ORDINARY COUNCIL MEETING

AGENDA

8.30am Thursday
15 September 2022
Council Chambers

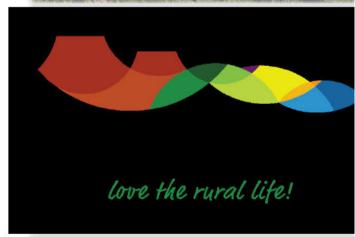
SEPTEMBER 2022

SHIRE OF CHAPMAN VALLEY

Jamie Criddle

CHIEF EXECUTIVE OFFICER

A thriving community. making the most of our coastline. ranges and rural settings to support us to grow and prosper



DISCLAIMER



No responsibility whatsoever is implied or accepted by the Shire of Chapman Valley for any act, omission or statement or intimation occurring during Council Meeting. The Shire of Chapman Valley disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council or Committee Meetings.

Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council Meeting does so at that person's or legal entity's own risk.

The Shire of Chapman Valley warns that anyone who has any application or request with the Shire of Chapman Valley must obtain and should rely on WRITTEN CONFIRMATION of the outcome of the application or request of the decision made by the Shire of Chapman Valley.

Jamie Criddle

CHIEF EXECUTIVE OFFICER

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ORDER OF BUSINESS

1.0 DECLARATION OF OPENING/ANNOUNCEMENTS OF VISITORS

2.0 ANNOUNCEMENTS FROM THE PRESIDING MEMBER

I would like to acknowledge the traditional owners of the land we are meeting on today, the Naaguja people, and we pay our respects to elders both past, present and emerging.

3.0 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

- 3.1 Attendees
- 3.2 Apologies
- 3.3 <u>Previously Approved Leave of Absence</u> (By Resolution of Council)

Cr Royce for the September 2022 Ordinary Council Meeting.

Cr Humphrey for the October and November 2022 Ordinary Council Meeting.

4.0 PUBLIC QUESTION TIME

4.1 Response to Previous Public Questions on Notice

Nil

4.2 Public Question Time

5.0 APPLICATIONS FOR LEAVE OF ABSENCE (by Resolution of Council)

6.0 DISCLOSURE OF INTEREST

Members should fill in Disclosure of Interest forms for items in which they have a financial, proximity or impartiality interest and forward these to the Presiding Member before the meeting commences.

Section 5.60A:

"a person has a financial interest in a matter if it is reasonable to expect that the matter will, if dealt with by the local government, or an employee or committee of the local government or member of the council of the local government, in a particular way, result in a financial gain, loss, benefit or detriment for the person."

Section 5.60B:

(a) a proposed change to a planning scheme affecting land that adjoins the person's land; or

[&]quot;a person has a proximity interest in a matter if the matter concerns –

- (b) a proposed change to the zoning or use of land that adjoins the person's land; or
- (c) a proposed development (as defined in section 5.63(5)) of land that adjoins the person's land."

Regulation 34C (Impartiality):

"interest means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest and includes an interest arising from kinship, friendship or membership of an association."

Item No.	Member/Officers	Type of Interest	Nature of Interest

7.0 PETITIONS/DEPUTATIONS/PRESENTATIONS

7.1 Petitions

Nil

7.2 Presentations

Nil

7.3 Deputations

Nil

8.0 CONFIRMATION OF MINUTES FROM PREVIOUS MEETINGS

8.1 Ordinary Meeting of Council held on Thursday 18 August 2022

That the Minutes of the Ordinary Meeting of Council held Thursday 18 August 2022 be confirmed as true and accurate.

9.0 ITEMS TO BE DEALT WITH EN BLOC

10.0 OFFICERS REPORTS

10.1 Deputy Chief Executive Officer

10.1 AGENDA ITEMS

10.1.1 - Proposed Rezoning - Nabawa Church

10.1.2 - Proposed Nature Based Campground

10.1.1 Proposed Rezoning - Nabawa Church

PROPONENT:	Trustees of the Diocese of North West Australia	
SITE: 4 (Lot 4) Post Office Lane, Nabawa		
FILE REFERENCE:	A1367 & 204.11.03	
PREVIOUS REFERENCE:	06/22-05	
DATE:	7 September 2022	
AUTHOR: Simon Lancaster, Deputy Chief Executive Officer		

SUPPORTING DOCUMENTS

Ref	Title	Attached to Report	Under Separate Cover
10.1.1(a)	Rezoning Application		V
10.1.1(b)	Received Submissions		V
10.1.1(c)	Schedule of Submissions		V



DISCLOSURE OF INTEREST

Nil

BACKGROUND

Council received an application to rezone the Nabawa Anglican Church property of 4 (Lot 4) Post Office Lane, Nabawa to allow for its future sale at its 16 June 2022 and resolved to initiate the Scheme Amendment process as follows:

"That Council:

- Pursuant to Part 5 of the Planning and Development Act 2005 amend the Shire of Chapman Valley Local Planning Scheme No.3 by:
 - (a) Rezoning 4 (Lot 4) Post Office Lane, Nabawa from 'Civic and Community' to a 'Residential R10' zone.
 - (b) Include 4 (Lot 4) Post Office Lane, Nabawa in Schedule 1 Additional Uses as follows:

Additional Use	Conditions
A' Use Art Gallery Arts & Crafts Workshop & Sales for goods produced in the local government area. Cottage Industry Exhibition Centre Reception Centre Health Retreat Community Purpose Tourist Development Holiday house Home Store Market Produce Stall Incidental Uses as determined by the local government.	 1 All development/use of the land shall be in accordance with site plans approved by the local government and is to be advertised in accordance with Clause 64 of the deemed provisions. 2 Any proposed change to the place shall retain the heritage value of the site including the built fabric. Development shall achieve a high standard of adaptive re-use. 3 Any proposed change to the place shall by sympathetic to the predominant rural townsite function and characteristic of Nabawa, and be designed, located and constructed in such a manner and utilise materials and finishes that will not have a detrimental impact on the visual and landscape values of the area. 4 All non-residential development shall be located, designed and constructed to ensure that the amenity of adjoining residential properties is maintained, in terms of visual amenity, noise, dust, vibration, other emissions, and vehicular access. 5 When considering an application for development approval the local government may impose conditions in relation to (but may not be limited to): Upgrading of the existing building Hours of operation Number of seats Number of employees Signage Car parking and Access Landscaping Stormwater Drainage
	Art Gallery Arts & Crafts Workshop & Sales for goods produced in the local government area. Cottage Industry Exhibition Centre Reception Centre Health Retreat Community Purpose Tourist Development Holiday house Home Store Market Produce Stall Incidental Uses as determined by the

• Any other matters the local government considers relevant.

- (c) Modifying the Scheme Map accordingly.
- 2 Request from the landowner of 4 (Lot 4) Post Office Lane, Nabawa an update on the status of repairs to the St Bartholomew's Anglican Church and that this information will be given regard in Council's further consideration of this matter."

The advertising of the rezoning application for public comment has now been concluded with 7 submissions being received, 5 from government agencies advising that they had no objection, and 2 from landowners in the Nabawa townsite objecting to the Residential component of the rezoning.

This report recommends Council's adopt the Scheme Amendment and forward it to the Minister for Planning seeking final approval.

COMMENT

4 (Lot 4) Post Office Lane is a rectangular 1,012m² property in the Nabawa townsite that contains the St Bartholomew's Anglican Church.



Figure 10.1.1(a) - Location map for 4 (Lot 4) Post Office Lane, Nabawa

The Nabawa Anglican Church was built in 1959 to replace the previous church that was located north of the Nabawa Cemetery that had been damaged by cyclone. The Nabawa Church has seen declining use in recent years and was significantly damaged during Cyclone Seroja in 2021.

The Trustees of the Diocese of North West Australia are proposing to deconsecrate the Church, rezone the land and dispose of the property. A copy of the supporting Scheme Amendment documentation has been provided as **separate Attachment 10.1.1(a)**.

Figure 10.1.1(b) - Aerial Photograph of 4 (Lot 4) Post Office Lane, Nabawa



Shire staff raise no objection to the proposed rezoning on the following basis:

- it is considered preferable for the building to be occupied and/or used as this will ensure its upkeep rather than it continue to decline as an underutilised public building.
- the property has power and water service connection.
- whilst the building has not been designed for habitable or commercial purposes there is ability for it to be converted to meet the relevant Class 1 (habitable) or Class 6 (commercial) requirements of the Building Code of Australia prior to occupation and/or use.
- the development of the property for residential purposes would increase the Nabawa townsite population.
- the development of the property for residential purposes would not introduce a driveway onto the heavy haulage route of Chapman Valley Road as the property has direct access onto Post Office Lane.
- the development of the property for commercial use would boost economic activity in the Nabawa townsite.
- the conversion of the building to a residence and/or business premises, and with it likely internal and external alterations, would not be contrary to the Shire's Heritage Inventory which notes that changes to the place should be in sympathy with its heritage values.
- the 1,012m² size of the property is in keeping with the other townsite lots and allows for sufficient area to develop Lot 4 as a residential property i.e. accommodate alterations/extensions, shed(s), driveway and off-street vehicle parking.
- were the property to be sold into private ownership and the zoning remained for 'civic and community' purposes this would require future applications to be assessed against the zoning purpose which is for community facilities.
- where a property has a zoning that is deemed to preclude uses other than for exclusively public purposes this may expose the local government to a claim or compensation.
- the rezoning of the land to 'Residential R10' would be in keeping with the zoning of the other lots along Post Office Lane and the nearby Nabawa townsite residential lots.
- the introduction of additional uses to the property's zoning will enable exploration of mixed use development and business opportunities on the site (e.g. gallery, Air BnB, small-scale shop, market etc.).
- the rezoning would introduce Scheme text provisions for the Additional Uses to ensure that future development is compatible with the site and its surrounds and prevent undesirable development from occurring.
- there is an oversupply of 'Civic and Community' zoned land in the Nabawa townsite and there is no identified community need for the building with the townsite already containing a Shire office, library, community centre, recreation centre, Mens Shed and multiple sporting facilities that have a multi-purpose capacity.
- the rezoning of the land would enable the site to enter into a new phase as circumstances change, this is a
 common phenomenon throughout Mid West townsites as formerly public buildings such as schools, police
 stations and churches transition to private residential and/or commercial use, and this trend has been hastened
 by the impact of Cyclone Seroja as organisations review their asset registers, liabilities, insurance exposure and

underutilised buildings, and based upon discussions with the Catholic Church a similar rezoning application is likely to be received in the near future for the Yuna Church property also.



Figure 10.1.1(c) – View of St Bartholomew's Anglican Church pre and post Cyclone Seroja

Figure 10.1.1(d) - View of western and rear elevations of St Bartholomew's Anglican Church (June 2022)



The Anglican Diocese made enquiry last year with the Shire as to whether it would be supportive of the Nabawa Church being reroofed with metal sheeting rather than roof tiles. The cyclone damage to the Church had shown that over time the weight of the roof tiles had led to roof framework issues and the landowner was considering amongst its repair options the replacing of the roof tiles with the lighter alternative of metal sheeting. Council generally discussed this at its June 2021 Concept Forum and raised no objection to the reroofing of the Nabawa Church with colorbond metal sheeting.

Since that time repair works have not commenced and the temporary tarpaulins deteriorated exposing the Church's interior to further rain events. Due to the Church's visibility from Chapman Valley Road and central position in the Nabawa townsite the local community and passing motorists regularly raise query with the Shire on the progress of repairs.

It is therefore considered that as part of its determination on this matter Council should also seek an update from the landowner on the repairs program and associated timeframe. It is not considered ideal for the building to remain vulnerable to further weather damage or to be advertised for sale in its current state and the financial burden and liability placed on a future landowner, and roof repairs to make the building weather-proof should ideally be attended to by the current landowner and their insurer prior to sale.

Alternatively in the event that the Anglican Diocese consider that the scale of damage and cost of building repairs building warrants the Church's demolition then this should again be handled whilst they remain the landowner rather than place the onus on another party.

Whichever the outcome (either repair and sale as a lot containing a building with potential for conversion to a residence/mixed-use development, or demolition and sale as a vacant lot) the rezoning of the land should be proceeded with as the current 'Civic and Community' zoning is no longer appropriate given that this site is no longer required for a public purpose.

The applicant provided the following additional information in June 2022 regarding the landowner's intention for the building upon Lot 4:

"As discussed, we have spoken to Khim Harris, Diocesan Registrar, and confirm the following information for your assistance and to address any additional queries that may arise.

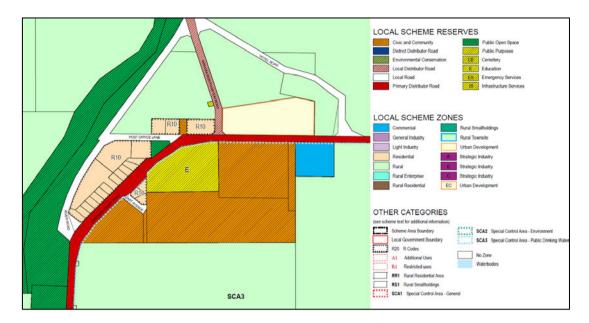
- Insurance received for Cyclone Seroja damage to the Church of St Bartholomew for repair or demolition, was approximately 50% below the costs associated with quoted repair works (noting that it is now a requirement to make it 'cyclone proof').
- As the Church is no longer regularly used in the Parish of Northampton, the Trustees resolved that the property would be disposed of, either with the Church building demolished; or with structure in-situ on a "as-is" basis.
- 3 Church has been deconsecrated and most of the furniture removed.
- Where possible, tarps have been used to secure the building, but this has been increasingly difficult and unsafe for church workers (mostly volunteers) to complete.
- The Diocese have been unable to secure tradespeople in recent months to fully re-tarp the building to protect it from weather.
- Real estate advice received indicated that the property may be more marketable with the Church structure retained for parties interested in a unique building project.
- 7 This would also ensure the building was preserved, in recognition of its Heritage value, as defined in the Shire's Heritage Inventory.
- 8 Utilisation of the building structure is also considered a sustainable use of existing resources.
- 9 The Diocese has received some initial interest in the property for conversion to a dwelling.
- Subsequent damage from winter rains has caused additional damage to the structure, and the building (as well as the surrounding grounds) is increasingly unsafe.
- 11 The Diocesan preference is not to demolish the building, however, may be required to do so if further damage exasperates public safety issues.
- 12 Once the rezoning is initiated by the local government, marketing of the lot would be commenced.
- 13 The Diocese is happy to provide the Shire of Chapman Valley with updates if circumstances detailed above, do change.
- 14 If demolition becomes necessary, it is acknowledged that a development application will be required to be lodged with the local government."

STATUTORY ENVIRONMENT

4 (Lot 4) Post Office Lane, Nabawa is zoned 'Civic and Community' under the Shire of Chapman Valley Local Planning Scheme No.3. Table 1 of the Scheme lists the objectives for this zone as being:

- "• To provide for a range of community facilities which are compatible with surrounding development.
- To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community benefit."

Figure 10.1.1(e) – extract from Shire of Chapman Valley Local Planning Scheme Map



The application seeks to rezone Lot 4 to 'Residential R10' and Table 2 of the Scheme lists the objectives for this zone as:

- To provide for a range of housing and a choice of residential densities to meet the needs of the community.
- To facilitate and encourage high quality design, built form and streetscapes throughout residential
 areas
- To provide for a range of non-residential uses, which are compatible with and complementary to residential development."

Section 19 of the Scheme notes the following of 'Additional Uses':

"Additional uses

- (1) Schedule 1 sets out
 - (a) classes of use for specified land that are additional to the classes of use that are permissible in the zone in which the land is located; and
 - (b) the conditions that apply to that additional use.
- (2) Despite anything contained in the zoning table, land that is specified in the Table to subclause (1) may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use."

Part 5 of the Planning & Development Act 2005 provides for the amendment of a Scheme.

The Nabawa Church is listed on the Shire of Chapman Valley Heritage Inventory as a Management Category 4 building (1 being the highest category and 5 the lowest) in that it has:

"Level of Significance:

Some Significance. Contributes to the heritage and/or historical development of the locality. Management Recommendation:

Conservation of the place is desirable. Any proposed change to the place should be in sympathy with the heritage values of the place."

Section 45 of the now repealed *Heritage of Western Australia Act 1990* required every local government to compile a Municipal/Heritage Inventory of Places within its district which in its opinion are, or may become, of cultural heritage significance. The Shire's Inventory was prepared in 1995 and reviewed in 2012.

The *Heritage Act 2018* replaced the 1990 legislation and required that local governments update their Heritage Inventories into Local Heritage Surveys. The Shire of Chapman Valley has been awarded a grant by the Department of Planning, Lands & Heritage (DPLH) to review its Inventory and it is anticipated it will take approximately 12 months to complete the statutory process.

The Planning and Development (Local Planning Schemes) Regulations 2015 also introduced the requirement that local governments "must establish and maintain a Heritage List to identify places within the Scheme area that are of cultural heritage significance and worthy of built heritage conservation". Upon conclusion of the Heritage Inventory review/Local Heritage Survey preparation process the Shire will be in position to formally consider its Heritage List.

Given the Heritage Inventory lists the Nabawa Church as being Category 4, and generally it is Category 1 & 2 Places that are considered for statutory listing, it is unlikely that this site would be recommended for inclusion on the Local Heritage List.

The Nabawa Church is not listed on the State Register of Heritage Places and re-development of the property is not therefore required to be referred to the Heritage Council of WA for comment (although the Shire did still invite their comment during the rezoning advertising process).

POLICY/PROCEDURE IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Nil.

Long Term Financial Plan (LTFP):

The Shire of Chapman Valley Long Term Financial Plan was endorsed by Council at its 19 June 2019 meeting. It is not considered that determination of this application would have impact in relation to the Long Term Financial Plan.

STRATEGIC IMPLICATIONS

The Shire of Chapman Valley Local Planning Strategy has the following vision statement for Precinct No.9 – Nabawa townsite:

"The planned expansion of the Nabawa townsite as the administration centre for the Shire with the provision of light industry and rural residential opportunities.

The Strategy contains the following precinct objectives of relevance:

Community Objectives

9.1.3 Encourage the protection and restoration of places and buildings of heritage/historical significance.

Economic Objectives

- 9.2.1 Accommodate urban growth with a focus on larger lots for affordable rural lifestyle opportunities.
- 9.2.3 Ensure urban and rural residential development can proceed through the provision of appropriate services and infrastructure.

Infrastructure Objectives

- 9.4.1 Enhance the standards of servicing and infrastructure commensurate with urban development standards (i.e. bitumen sealed roads, reticulated water, underground power etc).
- 9.4.2 Ensure adequate levels of servicing and infrastructure, as determined by Council, exist or will be provided when supporting proposals for a change in land use/development or subdivision, to avoid burden (financial or otherwise) on the Council's resources.

Strategic Community Plan/Corporate Business Plan:

The Shire of Chapman Valley Strategic Community Plan was endorsed by Council at its 15 November 2017 meeting and includes the following objective of relevance:

No.	Objective	Strategy	Action	Timeline
1.1	Nurture the sense	COLUMN TO SERVICE AND A SERVIC	Review existing plans and	Short
	of community	to population needs	develop new plans as required	

CONSULTATION

The Western Australian Planning Commission (WAPC) advised on 29 June 2022 that the rezoning application was considered a standard scheme amendment.

The Scheme Amendment documentation was forwarded to the Environmental Protection Authority ('EPA') on 29 June 2022 for its assessment as per Section 81 of the *Planning & Development Act 2005*. The EPA advised on 15 July 2022 that the proposed rezoning did not warrant assessment under Part IV Division 3 of the *Environmental Protection Act 1986*.

The Shire advertised the Scheme Amendment from 19 July 2022 until 2 September 2022 and undertook the following consultation actions inviting comment:

- sign placed on-site;
- notice placed in the Mid West Times;
- copy of the Scheme Amendment documentation placed on the Shire website;
- copy of the Scheme Amendment documentation made available for public viewing at the Shire office;
- letters being sent to the 9 landowners of the 17 privately owned lots within 200m of the site and the Chapman Valley Primary School; &
- letters being sent to the Department of Biodiversity, Conservation & Attractions, Department of Fire & Emergency Services, Department of Water and Environment Regulation, Heritage Council of WA, Main Roads WA, Telstra, Water Corporation and Western Power inviting comment.

At the conclusion of the advertising period 7 submissions had been received, 5 from government agencies, all offering no objection to the proposed rezoning, and 2 from Nabawa townsite residents objecting to the Residential component of the rezoning application.

Copies of the received submissions are provided as separate Attachment 10.1.1(b).

A copy of the Scheme Amendment Schedule of Submissions that is required to be forwarded to the WAPC is included as **separate Attachment 10.1.1(c)**. The Schedule of Submissions identifies the respondents, the nature of their submissions, and provides individual comment upon any raised issues.

The issue of objection concerned the Residential component of the proposed zoning, with there being a preference that the building should be used for community purposes only.

Shire staff note that the Residential aspect of the rezoning would be consistent with the existing zoning of the adjoining land to the east and west.

The rezoning application is seeking to provide flexibility to the property's zoning to assist in finding an ongoing use. The limiting of opportunity would reduce the property's marketability to purchasers and contribute to the building's further decline.

It is noted that the Scheme Amendment seeks to introduce text provisions to accompany the proposed Additional Uses to ensure that future development is compatible with the site and its surrounds and prevent undesirable development from occurring.

It should also be noted that the building would not be able to be occupied as a residence until structural works had been completed to the local government's requirements that ensured that the building met with the Class 1A (habitable) requirements of the Building Code of Australia.

The rezoning application is seeking, in addition to the 'Residential R10' zoning, to also introduce the following 'Additional Use' zoning provisions to the subject property:

- Art Gallery
- Arts & Crafts Workshop & Sales for goods produced in the local government area.
- Cottage Industry
- Exhibition Centre
- Reception Centre
- Health Retreat
- Community Purpose
- Tourist Development
- Holiday house
- Home Store
- Market
- Produce Stall

Incidental Uses as determined by the local government.

The intent of the application is to provide greater flexibility for the future of the building and make allowance for community or commercial or residential opportunities, or a mixture of these to take place upon the site.

The retention of the Nabawa Church for community purposes only would preclude exploration of mixed use i.e. potential to incorporate commercial or residential (both permanent and short-stay/tourism) opportunities without which the building is likely to remain unused and decline further.

It is not recommended that the Shire purchase the Nabawa Church site as it already has a significant number of underutilised community spaces in the immediate Nabawa townsite area, including the library, lesser hall (which is due to have upgrade works undertaken to it in 22/23) and main hall areas of the Nabawa Community Centre on the opposite side of the road. There is also the clubrooms area and basketball area in the Nabawa Recreation Centre, the Nabawa Mens Shed and Nabawa Council Chambers available for community purposes/hosting community events.

In the event that community members or a formed community group wish to explore opportunities regarding the Nabawa Church site there is ability for them to approach the Anglican Church to purchase the property and pursue alternative uses (which approval of this rezoning application would allow for). Examples of a community group undertaking such a venture includes the Beacon Country Club (owned by the Beacon Country Club Inc.) and the Coorow Hotel (owned by the Coorow Community Land Inc.).

RISK ASSESSMENT

	Measures of Consequence						
Rating (Level)	Health	Financial Impact	Service Interruption	Compliance	Reputational	Property	Environment
Insignificant (1)	Negligible injuries	Less than \$1,000	No material service interruption	No noticeable regulatory or statutory impact	Unsubstantiated, low impact, low profile or 'no news' item	Inconsequential or no damage.	Contained, reversible impact managed by on site response

VOTING REQUIREMENTS

Simple majority required

STAFF RECOMMENDATION

That Council:

- 1 Receive the submissions as contained in separate Attachment 10.1.1(b) and outlined in the Schedule of Submissions included as separate Attachment 10.1.2(c).
- Adopt for final approval Scheme Amendment No.1 to Shire of Chapman Valley Local Planning Scheme No.3 as contained in separate Attachment 10.1.1(a) pursuant to Part 5 of the *Planning and Development Act 2005* as follows:
 - (a) Rezoning 4 (Lot 4) Post Office Lane, Nabawa from 'Civic and Community' to a 'Residential R10' zone.
 - (b) Include 4 (Lot 4) Post Office Lane, Nabawa in Schedule 1 Additional Uses as follows:

No.	Description of Land	Additional Use		Conditions
A6	Lot 4 Post Office Lane, Nabawa	'A' Use • Art Gallery • Arts & Crafts Workshop & Sales for goods produced in the local government area. • Cottage Industry • Exhibition Centre • Reception Centre	2	All development/use of the land shall be in accordance with site plans approved by the local government and is to be advertised in accordance with Clause 64 of the deemed provisions. Any proposed change to the place shall retain the heritage value of the site including the built fabric. Development shall achieve a high standard of adaptive re-use. Any proposed change to the place shall by sympathetic to the predominant rural townsite function and characteristic of Nabawa, and be designed, located and

- Health Retreat
- Community Purpose
- Tourist Development
- Holiday house
- Home Store
- Market
- Produce Stall
- Incidental Uses as determined by the local government.
- constructed in such a manner and utilise materials and finishes that will not have a detrimental impact on the visual and landscape values of the area.
- 4 All non-residential development shall be located, designed and constructed to ensure that the amenity of adjoining residential properties is maintained, in terms of visual amenity, noise, dust, vibration, other emissions, and vehicular access.
- When considering an application for development approval the local government may impose conditions in relation to (but may not be limited to):
 - Upgrading of the existing building
 - Hours of operation
 - Number of seats
 - Number of employees
 - Signage
 - Car parking and Access
 - Landscaping
 - Stormwater Drainage
 - Waste Disposal
 - Any other matters the local government considers relevant.
- (c) Modifying the Scheme Map accordingly.
- 2 Request from the landowner of 4 (Lot 4) Post Office Lane, Nabawa an update on the status of repairs to the St Bartholomew's Anglican Church.
- Advise the landowners who lodged submissions that the Shire would have no objection to their (or an incorporated community group) approaching the Anglican Church in regards to their purchase of the subject property.
- 4 Seek final approval of Scheme Amendment No.1 from the Minister of Planning.

10.1.2 Proposed Nature Based Campground

PROPONENT:	P. Blakeway
SITE: Lots 1158, 2071 & 6984 Nanson-Howatharra Road, Nanson (Nukara	
FILE REFERENCE:	A314 & A1790
PREVIOUS REFERENCE:	06/06-10 & 5/11-13
DATE:	8 September 2022
AUTHOR: Simon Lancaster, Deputy Chief Executive Officer	

SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.1.2(a)	Nature Based Campground application		√
10.1.2(b)	Bushfire Management Plan		1
10.1.2(c)	Received Submissions		√
10.1.2(d)	Schedule of Submissions		1



DISCLOSURE OF INTEREST

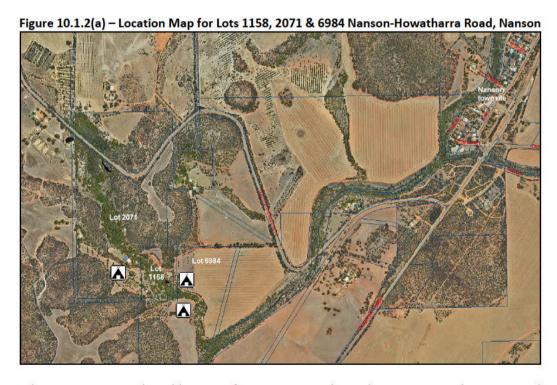
Nil

BACKGROUND

Council is in receipt of an application for a nature based campground upon Lots 1158, 2071 & 6984 Nanson-Howatharra Road, Nanson otherwise known as 'Nukara' Farm. The application has been advertised for comment and is now presented to Council for consideration. This report recommends conditional approval of the nature based campground.

COMMENT

Lots 1158, 2071 & 6984 are located on the south side of Nanson-Howatharra Road approximately 1.5km south-west of the Nanson townsite and form part of the larger 788.67ha Nukara Farm. Nukara Farm comprises a mix of arable land and breakaway areas of varying undulation with prominent areas of remnant vegetation and rehabilitation planting along creek lines and wetland areas.



The proposed nature campground would consist of 3 camping areas located in proximity to the existing Nukara events facility nodes, consisting of 5 campsites at Campground 1 - Fox Dam, 8 campsites at Campground 2 - Bush Tub and 7 campsites at Campground 3 - Stone Barn (total 20 campsites).

Figure 10.1.2(b) - Aerial photo of proposed sites for Nukara Nature Based Campground



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Figure 10.1.2(c) - Application Plan for proposed Nukara Nature Based Campground

The applicant has advised that:

"The purpose of this development is to provide extra campgrounds to meet recent increased tourism demand in regional WA. It is an opportunity to diversify our business and provide a comfortable base for tourists to stay longer in our region and explore and support other local businesses. We already have all the facilities established and camp area available at Nukara and can provide an idyllic location for tourists to base themselves.

We are only looking at opening during the months of April to mid-October to capitalise on beautiful weather, wild flowers season and minimize any fire hazard potential and snake encounters.

We will have a caretaker living on site to welcome guests and carry out necessary operations.

We are still operating as a venue hire facility so during those bookings' campers would be notified and limited to designated campground and functions would operate independently in separate area.

Outside of bookings campers would have access to venues and designated walk trails on farm. We would also offer potentially a combination of Glamping and tent sites, chalet accommodation and self-contained camper sites."

A copy of the received application that provides information on the proposed development has been provided as **separate Attachment 10.1.2(a)** and a copy of the submitted Bushfire Management Plan has been provided as **separate Attachment 10.1.2(b)**. This information was provided to surrounding landowners and relevant government agencies, inviting comment, and the outcomes of the advertising period (which included receival of an objection) are summarised in the Consultation section of this report.

The development history for the tourism/events aspects of Nukara is as follows:

20 June 2006 Council approved an application for a nature based campground consisting of:

- 3 x camp areas with a combined total of 50 camp sites;
- 4 x Safari Tents located adjacent to the camp sites;
- 1 x 3 bedroom caretakers residence and associated gravel parking area (to be converted to a gallery and tearooms at a later date);
- 1 x ablution block (female section 1 disabled toilet, 1 WC, 4 wash basins & 2 showers/male section 2 WC, 1 urinal, 2 wash basins, 2 showers + 1 laundry) serviced by an existing ground water supply and conventional septic tank and leach drain system;
- 1 x camp kitchen with covered eating area for seating of 50 people, also serviced by existing ground water supply.
- 1 x 50 bay gravel car parking area;
- main gravel parking area designed to accommodate 100 vehicles (buses and cars) centrally located to a linked network of walk trails for day use activities;
- existing hot tub and adjacent BBQ facility/picnic area;
- existing orchard and proposed wayside stall to be located at entrance to the property on the Nanson-Howatharra Road;
- proposed Bird Hide viewing platform to overlook existing wetland areas to observe birdlife.

Council also approved an accompanying application for guided eco tours and experiental uses consisting of:

- overnight camping for individuals, families, tour, education and/or community groups;
- informative bush walks for those residing on the property;
- outdoor seminars and team building workshops;
- music, movies and theatre under the stars;
- bird watching;
- astronomical information and observation evenings.

2 May 2008

Shire approved Stage building.

18 May 2011

Council approved larger Stage building.

2006-2022

Shire approved regular event applications for open air concerts at Nukara.

The landowner has proceeded with aspects of their original approval on-ground to the point where Nukara has now operated for over a decade as an event and function centre offering facilities for events of varying types and size at the various established nodes upon the property. Further information in relation to Nukara can be viewed at the following link to the applicant's website: https://www.nukarafarm.com.au/



Figure 10.1.2(d) - Nukara existing events facilities map

The campground aspect of Nukara has not been pursued in this time (other than occasional event incidental camping) and the applicant is now seeking approval for a scaled-down 20 ongoing campsite development.



Figure 10.1.2(e) – View looking south at proposed Campground 1 with existing caretakers cottage in distance

Figure 10.1.2(f) – View of existing caretaker's cottage at proposed Campground 1 $\,$



Figure 10.1.2(g) – View looking north at proposed Campground 2 with existing communal facility in distance



Figure 10.1.2(h) – Communal facility at proposed Campground 2



Figure 10.1.2(i) – View looking north at proposed Campground 3 with existing communal facility to right







STATUTORY ENVIRONMENT

Lots 1158, 2071 & 6984 Nanson-Howatharra Road, Nanson are zoned 'Rural' under the Shire of Chapman Valley Local Planning Scheme No.3 ('the Scheme') the objectives for which are listed in Table 1 as being:

- "• To provide for the maintenance or enhancement of specific local rural character.
- To protect broad acre agricultural activities such as cropping and grazing and intensive uses such
 as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in
 circumstances where they demonstrate compatibility with the primary use.
- To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.
- To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses to the Rural zone.
- To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses."

The development site also falls within the 'Additional Use 5' zoning for which Schedule 1 of the Scheme states:

Additional Use	Conditions
As an 'A' use: Camping Ground	1 The local government may require that a local development plan be prepared to its satisfaction prior to approving development in accordance with Part 6 of the deemed provisions.
Reception Centre	Following the preparation of a local development plan to the satisfaction of the local government, development is to be in accordance with the local development plan.
Recreation - private Produce Stall	3 All buildings shall be sympathetic in design and construction, and complementary in colou and materials to the existing landform and landscape elements, to the satisfaction of the loca government.
	4 The specific siting of buildings on the property shall be determined by the local governmen at the development application stage taking into account visual amenity, conflict issues between neighbouring uses, vehicular access, provision of adequate servicing, and remova of vegetation and extent of site works involved.
	Vegetation buffers shall be established on the property where, in the opinion of the loca government, a potential conflict issue may arise with an adjoining land use.
	6 The clearing of remnant vegetation on the property other than for fire management and/o driveway access purposes is not permitted, unless otherwise determined by the loca government.
	Prior to the commencement of development of an Additional Use permitted within this zone the developer must provide and implement a fire management plan to the requirements o the local government in consultation with the Department of Fire and Emergency Services The fire management plan shall address: (i) water supplies for firefighting; (ii) egress for residents and visitors to the site, and access for firefighting units; (iii) strategic and alternative fire breaks; and (iv) adequacy of firefighting equipment. The fire management plan is to be prepared in accordance with State Planning Policy No.3.7. — Planning in Bushfire Prone Areas and the Guidelines for Planning in Bushfire Prone Areas.

- 8 All supply of potable water shall comply with the drinking water standards for public buildings as prescribed under the Australian Drinking Water Guidelines 2011.
- Ablution facilities must be provided to the requirements of the local government in consultation with the Department of Health.
- 10 Waste facilities must be provided to the requirements of the local government in consultation with the Department of Health.
- All carparking, manoeuvring areas and access driveways associated with the development must be constructed and maintained to the requirements of the local government.
- 12 Additional to any requirements pertaining to development approval the land use must comply with all relevant requirements of the *Caravan Parks and Camping Grounds Regulations 1997, Liquor Control Act 1988, Liquor Control Regulations 1988* and the *Environmental Protection (Noise) Regulations 1997.*

'Camping Ground' is listed as an 'A' use in the 'Rural' zone, and the 'Additional Use 5' zone, that is a use that must be advertised for comment prior to determination.

Schedule 2 Part 9 Clause 67(2) of the deemed provisions of the *Planning and Development (Local Planning Schemes)*Regulations 2015 lists the following relevant matters in considering this development application:

- "(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;...
- ...(c) any approved State planning policy;...
- ...(fa) any local planning strategy policy for this Scheme endorsed by the Commission;
- (g) any local planning policy for the Scheme area;...
- ...(m) the compatibility of the development with its setting including:
 - (i) the compatibility of the development with the desired future character of its setting; and
 - (ii) relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;
- (n) the amenity of the locality including the following
 - (i) environmental impacts of the development;
 - (ii) the character of the locality;
 - (iii) social impacts of the development;
- the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;
- (p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;
- (q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;
- (r) the suitability of the land for the development taking into account the possible risk to human health or safety;
- (s) the adequacy of
 - (i) the proposed means of access to and egress from the site; and
 - (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;
- (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;...
- ...(w) the history of the site where the development is to be located;
- (x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;
- (y) any submissions received on the application;
- (za) the comments or submissions received form any authority consulted under clause 66;
- (zb) any other planning consideration the local government considers appropriate."

The Caravan Parks and Camping Grounds Act 1995 and Caravan Parks and Camping Regulations 1997 provide statutory direction in relation to this application.

Section 5 of the Caravan Parks and Camping Grounds Act 1995 defines camping grounds and caravan parks as follows:

"camping ground means an area of land on which camps, but not caravans, are situated for habitation but does not include any land prescribed for the purposes of this definition;

caravan park means an area of land on which caravans, or caravans and camps, are situated for habitation."

Part 1 Section 3 of the Caravan Parks and Camping Grounds Regulations 1997 defines a nature based park as follows:

"nature based park means a facility in an area that —

- (a) is not in close proximity to an area that is built up with structures used for business, industry or dwelling-houses at intervals of less than 100m for a distance of 500m or more; and
- (b) has been predominantly formed by nature; and
- (c) has limited or controlled artificial light and noise intrusion."

Regulation 19(1)(m) notes that it is duty of the licence holder to:

- "(m) for a nature based park, all advertising material and other information sources about the facility, the content of which is controlled by the licence holder, specify each of the following amenities that is not provided for occupiers at the facility
 - (i) toilets;
 - (ii) showers;
 - (iii) hand basins;
 - (iv) washing-up facilities;
 - (v) laundry facilities;
 - (vi) hot water for showering or for washing-up or laundry facilities;
 - (vii) power points;
 - (viii) lighting."

Schedule 7 Clause 5A(1) of the Regulations notes that:

"A person cannot be an occupier at a nature based park for more than 28 nights in total in a 3 month period starting on the first day that the person occupies a site at the facility."

The Department of Local Government and Communities have prepared the 'Nature-based Parks: Licensing Guidelines for Developers and Local Governments' and this application has been assessed with regard for these guidelines.

The application to establish a nature based park at Nukara is considered to be in accordance with the requirements of the *Caravan Parks and Camping Regulations 1997* and 'Nature-based Parks: Licensing Guidelines for Developers and Local Governments' with the exception of Schedule 7 Clause 42 of the Regulations which states that:

"Potable water for sites

- (1) A supply of potable water of at least 300L per day, or such lesser amount as is approved under subclause (2), is to be available for use by each site at a facility.
- (2) The local government may, with the written approval of the Executive Director, Public Health (within the meaning of the Health Act 1911), approve of a lesser quantity of water than that specified in subclause (1) being available at a facility."

The applicant is proposing a facility of 20 sites that would, based on the Regulation requirements of 300L per day for each site. equate to an amount of 6,000L of potable water required to be available per day. The applicant has a combination of tanks to 168,000L tank (including 55,000L rainwater tanks) but providing non-potable water. This would not meet with the standard requirements of Schedule 7 Clause 42(1) of the regulations and would therefore require consideration under the performance criteria of Schedule 7 Clause 42(1).

Were potable water to be provided at the facility, tests would be required to be carried out to ensure the supply was potable, this may require ongoing treatment with chlorine or ultra violet light.

The 'Nature-based Parks: Licensing Guidelines for Developers and Local Governments' notes in relation to this requirement that:

"Potable water for sites

Current: Schedule 7, Clause 42, if potable water can be readily made available then it should be provided. There is a health requirement that an adequate supply of drinking water be provided; if not, the operator needs to seek an exemption.

Application for exemption is to be made to the local government and will be dealt with on a case by case basis.

Every effort must be made to notify potential visitors if no potable water is available – this includes on all advertising materials, websites and on signs at the entrance to the facility."

It is suggested that overall development approval for the facility should be made subject to the following condition:

"Signage is required to be installed to all taps to the approval of the local government advising visitors where the water is non-potable. Promotional material for the nature based campground shall clearly state to the approval of the local government that water is non-potable and that visitors must provide their own potable water."

POLICY/PROCEDURE IMPLICATIONS

Schedule 2 Part 2 Division 2 Clauses 3-6 of the *Planning and Development (Local Planning Schemes) Regulations 2015* provides for Council to prepare a Local Planning Policy in respect of any matter related to the planning and development of the Scheme area.

Council has prepared Shire of Chapman Valley Local Planning Policy 2.3 – Rural Tourism to guide assessment of applications and a copy of the policy can be viewed at the following link:

https://www.chapmanvalley.wa.gov.au/Profiles/chapmanvalley/Assets/ClientData/Document-Centre/planning/policies/SoCV_LPP_2_3_Rural_Tourism.pdf

Policy 2.3 contains the following objectives:

- "• To provide for a range of low impact accommodation and other low impact tourist related uses in the rural and rural lifestyle areas of the Shire in a manner that is complementary and sensitive to the agricultural and environmental fabric of the municipality.
- To set out the circumstances under which the Local Government may approve low impact tourist development in the rural and rural lifestyle areas of the municipality as provided in the Scheme."

Policy 2.3 also contains the following within the policy statement:

- "6.1 Applications for Rural Tourism will only be supported where the Local Government is satisfied that the proposal will not result in unacceptable environmental or amenity impacts as a result of noise, dust, light spill, odour, vibration, traffic movement, visual intrusion or contamination on the nearby residents or environment and that the quality of the development will present a positive image of the locality.
- 6.2 Depending on the nature of the proposed Rural Tourism, local wind, topography and vegetation conditions, setback distances from site boundaries and existing watercourse or bodies may need to be increased. When determining such setbacks the Local Government shall consider existing and potential land-uses on adjoining and nearby properties."

Use		Criteria	Standard
Caravan	1.	Location	1. Within close proximity to public recreation areas/natural attractions –
Park &			beaches, walk trails, scenic lookouts etc & distances from other Caravan
Camping			Parks/Camp Sites as prescribed by Caravan Parks and Camping Grounds
Ground			Act 1995
	2.	Public Road	2. Type 5 – 7m bitumen seal + bitumen seal crossover to Local Government
		Access	specifications or Type 3 – 12m form/8m gravel paved at Local Government discretion
	3.	Potable	3. As per Caravan & Camping Regs 1997
		Water Supply	20 1/201
	4.	Ablutions	4. As per Caravan & Camping Regs 1997 & Building Code of Australia
	5.	Car Parking	The advantage of the sub-value of the su

	5. 1car bay per caravan/camp site + 1 bay for manager – gravel std/Local
6. Lot size	Government specs
7. Setback	6. 15ha
	7. 30m from the front boundary and 75m from water features with all other boundaries to comply with Local Planning Scheme requirements unless
8. Siting	otherwise determined by the Local Government.
9. Clearing	8. Away from sand dunes, ridge lines and side slope/breakaway areas
10. Screening	9. No removal of remnant vegetation
11. Design &	10. Well screened from view of neighbouring properties
Materials	11. Buildings to be complimentary with landscape – earth tones – no reflection
12. Management	
	12. On site managers residence

It is considered that the proposed application meets with the Policy Statement requirements, as it is set in an area of natural attraction, would not require removal of native vegetation, is well screened from the road and neighbouring properties, fronts a sealed road, has buildings that are complementary to the landscape, has an on-site manager's residence, has sufficient area to accommodate all car parking off-street, has sufficient ablution facilities provided, and can therefore be supported.

A local planning policy does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the policy and the objectives which the policy is designed to achieve before making its determination.

In most circumstances Council would adhere to the standards prescribed in a local planning policy, however, the Council is not bound by the policy provisions and has the right to vary the standards and approve development where it is satisfied that sufficient justification is demonstrated and the variation granted will not set an undesirable precedent for future development.

FINANCIAL IMPLICATIONS

Nil.

Long Term Financial Plan (LTFP):

The Shire of Chapman Valley Long Term Financial Plan was endorsed by Council at its 19 July 2017 meeting. It is not considered that the determination of this application would have impact in relation to the Long Term Financial Plan.

STRATEGIC IMPLICATIONS

Lots 1158, 2071 & 6984 Nanson-Howatharra Road, Nanson are contained within Planning Precinct No.3 – Chapman Valley in the Shire of Chapman Valley Local Planning Strategy (2008). The Vision for this Precinct is as follows:

"A diverse range of rural pursuits and incidental tourist developments that complement the sustainable use of agricultural resources."

In the assessment of the application, Council should be mindful of the following objectives of the Strategy for Precinct No.3 – Chapman Valley:

- "3.3.3 Ensure development does not adversely impact on river systems, associated catchment areas and groundwater resources through the provision/submission of detailed/supporting research, information and analysis.
- 3.3.4 Ensure that land use conflicts (i.e. noise, dust, odour, spray drift, vermin etc.) are avoided through appropriate environmental and planning controls.
- 3.3.5 Protect the rural amenity and character of the area from incompatible land use/ development, again through the implementation of appropriate environmental and planning controls.
- 3.3.6 Ensure fire prevention measures are implemented and maintained in accordance with statutory requirements as a minimum."

The Local Planning Strategy identifies 'Tourism (low key and incidental)' as a land use that is considered appropriate within the Chapman Valley Precinct subject to compliance with the provisions of the Local Planning Scheme and specific policies of the Council.

Lots 1158, 2071 & 6984 are identified within the Shire's Local Planning Strategy – Figure 3 as being 'Possible Future (Long Term) Rural Smallholdings (20-40ha)' with the surrounding land parcels having the same potential. Consideration of this application should have regard for the amenity of the surrounding area, however, conditional approval of the application is not considered detrimental to the future potential to subdivide surrounding properties.

