 9.98%. 16.85% of the locality have a mortgage on their home compared to 13.9% of Western Australia.
- 9.1.1.4.11 The rental market in the locality is much lower in the locality compared to Western Australia with the locality rental market at 4.63% and Western Australia at 9.93%.

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## 2.1 Measures of socioeconomic status

<i>Concept</i>	<i>Example measures of socioeconomic status</i>
Consumption	<ul style="list-style-type: none"> <li>• Total personal consumption</li> <li>• Equivalised household consumption</li> </ul>
Demographics	<ul style="list-style-type: none"> <li>• Own marital status</li> <li>• Parents' marital status</li> <li>• Marital status of people in household</li> <li>• Country of birth</li> <li>• Main language spoken at home</li> <li>• Proficiency in English</li> </ul>
Education	<ul style="list-style-type: none"> <li>• Completed year 12</li> <li>• Highest educational attainment</li> <li>• Parents' educational attainment</li> </ul>
Employment	<ul style="list-style-type: none"> <li>• Own employment status</li> <li>• Parents' employment status</li> <li>• Number of family members employed/not employed</li> <li>• Number of people employed in the household</li> <li>• Proportion of community who are employed/unemployed</li> </ul>
Family structure	<ul style="list-style-type: none"> <li>• Family size</li> <li>• Family composition</li> </ul>
Health	<ul style="list-style-type: none"> <li>• Disability status</li> <li>• Whether require assistance</li> </ul>
Household structure	<ul style="list-style-type: none"> <li>• Household size</li> <li>• Household composition</li> </ul>
Income	<ul style="list-style-type: none"> <li>• Equivalised final household income</li> <li>• Equivalised final family income</li> <li>• Own income</li> <li>• Parents' income</li> </ul>
Location	<ul style="list-style-type: none"> <li>• Remoteness</li> <li>• SEIFA (various indexes)</li> </ul>
Wealth	<ul style="list-style-type: none"> <li>• Own occupation</li> <li>• Parents' occupation</li> <li>• Home ownership</li> <li>• Cost of rent or mortgage</li> <li>• Value of dwelling</li> <li>• Whether family owns a car</li> <li>• Number of cars in household</li> <li>• Internet connection / Broadband access</li> </ul>

Figure 21 Measures of socioeconomic status, sourced from ABS Measures of Socioeconomic status 1244.0.55.001



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Locality	Median Personal Weekly Income	Median Family Weekly Income	Median Monthly Mortgage Repayment	Median Weekly Rent	Employed Population	Unemployed Population
North Dandalup	\$637.00	\$1,971.00	\$2,163.00	\$250.00	319	22
Total Locality	\$637.00	\$1,971.00	\$2,163.00	\$250.00	319	22
Western Australia	\$724	\$1,910	\$1,993	\$347	1,157,735	97,966
Locality %					93.55%	6.45%
Western Australia %					92.20%	7.80%

Figure 22 ABS 2016, Locality & Western Australia Income & Employment, sourced from ABS

Locality	Owned Outright	Mortgage	Rent	Other / Not Stated
North Dandalup	75	120	33	10
Total Locality	75	120	33	10
Western Australia	247,050	344,014	245,705	30,004
Locality %	10.53%	16.85%	4.63%	1.40%
Western Australia %	9.98%	13.90%	9.93%	1.21%

Figure 23 ABS 2016 Locality & Western Australia Dwelling Structure

#### 9.1.1.5 Culturally and Linguistically Diverse Community

- 9.1.1.5.1 As per ABS 2016 Census data, refer to Figure 24 89.61% of the population speak English only within the locality, comparing the same with Western Australia being 75.2% of the population speak English only. Therefore, the locality is **14.41% above** the Western Australia average.
- 9.1.1.5.2 As per ABS 2016 Census data, refer to Figure 24 3.23% of the population speak other languages and speaks English very well or well within the locality, comparing the same with Western Australia being 15.2% of the population. Therefore, the locality is **11.97% below** the Western Australia average.
- 9.1.1.5.3 As per ABS 2016 Census data, refer to Figure 24, 0% of the population speaks other languages and speaks English not well or not at all within the locality, has comparing the same with Western Australia 2.5% of the population spoken English not well or not at all. Therefore, the locality is **2.5% below** Western Australia average.
- 9.1.1.5.4 The balance of the population percentage was not stated as per ABS 2016 Census data, has not been included in the above statistics.

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Locality	Speak English Only	Other languages & Speaks English Very Well or Well	Other languages & Speaks English Not Well or Not at All
North Dandalup	638	23	0
<b>Total Locality</b>	638	23	0
Western Australia	1,861,041	376,555	61,311
<b>Locality %</b>	89.61%	3.23%	0%
<b>Western Australia %</b>	75.20%	15.20%	2.50%

Figure 24 ABS 2016, Locality Language Spoken at home

#### 9.1.1.6 Crime

9.1.1.6.1 Information was gained from Western Australian Police website.

9.1.1.6.2 The statistics are from April 2018 – March 2019, for comparison of Western Australia statistics the locality is defined as North Dandalup.

9.1.1.6.3 Referring to Figure 25 indicates crime within the locality is lower than Western Australia percentage per capita.

Crime	Western Australia	Locality Total	Locality %	WA %
Homicide	92	1	0.001%	0.004%
Sexual Offences	5,797	142	0.203%	0.234%
Assault (Family)	19,035	484	0.693%	0.769%
Assault (non-family)	12,183	284	0.406%	0.492%
Threatening Behaviour (Family)	2,899	88	0.126%	0.117%
Threatening Behaviour (non-family)	3,489	94	0.135%	0.141%
Deprivation of Liberty	287	8	0.011%	0.012%
Robbery	1,331	36	0.052%	0.054%
Dwelling Burglary	26,327	1,055	1.510%	1.064%
Non-Dwelling Burglary	8,240	205	0.293%	0.333%
Stealing of Motor Vehicle	7,800	261	0.374%	0.315%
Stealing	84,482	2,216	3.172%	3.414%
Property Damage	33,107	866	1.239%	1.338%
Arson	1,039	28	0.040%	0.042%
Drug Offences	32,994	854	1.222%	1.333%
Graffiti	1,940	31	0.044%	0.078%
Fraud & Related Offences	18,778	538	0.770%	0.759%
Breach of Violence Restraint Order	10,950	274	0.392%	0.443%
<b>Total of Selected Offences</b>	<b>270,770</b>	<b>7,465</b>	<b>10.684%</b>	<b>10.943%</b>

Figure 25 WA Police Crime Stats: Locality and Western Australia for the period of April 2018 – March 2019, scoured from [www.police.wa.gov.au](http://www.police.wa.gov.au)

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#### 9.1.1.7 Tourist

- 9.1.1.7.1 Shire of Murray is not noted in the Tourism regions and LGA fact sheets<sup>14</sup>.
- 9.1.1.7.2 A visitor's information centre is located in Dwellingup, which is not located within the locality.
- 9.1.1.7.3 There is minimal to no short stay accommodation options within the locality.
- 9.1.1.7.4 There are minimal tourist attractions within the locality.
- 9.1.1.7.5 The applicant proposes to attract tourists to the area.

#### 9.1.1.8 People with co-occurring mental health and alcohol and other drug problems

- 9.1.1.8.1 HFC gained the latest statistics from the Department of Health, these statistics are estimated number for rates of alcohol-attributable hospitalisations in Shire of Murray Local Government area for the period of 2011 – 2015
- 9.1.1.8.2 Statistics are compared to Western Australian rate.
- 9.1.1.8.3 The Department of Health data indicates Shire of Murray Local Government area is lower than the Western Australian rate of alcohol-attributable hospitalisations, refer to Figure 14.

#### 9.1.1.9 People in rural and remote areas

- 9.1.1.9.1 The locality is located in a rural area.

#### 9.1.1.10 Homeless

- 9.1.1.10.1 As per ABS data, Table 1.2 Rate of homeless persons per 10,000 of the population, by State and Territory of usual residence - 2001, 2006, 2011 and 2016 (a) Western Australia homelessness rate is 36.4 per<sup>15</sup> 10,000, Western Australia population is approximately 2,474,410, therefore approximately 9,006.8 persons are homeless in Western Australia, being approximately 0.36% of the population.
- 9.1.1.10.2 The ABS homeless statistics are grouped into the following area; Shire of Murray.
- 9.1.1.10.3 As per the ABS 2016 Census of population and housing: population within the Shire of Murray is approximately 16,698 persons ABS estimates 59 persons within the Shire of Murray area were to be homeless.
- 9.1.1.10.4 Based on the ABS 2016 Census data the homelessness in Shire of Murray as a percentage per capita is estimated at 0.35%.
- 9.1.1.10.5 Therefore, homelessness within Shire of Murray area is 0.01% below Western Australian average.
- 9.1.1.10.6 There is no known short-term accommodation specifically for the homeless located within the locality.
- 9.1.1.11 Mining communities or communities with a high number of itinerant workers
  - 9.1.1.11.1 An itinerant worker is not confined to a single place.
  - 9.1.1.11.2 As per Australian Government Department of Jobs and Small Business<sup>16</sup>,
    - *The Seasonal Worker Programme assists Australian employers in the agriculture sector nationwide, accommodation sector (in selected locations) and tourism sector (the Northern Australia tourism pilot) that are unable to find enough local Australian labour by providing access to workers from Pacific island countries and Timor-Leste. Seasonal workers can return in following seasons, providing employers with access to a reliable, returning workforce.*

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- 9.1.1.11.3 Itinerant workers are most common in sectors with a large number of temporary jobs or seasonal work, for example agricultural worker.<sup>17</sup>
- 9.1.1.11.4 Therefore, it is assumed itinerant worker is defined as an agricultural worker for the purposes of this submission.
- 9.1.1.11.5 There is no mining within the locality
- 9.1.1.11.6 As per ABS 2016 Census, HFC have defined itinerant worker to be employed in Agriculture, Forestry and Fishing.
- 9.1.1.11.7 As per ABS 2016 Census data approximately 7.92% of locality population work force is in the Agriculture, Forestry and Fishing industry, comparing the same to Western Australia 2.28% of the working population work within the same industry.
- 9.1.1.11.8 Therefore, itinerant workers are approximately 5.64% above the Western Australian average.

### 9.1.2 Summary on Social Profile

- 9.1.2.1 The summary is based on ABS 2016 Statistics, WA Police Crime Statistic, Tourism WA and id Profile.
- 9.1.2.2 The locality population compared to Western Australian data as a whole is slightly older compared to the Western Australian average.
- 9.1.2.3 Overall couple family without children and couples with children over 15 years is above the Western Australian average.
- 9.1.2.4 Indigenous population is above the Western Australian average by approximately 0.72%.
- 9.1.2.5 The unemployment rate is lower than the Western Australian average by approximately 1.35%
- 9.1.2.6 Family Income is above the Western Australian average, rent is below the Western Australian average, mortgage repayments are above the Western Australian average.
- 9.1.2.7 The percentage of family income attributed to mortgage repayments is above the Western Australian average.
- 9.1.2.8 The percentage of home ownership is above the Western Australia average.
- 9.1.2.9 The rental market within the locality is lower than the Western Australia average.
- 9.1.2.10 The locality is 14.41% above the Western Australia average with persons speaking English only.
- 9.1.2.11 Overall crime is lower in the locality compared to the Western Australian average.
- 9.1.2.12 The locality is lower than the Western Australian rate of alcohol-attributable hospitalisations.
- 9.1.2.13 The locality is not a tourist area; however, the applicant is proposing to attract tourist to the area.
- 9.1.2.14 Homelessness within the locality is 0.01% lower than the Western Australia average.
- 9.1.2.15 The locality is above average for itinerant workers.

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## 9.2 Integrate with the amenity of the locality & Positive benefits for the community

- 9.2.1 The research centre has been specifically designed for scientists to conduct research into Agriculture, such as beef genetic testing.
- 9.2.2 The research centre is supporting the concept of the Shire of Murray development of Peel Business Park known as Agri-Innovation Precinct.
- 9.2.3 The proposed special facility licence-tourism is an integral use for the research centre and supports agritourism and business tourism and food and wine tourism.
- 9.2.4 The proposed Special Facility Licence-Tourism is an ancillary use to the overall research centre, however integral to the overall function.
- 9.2.5 The research centre will attract Agritourists, business tourist, food and wine tourist and tourists travelling in the course of a holiday, or for leisure, business, to visit friends or relatives. As an agritourism, business tourism, and hospitably premises tourists are not to be frequenting the premises as part of their routine, therefore meeting the requirements of a special facility licence- tourism thus enhancing tourism within the locality and state-wide.
- 9.2.6 Having a research centre within North Dandalup will attract day trippers to the area that have a general interest in agriculture, furthermore increasing awareness of North Dandalup locality.
- 9.2.7 Furthermore, the applicant proposes to undertake red wagyu Akaushi and local produce tasting regularly similar to cheese, wine and chocolate tourism premises.
- 9.2.8 An exert taken from Shire of Murray Local Planning Policy Zone Objectives point 14 Rural Zone, refer to Attachment 19 Shire of Murray Zone Objectives Local Plan Policy ***“To provide for the use of land for intensive and extensive agricultural pursuits and to protect the long term productive capacity of agricultural land from incompatible land uses, whilst allowing for small scale, tourist uses (ie. Chalets, Farmstay) in Rural landscape.”***

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- 9.2.9 The applicant proposed Special Facility Licence- Tourism is within the Shire of Murray's planning scheme.
- 9.2.10 The applicant has applied for a section 40 certificate special facility licence-tourism which was granted by the Shire of Murray.
- 9.2.11 The proposed premise will provide employment opportunities and possible traineeships within the hospitality industry such as butcher, chef or food & beverage staff.
- 9.2.12 Furthermore, as the applicant have multiple food & beverage premises, staff and trainees have a possibility to further their career within the organisation. This in turn allows for the proper development of the liquor industry.
- 9.2.13 The applicant also proposes to implement a recognised training program such as apprentice chef, apprentice butcher and trainee food and beverage staff to better enhance the hospitality industry and local employment opportunities
- 9.2.14 The applicant proposed to employ juveniles over the age of 17 years to work on the premise to carry out duties such as trainee food staff, apprentice chefs, dishwashers, no juveniles will serve or delivery liquor and not go behind the bar. This to enhance the hospitality industry, this also provides greater employment opportunities to juveniles and provide them with greater experience to further develop their careers
- 9.2.15 Under age trainee food staff allowed to clear tables of dishes including glassware, this to be conducted under full supervision of an approved manager.
- 9.2.16 Allowing juveniles (especially food staff) to be employed will enhance the hospitality industry, provides greater employment opportunities to juveniles and provide them with greater experience to further develop their careers as they get older. Learning basic hospitality skills such as customer service, carrying a tray, carrying plates, table and function set ups, understanding food and food service, gives them essential skills to be able to work within the hospitality industry
- 9.2.17 The proposed premise will provide tourists resorting to the area and locals a premise where a small reception or event either sit down or cocktail party(stand-up) can be held within a rural setting whilst partaking in tastings of local produce and ordering from the "paddock to plate" menus.
- 9.2.18 C Y O'Connor ERADE Village Foundation, regularly conducts meetings interacting with the community and local farmers to learn of local conditions, as a result North Dandalup residents have benefited with high speed broadband provided via a relocated tower, this was funded as part of the research centre project.

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- 9.2.19 DrinkWise “A Snapshot: Australian Drinking Habits 2007 Vs 2017” report, suggests 63% consumers are consuming liquor at home, 8% at restaurants/café and 9% licensed premises (pubs, clubs) refer to Figure 12, although consuming alcohol at home is higher, for the proper development of the liquor industry providing a special facility tourism license premise will add to the amenity, diversity and tourism to the locality.
- 9.2.20 The Applicant has a detailed robust harm minimisation plan, Refer to Attachment 12 Harm Minimisation Plan, the applicant shall abide by and ensure staff will abide by the same, to ensure the responsible service practise and “to minimise harm or ill health caused to people due to the use of liquor”. As per RGL, the harm minimisation plan includes: Code of Conduct, House Management Policy and House Management Plan
- 9.2.21 The premise will incorporate CCTV to deter criminal activity, the applicant has a designing out crime strategy refer to 8.4.22 Designing Out Crime
- 9.2.22 Community consultation has been conducted during this application.
- 9.2.23 Support surveys from local residents, those resorting to the area, and scientists and interested parties who would use the proposed premise as agritourism refer to 12.2 Support Surveys of this report
- 9.2.24 The proposed premise will add to the amenity and diversity of the locality and enhance tourism.
- 9.2.25 The applicant has a robust harm minimisation plan refer to Attachment 12 Harm Minimisation Plan, to minimise harm and ill health caused through alcohol and to minimise the at-risk groups.
- 9.2.26 Approving this application will benefit the community, add to the amenity, diversity and enhance tourism within the locality and assist in catering to the proper development of the liquor industry.
- 9.2.27 By further developing agritourism and food and wine tourism within the area which is in keeping to the Shire of Murray planning policy.
- 9.2.28 External and internal CCTV cameras will be installed which is recorded in real time.
- 9.2.29 The Applicant shall maintain and incidents register as outlined in the Director of Liquor Licencing incident register at licensed premises.
- 9.2.30 The Applicant proposed to install a monitored alarm system.
- 9.2.31 The applicant proposes to adopt designing out crime guidelines, refer to 8.4.25 Designing Out Crime
- 9.2.32 The applicant will implement a crime prevention strategy by ensuring repairs and maintenance is maintained, street lighting issues reported to the land owner to ensure lighting operates so as to deter people lingering near the premises.
- 9.2.33 Graffiti shall be removed as soon as possible.
- 9.2.34 Night visits from security patrol, will be considered if issues occur, to move people on.

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- 9.2.35 Through extensive research the applicant has indicated, the proposed special facility licence-tourism will add to the amenity and enhance tourism within the locality and state-wide.
- 9.2.36 Car parking will be readily available, refer to Attachment 7 Proposed .
- 9.2.37 The applicant will implement a robust harm minimisation plan refer to Attachment 12 Harm Minimisation Plan, to minimise harm and ill health caused through alcohol and to minimise the at-risk groups.
- 9.2.38 The proposed premise will have a selection of alcohol and non-alcoholic beverages.
- 9.2.39 Approving this application is in the public interest as a grant of a special facility licence-tourism at the stated premises will add to the amenity, diversity and enhance tourism within the locality and assist in catering to the proper development of the liquor industry.

### 9.3 Local Government Consultation

- 9.3.1 CYOEVF gained a section 40 certificate through the Shire of Murray; refer to Attachment 4 Section 40 Certificate.
- 9.3.2 It should be noted the original section 40 certificate was issued with the incorrect address; the Shire of Murray reissued the section 40 certificate.
- 9.3.3 The applicant will apply for a Section 39 health certificate from the Shire of Murray.

### 9.4 Existing licensed premises

- 9.4.1 As per Racing, Gaming & Liquor Public Interest Assessment Pursuant to section 38(4)(b) Impact on amenity of the Liquor Control Act 1988, *“if the applicant does not intend to sell packaged liquor, the location of all existing licensed premises within 500 metres”*.
- 9.4.2 As per Racing, Gaming & Liquor portal, find a licence, there is 1 known liquor licence within the locality. The liquor licence located within the locality of the proposed premise is:
- 1 Tavern liquor licence
- 9.4.3 Referring to RGL advertised application search<sup>18</sup>, at the time of writing this PIA, there was no known proposed liquor licence applications within the locality of the proposed premise.

Licensed Premise Name (Licensee)	Licence Type	Address
Stud Country Tavern	Tavern	South West Hwy North Dandalup WA 6207

Figure 26 Liquor Licence within locality



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## 9.5 Public Transport

9.5.1 Transwa provide 2 outbound and inbound services per day<sup>19</sup>.

9.5.1.1 Outbound services depart daily at 10:32am and 7:01pm

9.5.1.2 Inbound services arrive daily at 7:22am and 4:07pm As the subdivision is not yet established, public transport is yet to be available at the proposed premise.

9.5.2 The Australind rail line services the following stations, refer to Figure 27

9.5.2.1 Perth

9.5.2.2 Armadale

9.5.2.3 Byford

9.5.2.4 Mundijong

9.5.2.5 Serpentine

9.5.2.6 North Dandalup

9.5.2.7 Pinjarra

9.5.2.8 Waroona

9.5.2.9 Yarloop

9.5.2.10 Cookernup

9.5.2.11 Harvey

9.5.2.12 Brunswick Junction

9.5.2.13 Bunbury

9.5.3 There are no Transperth buses that operate within North Dandalup

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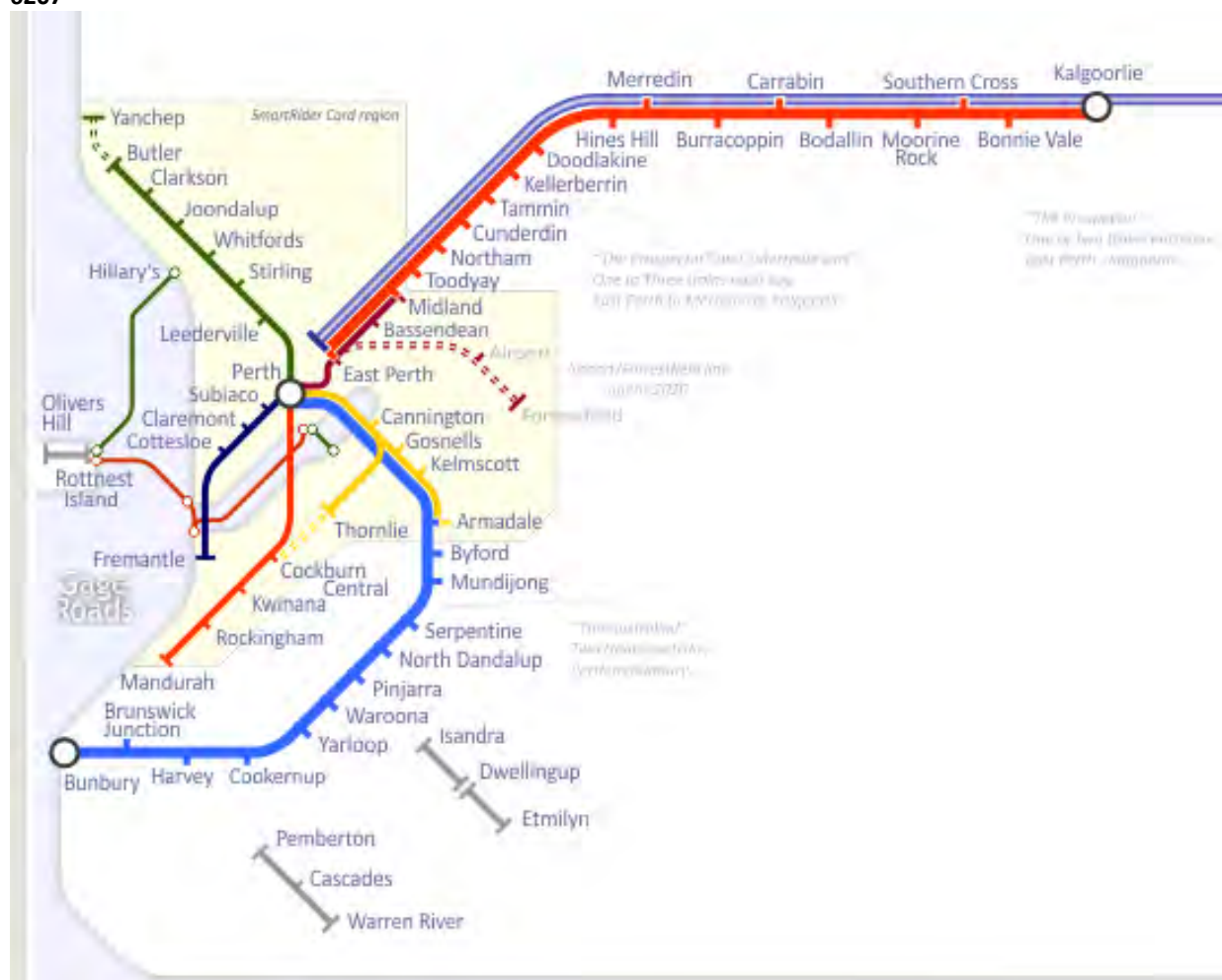


Figure 27 Rail maps, sourced from <http://www.railmaps.com.au/west.htm>

#### 9.5.4 Taxi

- Taxi's are available within the North Dandalup area

#### 9.5.5 Other Transport

- Uber has become a popular way of getting around
- Uber has drivers across Perth, from Lancelin to the North, from Wagerup in the South and out to Toodyay in the East, refer to Figure 28

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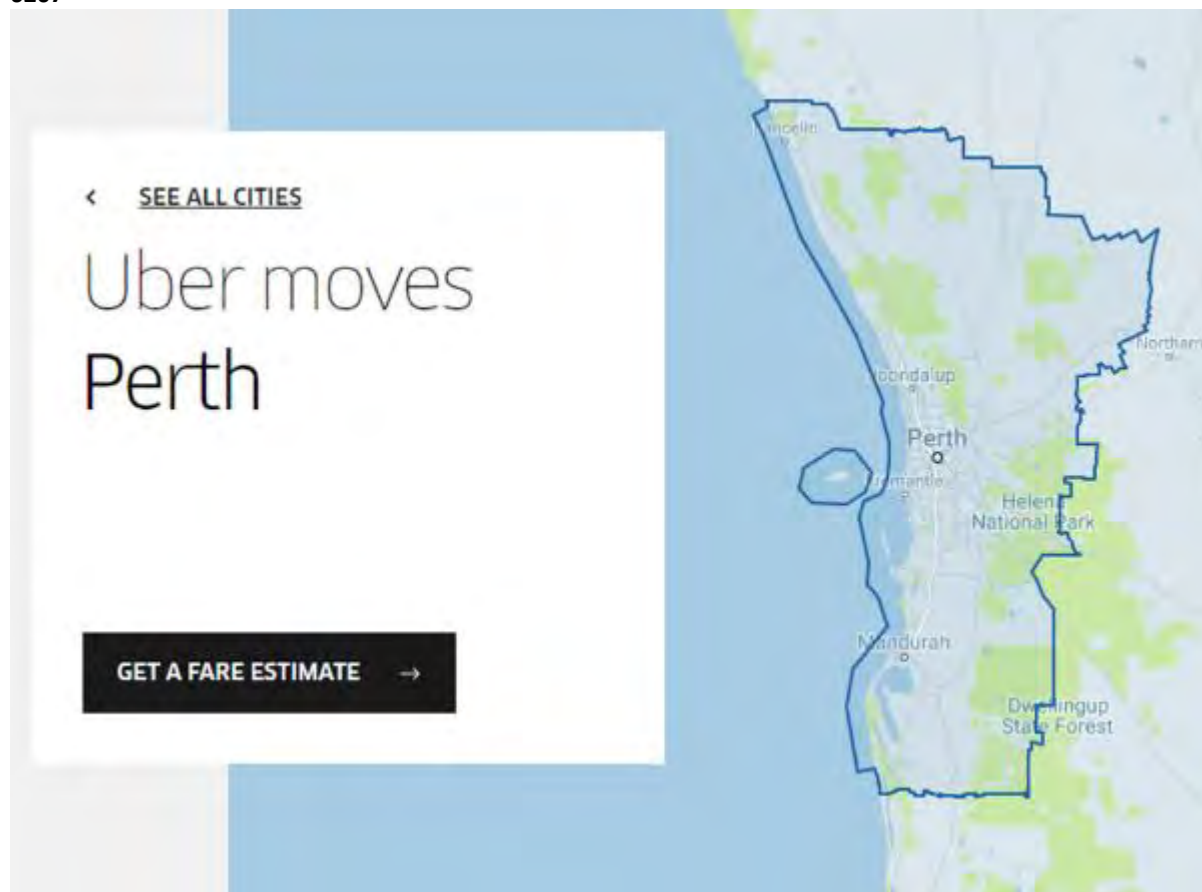


Figure 28 Perth Uber driver areas, sourced from <https://www.uber.com/en-AU/cities/perth>

## 9.6 Parking

- 9.6.1 Car parking is available in the proposed development, refer to Attachment 7 Proposed

## 9.7 Contribution of proposed premises to the streetscape & atmosphere

- 9.7.1 The proposed premise is to be located on an existing farm.
- 9.7.2 As per DA approval "Landscaping and reticulation to be established in accordance with the approved plans prior to the commencement of the use and thereafter maintained to the satisfaction of the local government" refer to Attachment 11 Development Application Approval of approved plans.
- 9.7.3 The proposed premise will be in keeping with a rural theme.
- 9.7.4 As previously mentioned there is a petrol service station nearby.
- 9.7.5 Approving this application would allow for the proper development of the liquor industry and add further to the amenity, diversity, tourism and atmosphere of the locality.

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## 9.8 Impact of noise and anti-social activities

### 9.8.1 Noise & Anti-social

9.8.1.1 In the applicant's opinion there will be minimal to no issues for the following reasons:

- The proposed premise is not directly located within a residential zone.
- The applicant proposes to have music or entertainment; however, this would be restricted to being inside the proposed premise and kept to a reasonable sound level so as to allow conversations to be heard.
- No external speakers.
- Entertainment may be in the form live entertainment such as soloist, duos, DJ's and the like to suit tourists and locals' requirements.
- The entertainment area shall be set up in a manner so as no music rebounds, so the music does not project to nearby residents and conversations can be heard.
- The applicant proposes to implement a robust harm minimisation plan refer to Attachment 12 Harm Minimisation Plan.
- The applicant proposes to implement a design out crime prevention strategy refer to 8.4.25 **Designing Out Crime**
- Patrons will be encouraged to leave in a quiet and orderly manner and not to disturb the amenity of the local area, this is outline in the code of conduct, refer to Attachment 12 Harm Minimisation Plan
- Staff will ask people to move on, should they be lingering around the proposed premise.
- Deliveries will be conducted during reasonable hours, whilst a staff member is on the proposed premise.
- Staff will discourage any activity by patrons that may lead to the irresponsible consumption of liquor.
- Rubbish removal will be conducted during reasonable hours and within the Shire of Murray noise pollution and environment regulations.

### 9.8.2 Noise & Anti-social Complaints Process

9.8.2.1 Unfortunately, from time to time complaints may arise, however the applicant proposes to implement a complaints process as follows:

- Management will be available to respond to concerns of our patrons and our neighbours.
- All complaints will be handled respectfully and seriously, an incident report will be recorded.
- All noise complaints shall be written up in a complaints book indicating, this will indicate if there is an ongoing issue that needs to be resolved:
- Date & Time of proposed incident.
- Approved Manager on shift of proposed incident.
- Proposed incident that occurred.
- Action taken.
- Person who took the complaint.
- Person contact details that is making the complaint.
- Has follow up occurred?
- Is this an ongoing issue occurring?

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## 9.9 Proposed Other Future Licences

- 9.9.1 At the time of writing this PIA there was no known advertised application, within the locality on the Racing Gaming and Liquor website.

## 10 Offence, Annoyance, Disturbance or Inconvenience- Section 39 (4)(c)

- 10.1.1 The applicant has a robust harm minimisation strategy.
- 10.1.2 The applicant is committed to the principles and primary objects of the act.
- 10.1.3 To regulate the sale, consumption and supply of liquor.
- 10.1.4 To take reasonable measures to minimise harm and/or ill health to persons caused due to liquor.
- 10.1.5 The applicant shall abide by the Liquor Control Act and the Director's policies.
- 10.1.6 Throughout this PIA the applicant has highlighted strategies to combat if any offence, annoyance, disturbance or inconvenience occurs refer to 9.8 and 8.2

### 10.2 Harm Minimisation Plan

- 10.2.1 Refer to Attachment 12 Harm Minimisation Plan

### 10.3 Patron Numbers

- 10.3.1 Maximum occupancy shall be deemed by the Shire of Murray.

### 10.4 Entertainment

- 10.4.1 Live music and entertainment are proposed at the premise.
- 10.4.2 The entertainment will provide for receptions, events and retreats.
- 10.4.3 Entertainment is proposed to be in the form of soloist, duos, DJ's and the like to suit patrons' requirements.
- 10.4.4 The entertainment area shall be set up so as no music rebounds, making sure the music does not project to nearby residents and conversations can be heard.

### 10.5 Dress Code

- 10.5.1 All customers shall wear footwear.
- 10.5.2 The applicant will have a dress policy.
- 10.5.3 The applicant shall abide by the Directors policies Figure 18

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## 11 Tourism, Community or Cultural Matters – section 38 (4)(ca)

### 11.1 Tourism

- 11.1.1 Tourism WA is part of the broader economic development of Jobs, Tourism, Science and Innovation
- 11.1.2 Australian Regional Tourism, also known as ART, works collaboratively with state and territory-based tourism. ART mission is to develop regional Australia through building competitive tourism<sup>20</sup>
- 11.1.3 ART along with State and Territory-based tourism organisation have identified 6 priority issues facing regional tourism, these are:
  - 11.1.3.1 Enabling infrastructure
  - 11.1.3.2 Commonwealth grant funding for tourism
  - 11.1.3.3 Reliable and useful tourism data
  - 11.1.3.4 Regional dispersal of growing international markets
  - 11.1.3.5 Agritourism development
  - 11.1.3.6 Skills shortages
- 11.1.4 As per Tourism Western Australia fact sheet, on average the top leisure activities visitors do is “Eat out / dine at a restaurant and/or café”<sup>21</sup>
- 11.1.5 As per Tourism Western Australia Visitor experience and expectations research (VEER) 2017-18, “The main motivation for travel to Western Australia among all visitor types was driven by nature based factors including the beaches and coastal scenery, unique natural sights and pristine natural environments. Food, wine and local cuisine was the next highest motivating factor”<sup>22</sup>

### 11.2 Agritourism

- 11.2.1 The term agritourism is a wide variety of activities where agriculture and tourism intersect<sup>23</sup>.
- 11.2.2 Agritourism is the act of going to a region to visit a farm or food-related business (including restaurants, markets/events, produce outlets and natural attractions) for enjoyment, education or to participate in activities and events<sup>23</sup>.
- 11.2.3 Shire of Murray is providing an Agri-Innovation Precinct. A \$21.75 million grant through Federal Government’s Regional Growth Fund has been granted. The precinct will accommodate high technology food production and university-led research development as sourced from <https://www.murray.wa.gov.au/agri-innovation/> including:
  - 11.2.3.1 Science laboratories
  - 11.2.3.2 Food production, research and small batch production facilities
  - 11.2.3.3 Offices and co-working spaces
  - 11.2.3.4 Cold and dry storage
  - 11.2.3.5 Warehousing, packaging and distribution and incubator space
  - 11.2.3.6 Café and public presentation areas

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## 11.3 Food and Wine Tourism in Western Australia

- 11.3.1 As per Tourism Western Australia, Food and Wine Tourism in Western Australia Summary report: "Food and wine tourism is an important element in the visitor experience in Western Australia (WA). In 2013, leisure travel in WA was worth \$4.6 billion and an estimated 1.1 million visitors participated in food and wine activities while on holiday or on a day trip."<sup>24</sup>
- 11.3.2 Tourism Western Australia conducted a food and wine tourism survey between January to February 2014, for the purpose of the food and wine tourism survey it was defined for the purpose of the research: *"Doing things that give you the opportunity to experience the destination's food, wine and other beverages, local cuisine and produce while on holiday. This could range from eating at a restaurant, visiting a winery or brewery, exploring a local food market to participating in a cooking class"*
- 11.3.2.1 Key messages were identified as key drivers in attracting visitors, refer to Attachment 24 these are:
- 11.3.2.1.1 *"Local and Authentic – Local produce and regional specialties have the broadest appeal among food and wine visitors. Leveraging local offerings should be considered over developing more niche experiences"*.
- 11.3.2.1.2 *"Beautiful/spectacular Surroundings – This aspect consistently rated as important to visitors – operators should make the best use of their environment"*
- 11.3.2.1.3 *"Events – Visitors who go to one event are likely to go to another (and another) – the opportunities for cross-promotion are high with one of the best avenues to promote a food/wine event being and another food/wine event."*
- 11.3.2.1.4 *"Range of Offering – Broaden appeal by broadening options (e.g. offering a range of dining options from casual to more formal)."*
- 11.3.2.1.5 *"Information Sources – Friends/family and the internet were the most common sources of information for visitors seeking food and wine experiences in WA – maintaining a high impact web presence and presenting a good first impression will benefit operators."*
- 11.3.2.2 Referring to Figure 29 indicates 53% of those surveyed good food, wine, local cuisine and produce is an important factor when choosing a holiday in Western Australia, furthermore 57% is unique/extraordinary natural sights and 25% is the ability to attend events or festivals, these factors are in line with the proposed premise.
- 11.3.2.3 Referring to Figure 30 The highest appeal in food and wine tourism experiences is 70% regional specialties, 68% local produce, 64% eating at the beach/waterfront and 63% eating in spectacular surrounds. It is in the applicant's opinion that 3 out of the 4 highest appeals reflect the offering proposed at NDRC Tasting Room including regional speciality, local produce and eating in spectacular surrounds.
- 11.3.2.4 Furthermore, in the applicant's opinion NDRC Tasting Room will also offer to the broaden the appeal within the food and wine tourism being local and farmers markets, although slightly different to locally caught seafood and interesting/exciting seafood, TMG paddock to plate can be thought of as a similar experience.,
- 11.3.2.5 Key factors that motivated visitors to engage in food and wine tourism, in the applicant's opinion relates to NDRC Tasting Room include:
- 11.3.2.5.1 Food or wine events/festivals:

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- 11.3.2.5.1.1 Offers local Offers local food/produce that is unique to the area (88% important)
- 11.3.2.5.1.2 Takes place in beautiful or spectacular surroundings (86% important)
- 11.3.2.5.1.3 Is an authentic local event (84% important)
- 11.3.2.5.1.4 Has a vibrant atmosphere (82% important)
- 11.3.2.5.1.5 Has a wide range of produce available (81% important).
- 11.3.2.5.2 Restaurants
  - 11.3.2.5.2.1 Provides very good service (87% important)
  - 11.3.2.5.2.2 Has a good range of dishes (82% important)
  - 11.3.2.5.2.3 Has a good atmosphere/ambiance (82% important)
  - 11.3.2.5.2.4 Makes use of locally-sourced, fresh ingredients (76% important)
  - 11.3.2.5.2.5 Is in beautiful or spectacular surroundings (70% important).