Section 7.8 of the Shire's Local Planning Strategy notes that:

"Further opportunity exists for limited low-key tourist development linked with local industries, farm stays and farm diversification in close proximity to established tourist routes where a suitable level of infrastructure exists."

The Shire's Strategy falls into line with the Mid-West Region vision statement of the State Planning Strategy which states:

"In the next three decades, the Mid-West Region will continue to diversify its economic base in the areas of agriculture, minerals development, downstream processing of commodities and tourism. Geraldton will develop as the largest regional centre north of Perth, offering a wide range of facilities and attractions."

The Mid West Development Commission, in collaboration with Regional Development Australia, the Department of Planning, Lands & Heritage and the Mid West Tourism Alliance released the 'Tourism Development Strategy' (2014) with one of the identified priorities being to increase the range of eco nature based tourism activities, attractions and experiences.

The Economic Development element of the Commission's Mid West Blueprint (2015) notes the Mid West Tourism Potential as follows:

"The long term aspiration of this Blueprint is for the Mid West to attract one million overnight visitors (annually) by 2050. The Mid West would be highly developed as an inspiring nature based destination, that offers a wide range of high quality, year round experiences."

The Western Australian Planning Commission's 'Planning Bulletin 83 - Planning for Tourism' (2013) sets out the policy position to guide decision making by the WAPC and local government for rezoning, subdivision and development proposals for tourism purposes. The Bulletin emphasises the importance of strategic planning for tourism and that this should be addressed through the local government's Local Planning Strategy identifying tourism sites and determine their strategic value and importance to tourism development.

The Bulletin notes that identification of tourism sites does not imply that the site is suitable for immediate development or re-development (in many cases sites may be identified to facilitate the long term protection of land for tourism purposes where economic conditions appropriate for development may not be reached for a number of years) but does set out general location criteria to determine the tourism value of a site as follows:

"Accessibility

The site has adequate existing or proposed transport links (such as major road or airport access).

Uniqueness

The site contains, or is in the vicinity of, an attraction or prominent and/or unique landmark of local, regional or State significance.

Settina

The setting of the site has an aspect and outlook that supports recreational tourism activities and/or the creation of a tourism character and ambience (e.g. immediately adjacent to a beach).

Tourism activities and amenities

The site provides, has easy access to, or is capable of development of supporting activities and amenities such as tours, fishing, historic sites, walk trails, environmental interpretation, cafes, restaurants, shops and the like.

Supply of land

The site has an element of scarcity in that it may be the only opportunity, or one of a limited number of opportunities, to achieve a significant tourism development in an area.

Site specific criteria to determine the tourism value of the site includes:

Suitability in a land use context

The site is located in a land use context that will not limit the extent of activities available to guests due to amenity impacts on adjoining residents or where the adjoining uses potentially detract from the tourism character of the site (e.g. located within a residential area).

Capability

The site has the capacity to be developed for tourism purposes and accommodate the associated services in a manner that does not detract from the natural attributes of the site or result in environmental degradation. Examples include: clearing for bushfire protection, sewerage capacity, water supply and rubbish disposal.

Size

The size of the site should be adequate to accommodate a sustainable tourism facility with respect to its design, operation and function, and its site specific and wider impacts and consideration of future growth/expansion. This will require a site to be able to be developed without compromising the sustainable use of natural and cultural resources or existing social structures. Development of the site should also contribute to the delivery of diversified and balanced tourism opportunities.

Function

The use of the site meets a particular accommodation, market need and/or ensures a range of tourism accommodation within the locality. Examples are: beachfront caravan parks, school holiday camps and Crown tourism leases.

These criteria are to guide local government in the assessment of the strategic value of tourism sites and determination of the value will be based on the outcome of the assessment of the site against all criteria."

Strategic Community Plan/Corporate Business Plan:

The Shire of Chapman Valley Strategic Community Plan was endorsed by Council at its 18 August 2022 meeting and includes the following objectives of relevance:

Ref	Strategies & Actions	Timeline	Desired Status					
Econo	my & Population	80 8						
Object	tive 2.1: Build population and business activity with targeted strategies	ê						
Strate	gy: Support business development, lifestyle changes and short/term ad	ccommodatio	n					
2.1.1	CONTRACTOR OF THE CONTRACTOR O							
Object	tive 2.2: Provide support for business development and local employm	ent						
Strate	gy: Research mixed land use opportunities							
2.2.2	Investigate possible planning improvements	Medium	Retain and improve where necessary					
Object	tive 2.3: Embrace local tourism and regional strategies and trails	•						
Strate	gy: Research a local tourism plan/initiatives and integrate with regiona	l tourism plai	ns					
2.3.1	Work with local tourism network and regional groups to enhance opportunities and visitor numbers	Short	Established plan owned and implemented by tourism operators					
Strate	gy: Explore support needed by local tourism industries	46						
2.3.2	Facilitate assistance for local tourism operators	Short	Support for tourism operators					

CONSULTATION

The application was advertised from 5 July 2022 until 29 July 2022 with the Shire writing to the 14 surrounding landowners within 1km of the proposed 3 campground sites and landowners along Nanson-Howatharra Rod between Chapman Valley Road and Nabawa-Yetna Road inviting comment. The Shire also wrote to the Department of Fire & Emergency Services, Department of Health, Department of Local Government, Sport and Cultural Industries and the

Department of Water & Environment Regulation inviting comment. The application was also placed on the Shire website and made available for viewing at the Shire office advising of the opportunity for comment.

At the conclusion of the advertising period 6 submissions had been received, 2 from neighbouring landowners expressing support for the application, 1 from a neighbouring landowner objecting to the application, and 2 from state government departments offering technical comment and requesting further information. Copies of the received submissions have been provided as **separate Attachment 10.1.2(c)**.

A Schedule of Submissions that identifies the respondents, the nature of their submissions, and provides individual comment upon any raised issues has been provided as **separate Attachment 10.1.2(d)**.

The issues raised in objection to the proposed development concerned the following issues:

- fire risk;
- waste and wastewater management;
- visitors trespassing onto neighbouring properties and rural lifestyle impacts.

The applicant was provided with identity redacted copies of the submissions and given the opportunity to respond to the issues raised and the comments of the applicant and their bushfire consultant have been referenced in the Schedule of Submissions.

RISK ASSESSMENT

	Measures of Consequence							
Rating (Level) Health Financial Service Compliance Reputational Property Environment							Environment	
Insignificant (1)	Negligible injuries	Less than \$1,000	No material service interruption	No noticeable regulatory or statutory impact	Unsubstantiated, low impact, low profile or 'no news' item	Inconsequential or no damage.	Contained, reversible impact managed by on site response	

VOTING REQUIREMENTS

Simple majority required

STAFF RECOMMENDATION

That Council grant formal planning approval for a short stay nature based campground upon Lots 1158, 2071 & 6984 Nanson-Howatharra Road, Nanson subject to compliance with the following conditions:

- Development shall be in accordance with the attached approved plan(s) provided as Attachment 10.1.2(a) and 10.1.2(b) and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.
- Any additions to or change of use of any part of the buildings or land (not the subject of this consent/approval) considered by the local government Chief Executive Officer to represent significant variation from the approved development plan requires further application and planning approval for that use/addition.
- 3 The applicant is to prepare, submit and adhere to a Management Plan to the approval of the local government.
- The applicant shall prepare a Bushfire Management Plan and Emergency Evacuation Plan to the approval of the local government, and the development is required to be operated in accordance with the recommendations contained therein.
- The proponent is to implement and maintain reporting mechanisms for complaints concerning the operation of the development. In the event of a substantiated complaint being received the applicant is required to demonstrate mitigation response(s) to the approval of the local government. Such response(s) will be treated as conditions of approval/required modifications to the Management Plan.
- The development shall comply with the requirements of the *Caravan Parks and Camping Grounds Regulations* 1997 and the 'Nature-based Parks: Licensing Guidelines for Developers and Local Governments' to the approval of the local government.

- 7 The installation of any directional signage shall be to the requirements of the local government (or Main Roads WA where required).
- 8 The installation and subsequent maintenance of any signage shall be to the approval of the local government.
- 9 Signage is required to be installed advising visitors of the property limits to the approval of the local government.
- Signage is required to be installed to all taps to the approval of the local government advising visitors where the water is non-potable. Promotional material for the nature based campground shall clearly state to the approval of the local government that water is non-potable and that visitors must provide their own potable water.
- All lighting devices shall be installed and shaded in such a way as to not cause undue light spill to passing motorists or neighbouring residences to the approval of the local government.
- The development shall be connected to on-site wastewater and effluent disposal systems that are located, designed, installed and operated to the requirements of the Department of Health and the approval of the local government.
- All external water pipes associated with the development shall be laid underground to a minimum depth of 300mm to withstand the effects of a bush fire.
- The applicant is to ensure that the location, design, construction and maintenance of the access point from the development site onto the road network shall be to the approval of the local government.
- 15 The internal road network and vehicle maneuvering and parking areas shall be constructed and maintained to an all-weather compacted gravel standard to the approval of the local government.

Advice Notes

- (a) In relation to condition 3 the Management Plan is to include a section stating the period of operation for the nature based campground that has regard for closure during periods of fire risk to the approval of the local government.
- (b) In relation to condition 3 the Management Plan is to include a section relating to Water Supply prepared to the requirements of the Department of Health and the approval of the local government.
- (c) In relation to condition 3 the Management Plan is to include a section relating to Waste and Wastewater Management prepared to the requirements of the Department of Health and the approval of the local government.
- (d) In relation to condition 3 the Management Plan is to include a section relating to Food Management prepared to the requirements of the Department of Health and the approval of the local government.
- (e) In relation to condition 4 the Bushfire Management Plan and Emergency Evacuation Plan shall be prepared to the requirements of the Department of Fire & Emergency Services and the approval of the local government.
- (f) In relation to condition 4 the Bushfire Management Plan and Emergency Evacuation Plan shall be periodically reviewed to ensure they remain current with on-ground site characteristics, user patterns/demands and the bushfire planning framework. In the event of a concern being raised by the Department of Fire & Emergency Services or the local government the Plan(s) may require modification to ensure they address the raised concern(s)to the approval of the local government.
- (g) In relation to condition 5 the development shall only permit short stay accommodation for a period of not more than 28 nights in total in a 3 month period starting on the first day that the person occupies a site at the facility.
- (h) In the relation to condition 10 in the event that the local government and/or applicant require the development to be serviced with provision of potable water, the potable water supply shall meet the minimum prescribed Australian Drinking Water Standards and be tested by the applicant at their cost on a periodic basis as directed

- by the local government, with the results to be submitted to the local government. If deemed required by the local government, a suitable water treatment system such as chlorination or ultra violet light shall be provided.
- (i) The applicant is advised that this planning approval does not negate the requirement for any additional approvals which may be required under separate legislation including but not limited to the, Building Code of Australia, Building Act 2011, Building Regulations 2012, Caravan Parks and Camping Grounds Act 1995, Caravan Parks and Camping Grounds Regulations 1997, Health Act 1911, Liquor Control Act 1988, and the Local Government (Miscellaneous Provisions) Act 1960. It is the applicant's responsibility to obtain any additional approvals required before the development/use lawfully commences.
- (j) If an applicant is aggrieved by this determination there is a right pursuant to the *Planning and Development Act* 2005 to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.

10.2 Manager of Finance & Corporate Services

10.2 AGENDA ITEMS

10.2.1 Financial Management Report

10.2.1

Financial Management Report

PROPONENT:	Shire of Chapman Valley
SITE:	Shire of Chapman Valley
FILE REFERENCE:	307.00
PREVIOUS REFERENCE:	Nil
DATE:	15 September 2022
AUTHOR:	Dianne Raymond, Manager Finance & Corporate Services

SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.2.1(a)	July 2022 Financial Management Reports		✓
10.2.1(b)	Confidential List of Accounts July 2022		✓



DISCLOSURE OF INTEREST

Nil

BACKGROUND

Local Government (Financial Management) Regulations require monthly statements of financial activity to be reported and presented to Council.

COMMENT

The financial position at the end of July 2022 are detailed in the monthly management report provided as a separate attachment for Council's review.

STATUTORY ENVIRONMENT

Local Government Act 1995 Section 6.4

Local Government (Financial Management) Regulations 1996 Section 34

POLICY/PROCEDURE IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

As presented in the Financial Management Report for July 2022

Long Term Financial Plan (LTFP):

No significant effect on the LTFP

STRATEGIC IMPLICATIONS

Nil

Strategic Community Plan/Corporate Business Plan:

Ref	Objective	Strategy	Action
	***	*****	

5.1	Ensure governance and	Review policy categories	Review current Council and
	administration systems, policies	and set ongoing	Management policies and
	and processes are current and	accountability for review	formalise update process and
	relevant	processes	timelines.

CONSULTATION

Not applicable

RISK ASSESSMENT

The associated risk would be the failure to comply with Local Government Financial Regulations requiring monthly reporting of financial activity. Risk rating is considered Level 1 – Insignificant.

	Measures of Consequence								
Rating Health Financial Service Interruption Compliance Reputational Property Environ							Environment		
Insignificant (1)	Negligible injuries	Less than \$1,000	No material service interruption	No noticeable regulatory or statutory impact	Unsubstantiated, low impact, low profile or 'no news' item	Inconsequentia I or no damage.	Contained, reversible impact managed by on site response		

VOTING REQUIREMENTS

Simple Majority

STAFF RECOMMENDATION

That Council receives the financial management report supplied under separate cover for the month of July 2022 comprising the following:

Statement of Financial Activities with notes

Note 1 - Net Current Assets

Note 2 - Cash & Financial Assets

Note 3 - Receivables

Note 4 - Other Current Assets

Note 5 - Payables

Note 6 - Rate Revenue

Note 7 - Disposal of Assets

Note 8 - Capital Acquisitions

Note 9 - Borrowings

Note 10 - Lease Liabilities

Note 11 - Cash Reserves

Note 12 - Other Current Liabilities

Note 13 - Operating Grans and Contributions

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Note 15 - Trust Funds

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10.3 Chief Executive Officer

10.3 AGENDA ITEMS

10.3.1 Facility Hire Conditions & Fees (Bill Hemsley Community Centre & Coronation Beach)

10.3.1 Facility Hire Conditions & Fees (Bill Hemsley Community Centre & Coronation Beach)

PROPONENT:	Chief Executive Officer	
SITE:	Shire of Chapman Valley	
FILE REFERENCE:	801.00	
PREVIOUS REFERENCE:	06/22-08	
DATE:	8 September 2022	
AUTHOR:	Jamie Criddle , Chief Executive Officer	

SUPPORTING DOCUMENTS:

Ref	Title	Attached	Under
		to	Separate
		Report	Cover
10.3.1	Draft Hire terms & Conditions		✓

DISCLOSURE OF INTEREST

Nil

BACKGROUND

Councillor discussion was held at the August Concept Forum in relation to the facility hire conditions at Bill Hemsley Community Centre & commercial operations at Coronation Beach.

With the popularity of Bill Hemsley Park and Community Centre now increasing, staff are now starting to field enquiries for individuals wanting to hire the facility on a more permanent basis to conduct 'business operations' from the facility. There has also been discussion on what is an appropriate fee to charge for the commercial uses of Shire facilities that will also have some bearing on Coronation Beach.

COMMENT

Bill Hemsley Community Centre

Up until now, hiring arrangements have been conducted on an 'ad hoc' basis at the discretion of the Chief Executive Officer but requests are now being fielded which seem to be 'outside the buildings intended use'. To ensure that the Community are aware of the scope of activities allowable, a concise set of 'Conditions of Hire' needs to be in place to ensure that there are no miscommunications between Council staff and the community.

There are several considerations Council must discuss when compiling a set of conditions/policy on the hire of Bill Hemsley Community Centre and other centres to a lesser degree. These should include but not limited to:

- The type of business/activity Council wishes to see run from the facility. At the moment there is a Yoga Fitness Class operating out of the BHP centre twice a week for 1 hour sessions. This was agreed to at the time due to the short timeframe of use (1hour) and minimal setup/pack up, which would still allow other functions to happen on that day and in the current Covid space we were encouraging the physical exercise aspect of healthy wellbeing. (provided further below in report) Trainers should be registered with a recognized Health and Fitness Industry Association and be approved by Council. Definition A Commercial Group Fitness Class is an organised group of 2 or more people who participate in a paid range of exercises run by a qualified trainer. Operations where appointments are made over the day of hire might not be considered the type of commercial operations Council should encourage. These are home occupation industries utilising community facilities. i.e. Tax accountant, Physio, consultation type activities.
- The length of sessions and number of sessions per week. Possibly restricted to a maximum of 2 sessions
 per week and 2-3 hours per session. Anything longer than this would be deemed as a commercial
 operation and should be charged accordingly.
- Peak booking periods Hirers are reminded that the main hall is primarily designed as a function venue
 therefore it is anticipated that there will be high demand for this venue on Fridays, Saturdays and Sundays.
 Regular bookings after 1pm are likely to be cancelled frequently if the space is required for an alternate
 one-off function. In this instance, every effort will be made to ensure the hirer has at least 21 days
 notification to enable alternative arrangements to be made.
- Regular hirers (Yearly/Seasonal hire) currently receive a discount rate. Operating their business from a
 Community Centre should be restricted to a maximum of 2 sessions per week. Anything longer than this
 would be deemed as a commercial operation and charged accordingly.

• Storage - There is limited storage available for regular users at the venue. Council does not wish to utilise the 'Staff Office' as a storage facility and encourages users to take their equipment with them. Any equipment left at BHP is at the hirer's risk.

Bill Hemsley Park Fee Structure

In addition to the discussion to held on the above issue, the point was raised at a previous meeting as to the adequateness of the hire rates at the Bill Hemsley Community Centre for both 'local' and 'non-local' users.

This will also tie into the issue above in relation to the type of operation Council wishes to allow to operate at the BHCC and should be charged accordingly.

Fee structure at Bill Hemsley Park is as follows:	Current	Suggested
All Venue Hire (Non-Local community Member)	\$150.00	\$300
All Venue Hire (Local community Member)	\$50.00	\$100
Whole of Facility	\$150.00	\$300
Annual Booking Fee (short sessions under 2hrs)		
(Up to 2 uses per week)	\$586.00	\$750
Annual Booking Fee (long sessions over 2 hrs)		
(Up to 2 uses per week)	\$586.00	\$1,000

Consideration must be made with the fee structure in relation to the purpose and length of use. It is suggested that once the fee structure is determined, that a distinct set of 'conditions of hire' or policy be formulated to suit the fee structure to allow staff to determine correct usage of the facility.

A draft set of Conditions are provided as a separate attachment (10.3.1) for Council perusal.

Coronation Beach

Council previously approved an application from a Perth-based water sports operator (King Wing Foil Centre) for the holding of water sports clinics between 26/12/22 & 4/1/22 at Conation Beach at its 16/12/21 meeting.

The Shire's adopted fees and charges lists the amount of \$150 for venue hire where the applicant is not a local community member, and this was the fee charged in that instance.

The requirement to pay a bond was not imposed given the venue and activity was not specific to a building.

The applicant is now seeking to apply for an all year/season licence and this is a matter Council will need to give some thought too.

As a point of comparison Council charges an annual fee of \$500 GST exclusive to the 2 existing Coronation Beach commercial lessees (Kitewest Water Sport School and Country Cooks Cornucopia Food Van) which is intended to cover the administration and other costs associated with their operations.

Both of these operations are run by Shire residents and involve the permanent occupation of an (albeit small) footprint at Coronation Beach.

There is no associated utility cost recuperation required or bond charged given that there is no power or water provided as part of the lease (the lease also contains clauses reserving Council the right to terminate the lease should it become dissatisfied with the lessee).

As a point of comparison the Shire of Northampton charges the following to the various water sports operators at Kalbarri Rivermouth:

- \$147 planning application fee;
- \$300 advertising fee;
- \$150 lease document preparation fee;
- \$500 annual fee.

The \$500 annual fee charged by the Shire at Coronation Beach equates to this (and helped form the basis for the initial Coronation Beach fee setting Council discussions).

It is not suggested that an advertising fee or document preparation fee would be necessary in this instance.

The Shire of Northampton charge the same annual fee whether the person is a resident/ratepayer or someone from outside of the Shire.

The Shire of Chapman Valley may, however, consider it appropriate to charge a different annual amount based on whether they are resident/ratepayer or someone from outside of the Shire.

Council's 21/10/20 resolution in which it gave approval to the existing water sports school operator (Kitewest) included specific notation that:

"The management licence issued to the applicant is not to be construed as the granting of an exclusive commercial use of the reserve, Council reserves the right to enter into management licences and/or other arrangements with other parties who may seek to conduct commercial activities at Coronation Beach."

Council has been consistent in this advice at Coronation Beach with its 16/12/20 and 17/11/21 resolutions for the food van operator (Country Cooks Cornucopia) also including notation advising that:

"This planning approval issued to the applicant is not to be construed as the granting of an exclusive commercial use and the local government reserves the right to issue approval to other parties who may seek to conduct commercial activities."

The intention of this advice was to make clear that Council's granting of approval should not be deemed to mean that it would not entertain approaches from other parties seeking to operate either water sports commercial activities or food outlet at Coronation Beach. The Windsurfing Club (who also have a lease with the Shire for their Coronation Beach facility) have also held training events but these have been club run and not commercial operations.

Fee structure at Coronation Beach is as follows:	Current	Suggested
Annual Commercial Fee	\$500.00	\$500.00
On-off Commercial Fee	\$150.00	\$200.00

Applicants are encouraged to prepare an application for planning approval which should include (e.g. site plan, public liability insurance details, risk management plan, background letter on proposed activities etc.)

STATUTORY ENVIRONMENT

Local Government Act 1995

6.16. Imposition of fees and charges

- (1) A local government may impose* and recover a fee or charge for any goods or service it provides or proposes to provide, other than a service for which a service charge is imposed.
- * Absolute majority required.
- (2) A fee or charge may be imposed for the following
 - (a) providing the use of, or allowing admission to, any property or facility wholly or partly owned, controlled, managed or maintained by the local government;
 - (b) supplying a service or carrying out work at the request of a person;
 - (c) subject to section 5.94, providing information from local government records;
 - (d) receiving an application for approval, granting an approval, making an inspection and issuing a licence, permit, authorisation or certificate;
 - (e) supplying goods;
 - (f) such other service as may be prescribed.
- (3) Fees and charges are to be imposed when adopting the annual budget but may be
 - (a) imposed* during a financial year; and
 - (b) amended* from time to time during a financial year.

6.19. Local government to give notice of fees and charges

If a local government wishes to impose any fees or charges under this Subdivision after the annual budget has been adopted it must, before introducing the fees or charges, give local public notice of —

- (a) its intention to do so; and
- (b) the date from which it is proposed the fees or charges will be imposed.

The recommendation that follows is consistent with the legislative requirements.

Competition

Freedom of economic competition, preventing undue restraint of trade and impact on existing local businesses are issues that local governments are often forced to grapple with, particularly where arguments have been mounted that an existing retailing operation offers multiple services and employment to a local community, and when faced with an arriving competitor that offers a more limited service (in terms of products or hours of operation) that undermines their profitability, this can result in the existing service provider no longer being viable and the local community resultantly losing those associated services and employment.

Council can have some (limited) regard for this issue with Clause 67 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 listing the following matter to be considered by local government:

"(v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses."

This is also an issue that Section 3.3.7 'Economic Competition' of the Western Australian Planning Commission publication 'Development Assessment Panel Training Notes – Making Good Planning Decisions' (2011) addresses as follows:

"The threat of competition to existing businesses is not a relevant planning consideration. It only becomes a relevant planning consideration if there is a prospect that there will be a reduction in the facilities available to the community. This was made clear in the High Court decision of Kentucky Fried Chicken Pty Ltd v Gantidis (1979) 140 CLR 675. In that case, Barwick CJ at [681] said that:

"economic competition feared or expected from a proposed use is not a planning consideration within the terms of the planning ordinance governing this matter".

Stephen J at [687] noted that:

"...the mere threat of competition to existing businesses, if not accompanied by a prospect of a resultant overall adverse effect upon the extent and adequacy of facilities available to the local community if the development be proceeded with, will not be a relevant town planning consideration."

POLICY/PROCEDURE IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

As a result, there will be a slight increase in fees.

Long Term Financial Plan (LTFP):

Nil

STRATEGIC IMPLICATIONS

Strategic Community Plan/Corporate Business Plan:

Nil

CONSULTATION

The item was discussed at the August Concept Forum with discussion points raise during the meeting forming the basis of the agenda.

RISK ASSESSMENT

Measures of Consequence							
Rating (Level)	Health	Financial Impact	Service Interruption	Compliance	Reputational	Property	Environment
Minor (2)	First aid injuries	\$1,001 - \$10,000	Short term temporary interruption – backlog cleared < 1 day	Some temporary non compliances	Substantiated, low impact, low news item	Localised damage rectified by routine internal procedures	Contained, reversible impact managed by intern response

VOTING REQUIREMENTS

Absolute Majority

STAFF RECOMMENDATION

That Council:

On-off Commercial Fee

1. Adopt the following Fees & Charges effective from 16th September 2022 and advertise as per the requirement of the Local Government Act 1995:

\$150.00

\$200.00

Fees & Charges for the Bill Hemsley Community Centre

Fee structure at Bill Hemsley Park is as follows:	Current	Suggested
All Venue Hire (Non-Local community Member)	\$150.00	\$300
All Venue Hire (Local community Member)	\$50.00	\$100
Whole of Facility	\$150.00	\$300
Annual Booking Fee (short sessions under 2hrs)		
(Up to 2 uses per week)	\$586.00	\$750
Annual Booking Fee (long sessions over 2 hrs)		
(Up to 2 uses per week)	\$586.00	\$1,000
Fees & Charges for Coronation Beach		
Fee structure at Coronation Beach is as follows:	Current	Suggested
Annual Commercial Fee	\$500.00	\$500.00

2. Endorse the Bill Hemsley Community Centre Hire Terms & Conditions;

- 11.0 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN
- 12.0 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING
- **13.0** DELEGATES REPORTS
- 14.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION
- 15.0 MATTERS FOR WHICH MEETING TO BE CLOSED TO MEMBERS OF THE PUBLIC
 - 15.1 Workplace Incident Administration Security
- 16.0 CLOSURE

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SOURCE DOCUMENTATION

Shire of Chapman Valley Local Planning Scheme No 3 Amendment No 1





DOCUMENT CONTROL

Project 21225

DATE	DOCUMENT NAME	DOCUMENT MANAGER	DETAIL
April 2022	21225 Ver1	LW	
June 2022	21225Ver2	LW	Updated local government resolution

Prepared by:



8 Anzac Terrace Geraldton WA 6530 Telephone: (08) 9965 0550 Email: info@landwest.net.au ABN: 18 492 913 035

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Summary of Proposal to Amend a Town Planning Scheme

Amendment Type:

Local Authority:	Shire of Chapman Valley
Description of Scheme:	Local Planning Scheme No 3
Type of Scheme:	District Scheme
Amendment Number:	1
Amendment Proposal:	Amend Local Planning Scheme as per PDA s75:
	 Rezone Lot 4 Diagram 23181 Post Office Lane, Nabawa from Local Scheme Reserve 'Civic and Community' to 'Residential R10'.

2. Include 4 (Lot 4) Post Office Lane, Nabawa in Schedule 1 Additional Uses.

3. Modify the Scheme Maps accordingly.

The Amendment is defined as <u>standard</u> under the provisions of Section 34 of *Planning and Development* (Local Planning Schemes) Regulations 2015 for the following reasons:

- 1. The amendment relates to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve.
- 2. The amendment is consistent with the local planning strategy for the scheme that has been endorsed by the Commission.
- 3. The amendment will have minimal impact on land in the scheme area that is not the subject of the amendment.
- 4. The amendment will not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Planning and Development Act 2005

Resolution to Adopt Amendment to Local

Planning Scheme Shire of Chapman Valley

Local Planning Scheme No. 3

Amendment No. 1

RESOLVED that the Local Government pursuant of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by –

- (a) Rezoning 4 (Lot 4) Post Office Lane, Nabawa from 'Civic and Community' to the 'Residential R10' zone.
- (b) Include 4 (Lot 4) Post Office Lane, Nabawa in Schedule 1 Additional Uses as follows:

No.	Description of Land	Additional Use	Conditions
A6	Lot 4 Post Office Lane, Nabawa	'A' Use • Art Gallery • Arts & Crafts Workshop & Sales for goods produced in the local government area. • Cottage Industry • Exhibition Centre • Reception Centre • Health Retreat • Community Purpose • Tourist Development • Holiday house • Home Store • Market • Produce Stall • Incidental Uses as determined by the local government.	 All development/use of the land shall be in accordance with site plans approved by the local government and is to be advertised in accordance with Clause 64 of the deemed provisions. Any proposed change to the place shall retain the heritage value of the site including the built fabric. Development shall achieve a high standard of adaptive re-use. Any proposed change to the place shall by sympathetic to the predominant rural townsite function and characteristic of Nabawa, and be designed, located and constructed in such a manner and utilise materials and finishes that will not have a detrimental impact on the visual and landscape values of the area.
			4. All non-residential development shall be located, designed and constructed to ensure that the amenity of adjoining residential properties is

	maintained, in terms of visual amenity, noise, dust, vibration, other emissions, and vehicular access.
	5. When considering an application for development approval the local government may impose conditions in relation to (but may not be limited to): • Upgrading of the existing building • Hours of operation • Number of seats • Number of employees • Signage • Car parking and Access • Landscaping • Stormwater Drainage • Waste Disposal • Any other matters the local government considers relevant.
(c) Modifying the Scheme Map	accordingly.
	standard under the provisions of Section 34 of <i>Planning and</i> Schemes) Regulations 2015 for the following reasons:
1. The amendment relates	to a zone or reserve that is consistent with the objectives

- 1. identified in the scheme for that zone or reserve.
- 2. The amendment is consistent with the local planning strategy for the scheme that has been endorsed by the Commission.
- 3. The amendment will have minimal impact on land in the scheme area that is not the subject of the amendment.
- 4. The amendment will not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

DATED THIS	DAY OF	2022	
		-	CHIEF EXECUTIVE OFFICE

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Plate 1	The Church of St Bartholomew
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APPENDICES

Appendix 1 Certificate of Title 1214/423

Appendix 2 Heritage Inventory Extract Place No 39

1.0 INTRODUCTION

The scheme amendment report is in support of an amendment to the Shire of Chapman Valley Local Planning Scheme No 3. The report provides the relevant background and justification for the amendment.

The subject landholdings are reserved in the Scheme for Civic and Community Purposes. The lot contains The Church of St Bartholomew Nabawa, in the Anglican Faith. The Church is no longer used for Ecclesiastical or community purposes in the Parish. The Church will be deconsecrated to facilitate non-religious use. The lot is proposed to be rezoned to Residential R10 and include the landholding in the Additional Uses schedule to allow for a range of potential uses in additional to Residential, and to enable the existing built infrastructure to be conserved and adapted for re-use.

The landowner and proponent are the Trustees of the Northern Diocese of Western Australia.

2.0 SUBJECT LAND

2.1 Location

Lot 4 is located on Post Office Lane in the Nabawa townsite. Nabawa is approximately 35 kilometres from Geraldton. Nabawa is the administrative centre for the Shire of Chapman Valley. **Figures 1 & 2** provide the context for subject land's location.

An aerial photograph extract is provided at Figure 3.

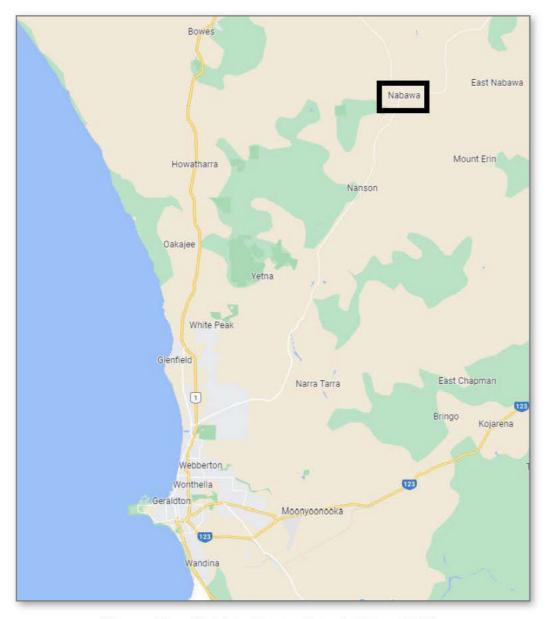


Figure 1 Locality Plan (Source Google Maps, 2022)



Figure 2 Locality Plan Nabawa townsite context (Source OpenStreetMap, 2022)



Figure 3 Aerial photograph Lot 4 (Source Landgate, 2022)

2.2Legal Description

The second secon		
Lot No	Parcel Identifier	Certificate of Title
LUCINO	Faicei lucilullei	Continuate of Title

		Volume	Folio
4	Diagram 23181	1214	423

The Certificate of Title is encumbered by a caveat in favour of the Registrar of Titles which governs transfer of ownership. The proponent is progressing separate conveyancing requirements to address this matter to release the encumbrance on title

Certificate of Title 1214/423 is included at Appendix 1.

2.3 Existing Land Use

The lot contains The Church of St Bartholomew Nabawa. The Church was constructed in the late 1950's. The Church is described in the local governments Heritage Inventory as:

"(a) simple salmon brick building has a steeply pitched gable roof clad with green concrete tiles. The building has timber window frames and double timber entry doors to the side of the front porch. There is a feature brick cross to the gable end, while a cut out cross features to the timber lining of the entry porch. A metal pole and wire mesh fence marks the street boundary, while a small bell tower is located immediately inside the fenceline."

Lot 4 is 1012m2 in area. The lot is flat and contains no significant vegetation. The lot is serviced with reticulated water and aerial power services. Post Office Lane is an unsealed residential street.

Use of the Church by the Parish has reduced significantly in recent years. The lack of regular use together with few regular Parish members, has resulted in the site being in a state of dis-repair, particularly externally. This has been exacerbated by the Church having suffered significant structural damage during Cyclone Seroja in 2021.

The Trustees of the Northern Diocese of Western Australia have resolved that the Church infrastructure is no longer required and the landholding will be made available for sale.



Plate 1 Church of St Bartholomew Nabawa (front elevation)



Plate 2 Church of St Bartholomew Nabawa (north (rear) and western elevations)



Plate 3 Church of St Bartholomew Nabawa (eastern elevation)

1.4 Adjoining Land Use and Development

Lot 4 sits within the residential zone of the Nabawa townsite. Lots to the north, east and south-west are all developed for residential use and form the original Nabawa settlement area. Post Office Lane is the northern extent of the Residential zone in the Nabawa townsite. Residential lot sizes range from 800m2 to 8000m2. There is some scope for the larger vacant residential lots to be subdivided to allow for infill development, as demand supports. The Chapman Valley Primary School is diagonally opposite the lot on Chapman Valley Road. A public open space reserve is located on Post Office Lane and contains public facilities. Lots to the north are zoned Rural.

Chapman Valley Road is classified as Primary Distributor Road and RAV assigned level. The lot does not have direct frontage to Chapman Valley Road and a landscaped median strip separates Post Office Lane from the Chapman Valley Road pavement.

The amendment proposes the Residential zone over Lot 4 with, consistent with the established zoning on Post Office Lane and the greater residential precinct. Additional use permissibility inclusions in the scheme text will ensure that future redevelopment of the site is consistent with the statutory framework and cognizant of the residential amenity of the precinct.



Figure 4 Adjoining land use context (zoning map extract)



Figure 5 Adjoining land use context (aerial photograph extract source Landgate, 2022)

3.0 PLANNING FRAMEWORK

The State Planning Strategy is the overarching strategic planning document that identifies the principals that will guide planning decisions. It provides the strategic context and guidance for future strategies, plans, policies, and decision making by authorities. Implementation of the objectives and visions is through the planning framework.

The amendment is cognizant of the principles which inform the strategy: the amendment will facilitate regional development, contribute to a diverse community and population; facilitate investment; and provide for the sustainable use of existing infrastructure and resources.

3.2 State Planning Policies

3.2.1 SPP 3 Urban Growth and Settlement

State Planning Policy No. 3 sets out policy measures and requirements to create sustainable communities. The policy prescribes those settlements with potential for growth should be identified in regional and local strategies and development facilitated by structure plans. The policy also identifies the need to locate and design new development in a sustainable way which is integrated with the overall pattern of settlement.

This amendment is consistent with the policy in so much as it will provide an infill development opportunity in an established townsite and opportunities for a variety of residential development or other compatible uses as detailed in the local planning strategy. The proposed zoning is consistent with the adjoining residential precinct.

3.2.2 SPP 3.7 Planning in bushfire prone areas

The intent of this Policy is to implement effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

Where proposed development is identified as being bush-fire prone, the policy details the need for a Bushfire Hazard Level (BHL) assessment to identify hazard issues and that compliance with protection criteria can be achieved at subdivision stage.

A portion of Lot 4 is identified as being bushfire prone as indicated in **Figure 6**.



Figure 6 DFES Bushfire prone mapping extract

A formal assessment has not been included in the amendment application for the following reasons:

- (i) Whilst the amendment will intensify use by facilitating potential conversion to residential use, the amendment proposal will not increase the number of lots in the residential zone. The lot contains a Church building, and a change of use application to a dwelling or other permitted use will be required (both development approval and building classification from 9b to 1a, or similar). A BAL contour and assessment is considered more appropriate at development stage to determine the hazard level for building envelope, and applicable build requirements to mitigate risk (as required).
- (ii) The Precautionary principle: it is not considered to be significant risk from the proposed rezoning, and that the issues associated with bushfire risk will be required dealt with at the development stage, based on the end use. The lot is cleared of all remnant vegetation and is flat. The area of the lot identified as bushfire prone on mapping would be reasonably expected to achieve a BAL_LOW rating.
- (iii) Areas where no apparent hazard: The existing development envelope is between 100metres from bushfire prone vegetation as indicated in **Figure 6a**.



Figure 6a Distance from bushfire prone vegetation to existing building envelope.

(iv) Bushfire protection criteria:

The lot and development can be demonstrated at this stage to be compliant with the following elements:

Element 1 Location	Location in area achieve low bushfire hazard, or BAL-29 or below	V		
Element 2	Habitable building can achieve APZ			
Element 3	Vehicle Access inc multiple access routes	✓		
Element 4	Water inc reticulated supply			
Element 5	NA			

3.2.3 SPP 7.3 Residential Design Codes Vol 1

The R-Codes control the design of residential development throughout Western Australia. They are also used in the assessment of residential subdivision proposals.

The amendment will identify density in accordance with the prevailing residential density in the Nabawa townsite. All future residential development will be in accordance with RCode development provisions.

3.3 State Government Sewerage Policy (to be incorporated into SPP2.9)

The policy sets out the state government policy for the provision of sewerage services and circumstances where on-site effluent disposal can be contemplated.

Where reticulated sewerage services are not available, on-site effluent can be utilised for infill residential development where lots are greater than 1000m2 and are located outside a PDWSA. Lots with a heavy soil profile may require secondary treatment systems to support on-site disposal measures. The lot is than 1012m2 in area and is not located in a PDWSA. The amendment will lead to the conversion of the Church building to a dwelling and determination of on-site effluent requirements will be determined at development stage.

3.4 Local Planning

3.4.1 Shire of Chapman Valley Local Planning Strategy

The Strategy was endorsed by the WAPC in 2008. The subject land is included in Precinct 9 (Nabawa). Nabawa is identified as the centre of the local government area. The objectives of the precinct are to accommodate growth through various strategies.

The strategy map identifies Lot 4 in the Residential development area.

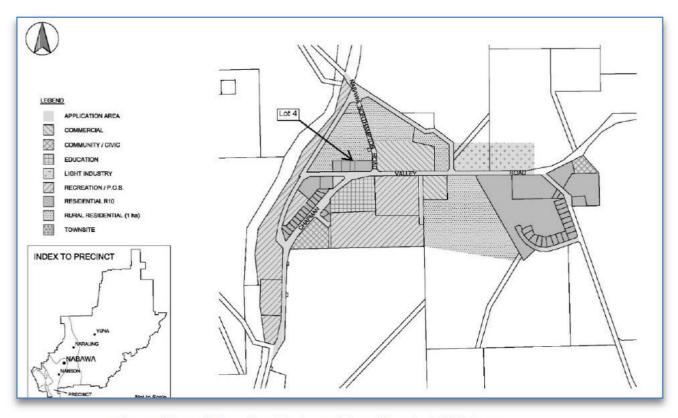


Figure 7 Local Planning Strategy Extract Precinct 9 Nabawa

3.4.2 Shire of Chapman Valley Local Planning Scheme No 3.

Lot 4 is reserved as Civic & Community in the Scheme. The objectives of the scheme for the reserve:

- "To provide for a range of community facilities which are compatible with surrounding development.
- · To provide for public facilities such as halls, theatres, art galleries, educational, health and

social care facilities, accommodation for the aged, and other services by organizations involved in activities for community benefit."

The reserve listing does not allow for development of other land uses. As detailed, the Church is surplus to the Diocese needs and is expected to be sold. Therefore, an appropriate land use zone is required that will allow for residential use, or other uses appropriate to the location.

Irrespective of the final land use, the proposed Residential zone with Additional Use delineation will allow for development only which is compatible with the adjoining residential zone and function. It will also ensure a consideration of the conservation of the built fabric of the Church building and its incorporation into future use.

This outcome ensures the scheme objectives for the residential zone are fully met:

- To provide for a range of housing and a choice of residential densities to meet the needs of the community.
- To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.
- To provide for a range of non-residential uses, which are compatible with and complementary to residential development.

A Place of Worship is not a permitted use in the Residential zone. A single or grouped dwelling is a permitted use in the Residential zone together with a limited range of other uses that are deemed to be low impact, and compatible with other uses in the residential zone.

Residential development will be in accordance with the Residential Design Codes and National Construction Codes.

3.4.3Shire of Chapman Valley Heritage Inventory

The Church of St Bartholemew is included in the local government Heritage Inventory (Place No 39 and corresponding Place 06412 HCWA listing).

The Church is identified as having local significance and makes an "Important contribution to the built environment of the Nabawa townsite."

Management category 4 applies, where conservation of the place is desirable.

As the Church is now surplus to the requirements of the Diocese, the property is to be marketed for sale. The proposed zoning amendment will enable change of use to be contemplated. This will require planning application to the local government and, as a part of that process will require a consideration of conservation of the built fabric, with development cognisant of the heritage value of the Place.

The Heritage Inventory extract for Place No 39 is included at **Appendix B.**

4.0 PROPOSED SCHEME AMENDMENT

4.1 The Proposal

The Scheme Amendment application proposes:

1. Rezone Lot 4 in entirety to Residential with density of R10, and include the landholding in Schedule 1 Additional Use, with additional uses delineated with 'A' permissibility.

The amendment from Reservation that is now outdated, to a land use Zone is consistent with the requirements of the statutory planning environment to ensure:

- (i) Implementation an appropriate land use zone and therefore, commensurate permissibility for residential development or other compatible development on the lot.
- (ii) To ensure that an appropriate set of development provisions to guide new development are applicable.

The applicable development provisions will ensure future development pays regard to both the heritage value of the place, and the streetscape created by conservation and redevelopment of the property.

The zoning of the landholding following amendment is indicated in Figure 9 (Plan 21225PZ).

4.2 Justification

4.2.1 Orderly and Proper Planning

The Church on Lot 4 is no longer used for ecclesiastical purposes and suffered significant damage from Cyclone Seroja. The Diocese have determined that the property is surplus to their requirements and can be sold.

Appropriate land use permissibility is required to be in place prior to the sale of the property, to allow for potential change of use, within the guidance provided in the local government municipal inventory for the built place.

The reference to specific potential additional uses ensures that are compatible with the location, will ensure undesirable or unanticipated development does not occur and will ensure that development addresses key matters impacting the locality.

4.2.2 Location and suitability for development

The land is located within the existing Nabawa Townsite in the established residential precinct. The lot is serviced with reticulated services suitable for residential or other permitted development and with good road access. On-site effluent disposal can be contemplated for the lot as prescribed in the State government sewerage policy. It is not expected that potential change of use will generate additional burden on the local government for services or resources.

It is expected that the built fabric will be retained with potential to be converted to a dwelling or other permitted use. This will maintain the important heritage and streetscape value of the built fabric in the community.

4.2.3 Consistency with Local Planning Strategy

The scheme amendment is consistent with the Shire of Chapman Valley Local Planning Strategy, which identifies the lot within the residential precinct in the Nabawa townsite.

In addition to identifying urban development in the Nabawa townsite which encompasses residential function, the LPS identifies low-medium intensity tourism development and heritage conservation and protection.

5.0 CONCLUSION

The Church of St Bartholomew building on the subject site is surplus to the needs of the Diocese. The current land use reservation does not allow for the to be used for other non-public purposes. The objective of the scheme amendment is to provide for suitable zoning and development provisions for the subject site as currently exist for the surrounding Nabawa townsite's low density housing areas. This will enable the physical infrastructure in the Church to be converted to another use, which will ensure the built infrastructure is conserved for future use.

The proposal is consistent with the planning framework, particularly the local planning strategy which provides for the development and expansion of the Nabawa townsite and to encourage and protect places of historic significance.

The scheme amendment is of minor local significance and will have no negative economic, environmental, or social impacts on the Nabawa townsite or the local government.

APPENDIX 1 CERTIFICATE OF TITLE 1214/423

WESTERN



AUSTRALIA

REGISTER NUMBER 4/D23181 DATE DUPLICATE ISSUED

VOLUME

1214

DUPLICATE N/A

N/A

FOLIO

423

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

RaRobeth

LAND DESCRIPTION:

LOT 4 ON DIAGRAM 23181

REGISTERED PROPRIETOR:

(FIRST SCHEDULE)

TRUSTEES OF THE NORTHERN DIOCESE OF CHURCH OFFICE, ST. GEORGES BUILDING, CATHEDERAL AVENUE, GERALDTON

(A A2759/1962) REGISTERED 14/6/1962

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:

(SECOND SCHEDULE)

*C2246/1958 CAVEAT BY THE REGISTRAR OF TITLES LODGED 26/9/1958.

Warning:

A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

Lot as described in the land description may be a lot or location.

------END OF CERTIFICATE OF TITLE------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1214-423 (4/D23181)

PREVIOUS TITLE: 654-22

NO STREET ADDRESS INFORMATION AVAILABLE. PROPERTY STREET ADDRESS:

LOCAL GOVERNMENT AUTHORITY: SHIRE OF CHAPMAN VALLEY

APPENDIX 2 MUNICIPAL INVENTORY PLACE NO 39

ST BARTHOLEMEW'S ANGLICAN CHURCH

PLACE DETAILS

Place Number: 39 Management Category: 4

Name: St Bartholemew's Anglican Church

Other Name:

Church

Type of Place:

Street Address: Lot 4 Post Office Lane, Nabawa

PHOTOGRAPH



Date of Photo: 22/11/2010 Description: Small church with simple detailing.

SITE DETAILS

Lot/Location: Street Number: N/A Street Name: Post Office Lane Nabawa Locality Name: Diagram/Plan: D23181 Volume/Folio: 1214-423 Reserve No/Vesting: N/A Purpose: N/A Assess No: HCWA No: 6412 A1367 **GPS Coordinates:** 28 49 86(s), 114 79 13(e) Area of Site: 0.1012ha Public Access: Occupied: No Open

Heritage Inventory

USES OF THE PLACE

Original Use: Church Current Use: Church

DESCRIPTION

Walls: Brick Roof: Concrete Tiles

Condition: Good Integrity: High Original Fabric: Good Modifications: None

Centrally located in the town of Nabawa, this simple salmon brick building has a steeply pitched gable roof clad with green concrete tiles. The building has timber window frames and double timber entry doors to the side of the front porch. There is a feature brick cross to the gable end, while a cut out cross features to the timber lining of the entry porch. A metal pole and wire mesh fence marks the street boundary, while a small bell tower is located immediately inside the fenceline.

HISTORY

Construction Date: 1959 Source: The Geraldton Guardian
Architect: Builder: Geraldton Building Company

The first Anglican Church to be built at Nabawa was situated immediately north of the cemetery. The Roman Catholic Church was also located nearby. Following a cyclone the building was declared unfit for use, the services being held in the Nabawa Hall until the present church was built. The land on which the church is built was donated by Mr S.E. Gould. Designed by architects Henderson and Thompson and erected at a cost of 3,680 pounds, the church was dedicated in December 1959, by His Lordship the Bishop of the North-West, the Right Reverend J. Frewer. When the Roman Catholic Church fell into disuse another one was built in Nanson.

HISTORIC THEME(S)

HCWA AHC

406 Religion 8.6 Worshipping

8.6.4 Making places for worship

STATEMENT OF SIGNIFICANCE

St Bartholemew's Anglican Church has some local historic and social significance for its role in the religious activities of the local community since 1959. The church makes an important contribution to the built environment of the Nabawa townsite.

MANAGEMENT CATEGORY

Category: 4

Level of Significance: SOME SIGNIFICANCE. Contributes to the heritage and/or historical development of the

locality.

Management

Recommendation: Conservation of the place is desirable. Any proposed change to the place should be in

sympathy with the heritage values of the place.

Heritage Inventory

OTHER LISTINGS

Nil.

SUPPORTING INFORMATION / REFERENCES

The Geraldton Guardian, 22/12/1959, P.15.

Assessment Date: 18/2/1993 Last Revision Date: 17/10/2012

ADDITIONAL PHOTOGRAPHS

Description: Established pencil pines a feature of the garden.



Heritage Inventory

Date of Photo: 18/02/1993

Planning and Development Act 2005

Resolution to Adopt Amendment to Local Planning Scheme

Shire of Chapman Valley

Local Planning Scheme No. 3

Amendment No. 1

RESOLVED that the Local Government pursuant of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by –

- (a) Rezoning 4 (Lot 4) Post Office Lane, Nabawa from 'Civic and Community' to the 'Residential R10' zone.
- (b) Include 4 (Lot 4) Post Office Lane, Nabawa in Schedule 1 Additional Uses as follows:

No.	Description of Land	Additional Use	Conditions
A6	Lot 4 Post Office Lane, Nabawa	• Art Gallery • Arts & Crafts Workshop & Sales for goods produced in the local government area. • Cottage Industry • Exhibition Centre • Reception Centre • Health Retreat • Community Purpose • Tourist Development • Holiday house • Home Store • Market • Produce Stall •Incidental Uses as determined by the local government.	1.All development/use of the land shall be in accordance with site plans approved by the local government and is to be advertised in accordance with Clause 64 of the deemed provisions. 2.Any proposed change to the place shall retain the heritage value of the site including the built fabric. Development shall achieve a high standard of adaptive re-use. 3.Any proposed change to the place shall by sympathetic to the predominant rural townsite function and characteristic of Nabawa, and be designed, located and constructed in such a manner and utilise materials and finishes that will not have a detrimental impact on the visual and landscape values of the area. 4.All non-residential development shall be located, designed and constructed to ensure that

the amenity of adjoining residential properties maintained, in terms of visual amenity, noise, dust, vibration, other emissions, and vehicular access. 5.When considering application for development approval the local government may impose conditions in relation to (but may not be limited to): Upgrading of the existing building Hours of operation Number of seats Number of employees Signage Car parking and Access Landscaping Stormwater Drainage Waste Disposal Any other matters the local government considers relevant.

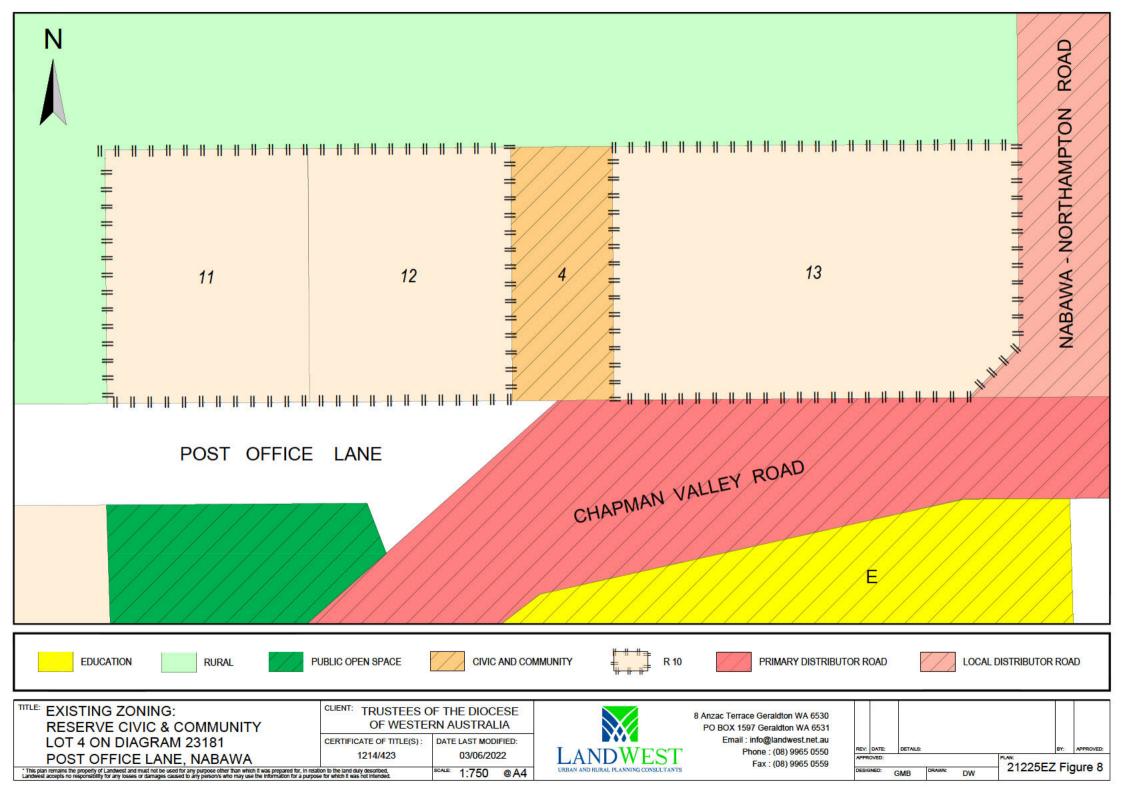
(c) Modifying the Scheme Map accordingly.

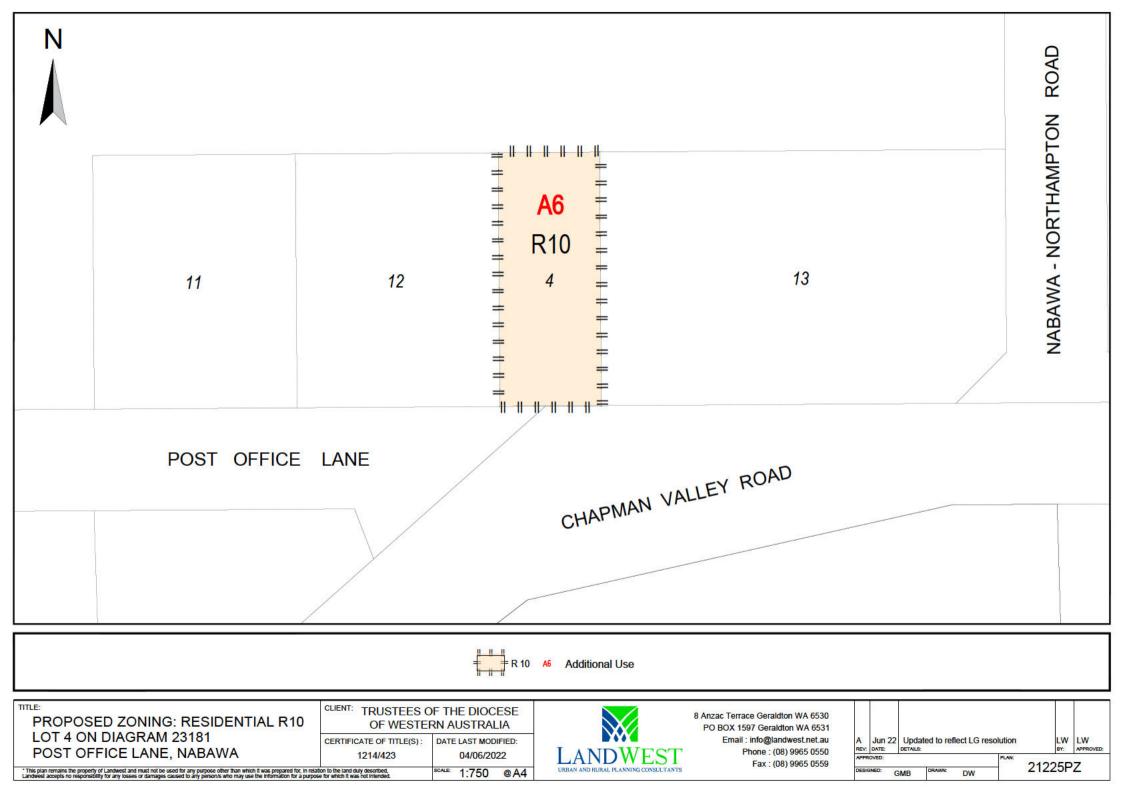
The Amendment is defined as <u>standard</u> under the provisions of Section 34 of *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- 1. The amendment relates to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve.
- 2. The amendment is consistent with the local planning strategy for the scheme that has been endorsed by the Commission.
- 3. The amendment will have minimal impact on land in the scheme area that is not the subject of the amendment.
- 4. The amendment will not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

COUNCIL ADOPTION

Th	is Ba	sic Ame	endn	nent was adopted and is	recommen	ded for ap	prov	al by	resolution	n of the	e Cou	ıncil
of	the	Shire	of	Chapman Valley at the	Ordinary	Meeting	of	the	Council	held	on	the
				day of	, 2	022 and th	ne C	omm	on Seal o	f the S	hire (of
No	rthan	npton w	as h	ereunto affixed by the au	ithority of a	resolution	of tl	he Co	ouncil in th	ne pres	sence	of:
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						_	(CHIE	F EXECU	TIVE	OFFIC	 CER
W	APC I	ENDOR	SEN	MENT (r.63)								
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						DATE						





Shire File Reference: A1367 & 204.11.03

From: HCWA Referrals < HCWAReferrals@dplh.wa.gov.au >

Sent: Thursday, 28 July 2022 4:49 PM

To: Customer Service < cso@chapmanvalley.wa.gov.au>

Subject: State Heritage Referral: Scheme Amendment P6412 St Batholemew's Anglican Church

Good Afternoon

Thank you for your letter regarding a scheme amendment for P6412 St Bartholemew's Anglican Church, thank you for referring this however as this place is not listed on State Heritage Register or Assessment Program Historic Heritage Conservation does not have any comment.

Kind regards Alex

Alex Watson | Heritage Support Officer | Heritage and Property Services 140 William St, Perth WA 6000

www.dplh.wa.gov.au



The Department is responsible for planning and managing land and heritage for all Western Australians - now and into the future

We're on a Roll, WA

Keep doing 3 simple things

Wear a mask when necessary | Update your vaccinations | Wash hands regularly.

The Department acknowledges the Aboriginal people of Western Australia as the traditional custodians of this land and we pay our respects to their Elders, past and present.

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This notice should not be removed.

From: Planning and Land Development Referrals

<planning.land.development.referrals@westernpower.com.au>

Sent: Thursday, 28 July 2022 8:26 AM

To: Customer Service <cso@chapmanvalley.wa.gov.au>

Subject: Local Planning Scheme No3 Scheme Amendment No1 Nabawa Church 4 (L4) Post Office

Lane Nabawa

Dear Simon Lancaster

Thank you for submitting Local Planning Scheme No3 Scheme Amendment No1 Nabawa Church 4 (L4) Post Office Lane Nabawa Ref A1367 & 204.11.03

Western Power no longer provide comment or approve development applications, however you have the following options if you require further information from us:

- Conduct a <u>clearance self-assessment</u> to determine whether there will be any building restrictions for the development due to clearance and danger zones
- Submit a pre-application enquiry Pre-application enquiry

Kind Regards

Kate

Customer Service Coordinator - Planning and Land Development Customer Experience

A 363 Wellington St. Perth 6000 | T 13 10 87

E planning.land.development.referrals@westernpower.com.au

westernpower.com.au

Ngala kaaditj Noongar moort keyen kaadak nidja boodja.

Western Power acknowledges the Traditional Owners of the lands on which we operate, and recognises their continuing connection to lands, waters and communities.

Electricity Networks Corporation, trading as Western Power

ABN: 18 540 492 861

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From: Charles Sabato < Charles. Sabato@watercorporation.com.au>

Sent: Thursday, 4 August 2022 12:32 PM

To: Customer Service < cso@chapmanvalley.wa.gov.au >

Subject: CR2220598 - FW: LOCAL PLANNING SCHEME No.3 - SCHEME AMENDMENT No.1 - NABAWA

CHURCH - 4 (LOT 4) POST OFFICE LANE, NABAWA

Attention: Simon Lancaster

Thank you for your letter dated July 19,2022 regarding the above amendment.

The Corporation advises the Shire, that water reticulation services are available to the subject land and has no concerns with the amendment proceeding.

Kind Regards,

Chas Sabato

Senior Planner - Land Planning Development Services Available Monday, Tuesday & Thursday

E Charles.Sabato@watercorporation.com.au

T (08) 9420 2105



watercorporation.com.au



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Department of **Biodiversity**, **Conservation and Attractions**



Your ref:

Enquiries:

A1367 & 204.11.03

Our ref:

PRS 49137

Phone:

Nick Detchon 9964 0901

Email:

nicholas.detchon@dbca.wa.gov.au

Mr Simon Lancaster Deputy Chief Executive Officer Shire of Chapman Valley PO Box 1 NABAWA WA 6532

Email: cso@chapmanvalley.wa.gov.au

Dear Mr Lancaster

SHIRE OF CHAPMAN VALLEY LOCAL PLANNING SCHEME NO.3 SCHEME AMENDMENT NO.1 NABAWA CHURCH – 4 (LOT 4) POST OFFICE LANE, NABAWA

Thank you for your letter of 19 July 2022 regarding the proposed Local Planning Scheme No.3 Amendment No. 1 for the Nabawa Church.

The Department of Biodiversity, Conservation and Attractions has no objections to the proposal as outlined in your letter. It is anticipated that the proposed Local Planning Scheme Amendment and any associated environmental impacts will be appropriately managed through the existing planning framework.

Thank you for raising this matter to our attention. If you have any queries regarding this matter, please contact Nick Detchon on 9964 0901.

Yours sincerely

Allison Donovan REGIONAL MANAGER

Midwest Region

4 August 2022

DATE 26/8/22

Chapman Valley

Love the rural life!

26 AUG 2022 A1367 + 204.110] CR 2220726

LOCAL PLANNING SCHEME AMENDMENT - SUBMISSION FORM

RECORD CR2220724

Shire File Ref: A1367 & 204.11.03

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

	an Valley Local Planning Nabawa Church - 4 (Lot 4		ne No.3 - Scheme Amendment No.1 Office Lane, Nabawa
Name:			
Postal Address: _			
Phone Number:			
	MISSION (State how your into or other organisation, or as		re affected, whether as a private citizen, on er occupier of property).
RESIDENTIAL	USE WOULD	IMPA	CT ON MY PROPERTY
WHICH IS	CLOSE TO TO	TE (CHURCH AND MORE FREQUEN
TRAFFIC ADDRESS OF PRO	PERTY AFFECTED (if applied	cable inc	MENTAL. clude lot no. & nearest street intersection)
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SUBMISSION:	Support	. 🔀	Object TO RIO RES Indifferent
Give in full your com please attach additio	ments and any arguments su		g your comments (if insufficient space,
I SUPPORT	THE REZONIN	h Ti	INCLUDE COMMUNITY
ACTIVITIE	S BUT DO	NOT	SUPPORT RESIDENTIAL
USE. I	FEEL THE CHUR	CH S	CHOCLD RETAIN ITS
CURRENT	FORM WITH	501	IE MODIFICATIONS TO
MAKE MOR	E USES AUDI	LAB	CE, BUT IT IS AN
HISTORIC	PART OF THE	TOU	UN AND SHOUD BE RETAINE
FOR COMF Signature:	IUNITY USES.		ate: 24 · 8 · 22 ·
Please return to:	Chief Executive Officer Shire of Chapman Valley	or	cso@chapmanvalley.wa.gov.au
	PO Box 1 NABAWA WA 6532	or	(fax) 9920 5155

NOTE: The local government in determining the application will take into account the submissions received but is not obliged to support those views.



LOCAL PLANNING SCHEME AMENDMENT - SUBMISSION FORM

Shire File Ref: A1367 & 204.11.03

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Chapman Valley Local Planning Scheme No.3 - Scheme American Rose Nabawa Church - 4 (Lot 4) Post Office Lane, Nabawa
Name:
Postal Address:
Phone Number:
SUBJECT OF SUBMISSION (State how your interests are affected, whether as a private citizen, or
behalf of a company or other organisation, or as an owner or occupier of property). COMMUNITY WEMBER
May May And Maringer
ADDRESS OF PROPERTY AFFECTED (if applicable include lot no. & nearest street intersection)
ST BARTHOLEMENS ANGLICAN CHURCH
4 POST OFFICE LANE NABAWA,
SUBMISSION: Support
Give in full your comments and any arguments supporting your comments (if insufficient space, please attach additional sheets) –
1 OBJECT TO THE ANGLICAN CHURCH BEING
REZONED TO RESIDENTIAL RIO.
I WOULD LIKE TO SEE COMMUNITY CONSULTATION
ABOUT THE PUTURE OF THE CHURCH EXPLORING
ALTERNATIVE COMMUNITY USES BEFORE MAKING
ALIEIGNATIVE COMMONITY VOLO ICETOTE TIME
THE DECISION TO REZONE TO RIO.
Signature: Date: Date:
Please return to: cso@chapmanvalley.wa.gov.au
Shire of Chapman Valley PO Box 1 NABAWA WA 6532 Shire of Chapman Valley or (fax) 9920 5155

NOTE: The local government in determining the application will take into account the submissions received but is not obliged to support those views.

Submissions Close: 4:00pm Friday 2 September 2022



Enquiries: Mark Willson

Our Ref: D22#262190 (002-190) Your Ref: A1367 & 204.11.03

2 September 2022

Chief Executive Officer Shire of Chapman Valley

ATTENTION: Simon Lancaster

By email: cso@chapmanvalley.wa.gov.au and dceo@chapmanvalley.wa.gov.au

Dear Simon,

SHIRE OF CHAPMAN VALLEY – LOCAL PLANNING SCHEME AMENDMENT No 1 NABAWA CHURCH – 4 (LOT4) POST OFFICE LANE NABAWA

Thank you providing Main Roads opportunity to comment on the Shire of Chapman Valley.

Main Roads does not have any objection to the Scheme Amendment.

Main Roads has the following comment in regards to improvements to the area:

The image below (attachment A) shows an access that should be closed. The access appears to be neither a local government road or a driveway access to a specific lot.

If you would like any further information, please contact Mark Willson at 9956 1234 or mark.willson@mainroads.wa.gov.au

Yours sincerely

Louise Adamson

NETWORK MANAGER
MID WEST-GASCOYNE REGION

Attached A – Image showing access that should be closed.



Attached A – Image showing access that should be closed.



15

Schedule of Submissions - Shire of Chapman Valley Local Planning Scheme No.3 - Scheme Amendment No.1 Nabawa Church - 4 (Lot 4) Post Office Lane, Nabawa

Submission # & Date Rec'd	Respondent	Nature of Submission	Comment	Recommendation
1 (28/7/22)	Heritage Council of WA	No objection HCWA does not have any comment. St Bartholemew's Anglican Church is not listed on the State Heritage Register or Assessment Program Historic Heritage Conservation.	No additional comment	Note submission
2 (28/7/22)	Western Power	No objection Western Power no longer provide comment or approve development applications. If you require further information conduct a clearance self-assessment to determine whether there will be any building restrictions for the development due to clearance and danger zones, or submit a preapplication enquiry.	No additional comment	Note submission
3 (4/8/22)	Water Corporation	No objection Water Corporation advises that water reticulation services are available to the subject land and has no concerns with the amendment proceeding.	No additional comment	Note submission
4 (8/8/22)	Department of Biodiversity, Conservation & Attractions	No objection DBCA has no objections to the proposal. It is anticipated that the proposed Scheme Amendment and any associated environmental impacts will be appropriately managed through the existing planning framework.	No additional comment	Note submission
5 (26/8/22)		Objection Residential use would impact on my property which is close to the Church and more frequent traffic would be detrimental.	It is not considered that rezoning the land to Residential would increase traffic impact as the subject property's current zoning allows for massed gatherings and the objector's property fronts a primary distributor road alignment that carries heavy vehicles.	Note submission and advise the respondent that the Shire would have no objection to their (or an incorporated community group purchasing the subject property in which cas the proposed zoning would allow for the following land uses to be considered upon the
		Support the rezoning to include community activities but do not support residential use.	The Residential aspect of the rezoning would be consistent with the existing zoning of the adjoining land to the east and west. It should be noted that the building would not be able to be occupied as a residence until structural works had been	 subject property (in addition to Residential): Art Gallery Arts & Crafts Workshop & Sales for good produced in the local government area. Cottage Industry

completed to the local government's requirements that

ensured that the building met with the Class 1A (habitable)

Exhibition Centre

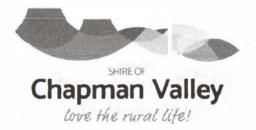
Reception Centre

			an Valley Local Planning Scheme No.3 - Scheme Ameno h - 4 (Lot 4) Post Office Lane, Nabawa	lment No.1
Submission # & Date Rec'd	Respondent	Nature of Submission	Comment	Recommendation
		The Church should retain its current form with some modifications to make more uses available, but it is a historic part of the town and should be retained for community uses.	requirements of the Building Code of Australia. The rezoning application is seeking to provide flexibility to the subject property's zoning to assist in finding an ongoing use. The limiting of opportunity would reduce the property's marketability to purchasers and contribute to the building's further decline. It is noted that the Scheme Amendment seeks to introduce text provisions to accompany the proposed Additional Uses to ensure that future development is compatible with the site and its surrounds and prevent undesirable development from occurring.	Health Retreat Community Purpose Tourist Development Holiday house Home Store Market Produce Stall Incidental Uses as determined by the local government.
6 (26/8/22)		Object to the Anglican Church being rezoned to Residential R10. Like to see the community consultation about the future of the Church exploring alternative community uses before making the decision to rezone to R10.	The application is seeking to rezone the subject property from its current status of 'Local Reserve - Civic & Community' to the 'Residential R10' zone to better reflect that the land is not a Crown Reserve but a freehold title. The rezoning application is also seeking, in addition to the 'Residential R10' zoning, to introduce the following 'Additional Use' zoning provisions to the subject property: Art Gallery Arts & Crafts Workshop & Sales for goods produced in the local government area. Cottage Industry Exhibition Centre Reception Centre Health Retreat Community Purpose Tourist Development Holiday house Home Store Market Produce Stall Incidental Uses as determined by the local government.	Note submission and advise the Note submission and advise the respondent that the Shire would have no objection to their (or an incorporated community group) purchasing the subject property in which case the proposed zoning would allow for the following land uses to be considered upon the subject property (in addition to Residential): • Art Gallery • Arts & Crafts Workshop & Sales for goods produced in the local government area. • Cottage Industry • Exhibition Centre • Reception Centre • Health Retreat • Community Purpose • Tourist Development • Holiday house • Home Store • Market • Produce Stall • Incidental Uses as determined by the local government.

		A	an Valley Local Planning Scheme No.3 - Scheme Ameno h - 4 (Lot 4) Post Office Lane, Nabawa	lment No.1
Submission # & Date Rec'd	Respondent	Nature of Submission	Comment	Recommendation
			The intent of the application is to provide greater flexibility for the future of the building and make allowance for community or commercial or residential opportunities, or a mixture of these to take place upon the site.	
			There are already a significant number of underutilised community spaces in the immediate Nabawa townsite area, including the library, lesser hall, main hall areas of the Nabawa Community Centre on the opposite side of the road. There is also the clubrooms area and basketball area in the Nabawa Recreation Centre, the Nabawa Mens Shed and Nabawa Council Chambers available for community purposes, and the Nabawa Tavern also has ability to host community events.	
			The retention of the Nabawa Church for community purposes only would preclude exploration of mixed use opportunities without which the building is likely to remain unused and decline further.	
			The Anglican Church's decision to sell the property also enables the community to purchase the property and pursue alternative uses (which approval of this Scheme Amendment would then allow for). Examples of a community group undertaking such a venture includes the Beacon Country Club (owned by the Beacon Country Club Inc.) and the Coorow Hotel (owned by the Coorow Community Land Inc.).	
7 (2/9/22)	Main Roads WA	No objection MRWA does not have any objection to the Scheme Amendment. MRWA has the following comment in regards to improvements to the area; the image below shows an access that should be closed. The access appears to be neither a local government road or a driveway access to a specific lot.	Chapman Valley Road is a primary distributor road under the management of MRWA and the intersection configuration identified in the image is contained within an area under the management of MRWA. It is noted that the subject section of the Chapman Valley Road alignment within the Nabawa townsite has a speed limit of 60km/hour.	Note submission.

Submission #	Daniendana	Nature of Submission	Comment	Danaman dation
& Date Rec'd	Respondent	Nature of Submission	Comment	Recommendation
		Attached A – Image showing access that should be closed.	It is also noted that the oldest available Landgate aerial imagery indicates that the current intersection configuration dates back to at least 2000, and likely many decades prior. In the event that MRWA consider that the intersection of Chapman Valley Road and Post Office Lane as identified in their provided image should be modified then it can proceed with appropriate works given the subject is under the management of MRWA.	





FORM OF APPLICATION FOR PLANNING APPROVAL

(PLEASE COMPLETE ALL BOXES)

OWNER DETAILS:	
Name(s): <u>PHIL</u>	P BLAKEWAY
Postal Address: <u>4/5</u>	HOWATHARRA ROAD NANSON Postcode: 6537
Contact Person: PHI	1P BLAKEWAY
Phone:	Email: _nkara@bigpond.com
Signature:	11 Mail - 5/12/20
Signature:	Blakeway Date: Date:
	natures of ALL thowner(s) is required to process this application.
Postal Address:	Postcode:
	Email:
Signature:	Date:
PROPERTY DETAILS:	
Lot/Location No:	House/Street No:
Street Name:	Locality/Suburb:
Diagram/Plan No:	Volume No: Folio No:

EXISTING DEVELOPMENT/LAND	TO STATE AND STATE OF THE STATE
Nature of any Existing Development/La	IND USE: FUNCTIONS FESTIVALS
SCHOOL CAMPS	/WEDDINGS
PROPOSED DEVELOPMENT/LAN	
Description of Proposed Development/	Land Use: NATURE BASED
NETO IN IN	CAMP GRONNO
Approximate Cost: 10 K	1
	TINE 2021
REQUIRED INFORMATION & FEE	\$:
Please refer over for the information	n required to be submitted with this application and the
Please refer over for the information schedule of fees. This application will	n required to be submitted with this application and the
Please refer over for the information schedule of fees. This application will payment of the appropriate fee. OFFICE USE ONLY:	n required to be submitted with this application and the
Please refer over for the information schedule of fees. This application will payment of the appropriate fee. OFFICE USE ONLY: Date Received:	n required to be submitted with this application and the not be processed without all required information including

Nature Based caravan park proposal

3rd March 2021

Shire of Chapman Valley

Po Box 1

Nabawa 6532

Attention: Simon Lancaster Town Planning.

Ref. Application for Nature Based Camp ground at Nukara Farm.

The purpose of this development is to provide extra campgrounds to meet recent increased tourism demand in regional W.A. It is an opportunity to diversify our business and provide a comfortable base for tourists to stay longer in our region and explore and support other local businesses. We already have all the facilities established and camp area available at Nukara and can provide an idyllic location for tourists to base themselves.

We are only looking at opening during the months of April to mid-October to capitalise on beautiful weather, wild flowers season and minimize any fire hazard potential and snake encounters.

We will have a caretaker living on site to welcome guests and carry out necessary operations.

We are still operating as a venue hire facility so during those bookings' campers would be notified and limited to designated campground and functions would operate independently in separate area.

Outside of bookings campers would have access to venues and designated walk trails on farm

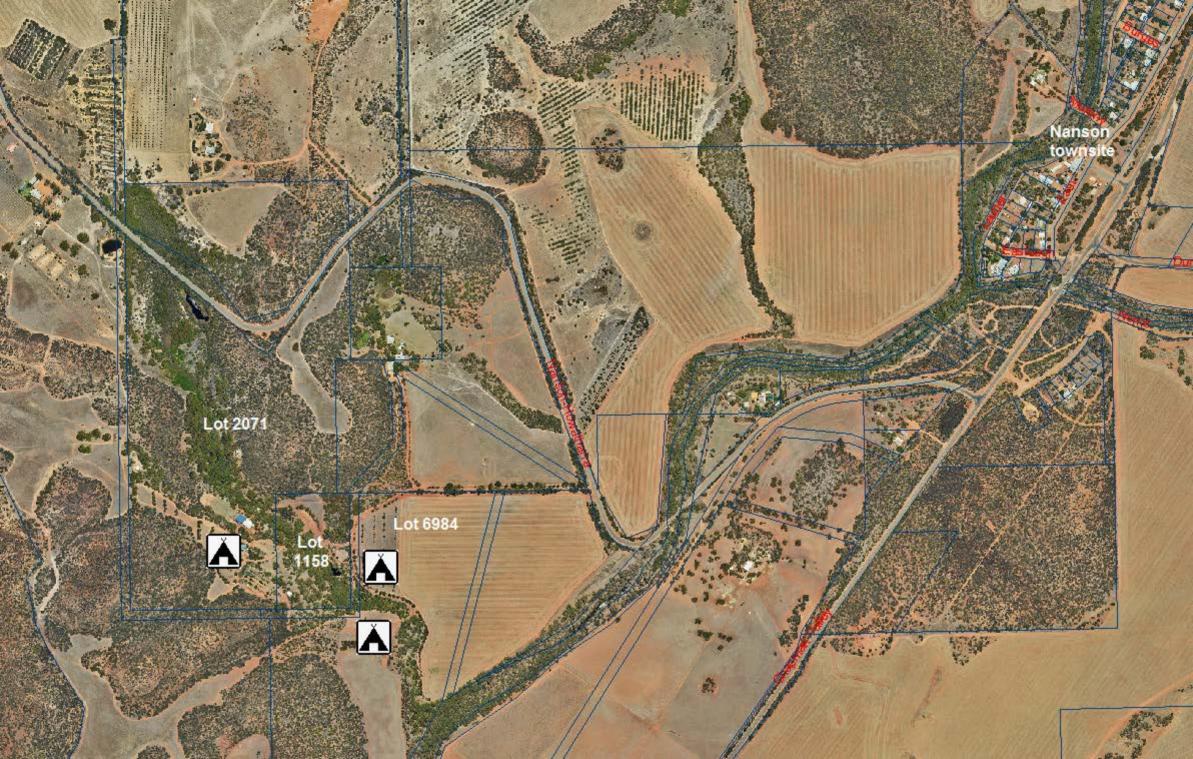
We would also offer potentially a combination of Glamping and tent sites, chalet accommodation and self-contained camper sites.

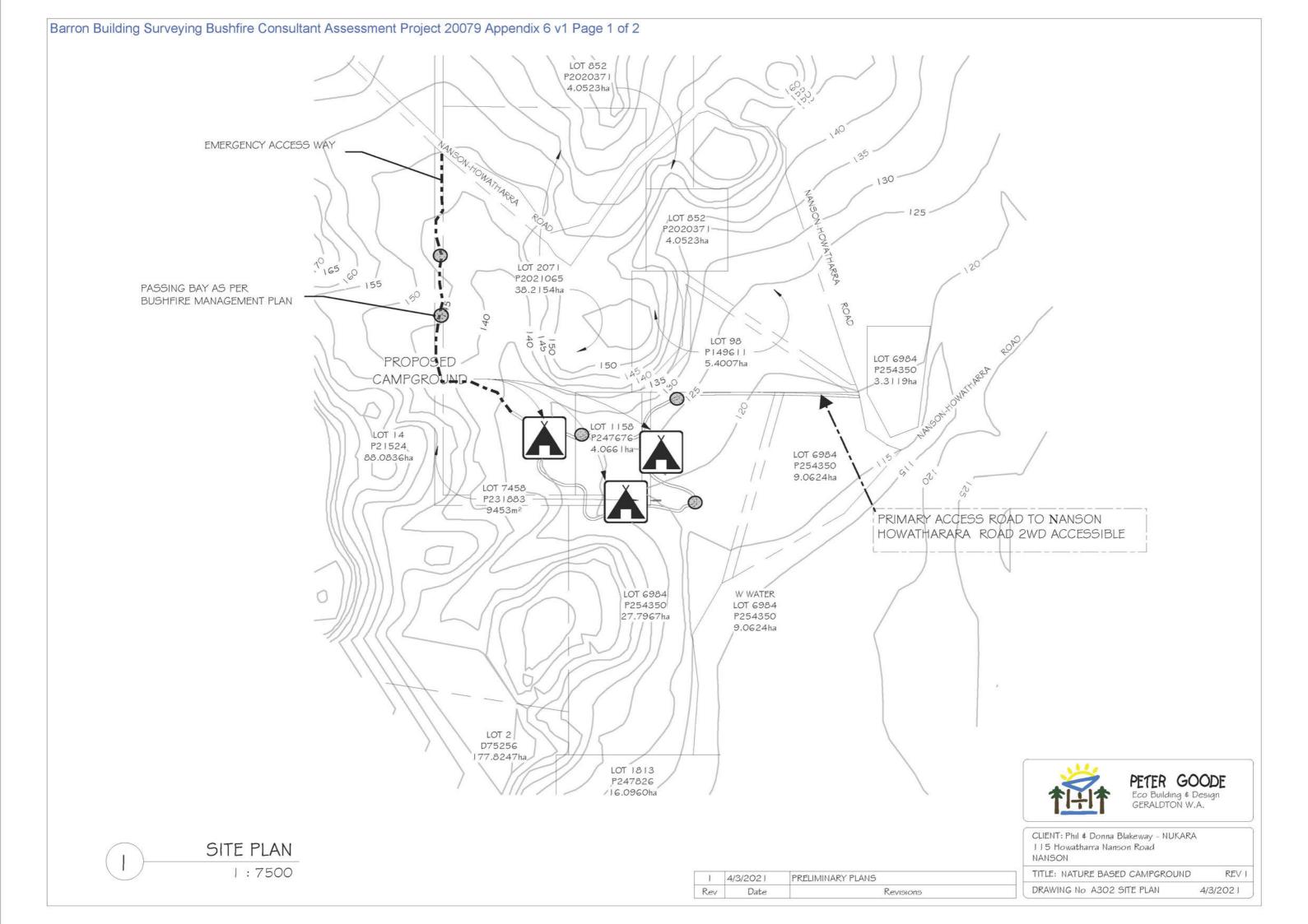
Regards,

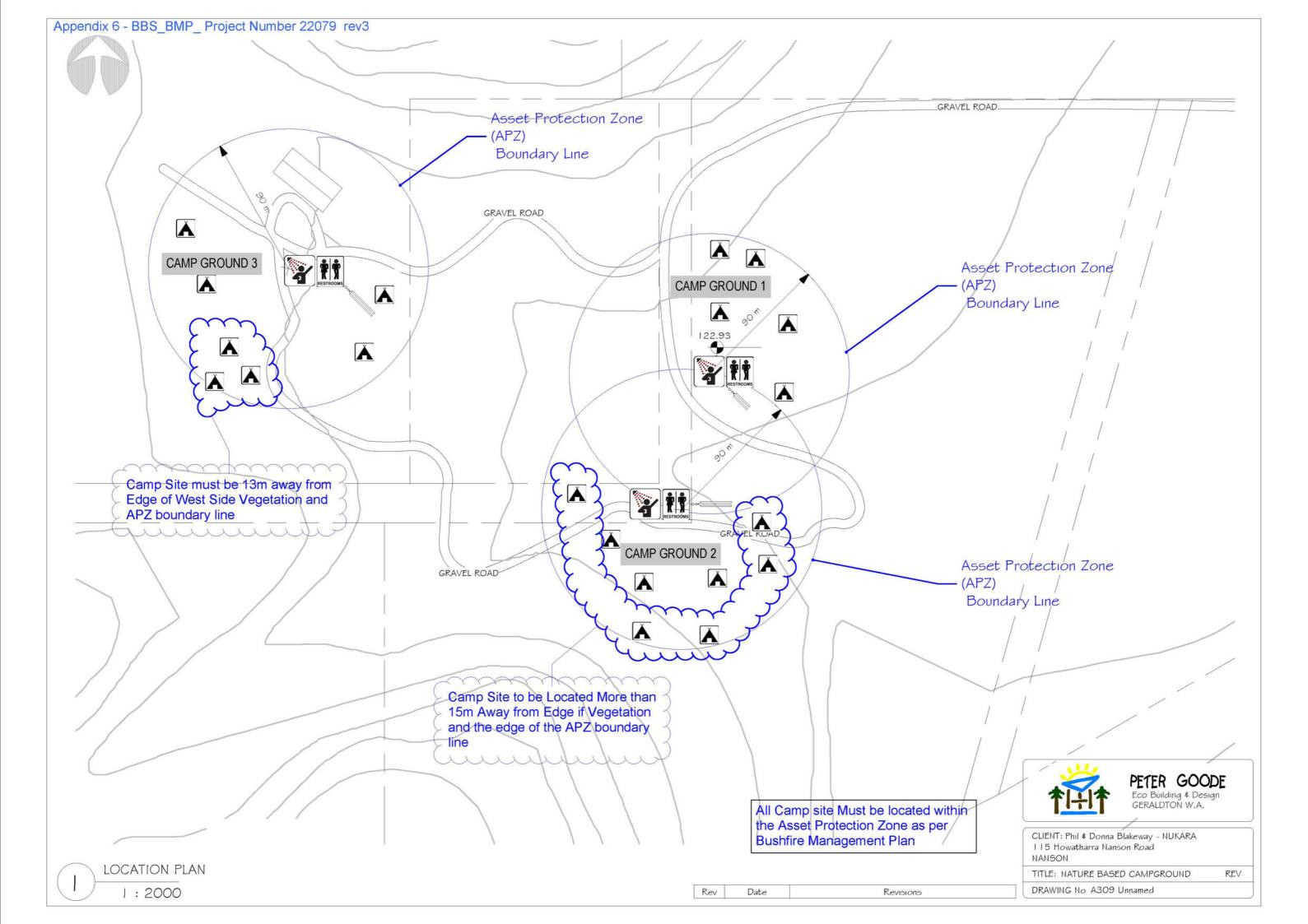
Phil and Donna Blakeway

Nukara Farm

info@nukarafarm.com.au







Nature Based Parks Management Plan

A Nature Based Park operator is required to submit a Management Plan together with a **Schedule 1, Form 1 Application for Grant or Renewal of Licence** to the relevant local government. The Management Plan, as approved by the local government, will form the basis for the licence issued. This is a template Management Plan to assist operators and local governments.

Operators should complete the **Operator to complete** sections in blue, sign on pages 17-18 and submit it to the Licensing Authority for assessment. The Licensing Authority is to complete the **Licensing Authority to complete** sections in copper, sign on page 18 and return the Management Plan to the Operator to accept the terms and conditions of the licence.

Once accepted and returned to the Licensing Authority, the Licensing Authority is to provide a copy to the Operator.