FIGURE 2: IMPORTANCE OF FACTORS WHEN CHOOSING A HOLIDAY DESTINATION IN WESTERN AUSTRALIA

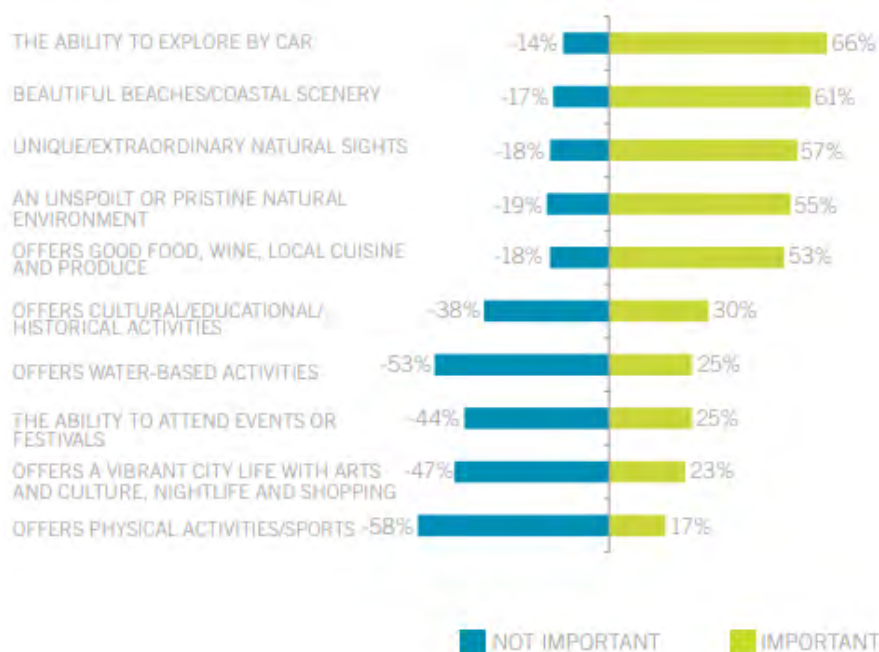


Figure 29 Importance of factors when choosing a holiday destination in Western Australia, sourced Tourism Western Australia Food and Wine Tourism report



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FIGURE 5: INTEREST IN FOOD AND WINE TOURISM EXPERIENCES

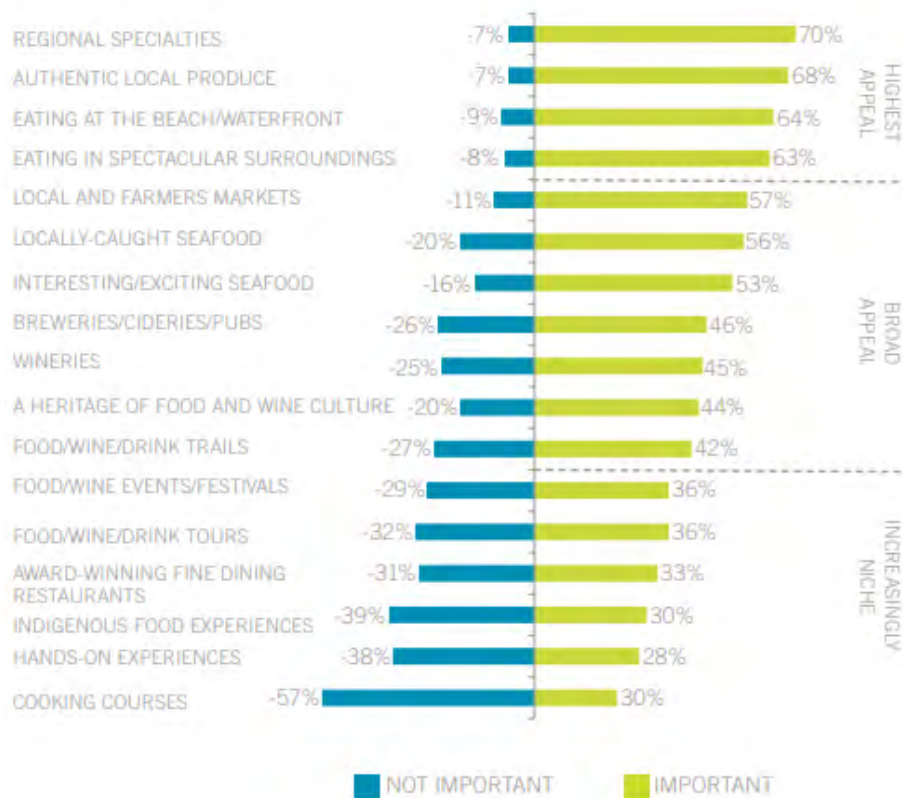


Figure 30 Interest in food and wine tourism experiences, sourced from Tourism Western Australia Food and Wine Tourism report

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## 11.4 Key Tourism Metrics for Shire of Murray

- 11.4.1 HFC have considered the Tourism Metrics for Shire of Murray from Tourism WA statistics for Murray (S).
- 11.4.2 As per Tourism WA statistics for Murray (S), the Shire of Murray's visitors is approximately 1.46% of Western Australia international, domestic overnight and domestic day visitors.
- 11.4.3 As per Tourism WA statistics approximately 0.21% of international visitors visiting Western Australia visited the Shire of Murray.
- 11.4.4 As per Tourism WA statistics approximately 1.18% of domestic overnight stays in Western Australia was in the Shire of Murray.
- 11.4.5 As per Tourism WA statistics approximately 1.65% of domestic day trips in Western Australia was in the Shire of Murray.
- 11.4.6 The Shire of Murray is in the top five local government areas visited by Intrastate Visitors.

## 11.5 Shire of Murray Tourist Attractions

- 11.5.1 Shire of Murray promotes tourism within Barragup, Coolup, Dwellingup, Furnissdale, Pinjarra, North Dandalup, North Pinjarra / Caroola, North Yunderup, Ravenswood, South Yunderup.
- 11.5.2 A visitor's information centre is located within Dwellingup.
- 11.5.3 Barragup quoted from Shire of Murray website.<sup>25</sup>
  - 11.5.3.1 Barragup is a small community located near Pinjarra and Mandurah, Western Australia. The township is situated north of Pinjarra Road and east of the Serpentine River in the Shire of Murray.
  - 11.5.3.2 It is a largely rural locality with some light industrial-commercial development along Pinjarra Road. Barragup is nestled around the picturesque Murray River and the Harvey/Peel Estuary; aquatic activities such as fishing, boating and crabbing are common past-times.
  - 11.5.3.3 The area offers opportunities to watch native bird life or just relax by the peaceful water watching the world go by.
- 11.5.4 Coolup quoted from Shire of Murray website<sup>26</sup>
  - 11.5.4.1 Coolup is a small town situated off the South Western Highway only 10 minutes from Pinjarra.
  - 11.5.4.2 The area was first settled in 1886 and the townsite was gazetted in 1899. The town's name is of Indigenous Australian origin and is thought to mean the place of the wild turkey.
  - 11.5.4.3 Predominantly a farming area, Coolup is also known for its equestrian facilities; home to the Murray Regional Equestrian Centre.
- 11.5.5 Dwellingup quoted from Shire of Murray website<sup>27</sup>
  - 11.5.5.1 The town of Dwellingup is surrounded by the enchanting Jarrah Forest of the Darling escarpment situated height of 864 feet above sea level. Home to a diverse showcase of flora and fauna.

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- 11.5.5.2 The historic country town of Dwellingup is located an hour and a half drive south of Perth. Set among pristine jarrah forest and water catchment areas, Dwellingup offers nature at its best.
- 11.5.5.3 Almost obliterated by the 1961 bushfires, Dwellingup has become a year-round destination for many visitors. The Visitor Centre has a great exhibition detailing the rise and fall of the mill's towns in the area and the destruction of the bushfire.
- 11.5.5.4 Enjoy your outdoor activities in the natural setting of the Lane Pool Reserve along the banks of the Murray River.
- 11.5.5.5 Dwellingup is one of ten town sites that the Bibbulmun Track (Western Australia's world class, 1,000-kilometre walk trail) passes through.
- 11.5.5.6 You're bound to bump into fellow bushwalkers and nature lovers on this section of the track due to its close proximity to Perth and the lovely scenery on offer.
- 11.5.5.7 The new Munda Biddi mountain bike trail which begins in Mundaring and will eventually finish in Albany. The trail winds currently through Dwellingup meandering on its way to Manjimup. The trail passes through beautiful countryside and is a highly regarded and popular trail for mountain biking enthusiasts.
- 11.5.5.8 There are many places to camp in Dwellingup, but for those looking for a bit more warmth and comfort. There are hotel, chalet, backpacker and caravan park options available.
- 11.5.6 [Furnissdale quoted from Shire of Murray website](#)<sup>28</sup>
- 11.5.6.1 Furnissdale is situated around the picturesque Murray River and Harvey/Peel Estuary, making aquatic activities a common past-time.
- 11.5.6.2 The area offers outdoor activities such as boating, fishing and crabbing and is also a fantastic place to just spend time relaxing by the peaceful waterways.
- 11.5.7 [Pinjarra quoted from Shire of Murray website](#)<sup>29</sup>
- 11.5.7.1 Pinjarra is a historic town established (c1834). The township is the central hub of the Shire of Murray and boasts many significant heritage sites such as Edenvale, which was the grand home of former WA Premier Sir Ross McLarty.
- 11.5.7.2 In 1974, an alumina refinery was established by Alcoa Australia Ltd, causing a boost in the population of Pinjarra.
- 11.5.7.3 The beautiful Murray River flows all year round throughout the Shire passing through the picturesque hills in Dwellingup, through the heritage town of Pinjarra, to peaceful Ravenswood and the Yunderup delta and into the Harvey/Peel Estuary.
- 11.5.7.4 There is a large variety of community services and businesses in Pinjarra which makes this town a thriving community and an iconic attraction for visitors.
- 11.5.8 [North Dandalup quoted from Shire of Murray website](#)<sup>30</sup>
- 11.5.8.1 North Dandalup is a charming tranquil location. With the Long Billed black cockatoo's roaming the area.
- 11.5.8.2 The township was a stopping place on the South Western Railway in 1894. A school site was set aside in 1899 and a hall and recreation ground followed years later in 1915. However, North Dandalup wasn't declared a township, until 1972.
- 11.5.8.3 North Dandalup is a tranquil location, it has a strong equine presence and several large waterways. Today, North Dandalup has a primary school, hall, convenience store and a fuel station. It also serves as a stop on the Australind passenger train from Perth to Bunbury.
- 11.5.9 [North Pinjarra / Carcoola quoted from Shire of Murray website](#)<sup>31</sup>

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11.5.9.1 During WWII this area serviced an airstrip and then was later developed into a dairy farm. The dairy farm's property extended to the South-West Highway and was purchased by Alcoa as a satellite town.

11.5.9.2 Today North Pinjarra/Carcoola is a thriving residential area that boasts a BMX track, sporting complex and general store.

11.5.9.3 Carcoola Central Reserve in Carcoola Avenue is the main active sporting reserve within the shire.

11.5.10 [North Yunderup quoted from Shire of Murray website](#)<sup>32</sup>

11.5.10.1 North Yunderup is located North of the Murray River.

11.5.10.2 North Yunderup is only 10 minutes from Pinjarra and Mandurah and 5 minutes from the Bunbury – Forrest Highway.

11.5.10.3 The area offers fantastic boating and aquatic opportunities for all of the family.

11.5.11 [Ravenswood quoted from Shire of Murray website](#)<sup>33</sup>

11.5.11.1 Ravenswood is ideally situated with the charming Murray River lapping its doorstep.

11.5.11.2 Beginning as a wheat farm in 1838, this fast-growing area is quickly becoming a choice of residential location with close proximity to Mandurah.

11.5.11.3 There is so much fun to be had with the family and kids on the Murray river jam packed with crabbing, boating and swimming.

11.5.11.4 The township is home to an abundance of local wildlife and flora.

11.5.12 [South Yunderup quoted from Shire of Murray website](#)<sup>34</sup>

11.5.12.1 South Yunderup is located within a scenic network of canals at the mouth of the Murray River.

11.5.12.2 This has made South Yunderup a popular retirement dwelling for many Western Australian residents due to its tranquility and seclusion. However, there are a significant number of large subdivisions being developed around the township, including the Austin Cove development by Satterley.

11.5.12.3 The Yunderup Sport and Recreation Club is situated on the corner of Delta Drive & South Yunderup Road and has approximately 500 members. Tennis, bowls, darts and other sporting and social activities are available.

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Figure 31 Tourism WA Shire of Murry Area image sourced from <https://www.tra.gov.au/Regional/Local-Government-Area-Profiles/local-government-area-profiles> Murray (S)

### 11.6 Tourism – North Dandalup - Dwellingup

11.6.1 Most current traffic figures are from 2015/15 average Monday to Sunday of 3,716 vehicles on South Western Highway, south of Church Street, weekend traffic is slightly higher with an average of 3,852 vehicles, thus indicating traffic increases over the weekend<sup>35</sup>. This indicates a peak of vehicles on weekends, which could be assumed as tourists and those resorting to the area.

11.6.2 Dwellingup entry is via Del Park Road and is approximately 27km from North Dandalup, it is in the applicant’s opinion that majority of visitors and tourist who visit Dwellingup will drive via South Western Highway through North Dandalup and past the proposed premise to Dwellingup.

11.6.3 Dwellingup attracts tourists, with walk trails, with Bibulmun Track being one of the world’s great long-distance walk trails<sup>36</sup>, river trails, mountain bike trails, 4WD trails, bridle trails and adventures.

11.6.4 Dwellingup National Trails Project received an investment of \$4.5 million to transform the locality into a tourist town. Some of the project components include a skate park and pump track, an adventure playground, entertainment stage and additional barbeque and picnic facilities.<sup>37</sup>

11.6.5 Based on RGL portal search there are 5 licenced premises in Dwellingup:

Premise Name	Licence Type	Offering
The Dwellingup Hotel	Hotel	Is a community owned hotel, country style pub and western cuisine, website was not working, looked on trip advisor there are good and positive comments, however there was a consistence comment of long wait time for food.

## Ordinary Council Meeting 24 October 2019

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Hotham Valley Tourist	Special Facility Licence	Diner on a train, also known as Etmilyn Diner, offering a 3 course meal
Wine Tree Cidery	Producers	Antipasto boards
Dwellingup Liquor Store	Liquor Store	Not considered as no on-premise sales or food offering
24 Carat Restaurant and Café	Restaurant	Open breakfast lunch and dinner (Fri- Sun). Food offerings typical breakfast offering, burgers, quick fried food, and pub food such as chick parmigiana, fish & chips

#### 11.6.6 Unlicensed food outlets in Dwellingup

Name	Premise Type	Offering
Blue Wren Cafe	Cafe	Breakfast and lunch, typical breakfast offering, lunch menu basic with sandwiches, burgers and pies

11.6.7 This research shows that Dwellingup will continue to develop into becoming a recognised tourist town. This indicates further offerings are required to support the development within Dwellingup. As the proposed premise will be located on Del Park Road, the proposed premise will provide an offering to tourist and those resorting to Dwellingup an alternate food and beverage option incorporation “paddock to plate” and local produce outside of Dwellingup.

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## 12 Community Consultation

HFC have contacted public buildings and facilities occupants within the following lists, giving those called an outline of the applicant's intention on having a proposed special facility – tourism liquor licence drive operating within the locality. The key stakeholders were invited to comment on the application and informed them they will be informed formally with notices during the advertising period which is part of the liquor licensing process.

### 12.1 Public Buildings & Facilities

Listed in this section is the known public buildings and facilities within the locality

#### 12.1.1 Schools & education institutions

	Address	Suburb	Postcode	State	Phone Number
<b>North Dandalup Primary School Chris Arrell called the school 30<sup>th</sup> July 2019 to speak with the principal and was able to speak with Frances Manager corporate services; Chris discussed the SFLT application and noted that a notice would come out to the school once the application was submitted. Chris asked if there were any concerns about the application and left his number.</b>	PO Box 129	North Dandalup	6207	WA	08 9530 1202

#### 12.1.2 Hospitals, Hospices, Aged Care facilities

Hospitals, Hospices & Aged Care	Address	Suburb	Postcode	Sate	Phone Number
NIL					

#### 12.1.3 Churches & Place of Worship

Churches & Place of Worship	Address	Suburb	Postcode	State	Phone Number
<b>North Dandalup Christian Brethren Assembly Chris Arrell called during September Sandra King; Sarah was supportive of the SFLT application so long as local produce was promoted. Sarah noted that existing Peel premises do not promote local produce as well as</b>	PO Box 59	North Dandalup	6207	WA	08 9530 1258

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other regions do within menus in licenced food & beverage operations. Sandra was certainly very keen to see great local produced promoted.

## 12.1.4 Drug &amp; Alcohol treatment centres

Drug & Alcohol Treatment Centres	Address	Suburb	Postcode	State	Phone Number
NIL					

## 12.1.5 Short term accommodation or refuges for young people

Short term accommodation or refuges for young people	Address	Suburb	Postcode	Sate	Phone Number
Rodzina Springs Farm Stay	159 Whittakers Road	North Dandalup	6207	WA	

## 12.1.6 Child care centres

Childcare Centre	Address	Suburb	Postcode	State	Phone Number
NIL					

## 12.1.7 Local government authority

Local government authority	Address	Suburb	Postcode	State	Phone Number
Shire of Murray The Shire of Murray were provided a section 40 application including a submission for the SFLT, The Shire of Murray approved the section 40 planning application and provided a section 40 certificate.	PO Box 21	Pinjarra	6208	WA	08 9531 7777

## 12.1.8 Police Stations

Police Stations	Address	Suburb	Postcode	State	Phone Number
WA Police Headquarters	2 Adelaide Terrace	East Perth	6004	WA	



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Pinjarra Police	24 George Street	Pinjarra	6208	WA	08 9531 7111
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12.1.8.1 As per Western Australia Police website Pinjarra Police are responsible for North Dandalup<sup>38</sup>.

12.1.9 Regional office of the Department of Planning, Lands and Heritage (Indigenous Affairs)

Department of Planning Lands & Heritage	Address	Suburb	Postcode	State	Phone Number
Department of Planning Lands & Heritage	PO Box 3153	East Perth	6892	WA	08 6551 8002

12.1.10 Medical Centres & Health Services

Medical Centres	Address	Suburb	Postcode	State	Phone Number
nil					

12.1.11 Other

Other	Address	Suburb	Postcode	State	Phone Number
Western Australian Network of Alcohol & Other Drug Agencies	1/1 Nash Street	Perth	6000	WA	08 6557 9400
Palmerston Association Inc	134 Palmerston Street	Perth	6000	WA	08 9328 7355
AnglicareWA	15 Altona Street	West Perth	6005	WA	1300 11 44 46
Office of the Chief Health Officer	Level 3, C Block	East Perth	6004	WA	
	189 Royal Street				

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## 12.2 Support Surveys

### 12.2.1.1

12.2.1.2 The applicant gained support through CY O'Connor ERADE Village Foundation weekly community meetings.

12.2.1.3 The applicant also gained support through surveys conducted in and around CY O'Connor Village Pub within Piara Waters adjacent to where CYOEVF previously conducted their research activities.

12.2.1.4 The original Section 40 certificate had an address of Lot 302 South Western Highway North Dandalup Western Australia, refer to Attachment 4 Section 40 Certificate, however further communication with the Shire of Murray has indicated the address of the proposed premise should reflect Lot 302 Del Park Road North Dandalup.

12.2.1.5 There is a total of 28 residents who reside within North Dandalup supporting the application.

12.2.1.6 The applicant has gained 116 support surveys, the localities include North Dandalup, Ravenswood, Keysbrook, Bunbury, West Coolup, South Yanderup, Hilbert, Canning Vale, Piara Waters, Harrisdale, Southern River, Huntingdale, Leeming, Kwinana, Byford, Thornlie, Beeliar, Baldivis, Doubleview, Betram, Albany, Mira Mar, Yakamia, Orana, Middleton Beach, Wagin, Katanning, Frankland, Kronkup and 1 unknown locality.

12.2.1.7 Summary of Support Surveys, percentage is based on 116 persons

12.2.1.7.1 Approximately 99.14% believe the added choice of an SFL - tourism will add to the employment and training opportunities and enhance tourism.

12.2.1.7.2 Approximately 99.14% believe NDRC Tasting Room will further add to the amenity of North Dandalup locality by providing locals, agritourists, business tourists and those resorting to North Dandalup with a unique premise within a rural setting offering true "paddock to plate" tastings, dining, receptions, functions, meetings, trainings, bar, information and retreats

12.2.1.7.3 Approximately 99.14% believe it is in the public interest to have this SFL Tourism licence located within a rural area

12.2.1.7.4 Approximately 99.14% believe the proposed unique facilities are well suited for a SFL Tourism in providing a tourist attraction and also enhancing tourism with the locality of North Dandalup and within Western Australia as a whole.

12.2.1.7.5 Approximately 0.86% gave general support.

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### 12.3 Stakeholders for Notice of Advertising

12.3.1 The applicant shall complete the advertising period as outlined by RGL if required.

12.3.2 The applicant shall have the public interest assessment including attachments available for view by the public during normal business hours at Keys Brook Produce 4232 South Western Highway North Dandalup WA 6207.

12.3.3 The applicant shall conduct a letter drop for the notice of advertising from Racing Gaming & Liquor a letter drop will be conducted within 200 metres of the proposed premises as per RGL, refer to Figure 4 from the proposed premise.

12.3.4 Streets within 200 metres include

- South Western Highway
- Del Park Road

#### 12.3.5 Key Stakeholders Advertising

The above-mentioned list noted in public buildings and facilities will receive advertising notice as provided by Department of Local Government, Sport and Cultural Industries Racing, Gaming & Liquor a division through the post within the advertising period.

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## 13 Section 46 – Special Facility Licence Pre-requisite for Grant of SFL Tourism Liquor Licence

- 13.1.1 Special Facility Licence-Tourism was chosen for the following reasons:
- 13.1.2 Restaurant licence is not suitable
  - 13.1.2.1 Receptions, events and meetings where guests stand, and order at the bar and have finger foods cannot be accommodated due to the trading conditions imposed on a restaurant licence.
- 13.1.3 Tavern “Unrestricted” licence is not suitable,
  - 13.1.3.1 Off premise liquor will not be sold.
- 13.1.4 Hotel licence is not suitable
  - 13.1.4.1 Short stay accommodation and off premise liquor will not be sold.
- 13.1.5 Small bar licence is not suitable,
  - 13.1.5.1 NDRC Tasting Room premise can accommodate more than 120 patrons for restaurant/café, retreats, receptions, meetings, or events.
- 13.1.6 Club licence is not suitable,
  - 13.1.6.1 NDRC Tasting Room is not for members and their guests only.
- 13.1.7 Liquor store licence is not suitable,
  - 13.1.7.1 Off premise liquor will not be sold at NDRC Tasting Room.
- 13.1.8 Tavern Restricted licence is not suitable,
  - 13.1.8.1 NDRC Tasting Room liquor licence requirement is integral and ancillary use due to the function of a larger requirement being research centre therefore the Shire of Murray planning requirements within a rural area preclude them from approval a tavern licence.
  - 13.1.8.2 Does not require a condition for food to be available at all times when open and operating.
  - 13.1.8.3 Rural zoning allows for a liquor licence as an ancillary use to a larger facility connected and critical or integral to the success of the greater use.
  - 13.1.8.4 NDRC Tasting Room will be an attractor for tourists to North Dandalup.
  - 13.1.8.5 NDRC Tasting Room patrons will predominantly be tourists and will be travelling in the course of a holiday, or for leisure, business, to visit friends or relatives, and as an agritourist research destination incorporating food & beverage as an integral component, tourists are not considered to be frequenting the premises as a part of their routine, therefore meeting the requirements of a special facility licence-tourism.
  - 13.1.8.6 NDRC Tasting Room will enhance North Dandalup and the State’s tourism industry.
- 13.1.9 Special facility licence-tourism is suitable,
  - 13.1.9.1 SFLT will operate in accordance with the conditions imposed on the licence based on the tenor of the business.
  - 13.1.9.2 NDRC Tasting Room will attract Agritourists and food and wine tourists.
  - 13.1.9.3 Rural zoning allows for a liquor licence as an incidental use to a larger facility connected and critical or integral to the success of the greater use.
  - 13.1.9.4 NDRC Tasting Room through Tillbrook the applicant will pay ongoing commercial rental to CYOEVF supporting the foundation in the continuation of research.
  - 13.1.9.5 NDRC Tasting Room will be an attractor for tourists to North Dandalup.

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13.1.9.6 NDRC Tasting Room will enhance North Dandalup and the State's tourism industry.

13.1.9.7 Condition imposed to require food to be available at all times the premises are open and operating, lunch and dinner, and an abbreviated menu outside meal service periods.

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## 14 Attachments

*Attachment 1 Certificate of Title*

*Attachment 2 Company Extract*

*Attachment 3 Shire of Murray Town Planning Scheme No 4 Map North Dandalup Township*

*Attachment 4 Section 40 Certificate*

- i. Amended Section 40 Certificate
- ii. Original Section 40 Certificate

*Attachment 5 Section 40 Submission*

*Attachment 6 TMG Sample Food & Beverage Menu*

*Attachment 7 Proposed Site Plan*

*Attachment 8 Proposed Floor Plan & Red Line Plan*

*Attachment 9 Proposed Building Elevations*

*Attachment 10 Proposed Overall Site Plan*

*Attachment 11 Development Application Approval*

*Attachment 12 Harm Minimisation Plan*

- i. House Management Plan
- ii. House Management Policy
- iii. Code of Conduct

*Attachment 13 Spare Number*

*Attachment 14 Shire of Murray Strategic Community Plan 2019 – 2030*

*Attachment 15 Peel Regional Scheme*

*Attachment 16 Peel Regional Investment Blue Print*

*Attachment 17 Peel Regional Scheme Map*

*Attachment 18 C Y O'Connor ERADE Village Foundation Information*

*Attachment 19 Shire of Murray Zone Objectives Local Plan Policy*

*Attachment 20 DrinkWise Australian Drinking Habits 2007 vs 2017*

*Attachment 21 WA DOA Interagency Framework 2011 – 2015*

*Attachment 22 WA DOA Interagency Strategy 2017 – 2021*

*Attachment 23 Trends & Issues, how much crime is drug or alcohol related*

*Attachment 24 Tourism Western Australia Food and Wine Tourism in Western Australia*

*Attachment 25 Tasting sheets, standard operating procedure and data*

*Attachment 26 Minutes of Special Meeting – CY O'Connor ERADE Village Foundation*

*Attachment 27 Support Surveys*

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**Other Attachments Not for Public Viewing**

*Attachment 28 Notice of Application Form 2*

*Attachment 29 Form 20*

*Attachment 30 Form 16*

*Attachment 31 LLD/5 Ben Dawkins*

*Attachment 32 LLD/5 Jennifer Dawkins*

*Attachment 33 LLD/5 Roger Dawkins*

*Attachment 34 LLD/5A John Dawkins*

*Attachment 35 Authority to Act Letter*

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### 15 Declaration

As provided by Department of Local Government, Sport and Cultural Industries Racing, Gaming & Liquor a division.

Professor Roger Dawkins and John Dawkins for and on behalf of Tillbrook Nominees Pty Ltd declare that the contents of this document and attachments are true, correct and complete.

We appointed Hospitality & Foodservice Consultants to assist in obtaining all reasonable inquiries to gather the information required for this application.

We acknowledge that under section 159 of the *Liquor Control Act 1988* and it is an offence to provide false, misleading or incomplete information in this document.

\_\_\_\_\_  
Signature of applicant

\_\_\_\_\_  
Name of applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of applicant

\_\_\_\_\_  
Name of applicant

\_\_\_\_\_  
Date



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<sup>1</sup> Sourced from <https://www.peel.wa.gov.au/cy-oconnor-new-industries-fund-unsolicited-bid-success/>

<sup>2</sup> Sourced from <https://www.farmweekly.com.au/story/5907488/innovative-agriculture-centre-to-start/>

<sup>3</sup> Sourced from <https://www.cyopub.com.au/melt-beef/>

<sup>4</sup> Sourced from <https://www.farmweekly.com.au/story/5907488/innovative-agriculture-centre-to-start/>

<sup>5</sup> Sourced from [https://www.facebook.com/pg/studcountrytavern/about/?ref=page\\_internal](https://www.facebook.com/pg/studcountrytavern/about/?ref=page_internal)

<sup>6</sup> Sourced from <https://www.peel.wa.gov.au/our-region/map-of-region/>

<sup>7</sup> Sourced from <http://datazone.birdlife.org/site/factsheet/north-dandalup-iba-australia>

<sup>8</sup> Sourced from <https://forecast.id.com.au/murray-shire/about-forecast-areas/?WebID=110>

<sup>9</sup> Quote from <https://cyo.edu.au/wp-content/uploads/2019/04/North-Dandalup-Village-Donor-Info.pdf>

<sup>10</sup> Sourced from <https://www.peel.wa.gov.au/cy-oconnor-new-industries-fund-unsolicited-bid-success/>

<sup>11</sup> Sourced from <https://www.farmweekly.com.au/story/5907488/innovative-agriculture-centre-to-start/>

<sup>12</sup> Sourced from <https://www.cyopub.com.au/melt-beef/>

<sup>13</sup> Sourced <https://www.mycommunitydirectory.com.au/Search/Directory?what=Aboriginal%20Services%20--%20All&where=North%20Dandalup%206207&service=0&category=16&location=10016&radius=200&council=166&state=WA&PageNo=1>

<sup>14</sup> Sourced from <https://www.tourism.wa.gov.au/Research-Reports/Facts-Profiles/Pages/Region-Fact.aspx#/>

<sup>15</sup> Sourced: <http://www.abs.gov.au/ausstats/abs@.nsf/mf/2049.0>

<sup>16</sup> Sourced <https://www.jobs.gov.au/frequently-asked-questions-about-seasonal-worker-programme>

<sup>17</sup> Sourced <https://financial-dictionary.thefreedictionary.com/Itinerant+Worker>

<sup>18</sup> Sourced from <https://www.rgl.wa.gov.au/liquor/advertised-applications/application-search>

<sup>19</sup> Sourced from <http://www.railmaps.com.au/routedetails.php?RouteSelect=85>

<sup>20</sup> Sourced from <https://regionaltourism.com.au/about-art/>

<sup>21</sup> Sourced from

[https://www.tourism.wa.gov.au/Publications%20Library/Research%20and%20reports/2018/Tourism%20Region%20Profiles%202018/DP\\_2018%20Factsheet.pdf](https://www.tourism.wa.gov.au/Publications%20Library/Research%20and%20reports/2018/Tourism%20Region%20Profiles%202018/DP_2018%20Factsheet.pdf)

<sup>22</sup> Sourced from <https://www.tourism.wa.gov.au/Publications%20Library/Research%20and%20reports/2017-18%20VEER%20Report.PDF>

<sup>23</sup> Sourced from <https://regionaltourism.com.au/projects/agritourism/>

<sup>24</sup> Sourced from publication download <https://www.tra.gov.au/Archive-TRA-Old-site/Research/View-all-publications/All-Publications/food-and-wine-tourism-in-western-australia>

<sup>25</sup> Quoted from <https://www.murray.wa.gov.au/tourism/about/barragup>

<sup>26</sup> Quote from <https://www.murray.wa.gov.au/tourism/about/coolup>

<sup>27</sup> Quote from <https://www.murray.wa.gov.au/tourism/about/dwellingup>

<sup>28</sup> Quote from <https://www.murray.wa.gov.au/tourism/about/furnissdale>

<sup>29</sup> Quote from <https://www.murray.wa.gov.au/tourism/about/pinjarra>

<sup>30</sup> Quote from <https://www.murray.wa.gov.au/tourism/about/north-dandalup>

<sup>31</sup> Quote from <https://www.murray.wa.gov.au/tourism/about/north-pinjarra-carcoola>

<sup>32</sup> Quote from <https://www.murray.wa.gov.au/tourism/about/north-yunderup>

<sup>33</sup> Quote from <https://www.murray.wa.gov.au/tourism/about/ravenswood>

<sup>34</sup> Quote from <https://www.murray.wa.gov.au/tourism/about/south-yunderup>

<sup>35</sup> Sourced from <https://trafficmap.mainroads.wa.gov.au/map>

<sup>36</sup> Sourced from <https://www.bibbulmuntrack.org.au/>

<sup>37</sup> Sourced from <https://www.peel.wa.gov.au/dwellingup-national-trails-centre-project-peel-magazine-spring-summer-2018/>

<sup>38</sup> Sourced from <https://www.police.wa.gov.au/Contact-Us/Police/PINJARRA@NORTH%20DANDALUP>

List of Accounts paid In September 2019 to be Received

Chq/EFT	Date	Name	Description	Amount
PYMJ000023	4/09/2019	Easi Packaging Pty Ltd		\$1,734.12
PYMJ000023	4/09/2019	Murray Shire Social Club		\$235.00
PYMJ000023	4/09/2019	LGRCEU	Payroll Deductions	\$102.52
PYMJ000023	4/09/2019	Australian Taxation Office		\$94,873.16
PYMJ000023	4/09/2019	Australian Services Union		\$75.70
PYMJ000023	4/09/2019	A1 Locksmiths WA Pty Ltd	Security locks	\$130.61
PYMJ000023	4/09/2019	Anne Sinclair	DHVIC stock supplies	\$117.00
PYMJ000023	4/09/2019	Atmos Foods	Catering supplies for Tearooms	\$441.78
PYMJ000023	4/09/2019	Auscoinswest	DHVIC stock supplies	\$336.60
PYMJ000023	4/09/2019	Auto One Pinjarra	Vehicle parts	\$447.43
PYMJ000023	4/09/2019	Coastline Lawn Services	Lawn mowing	\$5,702.89
PYMJ000023	4/09/2019	Coca-Cola Amatil (Aust) Pty Ltd	Kiosk supplies	\$252.62
PYMJ000023	4/09/2019	Corsign WA Pty Ltd	Street signage	\$1,939.30
PYMJ000023	4/09/2019	Dilate Digital	Website update	\$165.00
PYMJ000023	4/09/2019	Dunlop Electrics	Electrical repairs	\$4,791.05
PYMJ000023	4/09/2019	EPCAD Pty Ltd	Landscape services for Murray River Square	\$10,642.50
PYMJ000023	4/09/2019	Estuary Bobcats	Repair potholes	\$1,980.00
PYMJ000023	4/09/2019	Firm Construction Pty Ltd	Dwellingup National Trails Centre works completed dated :	\$149,903.42
PYMJ000023	4/09/2019	First Choice Valuation Services	Report and valuation Lot 1810 Pinjarra Road	\$649.00
PYMJ000023	4/09/2019	Go Doors	Door serviced	\$390.50
PYMJ000023	4/09/2019	Gray's Plumbing & Gas	Plumbing repairs	\$418.00
PYMJ000023	4/09/2019	Greenfields Concreting	Concrete footpath repairs	\$3,467.50
PYMJ000023	4/09/2019	Infiniti Group	Kiosk supplies	\$950.65
PYMJ000023	4/09/2019	Jacqueline Pemberton	DHVIC stock supplies	\$196.75
PYMJ000023	4/09/2019	Jarra Infusion	Catering for Council meeting	\$150.00
PYMJ000023	4/09/2019	JH Computer Services	Ink cartridges	\$1,221.00
PYMJ000023	4/09/2019	Lake Preston Lime	Road maintenance	\$18,108.20
PYMJ000023	4/09/2019	Les Mills Body Training Systems	Licence fees	\$311.85
PYMJ000023	4/09/2019	Luff Susan	DHVIC stock supplies	\$406.80
PYMJ000023	4/09/2019	Mandurah Psychological Services Pty Ltd	Counselling services	\$643.50
PYMJ000023	4/09/2019	Mandurah Tree Lopping & Stump Grinding	Clean up storm damaged trees	\$3,080.00
PYMJ000023	4/09/2019	Map Creative	DHVIC stock supplies	\$741.95
PYMJ000023	4/09/2019	McLeods	Legal expenses	\$24,909.95
PYMJ000023	4/09/2019	Metro Beverage Co	Stock supplies for Tearooms	\$121.35

List of Accounts paid in September 2019 to be Received

Chq/EFT	Date	Name	Description	Amount
PYMJ000023	4/09/2019	MJB Industries	Drainage maintenance	\$10,404.90
PYMJ000023	4/09/2019	Murray Engineering	Tanker repairs	\$2,475.76
PYMJ000023	4/09/2019	Next Power	Performance monitoring	\$880.00
PYMJ000023	4/09/2019	Our Community Yoga	Community yoga	\$247.00
PYMJ000023	4/09/2019	Owen Consulting	Surveying services	\$1,320.00
PYMJ000023	4/09/2019	Peel Harvey Catchment Council (Inc)	2019/2020 contribution towards onground activities	\$5,500.00
PYMJ000023	4/09/2019	Jacqueline Pemberton	DHVIC stock supplies	\$196.75
PYMJ000023	4/09/2019	PFD Food Services Pty Ltd	Kiosk supplies	\$332.30
PYMJ000023	4/09/2019	Phillips Griffiths Architects	Professional services for Exchange Hotel upgrade	\$1,815.00
PYMJ000023	4/09/2019	Phoenix Foundry	Cemetery gardens	\$305.80
PYMJ000023	4/09/2019	Pinjarra Traders	Animal control	\$214.50
PYMJ000023	4/09/2019	Planning Institute Australia	Conference registration	\$380.00
PYMJ000023	4/09/2019	Prestige Products	Cleaning products	\$74.75
PYMJ000023	4/09/2019	Quality Publishing Australia	Printing	\$159.08
PYMJ000023	4/09/2019	Quality Traffic Management Pty Ltd	Traffic management	\$1,650.00
PYMJ000023	4/09/2019	Shire of Waroona	Fines enforcement	\$50.00
PYMJ000023	4/09/2019	Snap Mandurah	Printing	\$61.93
PYMJ000023	4/09/2019	Spud Shed Mandurah	Supplies for Tearooms	\$314.80
PYMJ000023	4/09/2019	Spyker Business Solutions Pty Ltd	Supply and installation of CCTV system	\$8,237.10
PYMJ000023	4/09/2019	State Library of Western Australia	Lost or damaged public materials	\$550.00
PYMJ000023	4/09/2019	Sticky Fingers Australia Pty Ltd	Baking supplies	\$114.00
PYMJ000023	4/09/2019	Stunned Emu Designs	DHVIC stock supplies	\$48.00
PYMJ000023	4/09/2019	The Distributors Perth	Kiosk supplies	\$272.55
PYMJ000023	4/09/2019	Toll Transport Pty Ltd	Courier charges	\$10.73
PYMJ000023	4/09/2019	Town Team Movement	Conference registration	\$990.00
PYMJ000023	4/09/2019	Tuckey's Hardware	Building supplies	\$775.04
PYMJ000023	4/09/2019	Tyrecycle Pty Ltd	Tyre repairs	\$1,293.28
PYMJ000023	4/09/2019	Tyrepower Pinjarra	Puncture repair	\$41.80
PYMJ000023	4/09/2019	UDIA WA	Conference registration	\$99.00
PYMJ000023	4/09/2019	Veolia Environmental Services	Vaccum pits and pipes Coogdon Avenue	\$3,003.00
PYMJ000023	4/09/2019	Vibe Pinjarra	Fuel usage for August 2019	\$3,725.24
PYMJ000023	4/09/2019	Vinindex Pty Ltd	Drainage maintenance	\$1,929.40
PYMJ000023	4/09/2019	WALGA	Staff training	\$688.00
PYMJ000023	4/09/2019	Wassell, Les	Herron Point caretakers allowance	\$300.00

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Chq/EFT	Date	Name	Description	Amount
PYMJ000023	4/09/2019	Waste Water Services Pty Ltd	Servicing waste water	\$1,204.50
PYMJ000023	4/09/2019	Whitcroft IT Pty Ltd	Printer supplies	\$330.00
PYMJ000023	4/09/2019	Wild Eyed Press	DHVIC stock supplies	\$262.10
PYMJ000023	4/09/2019	Wilson Security	Security services	\$293.70
PYMJ000023	4/09/2019	Winthrop Australia	Macbook and applecare product	\$2,906.75
	5/09/2019	<b>CommBank - Corporate Charge Card</b>		<b>\$12,215.38</b>
PYMJ000026	11/09/2019	Coles Supermarkets Australia	Catering supplies	\$2,310.91
PYMJ000027	11/09/2019	AAC ID Solutions Pty Ltd	MALC wrist bands	\$969.70
PYMJ000027	11/09/2019	Alsco Pty Ltd	Laundry services	\$234.64
PYMJ000027	11/09/2019	Australia Post	Postage expenses	\$330.62
PYMJ000027	11/09/2019	Avalon Roof & Gutter Repairs	Roof maintenance	\$8,640.00
PYMJ000027	11/09/2019	Beyond Bricks (MH) Pty	Pavers for Murray River Foreshore Project	\$8,158.50
PYMJ000027	11/09/2019	Brownes Food Operations Pty Ltd	Milk order	\$374.01
PYMJ000027	11/09/2019	Cable Locates & Consulting	Location services	\$5,789.74
PYMJ000027	11/09/2019	Cape Bouvard Brewing Company	Refreshments	\$366.00
PYMJ000027	11/09/2019	Classique Ceilings	Replace and install new ceilings	\$20,691.00
PYMJ000027	11/09/2019	Community Newspaper Group	Advertising	\$1,045.71
PYMJ000027	11/09/2019	Cristy Burne	Childrens bookweek	\$750.00
PYMJ000027	11/09/2019	DC Two Pty Ltd	Products and services for IT	\$655.95
PYMJ000027	11/09/2019	Digitus Information Systems Pty Ltd	Annual software maintenance	\$1,755.60
PYMJ000027	11/09/2019	Dunlop Electrics	Electrical repairs	\$134.20
PYMJ000027	11/09/2019	EPCAD Pty Ltd	Architectural services for Murray River Square and War Memorial	\$18,139.00
PYMJ000027	11/09/2019	Essential Refrigeration Services	Electrical repairs	\$348.70
PYMJ000027	11/09/2019	Estuary Bobcats	Excavate and replace base	\$5,225.00
PYMJ000027	11/09/2019	Fire & Safety WA	Protective clothing	\$444.40
PYMJ000027	11/09/2019	Forms Express	Rates printing and envelopes	\$9,498.09
PYMJ000027	11/09/2019	Frank and Julie Longo	Rates overpayment	\$489.65
PYMJ000027	11/09/2019	Gilbert J & A	Repair suspension bridge	\$330.00
PYMJ000027	11/09/2019	Gina Thompson	Rates overpayment	\$204.37
PYMJ000027	11/09/2019	Go Doors	Repair main entry door	\$187.00
PYMJ000027	11/09/2019	Gray's Plumbing & Gas	Plumbing repairs	\$1,067.00
PYMJ000027	11/09/2019	High Standard Systems	Security maintenance	\$50.00
PYMJ000027	11/09/2019	History Now	Impact assessment on Pinjarra Railway Yards	\$486.34
PYMJ000027	11/09/2019	Hot Klobba	Staff uniform	\$154.63

List of Accounts paid in September 2019 to be Received

Chq/EFT	Date	Name	Description	Amount
PYMJ000027	11/09/2019	ID Consulting Pty Ltd	Yearly subscription fee	\$17,050.00
PYMJ000027	11/09/2019	IT Vision	Renew SynergySoft annual license fees 01/07/19 - 01/10/19	\$29,705.67
PYMJ000027	11/09/2019	Ixom Operations Pty Ltd	Chlorine	\$211.42
PYMJ000027	11/09/2019	JM Sales	Fittings	\$330.00
PYMJ000027	11/09/2019	Karak Dreaming Maitlands Cultural Tours	Cultural talk	\$100.00
PYMJ000027	11/09/2019	Keysbrook Property Pty Ltd	Rates overpayment	\$583.68
PYMJ000027	11/09/2019	Kristene A Tremain	Rates overpayment	\$500.00
PYMJ000027	11/09/2019	Lake Preston Lime	Road maintenance	\$9,778.45
PYMJ000027	11/09/2019	Lee Stephen Donald	Reimbursement for parking	\$79.77
PYMJ000027	11/09/2019	Lucky Charm Pinjarra	Stationary supplies	\$149.44
PYMJ000027	11/09/2019	Major Motors Pty Ltd	Machine filters	\$614.55
PYMJ000027	11/09/2019	Mandurah Psychological Services Pty Ltd	Councelling services	\$214.50
PYMJ000027	11/09/2019	Mandurah Tree Lopping & Stump Grinding	Tree pruning and removal	\$17,435.00
PYMJ000027	11/09/2019	Marketforce Productions	Advertising	\$4,639.18
PYMJ000027	11/09/2019	Murray River Auto Repairs	Vehicle servicing	\$641.55
PYMJ000027	11/09/2019	Norman Jorgensen	Childrens bookweek	\$800.00
PYMJ000027	11/09/2019	North Metropolitan TAFE	Staff training	\$112.60
PYMJ000027	11/09/2019	Our Community Yoga	Community yoga	\$247.00
PYMJ000027	11/09/2019	Party Plus Mandurah	Event supplies	\$4,259.50
PYMJ000027	11/09/2019	Peel Paint Place	Building maintenance	\$289.17
PYMJ000027	11/09/2019	PFD Food Services Pty Ltd	Kiosk supplies	\$171.45
PYMJ000027	11/09/2019	Phillips Griffiths Architects	Professional services for Exchange Hotel upgrade	\$2,348.50
PYMJ000027	11/09/2019	Pinjarra Basketball Association	Basketball skills	\$222.00
PYMJ000027	11/09/2019	Pinjarra Fuel and Service Centre	Vehicle repairs	\$553.00
PYMJ000027	11/09/2019	Pisconeri AM	Waste management	\$40,367.80
PYMJ000027	11/09/2019	Puma Energy	Fuel usage for Brigades	\$671.69
PYMJ000027	11/09/2019	Royal Life Saving Society	Lifesaving registration	\$165.00
PYMJ000027	11/09/2019	Rural Press Pty Limited	Advertising	\$1,890.40
PYMJ000027	11/09/2019	Scope Business Imaging	Copier charges for August 2019	\$2,069.09
PYMJ000027	11/09/2019	Shire of Waroona	Refuse tipping fees	\$96.00
PYMJ000027	11/09/2019	Sigma Chemicals	Printing	\$673.81
PYMJ000027	11/09/2019	Snap Mandurah	Printing	\$1,194.31
PYMJ000027	11/09/2019	Spyker Business Solutions Pty Ltd	CCTV maintenance	\$2,892.60
PYMJ000027	11/09/2019	Telair Pty Ltd	Virtual fax charges	\$19.80

List of Accounts paid In September 2019 to be Received

Chq/EFT	Date	Name	Description	Amount
PYMJ000027	11/09/2019	Telstra Corporation Limited	Phone usage	\$34.95
PYMJ000027	11/09/2019	Toll Transport Pty Ltd	Courier charges	\$138.22
PYMJ000027	11/09/2019	UDIA WA	Conference registration	\$396.00
PYMJ000027	11/09/2019	Verbal Judo Australia	Staff training	\$440.00
PYMJ000027	11/09/2019	Vermeer Equipment	Vehicle filters	\$538.27
PYMJ000027	11/09/2019	WA Rangers Association	Staff training	\$1,100.00
PYMJ000027	11/09/2019	Waroona Rural Services	Gas	\$220.00
PYMJ000027	11/09/2019	Waterlogic Australia Pty Ltd	Water cooler rental	\$66.00
PYMJ000027	11/09/2019	Westbooks	Selected titles	\$477.51
PYMJ000027	11/09/2019	Western Rural Fencing	Repaired brick paving	\$440.00
PYMJ000027	11/09/2019	Willcox and Associates Pty Ltd	Dwellingup National Trails Centre and Trail Hub alterations	\$4,400.00
PYMJ000027	11/09/2019	Jenni Brown	Project management services	\$8,525.00
PYMJ000027	11/09/2019	WML Consultants Pty Ltd	Pinjarra Western Deviation concept alignment	\$4,284.50
PYMJ000028	11/09/2019	Simple Little Designs	Marketing services	\$350.00
PYMJ000030	18/09/2019	Alinta Electricity	Electricity usage	\$18,158.14
PYMJ000030	18/09/2019	Aus Clean WA	Cleaning services	\$13,952.48
PYMJ000030	18/09/2019	Auscoinswest	DHVIC stock supplies	\$160.60
PYMJ000030	18/09/2019	Australian Safety Engineers	Wall bracket	\$477.09
PYMJ000030	18/09/2019	Australian Services Union		\$75.70
PYMJ000030	18/09/2019	Australian Taxation Office		\$91,589.16
PYMJ000030	18/09/2019	Easi Packaging Pty Ltd	<b>Payroll Deductions</b>	<b>\$2,190.76</b>
PYMJ000030	18/09/2019	LGRCEU		\$102.52
PYMJ000030	18/09/2019	Murray Shire Social Club		\$225.00
PYMJ000030	18/09/2019	Australian Wildflower Seeds	DHVIC stock supplies	\$378.00
PYMJ000030	18/09/2019	Austswim	Staff training	\$230.00
PYMJ000030	18/09/2019	Avalon Roof & Gutter Repairs	Roof maintenance	\$330.00
PYMJ000030	18/09/2019	Big Ass Fans Australia Pty Ltd	Custom fan installation	\$4,252.00
PYMJ000030	18/09/2019	Black Shield Security	Crowd control	\$693.00
PYMJ000030	18/09/2019	Black Velvet & Honey	Event catering	\$120.00
PYMJ000030	18/09/2019	Boc Gases Australia Limited	Gas supplies	\$34.53
PYMJ000030	18/09/2019	Bouvard Marine	Shade structures at Murray River Square	\$77,017.05
PYMJ000030	18/09/2019	Caltex Australia Starcard	Vehicle usage	\$2,702.86
PYMJ000030	18/09/2019	CJD Equipment Pty Ltd	Machine filters	\$922.77
PYMJ000030	18/09/2019	Classic Haulage Pty Ltd	Road verge maintenance	\$5,478.00

List of Accounts paid in September 2019 to be Received

Chq/EFT	Date	Name	Description	Amount
PYMJ000030	18/09/2019	Cleaning Supplies WA	Cleaning supplies	\$1,060.34
PYMJ000030	18/09/2019	Connect Call Centre Services	Overcall fees	\$1,193.34
PYMJ000030	18/09/2019	D.K. Morrell & Co.	Gravel removal	\$15,535.94
PYMJ000030	18/09/2019	Danny Bau	Event entertainment	\$500.00
PYMJ000030	18/09/2019	Department of Mines, Industry Regulation & Safety	Building Services Levies Collected for August 2019	\$5,777.21
PYMJ000030	18/09/2019	Dunlop Electrics	Electrical repairs	\$134.20
PYMJ000030	18/09/2019	Eleanor Hawke	Noongar language lessons deposit	\$1,500.00
PYMJ000030	18/09/2019	Espresso Essential (WA) Pty Ltd	DHVIC stock supplies	\$84.65
PYMJ000030	18/09/2019	Fayhe Hide	Staff recognition awards refreshments	\$298.00
PYMJ000030	18/09/2019	Fiebre Coffee	Coffee supplies for Tearooms	\$379.75
PYMJ000030	18/09/2019	Flooring Xtra	Supply and install new carpet tiles	\$9,375.00
PYMJ000030	18/09/2019	Foot Print (WA) Pty Ltd	Printing	\$212.30
PYMJ000030	18/09/2019	Graham Brown Auto Wreckers	Vehicle towing	\$170.00
PYMJ000030	18/09/2019	Gray's Plumbing & Gas	Plumbing repairs	\$742.50
PYMJ000030	18/09/2019	Greenfields Concreting	Concreting works	\$7,816.43
PYMJ000030	18/09/2019	Infocouncil Pty Ltd	Liverpool Plains Shire Council	\$2,548.70
PYMJ000030	18/09/2019	Intelife Group	Cleaning and litter pick up	\$4,939.20
PYMJ000030	18/09/2019	Ixom Operations Pty Ltd	Chlorine gas	\$1,813.32
PYMJ000030	18/09/2019	Jenni Brown	Project management services	\$8,525.00
PYMJ000030	18/09/2019	LGIS Broking	Marine hull insurance	\$124.66
PYMJ000030	18/09/2019	Little Genius Science	Kids activities at Library	\$880.00
PYMJ000030	18/09/2019	Mandurah Psychological Services Pty Ltd	Counselling services	\$214.50
PYMJ000030	18/09/2019	McLeods	Legal expenses	\$2,637.18
PYMJ000030	18/09/2019	MowMaster Turf Equipment	Mower parts	\$255.00
PYMJ000030	18/09/2019	Murray Districts Historical Society	Contribution towards maintenance of Local Studies & History Library	\$500.00
PYMJ000030	18/09/2019	Murray River Auto Repairs	Vehicle repairs	\$6,922.05
PYMJ000030	18/09/2019	Oddball Pty Ltd	DHVIC stock supplies	\$237.60
PYMJ000030	18/09/2019	Open Office Pty Ltd	Travel expenses	\$12,893.41
PYMJ000030	18/09/2019	Orawan Eastwood	Overpayment on swimming lessons	\$104.50
PYMJ000030	18/09/2019	Our Community Yoga	Community yoga	\$247.00
PYMJ000030	18/09/2019	Peel Weed & Pest Control	Pest management	\$3,466.00
PYMJ000030	18/09/2019	Peron Naturaliste Partnership Inc	Contribution to Peon Naturaliste Partnership 2019/20	\$5,249.19
PYMJ000030	18/09/2019	Pinjarra Basketball Association	Basketball skills	\$96.00
PYMJ000030	18/09/2019	Pinjarra Junior Football Club (Inc.)	Invoice issued in error	\$1,382.92

List of Accounts paid in September 2019 to be Received

Chq/EFT	Date	Name	Description	Amount
PYMJ000030	18/09/2019	Quality Traffic Management Pty Ltd	Traffic management	\$801.96
PYMJ000030	18/09/2019	Quicklee Express	Courier charges	\$93.50
PYMJ000030	18/09/2019	Simple Little Designs	Marketing services	\$700.00
PYMJ000030	18/09/2019	Soft Landing	Mattress collection	\$3,528.00
PYMJ000030	18/09/2019	Spyker Business Solutions Pty Ltd	CCTV internet connection	\$417.18
PYMJ000030	18/09/2019	Telstra Corporation Limited	Phone usage	\$1,288.83
PYMJ000030	18/09/2019	Travelwest Publications WA Pty Ltd	Advertising	\$605.00
PYMJ000030	18/09/2019	V.C.M Vending Coffee Machines	Coffee supplies for Kiosk	\$300.00
PYMJ000030	18/09/2019	Wassell, Les	Herron Point caretakers allowance	\$300.00
PYMJ000030	18/09/2019	Waynes Windscreens	Windscreen replacement	\$434.50
PYMJ000030	18/09/2019	Whitcroft IT Pty Ltd	Computer parts	\$499.00
PYMJ000033	25/09/2019	A1 Locksmiths WA Pty Ltd	Security locks	\$103.00
PYMJ000033	25/09/2019	Air Liquide WA Pty Ltd	Gas supplies	\$106.52
PYMJ000033	25/09/2019	Atmos Foods	Smallgood supplies	\$438.08
PYMJ000033	25/09/2019	Aus Clean WA	Cleaning services	\$201.36
PYMJ000033	25/09/2019	Auto One Pinjarra	Vehicle parts	\$90.00
PYMJ000033	25/09/2019	Big Ass Fans Australia Pty Ltd	Custom fan installation	\$8,477.00
PYMJ000033	25/09/2019	Black, Geoff		\$1,602.75
PYMJ000033	25/09/2019	Bolt, Cr David	<b>Councillor Allowance</b>	\$4,563.17
PYMJ000033	25/09/2019	Brenda Lillian Beacham		\$1,602.75
PYMJ000033	25/09/2019	Bunnings Building Supplies (Mandurah)	Building maintenance	\$741.03
PYMJ000033	25/09/2019	Cable Locates & Consulting	Location services	\$4,351.71
PYMJ000033	25/09/2019	Cardilini, Brad	<b>Councillor Allowance</b>	\$1,602.75
PYMJ000033	25/09/2019	Carlton Contracting Pty Ltd	Drainage improvements	\$2,070.00
PYMJ000033	25/09/2019	CJD Equipment Pty Ltd	Machine inspection	\$1,156.10
PYMJ000033	25/09/2019	Cleaning Supplies WA	Cleaning supplies	\$266.14
PYMJ000033	25/09/2019	Clints Mechanical	Machine repairs	\$8,006.29
PYMJ000033	25/09/2019	Cookies and More	Baking supplies	\$84.00
PYMJ000033	25/09/2019	Corsign WA Pty Ltd	Signage	\$1,460.80
PYMJ000033	25/09/2019	Daniels Health Services Pty Ltd	Waste management	\$5.15
PYMJ000033	25/09/2019	Dep of Biodiversity, Conservation & Attractions	Firewood Permit Collection Fees Aug 2019	\$613.80
PYMJ000033	25/09/2019	Department of Fire and Emergency Services	Cancellation of AWARE funding	\$5,042.00
PYMJ000033	25/09/2019	Dilate Digital	Email signatures	\$165.00
PYMJ000033	25/09/2019	Dunlop Electrics	Electrical repairs	\$1,186.90



List of Accounts paid in September 2019 to be Received

Chq/EFT	Date	Name	Description	Amount
PYMJ000033	25/09/2019	Engenuity Engineering	Variation to design and documentation	\$1,314.50
PYMJ000033	25/09/2019	Fire & Safety WA	Safety supplies	\$316.14
PYMJ000033	25/09/2019	First Choice Valuation Services	Building valuation	\$1,870.00
PYMJ000033	25/09/2019	GE Contracting	Truck hire	\$9,900.00
PYMJ000033	25/09/2019	Gilbert J & A	Repair safety rails	\$209.00
PYMJ000033	25/09/2019	GK Creative	Printing	\$1,990.00
PYMJ000033	25/09/2019	Graham Brown Auto Wreckers	Vehicle towing	\$140.00
PYMJ000033	25/09/2019	Hamel Nursery	Landscaping	\$1,564.80
PYMJ000033	25/09/2019	High Standard Systems	Security checks	\$338.60
PYMJ000033	25/09/2019	I Sweep	Street sweeping	\$5,082.00
PYMJ000033	25/09/2019	IAP2 International Association	Staff training	\$2,200.00
PYMJ000033	25/09/2019	Infiniti Group	Baking and catering supplies	\$524.83
PYMJ000033	25/09/2019	James Bennett Pty Ltd	Selected titles	\$75.60
PYMJ000033	25/09/2019	JB Hi-Fi Mandurah	Selected dvd titles	\$737.68
PYMJ000033	25/09/2019	John Tomlison	Crossover subsidy	\$250.00
PYMJ000033	25/09/2019	JR & A Hersey Pty Ltd	Road marking	\$516.78
PYMJ000033	25/09/2019	JTagz	Dog tags	\$1,051.60
PYMJ000033	25/09/2019	Lake Preston Lime	Road maintenance	\$13,578.95
PYMJ000033	25/09/2019	Leading Infrastructure Pty Ltd	Staff training	\$2,200.00
PYMJ000033	25/09/2019	Lee Stephen Donald	<b>Councillor Allowance</b>	\$2,342.83
PYMJ000033	25/09/2019	Leisure Institute of W Australia (Aquatics) Inc	Staff training	\$231.00
PYMJ000033	25/09/2019	Maia Financial Pty Ltd formerly Alleasing Pty Ltd	Leasing expenses 01/10/2019 - 31/12/2019	\$81,666.95
PYMJ000033	25/09/2019	Mandurah Counselling Services	Counselling services	\$300.00
PYMJ000033	25/09/2019	Mandurah Tree Lopping & Stump Grinding	Tree pruning	\$11,440.00
PYMJ000033	25/09/2019	Mclarty, Douglas	<b>Councillor Allowance</b>	\$1,602.75
PYMJ000033	25/09/2019	McLeods	Legal expenses	\$8,205.69
PYMJ000033	25/09/2019	Metro Beverage Co	Beverages for Tearooms	\$191.15
PYMJ000033	25/09/2019	Murray House Resource Centre	Staff training	\$895.00
PYMJ000033	25/09/2019	Murray River Auto Repairs	Vehicle repairs	\$1,144.00
PYMJ000033	25/09/2019	N & Y Painting Service	Painting new training room	\$2,970.00
PYMJ000033	25/09/2019	Narelle MacPherson	Overpayment dog registration	\$64.58
PYMJ000033	25/09/2019	Peel Weed & Pest Control	Pest management	\$165.00
PYMJ000033	25/09/2019	PFD Food Services Pty Ltd	Kiosk supplies	\$313.10
PYMJ000033	25/09/2019	Pinjarra Basketball Association	Basketball skills	\$78.00

List of Accounts paid in September 2019 to be Received

Chq/EFT	Date	Name	Description	Amount
PYMJ000033	25/09/2019	Pinjarra Traders	Animal control	\$45.60
PYMJ000033	25/09/2019	Platinum Tyre Services Pty Ltd	Tyre repairs	\$176.00
PYMJ000033	25/09/2019	Porter Consulting Engineers	Consulting engineers Old Mandurah Rd upgrade	\$1,672.00
PYMJ000033	25/09/2019	Print Sync Business Solutions	Printer rental	\$253.99
PYMJ000033	25/09/2019	Quality Traffic Management Pty Ltd	Traffic management	\$5,546.97
PYMJ000033	25/09/2019	Reece Pty Ltd	Plumbing parts	\$1,384.20
PYMJ000033	25/09/2019	Rogers, Cr Angela		\$1,602.75
			<b>Councillor Allowance</b>	
PYMJ000033	25/09/2019	Rose, Casey		\$1,602.75
PYMJ000033	25/09/2019	Sentrient Pty Ltd	Staff training	\$2,640.00
PYMJ000033	25/09/2019	Shire of Waroona	Fines enforcement	\$50.00
PYMJ000033	25/09/2019	Sign Craft	Printing	\$286.00
PYMJ000033	25/09/2019	Signs Plus	Signage	\$114.60
PYMJ000033	25/09/2019	South West Fire Solutions	Fire testing	\$1,785.01
PYMJ000033	25/09/2019	Spud Shed Mandurah	Stock supplies for Tearooms	\$198.23
PYMJ000033	25/09/2019	St John Ambulance Australia - Belmont	Staff training	\$1,386.00
PYMJ000033	25/09/2019	Steele J & J	Pipe and fittings	\$1,289.64
PYMJ000033	25/09/2019	Stewart & Heaton Clothing	Protective clothing	\$538.78
PYMJ000033	25/09/2019	Sticky Fingers Australia Pty Ltd	Baking supplies	\$228.00
PYMJ000033	25/09/2019	Swan Towing	Vehicle towing	\$660.00
PYMJ000033	25/09/2019	Telstra Corporation Limited	Phone usage	\$103.81
PYMJ000033	25/09/2019	The Civil Group WA Pty Ltd	Professional services for Murray River Square	\$3,575.00
PYMJ000033	25/09/2019	TPG Network Pty Ltd	Phone and internet usage	\$3,230.52
PYMJ000033	25/09/2019	Tuckey's Hardware	Building supplies	\$7,347.41
PYMJ000033	25/09/2019	Tyrecycle Pty Ltd	Tyre collection	\$2,952.59
PYMJ000033	25/09/2019	WA Temporary Fencing Supplies	Fence rental	\$1,701.70
PYMJ000033	25/09/2019	WALGA	Staff training	\$5,115.01
PYMJ000033	25/09/2019	Waroona Septics & Liquid Waste	Waste management	\$1,606.00
PYMJ000033	25/09/2019	Westbooks	Selected titles	\$167.12
PYMJ000034	25/09/2019	Peel WA Pty Ltd	New vehicle	\$13,521.03
100918	3/09/2019	Synergy	Electricity usage	\$4,883.53
100919	11/09/2019	Synergy	Electricity usage	\$33,086.89
100920	11/09/2019	Department of Transport	Vehicle registration	\$386.10
100921	11/09/2019	Alinta Gas	Gas usage	\$19.75
100922	11/09/2019	Water Corporation	Water usage	\$2,481.52

List of Accounts paid in September 2019 to be Received

Chq/EFT	Date	Name	Description	Amount
100923	11/09/2019	Water Corporation	Water usage	\$22,868.58
65469	11/09/2019	Shire of Murray - MALC Umpire Recoup W/e 02/09/19		\$750.00
			<b>Please pay cash</b>	
65470	26/09/2019	Shire of Murray - Admin Petty Cash		\$742.00
100924	18/09/2019	Shire of Murray	Payroll creditors and Building Services Collection Fees	\$3,281.01
100925	18/09/2019	Synergy	Electricity usage	\$446.54
100926	18/09/2019	Alinta Gas	Gas usage	\$683.95
100927	18/09/2019	Water Corporation	Water usage	\$4,493.32
100928	18/09/2019	Optus	Phone usage	\$2,804.85
100929	18/09/2019	Tameeka Brown	Overpayment of swimming lessons	\$79.80
100930	25/09/2019	Shire of Murray	Firewood permit commission	\$68.20
100931	25/09/2019	Synergy	Electricity usage	\$838.47
100932	25/09/2019	Water Corporation	Water usage	\$1,937.71
100933	25/09/2019	Elgas Ltd	Gas usage	\$133.00
100934	25/09/2019	RC & DA Bruce	Cancellation of copies of plans	\$88.00
				<b>\$1,312,762.26</b>

This schedule of accounts paid for the Municipal Fund totalling \$ 1,312,762.26 which was submitted to each member of the Council on 31 October 2019 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and costings.

Total creditor accounts outstanding as at 30 September 2019 is \$350,686.05

The accompanying attachment forms part of this report, which details the expenses paid by Cash and Corporate Credit Card for the month of September 2019.