Should you require further information, please telephone the Department on (08) 6551 8700 or toll free for country callers on 1800 620 511 or email caravan@dlgc.wa.gov.au

1. Market Segment

(Sections 2, 4, 8 of the Guidelines)

Operator to complete
1.1 What is the market segment this facility will be targeting?
Tourists particularly retired travellers during wildflower season
1.2 How does this facility seek to meet the expectations of the target market?
Attractive bush location, conveniently located 25min from Geraldton on sealed road and central to many wildflower and other tourist attractions. Very clean, convenient and comfortable facilities.
2. Environmental Impact and Sustainability
(Sections 4, 5, 8 and 9 of the Guidelines)
Operator to complete
2.1 What are the unique environmental characteristics for the area in which this facility is located?
High percentage of remnant vegetation, beautiful gum tree lined creek and spring fed dam. Intriguing topography with flat topped laterite hills and large range of Flora and Fauna and bush walking trails
2.2 Is there a stream or other water source located in or adjacent to the facility?
There is a spring fed creek that runs through the property and into the Chapman River that borders the Farm during winter months
Yes ⊠ No □
2.3 Are there any particular risks to the surrounding environment posed by the target market segment? If yes, please provide details below.
Yes ⊠ No □

Walking on delicate flora, rubbish, introducing weed seeds
2.4 What steps will be taken to minimise any potential environmental impact caused by the target market?
Signage to inform and keep people on designated walk trails. Rubbish bins provided, designated parking areas that are monitored and mown for weed controll
Licensing Authority to complete
Ref Questions 2.1-2.4 – Do additional licence conditions need to be imposed?
Yes □ No □
If yes, please list below
[Click here to enter text.]
3. Site Planning
(Sections 5, 6 of the Guidelines)
Operator to complete
3.1 What is the proposed density (one site per50_ square metres)?
1 site per 100 m2
3.2 What are the key considerations in arriving at this figure? (Examples may include environmental sustainability, fire risk and other safety issues)
Environmental sustainability, plenty of room, give people privacy and comfort
3.3 What is the minimum distance between one caravan/camp and another?
10 meters

Licensing Authority to complete

Ref Questions 3.1 – Has the minimum standard of one site per 50 square metres been met?
Yes □ No □
Ref Questions 3.1-3.3 – Is this density suitable for this facility?
Yes □ No □
Ref Questions 3.1-3.3 – Does the density need to be less than this to mitigate risk factors?
Yes □ No □
Ref Questions 3.1-3.3 – If yes, what density is required?
[Click here to enter text.]
4. Infrastructure
(Sections 7, 14, 15, 16, 19 of the Guidelines)
Operator to complete
4.1 What buildings/structures will be constructed or are present on the site?
Present on site now is Laundry and ablutions, 6 showers 7 toilets, camp kitchen, stage, barn 450m2 covered area, care takers cabin, various grassed picnic areas. Proposing to also build a 12 bed accommodation dwelling in future
Licensing Authority to complete
Ref Question 4.1 – Is this appropriate for a nature based park? (Refer to Schedule 7, Clause 11)

4.1.1 Water (Section 17 of the Guidelines)

Operator to complete
4.1.1 Will the facility have a potable supply of water at least 300 litres per day?
Yes ⊠ No □
4.1.2 How much potable water will be supplied
There are two 22500 litre rain water tanks available
4.1.3 Will the facility be providing a centrally located tap?
Yes ⊠ No □
4.1.4 Is it proposed that this facility will provide a washing up facility? (If yes, potable water is required at the washing up facility)
Yes □ No ⊠
Licensing Authority to complete
Ref Questions 4.1.1 and 4.1.2 – Has this arrangement received written approval of the Executive Director, Public Health or local government under delegation?
Yes □ No □
Ref Question 4.1.3 – Is this facility given exemption from providing a centrally located tap?
Yes □ No □
Ref Question 4.1.4 – Is this facility given exemption from providing a washing up facility?
Yes □ No □
4.2 Power (Section 20 of the Guidelines)
Operator to complete

4.2.1 Is a power source reasonably available?
Yes □ No ⊠
4.2.2 Will lighting be provided to public areas?
Yes ⊠ No □
4.2.3 If no, how will any associated risks be minimised?
Kept mown and clean of obstacles, clear pathways
4.2.4 Will the ablution block have at least 1 power point per four hand basins, with a minimum of one?
Yes □ No ⊠
Licensing Authority to complete
Ref Question 4.2.1 – Is it reasonably practicable to provide a power source for lighting at the facility?
Yes □ No □
Ref Question 4.2.2 – Is this facility given exemption from the requirements of Schedule 7 Clause 32 (lighting)?
Yes □ No □
Ref Question 4.2.4 – Is this facility given exemption from the requirements of Schedule 7 Clause 27 (powerpoints)?
Yes □ No □
4.3 Toilets (Section 20 of the Guidelines)
Operator to complete

4.3.1 Will the facility be providing the minimum of two toilets (unisex or otherwise) per 20 sites? yes
Yes (go to question 4.3.3) \square No \square
4.3.2 What is the alternative arrangement proposed? (further questions on chemical dump points below)
[Click here to enter text.]
4.3.3 Will the facility provide at least one toilet within 90 metres of each site?
Yes ⊠ No (see question 4.3.4 below) □
4.3.4 If no, provide details.
[Click here to enter text.]
4.3.5 Detail the means and frequency of toilet maintenance.
Every morning 10 am and 3 pm afternoons
Licensing Authority to complete
Ref Question 4.3.1 – Does the facility comply with the toilet number provisions?
Yes □ No □
Ref Questions 4.3.1 and 4.3.2 – Is it reasonable for this facility to comply?
Yes □ No □
Ref Questions 4.3.1 - 4.3.5 – Does the facility comply with Schedule 7, Clause 47? (See Waste Management below)
Yes □ No □

Ref Questions 4.3.1 - 4.3.5 – Is an exemption from Schedule 7, Clause 23 granted? (This can only be granted if Clause 47 is complied with)
Yes □ No □ NA □
Ref Questions 4.3.1 - 4.3.5 – Is the location of the toilets reasonable?
Yes □ No □
4.4 Showers (Section 17 of the Guidelines)
Operator to complete
4.4.1 Will showers be provided?
Yes ⊠ No □
4.4.2 If yes, how many
7
Licensing Authority to complete
Ref Questions 4.4.1 – Is this reasonable given the location and market segment?
Yes □ No □
Ref Question 4.4.2 – How many showers are required?
[Click here to enter text.]
4.5 Hand basins (Section 17 of the Guidelines)
Operator to complete
4.5.1 Will hand basins be provided?

Yes ⊠ No □
4.5.2 If yes, how many? 7
7
Licensing Authority to complete
Ref Questions 4.5.1 – Is this reasonable given the location and market segment?
Yes □ No □
Ref Question 4.5.2 – How many hand basins are required?
[Click here to enter text.]
4.6 Hot water (Section 17 of the Guidelines)
Operator to complete
4.6.1 Will hot water be provided to showers and hand basins?
Yes ⊠ No □
Licensing Authority to complete
Ref Questions 4.6.1 – Is this reasonable?
Yes □ No □
Ref Question 4.6.1 – Is this facility given an exemption under Schedule 7, Clauses 24, 26 and 31?
Yes □ No □

5. Waste Management

(Sections 17 and 18 of the Guidelines)

5.1 Toilets and communal chemical soil waste dump/points

If the facility is providing the number of toilets specified in the Regulations i.e. 2 toilets for every 20 sites then skip to 'Grey water'

Operator to complete
5.1.1 Please outline the reasons or obstacles preventing this facility from providing the specified number of toilets?
[Click here to enter text.]
If a communal chemical soil waste dump point is required in accordance with the Regulations:
Operator to complete
5.1.2 Is the chemical dump point in logical proximity?
Yes □ No □
5.1.3 Provide details of its location in relation to the nature-based park?
There are two dump stations within a radius of 15 km from Nukara
5.1.4 Do park users have ready access?
Yes ⊠ No □
5.1.5 If it is not provided by the licence holder, is there a written agreement guaranteeing access?
Yes (please attach a copy to this document) \square No \boxtimes
Licensing Authority to complete

Ref Questions 5.1.1 - 5.1.5 – Is there compliance with Schedule 7, Clause 23?
Yes □ No □
Ref Questions 5.1.1 - 5.1.5 – If No, is the requirement in Schedule 7, Clause 47 complied with?
Yes □ No □
5.2 Waste disposal
Grey water
Operator to complete
5.2.1 Is the greywater system you are planning to install at the facility a Health Department approved system?
Yes ⊠ No □
5.2.2 Describe the system below
Septic tanks 2 x 1500 litre and 20 meters leach drains
Licensing Authority to complete
Ref Question 5.2.1 and 5.2.2 – Does the proposed waste management satisfy the statutory requirements?
Yes □ No □
Solid
Operator to complete
5.2.3 What is the means for solid waste (rubbish) disposal at this facility?
Wheelie bins on trailer to local waste transfer station

5.2.4 Detail the means and frequency of solid waste collection and ultimate disposal.
Pick up Sundays and Wednesdays
5.2.5 Do all buildings with toilets have napkin disposal units approved by the Licensing authority?
Yes ⊠ No □ NA □
5.2.6 If yes to 5.2.5, how will these disposal units be maintained?
Emptied every morning cleaning period per day
6. Infrastructure Summary
Operator to complete
6.1 How does the infrastructure align with the market segment?
Perfectly, Rustic, Unique, convenient, clean and comfortable
7. Informing of Shortfalls in Infrastructure
(Section 12 of the Guidelines)
Operator to complete
7.1 What are the key infrastructure or amenities not provided at this facility? (Regulation 19(1)(m))
240 power
7.2 What avenues will the operator use to ensure the target market is aware of these shortfalls?
Marketing and signage

Licensing Authority to complete
Ref Questions 7.1 and 7.2 – Does this need to form a licence condition?
Yes □ No □
8. Traffic Management
(Section 13 of the Guidelines)
Operator to complete
8.1 Are the one-way roads within the facility 4 metres wide?
Yes ⊠ No (go to question 8.2) □
8.2 If no, what is the minimum width?
[Click here to enter text.]
8.3 Are the two-way roads within the facility at least 6 metres wide?
Yes ⊠ No (go to question 8.4) □
8.4 If no, what is the minimum width?
4
8.5 If no to 8.1 or 8.3, what system of ingress and egress is to be put in place to minimise risk?
We have exit road separate to Entry road both 4 meters wide, one way traffic where possible
8.6 How do the roads and paths identified in the facility plan meet the needs of the market segment?
Very well, hard compacted surface with year-round accessibility

Licensing Authority to complete
Ref Questions 8.1 - 8.4 – Is approval given under Schedule 7, Clause 16A for narrower roads?
Yes □ No □
Ref Questions 8.5 and 8.6 – Does the proposed traffic management plan minimise risk?
Yes □ No □
9. Risk Management
(Sections 20-22 of the Guidelines)
9.1 Fire
Operator to complete
9.1.1 Is every site within the reach of the nozzle end of a fire hose as required?
Yes ⊠ No □
9.1.2 Does the facility have at least one fire extinguisher?
Yes ⊠ No □
9.1.3 Will every person in the facility be able to access the fire extinguisher?
Yes ⊠ No □
9.1.4 How will this facility continue to keep the firefighting equipment accessible and ready for use at all times?
Signage, regular service checks
9.1.5 How is the risk of fire and any loss due to fires to be managed?
Firefighting units on property, large water storage tanks, quick load supply points,

good access, qualified and trained staff, fire contact name and numbers displayed.

Property insured to cover such tragedies. Clear Firebreaks, slashing, clean gutters, spray around buildings to keep clear flammable material, kept clean

Licensing Authority to complete
Ref Question 9.1.1 – Is the water supply adequate to operate fire hoses effectively?
Yes □ No □
Ref Question 9.1.5 and 3.3 – Is the power to increase minimum distances between camps at this facility being exercised?
Yes □ No □
Ref Question 9.1.5 – If yes, what is the distance that is required between camps at this facility?
[Click here to enter text.]
9.2 Cyclone (if the facility is in a cyclonic region)
Operator to complete
9.2.1 Where is the manager or other responsible person for the facility residing?
On site Cabin in camp ground
9.2.2 What communication system is available for the manager or other responsible person in case of a cyclone?
Mobile Phone
9.2.3 How will the manager or other responsible person notify all occupants in a timely manner?
Text or two way plus personally visit if on site

9.3 Other

Operator to complete
9.3.1 Detail any other risks that require consideration in the area this facility is located.
Venomous snakes, ticks, spiders and fire
9.3.2 What steps are being taken to minimise the impact?
Signage, first aid facilities, first aid training of staff, only opening in winter months
9.4 Communications / Emergency Contacts
Operator to complete
9.4.1 Will a public telephone be provided?
Yes □ No ⊠
9.4.2 Will there be a sign or a point at the facility providing emergency contact details?
Yes ⊠ No □
9.4.3 How will communication be addressed in an emergency situation?
Mobile phone coverage, two way, personal visit
9.4.4 Name and contact details of manager at facility
Philip Blakeway 99205015, 0428234608
Licensing Authority to complete
Ref Questions 9.1 – 9.4 – Does the facility have an adequate risk mitigation and management plan?
Yes □ No □

10. Length of Stay

(Section 9 of the Guidelines)

Operator to complete

10.1 Based on the above information, what is the appropriate length of stay for users of this facility?

28 days in a 3-month period

10.2 How will the length of stay be monitored?

From when they register, checks by care takers on site

Licensing Authority to complete

Ref Questions **10.1** and **10.2** – Detail any restrictions on the 28 day length of stay in a three month period for any market segment at this facility.

[Click here to enter text.]

Signatures

1. Operator to sign:

I provide the above information as an accurate reflection of the proposed nature-based park.

Operator Name PHILIP BLAKEWAY

Signature

Date 1/3/21

2. Licensing Authority to sign:

subject to the above conditions.
Operator Name
Signature
Date
3. Operator to sign:
I accept the terms and conditions on this nature-based park licence.
Operator Name
Signature
Date
Licensing Authority: Signed copy provided to operator?
Yes □ No □

I have assessed the information provided and determine that a licence should be offered

For more information, please contact:

Department of Local Government and Communities

Gordon Stephenson House, 140 William Street, Perth WA 6000 GPO Box R1250, Perth WA 6844

Telephone: (08) 6551 8700 Fax: (08) 6552 1555

Freecall: 1800 620 511 (Country only)

Email: info@dlgc.wa.gov.au Website: www.dlgc.wa.gov.au

Translating and Interpreting Service (TIS) – Tel: 13 14 50

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Appendix 2 State Planning Policy SPP3.7 Guidelines for Planning in Bushfire Prone Areas V1.4, Schedule 1

Appendix 3 State Planning Policy SPP3.7 Guidelines for Planning in Bushfire Prone Areas V1.4, Schedule 2

Appendix 4 Nukara Event Approval

Appendix 5 Nukara Bushfire Emergency Evacuation Plan

Appendix 6 Nukara Location Site Plan

A. Disclaimer and Limitation

This assessment has been completed in accordance with AS 3959 and WA State Planning Policy SPP3.7 for the sole purpose of calculating the potential Bushfire Hazard to the proposed Nature Base Campground.

A fire event is in most cases, unpredictable and can be influenced by many factors. Some of these factors include, but are not limited to, temperature, wind speed, wind direction, humidity, the slope of the land, vegetation fuel load, growth, planting or the level of implementation and maintenance of fire prevention measures and the construction of additional structures upon the property that are not included as part of this assessment. If you are concerned or notice that factors have changed, a review of this management or assessment should be undertaken.

As permitted by the law and to its greatest extent, Barron Building Surveying (Chadwick Barron) and its associated employees exclude all liability whatsoever for: damage, loss, injury, death or claim to any property and/or person caused by a fire regardless of how that fire was caused and errors and/or omissions in this report with the client expressly acknowledging that such exclusion of liability is reasonable in all circumstances.

This assessment, recommendation, and development of Bushfire Management Plan (BMP) does not in any way certify that the proposed structure(s) have been constructed in accordance with the assessed BAL rating. In providing this report as part of a development application or building license the client and landowner acknowledges that they understand, approve, and will comply with all requirements to maintain the separation distances detailed in this report. Furthermore, the client/landowner acknowledges and accepts all responsibility in maintaining the required Asset Protection Zone.

This report is valid for 12 months only from the date of issue and supersedes all previous assessment if not noted otherwise.

Document Control

Author	Company	Revision Notes	Date and Number
Chadwick Barron	Barron Building Surveying	V1	June 2022
Chadwick Barron	Barron Building Surveying	V2 – Amended Figure 7 & (7 & 10) correction to table 2, Appendix updated v2. Table 2 and 3 updated.	August 2022.
Chadwick Barron	Barron Building Surveying	Figure 7 tittle change 6.1 add item 9 Add item 3 to table 4	31 st August 2022

B. Executive Conclusion

The proposed development provides a good design solution for the implementation of the proposed campground development areas. The management strategies are reducing the overall bushfire risk to the proposed occupancy and the surrounding community by installing Assets Protection Zone. The seating of the campground areas reduces the bushfire impact by providing adequate space to install an Asset Protection Zone (APZ) within the allotment, this will allow a good balance between both potential bushfire risk, land use and economical benefit. This Bushfire Management Plan (BMP) provides a good effective balance for bushfire risk that has an enforcement mechanism to ensure ongoing bushfire risk is managed by the landowner.

C. Assessment Methods/Processes

Method of assessment is to determine the type of classifiable vegetation that may have a potential hazard to the proposed development areas, being 115 Howatharra Nanson Road - Nanson. This will be undertaken by using method one assessment as per AS 3959 and comprise of an assessment against the State Planning Policy SPP3.7 Clause 5.5 as an acceptable solution. This will be determined using all reference documents and liaising with stakeholders and other consultants as required.

D. Acknowledgement by Stakeholder/Owners

As the Stakeholders for which this Bushfire Management Plan has addressed and has been assessed, We/I understand the proposed development and confirm and agree with the executive conclusion, outputs, and management strategies of this Bushfire Management Plan. I shall comply with this report, and I am aware and understand the requirements set out within this Bushfire Management Plan and must ensure it is fulfilled in its entirety.

STAKEHOLDER/OWNER NAME	OWNER POSTAL ADDRESS	SIGNATURE(S)	DATE

CERTIFICATION / PBAD ACCREDITED PRACTITIONER DETAILS					
Author/Company	Barron Building Surveying BSC Reg 93 BPAD L2 36543	Person	Chadwick Barron BPAD Bushfre Planning & Dobign According Practitioner Level 2	Signature	Date 02/08/2022

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1. Proposal Details

PROPERTY DESCRIPTION		
Address of Development	115 Howatharra Nanson Road - Nanson	
Local Government Area	Shire of Chapman Valley	
Proposal	Nature Base Campground	
Town Planning Scheme		

1.1 Site Location

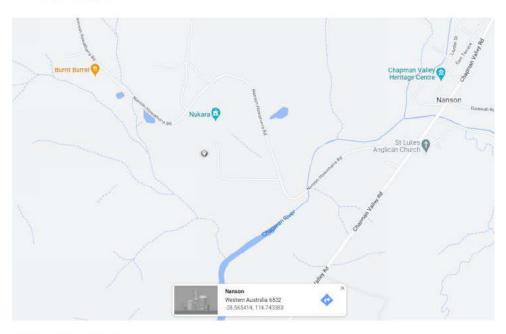


Figure 1 Site Location



Figure 2 DFES Mapping Screen Shot (July 2021 Checked July)

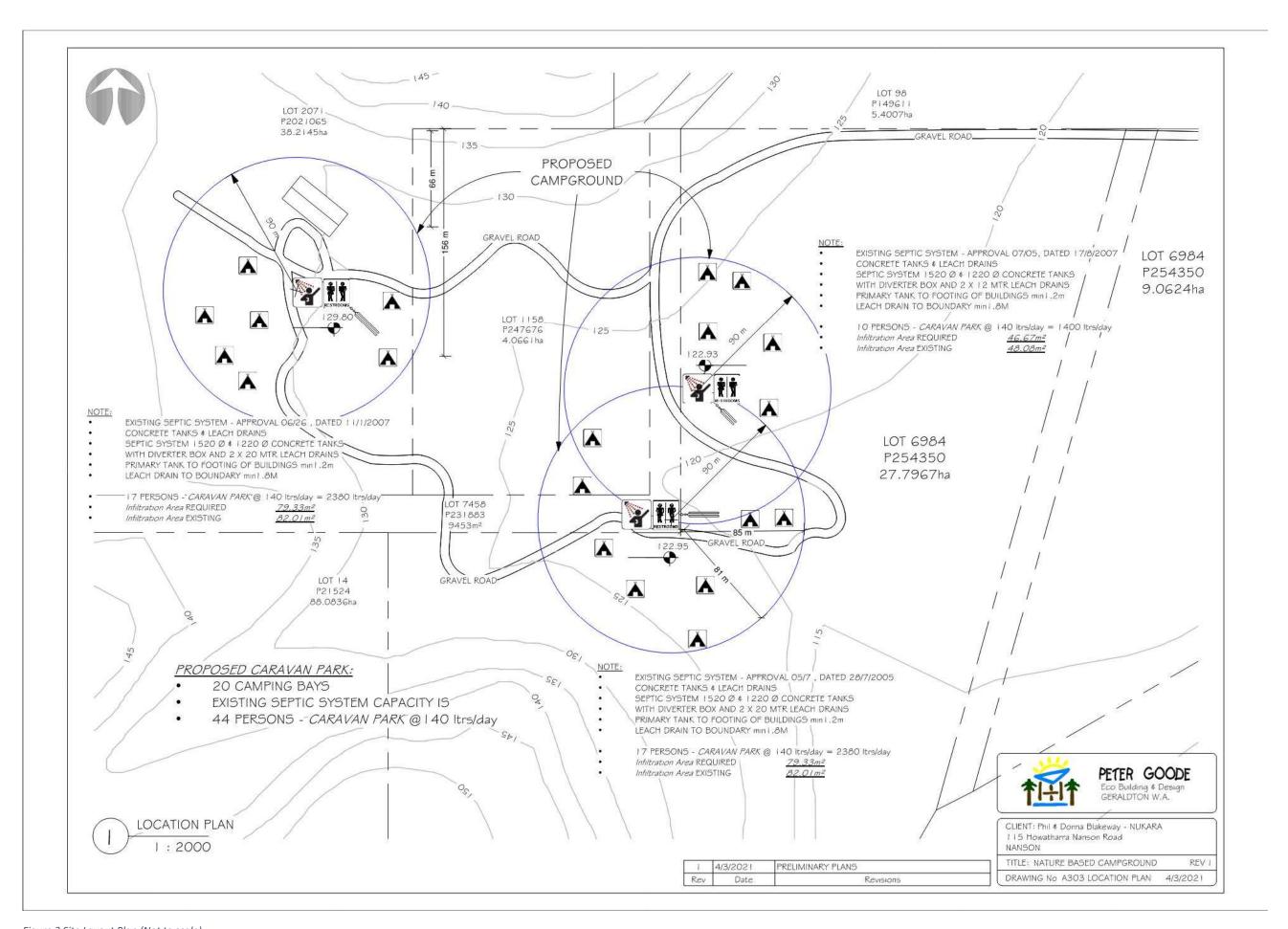


Figure 3 Site Layout Plan (Not to scale)

2. Environment Considerations

The proposed development is located within the administration area of the Shire of Chapman Valley. The development of the site is for a Nature Base Campground on existing land parcel.

In accordance with the *Bushfire Management Plan – BAL Contour Template* prepared by the *Department of Planning, Lands and Heritage (2018)*, this BMP has considered *Table 1 Environment Consideration* which shows these results from publicly available mapping databases.

Table 1 Environment Consideration

Department of Biodiversity, Conservation and Attractions (DBCA)	
RAMSAR Wetlands (DBCA-010)	None noted mapping system.
Threatened and Priority Flora (DBCA-036)	None noted mapping system.
Threatened Ecological Communities (DBCA-038)	None noted mapping system.
Department of Planning, Lands and Heritage	
Bush Forever Areas 2000 (DOP-071)	None
Department of Water and Environmental Resources (DWER)	
 Clearing Regulations – Environmentally Sensitive Areas (DWER-046) 	None noted mapping system.
 Swan Bio-plan Regionally Significant Natural Areas 2010 (DWER-070) 	None noted mapping system.

2.1 Re-vegetation/Landscape Plans

The Nature Base Campground is within classified vegetation as per AS 3959 being Woodland, Scrub and Grassland. The land parcel is general farming land and has existing managed land areas in a low threat state. The existing vegetation on sites has been managed over some time to enable the property to be used for events.

The additional management strategies are that each camping area be managed to meet the Schedule 1 of SPP3.7. Any clearing of vegetation for the Nature Base Campground is to be limited and completed if Local Government is satisfied and approves the development. The justification for clearing is that this will reduce fuel load and decrease the bushfire risk and would be undertaken as per *Environmental Protection Act 1986 (Clearing of Native Vegetation) Regulations 2004, r51 schedule 6 cl 1 & 9*.

3. Bushfire Assessment Results

3.1 Assessment Inputs

The collection of input data is to identify the vegetation classification and Bushfire Hazard Levels for justification of the proposed development. Onsite assessment and data collection has taken place and clarifies the results in *Table 2 Hazard Level Table and BAL Level* with the BMP including hazard levels, BAL contour plans and slope determination. These figures and tables show all classifiable vegetation within 150m of the development areas and the impact on each allotment.

3.1.1 Vegetation Classification Assessment

All vegetation within 150m of each campground site has been classified in accordance with AS 3959 Clause 2.2.3.1, Department of Planning Visual Guide for Bushfire Risk Assessment and the Fire and Emergency Services Authority Visual Fuel Load Guide. Each distinguishable type of vegetation has been plotted to show the potential Bushfire Attack Level (BAL Contour) and Bushfire Hazard Levels. There are several vegetation structures within the fringe of each development area, the vegetation classification has considered the overall predominant vegetation type within the areas.

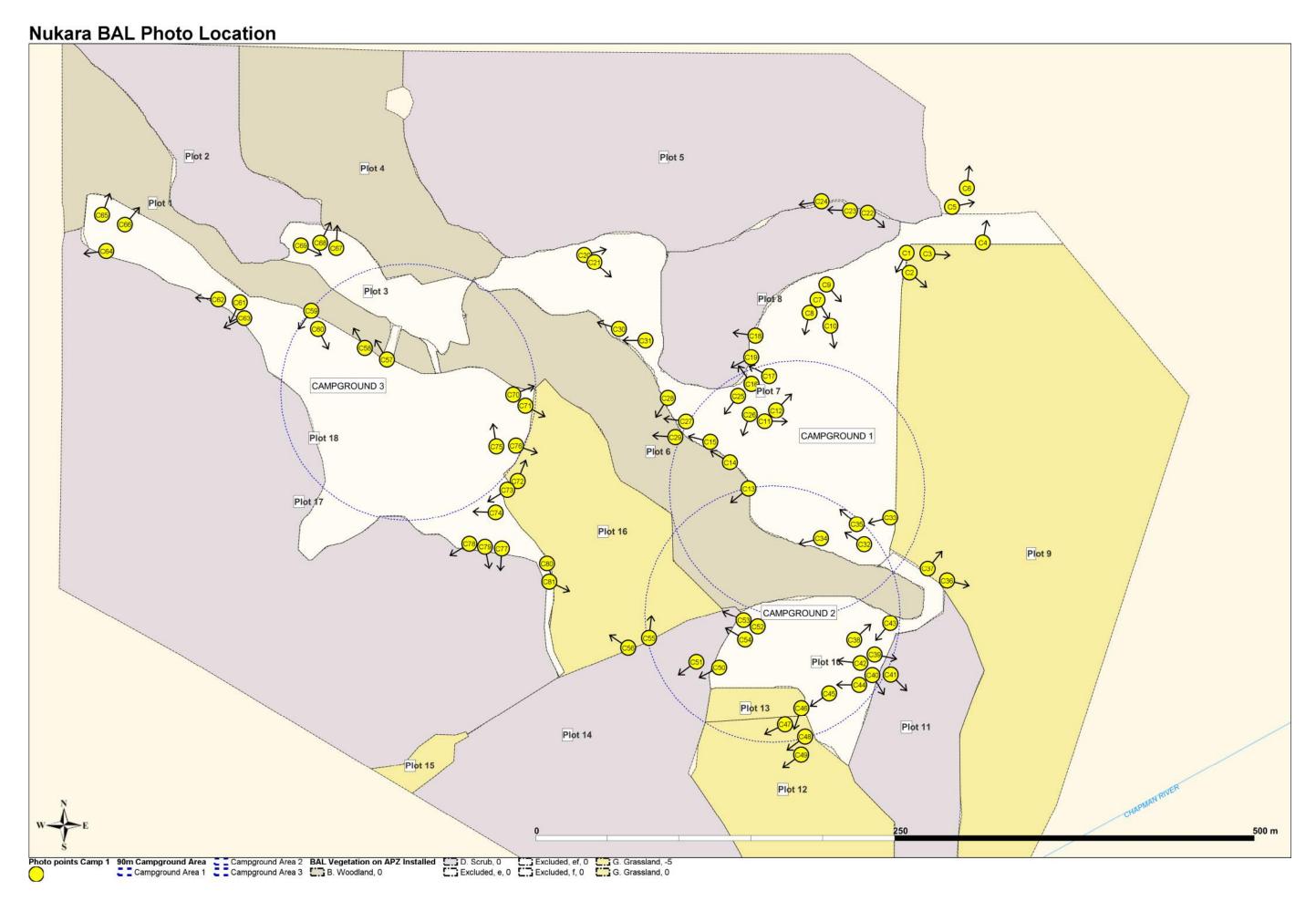
Refer to Appendix 1 for vegetation photo data related to the locations plotted on Figure 4 Photo Location Map (A3) and Figure 5 Photo Location Map Aerial.

Table 2 Hazard Level Table and BAL Level

Veg Plot No	Area 1			
	Vegetation Classification	Effective Slope under Classified Vegetation affecting the Hazard and BAL levels	Hazard Level	
8	Class D Scrub	All upslopes and flat land (0 degrees)	Extreme	
6	Class B Woodland	Downslope >0 to 5 degrees	Moderate	
9	Excludable – Clause 2.2.3.2(f)	Downslope >0 to 5 degrees	Moderate	
APZ Campground 1	Excludable – Clause 2.2.3.2(f)	Downslope >0 to 5 degrees	Moderate	

Veg Plot No	Area 2			
	Vegetation Classification	Effective Slope under Classified Vegetation affecting the Hazard and BAL levels	Hazard Level	
6	Class B Woodland	All upslopes and flat land (0 degrees)	Moderate	
APZ Campground	Excludable – Clause 2.2.3.2(f)	All upslopes and flat land (0 degrees)	Moderate	
12	Excludable – Clause 2.2.3.2(f)	Downslope >0 to 5 degrees	Moderate	
11	Class D Scrub	Downslope >0 to 5 degrees	Extreme	
16	Class G Grassland	Downslope >0 to 5 degrees	Moderate	
14	Class D Scrub	All upslopes and flat land (0 degrees)	Extreme	

Veg Plot No	Area 3				
	Vegetation Classification	Effective Slope under Classified Vegetation affecting the Hazard and BAL levels	Hazard Level		
6	Class B Woodland	All upslopes and flat land (0 degrees)	Moderate		
APZ	Excludable – Clause 2.2.3.2(f)	All upslopes and flat land (0 degrees)	Moderate		
3	Excludable – Clause 2.2.3.2(f)	All upslopes and flat land (0 degrees)	Moderate		
16	Class G Grassland	Downslope >0 to 5 degrees	Moderate		
18	Excludable – Clause 2.2.3.2(f)	Downslope >0 to 5 degrees	Moderate		
17	Class D Scrub	All upslopes and flat land (0 degrees)	Extreme		
1	Class B Woodland	All upslopes and flat land (0 degrees)	Moderate		



Map Printed from FireMaps on Wed Jun 08 13:57:34 AWST 2022

Figure 4 Photo Location Map (A3)

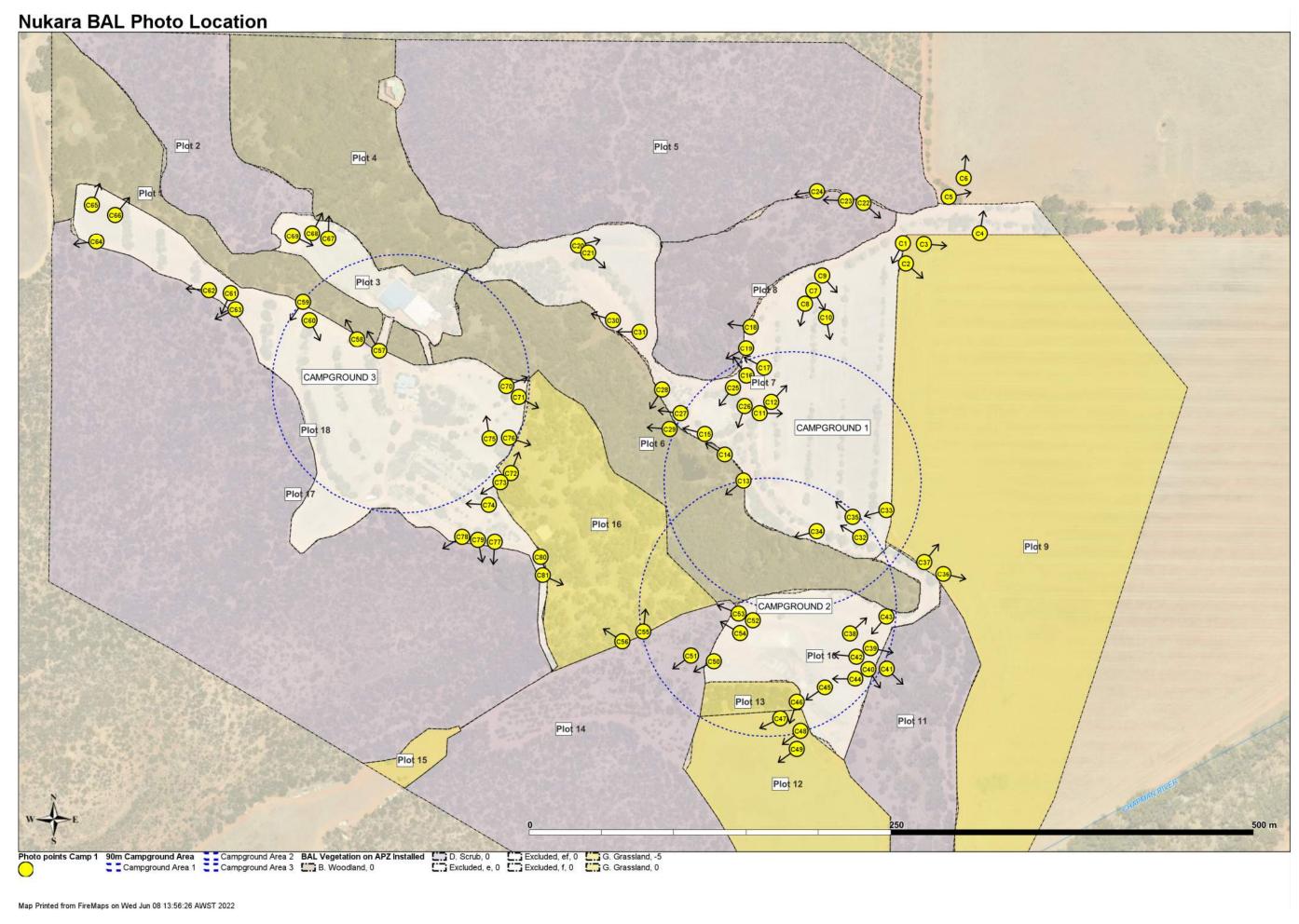
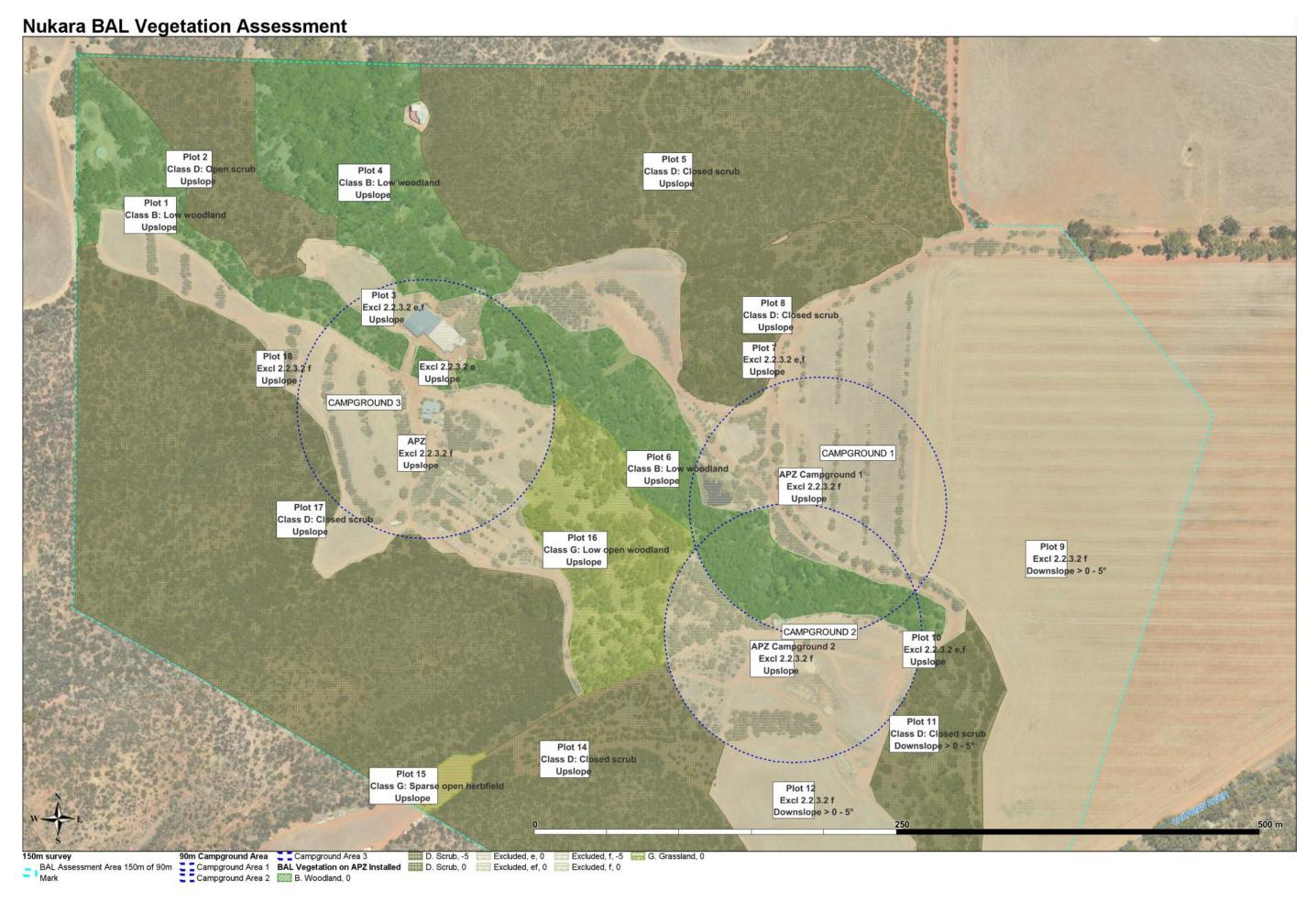


Figure 5 Photo Location Map Aerial



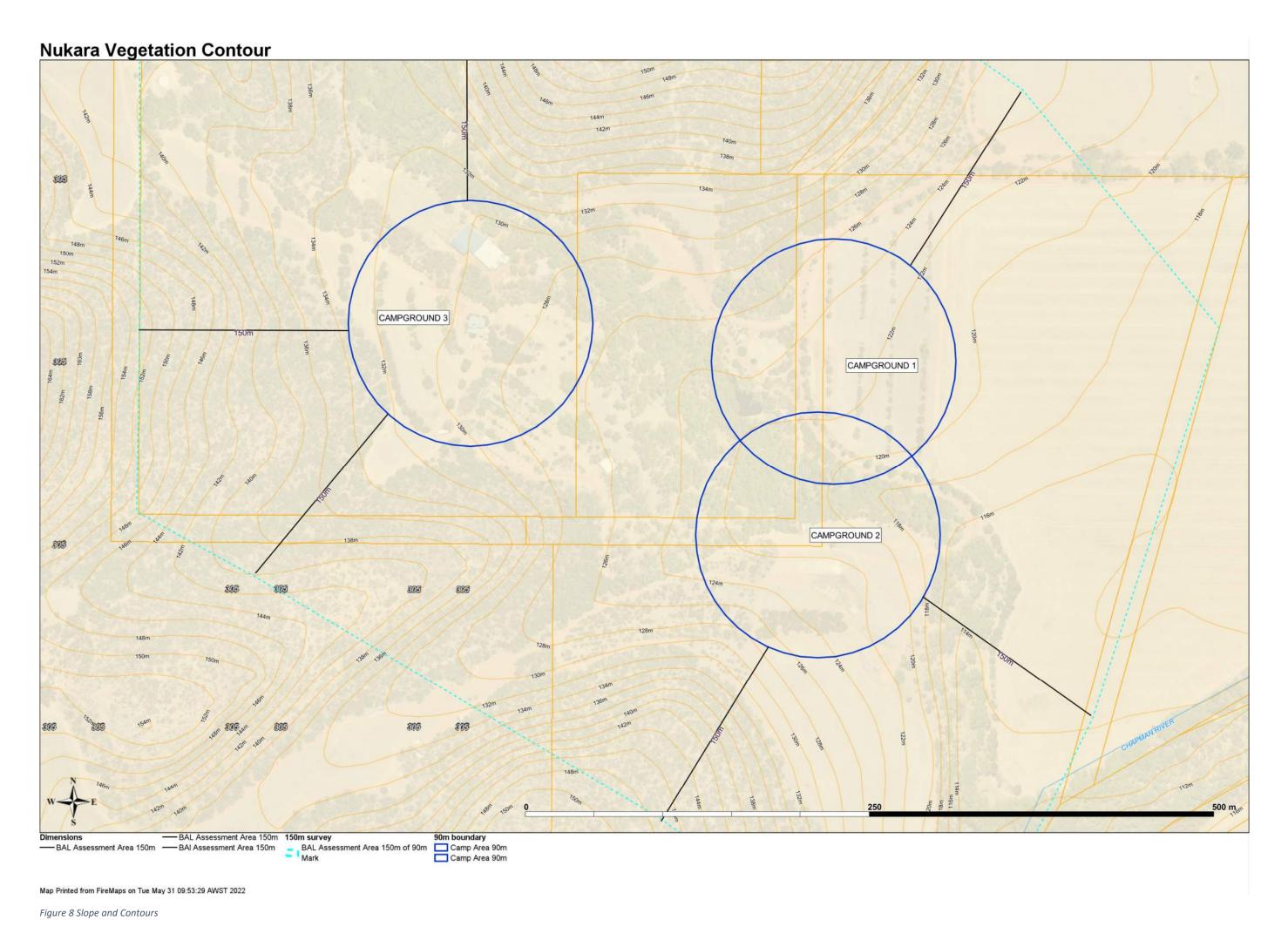
Map Printed from FireMaps on Wed Jun 08 13:59:28 AWST 2022

Figure 6 Plot Location Numbers



Map Printed from FireMaps on Tue Aug 02 11:22:13 AWST 2022

Figure 7 Vegetation Classification Mapping included APZ installed.



3.2 Bushfire Assessment Outputs

The potential bushfire impact to the Campground Site has been determined by classifying the vegetation type and slope beneath the vegetation as per AS 3959 s2.2.5.

The potential Bushfire Hazard has been determined as per *Guidelines for Planning in Bushfire Prone Areas Table 3.* The bushfire impact is as per *Table 2 Hazard Level Table and BAL Level.*

Bushfire contour mapping has been produced to show the impact of bushfire ember attack into the development areas. The fire danger index for this site has been determined in accordance with *AS 3959 Table 2.1 (FDI 80)*. The BAL Contour mapping is shown in Figure 11. Utilising this mapping will form part of the development of the internal design layout and placement of internal roadways, fire breaks and APZ's which determine the output of the management strategies.

Table 3: BHL and classified vegetation (as per AS-3959)

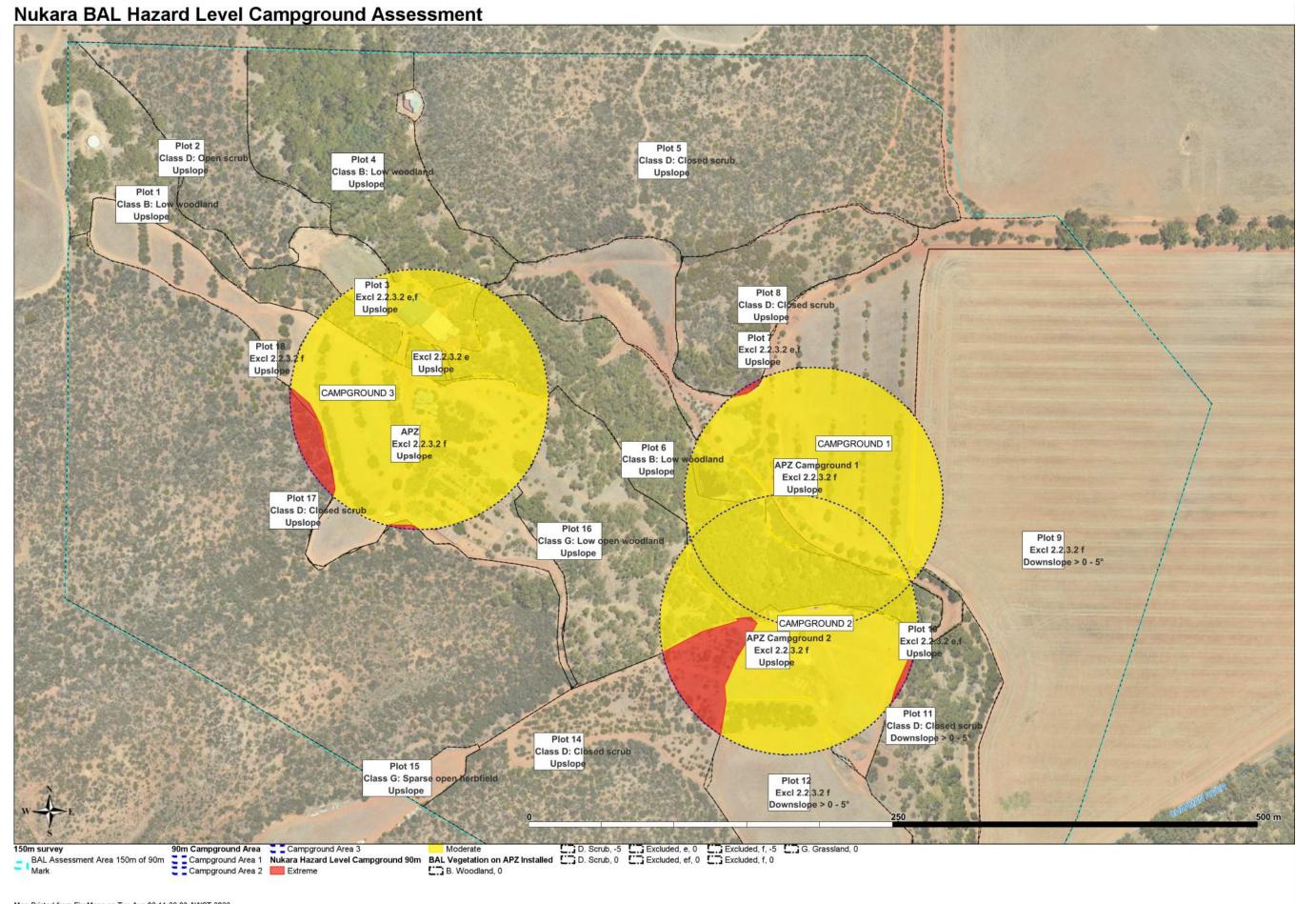
HAZARD LEVEL	CHARACTERISTICS
Extreme	Class A: Forest Class B: Woodland (05) Class D: Scrub Any classified vegetation with a greater than 10 degree slope
Moderate	Class B: Open woodland (06), Low woodland (07), Low open woodland (08), Open shrubland (09)* Class C: Shrubland Class E: Mallee/Mulga Class G: Grassland, including sown pasture and crops Vegetation that has a low hazard level but is within 100 metres of vegetation classified as a moderate or extreme hazard, is to adopt a moderate hazard level.
Low	 Low threat vegetation may include areas of maintained lawns, golf courses, public recreation reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks. Managed grassland in a minimal fuel condition (insufficient fuel is available to significantly increase the severity of the bushfire attack). For example, short-cropped grass to a nominal height of 100 millimetres. Non-vegetated areas including waterways, roads, footpaths, buildings and rock outcrops.