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CHIEF EXECUTIVE OFFICER

**Attachment of List of Accounts paid in September to be Received**

<b>Chq/EFT</b>	<b>Date</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
<b>65469</b>	<b>11/09/2019</b>	<b>Shire of Murray</b>	<b>Please Pay Cash</b>	<b>\$750.00</b>
			Umpire recoup w/e 02/09/2019	\$750.00
<b>65470</b>	<b>26/09/2019</b>	<b>Shire of Murray</b>	<b>Please Pay Cash - Admin</b>	<b>\$742.00</b>
		Harvey Fuel and Food	Refreshments for Youth Conference	\$11.98
		Harvey Fuel and Food	Refreshments for Youth Conference	\$12.01
		Shell Coles Express	Fuel for Youth Conference	\$25.00
		Citiplace Parking	Parking for panel meeting	\$10.00
		Department of Transport	Plate swap	\$27.70
		Skybus	Coach service for Conference	\$19.50
		Uber Australia	Conference	\$10.84
		Uber Australia	Conference	\$10.57
		Uber Australia	Conference	\$31.89
		The Reject Shop	Staff recognition awards	\$3.00
		The Reject Shop	Staff recognition awards	\$115.40
		Liquorland	Staff recognition awards	\$18.00
		The Reject Shop	Staff recognition awards	\$48.00
		The Reject Shop	Batteries and torches	\$39.00
		Rave Discounts Lakelands	Kerry Bowditch's Farewell	\$25.00
		Tuckeys Hardware	Plant	\$23.00
		Cab Charge	Taxi fare from Hotel IPWEA Conference	\$40.10
		Cab Charge	Service Fee	\$4.41
		Officeworks	Case for Ipad	\$49.00

Chq/EFT	Date	Name	Description	Amount
		EG Group	Fuel in Shire vehicle 4009MY	\$65.45
		Pelicans on the Murray	Meeting with Roger Pickett	\$43.50
		Blue Wren Cafe	Catering for Book Week	\$28.50
		Jarra Infusion	Catering for Book Week	\$40.85
		Dome Pinjarra	Catering for Book Week	\$39.30
<b>Direct Debit</b>	<b>3/09/2019</b>	<b>CommBank</b>	<b>Credit Card Usage</b>	<b>\$12,215.38</b>
		<b>Leigh Angilley</b>		<b>\$147.67</b>
		Snap Mandurah	Redesign 5 yr plan	\$132.00
		Chargebar	Monthly rental	\$15.40
		Chargebar	Processing fee	\$0.27
		<b>David Arkwright</b>		<b>\$327.80</b>
		TransPerth	Panel member for WALGA conference travel	\$11.30
		TransPerth	WALGA conference travel	\$11.30
		David John Sturgeon	Meeting Chris Portlock Dwellingup airstrip	\$12.30
		Jarra Infusion	Peter Bowler AIP management discussions	\$9.00
		Jarra Infusion	Kennel Precinct group meeting	\$57.50
		The Hummingbird Kitchen	PDC AIP meeting	\$9.00
		The Hummingbird Kitchen	PDC AIP meeting	\$9.00
		The Hummingbird Kitchen	PDC AIP meeting	\$64.00
		The Hummingbird Kitchen	PDC AIP meeting	\$5.00
		Dome Pinjarra	Rob Clayton Corio Road	\$12.90
		TransPerth	Murdoch Uni AIP meeting travel	\$11.30
		TransPerth	Murdoch Uni travel	\$9.60

Chq/EFT	Date	Name	Description	Amount
		Courtside	Murdoch meeting Terry Burnage and Jenni Brown	\$12.90
		Esplanade Hotel Fremantle	Fremantle meeting Susanna Morley	\$7.50
		City of Fremantle	Fremantle parking	\$6.00
		Jarra Infusion	Peter Bowler meeting AIP	\$4.50
		David John Sturgeon	PDC Board visit to Dwellingup	\$30.80
		EB Peel Investment	Investment Seminar	\$10.00
		Jarra Infusion	Meeting Adam Denniss	\$24.90
		Muzz Buzz Jandakot	Meeting Farlane Murrayfield project	\$9.00
		<b>Daniel Bingham</b>		<b>\$645.62</b>
		Google	Murray Councillors	\$157.08
		Internode -	Internet Connection	\$241.11
		DNS Made Easy	Transaction Fee	\$2.21
		Netregistry	Netregistry - Pinjarrafestival.com.au	\$70.95
		Zettanet	MALC Telephony	\$85.74
		DNS Made Easy	DNS Hosting	\$88.53
		<b>Dale Burton</b>		<b>\$61.65</b>
		Shire of Murray	Demolition permit	\$61.65
		<b>Jodie Doherty</b>		<b>\$755.00</b>
		Kounta	POS software	\$60.00
		Webinar	Government Grants	\$25.00
		EB YActivate Conference	Staff training	\$120.00
		Wotif	Busselton accomodation for conference	\$154.00
		Bank Ideas	Staff training	\$198.00
		Bank Ideas	Staff training	\$198.00

Chq/EFT	Date	Name	Description	Amount
		<b>Sally Donkin</b>		<b>\$772.47</b>
		My Zone monthly subscription	Monthly subscription	\$218.90
		Active Carrot monthly subscription	Monthly subscription	\$414.35
		Birthday party prizes	Party prizes	\$11.00
		Birthday party games	Party games	\$19.00
		Kiosk display container	Display container	\$7.00
		Aquatic area detergent	Area detergent	\$67.22
		Shutterstock monthly subscription	Monthly subscription	\$35.00
		<b>Martin Harrop</b>		<b>\$1,119.08</b>
		City of Perth	Parking	\$12.22
		Water Corporation	Relocation water meter	\$827.56
		SQ Court House Cafe	IPWEA conference	\$37.40
		SQ Court House Café	IPWEA conference	\$46.80
		Elite Taxi Service	IPWEA conference	\$14.10
		The Old Woolstore Apart	IPWEA conference	\$49.00
		The Old Woolstore Apart	IPWEA conference	\$132.00
		<b>Ben Jordan</b>		<b>\$519.92</b>
		Dilate Digital	Createsend email	\$68.79
		Public Library	Staff training	\$461.00
		<b>Robert Marlborough</b>		<b>\$57.00</b>
		Bunnings	TV wall mount	\$57.00
		<b>Leanne McGuirk</b>		<b>\$986.50</b>
		Google	Cloud for Court House	\$6.62
		Google	Cloud for Court House	\$15.71

Chq/EFT	Date	Name	Description	Amount
		Google	Cloud for Court House	\$15.71
		Google	Cloud for Court House	\$6.50
		CommBank	International charge	\$0.16
		Internation Transaction Fees	International transaction	\$0.17
		EB Peel Investment	Staff training	\$20.00
		Jarra Infusion	Meeting with Folwork Inc	\$130.25
		Jarra Infusion	Meeting	\$14.50
		Webjet Melbourne	Flights to Karratha for conference	\$776.88
		<b>Rodney Peake</b>		<b>\$523.54</b>
		BP Bull Creek	Fuel	\$101.56
		City of Perth	Parking	\$6.16
		Nightowl Ravenswood	Fuel	\$92.06
		EB Peel Investment	Staff training	\$10.00
		LGPA	Legal update	\$85.00
		Coles Express	Fuel	\$94.31
		Screencloud	Software	\$5.68
		CommBank	International transaction	\$0.14
		City of Perth	Parking	\$4.14
		Screencloud	Software	\$26.80
		CommBank	International transaction	\$0.67
		Puma Kiara	Fuel	\$97.02
		<b>Cherie Pemberton</b>		<b>\$11.35</b>
		Officeworks	Staples	\$11.35
		<b>Chris Pretorius</b>		<b>\$114.88</b>



Chq/EFT	Date	Name	Description	Amount
		Perth Airport	Parking IPWEA conference	\$114.88
		<b>Alan Smith</b>		<b>\$862.51</b>
		Pivotel	Satellite tracking	\$34.95
		Water Corporation	Alter level at town square meter and replace	\$827.56
		<b>Dean Unsworth</b>		<b>\$2,605.74</b>
		Nightowl Ravenswood	Fuel	\$53.29
		The Lucky Charm Pinjarra	CEO stationery supplies	\$18.90
		Posh Nosh Café Perth	Dwellingup Futures meeting refreshments	\$353.00
		Peel Development Commission	Dwellingup Futures meeting refreshments	\$81.00
		EB Peel Investment	PDC Peel Investment Seminar admission	\$10.00
		Ravenswood Hotel	Murray Business presentation refreshment	\$689.00
		Intercontinental Perth	Dinner Local Government Week	\$46.00
		Hilton Perth	Dinner Local Government Week	\$0.69
		Convention Centre	Dinner Local Government Week	\$192.80
		Convention Centre	Parking Fees Local Government Week	\$63.00
		Covention Centre	Credit card surcharge	\$0.60
		Qantas Airways	CEO Flights Perth to Brisbane for LCGOC	\$837.06
		The Hummingbird Kitchen	CEO Meeting with AIP	\$9.00
		Jarra Infusion	CEO Meeting with Shire of Waroona	\$43.35
		Crown Merrywell	CEO Meeting with Wolfdene Developers	\$24.30
		Crown Loby Lounge	CEO Meeting Refreshments	\$10.10
		Superloop Broadband	CEO NBN broadband	\$89.95
		SAI Group of Business	CEO Meeting with DFES	\$42.50
		Jarra Infusion	CEO Meeting with AIP Project Manager	\$21.90

<b>Chq/EFT</b>	<b>Date</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
		Muffin Break	Bushfire Centre of Excellence morning tes	\$19.30
		<b>Tracie Unsworth</b>		<b>\$2,600.00</b>
		DWER Perth	Clearing permit Lakes Rd upgrade	\$2,400.00
		PTA Smartrider	Smartrider top up	\$100.00
		PTA Smartrider	Smartrider top up	\$100.00
		<b>Lauren Williams</b>		<b>\$104.65</b>
		Dilate Digital	Monthly fee	\$53.90
		Facebook	Advertising	\$3.18
		Facebook	Advertising	\$47.57



**Shire of Murray**  
**MONTHLY FINANCIAL REPORT**  
**30 September 2019**

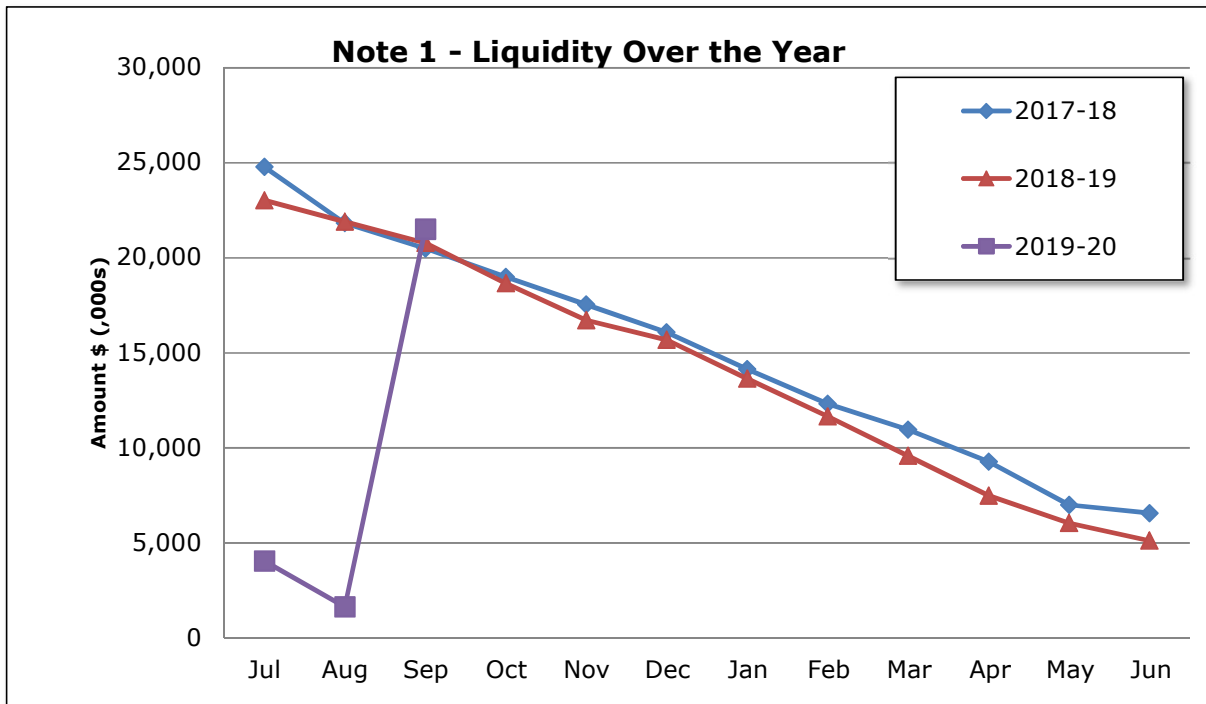
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Note	Revised Annual Budget 5	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a) 3	Var. % (b)-(a)/(b) 3	Var.
<b>Operating Revenues</b>						
	\$	\$	\$	\$	%	
Specified area rates	191,064	191,064	<b>191,064</b>	0	0.00%	
Operating grants, subsidies and contributions	2,644,299	900,000	<b>907,657</b>	7,657	0.84%	
Non-operating grants, subsidies and contributions	12,177,958	650,000	<b>648,286</b>	(1,714)	(0.26%)	
Fees and charges	5,501,156	3,527,327	<b>3,529,901</b>	2,574	0.07%	
Interest earnings	597,242	40,000	<b>46,477</b>	6,477	13.94%	
Other revenue	228,597	10,733	<b>10,733</b>	0	0.00%	
Profit on asset disposals	503	0	<b>0</b>	0		
<b>Total (Excluding Rates)</b>	<b>21,340,819</b>	<b>5,319,124</b>	<b>5,334,118</b>	<b>14,994</b>		
<b>Operating Expense</b>						
Employee costs	(12,282,175)	(2,970,544)	<b>(2,960,068)</b>	10,476	0.35%	
Materials and contracts	(10,952,157)	(1,476,347)	<b>(1,483,955)</b>	(7,608)	(0.51%)	
Utility charges	(883,620)	(184,088)	<b>(155,057)</b>	29,030	18.72%	
Depreciation on non-current assets	(6,359,353)	0	<b>0</b>	0		
Interest expenses	(137,434)	0	<b>0</b>	0		
Insurance expenses	(423,353)	(317,515)	<b>(316,485)</b>	1,030	0.33%	
Other expenditure	(474,921)	(118,730)	<b>(140,312)</b>	(21,581)	(15.38%)	
Loss on asset disposals	(132,724)	0	<b>0</b>	0		
<b>Total</b>	<b>(31,645,737)</b>	<b>(5,067,224)</b>	<b>(5,055,876)</b>	<b>11,347</b>		
<b>Non-cash amounts excluded from operating activities</b>						
Add back Depreciation	6,359,353	0	<b>0</b>	0		
Adjust (Profit)/Loss on Asset Disposal	132,221	0	<b>0</b>	0		
Movement between current & non-current	(1,022,615)	0	<b>359</b>	359		
<b>Net Operating (Excluding Rates)</b>	<b>(4,835,959)</b>	<b>251,901</b>	<b>278,601</b>	<b>26,700</b>		
<b>Capital Revenues</b>						
Proceeds from Disposal of Assets	911,070	40,000	<b>41,818</b>	1,818	4.35%	
Proceeds from Loan Borrowings	1,155,000	0	<b>0</b>	0		
Repayment of Self Supporting Loan	40,399	20,095	<b>20,095</b>	0		
Transfer from Reserves	6,382,882	0	<b>0</b>	0		
<b>Total</b>	<b>8,489,351</b>	<b>60,095</b>	<b>61,913</b>	<b>1,818</b>		
<b>Capital Expenses</b>						
Land and Buildings	(9,613,215)	(450,000)	<b>(428,666)</b>	21,334	4.98%	
Furniture and Equipment	(484,994)	(15,000)	<b>(14,038)</b>	962	6.85%	
Plant and Equipment	(1,356,963)	(100,000)	<b>(98,116)</b>	1,884	1.92%	
Infrastructure Assets - Roads	(3,019,934)	(200,000)	<b>(207,194)</b>	(7,194)	(3.47%)	
Infrastructure Assets - Other	(5,479,186)	(125,000)	<b>(125,994)</b>	(994)	(0.79%)	
Repayment of Debentures	(535,268)	0	<b>0</b>	0		
Transfer to Reserves	(4,015,637)	0	<b>0</b>	0		
<b>Total</b>	<b>(24,505,197)</b>	<b>(890,000)</b>	<b>(874,009)</b>	<b>15,991</b>		
<b>Net Capital</b>	<b>(16,015,846)</b>	<b>(829,905)</b>	<b>(812,096)</b>	<b>17,809</b>		
<b>Total Net Operating + Capital</b>	<b>(20,851,805)</b>	<b>(578,005)</b>	<b>(533,495)</b>	<b>44,510</b>		
Add: Net Current Assets July 1 B/Fwd	5,167,371	5,167,371	<b>5,002,990</b>	(164,381)		
Less: Net Current Assets Year to Date	1,464,249	21,644,444	<b>21,524,573</b>	(119,871)		
<b>Amount Raised From General Rates</b>	<b>(17,148,683)</b>	<b>(17,055,078)</b>	<b>(17,055,078)</b>	<b>0</b>		

**Note 1. Net Current Funding Position**

				Positive=Surplus (Negative=Deficit)		
				2019-20		
Note	This Period	Last Period	Same Period Last Year			
	\$	\$	\$			
<b>Current Assets</b>						
Cash Unrestricted	2	4,602,012	3,744,740	12,502,435		
Cash Restricted	2	9,257,034	9,257,034	10,068,148		
Receivables - Rates and Rubbish		20,679,091	1,087,411	10,278,395		
Receivables - Other	4	722,348	786,752	472,962		
Inventories		34,152	23,319	30,377		
		<b>35,294,637</b>	<b>14,899,256</b>	<b>33,352,317</b>		
<b>Less: Current Liabilities</b>						
Payables		(2,743,806)	(2,229,709)	(1,015,781)		
Provisions		(2,366,226)	(2,366,226)	(2,176,908)		
		<b>(5,110,032)</b>	<b>(4,595,935)</b>	<b>(3,192,689)</b>		
Less: Cash Restricted		(9,257,034)	(9,257,034)	(10,068,148)		
Add: Cash Restricted - Matching Liability		597,002	597,002	597,002		
<b>Net Current Funding Position</b>		<b>21,524,573</b>	<b>1,643,288</b>	<b>20,688,482</b>		



**Note 2. Cash and Cash Equivalents**

	Interest Rate	Unrestricted \$	Restricted \$	Trust \$	Total Amount \$	Institution	Maturity Date
<b>Cash Deposits</b>							
Operating Accounts		4,341,707	7,228,432	44,524	11,614,662	Commbank	On Call
Operating Account		254,565			254,565	Bendigo	On Call
Cash on Hand		5,740			5,740		On Call
<b>Term Deposits</b>							
28-933-4537	2.19%		1,023,548		1,023,548	NAB	4/12/2019
4728342	2.05%		1,005,055		1,005,055	Bankwest	6/11/2019
<b>Total</b>		<b>4,602,012</b>	<b>9,257,034</b>	<b>44,524</b>	<b>13,903,570</b>		

**Note 2A. Monthly Investment Report**

Deposit Ref	Deposit Date	Institution	Term (Days)	Invested Interest rates	Expected Interest	Amount Invested (Days)				Total	
						Up to 30	31-60	61-90	91-100		
<b>Restricted</b>											
28-933-4537	3/09/2019	NAB	92	1.68%	4,334					1,023,548	1,023,548
4728342	3/09/2019	Bankwest	64	1.60%	2,820			1,005,055			1,005,055
					<b>Subtotal</b>	<b>7,154</b>	<b>-</b>	<b>-</b>	<b>1,005,055</b>	<b>1,023,548</b>	<b>2,028,603</b>

**Note 3: Budget Amendments**

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

GL Account Code	Description	Council Resolution	Classification	No Change -(Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
	<b>Budget Adoption</b>		Opening Surplus(Deficit)	\$	\$	\$	\$
	Pinjarra Garden Day	OCM19/150	Operating Expenses			(2,500)	<b>1,467,749</b>
	Dwellingup Pumpkin Festival	OCM19/150	Operating Expenses			(1,000)	<b>1,465,249</b>
	Dwellingup National Trails Hub	OCM19/189	Capital Expenses			(105,000)	<b>1,464,249</b>
	Asset Enhancement Reserve	OCM19/189	Transfer From Reserves		105,000		<b>1,359,249</b>
							<b>1,464,249</b>
<b>Closing Funding Surplus (Deficit)</b>				<b>0</b>	<b>105,000</b>	<b>(108,500)</b>	<b>1,464,249</b>



**Note 4. Receivables**

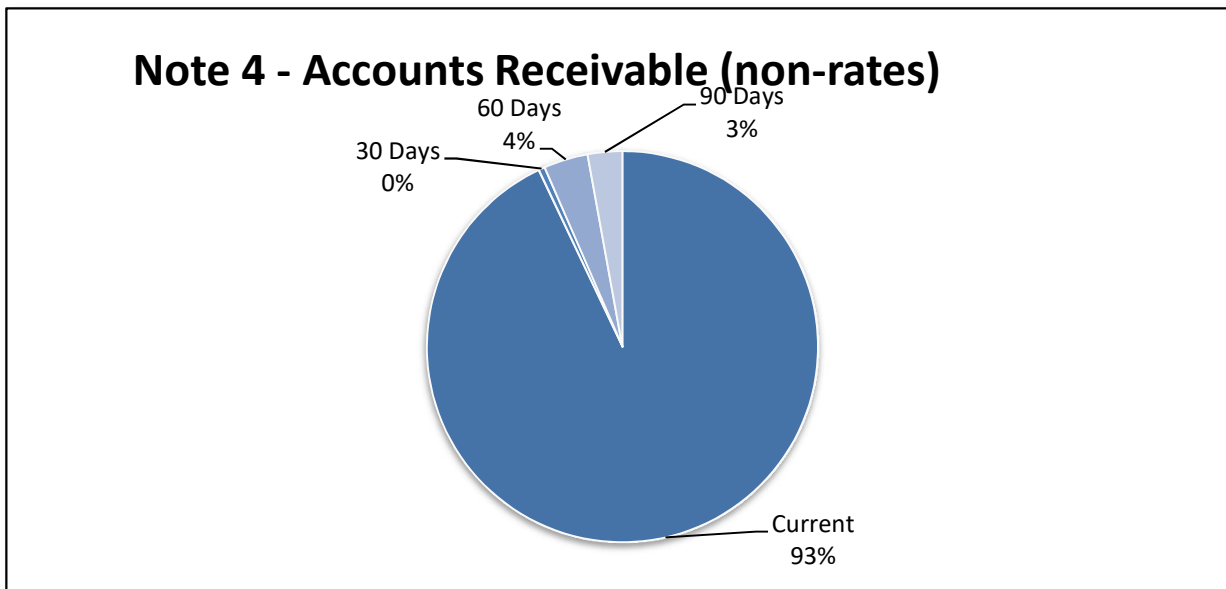
Receivables - General	Current	30 Days	60 Days	90 Days
	\$ 671,477	\$ 3,757	\$ 26,467	\$ 20,647

**Total Outstanding** 722,348

Amounts shown above include GST (where applicable)

**Accounts Above \$5,000 Over 30 Days**

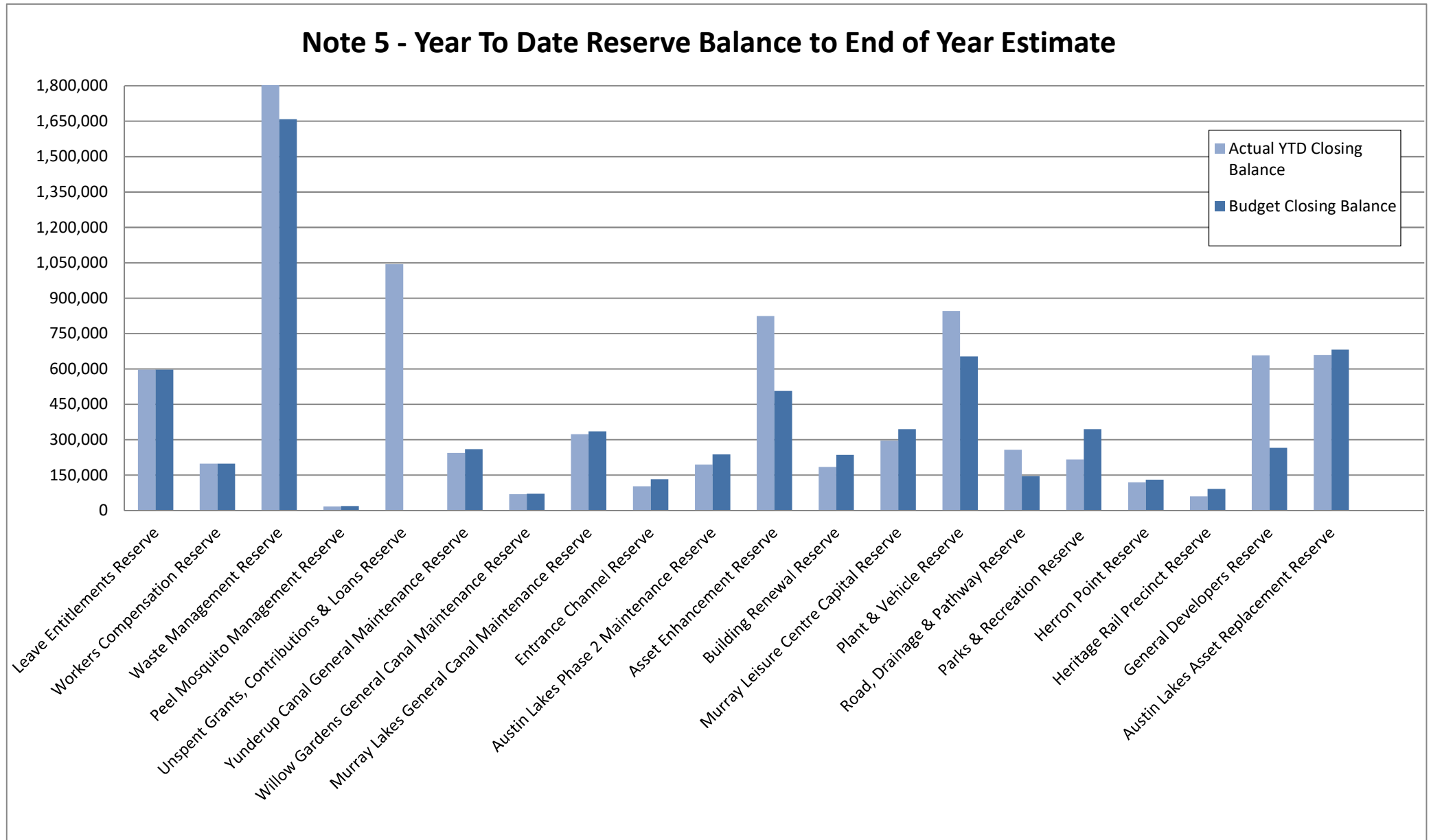
1105 - Dept Water & Environmental Regulation - Better Bins & Kerbside Collection (due June 2020 as per grant agreement)	24,475
1178 - Jarra Infusion - Power invoices for 28 George Street Pinjarra (Payment Plan)	8,212
	<u><u>32,687</u></u>



**Note 5. Cash Backed Reserves**

Reserve	Budget Opening Balance	Actual Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Leave Entitlements Reserve	597,002	597,002			0		0		597,002	597,002
Workers Compensation Reserve	198,003	198,003			0		0		198,003	198,003
Waste Management Reserve	2,351,685	2,351,685			3,058,275		(3,751,306)		1,658,654	2,351,685
Peel Mosquito Management Reserve	15,856	15,856			2,300		0		18,156	15,856
Unspent Grants, Contributions & Loans Reserve	1,054,186	1,043,186			0		(1,054,186)		0	1,043,186
Yunderup Canal General Maintenance Reserve	244,055	244,055			51,152		(35,716)		259,491	244,055
Willow Gardens General Canal Maintenance Reserve	68,568	68,568			6,371		(4,167)		70,772	68,568
Murray Lakes General Canal Maintenance Reserve	322,700	322,700			32,001		(19,644)		335,057	322,700
Entrance Channel Reserve	102,324	102,324			115,582		(86,297)		131,609	102,324
Austin Lakes Phase 2 Maintenance Reserve	193,982	193,982			43,749		0		237,731	193,982
Asset Enhancement Reserve	824,231	824,231			340,000		(658,372)		505,859	824,231
Building Renewal Reserve	184,358	184,358			50,702		0		235,060	184,358
Murray Leisure Centre Capital Reserve	296,214	296,214			47,873		0		344,087	296,214
Plant & Vehicle Reserve	845,869	845,869			0		(193,702)		652,167	845,869
Road, Drainage & Pathway Reserve	256,474	256,474			30,240		(142,065)		144,649	256,474
Parks & Recreation Reserve	216,052	216,052			128,128		0		344,180	216,052
Herron Point Reserve	118,993	118,993			43,494		(32,529)		129,958	118,993
Heritage Rail Precinct Reserve	59,834	59,834			44,270		(12,755)		91,349	59,834
General Developers Reserve	657,910	657,910			0		(392,143)		265,767	657,910
Austin Lakes Asset Replacement Reserve	659,738	659,738	11,500		10,000		0		681,238	659,738
	<b>9,268,034</b>	<b>9,257,034</b>	<b>11,500</b>	<b>0</b>	<b>4,004,137</b>	<b>0</b>	<b>(6,382,882)</b>	<b>0</b>	<b>6,900,789</b>	<b>9,257,034</b>

Note 5. Cash Backed Reserves





**Tonkin Drive, North Yunderup: Review of Vehicle Gates**

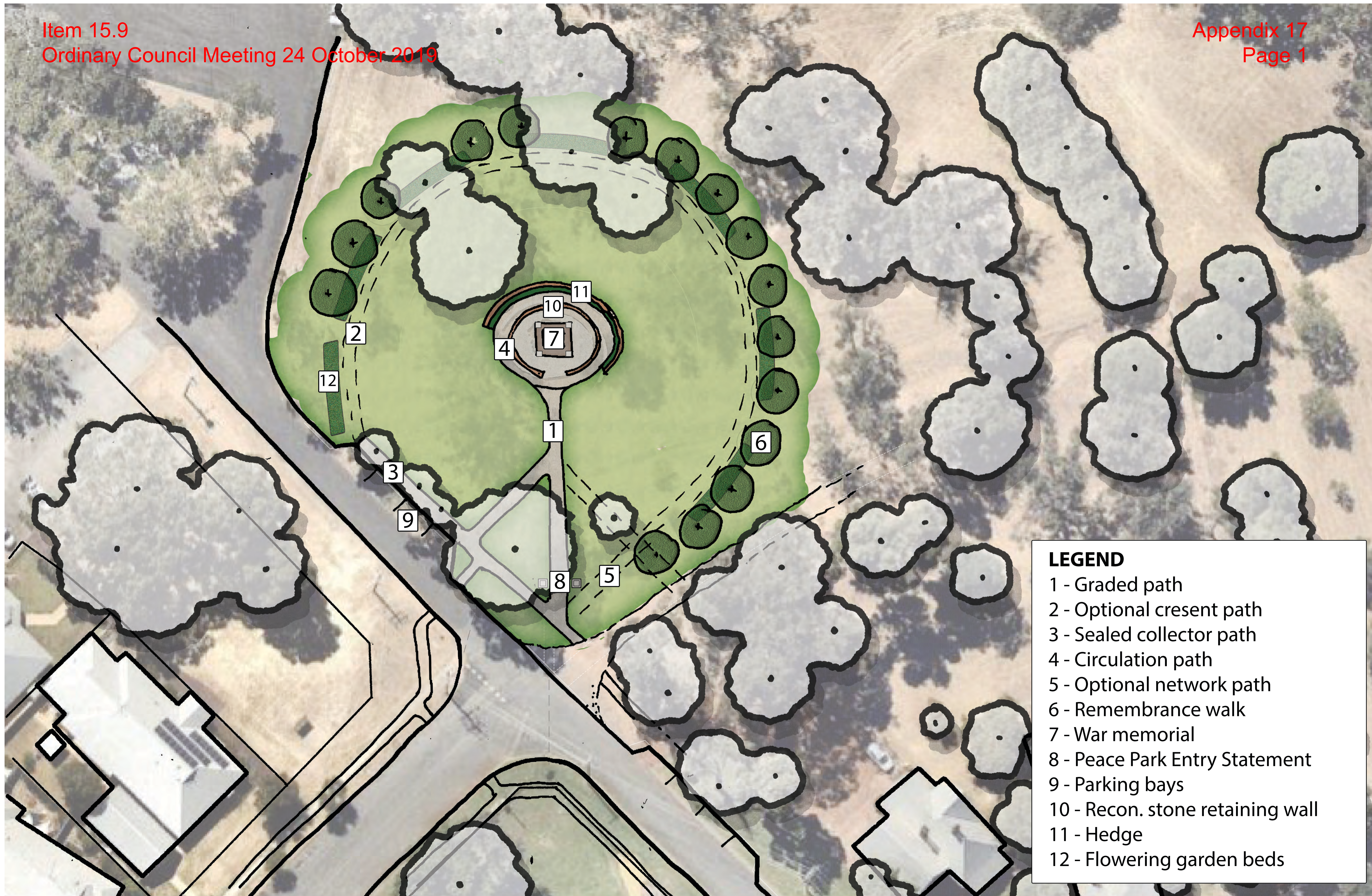
**Schedule of Submissions**

**File Ref: 0165-01**

No	Name of person/agency making submission and file number	Summary of Submission
1	<b>Chris Back</b>	<ul style="list-style-type: none"> <li>• This confirms that I support the Opening of the access gate to the Mill/Inlet at the Western End of Tonkin Drive.</li> <li>• Weekends are a priority but every day at least until after sunset would be a good start.</li> <li>• This is a lovely spot to watch the sun descent over the inlet.</li> </ul>
2	<b>Jan Marshall</b>	<ul style="list-style-type: none"> <li>• Open please but big restriction signs: VERY BIG</li> </ul>
3	<b>Linda Back</b>	<ul style="list-style-type: none"> <li>• We really miss not being able to enjoy the sunsets at what we call "Petter Point"</li> <li>• We are very aware of the issues around rubbish, and the trail bikes, but as always, a few miscreants spoil everything.</li> <li>• Please can we trial the open gates policy again for the summer months</li> <li>• Thank you for the opportunity to express my opinion.</li> </ul>
4	<b>Patrick Brown</b>	<ul style="list-style-type: none"> <li>• I would love to see the Tonkin Gate opened again</li> <li>• I think it is a fair compromise that it is opened during the proposed months which is the same as the majority of the crabbing season.</li> <li>• I would also love to see cameras installed to deter litterers, off road vehicles and illegal fishers.</li> </ul>
5	<b>Linda Gregory</b>	<ul style="list-style-type: none"> <li>• Would like to see the gate open for a period of months</li> </ul>
6	<b>Ross Newmarch</b>	<ul style="list-style-type: none"> <li>• As a resident of Tonkin Drive near the gate and a witness to what went on day and night the amount of disrespect taken for that area and the road we were very in favour of the gate.</li> <li>• We have seen a positive outcome</li> <li>• No Way should it be removed but we understand how nice it is for people who respect it to go down there, so we suggest a compromise that the gate stay open from 8am til 5pm on weekends controlled by the Rangers, regular surveillance and cameras.</li> <li>• Shire to upgrade the road perhaps asphalt up to the gate as the dust we gate from that part of the road is insane and tidy up further down.</li> <li>• Give the strict opening time a trial if the community cant behave that's it it stays locked, no more discussion.</li> <li>• We are still seeing people wanting to dump rubbish, unwanted pets and the crazy use of motor vehicles.</li> </ul>

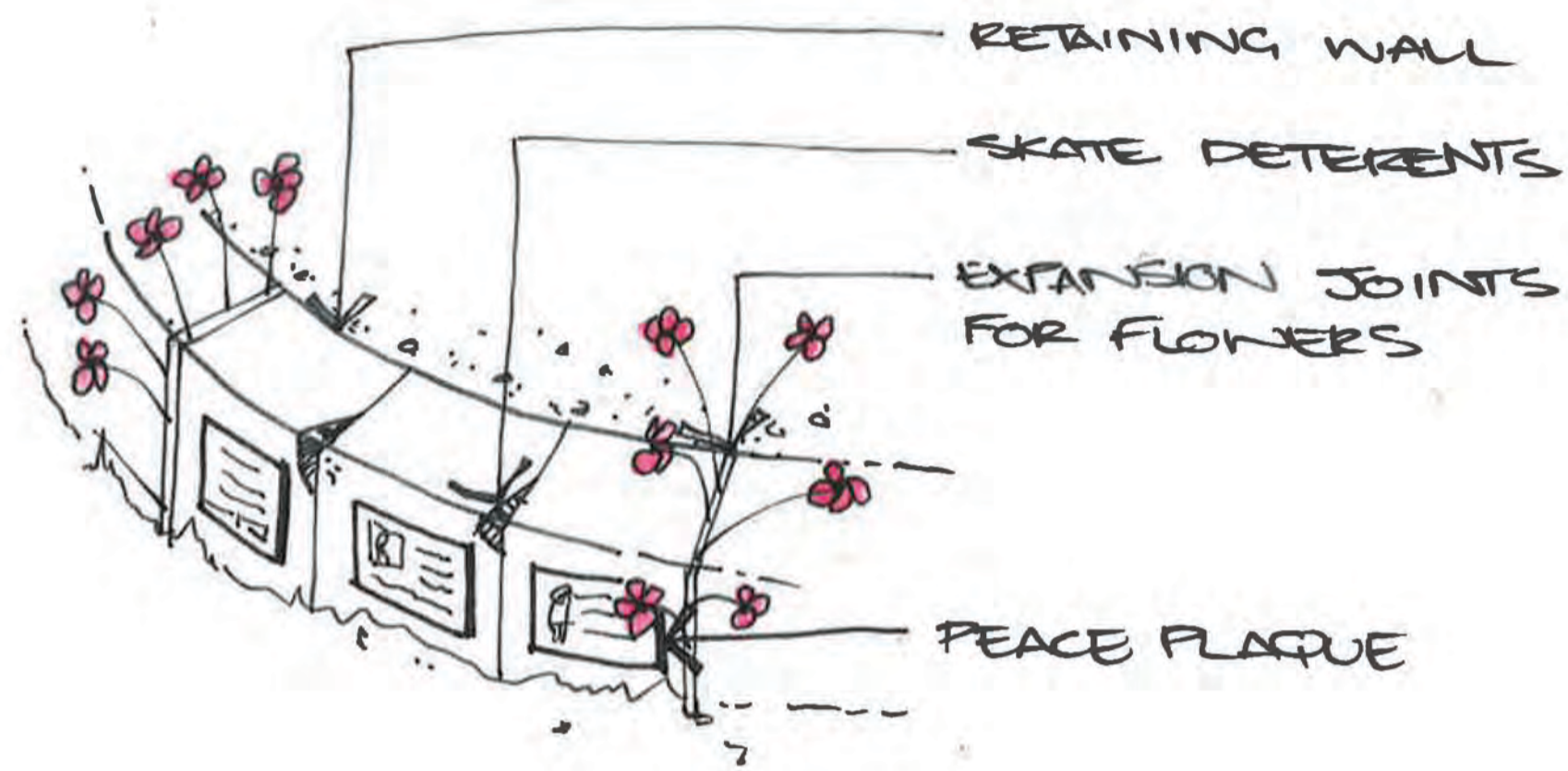
<b>No</b>	<b>Name of person/agency making submission and file number</b>	<b>Summary of Submission</b>
7	<b>Allan Bruce</b>	<ul style="list-style-type: none"><li>• Tonkin Road Closure has saddened me and the grand kids who love crabbing and fishing down there.</li><li>• That is one of the main reasons we brought a house in North Yunderup-for the freedom.</li><li>• Now there are fences up around the place as well as the local deli closing, the Forrest Highway Bridge over the Murray River, which at night the traffic noise travels up the river.</li><li>• North Yunderup is changing for the worst.</li></ul>



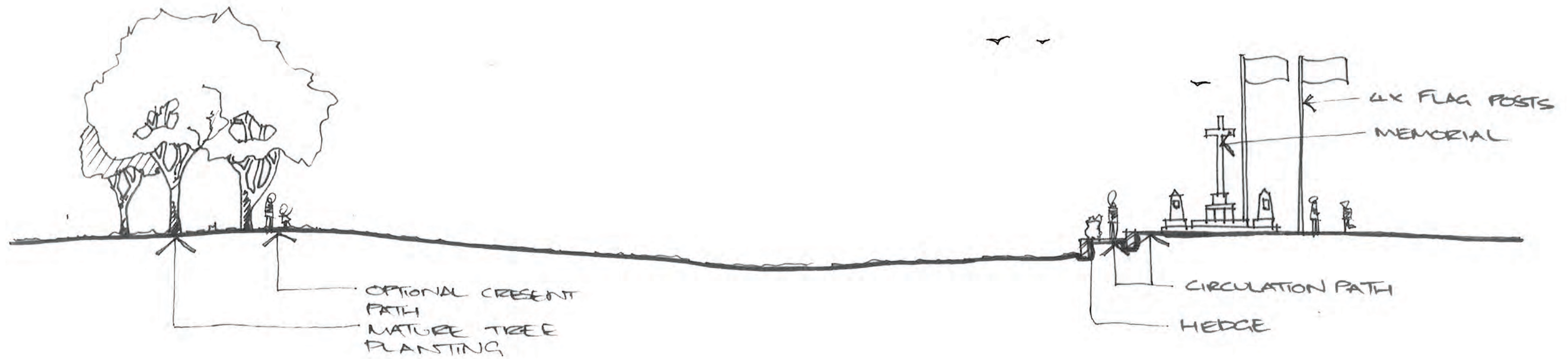


**LEGEND**

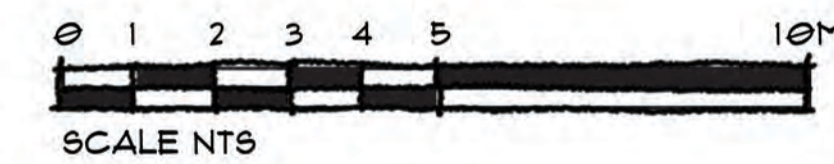
- 1 - Graded path
- 2 - Optional crescent path
- 3 - Sealed collector path
- 4 - Circulation path
- 5 - Optional network path
- 6 - Remembrance walk
- 7 - War memorial
- 8 - Peace Park Entry Statement
- 9 - Parking bays
- 10 - Recon. stone retaining wall
- 11 - Hedge
- 12 - Flowering garden beds



## Wall Detail



## Pinjarra Peace Park - typical section



Sept 2019





**SHIRE OF MURRAY**  
**THE GLEBE LAND PINJARRA**  
**DEVELOPMENT AND MANAGEMENT**  
**PLAN**



**Michael Tooby and Associates**

**August 2007**

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### EXECUTIVE SUMMARY

The Glebe Land has been purchased by the Western Australian Planning Commission as a part of the Peel Regional Park.

The Glebe Land is a rare and largely unspoilt example of a pre-federation landscape within a modern townsite.

The Glebe Land is a natural inclusion in the Pinjarra Heritage Precinct. It is also an extension of the public open space system of the town of Pinjarra.

An archaeological study of the Glebe Land in general and the site of the original rectories in particular, should precede more detailed planning and design, as should a detailed levels and features survey and an age and condition report on the major trees.

Design and development of the Glebe Land should be consistent with the objectives of the Pinjarra Heritage Precinct, the public open space system and the Peel Regional Park.

Intrusive and inappropriate elements such as the 1970's rectory should be removed.

All provisions for use by the local community and visitors should be planned and designed to minimize visual and cognitive impact on the heritage values of the Glebe Land in particular and the heritage precinct in general.

Commercial use of any part of the Glebe Land has been considered and is not supported. Such uses are incompatible with the objectives of the Peel Regional Park, and would compromise the heritage value of the site. Development of commercial facilities would compete with existing enterprises in the heritage precinct.

## 1.00 INTRODUCTION AND ACKNOWLEDGEMENTS

### 1.01 Background

The Glebe Land in Pinjarra, as its name suggests, has a long association with the Anglican Parish of St Johns. The church itself is one of the oldest remaining buildings in Pinjarra. Glebe lands were granted for the use of the incumbent rector as a place to grow produce and graze stock.

Whilst it no longer serves this purpose and has recently been purchased by the State of Western Australia as part of the proposed Peel Regional Park, it is still perceived to be private land and is not heavily used by the Pinjarra Community.

The overall Glebe Land precinct comprises not only the Western Australian Planning Commission's holding but also land owned by the Anglican Church and the Shire of Murray.

The Shire has issued a brief to Michael Tooby and Associates to prepare a Development and Management Plan for the Glebe Land, including the land held by all three participants. The brief was drawn up by agreement between the Shire and the Department of Planning and Infrastructure.

The consultants wish to acknowledge the participation of councillors and officers of the Shire of Murray, the Anglican Diocese of Bunbury and Parish of Pinjarra / Waroona, the Department of Planning and Infrastructure, and members of the Pinjarra community.

### 1.02 The Brief

The Consultant's Brief is included in full as Appendix 1. The objectives outlined in section 2.0 of the brief are as follows:-

- *To maintain and enhance the beauty and heritage values of the land, ensuring it is inviting for leisure use by the community of Pinjarra, the greater Shire of Murray, and visitors from both in and outside the Peel region.*
- *To assess the heritage value of the area to identify links to the heritage precinct of Edenvale, the old School House, and St John's Church so that it also becomes an extension of the greater Pinjarra heritage area.*
- *To provide recommendations for an appropriate interpretation strategy, including interpretive signage, lighting, fixtures, and recreational furnishings.*
- *To provide guidelines for any active and passive recreation activities within the study area that are consistent with the aesthetic and heritage values of the precinct.*

- *To consider possible ancillary commercial aspects, consistent with the function of the land as regional open space under the Peel Region Scheme and with the aesthetic and heritage values of the precinct.*
- *Recommendations regarding any (sensitive) creative opportunities that may be appropriate within the study area.*

The study is commissioned by the Shire of Murray which will manage the project. The consultants maintained close liaison with the Department of Planning and Infrastructure on behalf of the Western Australian Planning Commission which owns most of the land within the study area and is responsible for its use and development under the Peel Regional Scheme,

### **1.03 The Process**

The study comprised four stages:

- *Information Analysis and Site Analysis. The consultants assembled and analysed information relating to the study area, its heritage and its present use and condition. This was done by a combination of documentary research, community consultation and on-site investigation.*
- *Compilation of a draft plan and report. The consultants sought community input to establish their needs and aspirations for the Glebe Land, and then prepared a draft plan and report which drew together the information gathered and the needs and aspirations of the community.*
- *Consultation with Stakeholders. The draft plan and report were presented to stakeholder groups and individuals, inviting comment and direction.*
- *Finalization of the plan and report. The consultants accepted direction arising from the stakeholder consultation and adjusted the draft documents before finalizing the plan and report.*

When finalized, the completed plan will be considered by the Shire of Murray for adoption and the Western Australian Planning Commission for possible approval under the provisions of the Peel Region Scheme.

## 2.00 THE SUBJECT LAND

### 2.01 Title Details

GLEBE LAND PINJARRA  
 LAND TITLE INFORMATION

Lot	Volume	Folio	Owner	Area	Easements / Encumbrances
206	1086	581	Shire of Murray	5,453m <sup>2</sup>	Nil
Lot G	2195	640	Western Australian Planning Commission	4,1733 ha	Nil
201	1057	163	Shire of Murray	2,317m <sup>2</sup>	Nil
202	1057	163	Shire of Murray	1,540m <sup>2</sup>	Nil
Lot A	33	33	Church of England Diocesan Trustees of Bunbury	4,965m <sup>2</sup>	Caveat 855/98

### 2.02 Site Description

Apart from the cadastral boundaries that divide the subject land into parcels, there is also a range of landscape types to be considered.

- **The River Bank:** The river bank is well clothed with indigenous trees and shrubs which are largely undisturbed, apart from a heavy infestation of weed growth which has overcome the native grasses and groundcovers. A modern concrete path has been constructed to facilitate access to the riverside, and this essentially forms the demarcation between the river bank vegetation and the cleared section of the Glebe Land. The path was laid in an easement which is also defined by a post and wire fence, reinforcing the public perception that the inland area of the Glebe Land is still in private ownership.
- **The Cleared Meadows:** The cleared meadows of the Glebe Land still have a few indigenous trees, but are also planted with introduced trees. Some, like citrus and olive trees have been planted for produce by successive parish councils and incumbent rectors. Others have been planted for ornament. The ornamentals have been planted as an avenue to the (now closed) Cannon Avenue, and also around the site of the old rectory, and, later, the old Pinjarra School buildings and facilities.
- **The Built Landscape:** The built landscape comprises the building stock and the adjoining infrastructure of paths and parking areas, and the graveyard of St John's Church. Also in this category is the Heritage Rose Garden which is a heavily modified landscape. The south western end of the site has been developed as a boat ramp and car parking area by the Shire of Murray

It is important to make the distinction at this point that the term landscape is used here correctly to encompass the visible environment, and therefore includes built form as a part.

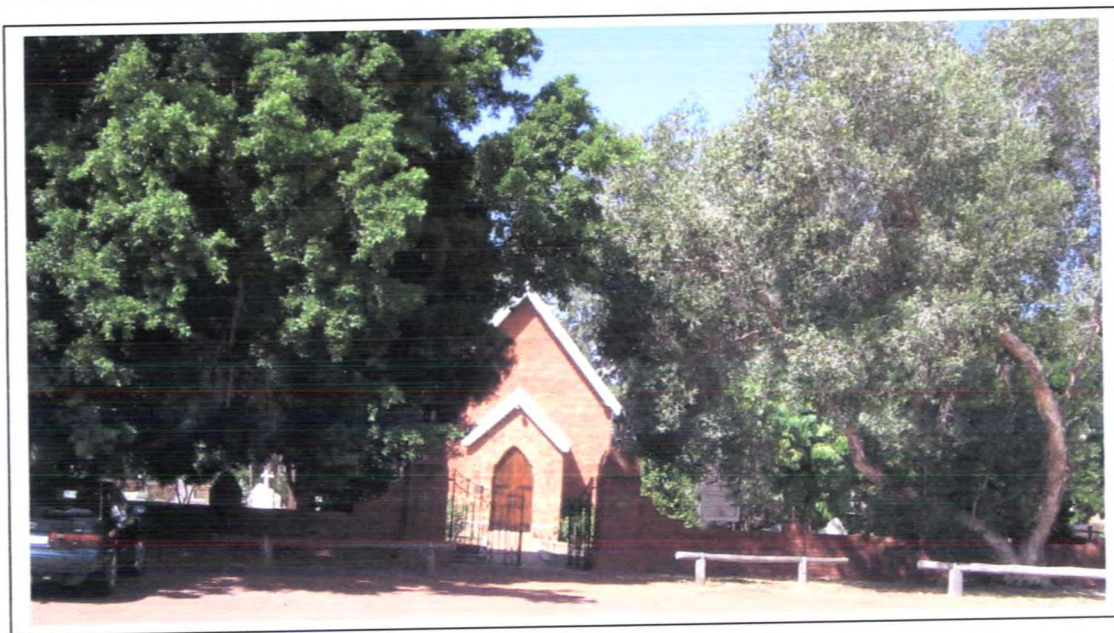
The site is an alluvial terrace with some low points that are possibly remnants of old ox-bows before the river cut down to its present level. These low points are still prone to occasional flooding and are normally wet in winter months. The old rectories, now no longer visible above the surface, were located on higher ground and were said to be isolated on an island in times of flood. It is possible that the frequency and height of floods will have been altered by the opening of the Dawesville Cut. Information from the Department of Water indicates much of the Glebe Land is flood-prone especially in these low areas.

For the greater part the subject land is between two and four metres above the river level, with the banks steep but apparently stable.

Current uses of the site include:-

#### St John's Church and Churchyard

This is an active Anglican parish church with well attended and regular Sunday services. It generates a requirement for 30-40 car parking spaces in the adjoining Henry Street and double or more, when there is a special celebration such as a wedding or a funeral. The cemetery is well maintained although burials are now only by special arrangement. The last of these was in 2004. Most burials now take place in Pinjarra Cemetery at the southern end of the town.



**St. John's Church surrounded by large trees.**

#### The Heritage Rose Garden

It should be noted that the rose garden is not in itself a heritage place, although part of a site which certainly is. It is known as a heritage rose garden because it is a garden of



heritage roses, and is a modern addition, planted in 1983. Its significance is that it is a nationally recognized garden, and is the only one in Australia that is on the register of the Heritage Rose Foundation which is an international body. It occupies a part of the site originally within the grounds of the old Pinjarra School, and currently owned by the Shire of Murray.

### The Old Pinjarra School

The school served the community from 1896-1924. The building is a fine example of the work of the colonial architect, George Temple Poole and is in very good condition. When the new school was built on the corner of Camp Road and the South West Highway, the building became the office of the Murray Roads Board. It was subsequently leased back to the Anglican Church as a hall. It is currently leased to a Quilters Group who use it as a workshop and display area.



**The Old Pinjarra School in 2006**

The associated headmaster's house is occupied by a Shire officer who acts as a caretaker for the old school building and associated land.

### Former Rectories

Whilst the original rectories no longer exist, their site is known, as is that of an associated well. Their location is of considerable importance to the heritage precinct and helps to complete the picture of the Glebe Land during the colonial period.

Another dwelling, constructed in the 1970's to replace the earlier demolished rectory is occupied by a tenant of the WA Planning Commission. This former rectory passed to the Commission when the Glebe Land property was purchased in August 2002. A new rectory is currently under construction on Lot 500 Henry Street, the property of the Anglican Diocese of Bunbury.

### Boat Ramp

At the western, downstream end of the subject land a boat ramp and its associated car parking area have been constructed by the Shire of Murray.

### **2.03 Heritage Values**

The heritage value of the subject land is extremely high.

The northern end of the township, incorporating the Glebe Land and St. John's Church, the Memorial Garden, Edenvale and its outbuildings and the older buildings in George Street, form a cohesive precinct of great significance. Its location at the river crossing was a logical starting point for the establishment of the Pinjarra townsite, as a result of which most of the heritage buildings in the precinct are from the colonial period. Within the subject land St. John's Church, and the old Pinjarra School and the headmaster's house are still in active use and, visually linked to the house and outbuildings of Edenvale. The relationship between these buildings has survived throughout the twentieth century.

The Glebe Land was owned by the Anglican Diocese of Bunbury until its recent acquisition by the Western Australian Planning Commission. It had the traditional association with St. John's Parish and its incumbent rectors. The original rectory was situated on the ridge overlooking the Murray River and was eventually replaced on the same site by a temporary asbestos structure in the 1950's.. A later rectory occupies a site close to Henry Street. This latter building was constructed in the 1970's and is now owned by the Western Australian Planning Commission which has let it to a tenant.

There is a road reserve through the subject land which was known as Cannon Avenue. It is likely that this was constructed only in local gravel as an access to the original buildings, associated with the church and school. The road formation and its associated avenue of trees are still visible for some of its length.



**Part of Original Cannon Avenue**

It is likely that Henry Street which now forms the southern boundary of the subject land and separates it from Edenvale, is a more recent road. Unfortunately it now bisects the precinct but its role as a relief route in the event of any closure of George Street precludes its removal.



**Henry Street with School on north side and Edenvale to the south.**

#### **2.04 Building Stock**

There are four existing buildings on the subject land.

St. John's Church and its associated graveyard occupies the eastern end of the site on its own lot (Lot A). It is the property of the Anglican Diocese of Bunbury. It has been in continuous use as an Anglican parish church since it was built in the late 1850's. It was consecrated in 1863. The graveyard was closed for burials (except in special circumstances) in 1926. The last burial under those circumstances, took place only three years ago in 2004. The church now has a modern parish centre and a new rectory is under construction on adjacent land near the corner of Murray and Henry Streets.

The rectory built in the 1970s on the Glebe Land is now owned by the Western Australian Planning Commission and currently has a tenant occupying it. It is a brick and tile building whose function as a private residence and architectural style are wholly out of context with the character of the precinct. The building has limited monetary value and is not adaptable in terms of function and appearance to the purpose and character of this important precinct.

There is no strong support for the retention of this building but the Murray Shire Council required the possibility to be re-examined following the analysis of the submissions. The representative of the Western Australian Planning Commission and the Regional Heritage Advisor both assert that the building is out of keeping with the heritage values of the site.

It is also noted that it would be extremely costly to re-furbish in a style more compatible with the colonial history of the site, and that the cost of converting it to a more appropriate use (than residential) would be difficult to justify. A suggestion that it could serve as a residence for a warden or caretaker cannot be supported in view of the prohibitive cost of refurbishment. Such accommodation could be considered elsewhere within the complex of heritage buildings if necessary.

The Old Pinjarra School is a handsome example of the idyllic Cottage Orn  style. The work of the Colonial Architect, George Temple-Poole, it was built in 1896 to accommodate up to 100 children in two classrooms. It was replaced as a school in 1924 when a new school was constructed on the site of the present Pinjarra High School. Since then, it has served as offices for the Murray Roads Board, as a parish hall for St. John's Church and, most recently, as a work and display centre for a quilting group. A 1991 photograph shows the school building in poor condition with the roof in much need of repair. Since then, it has been successfully restored.

The schoolmaster's house is the least conspicuous of the buildings on the site because it is surrounded by trees and a densely vegetated garden. It is currently occupied by a Shire of Murray officer who acts as a caretaker for the precinct.

## 2.05 Trees

The subject land has two distinct zones. The riverbank is well clothed with indigenous trees, mainly flooded gums with some paperbark, possibly *Melaleuca cuticularis* as the river is tidal below the weir and more salty. There is some invasion by olive trees and by a considerable amount of *Watsonia*.



**River Vegetation**

On the former Glebe Land successive rectors and vestry members have planted a variety of introduced trees. Some were planted for produce – citrus trees and an olive grove, and others for ornament. The latter include flame trees, cape lilac, a fig, false acacia and a single oak tree. The ornamental planting is partly responsible for the perceived “Englishness” of the Glebe Land. There are also a number of very large pines.

In the area surrounding the school other trees were planted, presumably for shade. Among these is a very large sugar gum. This may have a particular association with the history of the school, because the species (*Eucalyptus cladocalyx*) has its origins on the Eyre Peninsula. In the early years of the 20<sup>th</sup> century many settlers moved into Western Australia from South Australia to escape from severe drought. The sugar gum appeared in this State around that time, and this may be one of the earliest examples, planted in the new school as it was then. There are also very large Marri trees in the school grounds and within the Glebe Land. This species is common along the Murray River, and these individuals are likely to be descendants of those originally on the site. Peppermint trees also occur within the Glebe Land.



**Oak Tree**



**Avenue of  
Flame Trees**

## 2.06 Heritage Rose Garden

As discussed in 2.02, this small garden accommodates some 400 heritage roses. It is of great significance at least nationally, but it is extremely cramped, with much of the stock growing under less than ideal conditions. In spite of its significance, it is not well known, and not easily accessed. For the elderly and infirm access is poor.

It is of relatively recent origin, commenced in 1983, and it would appear that it has subsequently outgrown its site. It is in ownership of the Murray Shire Council, who are responsible for its routine maintenance, with the Heritage Rose Society volunteers providing expert advice and specialist services such as pruning.



**The Heritage Rose Garden**

### **3.00 MAJOR LINKAGES**

#### **3.01 Peel Regional Park**

The Peel Regional Park comprises some 6,375 hectares of land abutting the Peel-Harvey estuary and the Murray, Harvey and Serpentine Rivers, and also includes the waterways themselves.

The Glebe Land has been purchased to form part of the Peel Regional Park. Draft plans for the park include the subject land as a designated node; a leisure activity and open space area. Its values for parkland landscape and heritage value are emphasized.

The study area, including the Glebe Land itself and the old Pinjarra School land, comprise the easternmost node of the Peel Regional Park. Located adjacent to the Murray River and the South West Highway, and very close to the railway station, it can be described as the *Eastern Gateway* to the regional park, where road, river and railway conveniently meet.

In addition to meeting leisure needs of residents of Pinjarra and the surrounding area, the Glebe Land is destined to be a major arrival and access point for visitors from elsewhere in the region and beyond.

#### **3.02 Pinjarra Open Space System**

The Glebe Land is immediately downstream of the South Western Highway bridge over the Murray River, and is located on the southern bank. On the upstream side of the bridge, Cantwell Park extends southwards along the riverbank and has a pedestrian connection through to the Pinjarra Recreation Centre on Camp Road. George Street properties form its western boundary.

Cantwell Park is an attractive parkland landscape with significant heritage buildings, such as the Pinjarra Post Office (Temple-Poole) and the Exchange Hotel, forming a distinctive and valuable backdrop. It receives much use by Pinjarra residents, from both sides of the river, and by others from further afield. A suspension bridge provides pedestrian access to the eastern side of the river.

The riverside path, that runs the length of Cantwell Park, extends beneath the traffic bridge into the Glebe Land. Within the Glebe Land, the path follows a narrow easement along the riverbank as far as the boat ramp, at the bottom of Forrest Street.

The link between the Glebe Land and the upstream public open space system has therefore already been physically and visually established.

Although the riverside path extends the full length of the river bank through the Glebe Land, and is well known and well used, its corridor is fenced, leading to the general perception that the remainder of the Glebe Land is not for public use. Removal of the fence and development of the Glebe Land as public parkland will greatly enhance the value of this linkage, both real and perceived.



**Existing Path in Glebe Land between Boat Ramp and Road Bridge**

### **3.03 Heritage Precinct**

The subject land is physically and cognitively a part of the Pinjarra Heritage Precinct. It is easily identifiable as a site of nineteenth century development with very few modern intrusions.

One of the intrusions is Henry Street, which separates the subject land from the Edenvale complex. This road is a critical component of the Pinjarra traffic system and must remain open. Another intrusion is the 1970's rectory building which is no longer used as a rectory, and could be removed.

The Heritage Rose Garden, although only a 1983 development, is nevertheless compatible with the ethos of the precinct.

### **3.04 St. John's Anglican Church**

The Glebe Land was allocated to the successive incumbent rectors of St. John's Church, and was developed for growing produce and the provision of grazing, for the benefit of the rectors and their vestries (parish councils). The church has had a central role in the spiritual and social life of Pinjarra for the best part of 150 years.



#### 4.00 ACCESS

##### 4.01 Regional Access via Road, Rail and River

A primary access to the Glebe Land will be off George Street, at the intersection with Henry Street. George Street is the main street of Pinjarra and a section of the South Western Highway, linking Perth to Bunbury and other towns of the South West. It is a busy road, currently carrying some 10,000 vehicles per day. Reduced traffic volumes on George Street are expected when the New Perth Bunbury Highway is completed at the end of 2009. (This may be delayed). Further reductions are expected when the proposed Pinjarra Eastern Bypass is constructed in the long term. Progressively, these reductions are likely to be offset by traffic increases brought about by the role of George Street as the main business / retail street of Pinjarra (a growing regional centre) and its role as a link in the district road system. Accordingly, traffic volumes in George Street are expected to reduce after 2009, then return to higher levels (albeit slightly less than at present) in the long term. Ease of access from George Street will be proportionate to these traffic patterns with improvement through the reduction in heavy vehicles using the road.

Minor improvement at the existing intersection of George Street and Henry Street (in relation to access to the church car park) is possible and this would be beneficial.

Good rail access is available to Pinjarra, with a station close to the Glebe Land. At present, rail access to the Peel Regional Park is not a significant matter, but with Pinjarra becoming the terminus for a major tourist railway (as well as an existing stop on the regional line), its role may well have increased significance in future. It is conceivable a day package of train, bus and river cruise could be developed to utilise the regional park node as a stopping place. An example may include :

Perth – Boddington (morning tea)	- Bus
Boddington – Pinjarra (lunch)	- Train
Pinjarra – Ravenswood (afternoon tea)	- Boat
Ravenswood – Perth	- Bus

There is a small landing stage on the river, just below St. John's Church, and a land-backed jetty near the boat launching ramp. The landing near the church is too small for passenger use and has no access for disabled people. However, the latter is the logical end point for walks through heritage parkland, from the Pinjarra station to the point of embarkation for a tourist boat. Universal access to the boarding point would be necessary.



**Landing Stage near Church**

#### **4.02 Local Access via the Pedestrian and Cycle Network**

This access is already partly in place, and with minor adjustment below the traffic bridge, may be considered adequate. In effect, there is pedestrian and cycle access along the river from Camp Road to the boat launching ramp in the Glebe Land. There is also a pedestrian connection via the suspension bridge to the east side of the river. The pedestrian connection into the railway precinct is being improved and this is also linked to the cycle route to North Pinjarra (formerly Carcoola). This cycle route may be extended further northwards to another heritage complex at Fairbridge, and a southerly extension to Old Blythewood (National Trust) has also been considered.

Although outside the scope of this study, it is suggested that a pedestrian/cycle route be established via Forrest Street to connect with the western end of the Glebe Land and that this should in turn connect with the residential areas to the west and south of George Street. A continuation of this route to a highway crossing at Camp Road would complete the circuit.

#### **4.03 Traffic and Parking**

It is anticipated that the existing road system will provide access to the subject land with only minor modification at the Henry Street/George Street intersection.

Direct access to the Glebe Land will necessarily be from Henry Street, approached from either the South West Highway, or from Murray Street by traffic from the west. The need to keep Henry Street open as a bypass for George Street (in the event of a blockage of the latter) means that it will be more than adequate as an access to the Glebe Land,

even though it may be necessary to have speed restrictions on it, given that it passes through an important pedestrian precinct.

It will be necessary to improve off-street parking to ensure that there is no regular overflow into adjoining streets. If a function or cultural event is held in the Glebe Land some parking in adjoining streets may be necessary. To provide off-street parking for all events in the Glebe Land would detract seriously from the amenity of the park.

Parking for St. John's Church and Edenvale must remain at the eastern end of the park, with additional off-street parking near to the Murray Street/Henry Street junction. Monitoring by the Department for Planning and Infrastructure indicates the boat ramp receives very limited use. Accordingly, the existing, adjacent car park should also make some car parking space available.

The possibility of providing overnight parking for caravans and tent campers has been examined. However, the visual intrusion of caravans and the associated facilities would greatly conflict with the character of the heritage parkland and is considered inappropriate within the Glebe Land, but could be very appropriate if a suitable location could be identified on adjacent land. In this respect, the possibility of establishing, say, four caravan stop-over bays within the large car park abutting the southern boundary of Edenvale should be explored. This use is covered in greater detail in Section 6.20.

## 5.00 DESIGN OBJECTIVES

The design objectives were set out in the consultant's brief and discussed with the stakeholders at some length. (Appendices 2 and 3).

These objectives are summarized in the conclusion of the record of the stakeholder meeting held on 22 May 2006:-

“The subject land should be developed in much the same way as the upstream riverside park, but given more prominence to encourage its use by visitors from outside Pinjarra. There should not be commercial development except possibly a small overnight halt for caravans. The heritage values of the land should be actively promoted and all linkages to the heritage precinct should be strengthened.

The role of the subject land in the Peel Regional Park should be explored and developed in the broader context of regional visitor facilities”.

The balance of that record is Appendix 3 of this report.

As the planning process has advanced it has become increasingly clear that the natural and cultural heritage of the Glebe Land must be at the forefront of all design considerations. Significantly, there are a number of locations within the Glebe Land from which the perspective of the land and views are closely related to those that would have been experienced at the end of the 1800s. The most significant is the site of the original rectory (now known), which has an outlook across the meadows to St. John's Church and the Old School building, these being outstanding examples of mid and late-1800s buildings, with both in good condition. There are also views of the river and through the trees to Edenvale.



**Site of Old Rectory**

The Glebe Land is a priceless piece of heritage land largely unspoilt by major changes that could, in other circumstances, have occurred over the twentieth century. This is rare, and the integrity of the site must be preserved and enhanced. With definition and interpretation, the site of the Old Rectory gives structure and meaning to the overall parcel that is the Glebe Land. Moreover, this adds a significant additional element to the existing heritage precinct with its attendant leisure, cultural and tourism benefits, and to the perception of Pinjarra. The preservation and enhancement of the integrity of these elements should be regarded as the primary design objective.

While preservation of heritage values is the primary objective, it is not the only one. This location also needs to be a component of the Peel Regional Park, and an extension of the Pinjarra open space system. To serve these purposes, it must be planned and designed to accommodate the leisure needs of present and future users.

It is possible for these key purposes to be compatible. Parking places, paths, furnishings, toilets, signage and irrigated mown grass will be necessary. The essence of the design exercise is to maximize the heritage values, and to minimize all modern intrusions by using natural materials and forms which complement the Heritage Precinct and yet meet the needs of users. Importantly, it is also important for the structure of the parkland layout to relate to the historic nature of the land.

## **6.00 PLANNING**

### **6.01 Key Values and Design Elements**

Key Values that set the framework for the design are as follows:-

- The heritage buildings (St. John's Church, the Old School, the school master's cottage and linkages to Edenvale);
- The Old Rectory and its curtilage;
- The rolling pastoral landscape;
- A blend of mature trees with a high proportion of introduced species popular in colonial times;
- The informal country lane that is Cannon Avenue;
- The Murray River;
- An informal character and freedom from post-colonial influences, especially motor vehicles.

These are the main parameters for the design.

### **6.02 Other Primary Elements**

The items referred to in 6.01 (above) are the key elements in the structure. In addition to these, a number of other primary elements are necessary. These need to be assimilated into the park structure in a compatible manner. These are as follows :

- Seating;
- A shelter;
- Toilet facilities;
- A public gas barbecue;
- Drinking fountains;
- Parking.

### **6.03 Development of the Parkland Structure**

The key design elements referred to in 6.01 above have fixed locations. The other primary elements referred to in 6.02 (above) need to be located in useful positions according to function. Further, all of the respective design elements need to be connected by pedestrian access, and configured in a way that optimizes both function and amenity.

For example:-

- Parking facilities need to have a reasonable relationship with walking routes and leisure focal points but they also need to be located so that they do not impinge on the character of the precinct;

- Toilet facilities also need to have reasonable proximity to activity areas but, as buildings, be somewhat inconspicuous;
- Also, pedestrian routes need to provide useful and convenient connections between origins and destinations, but at the same time, need to pass through high value parts of the landscape, while minimizing distraction from, or division of the landscape they pass through. Paths also need to provide options for walking routes, providing a choice of long and short walks, and accessing a range of landscapes, where possible;
- Seating needs to be located where the favourable landscapes or contemplative values may be found, and at intervals that also allow rest stops where necessary.

#### **6.04 The Old Rectory and 'Home Curtilage'**

The Old Rectory site is on high ground with commanding views of the river and the colonial buildings. It is the natural focal point of the Glebe Land. It will be necessary to draw park users to this point in order that they may experience these important views and absorb the ambience of the park.

The Old Rectory site is the heart of the Glebe Land. Accordingly, it is proposed that the rectory and its curtilage become the focus of the park. The key components of this are the 'footprint' of the rectory, the group of ornamental trees that define the 'home curtilage' and the rectory's water well.

It is possible that traces of other fabric making up this colonial rectory site might be uncovered through an archaeological investigation. This could enrich 'home curtilage' or its interpretative values, or even both. Moreover, this would assist in determining the most appropriate detailed treatment of the rectory site. In this respect, it is considered final details of how the rectory site is to be treated should be addressed once information from an archaeological investigation is obtained.

Accordingly, the plan shows only a general treatment for the rectory site, focusing on its 'footprint'. It is proposed that a separate archaeological study be undertaken, and a detail design for the rectory 'footprint' and the 'home curtilage' be prepared as an extension of this landscape plan.

It is proposed that the existing gateway, at the top of Cannon Avenue, should be retained, together with a limited segment of associated fencing (using split jarrah posts) to retain some perspective regarding original layout and a sense of having arrived and entered the Glebe farmlet.

The water well is an important heritage feature and an item of interest. Protection of the well is necessary for safety reasons and also to assure its ongoing integrity. At the same time, the well needs to be viewed by users of the park. It is proposed the well be retained in its present form (ie. flush with the natural surface) so that its original character is intact. However, a secure cover (that also prevents objects from being dropped into the

well) should be put in place in a manner that minimizes distraction from its original character. The ground surface around the well should be made to resemble the natural soil of the site, but chemically bonded to accommodate pedestrian traffic.



**Old Well**

### **6.05 The Meadows**

The topography of the meadows would appear to be much as it would have been in the nineteenth century. It is recommended the landform should remain unchanged. Grassed, reticulated and mown, some of these meadows will provide an attractive green landscape for the heritage precinct, and for the Pinjarra townsite. This will also provide opportunities for walking and picnicking and, in some areas for informal games.

#### **South Meadow**

The south meadow, located beyond the Plane trees defining the western edge of the home curtilage, is a basin made picturesque by its topography and mature vegetation. And beyond the south meadow is the old school house.

This area should be grassed, reticulated and mown for parkland use. It is also suggested that a water body be considered in the lowest part of this meadow. This would enhance its already high scenic values, provide an accessible feature of much interest, with the inherent attractions of a shady watercourse in summer. A survey will be needed before the configuration of this feature can be finalized. A low-key pedestrian bridge, across the water body, could also be considered.



The Murray Shire Council has specifically requested that consideration should be given to the inclusion of an amphitheatre. The consultants expressed some reservations about such an inclusion, but have no objections to performances and functions taking place within the parkland. However, in recognition of the heritage values of the Glebe Land, it is suggested that any permanent structures would not be appropriate. Performances as such would not be inappropriate in the natural landscape of the park. A platform or shell could be erected for the occasion, as could other temporary structures such as portable toilets and refreshment trailers. The audience could bring along rugs or folding chairs for sitting on. Parking provision may also have to include temporary overflow parking. The one permanent fixture which should be considered is a power board to ensure adequate lighting and sound.

It is recommended the 1970's rectory building should be removed as its present use as a private residence and its architectural style are wholly out of context with the character of the precinct and the building has limited adaptability (in both function or appearance) to some other purpose within this important precinct.

#### River Meadow

The river meadow relates closely with the footprint of the old rectory and, to retain that sense of connection, it is suggested no changes be made other than the planting of lawn and reticulation, with a single bench seat for use of visitors. This is also very compatible, in landscape terms with the tranquil countryside outlook from the pavement along the river bank.

#### Church Meadow

The Church meadow is an elongated area, mostly gently-sloping land with a steeper gradient along its eastern side. An olive grove is a prominent feature. The olive grove comprises a small number of older trees close to the home curtilage and a larger number of more-recent origin closer to the church. The meadow contains a mix of remnant and introduced trees.

Reinstatement of an outlook to St John's Church from this meadow would be very worthwhile. In this respect, removal of some of the more-recent olive trees would be beneficial. At the same time, its larger size and elongated nature tends to make this a more bland landscape.