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Nukara BAL Hazard Level Assessment Plot 2 Plot 5 Class D: Open scrub Plot 4 Class D: Closed scrub Upslope Class B: Low woodland Upslope Upslope Plot 1 Class B: Low woodland Upslope Plot 3 Excl 2.2.3.2 e,f Plot 8 Class D: Closed scrub Upslope Upslope Plot 7 Plot 18 Excl 2.2.3.2 e,f Excl 2.2.3.2 e Excl 2.2.3.2 Upslope Upslope Upslope CAMPGROUND 3 APZ Excl 2.2.3.2 f CAMPGROUND 1 Plot 6 Upslope Class B: Low APZ Campground 1 Upslope Excl 2.2.3.2 f Upslope Plot 17 Class D: Closed scrub Upslope Plot 16 Plot 9 Class G: Low open woodland Excl 2.2 3.2 f Upslope Downslope > 0 - 5° CAMPGROUND 2 Plot 10 APZ Campground 2 Excl 2.2.3.2 e,f Upslope Excl 2.2.3.2 f Upslope Plot 11 Class D: Closed scrub Downslope > 0 - 5 Plot 14 Class D: Clo Upslope Plot 15 Class G: Sparse open herbfield Plot 12 Upslope Excl 2.2.3.2 f Downslope > 0 - 5° 150m survey 90m Campground Area 1 Campground Area 3 Moderate D. Scrub, -5 D. Scrub,

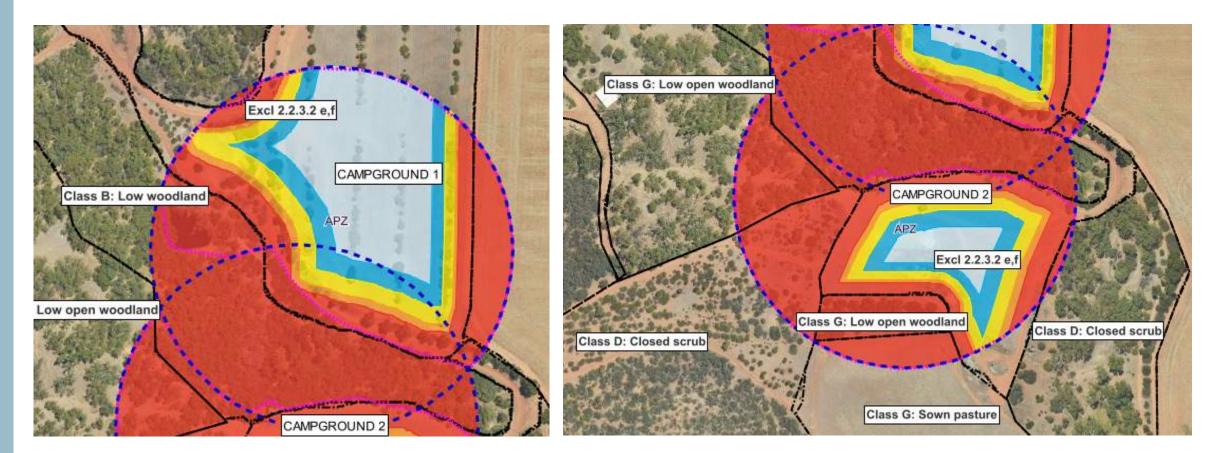
Map Printed from FireMaps on Tue Aug 02 11:25:14 AWST 2022

Figure 9 SPP3.7 Table 3 Hazard Level Map



Map Printed from FireMaps on Tue Aug 02 11:26:03 AWST 2022

Figure 10 SPP3.7 Table 3 Hazard Level Map Campground



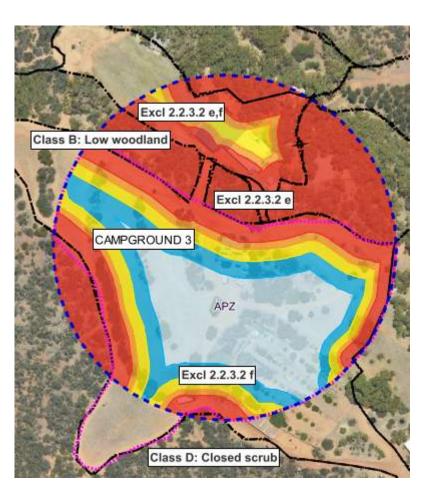
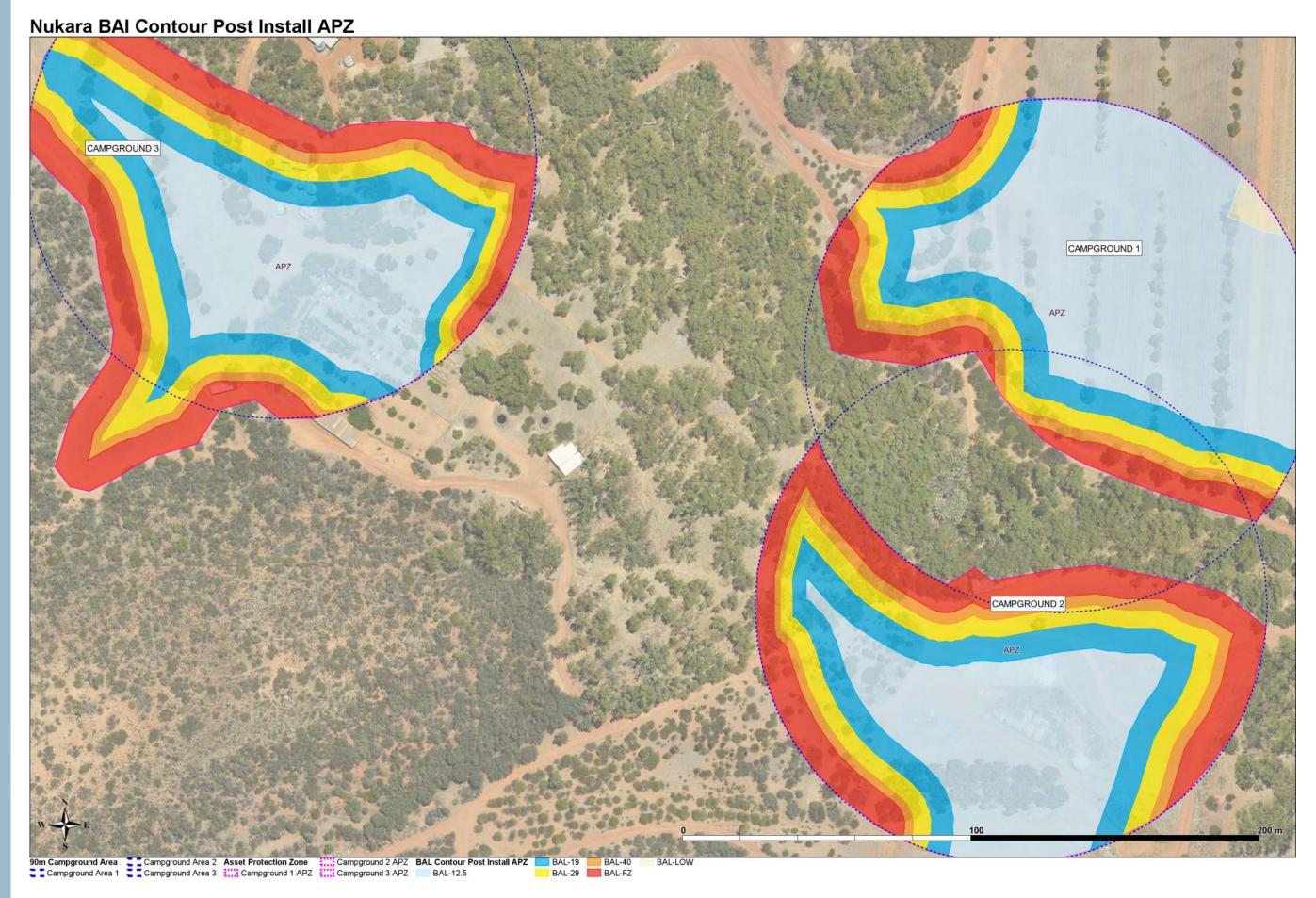


Figure 11 Bushfire BAL Contour. Pre APZ-Install



Map Printed from FireMaps on Thu Jun 09 10:56:43 AWST 2022

Figure 12 Bushfire BAL Contour Post Install of APZ

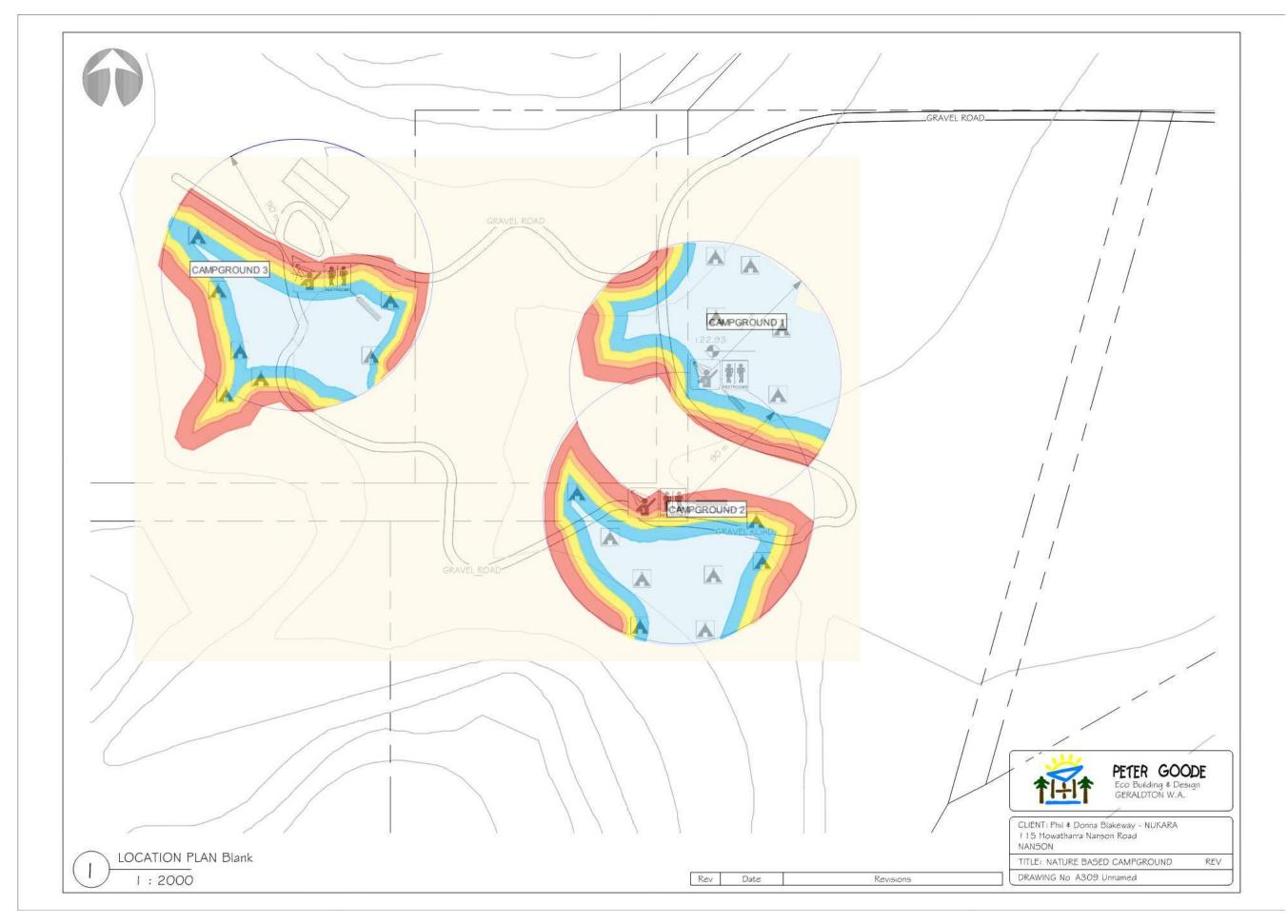
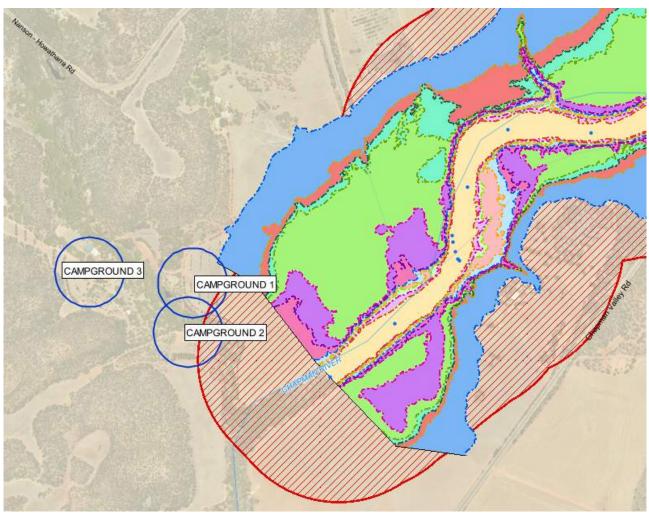


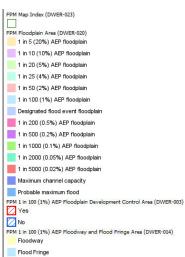
Figure 13 Bushfire BAL Contour Post Install of APZ

4. Identification of Bushfire Hazard Issues

The other identified hazard issues other than bushfire, is that the proposed development area is located within a rural location and there is potential for the occupancy to not be aware of the surrounding landscape and roadway network.

The allotment is in a potential flood prone area that may affect the emergency exit roadways. The Campground area is located within the 100-year flood control area.





5. Assessment against Bushfire Protection Criteria

Objectives

- Avoid any increase in the threat of bushfire to people, property, and infrastructure.
- Reduce vulnerability to bushfire.
- Ensure that all level of planning documents consider bushfire protection requirements and include specified bushfire protection measures.
- Achieve an appropriate balance between bushfire risk management measures and other environmental issues.

The bushfire management measures required to achieve the acceptable solutions of the relevant bushfire protection criteria have been discussed through this report and are presented and summarised in *Table 3 SPP3.7 Solution Compliance Table* and described in the *Additional Management Strategies*.

Table 3 SPP3.7 Solution Compliance Table is based on the State Planning Policy SPP3.7 - Guidelines for Planning in Bushfire Prone Areas Version 1.4 Appendix 4, Bushfire Protection Criteria. The details for the acceptable solution of the State Planning Policy SPP3.7, are commented on and show how the development is addressing the bushfire risk.

Table 3 SPP3.7 Solution Compliance Table

ELEMENT 5: VULNERABLE TOURISM LAND USES

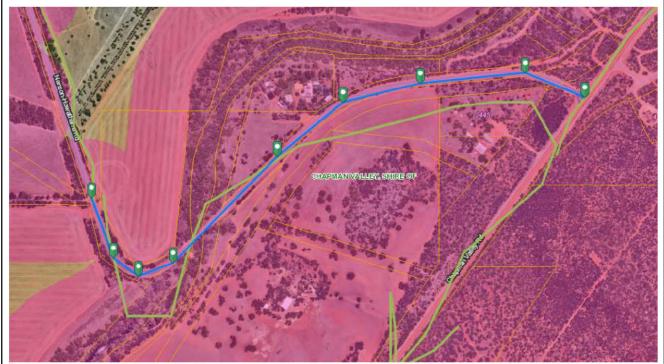
PERFORMANCE PRINCIPLE	PROPOSED ACCEPTABLE SOLUTIONS			
P5x	A5.10 Siting and design			
STATEMENT OF COMPLIANCE				
The proposed Nukara Campground events that have had overnight care the locations of the Campground 12.5 level the campground site and The BAL contour level is predicted the BAL contour level inward off the contour Figure 12 is showing the latter than the BAL contour mapping shows the photographic evidence also so (10, 12, 35, 36, 42, 43, 44, The additional contour mapping shows the photographic evidence also so (10, 12, 35, 36, 42, 43, 44, The additional contour mapping shows the photographic evidence also so (10, 12, 35, 36, 42, 43, 44, The additional contours are contours to the contours and the contours are contours are contours.	ds are located within an existing land use area that has been used in the past for imping allowed, refer to Appendix 5. have been seated within a BAL 29 area that is adjacent to the internal areas of BAL id 90m in radius off the amenities buildings areas. I off the boundary line of the APZ. The post BAL contour maps Figure 11are showing he proposed APZ boundary line from the unmodified vegetation. The post BAL BAL contours results after the installed off the APZ within the Campground area. The predicted BAL levels on the camping sites, Figure 12. hows that the campground areas are managed land areas. Refer to Appendix 1 Photos ditional management strategies item 2 refers to appendix 6 which will allow the e campground sites to have a control measure to enforce.			

PERFORMANCE PRINCIPLE PROPOSED ACCEPTABLE SOLUTIONS
A5.11 Vehicular access

STATEMENT OF COMPLIANCE

The access to the allotment is by Nanson Howatharra Road. This provides two directional travel to Chapman Valley Road or Northwest Coastal Highway. Chapman Valley Road leads to Nabawa Town Site and Northwest Coastal Highway leads to Northampton and Geraldton. The travel South to Chapman Valley Road on the Nanson Road is 1.5km and is adjacent to Low Woodland and Shrubland areas and the vegetation is along a creek line and pastureland use. Therefore, the Hazard Level is Moderate along this path of travel.





Exit 1.5Km to Chapman Valley Road.

The internal roadways and emergency access way are provided along existing established roadways. There is a two-way access path at the front entry leading to internal roadways. Also, there is access to a rear roadway which has been included as a secondary path of travel in the Bushfire Emergency Evacuation Plan. Within Appendix 1 contains some photographic evidence of the internal roadways, Photos C14 - C25 - C26 - C30 - C43 - C53 - C62 - C70 - C80.

Signs and waypoints have been included in the additional management strategies.

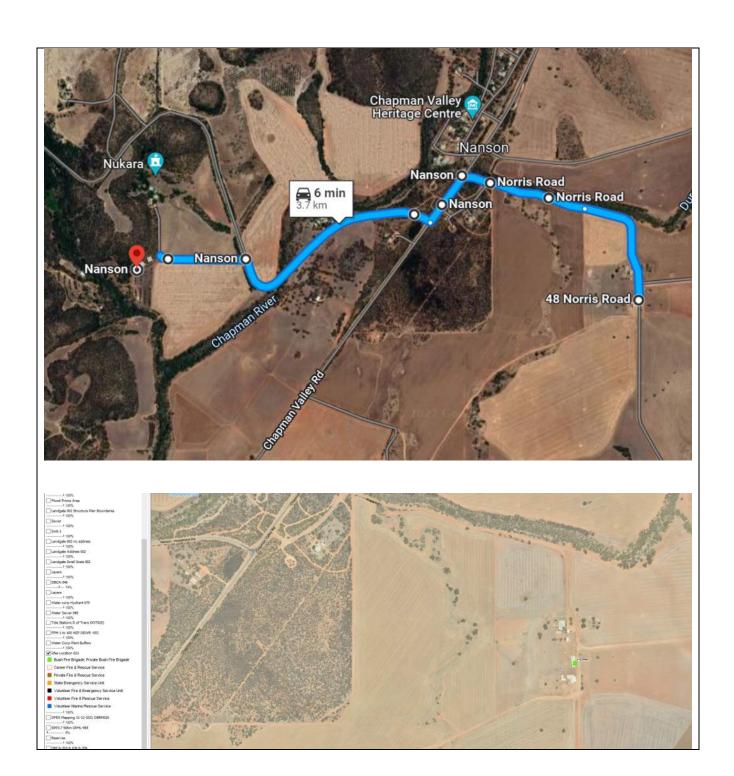


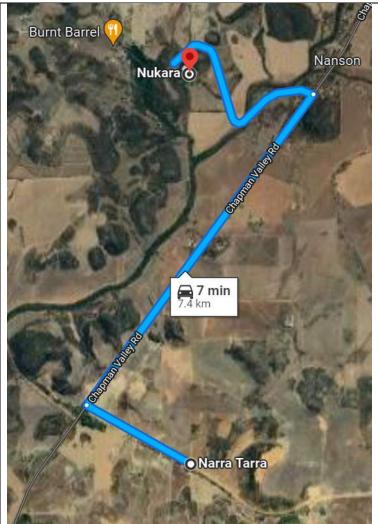
PERFORMANCE PRINCIPLE PROPOSED ACCEPTABLE SOLUTIONS
P5xii A5.12 Provision of water

STATEMENT OF COMPLIANCE

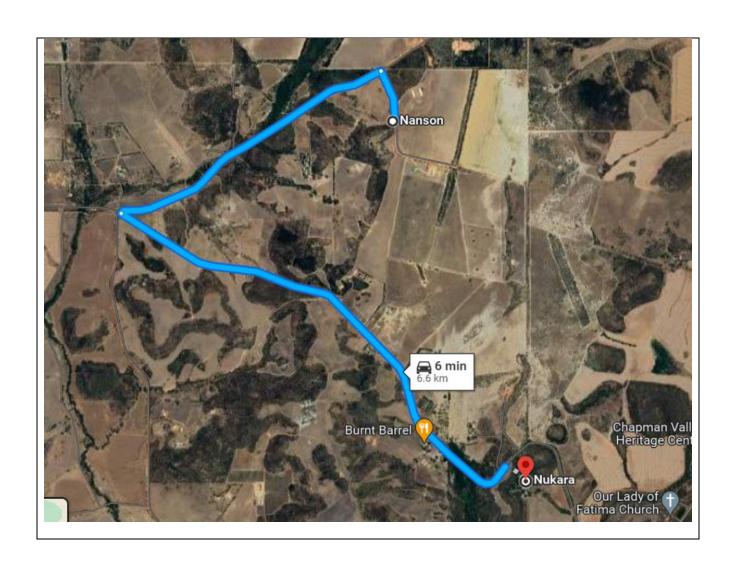
The campground is Nature base camping and campers are to be provided their own portal water for drinking. The site does contain rainwater tanks that are use for the staff and owners. The site does contain water storage tanks for the provision of firefighting. This are noted in the Appendix 5 Bushfire Emergency Evacuation Plan Exit Mapping. Also, this BMP refers Appendix 3 which details the requirements as per SPP3.7.

The Yetna Volunteer Fire unit on Norris Road is located less than 10min away to Nukarra and Nanson also has a water standpipe located as show below. Within the BEEP is a map showing the location of the water storage tanks and volumes.





Standpipe location Water



6. Responsibilities for Implementation and Management of Bushfire Measures

6.1 Additional Management Strategies

The proposed development has been designed to include management strategies that are acceptable under the *State Planning Policy SPP3.7 Guidelines for Planning in Bushfire Prone Areas Version 1.4.*

- 1. Ensure owners listed as having responsibility under this Bushfire Management Plan and Bushfire Emergency Evacuation Plan have endorsed it and provided future owners on transfers of land a complete copy of these for their information.
- 2. The campground site must be within the APZ area as shown on Location Plan Appendix 6.
- 3. All new buildings that the landowner/proponent has responsibility for, are designed and constructed in full compliance with the requirements of the WA Building Act 2011 and the referenced Building Code of Australia (BCA), and with any identified additional requirements of the relevant local government. For any Class 1, 2, or 3 buildings and associated Class 10a buildings or decks, this will include compliance with AS 3959 Construction of Buildings in Bushfire Prone Areas (2018 as amended) and/or for Class 1 buildings, the National Association of Steel Housing (NASH) Standard Steel Framed Construction in Bushfire Prone Areas, whereby construction standards corresponding to the assessed BAL will be applied.
- 4. Lodge a Section 70A (Transfer of Land Act 1893) notification on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state 'The lot(s) is/are in a bushfire prone area and (if applicable) are subject to a Bushfire Management Plan. This shall alert the purchasers of land and successors in title of their responsibilities (SPP3.7 s6.10 and 'Guidelines' s4.6.4 and s5.3.2).
- 5. Asset Protection Zone to be installed and managed as per *State Planning Policy SPP3.7 Guidelines* for Planning in Bushfire Prone Areas V1.4, Schedule 1 (refer to Appendix 2).
- 6. If vegetation planting is to take place within the Asset Protection Zone area, it shall be installed to meet the requirements of *State Planning Policy SPP3.7* (refer to *Appendix 2*).
- 7. Insufficient fuel available to significantly increase the severity of the bushfire attack e.g, short, cropped grass to nominal height of 100mm) as per AS 3959 s2.2.3.2 (e) and (f). Where any existing or planned re-vegetation has been assessed as "low threat" (meeting AS 3959 s2.2.3.2 requirements) and excluded from classification, then this area will be managed to continue to meet those requirements and enable the buildings to retain their determined BAL ratings.
- 8. Any classified vegetation that has directly contributed to the determined BAL rating must be managed such as to not change that vegetation to a higher risk classification.
- 9. Turnaround and Passy bays areas must be installed and maintained to the standard of *State Planning Policy SPP3.7 Guidelines for Planning in Bushfire Prone Areas. Installed as marked <u>BAY location as per Appendix 5 Bushfire Evacuation Procedure.</u>*
- 10. The Nukara Emergency Bushfire Excavation Plan within Appendix 5 must be placed in an all-weather accessible sealed container or sign at the front of the allotment entry gates. Map must show locations of vehicle turn-around areas and Fire Water Tank location.
- 11. Clear access path of 6m shall be maintained and managed so firefighting appliances can move within and around the allotment and to access the rear of the allotment building.

- 12. Provide no less than 20,000lt Water Storage Tank for fire-fighting purpose only and must have a fire-fighting hose coupling, and construction as per *State Planning Policy SPP3.7 Guidelines for Planning in Bushfire Prone Areas V1.4, Schedule 2* (refer to *Appendix 3*).
- 13. Signage must be installed to clearly identified the Entry/Exit pathways for emergency access, internal way points and Asset Protection Zone Boundary Lines. Signage must be maintained and be of durable for all weather and environmental conditions.

6.2 Responsibilities for Implementation and Management of the Bushfire Measures

This section relates to the responsibilities of the developer(s), landowner(s) and local government with regards to the initial implementation and ongoing maintenance of the required actions.

- The requirements are to be set out in a table(s) and provide the following:
 - the required initial and ongoing actions and any associated works that need to be undertaken
 - provision for those proposals that will be staged
 - responsibilities separately identified and assigned to the developer(s), landowner and local government, as applicable
 - for each responsible entity, the actions are to be assigned a number
 - the required timing of the actions.

Table 4 Implementation Actions

No.	Implementation Action
1	Lodge a Section 70A (Transfer of Land Act 1893) notification on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state 'The lot(s) is/are located in a bushfire prone area and (if applicable) are subject to a Bushfire Management Plan'. This shall alert the purchasers of land and successors in title of their responsibilities (SPP 3.7 s6.10 and 'Guidelines' s4.6.4 and s5.3.2).
2	Install and modification of the vegetation to take place before land use and a Nature Base Campground. Suitable qualified professional to confirm the APZ area is as per Bushfire Management Plan and Additional Management Strategies are in Place.
3	Landowner or Licence Operator under the Caravan Parks and Camping Grounds Regulations is to supply the current version of Bushfire Management Plan (BMP) and a statutory declaration that the BMP has and is implemented. This must form part of the annually renewal of Caravan Park and Camping Grounds Licence conditions.

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LANDOWNER/OCCUPIER - ONGOING MANAGEMENT			
No.	Management Action		
4	Comply with the relevant local government annual firebreak notice issued under s33 of the Bush Fires Act 1954.		
5	Maintain vehicular access routes within the lot to the required surface condition and clearances.		
6	Maintain and update Bushfire Emergency Evacuation Plans Annually		

7. Bushfire BMP Confirmation

Confirmation of Asset Protection Zone Installed

Property Details and Description of Works

Address Details	Unit no Street no Lot no Street Name / Plan Reference Nanson Howatharra Road		6		
	Suburb Nanson			State WA	Postcode 6532
Local Government Area	Shire of Chapman Valley				
Description of the building or works	Nature Base Campground.				
Г	Comments:				***

BPAD	Accredited	Practitioner	Details

Name		
Company Details	-	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959 (Incorporating Amendments 1, 2 and 3).	BPAD Bushfire Planning & Design Accredited Practitioner Level 2	
	Authorized Practitioner Stamp	

Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address: 115 Nanson Howartharra Road - Nanson	
Site visit: Yes No	
Date of site visit (if applicable): Day 15/06/2022 and 16/08/2021 Mon	th Year
Date of site visit (ii applicable). Day 15/00/2022 and 16/06/2021	iii
Report author: Chadwick Barron	
WA BPAD accreditation level (please circle):	
Not accredited Level 1 BAL assessor Level 2 practitions	er Level 3 practitioner
If accredited please provide the following.	
BPAD accreditation number: 36543 Accreditation expiry: Mon	th March Year 2023
Bushfire management plan version number: rev3	
Bushfire management plan date: Day Mo	nth August Year 2022
Client/business name: Nukara - Phil Nad Donna Blakeway	
	Yes No
Has the BAL been calculated by a method other than method 1 as outli	ned in AS3959
(tick no if AS3959 method 1 has been used to calculate the BAL)?	V
Have any of the bushfire protection criteria elements been addressed to performance principle (tick no if only acceptable solutions have been	
bushfire protection criteria elements)?	V
Is the proposal any of the following (see SPP 3.7 for definitions)?	Yes No
Unavoidable development (in BAL-40 or BAL-FZ)	1
Strategic planning proposal (including rezoning applications)	
Minor development (in BAL-40 or BAL-FZ)	√
High risk land-use	✓
Vulnerable land-use	✓
None of the above	
Note: Only if one (or more) of the above answers in the tables is yes shor the WAPC) refer the proposal to DFES for comment.	ould the decision maker (e.g. local government
Why has it been given one of the above listed classifications (E.g. Consid	ered vulnerable land use as the
development is for accommodation of the elderly, etc.)?	erea voinerable land-use as me
The information provided within this bushfire management plan to the be	est of my knowledge is true and correct:
Signature of report author	Date 02/08/2022



This photographic evidence is supplied in support of the Bushfire Assessment BMP 22079. Each photo has been taken to identify the vegetation type and slope under the classifiable vegetation plots that are referred to in each photo heading or ID numbers.

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C1 - Plot 7

Date: 2021:08:06 11:03:31

Latitude: -28.567106, Longitude: 114.744178, Direction: 208 degrees

Comments: Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, orchards, cultivated gardens and windbreaks. Note: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack.



C2 - PLOT 9

Date: 2021:08:06 11:03:44

Latitude: -28.567232, Longitude: 114.7442, Direction: 131 degrees

Comments:

Grassland – Downslope. Low threat vegetation, including grassland managed in a minimal fuel condition, grazing land area, cropping and windbreaks. Note: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack.



C3 - PLOT 8 & 9

Date: 2021:08:06 11:03:37

Latitude: -28.56711, Longitude: 114.744329, Direction: 95 degrees

Comments:

Plot 7 left, managed driveway area. Plot 9 grassland snow pasture managed to low fuel conditions

as low threat vegetation.



C4 - Plot 7

Date:

Latitude: -28.567041, Longitude: 114.744727, Direction: 10 degrees

Comments: Snow Pasture – Downslope. Low threat vegetation, including grassland managed in a minimal fuel condition, grazing land area, cropping and windbreaks. Note: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack.



C5 - Plot 7

Date: 2021:08:06 11:04:41

Latitude: -28.566812, Longitude: 114.744506, Direction: 79 degrees

Comments:

Edge of Plot 7 near Driveway Entry, outside the 100/150m distance to campground area. Excluded

under AS3959 2.2.3.2 (a)



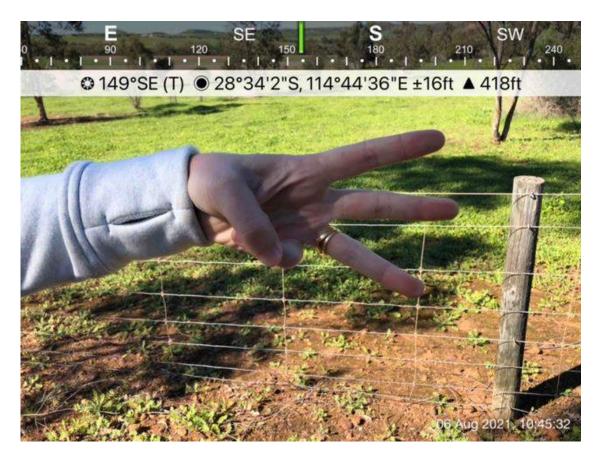
C6 - Plot Edge

Date: 2021:08:06 11:04:47

Latitude: -28.566695, Longitude: 114.744613, Direction: 6 degrees

Comments: outside the 100/150m distance to campground area. Excluded under AS3959 2.2.3.2

(a). Cropping sown pasture.



C7 - Plot 7

Date: 2021:08:06 10:45:32

Latitude: -28.567403, Longitude: 114.743536, Direction: 149 degrees

Comments: Plot 7, Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, orchards, cultivated gardens and windbreaks. Note: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack.



C8 - Plot 7

Date: 2021:08:06 10:45:38

Latitude: -28.567486, Longitude: 114.743479, Direction: 193 degrees

Comments: Managed Land Area, Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, orchards, cultivated gardens and windbreaks. Note: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack.



C9 - Plot 7

Date: 2021:08:06 10:45:42

Latitude: -28.567308, Longitude: 114.7436, Direction: 139 degrees

Comments: Managed Land Area, Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, orchards, cultivated gardens and windbreaks. Note: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack.



C10 - Plot 7

Date: 2021:08:06 10:45:55

Latitude: -28.567569, Longitude: 114.743629, Direction: 170 degrees

Comments: Managed Land Area, Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, orchards, cultivated gardens and windbreaks. Note: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack.



C11 - Plot 7

Date: 2021:08:06 10:48:11

Latitude: -28.568172, Longitude: 114.743155, Direction: 91 degrees

Comments: Managed Land Area and Driveways tracks, Low threat vegetation, including grassland

managed in a minimal fuel condition, maintained lawns, orchards, cultivated gardens and

windbreaks. Note: Minimal fuel condition means there is insufficient fuel available to significantly

increase the severity of the bushfire attack.



C12 - Plot 7

Date: 2021:08:06 10:48:26

Latitude: -28.568042, Longitude: 114.743136, Direction: 43 degrees

Comments: Managed Land Area Grasslands, Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, orchards, cultivated gardens and windbreaks. Note: Minimal fuel condition means there is insufficient fuel available to significantly increase the

severity of the bushfire attack.



C13 - Plot 6

Date: 2021:08:06 10:31:42

Latitude: -28.568597, Longitude: 114.743039, Direction: 232 degrees

Comments: Low Woodland area, Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is characteristic of forests and have a grassier ground layer.



C14 - Plot 8

Date: 2021:08:06 10:33:04

Latitude: -28.568431, Longitude: 114.742906, Direction: 300 degrees

Comments: Edge of Low Woodland, Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is characteristic of forests and have a grassier ground layer.



C15 - Plot 8

Date: 2021:08:06 10:33:12

Latitude: -28.568302, Longitude: 114.742763, Direction: 284 degrees

Comments: Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is characteristic of forests and have a grassier ground layer.



C16 - Plot 8

Date: 2021:08:06 10:38:14

Latitude: -28.567936, Longitude: 114.743061, Direction: 324 degrees

Comments: Closed Scrub. Found in wet areas and/or areas affected by poor soil fertility or shallow soils; >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high. Typical of coastal areas and tall heaths up to 6 metres in height. Dominated by Banksia,



C16 -Plot 8

Date: 2021:08:06 10:38:14

Latitude: -28.567936, Longitude: 114.743061, Direction: 324 degrees

Comments: Closed Scrub. Found in wet areas and/or areas affected by poor soil fertility or shallow soils; >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high. Typical of coastal areas and tall heaths up to 6 metres in height. Dominated by Banksia,



C17 - Plot 8

Date: 2021:08:06 10:38:27

Latitude: -28.567892, Longitude: 114.743053, Direction: 297 degrees

Comments: Closed Scrub. Found in wet areas and/or areas affected by poor soil fertility or shallow soils; >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high. Typical of coastal areas and tall heaths up to 6 metres in height. Dominated by Banksia,



C18 - Plot 8

Date: 2021:08:06 10:38:54

Latitude: -28.567697, Longitude: 114.743072, Direction: 278 degrees

Comments: Closed Scrub. Found in wet areas and/or areas affected by poor soil fertility or shallow soils; >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high.

Typical of coastal areas and tall heaths up to 6 metres in height. Dominated by Banksia,



C19 - Plot 8

Date: 2021:08:06 10:39:05

Latitude: -28.567766, Longitude: 114.743058, Direction: 243 degrees

Comments: Closed Scrub. Found in wet areas and/or areas affected by poor soil fertility or shallow soils; >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high. Typical of coastal areas and tall heaths up to 6 metres in height. Dominated by Banksia,



C20 - Plot 5

Date: 2021:08:06 10:55:58

Latitude: -28.567119, Longitude: 114.741856, Direction: 76 degrees

Comments: Closed Scrub. Found in wet areas and/or areas affected by poor soil fertility or shallow soils; >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high.

Typical of coastal areas and tall heaths up to 6 metres in height. Dominated by Banksia,



C21 - Plot 5 & 7

Date: 2021:08:06 10:56:10

Latitude: -28.567165, Longitude: 114.741929, Direction: 132 degrees

Comments: Plot 5 Low threat vegetation managed land area for driveway and access, and Plot 5, Closed Scrub. Found in wet areas and/or areas affected by poor soil fertility or shallow soils; >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high. Typical of coastal areas and tall heaths up to 6 metres in height. Dominated by Banksia, Melaleuca up to 6 metres.



C22 - Plot 8

Date: 2021:08:06 11:00:53

Latitude: -28.566836, Longitude: 114.743806, Direction: 132 degrees

Comments: Closed Scrub. Found in wet areas and/or areas affected by poor soil fertility or shallow soils; >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high. Typical of coastal areas and tall heaths up to 6 metres in height. Dominated by Banksia,



C23 - Plot 8

Date: 2021:08:06 11:01:01

Latitude: -28.566828, Longitude: 114.743814, Direction: 272 degrees

Comments: Edge of Plots 5 & 8, Closed Scrub. Found in wet areas and/or areas affected by poor soil fertility or shallow soils; >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high. Typical of coastal areas and tall heaths up to 6 metres in height. Dominated by Banksia, Melaleuca up to 6 metres.



C24 - Plot 5 & 8

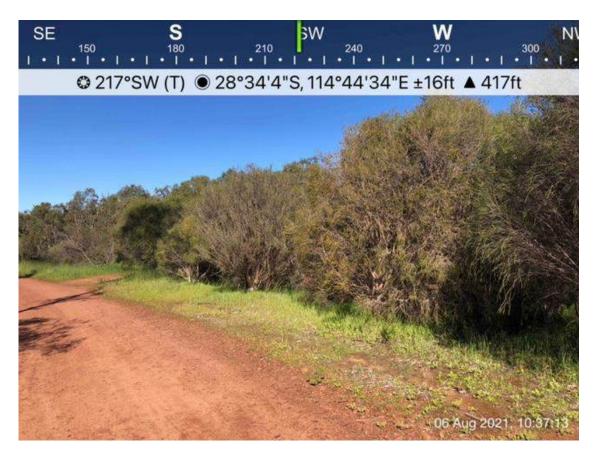
Date: 2021:08:06 11:01:33

Latitude: -28.566778, Longitude: 114.743564, Direction: 261 degrees

Comments: Closed Scrub. Found in wet areas and/or areas affected by poor soil fertility or shallow soils; >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high.

Typical of coastal areas and tall heaths up to 6 metros in height. Dominated by Panksia.

Typical of coastal areas and tall heaths up to 6 metres in height. Dominated by Banksia,



C25 - Plot 8

Date: 2021:08:06 10:37:14

Latitude: -28.568031, Longitude: 114.74305, Direction: 217 degrees

Comments: Closed Scrub area to the left being Plot 8, Closed Scrub. Found in wet areas and/or areas affected by poor soil fertility or shallow soils; >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high. Typical of coastal areas and tall heaths up to 6 metres in height. Dominated by Banksia, Melaleuca up to 6 metres.



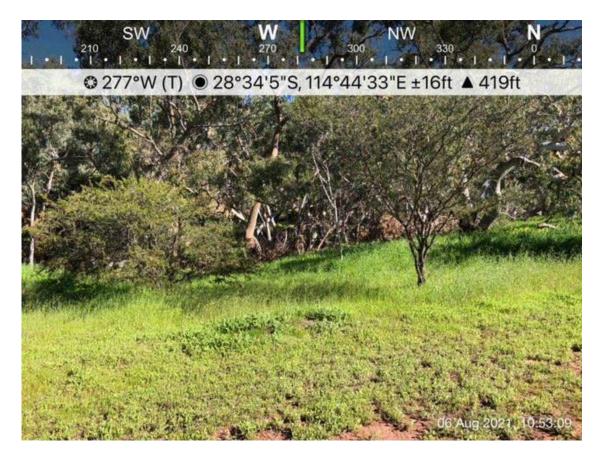
C26 - Plot 7

Date: 2021:08:06 10:37:35

Latitude: -28.568128, Longitude: 114.743047, Direction: 198 degrees

Comments: Plot 7 to left off picture, Roadway width more than 4m wide, APZ to be installed to

right side.



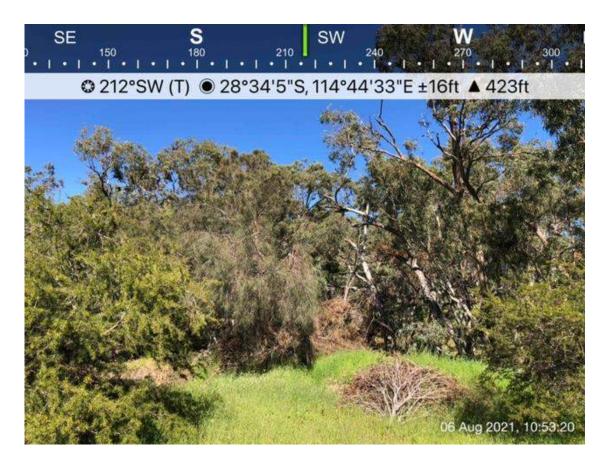
C27 - Plot 6

Date: 2021:08:06 10:53:10

Latitude: -28.568172, Longitude: 114.742589, Direction: 277 degrees

Comments: Low Woodland area, Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is

characteristic of forests and have a grassier ground layer.

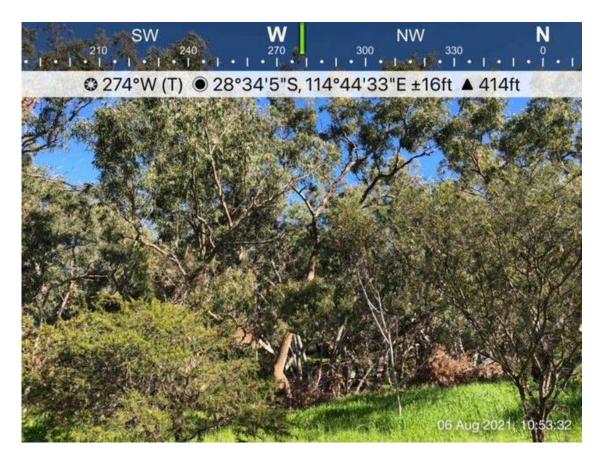


C28 - Plot 6

Date: 2021:08:06 10:53:21

Latitude: -28.568024, Longitude: 114.742457, Direction: 212 degrees

Comments: Low Woodland area, Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is characteristic of forests and have a grassier ground layer.

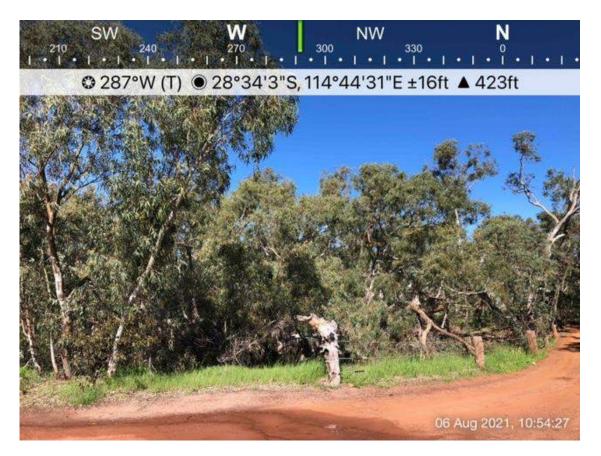


C29 - Plot 6

Date: 2021:08:06 10:53:32

Latitude: -28.568178, Longitude: 114.742592, Direction: 274 degrees

Comments: Low Woodland area, Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is characteristic of forests and have a grassier ground layer.



C30 - Plot 6

Date: 2021:08:06 10:54:27

Latitude: -28.567589, Longitude: 114.742106, Direction: 287 degrees

Comments: Low Woodland area, Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is characteristic of forests and have a grassier ground layer. No mid layer vegetation or over canopy

structurer.



C31 - Plot 6

Date: 2021:08:06 10:54:39

Latitude: -28.567661, Longitude: 114.742296, Direction: 270 degrees

Comments: Low Woodland area, Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is characteristic of forests and have a grassier ground layer.



C32 - Plot 7

Date: 2021:08:06 11:09:04

Latitude: -28.56895, Longitude: 114.743872, Direction: 301 degrees

Comments: Maintained Grassy area, to low threat vegetation, wind break and maintained grass.



C33 - Plot 7

Date: 2021:08:06 11:09:08

Latitude: -28.56878, Longitude: 114.74406, Direction: 255 degrees

Comments: Managed Land Area Grasslands, Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, orchards, cultivated gardens and windbreaks. Note: Minimal fuel condition means there is insufficient fuel available to significantly increase the

severity of the bushfire attack.



C34 -

Date: 2021:08:06 11:09:08

Latitude: -28.568912, Longitude: 114.743561, Direction: 255 degrees

Comments: Managed Land Area Grasslands, Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, orchards, cultivated gardens and windbreaks. Note: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack.



C35 - Plot 7

Date: 2021:08:06 11:09:13

Latitude: -28.568823, Longitude: 114.743819, Direction: 312 degrees

Comments: Managed Land Area Grasslands, Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, orchards, cultivated gardens and windbreaks. Note: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack.



C36 - Plot 9

Date: 2021:08:06 11:10:03

Latitude: -28.569182, Longitude: 114.744469, Direction: 103 degrees

Comments: Managed Land area Grasslands, Low threat vegetation, including grassland managed in a minimal fuel condition, Note: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack. Grassland area, Cropping pasture



C37 - Plot 9

Date: 2021:08:06 11:10:08

Latitude: -28.569106, Longitude: 114.744331, Direction: 39 degrees

Comments: Grassland Pasture, low threat vegetation, excluded under AS3959 2.2.3.2 (f)



C38 – APZ Campground 2 and Plot 10

Date: 2021:08:06 11:11:16

Latitude: -28.569556, Longitude: 114.7438, Direction: 47 degrees

Comments: Plot 10 Managed Land Area Grasslands, Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, orchards, cultivated gardens and windbreaks. Note: Minimal fuel condition means there is insufficient fuel available to significantly

increase the severity of the bushfire attack.



C39 - Plot 11

Date: 2021:08:06 11:12:24

Latitude: -28.569647, Longitude: 114.743947, Direction: 102 degrees

Comments: Low Woodland area, Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is characteristic of forests and have a grassier ground layer.



C40 - Plot 11

Date: 2021:08:06 11:12:28

Latitude: -28.569779, Longitude: 114.743931, Direction: 149 degrees

Comments: Edge of Plot 11 creek line, Low Woodland area, Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is characteristic of forests and have a grassier ground layer.



C41 - Plot 11

Date: 2021:08:06 11:12:39

Latitude: -28.569706, Longitude: 114.743967, Direction: 135 degrees

Comments: Low Woodland area, Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is characteristic of forests and have a grassier ground layer.



C42 – APZ Campground 2

Date: 2021:08:06 11:13:07

Latitude: -28.569702, Longitude: 114.743845, Direction: 276 degrees

Comments: Grassy area and cropping Maintained Land area, low threat vegetation AS3959 2.2.3.2



C43 – APZ Campground 2

Date: 2021:08:06 11:13:10

Latitude: -28.56945, Longitude: 114.744059, Direction: 220 degrees

Comments: Grassy area and cropping Maintained Land area, low threat vegetation AS3959 2.2.3.2



C44 – APZ Campground 2

Date: 2021:08:06 11:13:20

Latitude: -28.569841, Longitude: 114.743837, Direction: 270 degrees

Comments: Grassy area and cropping Maintained Land area, low threat vegetation AS3959 2.2.3.2



C45 – APZ Campground 2

Date: 2021:08:06 11:14:21

Latitude: -28.569894, Longitude: 114.743619, Direction: 236 degrees

Comments: Strip of Tree line with grassland on sides with the low threat vegetation area. APZ to

be modification to area.



C46 - Plot 12

Date: 2021:08:06 11:15:32

Latitude: -28.569986, Longitude: 114.743419, Direction: 199 degrees

Comments: Grassland area, for cropping and grazing use. Low threat vegetation, AS3959 2.2.3.2 (f)

maintained land.



C47 - Plot 12

Date: 2021:08:06 11:15:37

Latitude: -28.57009, Longitude: 114.743301, Direction: 244 degrees

Comments: Grassland area, for cropping and grazing use. Low threat vegetation, AS3959 2.2.3.2 (f)

maintained land. Also edge of APZ area.



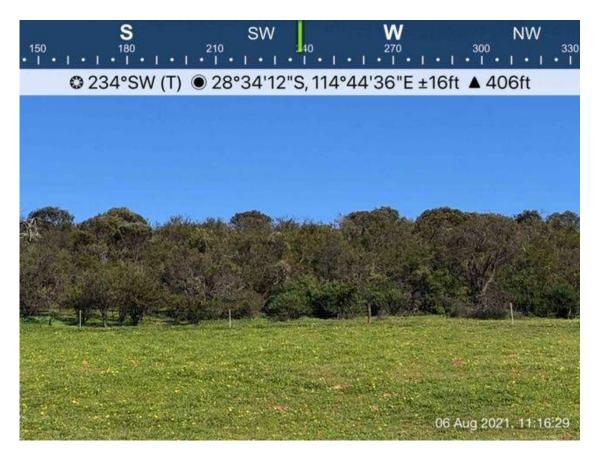
C48 - Plot 12

Date: 2021:08:06 11:16:08

Latitude: -28.570167, Longitude: 114.743446, Direction: 233 degrees

Comments: Grassland area, for cropping and grazing use. Low threat vegetation, AS3959 2.2.3.2 (f)

maintained land. Also edge of APZ area.



C49 - Plot 12

Date: 2021:08:06 11:16:30

Latitude: -28.570281, Longitude: 114.743418, Direction: 234 degrees

Comments: Foreground Grassland area, for cropping and grazing use. Low threat vegetation,

AS3959 2.2.3.2 (f) maintained land. Also edge of APZ area. Plot 14 in far ground.



C50 - Plot 14

Date: 2021:08:06 11:19:21

Latitude: -28.569731, Longitude: 114.742828, Direction: 243 degrees



C51 - Plot 14

Date: 2021:08:06 11:19:54

Latitude: -28.569694, Longitude: 114.742664, Direction: 234 degrees



C52 - Plot 6

Date: 2021:08:06 11:21:24

Latitude: -28.569472, Longitude: 114.743106, Direction: 27 degrees

Comments: Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is characteristic of forests and have a grassier ground layer.

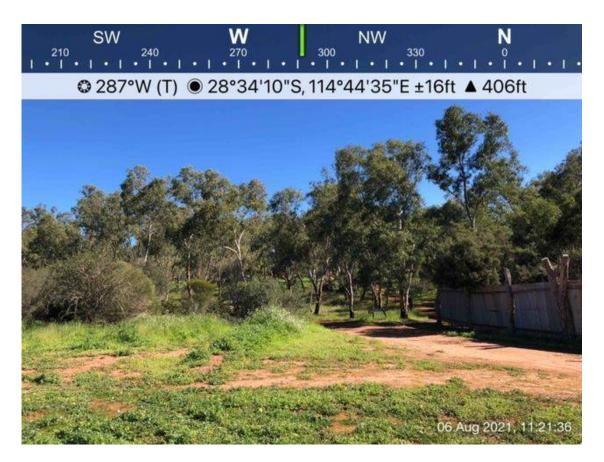


C53 - Plot 6

Date: 2021:08:06 11:21:29

Latitude: -28.569431, Longitude: 114.743003, Direction: 292 degrees

Comments: Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is characteristic of forests and have a grassier ground layer. And access ways in campground 2.



C54 – APZ Campground 2 Plot 16

Date: 2021:08:06 11:21:37

Latitude: -28.569554, Longitude: 114.743014, Direction: 300 degrees

Comments: Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is characteristic of forests and have a grassier ground layer.



C55 - Plot 16

Date: 2021:08:06 11:24:14

Latitude: -28.569544, Longitude: 114.742322, Direction: 6 degrees

Comments: Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is characteristic of forests and have a grassier ground layer.



C56 - Plot 16

Date: 2021:08:06 11:24:18

Latitude: -28.569606, Longitude: 114.742172, Direction: 304 degrees

Comments: Low Woodland - Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is



C57 - Plot 1

Date: 2021:08:06 11:29:47

Latitude: -28.567781, Longitude: 114.740433, Direction: 329 degrees

Comments: Low Woodland Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is



C58 - Plot 1

Date: 2021:08:06 11:30:20

Latitude: -28.567708, Longitude: 114.740274, Direction: 330 degrees

Comments: Low Woodland Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is



C59 - Plot 18

Date: 2021:08:06 11:31:34

Latitude: -28.567472, Longitude: 114.739889, Direction: 214 degrees

Comments: Grassland area-maintained area, rows of trees, low threat vegetation AS3959 2.2.3.2



C60 - Plot 18

Date: 2021:08:06 11:31:48

Latitude: -28.567589, Longitude: 114.739936, Direction: 153 degrees

Comments: Grassland area-maintained area, rows of trees, low threat vegetation AS3959 2.2.3.2



C61 - Plot 17

Date: 2021:08:06 11:32:43

Latitude: -28.567419, Longitude: 114.739372, Direction: 205 degrees



C62 - Plot 17

Date: 2021:08:06 11:32:47

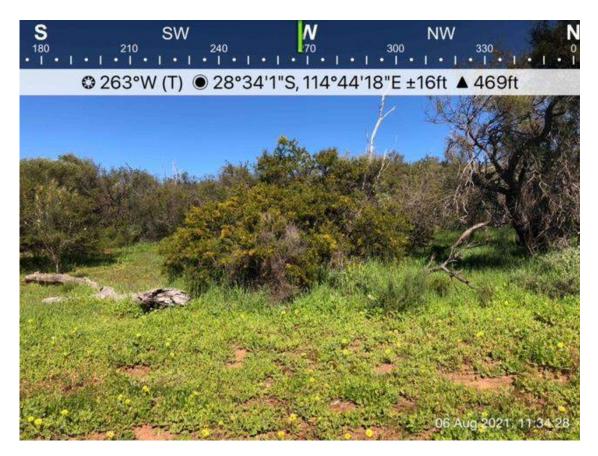
Latitude: -28.567401, Longitude: 114.739217, Direction: 274 degrees



C63 - Plot 17

Date: 2021:08:06 11:33:00

Latitude: -28.567519, Longitude: 114.739406, Direction: 244 degrees



C64 - Plot 17

Date: 2021:08:06 11:34:28

Latitude: -28.567094, Longitude: 114.738411, Direction: 263 degrees

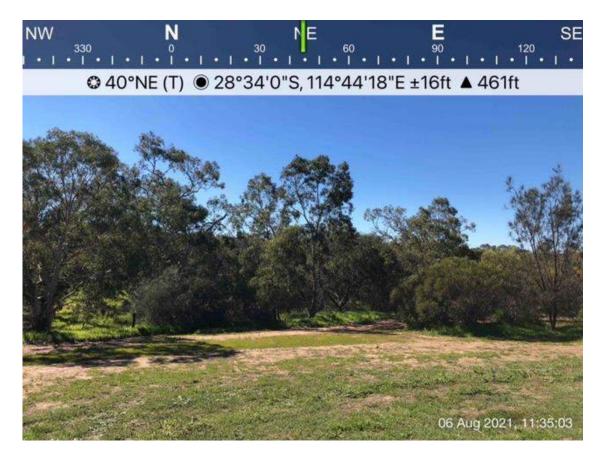


C65 - Plot 1

Date: 2021:08:06 11:34:57

Latitude: -28.566864, Longitude: 114.738381, Direction: 20 degrees

Comments: Low Woodland Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is



C66 - Plot 1

Date: 2021:08:06 11:35:03

Latitude: -28.566926, Longitude: 114.738545, Direction: 40 degrees

Comments: Low Woodland Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is



C67 - Plot 4

Date: 2021:08:06 11:36:52

Latitude: -28.567075, Longitude: 114.740069, Direction: 2 degrees

Comments: Low Woodland Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is



C68 - Plot 4

Date: 2021:08:06 11:37:00

Latitude: -28.567042, Longitude: 114.739953, Direction: 27 degrees

Comments: Low Woodland Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is



C69 - Plot 3

Date: 2021:08:06 11:37:35

Latitude: -28.567078, Longitude: 114.739947, Direction: 115 degrees

Comments: Managed Land area, low threat vegetation excluded under AS3959 2.2.3.2 (f).



C70 - Plot 6

Date: 2021:08:06 11:39:43

Latitude: -28.568003, Longitude: 114.741344, Direction: 68 degrees

Comments: Low Woodland Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is

characteristic of forests and have a grassier ground layer. Access track too.



C71 - Plot 6

Date: 2021:08:06 11:39:56

Latitude: -28.568072, Longitude: 114.741431, Direction: 119 degrees

Comments: Low Woodland Trees 2–30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is

characteristic of forests and have a grassier ground layer.



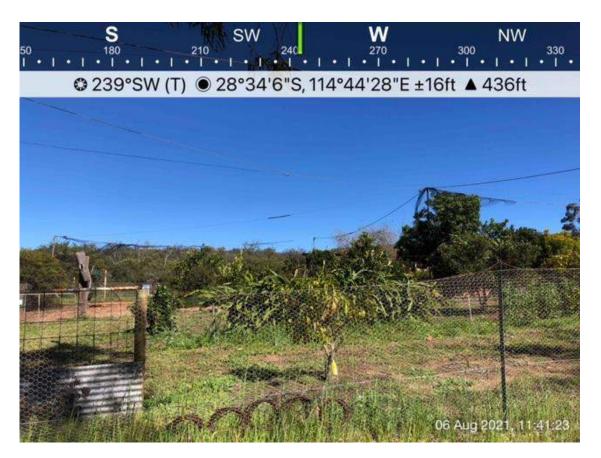
C72 - Plot 16

Date: 2021:08:06 11:40:39

Latitude: -28.56855, Longitude: 114.741375, Direction: 21 degrees

Comments: Low open Woodland - All forms (except tussock moorlands), including situations with shrubs

and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.



C73 - Plot 18

Date: 2021:08:06 11:41:23

Latitude: -28.568606, Longitude: 114.7413, Direction: 239 degrees

Comments: Managed Land Area, Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, orchards, cultivated gardens and windbreaks. Note: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack.



C74 - Plot 18

Date: 2021:08:06 11:41:37

Latitude: -28.568748, Longitude: 114.741216, Direction: 273 degrees

Comments: Managed Land Area, Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, orchards, cultivated gardens and windbreaks. Note: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack. Managed Land area Orchard area.



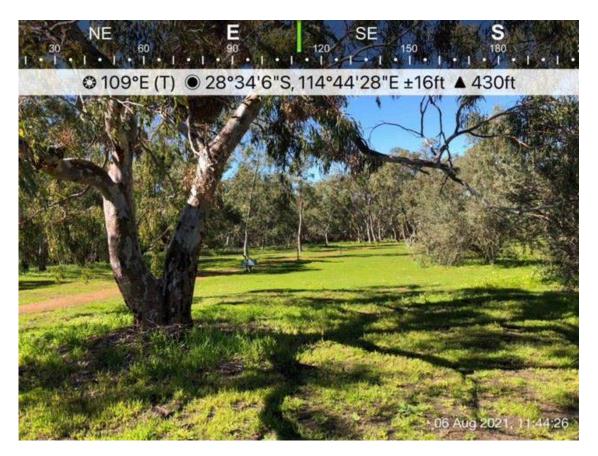
C75 - Plot 18

Date: 2021:08:06 11:44:16

Latitude: -28.568331, Longitude: 114.741222, Direction: 351 degrees

Comments: Managed Land Area, Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, orchards, cultivated gardens and windbreaks. Note: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the

bushfire attack. Access Entry way excluded under AS3959 2.2.3.2 (f)



C76 - Plot 16

Date: 2021:08:06 11:44:26

Latitude: -28.568326, Longitude: 114.741362, Direction: 109 degrees

Comments: Low open Woodland - All forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.



C77 - Plot 17

Date: 2021:08:06 11:46:20

Latitude: -28.568978, Longitude: 114.741261, Direction: 184 degrees

Comments: Closed Scrub. Found in wet areas and/or areas affected by poor soil fertility or shallow soils; >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high.

Typical of coastal areas and tall heaths up to 6 metres in height. Dominated by Banksia,

Melaleuca up to 6 metres

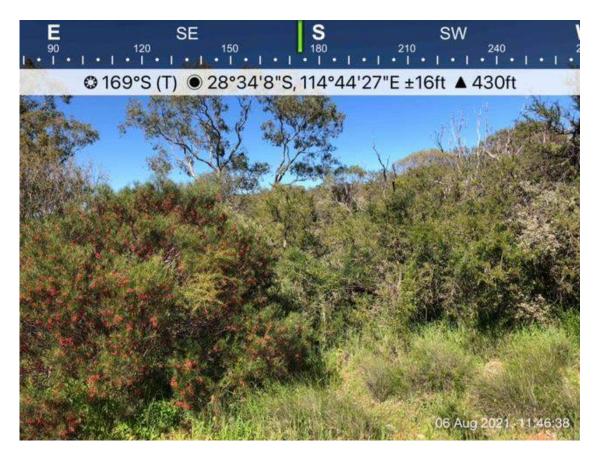


C78 - Plot 17

Date: 2021:08:06 11:46:29

Latitude: -28.568989, Longitude: 114.741156, Direction: 238 degrees

Comments: Closed Scrub area to the left being Plot 8, Closed Scrub. Found in wet areas and/or areas affected by poor soil fertility or shallow soils; >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high. Typical of coastal areas and tall heaths up to 6 metres in height. Dominated by Banksia, Melaleuca up to 6 metres.



C79 - Plot 17

Date: 2021:08:06 11:46:39

Latitude: -28.568933, Longitude: 114.741044, Direction: 169 degrees

Comments: Closed Scrub area to the left being Plot 8, Closed Scrub. Found in wet areas and/or areas affected by poor soil fertility or shallow soils; >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high. Typical of coastal areas and tall heaths up to 6 metres in height. Dominated by Banksia, Melaleuca up to 6 metres.



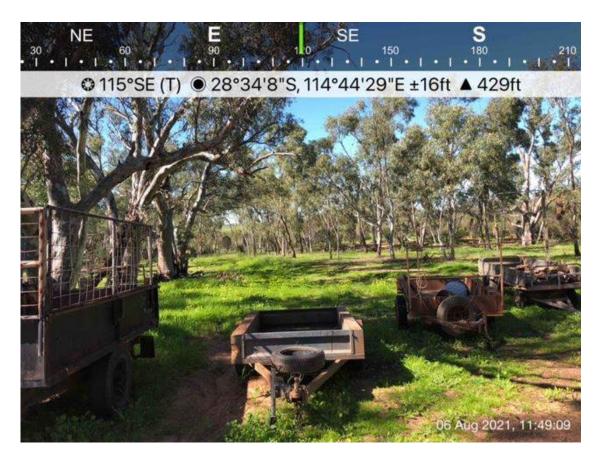
C80 - Plot 16 & 17

Date: 2021:08:06 11:48:59

Latitude: -28.569072, Longitude: 114.741586, Direction: 160 degrees

Comments: Plot 16 left Low open Woodland - All forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.

Plot 17 Closed Scrub area to the left being Plot 8, Closed Scrub. Found in wet areas and/or areas affected by poor soil fertility or shallow soils; >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high. Typical of coastal areas and tall heaths up to 6 metres in height. Dominated by Banksia, Melaleuca up to 6 metres.



C81 - Plot 16

Date: 2021:08:06 11:49:10

Latitude: -28.569128, Longitude: 114.741581, Direction: 115 degrees

Comments: Low open Woodland - All forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.



EXPLANATORY NOTES

Fine fuel load should be maintained to less than two tonnes per hectare, however this is often a subjective assessment. Reducing fuel load levels does not necessarily require the removal of existing vegetation. A combination of methods can be utilised to reduce fuel load such as raking, weed removal, pruning, mulching and/or the removal of plant material.

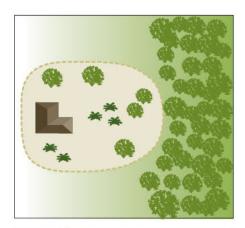
A simple method to estimate fuel load is to roughly equate one tonne of fuel load per hectare as 100 grams per square metre. For example, two tonnes per hectare of leaf litter is roughly 200 grams of leaf litter per square metre and eight tonnes per hectare is roughly 800 grams. Eucalyptus leaf litter is approximately 100 grams per handful, so two handfuls of litter per square metre will roughly equate to two tonnes per hectare. Different types of fine fuel, like mulch or pine needles may be more or less than a handful, however the 100 grams per square metre rule of thumb can still be used.

The landowner or proponent is responsible for maintaining an APZ in accordance with Schedule 1 - Standards for Asset Protection Zones. Ongoing maintenance of an APZ is usually enforced through the local government firebreak notice issued under section 33 of the Bushfires Act 1954, and/or through a condition of a development approval, which requires the implementation of measures identified within a BMP.

A copy of the firebreak notice and Schedule 1 should be included in a BMP specifically as a how-to guide for the landowner, and to demonstrate to decision-makers that the measures outlined in the BMP to achieve the appropriate BAL rating through provision and ongoing management of an APZ, can be implemented.

Regardless of whether an Asset Protection Zone exists in accordance with the acceptable solutions and is appropriately maintained, it should be noted that fire fighters are not obliged to protect an asset if they think the separation distance between the dwelling and vegetation is unsafe.

Hazard on one side



Hazard on

three sides



Figure 18: Design of Asset Protection Zone

shrubs

APZ

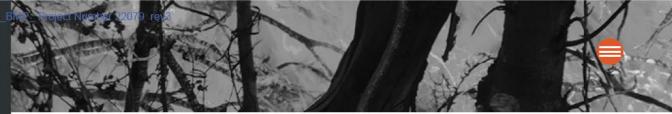
trees

Legend

Refer to Schedule 1: Standards for Asset Protection Zones



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ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

EXPLANATORY NOTES

E2 Landscaping and design of an asset protection zone

Landscaping, design, and maintenance of an APZ in a bushfire prone area can significantly improve the bushfire resilience of a building. An APZ should not be seen as an area entirely cleared of vegetation, but as a strategically designed space that gives holistic consideration to how existing or proposed vegetation or non-combustible features interact with, or affect the building's bushfire resilience.

A well designed APZ provides a greater level of vegetation management within the first few metres of a building with, for example, less vegetation or inclusion of non-combustible materials. The vegetation within the remainder of an APZ can increase further away from the building with carefully considered plant selection and landscaping techniques.

Strategic landscaping measures can be applied, such as replacing weeds with low flammability vegetation (refer to E2 Plant Flammability) to create horizontal and vertical separations between the retained vegetation. The accumulation of fine fuel load from different plants is an important consideration for ongoing maintenance in accordance with Schedule 1. For example, when planting ground covers under deciduous trees within an APZ, the total fine fuel load prescribed in Schedule 1 will include any dead plant material from ground covers and leaf litter from the trees.

Plant density and final structure and form of mature vegetation should be considered in the initial landscaping stages. For example, clumps of sapling shrubs planted at a density without consideration of future growth, may increase the bushfire risk as a clump will quickly grow to exceed $5m^2$. It should be noted that in some cases, a single shrub in a mature state may be so dense as to fill a $5m^2$ clump alone.

The location of plants within an APZ is a key design technique. Separation of garden beds with areas of low fuel or non-combustible material, will break up fuel continuity and reduce the likelihood of a bushfire running through an APZ and subjecting a dwelling to radiant heat or direct flame contact. It is important to note, where mature trees are separated from a building by six metres, but the canopy has grown to extend or overhang a building, maintenance and pruning to remove the overhanging branches should be undertaken without the entirety of the tree being removed.

Mulches used within the APZ should be non-combustible. The use of stone, gravel, rock and crushed mineral earth is encouraged. Wood mulch >6mm in thickness may be used, however it is recommended that it is used in garden beds or areas where the moisture level is higher by regular irrigation. These materials could be sourced from non-toxic construction and demolition waste giving the added benefit of reducing the environmental impact of any 'hard landscaping' actions.

Combustible objects, plants, garden supplies such as mulches, fences made from combustible material, should be avoided within 10 metres of a building. Vines or climbing plants on pergolas, posts or beams, should be located away from vulnerable parts of the building, such as windows and doors. Non-flammable features can be used to provide hazard separation from classified vegetation, such as tennis courts, pools, lawns and driveways or paths that use inorganic mulches (gravel or crushed rock). Consider locating firewood stacks away from trees and habitable buildings.

Incorporation of landscaping features, such as masonry feature walls can provide habitable buildings with barriers to wind, radiant heat and embers. These features can include noise walls or wind breaks. Use of Appendix F of AS 3959 for bushfire resistant timber selection within areas of 29kW/m² (BAL-29) or below, or the use of non-combustible fencing materials such as iron, brick, limestone, metal post and wire is encouraged.

In addition to regular maintenance of an APZ, further bushfire protection can be provided at any time by:

- ensuring gutters are free from vegetation;
- installing gutter guards or plugs;
- · regular cleaning of underfloor spaces, or enclosing them to prevent gaps;
- trimming and removing dead plants or leaf litter;
- pruning climbing vegetation (such as vines) on a trellis, to ensure it does not connect to a building, particularly near windows and doors;
- removing vegetation in close proximity to a water tank to ensure it is not touching the sides of a tank; and/or
- following the requirements of the relevant local government section 33 fire break notice, which may include additional provisions such as locating wood piles more than 10 metres from a building.

EXPLANATORY NOTES

Preparation of a property prior to the bushfire season and/or in anticipation of a bushfire is beneficial even if your plan is to evacuate. As embers can travel up to several kilometres from a bushfire and fall into small spaces and crevices or land against the external walls of a building, best practice recommends that objects within the APZ are moved away from the building prior to any bushfire event. Objects may include, but are not limited to:

- door mats;
- outdoor furniture;
- potted plants;
- · shade sails or umbrellas;
- · plastic garbage bins;
- · firewood stacks;
- · flammable sculptures; and/or
- · playground equipment and children's toys.

E2 Plant flammability

There are certain plant characteristics that are known to influence flammability, such as moisture or oil content and the presence and type of bark. Plants with lower flammability properties may still burn during a bushfire event, but may be more resistant to burning and some may regenerate faster post-bushfire.

There are many terms for plant flammability that should not be confused, including:

- Fire resistant plant species that survive being burnt and will regrow after a bushfire and therefore may be highly flammable and inappropriate for a garden in areas of high bushfire risk.
- Fire retardant plants that may not burn readily or may slow the passage of a bushfire.
- Fire wise plants that have been identified and selected based on their flammability properties and linked to maintenance advice and planting location within a garden.

Although not a requirement of these Guidelines, local governments may develop their own list of fire wise or fire-retardant plant species that suit the environmental characteristics of an area. When developing a recommended plant species list, local governments should consult with ecologists, land care officers or environmental authorities to ensure the plants do not present a risk to endangered ecological communities, threatened, or endangered species or their habitat.

When selecting plants, private landholders and developers should aim for plants within the APZ that have the following characteristics:

- · grow in a predicted structure, shape and height;
- are open and loose branching with leaves that are thinly spread;
- · have a coarse texture and low surface-area-to-volume ratio;
- will not drop large amounts of leaves or limbs, that require regular maintenance;
- · have wide, flat, and thick or succulent leaves;
- trees that have bark attached tightly to their trunk or have smooth bark;
- · have low amounts of oils, waxes, and resins (which will often have a strong scent when crushed);
- · do not produce or hold large amounts of fine dead material in their crowns; and/or
- · will not become a weed in the area.

Refer to the WAPC Bushfire and Vegetation Fact Sheet for further information on clearing and vegetation management and APZ landscaping, design and plant selection reference material.



SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT

Fences within the APZ

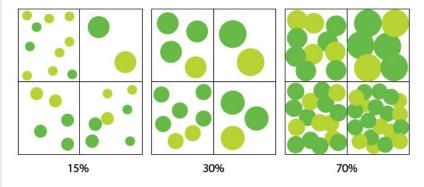
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)

Trees* (>6 metres in height)

REQUIREMENT

- Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
- Should be managed and removed on a regular basis to maintain a low threat state.
- Should be maintained at <2 tonnes per hectare (on average).
- Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch >6 millimetres in thickness.
- Trunks at maturity should be a minimum distance of six metres from all elevations of the building.
- Branches at maturity should not touch or overhang a building or powerline.
- Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation.
- Canopy cover within the APZ should be <15 per cent of the total APZ area.
- Tree canopies at maturity should be at least five metres apart to avoid forming a
 continuous canopy. Stands of existing mature trees with interlocking canopies may
 be treated as an individual canopy provided that the total canopy cover within the
 APZ will not exceed 15 per cent and are not connected to the tree canopy outside
 the APZ.

Figure 19: Tree canopy cover – ranging from 15 to 70 per cent at maturity



Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub >6 metres in height are to be treated as trees.

- Should not be located under trees or within three metres of buildings.
- Should not be planted in clumps >5 square metres in area.
- Clumps should be separated from each other and any exposed window or door by at least 10 metres.

Ground covers* (<0.5 metres in height. Ground covers >0.5 metres in height are to be treated as shrubs)

- Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above.
- Can be located within two metres of a structure, but three metres from windows or doors if > 100 millimetres in height.



SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Grass	 Grass should be maintained at a height of 100 millimetres or less, at all times. Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
Defendable space	 Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non- combustible mulches as prescribed above.
LP Gas Cylinders	 Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building. The pressure relief valve should point away from the house. No flammable material within six metres from the front of the valve. Must sit on a firm, level and non-combustible base and be secured to a solid structure.

 $^{^{\}star}$ Plant flammability, landscaping design and maintenance should be considered – refer to explanatory notes



EXPLANATORY NOTES

E4 Use of water supply

Water supply for firefighting in the event of a bushfire can be provided on a lot for use by emergency services or for use by the landowner, if their <u>Bushfire Survival Plan</u> is to stay and defend their property. Water supply in the form of a dedicated standalone tank may be provided solely for use by emergency services, and/or a water supply may be provided for use by the landowner in the form of non-drinking water (garden or grey water for firefighting) or drinking water. It is important to note, that a combined tank of drinking water and water for firefighting purposes is not recommended. It is required to be separated in accordance with section 4.2.3 of AS/NZS 3500.1:2018. This requirement is necessary, as stagnant water may alter the quality of the drinking water and the emergency services, by law, may not be able to take water from the water supply to suppress a bushfire.

E4 Independent water and power supply

Bushfires can directly impact a water service provider's equipment or pipes. As such, a reticulated water supply may not be reliable due to a reduction in water pressure or loss of supply. Where development is in a bushfire prone area (even if there is access to reticulated water), it is recommended that the landowner consider providing an additional water supply for use by emergency services.

Where a landowner intends on staying to defend their property during a bushfire event, as identified in their Bushfire Survival Plan, it is recommended that pumping equipment separate to the electricity network be provided. The pumping equipment could be a diesel or petrol powered pump, or an electric pump if there is an onsite generator or backup power supply independent from electricity network grid.

It is recommended that combustion pumps should be a minimum 5hp or 3kW diesel or petrol powered pump and should be shielded against bushfire attack. Where an electric pump is used, a backup power supply independent from electricity network grid should be provided. A 3.7kw/12kw-h sized battery (14.8kw-h reserved solely for bushfire will power a 3.7kw system for 4 hours) with blackout protection or a generator should be provided.

E4 Strategic water supplies

Many local governments have a well-developed network of strategic water tanks for firefighting within their local government area. Given this, it is at the discretion of the local government to determine if the water supply within a locality, is sufficient to cater for an increasing population when a subdivision is proposed. Local governments are encouraged to work with their local emergency services to ensure the water needs for firefighting is understood.

Where a structure plan or subdivision proposes to create more than three but less than 24 lots, it is optional as to whether each lot is provided with a 10,000 litre tank or a strategic water tank is provided for the entire development. If 25 or more lots are proposed, then it is recommended that a 50,000 litre strategic water tank (for every 25 lots) is provided. For every lot additional to the 25, it is at the discretion of the local government whether they require an additional strategic water tank or for each lot to be provided with a 10,000 litre tank. For example, 37 proposed lots require two strategic water tanks, or a 10,000 litre tank on each lot, or a combination of both with a strategic water tank and 12 proposed lots with a 10,000 litre tank on each lot. Where the local government, following consultation with the local emergency services, is of the opinion that a strategic water tank is unnecessary, a 10,000 litre standalone tank per lot can be provided.

A strategic water tank should be located no more than 10 minutes from the subject site (20-minute turnaround time). The turnaround time is the time it takes from a lot, to the water supply and return back to the lot, at legal road speeds. Where a strategic water tank has been provided at the subdivision stage and a development application is located within the 20-minute turnaround time of that (or another) strategic water source, then the decision-maker could remove the requirement for the provision of an additional water supply at the development application stage. Local government will need to consider whether the strategic water tank has the capacity to serve the lot identified in the development application i.e. what lots were identified at subdivision stage to be serviced by the strategic water tank. A landowner should enquire with their local government to determine whether a water supply on their lot will be required.

EXPLANATORY NOTES

When there is fragmented ownership of a structure plan area, or when staging of a subdivision is to occur and the local government has determined that a strategic water tank is required, then the first stage should include arrangements for the installation of a water tank and the identification of land to be ceded to the local government authority (if applicable).

Where local planning scheme provisions provide for developer contributions for public infrastructure and the local government is supportive, then a cash-in lieu arrangement may be established for the provision of a strategic water tank.

Grouped dwellings may provide dedicated firefighting water supply in one standalone tank per lot or may provide one shared standalone tank with the accumulative amount of water needed, for the number of lots it will serve. For example, a development proposing three lots may either have three tanks of 10,000L (one per lot) or one tank with 30,000L (shared between three lots).

E4 Alternative water sources

A dam, river or other source may be considered a firefighting water source if it complies with DFES guidelines and it can be demonstrated that the water level will be maintained above the top of the highest fire brigade suction point in perpetuity, if it is expected that the water supply will be used by emergency services. Approval for the use of these types of water supplies are on a case by case basis and at the discretion of the decision maker, in consultation with emergency services and local government.

E4 Location of water tanks

A water tank should be located with consideration to surrounding vegetation and should avoid locations where the tank will be situated underneath existing vegetation or where vegetation will grow against or overhang the tank, as shown in Figure 30 below. Where a tank is located on the bushfire hazard side of a building, sufficient shielding for the protection of firefighters should be provided. In addition to the tank location, the fitting should be positioned and/or shielded from the bushfire hazard to allow access by emergency services. It is recommended that the fitting face away from the bushfire hazard and be within four metres of a hardstand area.





Figure 30: A good and bad example of landscaping around a water tank



SCHEDULE 2: WATER SUPPLY DEDICATED FOR BUSHFIRE FIREFIGHTING PURPOSES

2.1 Water supply requirements

Water dedicated for firefighting should be provided in accordance with Table 7 below, and be in addition to water required for drinking purposes.

Table 7: Water supply dedicated for bushfire firefighting purposes

PLANNING APPLICATION	NON-RETICULATED AREAS
Development application	10,000L per habitable building
Structure Plan / Subdivision: Creation of 1 additional lot	10,000L per lot
Structure Plan / Subdivision: Creation of 3 to 24 lots	10,000L tank per lot <u>or</u> 50,000L strategic water tank
Structure Plan / Subdivision: Creation of 25 lots or more	50,000L per 25 lots or part thereof Provided as a strategic water tank(s) or 10,000L tank per lot

2.2 Technical requirements

2.2.1 Construction and design

An above-ground tank and associated stand should be constructed of non-combustible material. The tank may need to comply with AS/NZS 3500.1:2018.

Below ground tanks should have a 200mm diameter access hole to allow tankers or emergency service vehicles to refill direct from the tank, with the outlet location clearly marked at the surface. The tank may need to comply with AS/NZS 3500.1:2018. An inspection opening may double as the access hole provided that the inspection opening meets the requirements of AS/NZS 3500.1:2018. If the tank is required under the BCA as part of fire hydrant installation, then the tank will also need to comply with AS 2419.

Where an outlet for an emergency service vehicle is provided, then an unobstructed, hardened ground surface is to be supplied within four metres of any water supply.

2.2.2 Pipes and fittings

All above-ground, exposed water supply pipes and fittings should be metal. Fittings should be located away from the source of bushfire attack and be in accordance with the applicable section below, unless otherwise specified by the local government.

2.2.2.1 Fittings for above-ground water tanks:

- · Commercial land uses: 125mm Storz fitting; or
- Strategic water tanks: 50mm or 100mm (where applicable and adapters are available) male camlock coupling with full flow valve; or
- Standalone water tanks: 50mm male camlock coupling with full flow valve; or
- Combined water tanks: 50mm male camlock coupling with full flow valve or a domestic fitting, being a standard household tap that enables an occupant to access the water supply with domestic hoses or buckets for extinguishing minor fires.

2.2.2.2 Remote outlets

In certain circumstances, it may be beneficial to have the outlet located away from the water supply. In such instances in which a remote outlet is to be used, the applicant should consult the local government and DFES on their proposal.



File Ref: A314

Enquiries: Simon Lancaster

22 March 2021

Nukara 115 Nanson-Howatharra Road NANSON WA 6532

Attention: Mr Phil Blakeway

Dear Phil

APPROVED PRIVATE RECREATION (OPEN AIR CONCERT) - LOT 2071 NANSON-HOWATHARRA ROAD, NANSON

I refer to the above application and advise that the Shire of Chapman Valley has (under delegation) granted Planning Approval as per the attached Determination on Application for Planning Consent 2021/022.

All of the conditions of the enclosed Planning Consent are to be substantially complied with to the satisfaction and requirements of the Shire of Chapman Valley prior to commencement of the use of the development.

The Shire advises that other separate approvals to undertake certain activities may be required from other government agencies under separate legislation of which it is the applicant's responsibility to investigate and address.

Should further information be required, please do not hesitate to contact either Simon Lancaster or Anthony Abbott at this office on 9920 5011.

Yours faithfully,

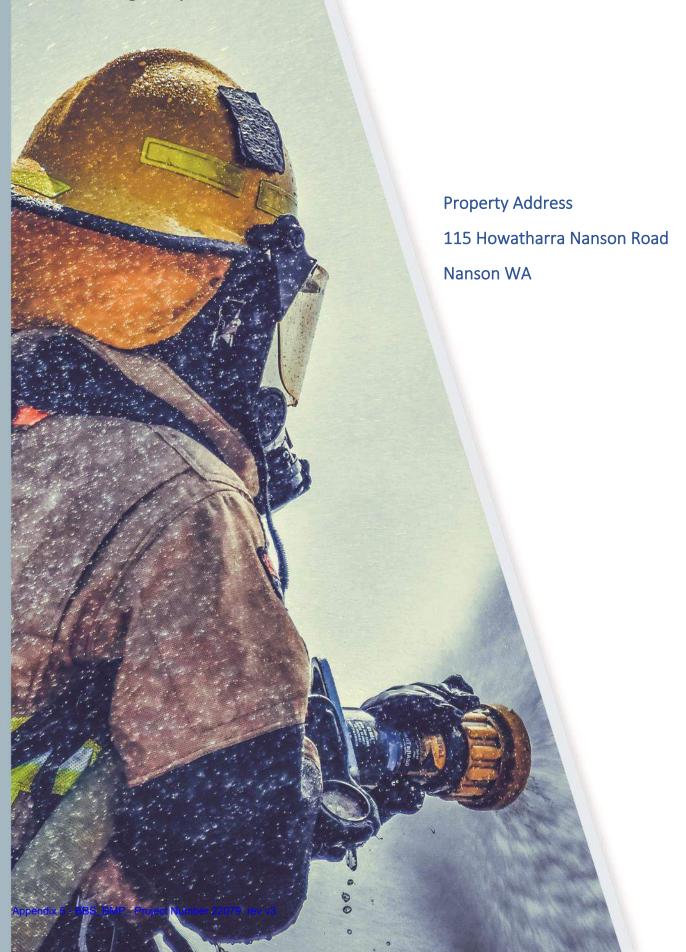
Simon Lancaster

DEPUTY CHIEF EXECUTIVE OFFICER

Enclosure

Bushfire Management Plan Nukara Appendix 5

Emergency Evacuation Plan



EMERGENCY EVACUATION PLAN

Name of facility: Nukara Campground

Address: 115 Howathara Nanson Road – Nanson WA

Prepared by: Chadwick Barron (Barron Building Surveying) PBAD3654 & Philip and Donna Blakeway

Document Control

Version	Date	Details	Undertaken by
Draft	14/06/20	Draft to Client	Chadwick Barron
V1	16/06/2022	Submission to Local Government	Chadwick Barron & Owners

Emergency Management Team

Name	Organisation	Contact details
Philip Blakeway	Nukara Campgound	0428234608
Donna Blakeway	Nukara Campgound	0438973582

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Responsibilities	
Emergency Contacts	
Preparedness	
. Awareness and Pre-Emptive Procedures	
Emergency Procedure Locations and Transport Details	
Evacuation	
Emergency Response	9
Recovery	

Facility Details

This plan is for: Nukara Campground

and has been designed to assist management to protect life and property in the event of a bushfire.

This plan outlines procedures for both **evacuation** and **shelter-in-place** to enhance the protection of occupants from the threat of a bushfire.

The primary action: EVACUATE

Secondary Action: SHELTER-IN-PLACE (only if directed to by DFES)(Follow DFES instructions)

Name of on-site contact person:	Philip Blakeway	PH 0428234608	
	Donna Blakeway	PH 0438973582	
Position/role of contact person:	Site Managers and Owners		
Type of facility:	Nature Base Campground		
Number of buildings:	5		
Number of employees:	2		
Number of Sites:	20 Site over 3 areas		
Number of occupants with support needs:	Nature base campground minimum occupancy with needs.		
Provide description of support needs:	Person may require addition pack down help to faster		
	evacuation timing.		

Responsibilities

The following outlines who have responsibility for implementing the emergency procedures in the event of a bushfire.

Position	Name of person	Building/area of responsibility	Responsibilities	Mobile phone number
Manager/ Owners	Philip Blakeway Donna Blakeway	Initial contact	Determine the nature of the emergency and implement appropriate action.	PH 0428234608 PH 0438973582
Campground Coordinator		Fire Warden Campground onsite Coordinator	Respond and take control as appropriate	

Emergency Contacts

Emergency Contacts

Name or organisation	Office/contact	Contact details
Fire, Police, Ambulance	Fire or Emergency	000
Department of Fire & Emergency Services	Emergency information	13 DFES (13 33 37)
Emergency WA	Warnings and incidents	www.emergency.wa.gov.au
Northampton Police	Police	99341203
Chapman Valley Shire	Local Shire	99205011
Campground Manager	Nukara	

Secondary Contacts

Name or organisation	Office/contact	Contact details
Ambulance (St Johns)	Local	99 380 900
Total Toilets	Office Geraldton	99647771
Coates Hire	Office Geraldton	99219050
Wendy Dallywater	Shire Northampton Health	0429341228
Andrew Vlahov	99205011	0427205144

Preparedness

Ongoing, just prior and during the bushfire season

Bushfire season: October- April

Actions	Frequency	Responsible person	
Ongoing			
1. Maintain wall Water services to the full volume Levels	During Fire Season	Manager/Owner	
2. Ensure Site way points signage and Evacuation Plan is current.	Annually	Manager/Owner	
3. Maintain the adjacent vegetation to campground so as it doesn't increase in fuel load or density.	Annually	Manager/Owner	
To be completed just prior to the bushfire season by: Augus	st		
 Ensure the adjacent vegetation to the campground area has been pruned so vehicle access is not affected by vegetation. 	Monthly		
2. Ensure vehicle access and turnaround are in place.	Monthly		
3. Ensure bushfire map at the Front gate is in good condition.	Monthly		
4. Ensure Fire Pits are in good condition.	Monthly	Managa (O	
5. Management of occupancy register is operational.	Annually	Manager/Owner	
6. Staff have been trained and aware of this Bushfire Plan	Annually		
. Staff are aware of locations of turnaround areas. Annually Staff are aware of the operational of storage water tanks. Monthly			
9. Staff area and trained in power supply operation.	Monthly		
10. All other fire break are completed as per local government directions.	Annually		
To be completed during the bushfire season between: Novem	ber to May		
No Camp Fire Allowed – Removed fire pits			
2. Maintain fire breaks		Manager/Owner	
3. Maintain vehicle access points			

Awareness and Pre-Emptive Procedures



The following table outlines actions to be undertaken to ensure the facility maintains situational awareness of a possible bushfire approaching and pre-emptive procedures (if applicable). This will assist with the assessment of the bushfire situation and whether the triggers identified in the evacuation/sheltering-in-place procedures have occurred.