The strategic removal of some olive trees needs to be handled with extreme caution. It has been pointed out by the Regional Heritage Advisor that the relatively modern olive grove still has heritage value as part of the continuum of church usage of the Glebe Land. This view is supported by the consultants. It is also considered to be a major initiative of this plan to re-create the visual link between the original rectory site and St. John's Church. It is proposed therefore that the opening and maintenance of this visual link be achieved with minimum disturbance to the integrity of the olive grove. It is felt that the

desired outcome can be obtained by the removal of a few trees and some strategic pruning.

It is also recommended that the opportunity for some expansion of the heritage rose garden be provided within this precinct, where it is shown on the plan.

#### **6.06 St John's Church**

The church is a continuing and most beneficial use of Pinjarra Town Lot A and is acknowledged accordingly. In the present format, the church and graveyard properly fulfil their functions and also contribute significant value to the precinct and the town.

No changes are proposed in regard to the church. It is, however, recommended that the church yard should be fenced along its northern boundary to maintain the necessary degree of sanctity in a manner appropriate to the nineteenth century building and the surroundings.

#### **6.07 The Old School and School Master's Cottage**

The school is an iconic building in the historical context of the park and precinct. The Cottage Orné style of the old school house, combining sculpted architectural form together with amiable but sturdy detailing, makes a significant contribution to the character of the overall heritage precinct, and to Pinjarra.

The sculptural qualities of this building are such that it is essential to ensure that its integrity and aesthetic qualities are not diminished by placing distracting features in its foreground. This is consistent with its context as a country school. Also, the nearby grounds should remain as unfurnished parkland (other than trees and the curtilage of the school master's cottage) as this will allow the leafy hollow between the school house and rectory gates to be enjoyed. Reciprocally, this will allow the school house to play its important role in setting the character of Cannon Avenue.

It would be most appropriate if the school house could accommodate a visitor centre and perhaps some office space for park management. In such a gateway location to the Peel Regional Park it is not difficult to envisage this type of role. The visitor centre would provide information and orientation for the Peel Regional Park, and should not compete with, nor be confused with the tourist centre for Pinjarra and surrounds which is currently located at Edenvale and is likely to be re-located in the Station Precinct. A small parking facility for staff could be retained near to the school house.

The school master's cottage is an attractive adjunct to the school house. It needs to continue use as a caretaker's residence to give security to the precinct and in doing so, contribute to the perception of the location as a continuing, lived-in precinct. Pedestrian movement between the school and house should not be prevented, but neither should it be

encouraged so as to retain an appropriate level of privacy for the residents of the school master's cottage. Use and management of the curtilage of the cottage should be respectful of its importance as part of a heritage precinct.

#### **6.08 Cannon Avenue**

Cannon Avenue, from church car park to the gates of the Glebe Land, is an authentic nineteenth century country lane. Intrinsically, that characteristic is already of great value.

As Pinjarra and the surrounding area grow during the decades ahead, the accessibility and authenticity of this country lane will take on much greater significance - especially given its role as part of the heritage precinct (as enlarged by sensitive enhancement of the Glebe Land and the old rectory site).

Accordingly, the carriageway should not be 'refurbished' in any manner that might convert its authentic features into a 'look-alike'. Rather, the informality and nineteenth century character should be allowed to live on as part of the natural everyday fabric of Pinjarra.

#### **6.09 The Riverside**

The riverside, between the path and the bank, is steep and not well suited to access to the water's edge, excepting at the Church landing and the boat ramp. It is recommended that this amount of water's edge access is reasonable in these circumstances.

The vegetation between the path and the bank comprises a combination of remnant vegetation with some introduced Pines adding to its character. It is recommended that this combination of endemic native species and colonial trees is appropriate to the Heritage Precinct, and should be maintained and enhanced with discrete additional planting. The olive trees that threaten to infest this part of the study area should be removed.

#### **6.10 The Boat Ramp Precinct**

Boat usage surveys by the Department for Planning and Infrastructure indicate that the boat launching ramp receives very limited use. It not expected that this will increase significantly.

This supports the principle that the parking facilities associated with the little used launching ramp are capable of some degree of overlapping use for the Glebe Land. To some extent that is already the case. It is suggested that the parking area be configured to allow single vehicle parking at the edge closest the river bank to allow less mobile people (who may be less-able to walk through the Glebe Land) to enjoy views from motor

vehicles, or to park as near as possible. Car and trailer parking should be to the southern side of the car park.

This may not be achievable within the bitumen area as currently defined, and an alternative arrangement is shown in the plan if Council decides to leave the parking within the present kerb lines.

### **6.11 Parking**

It is proposed that an additional amount of car parking be provided within the Glebe Land, on the site of the 1970s rectory. There will then be four formalized parking areas for the heritage precinct, conveniently distributed to meet the respective arrival points and optimize convenience. It is expected that users will have a range of preferences. For example, some may visit Edenvale (for its museum or Devonshire teas), then make a visit to the Glebe Land as an ancillary activity. Others will simply walk around, or through the Glebe Land for physical exercise, aesthetic reasons, walking pets and so forth. The distribution of parking facilities should meet all combinations of use. The additional car park within the Glebe Land should be screened to avoid visual intrusion of vehicles into the character of this important precinct.

It is suggested traffic should be directed mainly to parking facilities at Edenvale, the boat ramp and the 1970s rectory site. Promotion of parking in front of St John's Church is to be avoided, as this could conflict with the needs of the church and due to its proximity to George Street/Henry Street intersection, where traffic hazards could be created if car parking is focused on that location.

The suggestion that an area for outdoor performances should be identified within the Glebe Land also has implications for parking. It is neither necessary nor desirable to create a large car park to cater for very occasional use, but it is recognized that performances in such a lovely setting could attract audiences of several hundred people. It is suggested that, in such an event, Council allows kerbside parking on nearby streets. Overflow parking on grass areas of the Glebe Land is not recommended. Patrons may be encouraged to walk to performances if parking is scarce, and this is not a bad outcome.

### **6.12 Arrival Provisions**

The Glebe Land needs to be easily-found and identified for travellers visiting Pinjarra and the Peel Regional Park. Given its main entry is found immediately upon crossing the bridge over the Murray River, it will be necessary for visitors to be informed before the railway crossing (if southbound) or about 100 metres ahead if travelling north along George Street.

The use of substantial signs, or 'entry statements', in the immediate vicinity of the Henry Street - South Western Highway intersection is to be strenuously avoided as this is the

epicentre of the greater heritage precinct. Information should be imparted ahead of this location.

### **6.13 Signage**

Signage is used to announce, direct and inform. Information includes orientation, direction and interpretation.

It is important that the roadside signage is short and clear, so that motorists do not need to slow down or stop to understand it. Importantly, signage within the park should be minimized, so that it does not detract from the parkland character.

Wherever possible, essential information directing visitors to the various park and precinct facilities should be located in, or adjacent to car parking. Where necessary, signage could be displayed as a map showing key features and facilities.

All the signage should be consistent in style and colour, with a suite developed for the Peel Regional Park, even if there is a sub set in the Murray Shire Council livery. It is acknowledged that the corporate imagery for the Regional Park has not yet been developed, and that the Glebe Land may well be the first section to use the imagery once it has been determined.

It is important that the historic name, the Glebe Land, be retained - firstly because that is its identity, and because this name maintains its historic roots. However, it is necessary to ensure that it is understood to be a public parkland. In this respect, it is suggested that signage, printed material and website information should refer to it in the following manner:

Peel Regional Park  
The Glebe Land, Pinjarra

In this way, both the Glebe Land and Pinjarra will enjoy additional connotations that will increasingly arise from being part of the Peel Regional Park, a feature whose future standing and tourism value is likely to be very significant.

### **6.14 Circulation**

Within the park, it is necessary to provide a pedestrian system that links the car parks to all the major features. The riverbank is well-served by the pedestrian and cycle path, although its appearance does need some adjustment if it is to be compatible with the future quality of the proposed park facilities.

The old Cannon Avenue alignment is clearly visible on the ground and, as mentioned, needs to be maintained in a manner consistent with its character as a country lane. Its

role will be to form the main pedestrian axis through the Glebe Land, retaining and reinforcing its avenue of trees wherever appropriate.

Other paths should link the access points, such as the parking areas and jetties, to the various viewpoints throughout the park, so that users can experience an unfolding sequence of views. Paths should also be gravel, or at least appear to be gravel. (They could be bitumen with fine gravel exposed at the surface).

Paths should not be wider than the existing path along the river bank, as wider paths would impose unduly upon the landscape. Paths should be curvilinear with no abrupt geometry.

The riding of bicycles should be restricted to the riverside path and Cannon Avenue. In all other areas, cyclists should dismount and pedestrians should have priority.

No motor vehicles should be allowed into the park excepting those used for management purposes. Vehicles carrying aged or infirm passengers could be permitted to use Cannon Avenue (if showing ACROD identification only).

#### **6.15 Lighting**

In common with most inland towns of the South West of Western Australia, Pinjarra can be very hot during the summer months. Accordingly, there will be a need for use of the open space system after dark. Therefore, it is strongly suggested that the major paths and facilities are lit in the evenings, to enhance safety and security.

Selected features such as the old school, the old rectory site and the west wall of St. John's Church could be floodlit.

#### **6.16 Toilets**

Some priority should be given to the erection of a toilet facility in the Glebe Land. This facility may well be the first requirement of travellers on arrival. Consideration should be given to adapting the existing old school toilets which are well located, close to the focal centre of the Glebe Land.

The nearest toilet facilities at present are on the south side of the Edenvale complex, or near the Pinjarra Post Office. The congregation of St. John's Church currently must use the Edenvale facilities, a walk of some 150 metres. A renovated school toilet block would reduce the distance considerably.

If it proves impossible to discretely upgrade the old school toilets, the design of new facilities should reflect the style of the old school building in order to fit in comfortably with the existing heritage structures.

### **6.17 Vegetation**

As part of the design development process, it will be necessary to establish an inventory of existing trees on the site, identifying their species, age, condition, and useful life expectancy. When this has been completed, any dead, dying and dangerous trees should be removed, along with those whose removal is necessary to implement the proposals set out in this plan (see section 6.05). For example, it is desirable to establish a strategic view corridor to St. John's Church through the Church meadow, to re-establish the visual connection. It is also possible that some views of the Murray River would be enhanced by some very selective thinning of the riverside vegetation. All olive trees should be removed wherever these occur outside the olive grove.

It will also be desirable to plant new trees to provide shade, shelter and enclosure to appropriate parts of the area, especially as pre-emptive replacements of established trees with a limited future.

The species selection should be related to the existing mix of indigenous riverbank trees and the introduced exotics to reflect the heritage of the Glebe Land and the precinct. No species outside these groups should be introduced.

The citrus trees, fig tree, Flame trees, Jacarandas and the Oak adjacent to the old rectory site should be given special care as living connections with the daily life of the old rectory. Special care should also be given to the Pines and Plane trees elsewhere within the precinct. Replacement ornamental trees should be cultivated from the originals, to take over as older trees die off.

### **6.18 Ornamental Planting**

For reasons associated with the safety and security of park users (CPTED constraints) dense plantings of shrubbery that are capable of concealing potential assailants or would unreasonably obstruct surveillance over the open space, should not be used.

This does not preclude the use of low ornamental shrubs as discussed with stakeholders and consistent with the concept of planting in a late Victorian park.

### **6.19 The Heritage Rose Garden**

It is proposed to extend this garden as part of an ornamental setting in the vicinity of the school master's house. The present garden is too cramped, too shady in parts and is not universally accessible. It should not be removed, but an additional area should be established where all exhibits are easily accessible. Given that many visitors may be elderly or infirm, this would be highly-desirable.

## 6.20 Commercial Facilities

The issue of commercial facilities in the Glebe Land has been re-examined following the receipt and analysis of public submissions on the Draft Plan. In particular, the suggestion by the Murray Shire Council members to include a caravan parking facility, has been reassessed.

It is agreed that there is a need for short-stay caravan parking in Pinjarra. There would appear to be a lack of any designated parking bays set aside for travelers with caravans passing through.

A case for overnight parking for caravans is harder to justify, with Pinjarra being only one and a half hours from Perth. If a case could be made for an overnight parking facility it would need to be:-

- Within easy walking distance of the town's food and beverage outlets.
- The parking area would need security lighting, a well lit connection to the main street, and access to a toilet block. (Power and water outlets would be desirable but not essential).
- Good signage and access to and from the site.

The consultants are of the view that, even if the case could be made for such a facility, it could not be sited in the Glebe Land for the following reasons:-

- The owners of the Glebe Land, the Western Australian Planning Commission, are opposed to any such use of land under their control which is set aside for inclusion in a Regional Park.
- All submissions received on the Draft Plan support the view that the heritage value of the Glebe Land would be compromised by the inclusion of such a facility. (The submissions are included as an appendix to this plan).

If a case can be made for an overnight parking facility for caravans, the consultants respectfully suggest that the bitumen parking area on the south side of Edenvale complex would be an appropriate location.-

- Because it is very close to the main street food and beverage outlets.
- The area is largely unused at night and could easily support the use between, say, 5pm and 9am.
- There are existing toilet facilities.

At a relatively low cost, the area could be promoted for the use of overnight caravan travelers on a trial basis to ascertain whether the level of patronage justifies further investment.

With regard to other commercial facilities it is recommended that there should be no commercial development within the Glebe Land. This is in part due to the heritage



values which could be compromised by inappropriate development. The consultants are also of the view that development of the Glebe Land as a part of the Peel Regional Park should enhance the viability of existing enterprises in Pinjarra, and should not introduce competition. It is beyond the scope of this study to make recommendations regarding the use of the Edenvale complex, but it is suggested that the enhancement and enrichment of the commercial enterprises therein would be of benefit to the whole precinct.

For example, it is understood that the tourist information bureau is to be moved to the Station Precinct. The available space vacated could be used effectively for interpretation of the precinct, and sales of art and craft produced within the precinct.

It has emerged during discussion with the Friends of the Heritage Rose Garden that there is the possibility of having an outlet for heritage rose stock in association with the garden. This could only reasonably be a small outlet focused purely on heritage roses and the means of maintaining them, to complement existing garden centre/nursery outlets in Pinjarra. Such a facility could be an extension of commercial activities in Edenvale, or be incorporated 'back-to-back' as part of a building containing toilet facilities near the extended rose garden.

#### **6.21 Water Wise Principles**

It was apparent from the stakeholders represented at the site meeting on 22 May 2006, that Pinjarra people would like to see the Glebe Land treated as an extension of the existing riverside park.

Whilst this is consistent with all the park objectives, the inclusion of more irrigated mown lawn is of concern if water wise principles are to be observed.

In the process of site assessment and analysis it was observed that a shallow valley form running through the site tends to be wet in winter and can, on occasion, contain standing water.

In the planning and conceptual design process it emerged as a recommendation that this local depression should become a permanent water body. In order to keep the water body in place during all seasons it would need to be lined. In winter it could be topped up by collecting stormwater from adjoining roads, roofs and parking areas. This stormwater would then be bio-remediated before discharge into the river.

Part of the irrigation requirements for the Glebe Land lawns might be drawn from the water body within the park. It could be drawn down at night and topped up in the morning from an extension of the existing park irrigation source, upstream of the weir.

### **6.22 Archaeological Survey**

It has been suggested that a detailed archaeological survey be undertaken on the site of the old rectories prior to detailed design. The Regional Heritage Advisor suggests in her submission on the Draft Plan, that such a study be carried out over the Glebe Land as a whole before any more detailed planning is commissioned.

### **6.23 Heritage Material Discovered During Works**

It is possible that items and material of heritage significance may be discovered during works. If such material is encountered, works should cease pending consultation with a heritage specialist.

## **7.00 DESIGN GUIDELINES**

A style manual for the “Pinjarra Glebe Park” should be drawn up to achieve consistency with those of the:-

- The Regional Park
- The Murray Shire Council
- The Existing Heritage Precinct

It may be that the Glebe Land is the first node of the Peel Regional Park to be designed in detail and developed. In this event its style manual should become the benchmark for the whole area, as far as the Peel Regional Park facilities are concerned.

The style manual should refer to all signage, furnishings, paving and structures, and should include a palette of colours to be used on all these elements. The palette should be broad enough to allow creative expression by individual designers, but not broad enough to preclude an acceptable level of continuity and cohesion through the park.

### **7.01 Signage and Publications**

The style manual may also include graphic devices and logos that identify the park with the Peel Regional Park and the Murray Shire Council. Most importantly a typeface or font should be used with consistency through both the regional park and the public open space systems. This needs to be a classic font and be highly legible. The type size will vary to be consistent with user needs, but the font should be constant, applied to all signage and promotional and interpretive publications.

### **7.02 Furnishings**

The furnishings throughout the Peel Regional Park should be consistent in style, manufacture and colour. It is not necessary to use identical models of seating, lighting standards or litter bins, but they should be drawn from a narrow range. This may be consistent with the furnishings in the existing Pinjarra open space if this is compatible with the design and management objectives established eventually for the regional park.

There are practical reasons for this as well as aesthetic ones. It will be necessary to maintain stocks of furniture and parts for replacement and repair. The narrower the range of furnishings, the smaller the stockholding requirements and on-going ordering procedures will be.

### **7.03 Pavings**

For vehicular roads and parking areas, a brown bitumem mix with exposed gravel is recommended. If kerbs and gullies are required they should be made of pre-cut granite

units and this should only occur along the short section of Henry Street within the park, and in new parking areas.

The concrete of the existing riverside cycle/pedestrian path is unattractive in both surface appearance and alignment. The existing path could be retained but should be re-surfaced. It is suggested that the surface treatment should be either an applied layer of brown bitumen, or concrete with a rougher and darker surface. This may be achieved by adding dirt or gravel chips to the green surface and trowelling it in, and later brushing off the loose excess.

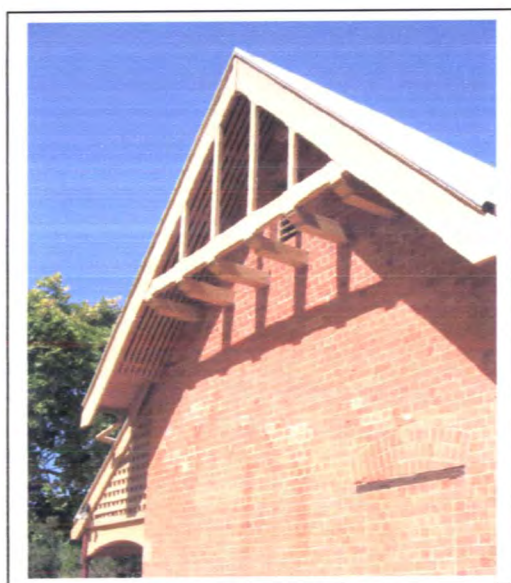
All pedestrian paths within the park should be of compacted gravel, preferably with a stone edging.

Some aprons of stone block paving around the heritage building entries would be of practical value in reducing the amount of dust and gravel carried into the buildings.

#### **7.04 Structural Elements**

Any built structures, such as shelters and the toilet block should reflect the style and character of the old school building. It may still be possible to source similar bricks, and all finishes of bonding, quoins, window and door openings should follow those on the school building.

Decorative timber elements such as gable treatments, finials, windows and doors, should emulate those of the school. Roofs should match in materials and pitches.



**Gable Treatment on Old School Building**

## **8.00 INTERPRETATION**

An interpretation strategy should be developed for the whole area of the Peel Regional Park before the Glebe parklands are constructed and opened. This is necessary in order that the Glebe Land can be identified with the whole Peel Regional Park.

It may be necessary that the Glebe Land is designed and developed first, and that its interpretive strategy will become the benchmark for the regional park..

Whilst it is beyond the scope of this study to prepare such a strategy in detail, it is suggested that on-site signage should be kept to an absolute minimum, with the emphasis to be placed on the direct delivery of the spoken word, and in printed publications.

Signage is vulnerable to both environmental and human degradation and is costly to install and replace. It is also by nature intrusive and can detract from the heritage and aesthetic values of the site.

Signage in the form of static display within built structures is acceptable and desirable, but it must always be remembered that alteration or amendment is very costly. Once an archaeological study has been completed, it is likely that reliable and beneficial interpretation information will be available for inclusion as part of the detail proposals for the old rectory site.

Both signage and printed material should utilize the identifying colours, type and graphic style adopted for the whole regional park system.

## **9.00 MANAGEMENT**

All but the broadest recommendations on future management are beyond the scope of this study.

On one fundamental issue, this study is firm in recommending that the Glebe Land should be managed by a single entity. It is essential that there should be one administrative authority. This does not preclude other agencies having subsidiary and supporting roles in the chain of authority/management..

It is a recommendation of this study that a Peel Regional Park Authority has administrative control over all components of the regional park. Such an authority assumes responsibility and liability for all management decisions, but may devolve operational activities to relevant local authorities, and may enter into commercial agreements with private business and service organizations, or public trusts.

The question of public liability is unnecessarily complicated by a division of management authority. A single authority may indemnify the subsidiary agencies whenever there is a devolution of responsibilities.

## 10.00 CONCLUSION

The Glebe Land has intrinsic landscape and heritage values that make it a major asset as an urban or riverside parkland and set it apart from other parks.

These values will become increasingly significant as time passes, and as the Peel region and the town of Pinjarra grow.

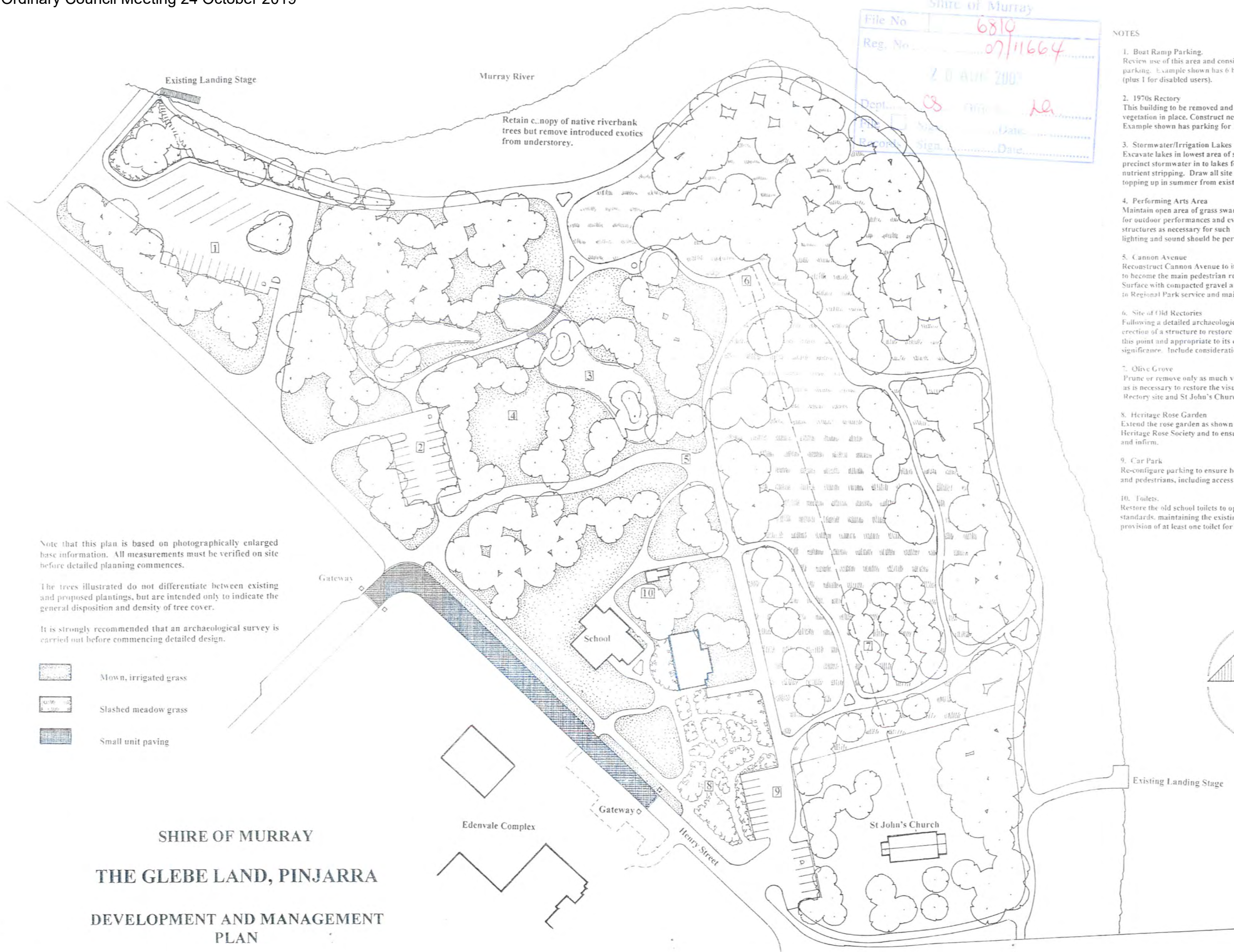
The potential outcomes are important recreation, landscape, social, historic and economic benefits.

The recent purchase of the land by the Western Australian Planning Commission has made possible important benefits for Pinjarra and the surrounding region. Implementation of these proposals will play a significant part in realizing these benefits.

It is recommended the following measures be undertaken prior to implementation of the plan:

- An archaeological investigation should be undertaken of the Glebe Land in general and of the old rectory site and its surroundings in particular. Also available records and personal knowledge relating to the Glebe Land should be investigated. This will help to establish heritage information to be taken into account in the preparation of a detail design. Such information will also serve as the basis for interpretive measures.
- A levels and features survey should be undertaken for the site as the basis for its detail design. This survey should include an age and condition report for all significant established trees.

Implementation of these proposals could proceed as a single project, or on a staged basis, and is strongly recommended.






- NOTES
- 1. Boat Ramp Parking.**  
Review use of this area and consider allocating part to car parking. Example shown has 6 boat trailer bays and 12 car bays (plus 1 for disabled users).
  - 2. 1970s Rectory**  
This building to be removed and its site cleared, leaving fringing vegetation in place. Construct new car park on cleared site. Example shown has parking for 17 cars (plus 1 for disabled users).
  - 3. Stormwater/Irrigation Lakes**  
Excavate lakes in lowest area of site and install liners. Direct all precinct stormwater in to lakes for sediment trapping and nutrient stripping. Draw all site irrigation water from lakes, topping up in summer from existing river source above weir.
  - 4. Performing Arts Area**  
Maintain open area of grass sward to accommodate audiences for outdoor performances and events. Import temporary structures as necessary for such events. Only a power board for lighting and sound should be permanent.
  - 5. Cannon Avenue**  
Reconstruct Cannon Avenue to its original extent and alignment to become the main pedestrian route within the Glebe Land. Surface with compacted gravel and restrict vehicle access strictly to Regional Park service and maintenance equipment.
  - 6. Site of Old Rectories**  
Following a detailed archaeological survey of this site, consider erection of a structure to restore the focus of the Glebe Land to this point and appropriate to its considerable heritage significance. Include consideration of old well.
  - 7. Olive Grove**  
Prune or remove only as much vegetation from the 1950s planting as is necessary to restore the visual link between the former Rectory site and St John's Church.
  - 8. Heritage Rose Garden**  
Extend the rose garden as shown to reflect the needs of the Heritage Rose Society and to ensure ease of access for the elderly and infirm.
  - 9. Car Park**  
Re-configure parking to ensure better and safer access for vehicles and pedestrians, including access to and from Henry Street
  - 10. Toilets.**  
Restore the old school toilets to operational use and modern standards, maintaining the existing building fabric. Ensure provision of at least one toilet for use by disabled people.

Note that this plan is based on photographically enlarged base information. All measurements must be verified on site before detailed planning commences.

The trees illustrated do not differentiate between existing and proposed plantings, but are intended only to indicate the general disposition and density of tree cover.

It is strongly recommended that an archaeological survey is carried out before commencing detailed design.

-  Mown, irrigated grass
-  Slashed meadow grass
-  Small unit paving

SHIRE OF MURRAY  
THE GLEBE LAND, PINJARRA  
DEVELOPMENT AND MANAGEMENT  
PLAN






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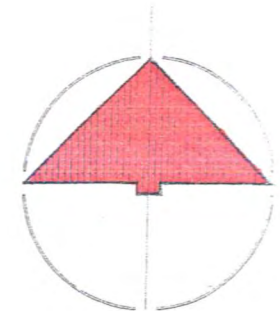
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SHIRE OF MURRAY  
 THE GLEBE LAND, PINJARRA  
 DEVELOPMENT AND MANAGEMENT  
 PLAN

Shire of Murray



## Outstanding Resolutions Register October 2019

Project or Activity Title: 1.1.6.131 OCM Outstanding Items - 9 March 2017 - Item 11.3 Local Government Heritage Inventory Review

Responsible Person	Status	Start Date	End Date	Complete %	Target
Susan Cowling - Senior Planning Officer	In Progress	01-Jul-2018	30-Jun-2021	85.00%	-

**Project or Activity Progress Comments:**

Officer working with Historian to update entries. Completed document is due to be completed by the end of 2019.

Last Updated: 9-Oct-2019

**Recommendation / Council Decision:**

That Council endorses the commencement of the Shire of Murray Local Government Heritage Inventory review using the process set out in the proposal section of this report.

Project or Activity Title: 1.1.6.182 OCM Outstanding Items – 22 June 2017 – Item 16.1 Dwellingup Community Compact Draft Position Statement – Bauxite Mining in and Around Dwellingup - CONFIDENTIAL

Responsible Person	Status	Start Date	End Date	Complete %	Target
Dean Unsworth - Chief Executive Officer	In Progress	01-Jul-2018	30-Jun-2022	25.00%	-

**Project or Activity Progress Comments:**

Dwellingup Futures meetings will continue until the end of 2020.

Funding of \$115,000 has been obtained. A consultant brief to undertake a strategy has been completed, with this consultant to be formally appointed by 20 December. At the close of the expressions of interest period the Shire has received a total of 5 submissions. An evaluation panel comprising PDC, Shire and DPLH officers will review the submissions for short listed consultants to be presented at a Technical Advisory Committee meeting scheduled for 23 October 2019. A recommendation will then be sent from TAC to the Stakeholder Working Group seeking endorsement of the preferred Consultant.

Last Updated: 11-Oct-2019

### Shire of Murray

**Recommendation / Council Decision:**

That Council:

1. supports the recommendations of the Chief Executive Officer as presented in the table of 12 actions recommended by the Dwellingup Community Compact;
2. delegates to the Shire President and Chief Executive Officer to negotiate further with the Dwellingup Community Compact and Alcoa regarding the proposed Dwellingup Discovery Forest, but that Council fully supports this concept in principle; and
3. requests a further report following further negotiations with stakeholders and following the future public meeting with the community.

Project or Activity Title: 1.1.6.253 OCM Outstanding Items – 21 December 2017 - Item 11.9 North Pinjarra Revitalisation Strategy – Community Consultation Outcomes

Responsible Person	Status	Start Date	End Date	Complete %	Target
Rod Peake - Director Planning and Sustainability	In Progress	01-Jul-2018	30-Jun-2022	20.00%	-

**Project or Activity Progress Comments:**

Background report under preparation with view to preliminary consultation with Local Planning Strategy in October 2019.

Last Updated: 9-Oct-2019

**Recommendation / Council Decision:**

That Council:

1. notes the Consultation Outcomes report included in Appendix 26 and that the Strategy preparation phase will now commence; and
2. nominates Councillor A Rogers and Councillor D McCarty as representatives on the North Pinjarra Revitalisation Strategy Community Reference Group.

Project or Activity Title: 1.1.6.345 OCM Outstanding Items - 23 August 2018 - Item 11.6 Land Encroachments & Other Structures – Closure of Unmade Road – Ballee Island, South Yunderup

Responsible Person	Status	Start Date	End Date	Complete %	Target
Rob Marlborough - Manager Governance	In Progress	23-Aug-2018	30-Jun-2021	66.00%	30.00%

**Project or Activity Progress Comments:**

Documents being prepared for the Department of Planning, Lands and Heritage. Quotes sourced for survey costs from LPD Surveys and Thompson Surveying. Subject to funding as part of Budget Review 2020. Waiting for Budget Revision for the allocation of sufficient funds.

Last Updated: 9-Oct-2019

## Shire of Murray

### Recommendation / Council Decision:

That Council:

1. approves for the Chief Executive Officer to formally progress with the Minister for Lands, through the Department of Planning, Lands and Heritage the closure of the unmade road reserve and the creation of a new Crown Reserve for the purposes of “foreshore” on Ballee Island, South Yunderup, with the following outcomes to be achieved:
  - (a) the Crown Reserve land is to be managed by the Shire under a management order;
  - (b) the new Crown Reserve boundaries are to be established in such a way to ensure 3 metre setbacks are provided to accommodate the patio encroachment from Lot 87 Ballee Island and the existing dwelling encroachment from Lot 83 Ballee Island;
  - (c) a 5 metre wide easement being established within the new Crown Reserve to provide ongoing protection to existing Water Corporation infrastructure;
  - (d) define the areas proposed in point 2;
2. pending the closure of the unmade road reserve and the creation of the new Crown Reserve actively encourage the Department of Planning, Lands and Heritage to facilitate suitable formal lease arrangements and the appropriate Peel Region Scheme consents, for an initial period of 10 years;
  - (a) with the owner of Lot 82 Ballee Island for existing cottage (dwelling) adjacent to this property;
  - (b) with the owner of Lot 83 for Gazebo and other structure adjacent to this property;
3. after receiving confirmation from the Department of Planning, Lands and Heritage that points 1 and 2 are supported and being actioned a further report be prepared for Council to consider the full cost breakdown of survey and other associated costs; and
4. authorises the Chief Executive Officer to continue engaging with the landowners of Lots 82, 83 and 87 Ballee Island to determine equitable contributions towards the cost of the survey works.

Project or Activity Title: 1.1.6.383 OCM Outstanding Items – 22 November 2018 – Item 11.9 Pinjarra Massacre Memorial Project

Responsible Person	Status	Start Date	End Date	Complete %	Target
Leanne McGuirk - Director Place and Community	In Progress	22-Nov-2018	30-Jun-2021	30.00%	100.00%

### Project or Activity Progress Comments:

Meeting by the Gnaala Karla Booja members scheduled for 28 August 2019 to discuss draft concept plan was cancelled. Awaiting confirmation date for future meeting.

Last Updated: 9-Oct-2019

### Recommendation / Council Decision:

That Council supports:

1. the Pinjarra Massacre Memorial Project in principle, including the development of a concept plan;
2. allocation of in kind workforce resources to assist in the development of a concept plan;
3. further consideration of the provision of financial and/or in kind support, following the completion of a concept plan; and
4. investigation into the opportunities of a Joint Management Agreement over Crown Reserve 31032.