Ac	tions	Frequency	Responsible person	
Da	ys forecast Very High or Severe Fire Danger rating			
1.	Contact the camper and inform them of the weather conditions and bushfire rating (in person or by Text message) An 'Advice,' 'Watch and Act' or 'Emergency Warning'	Daily Check Fire Rating Level	Campground	
2.	Inform Campers to let the Campground Coordinator know if they have left site and or returned.	Dailly	Coordinator	
3.	Ensure occupancy registered is updated.	Sunrise and Sunset.		
Da	ys forecast Extreme Fire Danger rating			
1.	Evacuate Campground to less than 30% Occupancy's and move campers to Campground Area 1.	Daily	Campground Coordinator	
2.	Ensure local fire Brigade have been contacted about numbers and type of campers within the Nukara that area remaining.	Daily		
Da	ys forecast Catastrophic Fire Danger rating			
1.	Evacuation of the Site to be completed	Daily	Campground Coordinator	
	Advice,' 'Watch and Act' or 'Emergency Warning' alert or otemergency service authority.	ther communica	tion has been issued	

Emergency Procedure Locations and Transport Details Evacuation

Designated evacuation assembly point(s):	
Muster Point	Campground 3 Amenities Building (Toilets)
	Turnaround Area
APZ Areas	Ensure Camper area with APZ Areas.

Primary transportation arrangements: Camper Owner Vehicles

Primary off-site location		
Name of venue:	Chapman Valley Football Over	
Address of venue:	3320 Chapman Valley Road – Chapman Valley	
Nearest cross-street:	Nabawa Northampton Road	
Primary route to location:	Head East Toward Entry gates –	
	Turn right onto Nanson-Howatharra Rd travel 1.1 km to –	
	Turn left onto Chapman Valley Rd, travel 8.6 km to -	
	3320 Chapman Valley Road.	
Secondary route to location:	Awaiting at Muster Point for Escort Vehicle –	
	Travel Northward from Campground 3 by emergency access track.	
	Turn right onto Nanson-Howatharra Rd travel 1.6 km to –	
	Turn left onto Chapman Valley Rd, travel 8.6 km to -	
	3320 Chapman Valley Road.	
Estimated travelling time to	20mins	
destination:		

Secondary off-site location			
Name of venue:	City of Greater Geraldton City Centre		
Address of venue:	Foreshore Drive Geraldton		
Nearest cross-street:	Forrest Street Geraldton		
Primary route to location:	Geraldton City Centre –		
	Head East Toward Entry gates –		
	Turn right onto Nanson-Howatharra Rd		
	1.1 km -		
	Turn right onto Chapman Valley Rd		
	24.2 km -		
	Slight left towards National Route 1		
	190 m -		
	Slight left onto National Route 1		
	1.4 km -		
	At the roundabout, take the 3rd exit onto Hosken St 220 m -		
	At the roundabout, take the 1st exit onto Chapman Rd 4.6 km.		
Secondary route to location:	Northampton or Geraldton By Brand highway		
	Head Toward Entry Gates		
	Turn North (left) onto		
	Head north on Nanson-Howatharra Rd		
	13.3 km –		
	Turn North toward Northampton or South toward Geraldton.		
Estimated travelling time to	40mins		
destination:			

Emergency Response

Procedures for evacuation in the event of a bushfire.

Note: Early evacuation should always be the primary action – you should never 'wait and see what happens'. Sheltering-in-place during a bushfire should be a last option when there is insufficient time to evacuate.

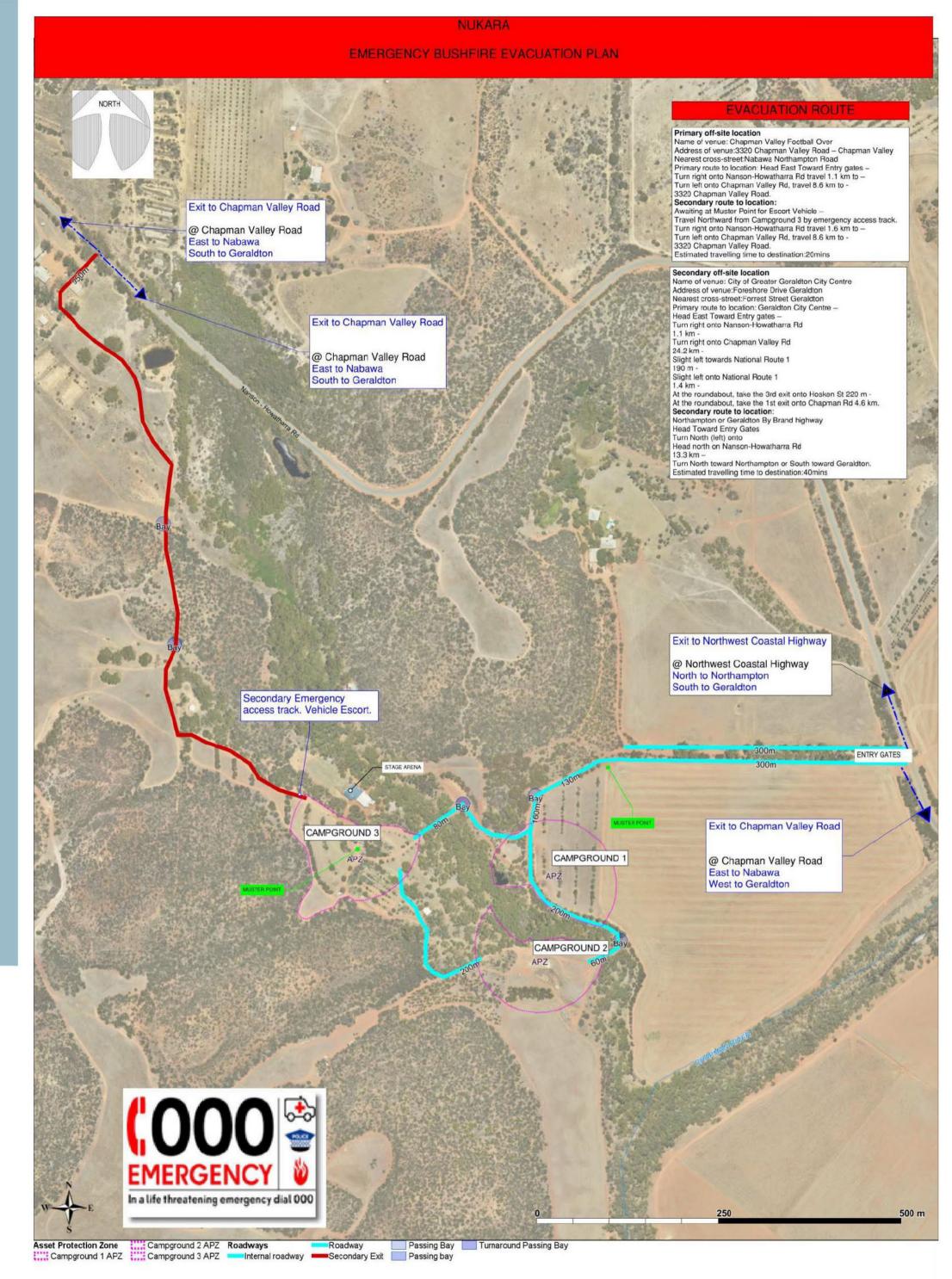
The **primary action** to follow with an imminent bushfire threat is to: **EVACUATE**

Trigger	Action	Responsible person
Fire Index Extreme	Locate Evacuation Plan	Campground
Fire Index Catastrophic	2. Inform Manager/Owner	Coordinator
Local Fire allotment Boundary.	Review DFES warming advice for locations of fire and travel paths.	
	4. Inform Campers 1 to 3 in that order by Phone or in person that an evacuation must be undertaken. There is information or person at the muster point to advice on exit path.	
	5. Evacuation of Campground 1 to 3 in that order, should be managed to the best ability at the time.	
	6. Inform Campers of best travel path away from bushfire risk at the time.	
	7. Ensure Camper have local map and understand the path of travel.	
	8. If Existing on secondary exit only 5 vehicles at anyone time to escort.	
	Assistant in backdown of campers as required. Campground area 1 to 3 order.	

Recovery

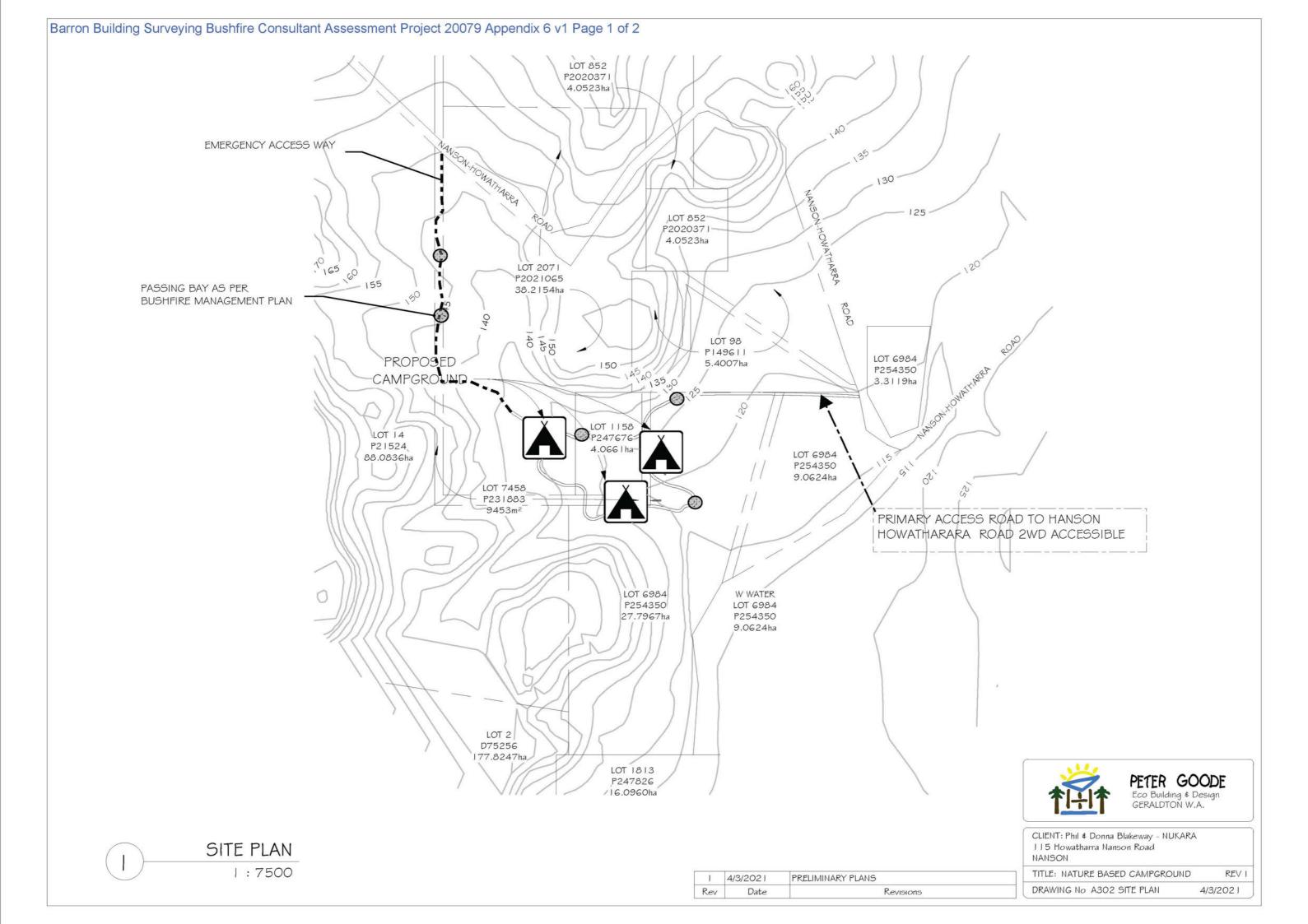
Procedures following the bushfire if EVACUATED

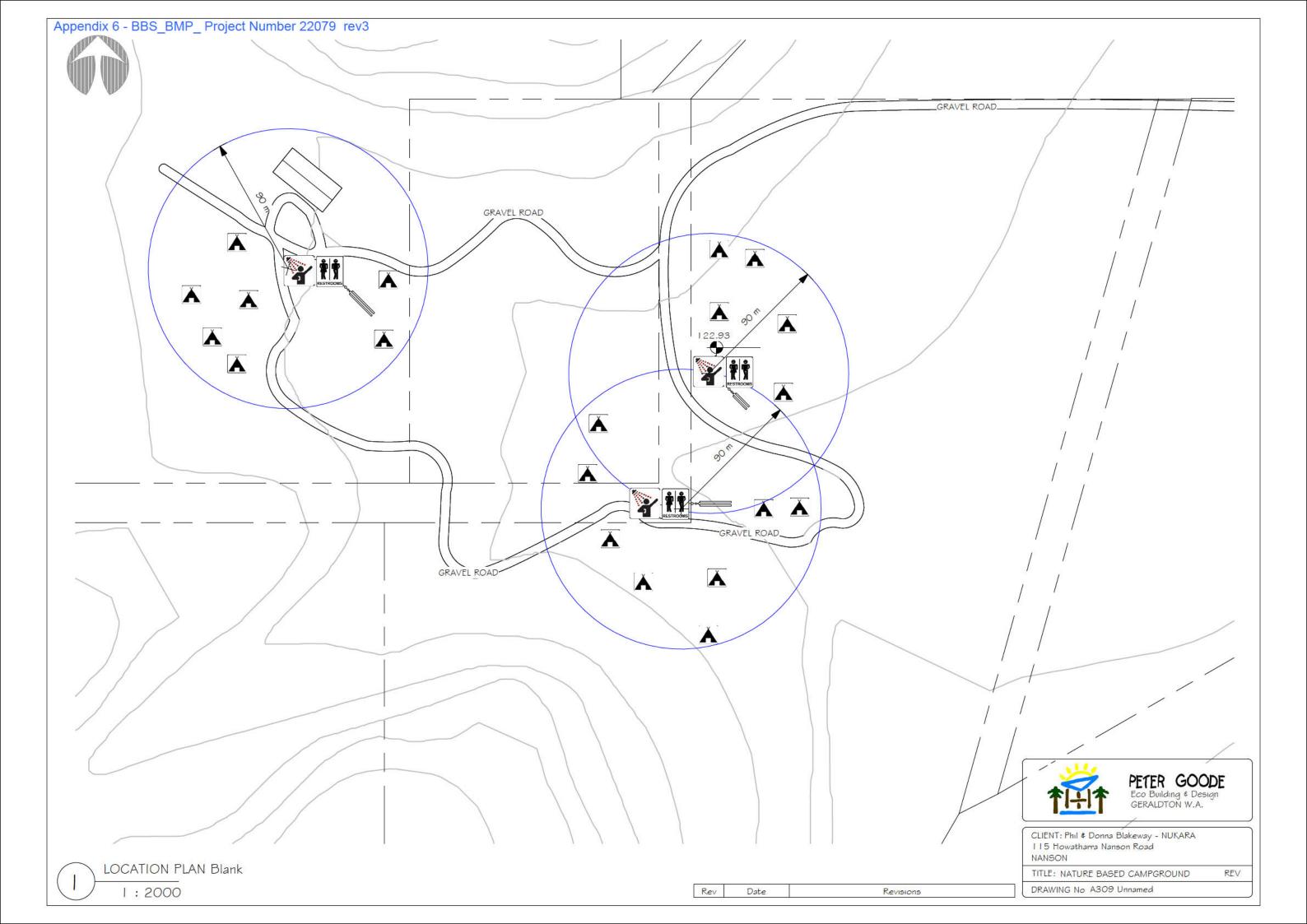
Actions	Responsible person	
1. Ensure all campers have left the allotment and campground by visually checking each area.	Campground Coordinator	
2. Ensure Local Fire Bridge that the site is vacant of Campers		
3. Ensure water storage tanks are operational		
4. Monitor and advice if safe to return as required.	Manager/Owner	

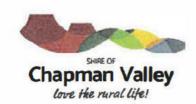


Map Printed from FireMaps on Thu Jun 09 12:16:26 AWST 2022









DATE	21/7/22
FILE	A314
RECORD	

DEVELOPMENT APPLICATION SUBMISSION FORM

Shire Reference: A314 & A1790

PROPOSED NATURE BASED CAMPGROUND - LOTS 1158, 2071 & 6984 NANSON-HOWATHARRA ROAD, NANSON

Name:			
Postal Address:			
Phone Number:			
SUBMISSION:	Support	Object	Indifferent
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We f	Jully suppor	t this app	dirates?
(4			
Cignotime			
Signature:		Date: <u>44/7</u> ,	1
Please return to:	Chief Executive Officer Shire of Chapman Valley PO Box 1 NABAWA WA 6532	or <u>cso@chapman</u> or (fax) 9920 515	valley.wa.gov.au 5

NOTE: The local government in determining the application will take into account the submissions received but is not obliged to support those views.

Submissions Close: 4:00pm Friday 29July 2022

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	C GIBTING GIGHT E
DATE	18/7/22
FILE	A314
RECORD	CR 2220476

DEVELOPMENT APPLICATION SUBMISSION FORM

Shire Reference: A314 & A1790

PROPOSED NATURE BASED CAMPGROUND - LOTS 1158, 2071 & 6984 NANSON-HOWATHARRA ROAD, NANSON

Name:				
Postal Address:				
Phone Number:				
SUBMISSION:	Support		Object	Indifferent
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Signature:		Da	te: 17/7	/22
Please return to:	Chief Executive Officer Shire of Chapman Valley PO Box 1	or or	cso@chapmanva (fax) 9920 5155	allev.wa.gov.au

NOTE: The local government in determining the application will take into account the submissions received but is not obliged to support those views.







Our Ref: D25084 Your Ref: A314 & A1790

Simon Lancaster Shire of Chapman Valley cso@chapmanvalley.wa.gov.au

Dear Mr Lancaster

RE: VULNERABLE LAND USE - LOTS 1158, 2071 & 6984 NANSON-HOWATHARRA ROAD, NANSON – PROPOSED NATURE BASED CAMPGROUND

I refer to your email dated 5 July 2022 regarding the submission of a Bushfire Management Plan (BMP) (Version 1), prepared by Barron Building Surveying and dated 17 June 2022, for the above development application.

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

Assessment

- DFES acknowledges the tourism development existed prior to the introduction of the State Government's bushfire planning framework, which includes SPP 3.7.
- However, as the development application seeks an extension to the campgrounds this
 would constitute an intensification of development and trigger application of SPP 3.7.
- Further clarification is required within the BMP of the requirements of SPP 3.7 and the supporting Guidelines as outlined in our assessment below.

1. Policy Measure 6.5 a) Preparation of a BAL Contour Map

Issue	Assessment	Action	
BMP administration	The BMP contains errors, including but not limited to typographical errors, duplicated photographic evidence, and a lack of detail regarding vegetation descriptions. The photos and associated descriptions of the vegetation provided in the BMP do not contain sufficient information in order to validate against AS3959. The vegetation classifications should align to AS3959. The BMP should be revised to ensure it is accurate and easily understood.	Modification the BMP required.	to is

Vegetation classification	Figure 5 of the BMP depicts excluded vegetation surrounding proposed campgrounds 1, 2 and 3 and existing infrastructure. Evidence to support the exclusion of these plots / areas (plots 3, 7, 10 and 18) as managed to low threat in accordance with AS3959 is required. An enforceable mechanism is required to provide certainty that the proposed management measures can be achieved in perpetuity and that they are enforceable.	Insufficient information. The decision maker to be satisfied with the vegetation exclusions and vegetation management proposed.
Vegetation classification	The BMP contains several plots (including Plots 4 and 6) classified as Class B Woodland. These Vegetation plots cannot be substantiated as Class B Woodland with the limited information and photographic evidence available. The foliage cover appears to exceed 30%. The BMP should detail specifically how the Class B Woodland classification was derived as opposed to Class A Forest. If unsubstantiated, the vegetation classification should be revised to consider the vegetation as per AS3959, or the resultant BAL ratings may be inaccurate.	Modification to the BMP is required.
BAL Contour Map	The indicative BAL ratings cannot be validated. The inputs (i.e. slope/actual separation distances/vegetation classification) need to be included in the BMP to demonstrate the methodology applied to determine the BAL outputs within the Contour Map. This would generally be provided in a table. The BAL contours should extend from all areas of classified vegetation.	Modification to the BMP is required.

2. Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria

Element	Assessment	Action
Siting and design	A2.1 – insufficient information It has not been demonstrated that the campsites can achieve BAL-29 or below. The BAL ratings cannot be validated. The decision maker should be satisfied that the proposed campsite can achieve BAL-29 or below.	Modification to the BMP is required. Decision maker to be satisfied.
Vehicular Access	A5.11 – insufficient information The BMP has not specified that the private driveway meets the full technical requirements of the Guidelines. In addition, the BMP has not addressed signage requirements of A5.11. The decision maker should be satisfied the proposal can achieve compliance with A5.11, including the full technical requirements of the Guidelines including Table 6 Column 4.	Modification to the BMP is required. Decision maker to be satisfied.

Water	A5.12 – comment only.	Comment only.
	The BMP states visitors to the site will provide their own water supplies. The Guidelines state the local government may require a water tank for firefighting	
	purposes.	

3. Policy Measure 6.6.1 Vulnerable land uses

Issue	Assessment	Action
Bushfire Emergency Evacuation Plan (BEEP)	The referral has included a 'Bushfire Emergency Evacuation Plan' for the purposes of addressing the policy requirements. Consideration should be given to the Guidelines Section 5.5.2 'Developing a Bushfire Emergency Evacuation Plan'. This contains detail regarding what should be included in a BEEP and will ensure the appropriate content is detailed when finalising the BEEP to the satisfaction of the Shire.	Comment only.

Recommendation - insufficient information

Given the proposed development application has the potential to increase the threat of bushfire to people, property and infrastructure, the decision maker should ensure the bushfire risk and hazard reduction/bushfire protection measures are established and understood before making a determination.

Consequently, the decision maker should require the BMP addresses the policy requirements of SPP3.7 and the Guidelines to inform decision making.

The above assessment of compliance with SPP 3.7 is provided to aid decision making.

If you require further information, please contact Craig Scott, Senior Land Use Planning Officer on telephone number 9395 9713.

Yours sincerely

Naomi Mynott

DIRECTOR LAND USE PLANNING

25 July 2022







Our Ref: D25084 Your Ref: A314 & A1790

Simon Lancaster Shire of Chapman Valley cso@chapmanvalley.wa.gov.au

Dear Mr Lancaster

RE: VULNERABLE LAND USE - LOTS 1158, 2071 & 6984 NANSON-HOWATHARRA ROAD, NANSON – PROPOSED NATURE BASED CAMPGROUND

I refer to your email dated 4 August 2022 regarding the submission of a revised Bushfire Management Plan (BMP) (Version 2), prepared by Barron Building Surveying and dated 2 August 2022, for the above development application.

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

Assessment

- DFES acknowledges amendments made to the revised BMP including updates to Table 2, and amendments to vegetation classifications and provisions of vegetation plots in Figure 7.
- Further clarification is required within the BMP of the requirements of SPP 3.7 and the supporting Guidelines as outlined in our assessment below.

1. Policy Measure 6.5 a) Preparation of a BAL Contour Map

Issue	Assessment	Action
Vegetation classification	Figure 7 of the BMP depicts excluded vegetation surrounding proposed campgrounds 1, 2 and 3 and existing infrastructure. Evidence to support the exclusion of all vegetation exclusions in the BMP, as managed to low threat in accordance with AS3959 is required. In addition, Vegetation Plot 12 was previously classified as Class G Grassland. The revised BMP now classifies Plot 12 as excluded. Plot 6, 16 and 14 were also previously classified as Class B Woodland, and Class D Scrub. These areas are revised and have now been partially excluded.	Insufficient information. The decision maker to be satisfied with the vegetation exclusions and vegetation management proposed.

Vegetation classification	An enforceable mechanism is required to provide certainty that the proposed management measures can be achieved in perpetuity and that they are enforceable. The BMP contains several plots (including Plots 4 and 6) classified as Class B Woodland. These Vegetation plots cannot be substantiated as Class B Woodland with the limited information and photographic evidence available. The foliage cover appears to exceed 30%. The BMP should detail specifically how the Class B Woodland classification was derived as opposed to Class A Forest.	Modification to the BMP is required.
	If unsubstantiated, the vegetation classification should be revised to consider the vegetation as per AS3959, or the resultant BAL ratings may be inaccurate.	
BAL Contour Map	DFES notes amendments to Table 2, however the separation distances have not been provided. Therefore, the indicative BAL ratings cannot be validated. In addition, DFES notes amendments to Figure 7 regarding vegetation classification, however Figures 11 and 12 are inconsistent with Figure 7. The BMP should be amended to provide a BAL input table that enables validation of the BAL ratings, and address inconsistencies between Figures 7, 11 and 12.	Modification to the BMP is required.

2. Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria

Element	Assessment	Action
Siting and design	A2.1 – insufficient information It has not been demonstrated that the campsites can achieve BAL-29 or below. The BAL ratings cannot be validated. To comply, the BMP is required to demonstrate an appropriately sized APZ between the proposed camp sites and classified vegetation, consist with the Guidelines. Table 2.5 of AS3959 provides the separation required distances. Given the site characteristics, it is likely campsites can achieve BAL-29. The decision maker should be satisfied the proposed campsites can achieve BAL-29 or below.	Modification to the BMP is required. Decision maker to be satisfied.
Vehicular Access	A5.11 – insufficient information It remains that the BMP has not specified if the private driveway meets the full technical requirements of the Guidelines. The decision maker should be satisfied the proposal can achieve compliance with A5.11, including the full technical requirements of the Guidelines including Table 6 Column 4.	Modification to the BMP is required. Decision maker to be satisfied.

Water	A5.12 – comment only. The BMP states visitors to the site will provide their own water supplies. The Guidelines state the local government may require a water tank for firefighting	Comment only.
	purposes.	

3. Policy Measure 6.6.1 Vulnerable land uses

Issue	Assessment	Action
Bushfire Emergency Evacuation Plan (BEEP)	The referral has included a 'Bushfire Emergency Evacuation Plan' for the purposes of addressing the policy requirements. Consideration should be given to the Guidelines Section 5.5.2 'Developing a Bushfire Emergency Evacuation Plan'. This contains detail regarding what should be included in a BEEP and will ensure the appropriate content is detailed when finalising the BEEP to the satisfaction of the Shire.	Comment only.

Recommendation – insufficient information

The previous advice provided by DFES on 25 July 2022 has not been adequately addressed and consequently DFES are unable to provide any further comment on the proposal until the issues are clarified.

It is critical the bushfire management measures within the BMP are refined, to ensure they are accurate and can be implemented to reduce the vulnerability of the development to bushfire.

The decision maker should be satisfied the measures can be achieved and confirm the requirements as outlined above, this can be done without further referral to DFES. If the above bushfire management measures cannot be confirmed the outcomes within the BMP may be inaccurate.

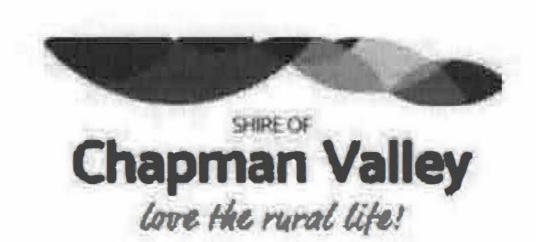
If you require further information, please contact Craig Scott, Senior Land Use Planning Officer on telephone number 9395 9713.

Yours sincerely

Naomi Mynott

DIRECTOR LAND USE PLANNING

31 August 2022



DEVELOPMENT APPLICATION SUBMISSION FORM

Shire Reference: A314 & A1790

PROPOSED NATURE BASED CAMPGROUND - LOTS 1158, 2071 & 6984 NANSON-HOWATHARRA ROAD, NANSON

Name: _				
Postal Address:				
Phone Number:				
SUBMISSION:	Support	X Obje	ct	Indifferent
Give in full your comm space, please attach	nents and any arguments additional sheets) -	s supporting	your comments	(if insufficient
we object to	The papasal for	the abo	we propole	d Nature Park
on the follow	wing grounds.	*		
1) Fire Mar	ragement Plan	n- We	do not fe	el What
	/ 1		40.00	a five should
_there be di	his situation ar	ise As	s there ar	e 3 proposed
				should have
access 40	picesunsed	fire CE	ontrol un	it for immedice
response.	ń	•		
Arthough	the application	on Stat	es the M	onths the
camping is	,,			October there
is nothird to	Conform this	is the o	nly mont	hs the licence k
Signature:		Date:	1 .	2022
	Chief Executive Officer	or <u>cso</u> (@chapmanvalley.w	a.gov.au
P	Chire of Chapman Valley O Box 1	or (fax)	9920 5155	PLEASE SEE
N	IABAWA WA 6532			PLEASE SEE ATTACHER

NOTE: The local government in determining the application will take into account the submissions received but is not obliged to support those views.

Submissions Close: 4:00pm Friday 29July 2022

Objection to submission from Philip Blakeway for proposed Nature Based Park

Location: 115 Howatharra Road, Nanson

We hereby **object** to the proposed submission for the Nature Park.

Cont... from page one of our objection.

<u>Fire cont...</u> There is a large area that is break away country, a fire would spread extremely quickly in these areas. We do not feel that the water storage of 20,000 litres is adequate to control a or contain a fire in this area. Especially as there are 3 different proposed camping areas. Access to the breakaway country is extremely difficult.

Our property is at risk as we have our Northern boundary adjoining 115 Howatharra Road Nanson. Some of this breakaway country is within our boundary.

<u>Licence</u>: If the licence for the Nature Park to operate is restricted and only valid for the winter months then there should be minimum chance of a high fire risk. At this stage we cannot see that there is any restriction for the operation or for future expansion to be limited to the winter months. We therefore feel the risks are too high.

Bay numbers on licence: Is this proposal limited to 20 bays, it is unclear.

4. Infrastructure there is mention of further development of 12 bed accommodation in the future. It is not clear what number of sites or persons will be accommodated on this site.

This is a great concern to us as it magnifies our concerns as listed in this document.

Environmental impact

Breakaway country and trespassing concerns

We have concerns that there will be degradation of the breakaway country with visitors to the park walking through the bushland. <u>In the Nature Based Parks Management Plan 2.1</u> The Intriguing topography with flat topped laterite hills, is actually on our property not on the land of the proposed Nature Park. There is a real risk of camper trespassing onto our private property to walk through our break away country to view the wildflowers and have a vantage point to take photos of the view and Vista.

We value our privacy and did not move to the country for a rural lifestyle for it to be taken from us by having a Nature Park on our doorstep.

Quiet enjoyment

We purchased our property in 1996 for the quiet enjoyment of being in a farming area in the beautiful Chapman Valley. We did not purchase the property to be next to a caravan park.

The period of the proposed maximum stay of 28 days camping in one location is of great concern to us as campers will definitely be trespassing onto our private property.

We have the largest hill and the prominent vantage point on our property. There is no such vantage point on the proposed Nature Park property.

The Nature Park is essentially a Caravan Park. There is a very high risk that we will have the visitors that are staying at the park trespassing onto our property and there is a very high risk of theft of our property, and dog attacks on our livestock and our pets. This risk also extends to a fire risk if people are walking (trespassing) on our property and are smokers that do not discard their cigarettes correctly, then we have a fire risk.

We already experience trespassers entering our property from the North East side of our property. People walk through and over fences without any consideration that they may be entering and trespassing on someone's land.

Disturbance and noise:

We have tolerated the festivals that have been run at Nukara in good faith, even though the courtesy of advising us that they have a function is not forthcoming.

The noise carries and the follow day of the festival we can hear the campers from our property.

If there is a Nature Park in this location and 3 camping grounds there is going to be much more disturbance to us than we have to endure at present with a few festivals a year.

Infrastructure

Waste management

There is a risk that the self contained caravans may dump their waste in the paddocks. This will bring flies, and also odour, and cause waterways to be contaminated.

There is only 1 waste dump point within 15 kilometres and that is the Fig Tree crossing.

In our experience of travelling there are signs in the toilets to state that portable toilets are not to be emptied into the toilets. People do not read or adhere to signage and we have seen them dump their waste into the normal toilet areas.

It is also possible that people are not wanting to travel away from there site to dump their waste.

<u>DOGS:</u> We have grave concerns that campers will not control their animals and we will have

Dogs venturing onto our property. There is a very high risk of our livestock and our dogs being attached. We have valuable livestock and will not tolerate animals on our property.

Submission 4

<u>Safety:</u> There are a number of people using high powered weapons on small acreage in the area, this is of concern to us, especially if there are campers wandering around.

This is a regular occurrence in our area.

Your Ref:

Our Ref: F-AA-09433 D-AA-22/350051 Contact: Melanie Hogg 9222 2000

Jamie Criddle Chief Executive Officer Shire of Chapman Valley PO Box 1 NABAWA WA 6532

Attention: Simon Lancaster

Via email: cso@chapmanvalley.wa.gov.au

Dear Mr Criddle

RE: PROPOSED NATURE BASED CAMPGROUND AT NUKARA FARM - LOTS 1158, 2071 & 6984 NANSON-HOWATHARRA ROAD, NANSON

Thank you for your letter of 5 July 2022, requesting comments from the Department of Health (DOH) on the above proposal.

The DOH provides the following comment:

1. Water Supply and Wastewater Disposal

Potable water must be of the quality as specified under the Australian Drinking Water Quality Guidelines 2011.

The development is to have access to a sufficient supply of potable water that is of the quality specified under the Australian Drinking Water Quality Guidelines 2011.

Permanent signage fixed to all taps where the water is non potable.

The necessary requirements may be referenced and downloaded from:

http://ww2.health.wa.gov.au/Articles/A E/Drinking-water-quality-management
http://ww2.health.wa.gov.au/Articles/A E/Drinking-water-guidelines-and-standards

For wastewater, the proposal refers to two existing 1500 litre septic tanks and 20 metres of existing leach drains. The wastewater volumes for these tanks are calculated at approximately 1,380 litres per day.

The Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 (Regulations), require a volume of 140 litres per person. Considering this, the wastewater volume for the proposed 20 camp sites would far exceed the existing septic tank and leach drain capacity.

The DOH does not support the proposal until the following have been provided or demonstrated:

A specific site and soil evaluation (SSE) report is required to be undertaken by a qualified consultant and conducted during the wettest seasonal time of the year only (July/August) as per the requirements of AS/NZS 1547:2012 (Standard);

The wastewater treatment and disposal area should be sized in accordance with the above Regulations and Standard for permeability findings. The DOH does not appear to have a record of approval for the existing system, therefore the details of the existing onsite wastewater system and when this was approved with supporting plans will be required to be provided;

The location of the disposal area should ensure 100 metre setbacks are met from environmentally sensitive winter or wet seasonal creeks. There were no submitted plans detailing this;

The leach drain capacity appears to also require significant upgrade as a commercial system and appears to be currently sized at approximately 650 litres per day based on loam soils;

Provide scaled drawings of the proposed site that include all structures and the required wastewater treatment system/plant and disposal area for the proposed volumes. Drawings must show all exclusion zones and setback distances including identification of trafficable areas and camp sites;

The upgraded onsite wastewater treatment system and disposal area requires a formal application to be submitted to the Local Government for assessment prior forwarding onto the DOH.

2. Separation from Agricultural land uses

Consideration should be given to any existing and potential agricultural activities on surrounding land and the possible resultant spray drift from chemical applications. Attached is a copy of *Guidelines for Separation of Agricultural and Residential Land Uses*. It may be downloaded at:

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

Should you have any queries or require further information please contact Melanie Hogg on 9222 2000 or eh.eSubmissions@health.wa.gov.au

Yours sincerely

Dr Michael Lindsay

EXECUTIVE DIRECTOR

ENVIRONMENTAL HEALTH DIRECTORATE

01 August 2022



Submission # & Date Rec'd	Respondent	Nature of Submission	Comment	Recommendation
1 (21/7/22)		No objection We fully support this application.	No additional comment	Note submission
2 (18/7/22)		No objection Fully support my excellent neighbours. Besides there are so many ferals – pigs, cats, rabbits and foxes around here that a few tourists more or less make little difference.	No additional comment	Note submission
3 (25/7/22)	Department of Fire & Emergency Services	Request for further information DFES acknowledges the tourism development existed prior to the introduction of the State Government's bushfire planning framework, which includes State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas (Guidelines). However, as the development application seeks an extension to the campgrounds this would constitute an intensification of development and trigger application of SPP 3.7. Further clarification is required within the Bushfire Management Plan (BMP) of the requirements of SPP 3.7 and the supporting Guidelines. DFES correspondence then lists areas where further information or modification to the BMP is required relating to: vegetation classification; bushfire attack level contour map; siting and design, water and the bushfire emergency evacuation plan. Given the proposed development application has the potential to increase the threat of bushfire to people, property and infrastructure, the decision maker should ensure the bushfire risk and hazard reduction/bushfire protection measures are established and understood before making a determination. Consequently, the decision maker should require the BMP addresses the policy requirements of SPP3.7 and the Guidelines to inform decision making.	Copy of DFES submissions provide to the applicant's bushfire consultant inviting response. The applicant's bushfire consultant undertook modifications to the BMP in response to the DFES submission and this was returned to DFES for further review on 4/8/22.	As per following recommendation.
3a (31/8/22)	Department of Fire & Emergency Services	Request for further information DFES acknowledges amendments made to the revised BMP including updates to Table 2, and amendments to vegetation classifications and provisions of vegetation plots in Figure 7. Further clarification is required within the BMP of the	Copy of DFES submissions provide to the applicant's bushfire consultant inviting response. The applicant's bushfire consultant undertook further modifications to the BMP in response to the	Note submission and recommend that any approval for the application be made subject to the following:

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a bate net u		requirements of SPP 3.7 and the supporting Guidelines as outlined in our assessment below. DFES correspondence then lists areas where further information or modification to the BMP is required relating to: vegetation classification; bushfire attack level contour map; siting and design, vehicular access, water and the bushfire emergency evacuation plan. The previous advice provided by DFES on 25/7/22 has not been adequately addressed and consequently DFES are unable to provide any further comment on the proposal until the issues are clarified. It is critical the bushfire management measures within the BMP are refined to ensure they are accurate and can be implemented to reduce the vulnerability of the development to bushfire. The decision maker should be satisfied the measures can be achieved and confirm the requirements as outlined above, this can be done without further referral to DFES. If the bushfire management measures cannot be confirmed the outcomes within the BMP may be inaccurate.	DFES submission and this was returned to DFES for further review on 5/9/22 & 7/9/22. A copy of the bushfire consultant's tabled response to DFES (in addition to the BMP modifications) has been provided as a separate table at the conclusion of the Schedule of Submissions. At time of writing a response from DFES has not been received. The applicant was also invited to respond to the issues raised and provided the following: I am well aware there is a fire hazard and not enjoying paying thousands to point that out, I have everything at stake should a bushfire go through, therefore will only operate out of fire season to eliminate that concern. It is considered that in the event that the nature based campground application is approved it be made subject to the following: Condition "The applicant shall prepare a Bushfire Management Plan and Emergency Evacuation Plan to the approval of the local government, and the development is required to be operated in accordance with the recommendations contained therein." Advice Notes "The Bushfire Management Plan and Emergency	Condition "The applicant shall prepare a Bushfire Management Plan and Emergency Evacuation Plan to the approval of the local government, and the development is required to be operated in accordance with the recommendations contained therein." "The internal road network and vehicle manoeuvring and parking areas shall be constructed and maintained to an all-weather compacted standard to the approval of the local government." Advice Notes "The Bushfire Management Plan and Emergency Evacuation Plan shall be prepared to the requirements of the Department of Fire & Emergency Services and the approval of the local government." "The Bushfire Management Plan and Emergency Evacuation Plan shall be periodically reviewed to ensure they remain

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			Evacuation Plan shall be prepared to the requirements of the Department of Fire & Emergency Services and the approval of the local government." "The Bushfire Management Plan and Emergency Evacuation Plan shall be periodically reviewed to ensure they remain current with on-ground site characteristics, user patterns/demands and the bushfire planning framework. In the event of a concern being raised by the Department of Fire & Emergency Services or the local government the Plan(s) may require modification to ensure they address the raised concern(s)to the approval of the local government."	current with on-ground site characteristics, user patterns/demands and the bushfire planning framework. In the event of a concern being raised by the Department of Fire & Emergency Services or the local government the Plan(s) may require modification to ensure they address the raised concern(s)to the approval of the local government."
4 (28/7/22)		Objection Fire Do not feel that water storge of 20,000L is enough water to control a fire. As there are 3 proposed campground areas feel each area should have access to pressurised fire control unit for immediate response. Although the application states the months the camping is going to operate is April to October there is nothing to confirm this is the only months the licence is for. There is a large area that is break away country, a fire would spread extremely quickly in these areas. Access to the breakaway country is extremely difficult. Our property is at risk as we have our northern boundary adjoining 115 Howatharra Road Nanson. Some of this breakaway country is within our boundary. If the licence for the Nature Park to operate is restricted and only valid for the winter months then there should be minimum chance of a high fire risk. At this stage we cannot see that there is any restriction for the operation or for future	The applicant was invited to respond to the issues raised and provided the following: "Regarding concerned neighbour: Fire: It is my greatest concern, hence only winter months and amount of fire prevention methods carried out and equipment on hand, not sure where the 20000litre capacity came from, 450000 litres stored and available and I take it very seriously hence why I won't be open in fire season."	Note submission and recommend that any approval for the application be made subject to the following: Conditions "The applicant is to prepare, submit and adhere to a Management Plan to the approval of the local government." "The proponent is to implement and maintain reporting mechanisms for complaints concerning the operation of the development. In the event of a substantiated complaint being received the applicant is

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	1	expansion to be limited to the winter months. We therefore feel the risks are too high.		required to demonstrate mitigation response(s) to the approval of the local
		Infrastructure Is this proposal limited to 20 bays, it is unclear. There is mention of further development of 12 bed accommodation in the future. It is not clear what number of sites or persons will be accommodated on this site. This is a great concern to us as it magnifies our concerns as listed in this document.	The application is for 3 campground areas containing 5, 7 & 8 campsites (total 20 sites). The application does not include a 12 bedroom accommodation building. In the event that the landowner were to consider this form of development at a future stage it would require lodgement of a separate application to the local	government. Such response(s) will be treated as conditions of approval/required modifications to the Management Plan." "The applicant shall prepare a
			government that would be referred to relevant parties inviting comment prior to presentation to a meeting of Council for determination.	Bushfire Management Plan and Emergency Evacuation Plan to the approval of the local government, and the development is required to be
		Environmental impact and trespassing concerns We have concerns that there will be degradation of the breakaway country with visitors to the park walking through	The applicant was invited to respond to the issues raised and provided the following: "Environmental impact: Totally irrelevant, I am set	operated in accordance with the recommendations contained therein."
		the bushland. In the Nature Based Parks Management Plan 2.1 the intriguing topography with flat topped laterite hills, is actually on our property not on the land of the proposed Nature Park. There is a real risk of camper trespassing onto our private property to walk through our break away country to view the wildflowers and have a vantage point to take photos of the view and Vista.	up with walk trails and roads, kangaroos and feral animals would far out way any impact of the tourists otherwise I wouldn't be doing it, I will be only targeting the environmentally conscious tourist for that reason" "Trespassing: Fair enough, I totally respect that, it has occurred but only due to there being no standing	"Signage is required to be installed to the approval of the local government advising visitors to the nature park of the property limits".
		We value our privacy and did not move to the country for a rural lifestyle for it to be taken from us by having a Nature Park on our doorstep.	boundary fence in an area where people tend to gravitate to, a simple private property, no trespassing would alleviate this issue I believe"	"The Management Plan is to include a section relating to Waste Management propagate
		Quiet enjoyment We purchased our property in 1996 for the quiet enjoyment of being in a farming area in the beautiful Chapman Valley. We did not purchase the property to be next to a caravan park. The period of the proposed maximum stay of 28 days camping in one location is of great concern to us as campers will	"Noise: Grey nomads, bird twitchers and wildflower enthusiast are not an issue, concerts, all our festivals they did receive written notification, unfortunately maybe not the recent Valley Groove Festival of which I do apologise for if that's the case and will let	Waste Management prepared to the requirements of the Department of Health, and the approval of the Local Government."