Shire of Murray					
Project or Activity Title: 1.1.6.388 OCM Outstanding Items – 20 December 2018- Item 11.6 Coastal Hazard Risk Management and Adaptation Plan					
Responsible Person	Status	Start Date	End Date	Complete %	Target
Tom Lerner - Coordinator Environment Services	In Progress	20-Dec-2018	30-Jun-2021	58.00%	100.00%
<p><b>Project or Activity Progress Comments:</b> Item presented to Council April 2019. Council resolved to obtain legal advice and negotiate with Islanders. Legal advice provided, Islander consultation to be undertaken through a community workshop planned for October 2019.</p> <p>Last Updated: 9-Oct-2019</p> <p><b>Recommendation / Council Decision:</b> That Council: 1. nominates the Shire President D Bolt as its Councillor representative, Cr B Cardilini as its proxy member and Nancy Delfos, Linda Gregory and Alistair McKechnie as the community representatives on the Coastal Hazard Risk Management and Adaptation Plan Project Steering Group. 2. authorises the CEO in consultation with the Shire President David Bolt to endorse the Consultant Scope of Works for the preparation of a Coastal Hazard Risk Management and Adaptation Plan once discussions with the Murray Delta Residents and Ratepayers Association have concluded, provided the Scope is still consistent with the State Planning Policy 2.6 and the associated guidelines. 3. proceeds to advertise a Public Request for Tender for consultants to undertake the preparation of a Coastal Hazard Risk Management and Adaptation Plan for the Shire of Murray and the qualitative selection criteria in accordance with the endorsed Scope of Works.</p>					
Project or Activity Title: 1.1.6.403 OCM Outstanding Items – 28 February 2019 – Item 11.6 Acquisition Proposal – Lot 66 Sollya Crescent, Dwellingup					
Responsible Person	Status	Start Date	End Date	Complete %	Target
Rob Marlborough - Manager Governance	In Progress	05-Mar-2019	30-Dec-2019	80.00%	40.00%
<p><b>Project or Activity Progress Comments:</b> Contract received 11 August and forwarded to landowner's Lawyers for endorsement and return. Awaiting document to be returned.</p> <p>Last Updated: 9-Oct-2019</p> <p><b>Recommendation / Council Decision:</b> That Council supports the acquisition (in fee simple) of Lot 66 Sollya Crescent, Dwellingup from Sotico Pty Ltd, as described as Lot 66 on Plan 18569 being the whole of the land contained in certificate of title volume 1946 folio 469 for the total sum of \$1.00, with the costs of transfer being equally shared.</p>					

### Shire of Murray

Project or Activity Title: 1.1.6.426 OCM Outstanding Items – 24 May 2018 – Item 11.6 Murray Racing and Pacing Industry Development Strategy and Business Cases Development

Responsible Person	Status	Start Date	End Date	Complete %	Target
Dean Unsworth - Chief Executive Officer	In Progress	24-Apr-2019	30-Dec-19	95.00%	100.00%

#### Project or Activity Progress Comments:

Meetings have been held with Racing and Wagering WA along with the Racing and Pacing Clubs. A meeting has also been held with the landowner adjacent to the trotting club facility. The feasibility for infrastructure development is scheduled to come to Council prior to the end of 2019.

Last Updated: 11-Oct-2019

#### Recommendation / Council Decision:

That Council:

1. continues to support the development of the equine industry within the Shire of Murray and places this industry development as a very high priority in the Murray 2030 Strategic Community Plan;
2. endorses the Peel Equine Racing Industry Infrastructure Development Strategy (Appendix 14);
3. supports the amount of \$13,489 of available funds from the Economic Development Initiatives budget to engage Syme Marmion & Co. to undertake the following Business Cases/Feasibility Studies:
  - a) the Pinjarra Harness Racing Training Facility, training stalls and redevelopment; and
  - b) the Pinjarra Racing Club training stalls and redevelopment;
4. accepts \$13,489 from Racing and Wagering WA as their component towards costs; and
5. requests the Chief Executive Officer to present the Strategy and associated Business Cases to Racing and Wagering WA, State and Federal politicians and candidates, the Peel Development Commission, the Peel Regional Leaders Forum, and to the racing and pacing industry participants via a sundowner event.

Project or Activity Title: 1.1.6.442 OCM Outstanding Items – 27 June 2019 – Item 11.6 Review of Councillor Representation

Responsible Person	Status	Start Date	End Date	Complete %	Target
Dean Unsworth - Chief Executive Officer	In-Progress	27-Jun-2019	30-Jun-2021	40.00%	100.00%

#### Project or Activity Progress Comments:

Advice received from the Local Government Advisory Board 10 October 2019 requesting the Shire to undertake a representation review and public consultation to reduce the number of Councillors from 9 to 8.

Last Updated: 11-Oct-2019

#### Recommendation / Council Decision:

That:

1. Council writes directly to the Local Government Advisory Board requesting that Councillor representation is reduced from nine to eight from the October 2021 Council elections as it is deemed one of a minor nature; and
2. if the Local Government Advisory Board advises that a six week consultation process is required, Council instructs the Chief Executive Officer to undertake this process immediately.

Shire of Murray					
Project or Activity Title: 1.1.6.444 OCM Outstanding Items – 27 June 2019 – Item 11.8 Shire of Murray Tourism Strategy – Destination Assessment Report					
Responsible Person	Status	Start Date	End Date	Complete %	Target
Dean Unsworth - Chief Executive Officer	In Progress	27-Jun-2019	30-Jun-2021	30.00%	100.00%
<p><b>Project or Activity Progress Comments:</b>                      Document is informing the Dwellingup Trails project. An action plan will be now be developed. Scope of works has been prepared and is currently being quoted by 3 consultant firms (including local supplier), with a deadline of Thursday 17 October 2019. Engagement of preferred firm expected to be finalised by Friday 18 October 2019. Scope of works includes separate tourism branding and messaging for Dwellingup and Pinjarra, preparation of a 3 year marketing plan and preparation of a Tourism Website.</p> <p>Last Updated: 11-Oct-2019</p>					
<p><b>Recommendation / Council Decision:</b>                      That Council:</p> <ol style="list-style-type: none"> <li>1. endorses the Destination Assessment Report – May 2019 as per Appendix 25;</li> <li>2. supports the development of the Destination Management Plan and scope as provided under the conclusion section of this report;</li> <li>3. writes to each stakeholder that provided input into the Destination Assessment Report and advise that Destination Management Plan will be undertaken; and</li> <li>4. holds a sundowner with and presentation to stakeholders and tourism operators to discuss the outcomes of the Destination Management Report and request involvement in the development of the Destination Management Plan</li> </ol>					
Project or Activity Title: 1.1.6.445 OCM Outstanding Items – 27 June 2019 – 11.13 Lease Proposal – Hualand Pinjarra Rd Pty Ltd – Reserve 37757					
Responsible Person	Status	Start Date	End Date	Complete %	Target
Rob Marlborough - Manager Governance	In Progress	27-Jun-2019	30-Jun-2021	20.00%	100.00%
<p><b>Project or Activity Progress Comments:</b>                      Lease agreement finalised and sent to Hualand Road Pty Ltd for signing and return. Awaiting return of documents.</p> <p>Last Updated: 9-Oct-2019</p>					

### Shire of Murray

**Recommendation / Council Decision:**

That Council:

1. supports a lease being entered into with Hualand Pinjarra Rd Pty Ltd for a 800m2 portion of Reserve 37757 at Lot 321 Carey Street, Pinjarra for the purposes of car parking for a period of 5 years with a similar option period, with the annual rental commencing at \$500, plus GST and annual reviews in accordance with the Consumer Price Index;
2. accepts the market valuation for the premises to be leased as provided by Australian Property Consultants dated 10 May 2019 with the market rental range being indicated between \$1 and \$2,000 per annum.
3. approves for the Chief Executive Officer to –
  - (a) publish a local public notice in accordance with Section 3.58 of the Local Government Act 1995 inviting written submissions on the lease proposal, to be received for at least 14 days; and
  - (b) subject to no submissions being received by the closing date and the consent of the Minister for Lands being obtained negotiate, endorse and seal a lease agreement with Hualand Pinjarra Rd Pty Ltd, as outlined; and
3. if adverse submissions are received, a further report is to be prepared and presented to Council to review the submissions and determine a position on the proposal to lease.

Project or Activity Title: 1.1.6.454 OCM Outstanding Items – 27 June 2019 – Item 11.24 Lower Murray River – Foreshore Stabilisation Guidelines

Responsible Person	Status	Start Date	End Date	Complete %	Target
Alan Smith - Director Technical Services	In progress	27-Jun-2019	30-Jun-2021	60.00%	100.00%

**Project or Activity Progress Comments:**

Guidelines have been emailed to Department of Water and Environmental Regulation and to the Department of Planning, Lands and Heritage for final comments. Still awaiting further feedback.

Last Updated: 9-Oct-2019

**Recommendation / Council Decision:**

That Council:

1. supports the introduction of Foreshore Stabilisation Guidelines for the Lower Murray River;
2. continues to engage with Community Associations to inform and add value to the introduction of the Foreshore Stabilisation Guidelines for the Lower Murray River;
3. seeks approval from the Department of Water and Environmental Regulation (DWER) and Department of Planning Lands and Heritage (DPLH) for any required environmental and structural works within the Foreshore Stabilisation Guidelines for the Lower Murray River riverbanks that abut areas under the management of the Shire of Murray; and
4. once approvals have been obtained from DWER and DPLH for environmental and structural works on the Riverbanks, an engagement strategy be initiated to enable ongoing liaison directly with the community within proximity of the Lower Murray River.



Shire of Murray					
Item Details: OCM.0004 - OCM Outstanding Items - 25 July 2019 - 11.5 Tender T19/09 – Peel Agri-Innovation (Precinct) Centre – Architectural Consultancy Services and Tender Selection Criteria					
Responsible Person	Status	Start Date	End Date	Complete %	Target
Robert Marlborough, Manager Governance	In Progress	25-Jul-2019	30-Jun-2021	30.00%	100.00%
<b>Progress Comments:</b>					
Tender submissions being assessed, with recommendation to CEO to select Consultant pending. Contract awarded to i2C Design and Management Pty Ltd.					
Last Updated: 9-Oct-2019					
<b>Recommendation / Council Decision:</b>					
That Council:					
<ol style="list-style-type: none"> <li>1. endorses the tender selection criteria for Tender T19/09 as provided in the body of this report for Architectural Consultancy Services associated with the Peel Agri-Innovation Centre to be developed within the Peel Business Park;</li> <li>2. approves for the Chief Executive Officer to publicly invite Tender T19/09, State and Australia wide for the provision of Architectural Consultancy Services associated with the Peel Agri-Innovation Centre in accordance with the provisions of the Local Government Act 1995 and in compliance with any of the funding partners requirements; and</li> <li>3. following the completion the design of the Peel Agri-Innovation Centre the design plans and final costing are to be presented to Council, prior to inviting any Tender for construction work.</li> </ol>					
That Council by Absolute Majority delegates authority to the Chief Executive Officer to:					
<ol style="list-style-type: none"> <li>a. after the close of submission period, make a determination on the outcome of Tender T19/09, unless the value exceeds \$1,250,000 (Section 5.43(b) of the Local Government Act 1995) for all requirements of the services invited; and</li> <li>b. enter into a contract with the successful tenderer to undertake the Architectural Consultancy Services as outlined in Tender T19/09 and engage directly with any other sub consultants, as necessary to complete the design and associated preliminary works.</li> </ol>					
Item Details: OCM.0005 - OCM Outstanding Items - 25 July 2019 - 11.6 Lease Proposal – Department of Fire and Emergency Service – Pinjarra Heritage Rail Station Building – Reserve 45518					
Responsible Person	Status	Start Date	End Date	Complete %	Target
Robert Marlborough, Manager Governance	In Progress	25-Jul-2019	30-Jun-2021	50.00%	100.00%
<b>Progress Comments:</b>					
Draft lease received and being reviewed. Document received and sent back to DEFS for final review.					
Last Updated: 9-Oct-2019					

**Shire of Murray**

**Recommendation / Council Decision:**

That Council:

1. subject to the Minister for Lands prior written consent, supports a lease being entered into with the Department of Fire and Emergency Services for the Pinjarra Heritage Rail Station premises and 12 adjacent car parking bays on Reserve 45518 (Lot 502) Pinjarra Williams Road, Pinjarra for a period of 2 years, with two six months option periods, with the annual rental commencing at \$34,000, plus GST, with provision being made for fixed 3% annual rent increases;
2. approves for the Chief Executive Officer to negotiate and determine the general broad terms, conditions and obligations of the lease arrangement, with the lessee being responsible for all outgoings; and
3. requests a Precinct Plan of the Railway Heritage Precinct be prepared to consider the future impact of the Heavy Haulage Deviation, future use of the Rail Heritage building, Hotham Valley Railway and other opportunities within the precinct.

Item Details: OCM.0006 - OCM Outstanding Items - 25 July 2019 - Item 11.6.1 Matter Arising – Working Group Pinjarra Heritage Rail Station Precinct – Reserve 45518

Responsible Person	Status	Start Date	End Date	Complete %	Target
Dean Unsworth, Chief Executive Officer	In Progress	25-Jul-2019	30-Jun-2021	10.00%	100.00%

**Progress Comments:**

Discussions have been held with Hotham Valley Railway, ARC Infrastructure, Alcoa and Peel Development Commission, who are supportive. Consultant engaged to develop brief and scope of works. Consultants brief will go to the market in late October 2019.

Last Updated: 16-Sep-2019

**Recommendation / Council Decision:**

Council Decision:

That a working group be formed to determine the future use of the Pinjarra Rail Heritage Precinct, comprising Cr S Lee, Cr D Bolt, Cr B Beacham and Cr C Rose. Community representation will be sought, and any councillor may attend as a proxy should the nominated Councillor/s not be available.

Item Details: OCM.0008 - OCM Outstanding Items - 25 July 2019 - Item 11.12 Review of Community Assistance Partnership Funding

Responsible Person	Status	Start Date	End Date	Complete %	Target
Tracie Unsworth, Director Community Services	In Progress	25-Jul-2019	30-Jun-2021	50.00%	100.00%

**Progress Comments:**

Provisions made in September statements. Budget upload yet to be processed.

Last Updated: 9-Oct-2019

**Recommendation / Council Decision:**

That Council approves:

5. the allocation of \$3,500 within the 2019/20 Budget for the funding of Pinjarra Garden Day (\$2,500) and the Dwellingup Pumpkin Festival (\$1,000).

<b>Shire of Murray</b>					
Item Details: OCM.00011 - OCM Outstanding Items - 22 August 2019 - Item 11.5 Short Term Loan Proposal for Pinjarra Community Men's Shed					
<b>Responsible Person</b>	<b>Status</b>	<b>Start Date</b>	<b>End Date</b>	<b>Complete %</b>	<b>Target</b>
Trick Cole, Community Development Officer (Youth)	In Progress	22-Aug-19	30-Jun-2021	50.00%	100.00%
<p><b>Progress Comments:</b> The Pinjarra Community Men's Shed Inc have been informed of the Council's support. The group has received verbal confirmation of their successful grant application from the Department of Infrastructure, Transport, Cities and Regional Development however at this time are awaiting written confirmation and grant agreement. Still awaiting agreement.</p> <p>Last Updated: 9-Oct-2019</p> <p><b>Recommendation / Council Decision:</b> That Council supports the Pinjarra Community Men's Shed with a short term loan of \$20,000 (plus GST if applicable), should funding be required to enable the project to progress prior to receiving funding from the Department of Infrastructure, Transport, Cities and Regional Development, subject to: 1. sighting the executed grant agreement with the Department of Infrastructure, Transport, Cities and Regional Development; and 2. the funds being repaid to the Shire of Murray within 8 weeks of the date of execution of the grant.</p>					
Item Details: OCM.00013 - OCM Outstanding Items - 22 August 2019 - Item 11.7 Lease Proposal – Friends of Edenvale – Roger May Museum and Cart Shed – Reserve 36703					
<b>Responsible Person</b>	<b>Status</b>	<b>Start Date</b>	<b>End Date</b>	<b>Complete %</b>	<b>Target</b>
Rob Marlborough, Manager Governance	In Progress	22-Aug-19	30-Jun-2021	65.00%	100.00%
<p><b>Progress Comments:</b> Lease agreement prepared and sent to Friends of Edenvale for review. Meeting to review draft lease held 11 September 2019. Amendments sent to CEO for consideration.</p> <p>Last Updated: 9-Oct-2019</p> <p><b>Recommendation / Council Decision:</b> That Council: 1. subject to the Minister for Lands prior written consent, supports a lease being entered into with The Friends of Edenvale Incorporated for the Roger May Museum and the Cart Shed buildings, located on Reserve 36703, for a period of 3 years, with a similar option period, at an annual rental of \$50.00 per annum and an administration fee of \$100 per annum, with rent reviews annually in accordance with the Consumer Price Index (Perth All Groups); and 2. approves the Chief Executive Officer negotiating and determining the general terms, conditions and performance obligations of the lease arrangement and endorse the agreement, with the lessee being responsible for variable outgoings, general maintenance and repair.</p>					

Shire of Murray					
Item Details: OCM.00017 - OCM Outstanding Items - 26 September 2019 - 11.4 Long-Term Peel Chamber of Commerce & Industry Membership Agreement & Kwinana Freeway Billboard Ownership					
Responsible Person	Status	Start Date	End Date	Complete %	Target
Dean Unsworth	In Progress	26-Sep-19	30-Jun-21	65.00%	100.00%
<p><b>Progress Comments:</b> Peel Chamber of Commerce and Industry have advised that they are very happy with this new partnership proposal and the terms outlined within. Following official written advice a deed will be prepared to lock the agreement in for the next decade. Last Updated: 11-Oct-2019</p>					
<p><b>Recommendation / Council Decision:</b> That Council: 1. agrees to sign a ten-year funding agreement with the Peel Chamber of Commerce &amp; Industry, from the 2019/2020 financial year, with the following conditions: a. that the amount provided will be \$15,500 per annum (exc. GST) and that this will represent a "Platinum Membership" agreement for those ten-years; b. the amount of \$15,500 will increase at the rate of the Perth March Consumer Price Index per annum; c. that the Peel Chamber of Commerce and Industry Inc. advise in writing that it formally extinguishes any ownership of Intellectual Property of the Kwinana Freeway billboards, and that the billboards will remain in the ownership of the Shire of Murray; and d. requests that the Peel Chamber of Commerce and Industries Inc. advises in writing that it supports a new Memorandum of Understanding to be prepared between the Shire of Murray and Main Roads, WA; and 2. commits to the Peel Chamber of Commerce and Industry Inc. that the billboards will be managed and maintained in a professional and responsible way to promote the Shire of Murray; and 3. requests that the Chief Executive arrange to have the current advertising on the billboards replaced with new and fresh promotional campaigns as soon as possible.</p>					
Item Details: OCM.00018 - OCM Outstanding Items - 26 September 2019 - 11.5 Licence Proposal – Pinjarra Senior High School – Shared Use - Portion of Murray Aquatic and Leisure Centre – Reserve 44445					
Responsible Person	Status	Start Date	End Date	Complete %	Target
Rob Marlborough	In Progress	26-Sep-19	30-Jun-21	30.00%	100.00%
<p><b>Progress Comments:</b> Draft licences prepared and agreed. Proposal sent to Dept Planning, Lands and Heritage for the Minister's consent. Awaiting return of documents. Last Updated: 9-Oct-2019</p>					

### Shire of Murray

#### Recommendation / Council Decision:

That Council:

1. subject to the Minister for Lands prior written consent, supports the Chief Executive Officer negotiating and endorsing a licence agreement with the Department of Education for the Pinjarra Senior High Schools Shared Use of portions of the dry areas within the Murray Aquatic and Leisure Centre for a period of 12 months commencing on 1 January 2020, with two further option terms of 12 months;
  - a. with the annual contribution payable under the licence being \$125,000, exc. GST, until such time as State Government confirms support of a business case by the allocation of funds within the adopted State budget for the Department of Education to construct its own standalone facilities to cater for the needs within Pinjarra Senior High School grounds;
  - b. with the contribution payable for the licence, per annum being reduced to \$78,303.03, exc. GST from confirmation being received that the State Government have allocated full budget funding to the Department of Education to construct its own standalone facilities to cater for its needs within Pinjarra Senior High School grounds; and
2. with CPI increases being applicable annually to the licence fee contribution payable at the time.

Item Details: OCM.00019 - OCM Outstanding Items - 26 September 2019 - 11.6 Lease Proposal – Ramms Pty Ltd, as trustee for The Hill Family Trust – Reserve 8900

Responsible Person	Status	Start Date	End Date	Complete %	Target
Rob Marlborough	In Progress	26-Sep-19	30-Jun-21	20.00%	100.00%

#### Progress Comments:

Advertising of proposed lease prepare and to be published on 9 October.

Last Updated: 9-Oct-2019

#### Recommendation / Council Decision: A308

That Council:

1. subject to the Minister for Lands prior written consent, supports the Chief Executive Officer negotiating and endorsing a lease with Ramms Pty Ltd, as trustee for The Hill Family Trust for a portion of Reserve 8900 (Lot 1810 Pinjarra Road, Ravenswood) for a period of 5 years with a similar option period, with the rental commencing at \$2,874.00 per annum, plus GST and an annual administration fee \$100.00, plus GST, with an annual review of the rental amount being applied in accordance with the (Perth All Groups) Consumer Price Index;
2. accepts the market valuation for Reserve 8900, as provided by First Choice Valuation Services dated 15 August 2019, as being \$2,874.00 per annum, plus GST and outgoings;
3. approves for the Chief Executive Officer to;
  - a. publish a local public notice in accordance with Section 3.58 of the Local Government Act 1995 inviting written submissions on the proposal to lease, to be received for at least 14 days; and
  - b. subject to no submissions being received by the closing date and the consent of the Minister for Lands being obtained enter into a lease with Ramms Pty Ltd, as trustee for The Hill Family Trust, Trading as Mandurah Houseboats, as outlined; and
4. if adverse submissions on the proposal to lease are received, a further report is to be prepared and presented to Council to review the submissions and determine a position on the proposal to lease.

Item Details: OCM.00021- OCM Outstanding Items - 26 September 2019 - 11.8 In Principle Support – Lease Arrangements – Agri Innovation Precinct, Nambelup

Responsible Person	Status	Start Date	End Date	Complete %	Target
Rob Marlborough	In Progress	26-Sep-19	30-Jun-21	20.00%	100.00%

**Shire of Murray**

**Progress Comments:**

Draft agreement to lease prepared and being reviewed.

Last Updated: 09-Oct-2019

**Recommendation / Council Decision:**

That Council:

1. in principle, and subject to compliance with requirements of Section 3.58 of the Local Government Act 1995, acknowledges that lease arrangements for the Agri Innovation Precinct within the Peel Business Park in Nambeelup, are broadly supported, with prospective tenants being ManukaLife, Fund Singapore and Murdoch University, initially; and
2. supports the Chief Executive Officer formally confirming that lease arrangements for the Agri Innovation Precinct will be progressed with ManukaLife, Fund Singapore and Murdoch University, initially, pending a further report being presented to Council prior to the construction of the Agri Innovation Precinct to consider leasing arrangements, and for acceptance of a formal market rental valuation.

Item Details: OCM.00023 - OCM Outstanding Items - 26 September 2019 - 11.12 Dwellingup Trails and Visitor Centre Fit Out

Responsible Person	Status	Start Date	End Date	Complete %	Target
Susan Allan	In Progress	26-Sep-19	30-Jun-21	20.00%	100.00%

**Progress Comments:**

Scope of works for the Tourism Marketing and Communications Plan has been discussed with three potential agencies to quote the brand and marketing for Dwellingup moving forward. A project plan will be constructed to assist with the many aspects of the DTVC Fit Out including tender and fit out components.

Last Updated: 09-Oct-2019

**Recommendation / Council Decision:**

That Council:

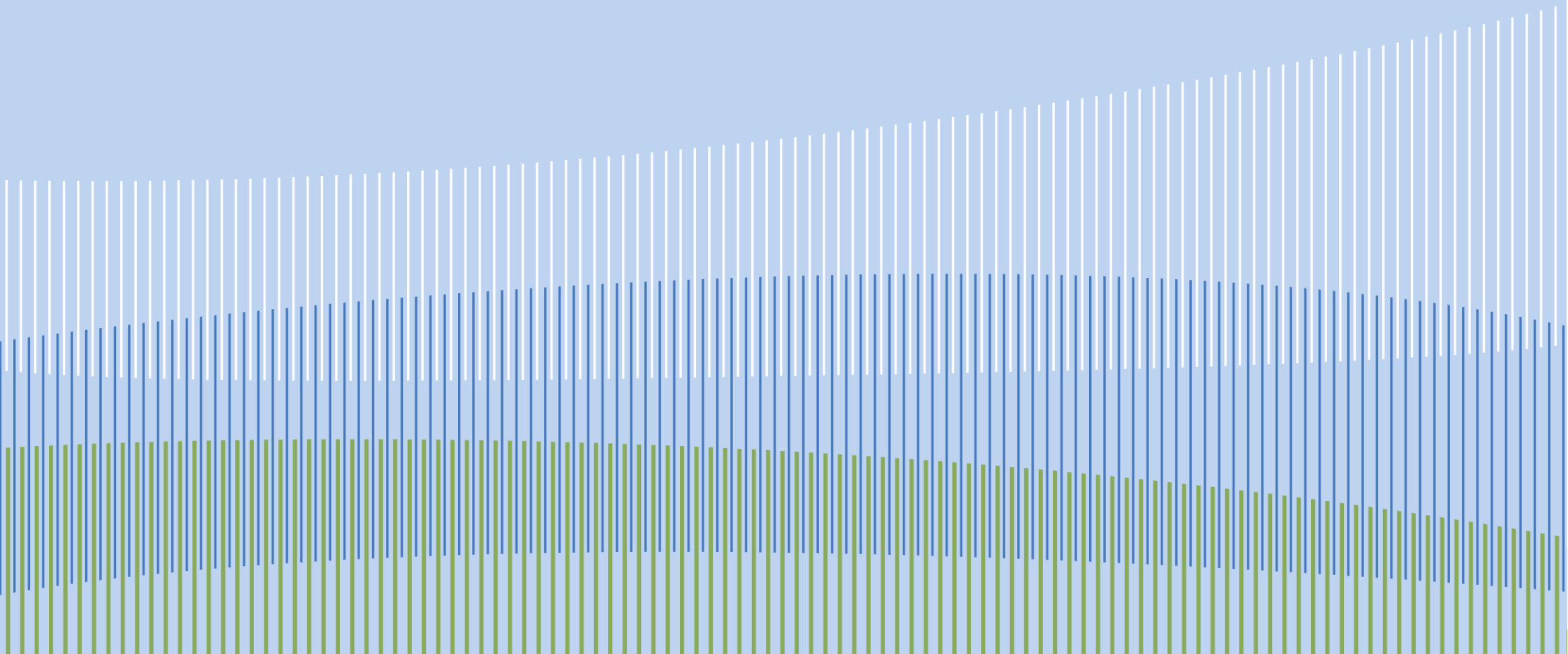
1. endorse Fit Out Option 2 up to a total cost of \$395,248 (exc. GST) to enable the funding of all necessary infrastructure and services required for the effective function of the Centre and to ensure Dwellingup and the broader region's rich and unique tourism experiences and heritage are promoted; and
2. delegates responsibility to the Chief Executive Officer to project manage and coordinate the tender selection criteria and tender selection to enable completion of the fit-out of the Dwellingup Trails and Visitor Centre.

<b>Delegated Decisions of Development Applications for September 2019</b>					
<b>Application Number</b>	<b>Description</b>	<b>Address</b>	<b>Decision</b>	<b>Date Received</b>	<b>Decision Date</b>
P121/2019	Relocated Dwelling	1 McLarty Street, Dwellingup	Approved	05/07/2019	10/09/2019
P141/2019	2 Carports	1 Smith Street, Furnissdale	Approved	29/07/2019	02/09/2019
P143/2019	Western Power Depot	75 Munday Avenue, Pinjarra	Approved	07/08/2019	19/09/2019
P151/2019	Ancillary Accommodation & Variation to Building Envelope	131 Evergreen Loop, Stake Hill	Approved	16/08/2019	05/09/2019
P153/2019	Shed & Variation to Building Envelope	96 Cowcher View, North Dandalup	Approved	02/09/2019	03/09/2019
P155/2019	Retrospective Fill & Drainage	19 Franklin Drive, North Dandalup	Approved	20/08/2019	11/09/2019
P161/2019	Outbuilding	10 Correas Street, North Yunderup	Approved	23/08/2019	05/09/2019
P162/2019	Canal Retaining Wall	76 Kiap Road, South Yunderup	Approved	26/08/2019	17/09/2019
P169/2019	Outbuilding	44 Banksia Terrace, South Yunderup	Approved	02/09/2019	24/09/2019
P171/2019	Partial re-roofing of school buildings & new staff carpark	40-52 George Street, Pinjarra	Approved	09/09/2019	16/09/2019
P172/2019	Variation to Building Envelope & Patio	46 Pegrum Ramble, Dwellingup	Approved	09/09/2019	10/09/2019
P173/2019	Outbuilding	51 Wandering Drive, North Dandalup	Approved	09/09/2019	17/09/2019
P174/2019	Microgrid Substation	600 Lakes Road, Nambelup	Approved	13/09/2019	24/09/2019
158402	2 Lot Subdivision	76 Money Road, North Dandalup	Supported	01/09/2019	12/09/2019



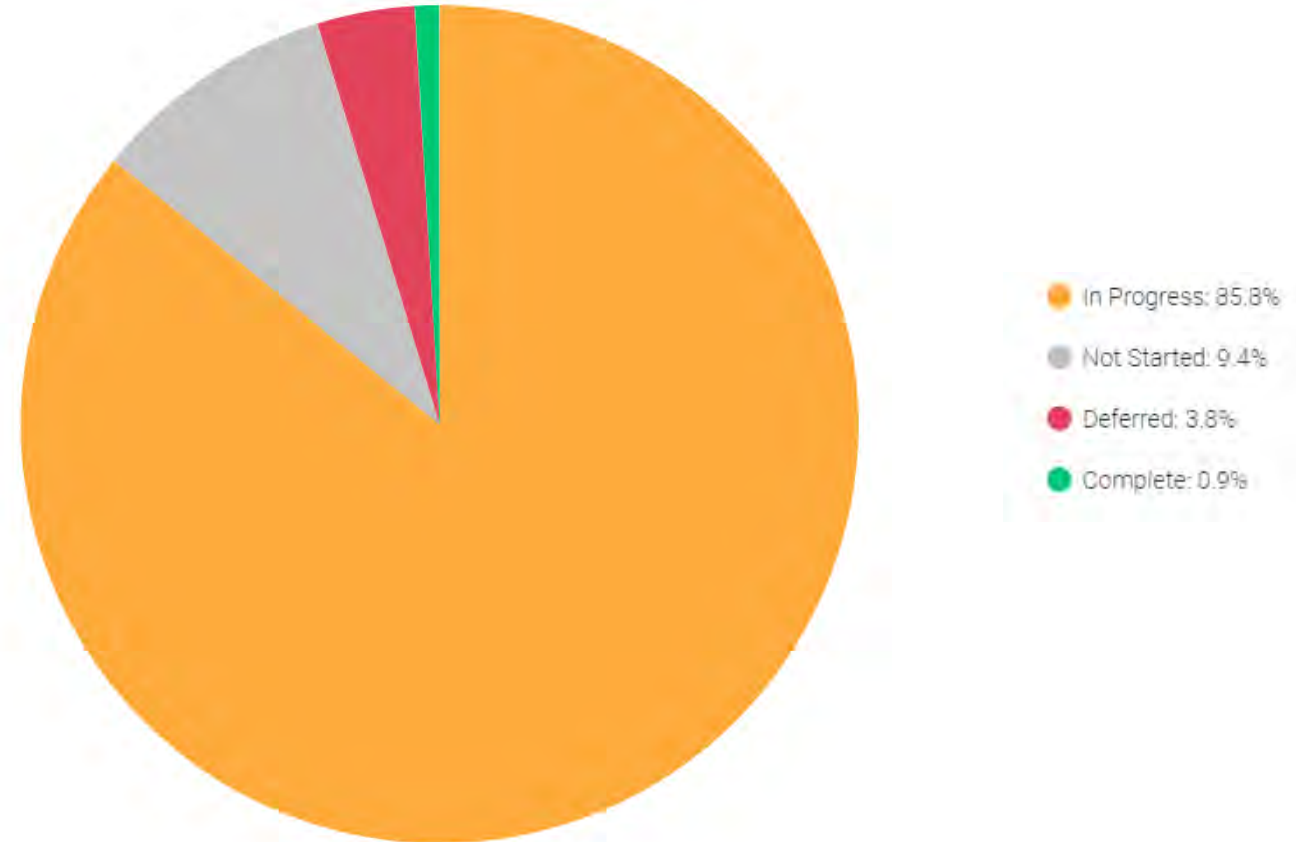
# Corporate Business Plan 2019 - 2023

## Quarterly Progress Report as at 30 September 2019





# Corporate Business Plan Progress Summary



### Places for People

In 2030 Murray will have created great places for people through strong partnerships with the community; innovative urban design; and improved the well-being and quality of life for residents.

#### Strategy 1.1.1 In partnership with communities, identify and prioritise community-led projects and initiatives

Name	Owner	Status	Start Date	End Date	Progress Comment
Develop Place Plans for each town	Leanne Kim McGuirk	Deferred	1/7/2019	30/6/2020	To be initiated as part of the engagement for the Shire's Local Planning Strategy
Provide annual funding to assist with implementation of community-led, placemaking initiatives by local placemaking groups	Krystal Dawe	In Progress	1/7/2019	30/6/2020	Place continues to provide funding for community-led place-making initiatives
Provide funding to support community-led initiatives	Tenneike Brown	In Progress	1/7/2019	30/6/2020	In progress. Round 1 completed and successful applicants have been notified. Round 2 open now and closes 31 December 2019.

#### Strategy 1.1.2 Support diverse, minority and cultural groups

Name	Owner	Status	Start Date	End Date	Progress Comment
Support and build capacity of the Bindjareb Reference Group	Kelly Shipway	In Progress	1/7/2019	30/6/2020	The Bindjareb Reference Group continues to meet bi-monthly. Current projects include Noongar Language Lessons, Back to Pinjarra Commemoration planning and the Bindjareb Pathways to Employment Program.
Improve facilities and access throughout the Shire	Tenneike Brown	In Progress	1/7/2019	30/6/2020	Annual facility audit inspection due in December 2019. New chairs for Civic Centre have been sourced and will be purchased/delivered before the end of 2019.
Investigate the implementation of a multicultural celebration to be held during Harmony Week	Kelly Shipway	In Progress	1/7/2019	30/6/2020	In April 2019, the Shire in partnership with the Aboriginal and Maori and Pacific Island community, held the Waabin Cross-Cultural Water day in South Yunderup. The event received great feedback and will be considered for Harmony Week 2020.

Strategy 1.1.3 Grow and develop an age friendly community					
Name	Owner	Status	Start Date	End Date	Progress Comment
Deliver initiatives that meet the aims and outcomes of the Age Friendly Communities Plan	Fiona McBride	In Progress	1/7/2019	30/6/2020	<p>Various workshops, activities and information sessions have been delivered directly targeting the Seniors within the Community.</p> <p>A Department of Communities Grant Application has been submitted for the establishment of a Pilot Seniors Hub in Dwellingup to help combat some of the issues identified during the implementation of the Age Friendly Strategy including lack of service provision, transportation issues, lack of trades and services and social isolation.</p> <p>Dementia Friendly Education was delivered by Alzheimers WA to Tea Rooms staff, key Community Advocates and Edenvale User group members to enable the Opening Launch of the Memory Café at Edenvale Tea Rooms. The Memory Cafe is now a regularly held at Edenvale Tea Rooms on the last Tuesday of every month.</p> <p>Further initiatives such as an Active Seniors Program are currently being explored and preparations are underway for the much anticipated 2019 Seniors Week Event - Dancing through the Decades being held at the Civic Centre on Thursday, 14 November 2019.</p>
Review the Age Friendly Communities Plan	Fiona McBride	In Progress	1/7/2019	30/6/2020	<p>The Age Friendly Communities Working Group continues to meet each quarter to review and monitor implementation of the Shire of Murray Age Friendly Communities Plan.</p> <p>An implementation plan is updated regularly to track delivered outcomes</p>
Implement and report on the Access and Inclusion Plan	Trick Cole	In Progress	1/7/2019	30/6/2020	<p>The Shire of Murray Access and Inclusion Plan 2018 - 2022 continues to be delivered throughout the Shire of Murray. A joint initiative between the City of Mandurah, City of Rockingham and potentially Shire of Waroona regarding 'job carving' is currently in discussion which will work towards addressing Outcome 7 of the Plan: People with disabilities have the same opportunities as other people to obtain and maintain employment with the Shire of Murray.</p>
Strategy 1.1.4 Become a youth focused and supportive community					
Name	Owner	Status	Start Date	End Date	Progress Comment
Deliver initiatives that meet the aims and outcomes of the Shire's Youth Strategy	Trick Cole	In Progress	1/7/2019	30/6/2020	<p>Areas of the Youth Strategy continue to progress. There are numerous activities planned over the school holidays including sporting and art initiatives as well as a songwriting workshop. The Shire of Murray continues to work with the myVoice Youth Reference Group when planning activities and events. The Shire of Murray Youth Trailer is also being booked and items from the trailer used consistently by community groups.</p>
Deliver youth events	Trick Cole	In Progress	1/7/2019	30/6/2020	<p>The Shire of Murray is currently working with the myVoice Youth Reference Group on development of the 2020 National Youth Week event. Grant applications have been submitted to Department of Communities, ATCO, Doral and more. The event is planned to take place April 18th at the Dwellingup Skate Park. The Shire of Murray is also working with local volunteers and the Pinjarra Police to deliver regular Blue Light Discos within the Shire.</p>

<b>Strategy 1.1.5 Develop and facilitate events of a local and regional scale</b>					
<b>Name</b>	<b>Owner</b>	<b>Status</b>	<b>Start Date</b>	<b>End Date</b>	<b>Progress Comment</b>
Support, attract and develop major events	Jennifer Russell	In Progress	1/7/2019	30/6/2020	Continued liaison with Xterra for the event scheduled for 23 & 24 November
Promote and support Christmas celebrations	Jennifer Russell	In Progress	1/7/2019	30/6/2020	Christmas Celebration planning underway, expression of interest being finalised. Will be available online and via email 4.10.2019. Closing date 23 October 2019. Infrastructure quotes being sought.
Support community-led events that bring people together to celebrate community or meet neighbours	Jodie Doherty	In Progress	1/7/2019	30/6/2020	Community led events and social activities connecting neighbours have been quiet, coming out of the Winter months. We have seen a dramatic increase of venue bookings and event applications over the last few weeks, as weather fines. The Community Assistance Partnership Fund has been amended with an annual funding allocation to drive community led events and activities.

<b>Strategy 1.1.6 Ensure the safety of our community</b>					
<b>Name</b>	<b>Owner</b>	<b>Status</b>	<b>Start Date</b>	<b>End Date</b>	<b>Progress Comment</b>
Develop, implement and maintain bushfire risk management planning	Ron Porter	In Progress	1/7/2019	30/6/2020	A draft Bush Fire Management Plan was submitted to the Department of Fire and Emergency Services Bushfire Risk Management Branch on the 9 September 2019 for critiquing. The Bushfire Risk Planning Coordinator continues to map the assets and the associated fire risk/s within the district.
Deliver initiatives that meet the aims and outcomes of the Shire's Community Safety and Crime Prevention Plan	Kelly Shipway	In Progress	1/7/2019	30/6/2020	A draft CCTV Management and Operations Manual is being compiled to regulate internal process around CCTV and deployable devices. The Shire is looking to progress a free public needle disposal point, to reduce incidents of sharps being found in the community. The 'Consider our Kids' bin sticker project is set to launch October and is a means to slow traffic in built up areas.

<b>Strategy 1.2.1 Connect the natural assets and waterways, parks and reserves to the community</b>					
<b>Name</b>	<b>Owner</b>	<b>Status</b>	<b>Start Date</b>	<b>End Date</b>	<b>Progress Comment</b>
Implement a Public Open Space Strategy that links recreation areas to people	Marty Harrop	Not Started	1/7/2019	30/6/2020	Project is yet to commence
Progressively improve and activate family-friendly foreshore reserves	Marty Harrop	In Progress	1/7/2019	30/6/2020	Works have progressed on the Town Square and Foreshore development to deliver a quality activation space for the greater community with works proposed to be completed prior to 31 December 2019

<b>Strategy 1.2.2 Upgrade the amenity of the Murray River Square, foreshore reserve and Glebe Land</b>					
Name	Owner	Status	Start Date	End Date	Progress Comment
Progressively implement the Murray River Foreshore Masterplan	Rod Peake	In Progress	1/7/2019	30/6/2020	Construction commenced on town square and adjoin foreshore area. Town Square area planned to be completed by 31 December 2019 and Foreshore area to be completed by 30 June 2020.

<b>Strategy 1.3.1 Ensure our Town Planning Scheme and Local Planning Strategy facilitates quality and diverse planning outcomes</b>					
Name	Owner	Status	Start Date	End Date	Progress Comment
Prepare a place-led Local Planning Strategy	Rhys Bloxsidge	In Progress	1/7/2019	30/6/2020	Invitations have been sent to key State government stakeholders and community/business sector people to attend the first Strategy workshop in mid-October.
Prepare a new Local Planning Scheme	Rhys Bloxsidge	In Progress	1/7/2019	30/6/2020	A draft Local Planning Scheme has been prepared, however this will be further progressed and edited once the Local Planning Strategy progresses.
Coordinate the preparation of a Developer Contribution Plan for the Nambelup Industrial Area	Brett Coiln Flugge	In Progress	1/7/2019	30/6/2020	Further discussions required with Urbis Planning Consultants over suitable DCP Framework to be applied across the Nambelup Industrial estate area

<b>Strategy 1.3.2 Prepare District Structure Plans for new growth areas</b>					
Name	Owner	Status	Start Date	End Date	Progress Comment
Prepare a District Structure Plan for Pinjarra	Cheryll Oldham	In Progress	1/7/2019	30/6/2020	Met with Department Planning Lands Heritage to discuss a way forward for both the Pinjarra Activity Centre Plan and Pinjarra District Structure Plan.
Prepare a District Structure Plan for Dwellingup	Leanne Kim McGuirk	Deferred	1/7/2019	30/6/2020	To be initiated as part of engagement related to the Local Planning Strategy
Adopt the Southern Palusplain Strategy	Brett Coiln Flugge	In Progress	1/7/2019	30/6/2020	Awaiting completion of review by the Department of Planning, Lands and Heritage officers on public submissions. Deputation to Statutory Planning Committee meeting to then be arranged to present the Shire's case for Strategy final adoption.

<b>Strategy 1.3.3 Implement the Pinjarra Revitalisation Strategy</b>					
Name	Owner	Status	Start Date	End Date	Progress Comment
Finalise the preparation of the Pinjarra Activity Centre Plan	Rhys Bloxsidge	In Progress	1/7/2019	30/6/2020	Shire officers are working with the State government to resolve traffic, density and environmental issues. Once these have been resolved, the plan will be modified.
Continue the Pinjarra and Dwellingup Town Centre Façade Refurbishment Subsidy Program	Rod Peake	In Progress	1/7/2019	30/6/2020	Discussions underway with Dwellingup business owners.
Facilitate the restoration and re-use of the former Exchange Hotel	Rod Peake	In Progress	1/7/2019	30/6/2020	First stage conservation works completed. Business plan advertising closes 7 October 2019. Subdivision application lodged with Western Australian Planning Commission. Preparation of development agreement underway.
Advocate for the relocation of the Pinjarra Fire Station and Pinjarra Police Station to an alternative, suitable site within the town	Dean Unsworth	In Progress	1/7/2019	30/6/2020	This strategy may need reconsideration given that the site may be better suited to accommodation for trainees at the Western Australian Rural Bush Fire Centre of Excellence.

<b>Strategy 1.4.1 Plan community facilities for future generations</b>					
<b>Name</b>	<b>Owner</b>	<b>Status</b>	<b>Start Date</b>	<b>End Date</b>	<b>Progress Comment</b>
Update the Community Infrastructure Plan to identify sport, recreation and community facility requirements for the future	Brett Coiln Flugge	In Progress	1/7/2019	30/6/2020	Awaiting outcome of Ross McLarty recreation space needs and examination of Planning Investigation areas to determine revised population catchment and threshold triggers
Undertake a strategic review of Edenvale and the broader heritage precinct	Leanne Kim McGuirk	In Progress	1/7/2019	30/6/2020	The strategic review of Edenvale and heritage precinct is to be scheduled and completed by 30 June 2020.
Prepare a needs assessment and concept plan for changeroom/clubroom facilities in South Yunderup and Dwellingup	Marlene Renton	In Progress	1/7/2019	30/6/2020	The project scope has been amended to prepare a needs assessment and concept plans for changeroom facilities at South Yunderup Oval and Sir Ross McLarty Oval 3, and to include a review of the two master plans. The first round of key stakeholder consultations have been completed.

<b>Strategy 1.4.2 Actively take opportunities to enhance public health</b>					
<b>Name</b>	<b>Owner</b>	<b>Status</b>	<b>Start Date</b>	<b>End Date</b>	<b>Progress Comment</b>
Implement activities that improve the lifestyle and health outcomes of Murray residents	Marlene Renton	In Progress	1/7/2019	30/6/2020	Conducting audit of current physical activities taking place within the Shire that are run by community groups, private providers and the Shire, with a view to identify gaps and needs.
Provide library programs that reduce social isolation and promote life-long learning	Leigh Angilley	In Progress	1/7/2019	30/6/2020	The lifelong learning program included talks on aboriginal culture, life on a cattle station and making your own skincare products. Regular sessions on accessing eResources and new craft techniques continued. For children and families there was a baby massage course and a strong focus on science, technology, engineering and mathematics, with Virtual Reality, Edison robotics, coding with Micro:bits and regular Code Club.
Increase visitation and participation in Murray Aquatic and Leisure Centre activities	Ben Jordan	In Progress	1/7/2019	30/6/2020	<p>New programs are being trialled on the group fitness timetable on the dance genre to attract new clientele. Initial response was good for Zumba and not so good for Hip Hop. A Hip Hop trial for children will be undertaken during the school holidays to gauge ongoing opportunities throughout the term.</p> <p>The Centre is working with the Pinjarra Basketball Association and commenced a junior basketball clinic running throughout the school teams running one night a week and has attracted up to 25 participants per night.</p> <p>Court 1 &amp; 2 have recently had their lines renewed and a high volume, low speed fan installed. Both are expected to increase participation and spectator numbers throughout the forthcoming summer basketball season.</p> <p>Final planning and quote acquisition is underway for transitioning the fitness centre into a 24 hour 7 day a week service. Installation of CCTV should commence shortly as well as other building modification works. Items requiring resolution include the integration of fire alarms and Chlorine Gas detection system for members.</p> <p>Have sent out a 14 day trial flyers to 5500 homes in the shire and will soon be launching on Facebook. Has received over 30 participants so far with the hope that the majority will continue on after the trial.</p>

Improve participation in arts and culture activities	Krystal Dawe	In Progress	1/7/2019	30/6/2020	The Shire continues to work with place-making groups in Pinjarra and Dwellingup as well other community groups to increase participation in arts and culture. In upcoming months, the Shire will commence working in North Dandalup.
Support the development, growth and sustainability of sport and recreation clubs	Marlene Renton	In Progress	1/7/2019	30/6/2020	Since the commencement of the new position of Sport and Recreation Officer on 29 July the following has been achieved; One-on-one meetings with 13 different clubs; database updated; 9 emails to database providing information on grants, training forums and tips for good governance; meetings with 4 state sporting organisations, regional sport associations and DLGSCI (Sport and Recreation); attendance at 2 industry forums

<b>Strategy 1.4.3 Foster and value our volunteers</b>					
<b>Name</b>	<b>Owner</b>	<b>Status</b>	<b>Start Date</b>	<b>End Date</b>	<b>Progress Comment</b>
Provide support to community organisations working with volunteers	Tenneike Brown	In Progress	1/7/2019	30/6/2020	The Shire continues to support organisations working with volunteers and recently appointed a Sport and Recreation Officer to focus on Club Development and facility planning.
Assist community organisations to retain and attract volunteers	Tenneike Brown	In Progress	1/7/2019	30/6/2020	The Shire continues to host annual volunteer awards in recognition of the contribution volunteers make to the community. Officers have supported Edenvale Community Group uses to attract and retain volunteers and setup a more sustainable Governance structure.

<b>Strategy 1.4.4 Lobby to increase health services in Murray</b>					
<b>Name</b>	<b>Owner</b>	<b>Status</b>	<b>Start Date</b>	<b>End Date</b>	<b>Progress Comment</b>
In collaboration with Peel Alliance, develop a position paper and lobby strategy for health services for the short and long-term	Dean Unsworth	In Progress	1/7/2019	30/6/2020	A regional Peel Health strategy is being coordinated by Peel Alliance.
Support intervention and post suicide action groups that support young people and health outcomes	Kelly Shipway	In Progress	1/7/2019	30/6/2020	To support the communities most vulnerable, the Shire co-ordinates the Murray Community Food Drive, to collect non-perishable food items during Anti-Poverty Week and the Murray Community Support Hub, a sustainable approach to service provision, which operates once a month in Pinjarra. The Pinjarra Amazing Race took place once again in June, and is a creative means to engage young people around mental health. The Shire has established a Suicide Postvention Plan to respond to sudden loss and continues to support the Murray Suicide Awareness Network.
Continue to work with various health agencies encouraging services to be provided through outreach or extended services to Murray	Dean Unsworth	In Progress	1/7/2019	30/6/2020	A regional Peel Health strategy is being coordinated by Peel Alliance.

## Thriving Economy

In 2030 Murray will have a diverse and prosperous economy that supports innovation, training opportunities and provides a variety of business, tourism and employment opportunities.

### Strategy 2.1.1 Maximise the inherent economic opportunities in the Mandurah Murray functional economic region

Name	Owner	Status	Start Date	End Date	Progress Comment
Establishment of a formal working relationship between Mandurah and Murray on economic development	David Arkwright	In Progress	1/7/2019	30/6/2020	Working relationship continues on an informal basis, with regular catch up meetings to brief each other on progress with major initiatives. First joint project - Data Array (IOT) - has commenced, primarily in Mandurah to-date. Also collaborating with Mandurah on the Murrayfield Airport business case.
Development of a project prioritisation tool to maintain a pipeline of projects for the future	David Arkwright	In Progress	1/7/2019	30/6/2020	An initial list of projects established at the time of development of the joint strategy. Process to build generation projects has commenced, using the prioritisation tool established during the strategy work

### Strategy 2.1.2 Build and maintain the Transform Peel Initiative

Name	Owner	Status	Start Date	End Date	Progress Comment
Implementation of the Agri-Innovation Precinct	David Arkwright	In Progress	1/7/2019	30/6/2020	Project Manager appointed, design architect appointed, agreements to lease being discussed with Foundation Tenants. Design work to be complete early 2020, with construction to start mid-2020. Working with State Government on a market assessment and the establishment of an innovation Fund to support startups and SME's
Preparation of business development strategies for the different elements of the Transform Peel Initiative and the Agri-Innovation Precinct	David Arkwright	In Progress	1/7/2019	30/6/2020	Working with Department of Water to take the Peel Integrated Water Initiative into a next stage of development. Working with Landcorp and CBRE Group on the development and marketing of the Peel Business Park. No activity on the Peel Food Zone element of TP

### Strategy 2.1.3 Reposition the equine industry in Murray as a dominant economic sector

Name	Owner	Status	Start Date	End Date	Progress Comment
Implementation of key short, medium and long-term initiatives identified in the Racing and Pacing infrastructure Business Case	Dean Unsworth	In Progress	1/7/2019	30/6/2020	Master Plans for both the Racing and Pacing tracks has been endorsed by Council in June 2019. Feasibility plans are now being prepared to define the cost/benefit analysis of infrastructure requirements. This will be completed at the end of October 2020.

### Strategy 2.1.4 Maximise the economic opportunities inherent in the strategic Murrayfield Airport

Name	Owner	Status	Start Date	End Date	Progress Comment
Support Murrayfield Airport Development Plan	Dean Unsworth	In Progress	1/7/2019	30/6/2020	The first inception meeting with all stakeholders was held on 23 September. The consultant will now work with all stakeholders and present a final report in February 2020.



<b>Strategy 2.1.5 Position Pinjarra as a key regional centre through the Pinjarra Revitalisation Strategy</b>					
Name	Owner	Status	Start Date	End Date	Progress Comment
Implement initiatives that support and enhance capacity of the local business, tourism and innovation/entrepreneurial sectors	Leanne Kim McGuirk	In Progress	1/7/2019	30/6/2020	Capacity building workshops, training opportunities and information sessions underway with participants from business and the tourism sector, including website development, marketing (social Media), discussion around opportunities for cross promotion and bundling of tourism experiences.

<b>Strategy 2.1.6 Build a strong local content, local jobs program in Murray</b>					
Name	Owner	Status	Start Date	End Date	Progress Comment
Implement a local jobs content into tenders	David Arkwright	In Progress	1/7/2019	30/6/2020	Working with Peel Development Commission to enhance local content and local jobs. Good results achieved with Landcorps headworks infrastructure to the Peel Business Park. The Shire has great opportunity to maximise local content and local jobs in the Agri-Innovation Precinct project and the Bushfire Centre of Excellence. Internal procurement policy also reflects local content drive

<b>Strategy 2.2.1 Develop key sectors of the tourism economy where Murray has competitive advantage</b>					
Name	Owner	Status	Start Date	End Date	Progress Comment
Implement recommendations of the Murray Tourism Strategy	Susan Allan	In Progress	1/7/2019	30/6/2020	A Scope of works has been extracted from the Distinctly Tourism Management (DTM) report, with the below identified gaps discuss in further details in the Tourism - Destination management and marketing plan - Internal Document Document (D19/47811): 1. Awareness 2. Experiences and Events 3. Visitor Servicing 4. Accommodation 5. Amenities 6. Access These areas have been refined and defined to suit the Shire of Murray budget availability and highlight the critical requirements for the development of Dwellingup and Pinjarra to be promoted as destinations in the Peel region. Main areas of work currently being in progress are Brand, content and product development, capability building and collaboration of tourism businesses.

<b>Strategy 2.2.2 Develop Dwellingup into a nationally recognised trails town</b>					
Name	Owner	Status	Start Date	End Date	Progress Comment
Develop a destination development plan for Dwellingup	Leanne Kim McGuirk	In Progress	1/7/2019	30/6/2020	Workshop is being organised with key stakeholders. Outcomes will inform preparation of a destination marketing plan and a 3 year implementation plan
Transform Dwellingup into a National Trails Town	Dean Unsworth	In Progress	1/7/2019	30/6/2020	There are numerous components involved within this overall strategy. The Trails Hub building will be completed with fit-out by March 2020.

Develop a tourism marketing and communications strategy	Susan Allan	In Progress	1/7/2019	30/6/2020	<p>The Scope of works extracted from the Distinctly Tourism Management (DTM) report has been refined into a basic tourism strategy and further defined into 5 key areas.</p> <ol style="list-style-type: none"> <li>1. Brands, content and target market messaging and language.</li> <li>2. Marketing Vision.</li> <li>3. Three Year Marketing &amp; Communications Plan.</li> <li>4. Development of Print Media.</li> <li>5. Tourism Website Development.</li> </ol> <p>Three agencies have been invited to quote on the scope of works with initial meetings booked (and have commenced) to discuss in detail the scope of works with a quotation deadline of October 17 2019, for the first four areas. These will also form the brand/identity for the tourism website which due to its size and required capabilities will require additional discussions and research into providers and their expertise in this area.</p> <p>Work on the other four areas will commence as soon as an agency has been decided. Estimated time for commencement of Key Area 1 is October 2019 - end of month.</p>
Construct the Dwellingup National Trails Centre	Alan Smith	In Progress	1/7/2019	29/2/2020	Works are progressing well with the Building construction for the Dwellingup National Trails Centre, the concrete slab has been placed with the plumbing and structure works progressing.

## Environment Character Heritage

In 2030 Murray will be effective stewards of our environment, history, heritage, natural landscape and rural character.

### Strategy 3.1.1 Protect and enhance natural areas and biodiversity on public and private land

Name	Owner	Status	Start Date	End Date	Progress Comment
Support the Healthy Habitats Program	Tom Lerner	In Progress	1/7/2019	30/6/2020	Ongoing Process. Looking at furthering program with Serpentine Jarrahdale Landcare in two properties. Potential works in Ravenswood river reserve.
Prepare and implement Shire of Murray Reserve Management Plans	Tom Lerner	In Progress	1/7/2019	30/6/2020	Working with the Catchment Council and Greening to undertake actions from the Herron Point Plan and also to undertake conservation work on the Delta Islands
Support biosecurity programs	Tom Lerner	In Progress	1/7/2019	30/6/2020	Rabbit Control scheduled for November 2019.
Implement Waterways Management Plans	Marty Harrop	Not Started	1/7/2019	30/6/2020	Project is yet to commence
Work with the community to progressively protect and enhance riverbanks	Alan Smith	In Progress	1/7/2019	30/6/2020	Council has recently adopted the Guidelines for Riverbank Restoration, an amount of \$20,000 has been placed within the current budget to progress with State approvals and commence initial restorations works. Recent discussions with Greening Australia have highlighted opportunities for potential funding and these will be pursued to add value to current budgets.

### Strategy 3.1.2 Develop a vision for each town in relation to natural assets

Name	Owner	Status	Start Date	End Date	Progress Comment
Provide environmental input into the place making process	Tom Lerner	In Progress	1/7/2019	30/6/2020	Attendance at meetings by Strategic Project officer to offer environmental advice in preparation of Place Plans

### Strategy 3.1.3 Lead the Dwellingup Futures group to ensure a balanced approach to development in and around Dwellingup

Name	Owner	Status	Start Date	End Date	Progress Comment
Develop an evidence based Dwellingup strategic plan and vision for State Government endorsement	Brett Coiln Flugge	In Progress	1/7/2019	30/6/2020	Consultancy scope of works advertised for Expressions of Interest with submissions due by October 10, 2019. Sub-Panel to review submissions and report to next Technical Advisory Committee meeting scheduled for October 23, 2019

### Strategy 3.1.4 Continually review and enhance public boating facilities and environmental sustainability within our waterways

Name	Owner	Status	Start Date	End Date	Progress Comment
Provide input into the Department of Transport review for the future planning of Peel waterways	Alan Smith	Not Started	1/7/2019	30/6/2020	Project is yet to commence
Progress the development of recreational boating facilities to meet the needs of the community	Alan Smith	Not Started	1/7/2019	30/6/2020	Project is yet to commence
Progress the rehabilitation of the dredge spoil site adjacent to the Batavia Quays Boat Ramp	Alan Smith	Not Started	1/7/2019	30/6/2020	Project is yet to commence

**Strategy 3.2.1 Secure water resources to ensure water sustainability for economic and recreational needs**

Name	Owner	Status	Start Date	End Date	Progress Comment
Implement the waterwise verge program	Gemma Iseppi	In Progress	1/7/2019	30/6/2020	Draft 'Waterwise Verge Guidelines' have been developed and sent to Water Corporation for comment.
Work with state agencies to progress the Managed Aquifer Recharge initiative	Brett Coiln Flugge	In Progress	1/7/2019	30/6/2020	Phase Two of Peel Integrated Water Initiative being presented to Transform Peel Strategic Advisory Committee meeting

**Strategy 3.2.2 Continue to develop partnerships with environmental groups, state departments and stakeholders**

Name	Owner	Status	Start Date	End Date	Progress Comment
Partner with the Peel-Harvey Catchment Council, landcare groups, Peron Naturaliste Group and Peel-Harvey Biosecurity Group	Tom Lerner	In Progress	1/7/2019	30/6/2020	Hosting a project as part of the Wetlands Weekender at the Pinjarra Massacre Site. Memorandum of Understanding developing with Serpentine Jarrahdale Landcare.

**Strategy 3.2.3 Responsibly manage Council and community water and energy use**

Name	Owner	Status	Start Date	End Date	Progress Comment
Prepare an Environmental Sustainability Strategy	Tom Lerner	In Progress	1/7/2019	30/6/2020	Scope of Works and Project Plan to be formulated
Investigate the feasibility of hybrid fleet vehicles	Claire Ward	In Progress	1/7/2019	30/6/2020	The Shire has been offered the loan of an electric vehicle for a week and a date is being finalised.

**Strategy 3.2.4 Improve waste management practices through diversion, re-use and recycling**

Name	Owner	Status	Start Date	End Date	Progress Comment
Develop a Waste Management Strategy that aligns to state objectives	Claire Ward	In Progress	1/7/2019	30/6/2020	To assist with the development of the strategy a Community Engagement Plan is currently being prepared. Quotations will then be sought to undertake the community research which is estimated to commence February 2020.
Prepare and implement a waste education plan	Claire Ward	In Progress	1/7/2019	30/6/2020	The waste education plan will align with the Waste Management Strategy and will include outcomes from the Community Engagement research.
Maintain an alliance with Rivers Councils to manage the waste to energy contract and other waste initiatives	Claire Ward	In Progress	1/7/2019	30/6/2020	Alliance ongoing through monthly meetings.
Implement progressive improvements to the Corio Road Waste Transfer Station as per the Waste Infrastructure Plan	Claire Ward	In Progress	1/7/2019	30/6/2020	Project brief currently being written to obtain quotations to progress 15% design to full design for redevelopment of tip face wall.
Implement a sewer connection program for properties in the Murray Bend area	Phil Steven	In Progress	1/7/2019	30/6/2020	Of the 26 properties, 13 connected to sewer right away. Most others have committed to connecting by the end of 2019, with the last one committing to 18 April 2020.

<b>Strategy 3.3.1 Undertake a risk assessment of the impact of climate change</b>					
<b>Name</b>	<b>Owner</b>	<b>Status</b>	<b>Start Date</b>	<b>End Date</b>	<b>Progress Comment</b>
Complete the Coastal Hazard Risk Management and Adaptation Planning Strategy and consider outcomes within the planning framework	Tom Lerner	In Progress	1/7/2019	30/6/2020	Workshop session with Delta Island community group to be arranged
Consider the impacts of climate change on human health including increased mosquito breeding sites	Phil Steven	In Progress	1/7/2019	30/6/2020	There will be increased risk of tropical arboviruses extending further south, and sea level rises causing higher tides. We have increased our scope for mosquito monitoring and treatment.

<b>Strategy 3.4.1 Complete a review of the Shire's Local Government Heritage Inventory</b>					
<b>Name</b>	<b>Owner</b>	<b>Status</b>	<b>Start Date</b>	<b>End Date</b>	<b>Progress Comment</b>
Implement the Edenvale Conservation Plan	Susan Cowling	Not Started	1/7/2019	30/6/2020	Project is yet to commence
Undertake a review of the Local Government Heritage Inventory	Susan Cowling	In Progress	1/7/2019	30/6/2020	Meeting with historian to accept final review of document. Expecting to present final document to Council at November 2019 meeting.

<b>Strategy 3.4.2 Support the development of the Pinjarra Massacre Site memorial</b>					
<b>Name</b>	<b>Owner</b>	<b>Status</b>	<b>Start Date</b>	<b>End Date</b>	<b>Progress Comment</b>
Provide assistance to the Pinjarra Massacre Site Memorial Project Team	Leanne Kim McGuirk	In Progress	1/7/2019	30/6/2020	Meeting to be held in late August was cancelled by Department of Planning, Lands and Heritage. Anticipate a rescheduled meeting date in November. As Shire is not the lead on this project progress will be dependent upon external timeframes and processes. Shire will however continue to provide a facilitatory role as a stakeholder.

<b>Strategy 3.4.3 Implement the Edenvale Landscape Masterplan</b>					
<b>Name</b>	<b>Owner</b>	<b>Status</b>	<b>Start Date</b>	<b>End Date</b>	<b>Progress Comment</b>
Progress the Edenvale Landscape Masterplan	Susan Cowling	In Progress	1/7/2019	30/6/2020	Project Management Plan being drafted with timelines still to be locked down. Issues due to other large projects currently being progressed. Final quotations being received.

**Connected and Accessible**

In 2030 Murray will have enhanced our transport linkages and opportunities to share information using a variety of travel and technology options.

**Strategy 4.1.1 Deviate heavy haulage around Pinjarra to improve safety, amenity and economic growth**

Name	Owner	Status	Start Date	End Date	Progress Comment
Progress the Pinjarra Heavy Haulage Deviation, including the Pinjarra Industrial Area interface to Pinjarra Road and Greenlands Road	Alan Smith	In Progress	1/7/2019	30/6/2020	Main Roads have advised that the construction of the Pinjarra Heavy Haulage Deviation will be staged over a number of years to accommodate the differing aspects of the works but primarily to enable the relocation of services and construction of the new intersection at South Western Highway/Pinjarra-Williams Road, bridge works over the Murray River and the upgrade works to Pinjarra-Williams Road. The timeline for delivery of the project is estimated to be completed within the 2023/24 financial year and this coincides with the Business Plan completed by the Shire of Murray during the community referendum. Design works are also progressing on the Western Deviation that will provide a future link between Pinjarra Road and Greenlands Road west of Pinjarra. The initial stage of the Western Deviation will provide access to the existing industrial area to Greenlands Road and was part of the initial funding submission to the State and Federal Governments. The breakdown and timing of budgeted works is being further discussed with the State Government to ensure all works originally highlighted through the referendum are being completed.
Progress the design and implementation for the downgrade of George Street and Pinjarra Road within the Pinjarra town site	Alan Smith	In Progress	1/7/2019	30/6/2020	Landscape Architects have produced initial plans that detail both Pinjarra Road and George Street within the Pinjarra town site. These plans are being reviewed to establish the extent of works being proposed and probable costs associated for the works. As part of the Pinjarra Heavy Haulage Deviation it has been highlighted these works would cost in the order of \$10M. It is planned to have the landscape plans and cost estimates finalised by the end of October 2019.

**Strategy 4.1.2 Develop a Transport Plan that considers the wider Peel region**

Name	Owner	Status	Start Date	End Date	Progress Comment
Develop a Transport Strategy that incorporates future planning and infrastructure objectives	Alan Smith	Deferred	1/7/2019	30/6/2020	The Shire of Murray in consultation with the Peel Local Governments have developed a project brief for the development of a transport plan for the wider peel region. The brief has been issued to the Department of Planning, lands and Heritage to advocate for the development of the plan as part of the greater Perth and Peel Transport Strategy. Should the State accept the brief it is accepted that the State would need to have a vested interest in the outcome and fund the required investigation.

**Strategy 4.1.3 Improve the amenity and functionality of the street network and town entrances**

Name	Owner	Status	Start Date	End Date	Progress Comment
Identify and Implement traffic management initiatives that improve traffic safety within the road network	Marty Harrop	In Progress	1/7/2019	30/6/2020	Consultants have been engaged to undertake a series of Road Safety audits to inform and recommend opportunities for road improvements

## Strategy 4.1.4 Investigate all alternative options to facilitate a transport network that services all towns

Name	Owner	Status	Start Date	End Date	Progress Comment
Develop Infrastructure plans that inform the Long Term Financial Plan	Marty Harrop	Not Started	1/7/2019	30/6/2020	Project is yet to commence
Source new road building material sites for future infrastructure management	Chris Pretorius	In Progress	1/7/2019	30/6/2020	Negotiations with Alcoa are currently underway to gain access to a gravel pit in Waroona
Develop and implement a progressive bridge program that meets the needs of the transport network	Marty Harrop	Not Started	1/7/2019	30/6/2020	Project is yet to commence
Develop and implement a drainage strategy for townsites and rural areas that will inform future drainage initiatives	Marty Harrop	In Progress	1/7/2019	30/6/2020	Ongoing inspection and work outcomes have been progressive in consultation with Main Roads bridge inspectors

**Capable and Accountable**

**In 2030 Murray will have further developed strong leadership through good governance, effective communication and ensuring value for money.**

**Strategy 5.1.1 Maintain long-term financial sustainability**

Name	Owner	Status	Start Date	End Date	Progress Comment
Undertake a land and asset review and prepare a long-term strategy	Dean Unsworth	In Progress	1/07/2019	30/06/2020	This project is continuing with a final strategy report to be presented before June 2020.
Review the Asset Management Plan	Nicole Wilson	In Progress	1/07/2019	30/06/2020	Information to support the review of the Infrastructure Asset Management Plan is currently being gathered. The review of the Plan is due to be completed by May 2020, where it will be presented to Council for adoption.
Review the Long Term Financial Plan	Tracie Unsworth	Not Started	1/10/2019	30/06/2020	Planning for the annual review of the long term financial plan is due to commence in October.

**Strategy 5.1.2 Establish a strong corporate governance framework to ensure high standards of integrity, ethics and accountability**

Name	Owner	Status	Start Date	End Date	Progress Comment
Review and implement the Risk Management Strategy	Nicole Wilson	In Progress	1/09/2019	30/06/2020	The reviewed Risk Management Strategy was presented to the Corporate Risk Team on 26 September, 2019. The actions identified in the Strategy will be implemented over the next three years.
Review the Corporate Business Plan	Nicole Wilson	Not Started	1/04/2020	30/06/2020	The review of the Corporate Business Plan is not due to commence until April 2020.
Support ongoing professional development for Councillors	Dean Unsworth	In Progress	1/07/2019	30/06/2020	Ongoing. A full-day Councillor induction will be presented on Monday 21 October 2019.
Review the Business Continuity Plan	Nicole Wilson	In Progress	1/11/2019	31/03/2020	The Crisis Management and Business Continuity Plan was reviewed by LGIS in June 2019. Further changes to the Plan will occur over the next couple of months following workshops with relevant departments. The reviewed Crisis Management and Business Continuity Plan will be validated by a Business Continuity Exercise in early 2020.

**Strategy 5.2.1 Employ and maintain a skilled workforce**

Name	Owner	Status	Start Date	End Date	Progress Comment
Develop and implement a professional development program	Michelle Ucich	In Progress	1/07/2019	30/06/2020	The 2019-2020 Professional Development Program was endorsed by the Strategic Leadership Group in March 2019. The Program will be implemented over the current financial year.
Review and implement the Human Resource Strategy	Debbie Wilkin	In Progress	1/07/2019	30/06/2020	The Human Resources Strategic Plan 2019-2024 was endorsed by the Strategic Leadership Group in July 2019. The Human Resources Business Plan identifies how the Strategic Plan will be delivered, and will be implemented over the current financial year.
Develop and implement a health and wellbeing program	Jeremy Cunningham	In Progress	1/07/2019	30/06/2020	The 2019-2020 Health and Wellbeing Program was endorsed by the Strategic Leadership Group in February 2019. The Program will be implemented over the current financial year.
Progressively implement the Operations Centre Masterplan	Chris Pretorius	In Progress	1/07/2019	30/06/2020	Upgrading the main gate to the Operation Centre is the next phase of the Masterplan, these works are planned for March and April 2020



**Strategy 5.2.2 Promote an organisational culture of safety, best practice and continuous improvement where staff live the brand**

Name	Owner	Status	Start Date	End Date	Progress Comment
Implement the Diligence in Safety Strategic Plan	Jeremy Cunningham	In Progress	1/07/2019	30/06/2020	Objectives and actions within the Diligence in Safety Strategic Plan will be implemented over the current financial year.
Review the Shire's Customer Service Charter in-line with the Communications and Engagement Strategy	Kristina Cunningham	In Progress	1/07/2019	30/06/2020	Due to the implementation of the new Corporate Business System the review of the customer service charter has been delayed.

**Strategy 5.3.2 A participatory community to engage with the Shire to build better places**

Name	Owner	Status	Start Date	End Date	Progress Comment
Develop and adopt a Community Engagement Policy to ensure community engagement is a strategic consideration that guides Shire decision making	Lauren Williams	Complete	1/07/2019	30/06/2020	The Community Engagement Policy was adopted at the July 2019 Council Meeting.

**Strategy 5.4.1 Deliver efficient and effective Council services to the community**

Name	Owner	Status	Start Date	End Date	Progress Comment
Review the Information and Communications Technology Strategy	Daniel Bingham	In Progress	1/07/2019	30/06/2020	The Information and Communications Technology Strategy is up for review with the Director Corporate Services
Implement a community portal to allow online interactions	Daniel Bingham	Deferred	1/07/2019	1/01/2020	This is deferred until later in 2020 once the system has been bedded down.



**Strategy 5.4.2 Provide community focused customer service and access to information**

Name	Owner	Status	Start Date	End Date	Progress Comment
Regularly monitor customer service satisfaction	Kristina Cunningham	In Progress	1/07/2019	30/06/2020	Ongoing monitoring through capturing statistics and the implementation of the new Customer Request Management System.

Item 15.12

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