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	li i	definitely be trespassing onto our private property.	Tysone know this is a very important issue."	"The Management Plan is to
		We have the largest hill and the prominent vantage point on		include a section stating the
		our property. There is no such vantage point on the proposed		period of operation for the
		Nature Park property.		nature based campground that
		The Nature Park is essentially a Caravan Park. There is a very		has regard for closure during
		high risk that we will have the visitors that are staying at the		periods of fire risk to the
		park trespassing onto our property and there is a very high risk		approval of the local
		of theft of our property, and dog attacks on our livestock and		government."
		our pets. This risk also extends to a fire risk if people are		
		walking (trespassing) on our property and are smokers that do		"The Bushfire Management
		not discard their cigarettes correctly, then we have a fire risk.		Plan and Emergency Evacuation
		We already experience trespassers entering our property from		Plan shall be prepared to the
		the north-east side of our property. People walk through and		requirements of the
		over fences without any consideration that they may be		Department of Fire &
		entering and trespassing on someone's land.		Emergency Services and the
		Market Ma		approval of the local
		<u>Disturbance and noise</u>		government."
		We have tolerated the festivals that have been run at Nukara in		MARKET SEC. STATES
		good faith, even though the courtesy of advising us that they		"The Bushfire Management
		have a function is not forthcoming.		Plan and Emergency
		The noise carries and the follow day of the festival we can hear		Evacuation Plan shall be
		the campers from our property.		periodically reviewed to ensure
		If there is a Nature Park in this location and 3 camping grounds		they remain current with on-
		there is going to be much more disturbance to us than we have		ground site characteristics, user
		to endure at present with a few festivals a year.		patterns/demands and the
				bushfire planning framework.
		Waste management	A CONTRACTOR OF THE PROPERTY O	In the event of a concern being
		There is a risk that the self-contained caravans may dump their	Waste Dumping: My target audience I believe has	raised by the Department of
		waste in the paddocks. This will bring flies, and also odour, and	the respect that this is not an issue, I will be	Fire & Emergency Services or
		cause waterways to be contaminated.	advertising to attract only environmentally aware	the local government the
		There is only 1 waste dump point within 15km and that is the	clientele not disrespectful idiots	Plan(s) may require
		Fig Tree crossing.		modification to ensure they
		In our experience of travelling there are signs in the toilets to		address the raised concern(s)to
		state that portable toilets are not to be emptied into the		the approval of the local
20	k	toilets. People do not read or adhere to signage and we have		government."

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		seen them dump their waste into the normal toilet areas. It is also possible that people are not wanting to travel away from there site to dump their waste. Dogs We have grave concerns that campers will not control their animals and we will have dogs venturing onto our property. There is a very high risk of our livestock and our dogs being attacked. We have valuable livestock and will not tolerate animals on our property.	Dogs: Totally agree, We have livestock, pet kangaroos and wildlife on Nukara and any dogs that do come are on leads, for that reason.	
		Safety There are a number of people using high powered weapons on small acreage in the area, this is of concern to us, especially if there are campers wandering around. This is a regular occurrence in our area.		
6 (1/8/22)	Department of Health	Technical Comment and request for further information Water Supply The development is to have access to a sufficient supply of potable water that is of the quality specified under the Australian Drinking Water Quality Guidelines 2011. Permanent signage fixed to all taps where the water is non potable.	The applicant's bushfire consultant advised the following in regard to effluent disposal and water supply: "I believe Nukara already has approved systems in place, and the site has more than the allowed toilets as per Scheduler 7 of Caravan Park regs for 20 sites.	Note submission and recommend that any approval for the application be made subject to the following: Conditions
		Wastewater Disposal The proposal refers to two existing 1,500L septic tanks and 20m of existing leach drains. The wastewater volumes for these tanks are calculated at approximately 1,380 litres per day. The Health (Treatment of Sewage and Disposal of Effluent and	Site 1 Timber frame tin cladding Gas hot water 1 disabled access shower and toilet /basin 1 toilet and basin Double outside basin with hot water for dishes	"The applicant is to prepare, submit and adhere to a Management Plan to the approval of the local government."
		Liquid Waste) Regulations 1974 require a volume of 140L per person. Considering this, the wastewater volume for the proposed 20 camp sites would far exceed the existing septic tank and leach drain capacity. DoH does not support the proposal until a specific site and soil	Water supply from 110 000 litre tank Solar lighting Site 2 No toilets or showers, septic system is in place but nothing else	"The proponent is to implement and maintain reporting mechanisms for complaints concerning the operation of the development. In the event of a substantiated complaint being

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l l	N N	evaluation (SSE) report has been provided undertaken by a	Camp kitchen close by.	received the applicant is
		qualified consultant and conducted during the wettest	100 - 201	required to demonstrate
		seasonal time of the year only (July/August) as per the	Site 3	mitigation response(s) to the
		requirements of AS/NZS 1547:2012 (Standard).	Timber frame, tin cladding	approval of the local
			Males, 2 hot shower buckets, 2 toilets, 2 urinals, 2	government. Such response(s)
		The wastewater treatment and disposal area should be sized in	basins	will be treated as conditions of
		accordance with the above Regulations and Standard for	Females, 2 hot shower buckets, 2 toilets, 2 basins	approval/required
		permeability findings. The DoH does not appear to have a	Solar hot water system with electric booster,	modifications to the
		record of approval for the existing system, therefore the details	Water supply from overhead rain water tank 12,000	Management Plan."
		of the existing onsite wastewater system and when this was	litre plus 23,000L rain supply tank alongside plus	((7)
		approved with supporting plans will be required to be	23,000L separate water supply	"The development shall comply with the requirements of the
		provided.	Lighting on generator supply, is changing to off grid solar system soon	Caravan Parks and Camping
		The location of the disposal area should ensure 100m setbacks	Solar system soon	Grounds Regulations 1997 and
		are met from environmentally sensitive winter or wet seasonal	The comment in relation to water services for	the 'Nature-based Parks:
		creeks. There were no submitted plans detailing this.	firefighting the Bushfire Emergency Evacuation Plan	Licensing Guidelines for
		creeks. There were no submitted plans detailing this.	(BEEP) shows the location of water tanks and the	Developers and Local
		The leach drain capacity appears to also require significant	BMP states other location to access water would be	Governments' to the approval
		upgrade as a commercial system and appears to be currently	consider with the SPP3.7 guidelines."	of the local government."
		sized at approximately 650L per day based on loam soils;	g	9
		The second secon	The applicant was also invited to respond to the	"The development shall be
		Provide scaled drawings of the proposed site that include all	issues raised and provided the following:	connected to on-site effluent
		structures and the required wastewater treatment	"Potable Water: Bring your own	disposal systems that are
		system/plant and disposal area for the proposed volumes.		located, designed, installed and
		Drawings must show all exclusion zones and setback distances	Septic capacity: Adjust total camper number to suit,	operated to the approval of the
		including identification of trafficable areas and camp sites.	10 max based on 140L a day then, no problem I don't want too many anyway.	Department of Health."
		The upgraded onsite wastewater treatment system and	1150 Et 16	"Signage is required to be
		disposal area requires a formal application to be submitted to	Septic plans: I have gone through shire for all	installed to all taps to the
		the local government for assessment prior to forwarding onto	systems in place and been approved so I'd hope they	approval of the local
		the DoH.	would be there somewhere	government advising visitors
				where the water is non-potable.
		Separation from Agricultural land uses	Agricultural Spray: Yes I are am aware of that and	Promotional material for the
			would convert to pasture and grazing if caravan park	nature based campground shall
		Consideration should be given to any existing and potential	goes ahead to avoid spray drift concerns alongside	clearly state to the approval of

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& Date Rec'd	Respondent	agricultural activities on surrounding land and the possible resultant spray drift from chemical applications. Reference: Guidelines for Separation of Agricultural and Residential Land Uses. It may be downloaded at: http://ww2.health.wa.gov.au/Articles/F I/Guidelines-for-separation-of-agricultural-and-residential-land-uses	The Shire's Environmental Health Officer was invited to make comment in relation to the submitted Nature Based Park Management Plan and raised the following queries with the applicant (provided in italic text), the applicant's responses have been included in red text. Under Section 4 Infrastructure — "Section 4.1 you stated that you are "Proposing to also build a 12 bed accommodation dwelling in future". Is this accommodation for the Nature Based Park, or for your other Events/Functions that you hold at Nukara Farm?" "For other Events/Functions" Note: The application is for 3 campground areas containing 5, 7 & 8 campsites (total 20 sites). The application does not include a 12 bedroom accommodation building. In the event that the landowner were to consider this form of development at a future stage it would require lodgement of a separate application to the local government that would be referred to relevant parties inviting comment prior to presentation to a meeting of Council for determination. "Section 4.1 you state there is a camp kitchen for the campgrounds. Under Section 4.1.4 you said no there will not be a washing up facility provided. This is a contradiction in your Plan. In other support information, you state that there is an outside double sink on the ablution block where Campground 1 will be which has running hot and cold water to it.	the local government that water is non-potable and that visitors must provide their own potable water." "The applicant shall prepare a Bushfire Management Plan and Emergency Evacuation Plan to the approval of the local government, and the development is required to be operated in accordance with the recommendations contained therein." Advice Notes "The Management Plan is to include a section relating to Water Supply prepared to the requirements of the Department of Health, and the approval of the local government." "The Management Plan is to include a section relating to Waste Management prepared to the requirements of the Department of Health, and the approval of the local government."

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			Campgrounds 1 and 2" "Washing up only for campground 1"	Management prepared to the requirements of the Department of Health, and the
			"Are you proposing to provide a camp kitchen for Campground 3?" "Yes use existing kitchen at Barn"	approval of the local government."
			"Would you please confirm if there will be a camp kitchen consisting of a sink of at least 45L capacity with running hot and cold water with a water-proof bench of at least 0.5m² area next to the sink, and if all camp sites are located within 90m of washing facility?" "Yes all in place at campground 3, not 1 and 2"	"The applicant is advised that this planning approval does not negate the requirement for any additional approvals which may be required under separate legislation including but not limited to the, Building Code of
			"Section 4.1 you state that there is the stage. What is the plan for the stage in regards to the Nature Based Park?" "Entertainment occasionally."	Australia, Building Act 2011, Building Regulations 2012, Caravan Parks and Camping Grounds Act 1995, Caravan Parks and Camping Grounds
			"Under Section 4.1.1-Water you have said Yes there is potable water for the Nature Based Park, and under Section 4.1.2 you state that the water comes from two 22,500L rainwater tanks. Rainwater is not potable water as there is no control of contaminants	Regulations 1997, Health Act 1911), Liquor Control Act 1988, and the Local Government (Miscellaneous Provisions) Act 1960. It is the applicant's
			that could wash or gain access to the rainwater tanks. This water is acceptable for flushing a toilet, washing clothes, and maybe showering, but is not acceptable for drinking, brushing teeth, or washing/rinsing food. On page 25 or 31 of the	responsibility to obtain any additional approvals required before the development/use lawfully commences."
			amended Bushfire Management Plan in the table under Performance Principle P5xii-Statement of Compliance it states that " campers are to provided their own portal water for drinking." This indicates	
			that campers would be asked to bring their own water for drinking purposes. Would you please clarify this point for me?" "Yes they can bring their own."	

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			"Under Section 5.2 Waste disposal – Grey water – You do not have a greywater disposal system on-site, only septic systems. These are different, so this section is not applicable to your proposal unless you are looking to install a new wastewater system that is for greywater." "No I'm not"	
			"Under Section 7.1 Informing of Shortfalls in Infrastructure you should include along with the access to a 240W power point, the provision of general lighting, and the provision of potable water supply." "To be corrected"	
			"Under Section 8.3 Traffic Management you have marked Yes for the two-way roads within the facility being at least 6m wide. Then under Section 8.4 you have stated that the roads are 4m wide, and under Section 8.5 you have stated that you have separate exit and entry roads that are 4m wide and they are one-way where possible. This is contradictory and needs correcting." "To be corrected"	
			"Under Section 9.1.1 Risk Management you have stated that every site is within reach of the nozzle end of a fire hose as required. Under Section 9.1.5 you have stated that you have fire fighting units on the property. When the Nature Based Park is open, will there be a fire fighting unit (water tank on trailer with pump and fire hose and nozzle that reaches at least 30m) located within the Campgrounds, and if so, where will it/they be located?" "Campground 3"	
			"What size water tank will be on the fire fighting unit?" "1,000L"	

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			"Will it be accessible by campers or locked and only able to used by the manager?" "Accessible, 50mm tow ball"	
			"Section 9.1.3 you have stated there will fire extinguishers available. Where will the fire extinguishers be located?" "Camp Kitchen at Campground 3"	
			"Under Section 9.2.1 Cyclone you have stated that the manager or other person responsible for the facility will be residing in an onsite cabin in the camp grounds. Is this going to be a new building or modification of an existing building" "Existing Building at Camp Ground 1"	
			Following receipt of the applicant's response the Environmental Health Officer has provided the following further comment:	
			"I have now read through the responses to my questions, plus replies to the concerns raised by neighbours, the Department of Health and DFES. Will need an exemption by Council from the need to	
			supply potable water to campers (Clause 40 Division 12 Schedule 7 of the Caravan and Camping Grounds Regulations 1997) and will need to advertise that	
			campers need to bring their own drinking water supply. Otherwise I believe application complies with the Regulations for a nature based park."	

	Po	licy Measure 6.5 a) Preparation	of a BAL Contour Map	
Issue	Assessment	Action	Bushfire Consultant Comment (BMPv2)	Bushfire Consultant Comment (BMPv3)
Vegetation classification	Figure 7 of the BMP depicts excluded vegetation surrounding proposed campgrounds 1, 2 and 3 and existing infrastructure. Evidence to support the exclusion of all vegetation exclusions in the BMP, as managed to low threat in accordance with AS3959 is required. In addition, Vegetation Plot 12 was previously classified as Class G Grassland. The revised BMP now classifies Plot 12 as excluded. Plot 6, 16 and 14 were also previously classified as Class B Woodland, and Class D Scrub. These areas are revised and have now been partially excluded.	Insufficient information. The decision maker to be satisfied with the vegetation exclusions and vegetation management proposed.	The Campground areas that are proposed are in existing vegetation that has been managed over time to reduce the bushfire risk therefore excluded. Figure 7 show the campground areas with the vegetation excluded to allow for clarity to the assessment mapping.	Figure 7 heading has been changed to state included Asset Protection Zone (APZ) installed. The BMP has presented a combination of mapping as to simplify the review and not have a large amount of mapping overlays.
Vegetation classification	An enforceable mechanism is required to provide certainty that the proposed management measures can be achieved in perpetuity and that they are enforceable. The BMP contains several plots (including Plots 4 and 6) classified as Class B Woodland. These Vegetation plots cannot be substantiated as Class B Woodland with the limited information and photographic evidence available. The foliage cover appears to exceed 30%. The BMP should detail specifically how the Class B Woodland classification was derived as opposed to Class A Forest.	Modification to the BMP is required.		The enforcement would be done under the Bushfire break notice and the condition of the caravan and campground licence requirements. Additional implementation action included in table 4 Item 2 of table 4 will be the enforcement part before occupancies or operations can take place Plot 4 and 6 are Woodland as Tree heights and no middle story vegetation area located in these areas. Also, environment condition (climate) is not able to sustains Forest vegetation. Photos 13 - 31 show the vegetation, essential the vegetation is seated in and creek line, and predominantly woodland
	If unsubstantiated, the vegetation classification should be revised to consider			Photo 67 show tall tree with grassy understory Woodland.

the vegetation as per AS3959, or the resultant BAL ratings may be inaccurate. DFES notes amendments to Table 2, however the separation distances have not been provided. Therefore, the indicative BAL ratings cannot be validated. In addition, DFES notes amendments to Figure 7 regarding vegetation classification, however Figures 11 and 12 are inconsistent with Figure 7. The BMP should be amended to provide a BAL input table that enables validation of the BAL ratings, and address inconsistencies between Figures 7, 11 and 12. Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria Situated Assessment Action Modification to the BMP is required. Bushfire Consultant Comment (BMP v2) Bushfire Consultant Comment (B The campsite with the 90m radius area and Appendix 6 Site plan notes the campsite with the campsite wit	d not
BAL Contour Map DES notes amendments to Table 2, however the separation distances have not been provided. Therefore, the indicative BAL ratings cannot be validated. In addition, DFES notes amendments to Figure 7 regarding vegetation classification, however Figures 11 and 12 are inconsistent with Figure 7. The BMP should be amended to provide a BAL input table that enables validation of the BAL ratings, and address inconsistencies between Figures 7, 11 and 12. Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria Siting and design A2.1 - insufficient information It has not been demonstrated that the campsites It	d not
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Figure 7. The BMP should be amended to provide a BAL input table that enables validation of the BAL ratings, and address inconsistencies between Figures 7, 11 and 12. Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria Issue Assessment Action Bushfire Consultant Comment (BMP v2) Bushfire Consultant Comment (BMP v2)	talled
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design It has not been demonstrated that the campsites is required. area and Appendix 6 Site plan notes the	IP v3)
	-
can achieve BAL-29 or below. The BAL ratings Decision maker to be location of the campsite with the	
The state of the s	
cannot be validated. To comply, the BMP is satisfied. required distance to vegetation being the	
required to demonstrate an appropriately sized separation distance to vegetation.	
APZ between the proposed camp sites and	
classified vegetation, consist with the Guidelines.	
Table 2.5 of AS3959 provides the separation	
required distances. Given the site characteristics,	
it is likely campsites can achieve BAL-29. The	
decision maker should be satisfied the proposed	
campsites can achieve BAL-29 or below.	
	tegies
Access It remains that the BMP has not specified if the is required. included in 6.1 and appendix 5 ma	ping
private driveway meets the full technical Decision maker to be	
requirements of the Guidelines. satisfied.	
The decision maker should be satisfied the	
proposal can achieve compliance with A5.11,	
including the full technical requirements of the	
Guidelines including Table 6 Column 4.	I
Water A5.12 – comment only. Comment only. BBS no comment	
The BMP states visitors to the site will provide	
their own water supplies. The Guidelines state	
the local government may require a water tank	
for firefighting purposes.	

	Policy Measure 6.6.1 Vulnerable land uses								
Issue	Assessment	Action	Bushfire Consultant Comment (BMP v2)	Bushfire Consultant Comment (BMP v3)					
Bushfire	The referral has included a 'Bushfire Emergency	Comment only.	The BEEP has been completed for						
Emergency	Evacuation Plan' for the purposes of addressing	6	simplification of the operations needs						
Evacuation	the policy requirements. Consideration should be		for the owner/operator/manage.						
Plan (BEEP)	given to the Guidelines Section 5.5.2 'Developing		98 501 69 5.2%						
50,000	a Bushfire Emergency Evacuation Plan'. This		If follows very similar format and						
	contains detail regarding what should be included		contains as per WAPC templates.						
	in a BEEP and will ensure the appropriate content		NA 271						
	is detailed when finalising the BEEP to the								
st.	satisfaction of the Shire.	6							



SHIRE OF CHAPMAN VALLEY

MONTHLY FINANCIAL REPORT

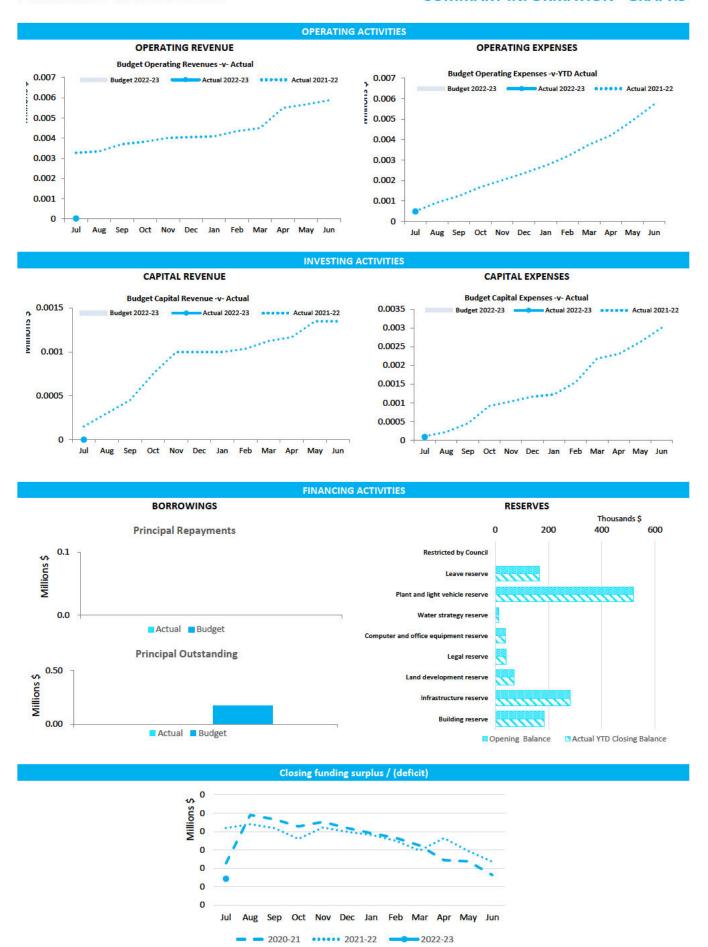
(Containing the Statement of Financial Activity)
For the period ending 31 July 2022

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

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SUMMARY INFORMATION - GRAPHS



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

Funding surplus / (deficit) Components

Funding surplus / (deficit) YTD YTD Adopted Budget Actual Budget (a) (b)

\$1.82 M \$1.82 M \$1.79 M (\$0.03 M) **Opening** Closing \$0.00 M \$1.61 M \$1.43 M (\$0.17 M)

Refer to Statement of Financial Activity

Cash and cash equivalents

\$3.95 M **Unrestricted Cash** \$2.63 M 66.6% **Restricted Cash** \$1.32 M 33.4%

Refer to Note 2 - Cash and Financial Assets

Payables

Var. \$

(b)-(a)

\$0.42 M % Outstanding **Trade Payables** \$0.17 M

0 to 30 Days 96.4% Over 30 Days 3.6% Over 90 Days 0%

Refer to Note 5 - Payables

(\$0.01 M)

Receivables

\$0.00 M % Collected Rates Receivable \$0.21 M 6.1% % Outstanding **Trade Receivable** \$0.00 M Over 30 Days 244.2%

221.1%

Over 90 Days Refer to Note 3 - Receivables

Key Operating Activities

\$0.46 M

YTD Actual

YTD Budget

Amount attributable to operating activities

Var. \$ **Adopted Budget** Actual (b)-(a) (a) (h)

(\$0.27 M)

% Variance

0.0%

(\$0.25 M)

Rates Revenue \$0.00 M

\$0.00 M

Refer to Statement of Financial Activity

Refer to Statement of Financial Activity

Operating Grants and Contributions

YTD Actual \$0.00 M % Variance YTD Budget \$0.15 M (98.9%)

Refer to Note 12 - Operating Grants and Contributions

Fees and Charges

\$0.01 M YTD Actual % Variance \$0.01 M YTD Budget 23.0%

Capital Grants

Lease Liability

% Received

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities

YTD YTD Var. \$ **Adopted Budget Budget** Actual (b)-(a) (a) (\$2.47 M) (\$0.16 M) \$0.07 M (\$0.09 M) Refer to Statement of Financial Activity

Proceeds on sale Asset Acquisition

\$0.00 M YTD Actual \$0.09 M % Spent **Adopted Budget** (100.0%) \$3.50 M (97.5%) \$0.11 M **Adopted Budget**

Refer to Note 7 - Capital Acquisitions

\$0.00 M \$0.93 M (100.0%) **Adopted Budget**

Refer to Note 7 - Capital Acquisitions

YTD Actual

Key Financing Activities

Refer to Note 8 - Borrowings

Refer to Note 6 - Disposal of Assets

YTD Actual

Amount attributable to financing activities

YTD YTD Var. \$ **Adopted Budget Budget** Actual (b)-(a) (a) \$0.19 M \$0.20 M (\$0.00 M) (\$0.20 M)

Refer to Statement of Financial Activity

Borrowings Reserves

Principal \$0.00 M \$1.32 M **Reserves balance** repayments Interest expense \$0.00 M Interest earned \$0.00 M Principal due \$0.00 M

Principal \$0.00 M repayments Interest expense \$0.00 M **Principal due** \$0.05 M Refer to Note 10 - Cash Reserves Refer to Note 9 - Lease Liabilites

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

KEY TERMS AND DESCRIPTIONS FOR THE PERIOD ENDED 31 JULY 2022

NATURE OR TYPE DESCRIPTIONS

REVENUE

RATES

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

OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

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

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

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

REVENUE FROM CONTRACTS WITH CUSTOMERS

Revenue from contracts with customers is recognised when the local government satisfies its performance obligations under the contract.

FEES AND CHARGES

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

SERVICE CHARGES

Service charges imposed under *Division 6 of Part 6 of the Local Government Act 1995*. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges.

INTEREST EARNINGS

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

OTHER REVENUE / INCOME

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

PROFIT ON ASSET DISPOSAL

Excess of assets received over the net book value for assets on their disposal.

EXPENSES

EMPLOYEE COSTS

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

MATERIALS AND CONTRACTS

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

UTILITIES (GAS, ELECTRICITY, WATER)

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

INSURANCE

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

LOSS ON ASSET DISPOSAL

Shortfall between the value of assets received over the net book value for assets on their disposal.

DEPRECIATION ON NON-CURRENT ASSETS

Depreciation expense raised on all classes of assets. Excluding Land.

INTEREST EXPENSES

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

OTHER EXPENDITURE

Statutory fees, taxes, allowance for impairment of assets, member's fees or State taxes. Donations and subsidies made to community groups.

STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 31 JULY 2022

BY NATURE OR TYPE

	Ref Note	Adopted Budget	YTD Budget (b)	YTD Actual (c)	Variance \$ (c) - (b)	Variance % ((c) - (b))/(b)	Var.
	Note	\$	\$	\$	\$	%	
Opening funding surplus / (deficit)	1(c)	1,816,325	1,816,325	1,787,893	(28,432)		
Revenue from operating activities							
Rates		3,049,621	0	0	0	0.00%	
Operating grants, subsidies and contributions	12	3,021,405	147,724	1,641	(146,083)	(98.89%)	•
Fees and charges		357,252	10,607	13,051	2,444	23.04%	
Interest earnings		14,615	467	1,661	1,194	255.67%	
Other revenue		17,374	1,030	14,266	13,236	1285.05%	A
Profit on disposal of assets	6	55,876	0	0	0	0.00%	
		6,516,143	159,828	30,619	(129,209)	(80.84%)	
Expenditure from operating activities							
Employee costs		(2,428,051)	(198,685)	(155,009)	43,676	21.98%	A
Materials and contracts		(3,154,631)	(77,275)	(64,049)	13,226	17.12%	A
Utility charges		(65,969)	(5,869)	(902)	4,967	84.63%	
Depreciation on non-current assets		(2,132,983)	(177,749)	(182,652)	(4,903)	(2.76%)	
Interest expenses		(2,456)	(204)	(141)	63	30.88%	
Insurance expenses		(184,624)	(128,855)	(89,500)	39,355	30.54%	A
Other expenditure		(128,136)	(1)	(1)	0	0.00%	
Loss on disposal of assets	6	(19,302)	0	0	0	0.00%	
		(8,116,152)	(588,638)	(492,254)	96,384	(16.37%)	
Non-cash amounts excluded from operating activities	1(a)	2,058,909	177,749	196,584	18,835	10.60%	A
Amount attributable to operating activities		458,900	(251,061)	(265,051)	(13,990)	5.57%	
Investing activities							
Proceeds from non-operating grants, subsidies and contributions	13	928,620	0	0	0	0.00%	
Proceeds from disposal of assets	6	106,304	106,304	0	(106,304)	(100.00%)	•
Payments for property, plant and equipment and infrastructure	7	(3,502,148)	(264,530)	(87,115)	177,415	67.07%	A
Amount attributable to investing activities		(2,467,224)	(158,226)	(87,115)	71,111	(44.94%)	
Financing Activities							
Proceeds from new debentures	8	175,000	175,000	0	(175,000)	(100.00%)	•
Transfer from reserves	10	250,000	250,000	0	(250,000)	(100.00%)	•
Payments for principal portion of lease liabilities	9	(7,886)	0	(1,926)	(1,926)	0.00%	
Transfer to reserves	10	(225,115)	(225,115)	(168)	224,947	99.93%	A
Amount attributable to financing activities		191,999	199,885	(2,094)	(201,979)	(101.05%)	
Closing funding surplus / (deficit)	1(c)	0	1,606,923	1,433,633	(173,290)	10.78%	•

KEY INFORMATION

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

Refer to Note 15 for an explanation of the reasons for the variance.

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

MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDED 31 JULY 2022

BASIS OF PREPARATION

BASIS OF PREPARATION

The financial report has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and interpretations of the Australian Accounting Standards Board, and the *Local Government Act 1995* and accompanying Regulations.

The *Local Government Act 1995* and accompanying Regulations take precedence over Australian Accounting Standards where they are inconsistent.

The Local Government (Financial Management) Regulations 1996 specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

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

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 14 to these financial statements.

SIGNIFICANT ACCOUNTING POLICES

CRITICAL ACCOUNTING ESTIMATES

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

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

Actual results may differ from these estimates.

The balances, transactions and disclosures impacted by accounting estimates are as follows:

- estimation of fair values of certain financial assets
- estimation of fair values of fixed assets shown at fair value
- impairment of financial assets

GOODS AND SERVICES TAX

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

ROUNDING OFF FIGURES

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

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 31 July 2022

(a) Non-cash items excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32*.

Non-cash items excluded from operating activities	Notes	Adopted Budget	YTD Budget (a)	YTD Actual (b)
		\$	\$	\$
Adjustments to operating activities				
Less: Profit on asset disposals	6	(55,876)	0	0
Less: Movement in liabilities associated with restricted cash		0	0	0
Less: Fair value adjustments to financial assets at amortised cost		0	0	0
Movement in pensioner deferred rates (non-current)		0	0	0
Movement in employee benefit provisions		(37,500)	0	(28,850)
Movement in lease liabilities (non-current)		0	0	0
Movement in other provisions (non-current)		0	0	42,782
Add: Loss on asset disposals	6	19,302	0	0
Add: Depreciation on assets	_	2,132,983	177,749	182,652
Total non-cash items excluded from operating activities		2,058,909	177,749	196,584

(b) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with <i>Financial Management Regulation</i> 32 to agree to the surplus/(deficit) after imposition of general rates.		Adopted Budget Opening 30 June 2022	Last Year Closing 30 June 2022	Year to Date 31 July 2022
Adjustments to net current assets				
Less: Reserves - restricted cash	10	(1,293,181)	(1,318,066)	(1,318,234)
Add: Borrowings	8	175,000	0	0
Add: Provisions employee related provisions	11	327,768	327,768	0
Add: Lease liabilities	9		7,886	7,886
Total adjustments to net current assets		(790,413)	(982,412)	(1,310,348)
(c) Net current assets used in the Statement of Financial Activity				
Current assets				
Cash and cash equivalents	2	4,941,705	4,941,705	3,950,189
Rates receivables	3	218,737	218,737	205,288
Receivables	3	2,848	2,848	1,330
Other current assets	4	6,767	15,835	14,612
Less: Current liabilities				
Payables	5	(1,434,010)	(1,434,010)	(423,779)
Contract liabilities	11	(601,656)	(601,656)	(601,656)
Lease liabilities	9	(7,886)	(7,886)	(7,886)
Provisions	11	(365,268)	(365,268)	(394,118)
Less: Total adjustments to net current assets	1(b)	(944,912)	(982,412)	(1,310,348)
Closing funding surplus / (deficit)		1,816,325	1,787,893	1,433,632

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

Description	Classification	Unrestricted	Restricted	Total Cash	Trust	Institution
		\$	\$	\$	ş	
Cash on hand						
Municipal Account	Cash and cash equivalents	105,519		105,519		Westpac Banking Corporation
Petty Cash	Cash and cash equivalents	700		700		Westpac Banking Corporation
Municipal Investment Account	Cash and cash equivalents	2,525,463		2,525,463		Westpac Banking Corporation
Leave Reserve	Cash and cash equivalents	0	165,761	165,761		Westpac Banking Corporation
Water Strategy Reserve	Cash and cash equivalents	0	14,249	14,249		Westpac Banking Corporation
Plant/Light Vehicle Reserve	Cash and cash equivalents	0	519,391	519,391		Westpac Banking Corporation
Computer & Office Equipment Reserve	Cash and cash equivalents	0	39,778	39,778		Westpac Banking Corporation
Legal Reserve	Cash and cash equivalents	0	40,050	40,050		Westpac Banking Corporation
Land Development Reserve	Cash and cash equivalents	0	72,122	72,122		Westpac Banking Corporation
Infrastructure Reserve	Cash and cash equivalents	0	282,631	282,631		Westpac Banking Corporation
Building Reserve	Cash and cash equivalents	0	184,251	184,251		Westpac Banking Corporation
Trust Account	Cash and cash equivalents	0		0	154,029	Westpac Banking Corporation
Credit Card	Cash and cash equivalents	274		274	10.	Westpac Banking Corporation
Total		2,631,956	1,318,233	3,950,189	154,029)
Comprising						
Cash and cash equivalents		2,631,956	1,318,233	3,950,189	154,029	
		2,631,956	1,318,233	3,950,189	154,029	,

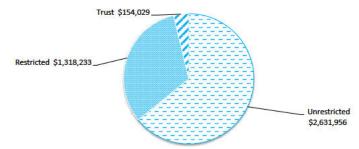
KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 4 - Other assets.



OPERATING ACTIVITIES NOTE 3 RECEIVABLES





Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	(1,918)	0	297	11	2,940	1,330
Percentage	(144.2%)	0%	22.3%	0.8%	221.1%	
Balance per trial balance						
Sundry receivable						1,330
Total receivables general outstandir	ng					1,330

Amounts shown above include GST (where applicable)

KEY INFORMATION

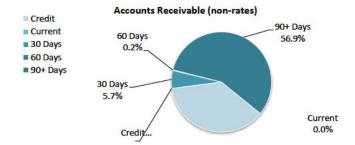
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



Other current assets	Opening Balance 1 July 2022	Asset Increase	Asset Reduction	Closing Balance 31 July 2022
	\$	\$	\$	\$
Inventory				
Fuel	6,767	0	(1,223)	5,544
Other Assets				
Prepayments	9,068	0	0	9,068
Total other current assets	15,835	0	(1,223)	14,612

Amounts shown above include GST (where applicable)

KEY INFORMATION

Inventory

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

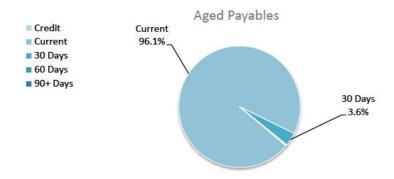
Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Payables - general	Credit	Current 30 Days		60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	(559)	168,273	6,282	0	5	174,000
Percentage	-0.3%	96.7%	3.6%	0%	0%	
Balance per trial balance						
Sundry creditors						174,000
Accrued salaries and wages						56,985
ATO liabilities						11,544
Receipts in advance						119,477
Bonds and deposits						61,685
ESL Payable						88
Total payables general outstanding						423,779

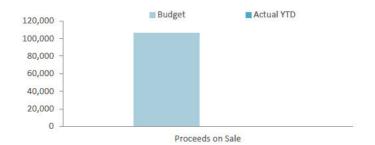
Amounts shown above include GST (where applicable)

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



			Budget					YTD Actual					
		Net Book				Net Book	************		04100000				
Asset Ref.	Asset description	Value	Proceeds	Profit	(Loss)	Value	Proceeds	Profit	(Loss)				
		\$	\$	\$	\$	\$	\$	\$	\$				
	Plant and equipment												
	Transport												
	P35 Caterpillar Primemover	13,000	38,500	25,500	0	C	0	0	0				
	P45 Water Tanker Trailer	49,002	29,700	0	(19,302)	C	0	0	0				
	P55 Mitsubishi Triton	2,000	13,000	11,000	0	C	0	0	0				
	P65 Ford Ranger XLT	5,728	25,104	19,376	0	C	0	0	0				
		69,730	106,304	55,876	(19,302)	0	0	0	0				



INVESTING ACTIVITIES NOTE 7 CAPITAL ACQUISITIONS

	Adopt	ted		
Capital acquisitions	Budget	YTD Budget	YTD Actual	YTD Actual Variance
	\$	\$	\$	\$
Land and buildings	773,480	0	47,880	47,880
Plant and equipment	727,104	0	0	0
Infrastructure - roads	2,001,564	264,530	39,235	(225,295)
Payments for Capital Acquisitions	3,502,148	264,530	87,115	(177,415)
Capital Acquisitions Funded By:				
	\$	\$	\$	\$
Capital grants and contributions	928,620	0	0	0
Borrowings	175,000	175,000	0	(175,000)
Other (disposals & C/Fwd)	106,304	106,304	0	(106,304)
Cash backed reserves				
Leave reserve	0	0	0	0
Plant and light vehicle reserve	(150,000)	0	0	0
Water strategy reserve	0	0	0	0
Computer and office equipment reserve	0	0	0	0
Legal reserve	0	0	0	0
Land development reserve	0	0	0	0
Infrastructure reserve	0	0	0	0
Building reserve	(100,000)	0	0	0
Contribution - operations	2,542,224	(16,774)	87,115	103,889
Capital funding total	3,502,148	264,530	87,115	(177,415)

SIGNIFICANT ACCOUNTING POLICIES

Each class of fixed assets within either plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with Financial Management Regulation 17A (5). These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

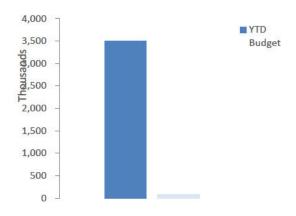
Initial recognition and measurement for assets held at cost

Plant and equipment including furniture and equipment is recognised at cost on acquisition in accordance with *Financial Management Regulation 17A*. Where acquired at no cost the asset is initially recognise at fair value. Assets held at cost are depreciated and assessed for impairment annually.

Initial recognition and measurement between mandatory revaluation dates for assets held at fair value

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

Payments for Capital Acquisitions



Capital expenditure total Level of completion indicators

0%
20%
40%
60%
80%
100%
Over 100%

Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

Level of completion indicator, please see table at the end of this note for further detail.

Ad	۸r	٦ŧ	۵
Au	U	JU	e,

	Ledger Account	Account Description	Budget	YTD Budget	YTD Actual	Variance (Under)/Over
			\$	\$	\$	\$
	0564	Building Improvements (Governance)	57,700	0	0	0
	2644	Land & Buildings Purchases (Public Halls)	139,343	0	47,880	47880
	2834	Land & Building Purchases (Other Recreation & Culture)	385,437	0	0	0
	3104	Plant & Equipment Purchases (Community Amenities)	15,000	0	0	0
	3264	Depot Construction (Transport)	191,000	0	0	0
	3554	Plant & Equipment Purchases (Transport)	697,104	0	0	0
	7074	Plant & Equipment Purchases (Swimming Areas & Beaches)	15,000	0	0	0
	3114	Capital Roadworks Program Purchases (Transport)	2,001,564	264,530	39,235	-225294.52
-41			3.502.148	264.530	87.115	(177.415)

FINANCING ACTIVITIES

NOTE 8

BORROWINGS

Repayments - borrowings

					Prin	ncipal	Princ	ipal	Inte	rest
Information on borrowings			New Lo	oans	Repa	yments	Outsta	inding	Repay	ments
Particulars	Loan No.	1 July 2022	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Transport										
Depot Building	99	0	0	175,000	0	0	0	175,000	0	0
Total		0	0	175,000	0	0	0	175,000	0	0
Current borrowings		0					0			
Non-current borrowings		0					0			
		0					0			

All debenture repayments were financed by general purpose revenue.

New borrowings 2022-23

	Amount	Amount				Total				
	Borrowed	Borrowed				Interest	Interest	Amoun	t (Used)	Balance
Particulars	Actual	Budget	Institution	Loan Type	Term Years	& Charges	Rate	Actual	Budget	Unspent
	\$	\$				\$	%	\$	\$	\$
Depot Building - Loan 99	0	175,000	WBC	Fixed Rate	5	18,397	3.7	0	175,000	0
	0	175,000				18,397		0	175,000	0

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

KEY INFORMATION

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature. Non-current borrowings fair values are based on discounted cash flows using a current borrowing rate.

FINANCING ACTIVITIES NOTE 9 **LEASE LIABILITIES**

Movement in carrying amounts

Information on leases			New L	eases		cipal ments		cipal anding	99(%)	rest ments
Particulars	Lease No.	1 July 2022	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Community amenities										
Nabawa Fuel Station	LE01	50,495	0	0	(1,926)	(7,886)	48,569	42,609	(219)	(1,206)
Total		50,495	0	0	-1,926	-7,886	48,569	42,609	(219)	(1,206)
Current lease liabilities		7,886					5,960			
Non-current lease liabilities		42,609					42,609			
		50,495					48,569			

KEY INFORMATION

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

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

OPERATING ACTIVITIES

NOTE 10

RESERVE ACCOUNTS

Reserve accounts

Reserve name	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
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Restricted by Council									
Leave reserve	165,740	10	21	0	0	0	0	165,750	165,761
Plant and light vehicle reserve	519,325	50	66	50,000	0	(150,000)	0	419,375	519,391
Water strategy reserve	14,248	5	1	0	0	0	0	14,253	14,249
Computer and office equipment reserve	39,772	5	6	125,000	0	0	0	164,777	39,778
Legal reserve	40,045	5	5	0	0	0	0	40,050	40,050
Land development reserve	72,113	5	9	0	0	0	0	72,118	72,122
Infrastructure reserve	282,595	15	36	0	0	0	0	282,610	282,631
Building reserve	184,228	20	24	50,000	0	(100,000)	0	134,248	184,252
	1,318,066	115	168	225,000	0	(250,000)	0	1,293,181	1,318,234

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

Reserve name	Purpose of the reserve
Leave reserve	To be used to fund annual and long service leave requirements.
Plant and light vehicle reserve	To be used for the purchase of and/or major repair of major plant and light vehicles.
Water strategy reserve	To be used for the construction and operational costs of facilities for fire fighting purposes.
Computer and office equipment reserve	To be used to replace Information and Communications Technology equipment.
Legal reserve	To be used to fund legal expenses incurred as a result of tribunals, hearings, litigation etc.
Land development reserve	To be used for further subdivisional development in the Shire of Chapman Valley.
Infrastructure reserve	To be used to fund road and building infrastructure projects, including yet not limited to, natural disasters upfront or insurance excess costs, annual roadworks maintenance and construction works.
Building reserve	To be used for the construction of shire buildings or capital upgrades of existing buildings, including yet not limited to, covering insurance excess component of claims for repair/replace buildings.

		Opening Balance	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance
Other current liabilities	Note	1 July 2022				31 July 2022
		\$		\$	\$	\$
Other liabilities						
- Contract liabilities		601,656	0	0	0	601,656
Total other liabilities		601,656	0	0	0	601,656
Employee Related Provisions						
Annual leave		203,661	0	4,850	0	208,511
Long service leave		161,607	0	24,000	0	185,607
Total Employee Related Provisions		365,268	0	28,850	0	394,118
Total other current assets		966,924	0	28,850	0	995,774
Amounts shown above include GST (where applicable)						

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 12

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

	Unspent operating grant, subsidies and contributions liability						grants, subsic	
Provider	Liability 1 July 2022	Increase in Liability	Decrease in Liability (As revenue)	Liability 31 Jul 2022	Current Liability 31 Jul 2022	Adopted Budget Revenue	YTD Budget	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$	\$
Operating grants and subsidies								
General purpose funding								
Financial Assistance Grants (Local Roads Funding)	0	0	0	0	0	272,000	0	0
Financial Assistance Grants (General Purpose)	0	0	0	0	0	308,410	0	0
Law, order, public safety								
DFES Grant Income	0	0	0	0	0	19,500	0	0
Community amenities								
Australian Sports Commission & Queens Jubilee	53,500	0	0	53,500	53,500	53,500	0	0
Recreation and culture								
LRCIP 3 (A)	365,437	0	0	365,437	365,437	365,437	0	0
LRCIP 3 (B)	0	0	0	0	0	730,874	0	0
Transport								
Main Roads WA Direct Grant	0	0	0	0	0	147,724	147,724	0
Regional Road Group & LRCIP 3 (Coro Beach Rd)	182,719	0	0	182,719	182,719	829,060	0	0
	601,656	0	0	601,656	601,656	2,726,505	147,724	0
Operating contributions								
General purpose funding								
Ex Gratia Rates	0	0	0	0	0	10,000	0	0
Recreation and culture								
Insurance Reimbursments (Cyclone Seroja)	0	0	0	0	0	252,400	0	0
Transport								
Hudson Resources Contribution (Dartmoor Rd)	0	0	0	0	0	12,500	0	0
Other property and services								
Diesel Fuel Rebate	0	1,641	(1,641)	0	0	20,000	0	1,641
	0	1,641	(1,641)	0	0	294,900	0	1,641
TOTALS	601,656	1,641	(1,641)	601,656	601,656	3,021,405	147,724	1,641

	Capital grant/contribution liabilities						Non operating grants, subs	
Provider	Liability 1 July 2022	Increase in Liability	Decrease in Liability (As revenue)	Liability 31 Jul 2022	Current Liability 31 Jul 2022	Adopted Budget Revenue	YTD Budget	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$	\$
Non-operating grants and subsidies								
Transport								
Main Roads WA Regional Road Group Funding	0	0	0	0	0	600,000	0	0
Roads to Recovery Funding	0	0	0	0	0	328,620	0	0
TOTALS	0	0	0	0	0	928,620	0	0

July 2022

Funds held at balance date which are required by legislation to be credited to the trust fund and which are not included in the financial statements are as follows:

Description	Opening Balance 1 July 2022	Amount Received	Amount Paid	Closing Balance 31 Jul 2022
	\$	\$	\$	\$
Contributions from Sub Divider	150,357	0		0 150,357
CTF Levy	1,514	342		0 1,856
Building Commission	1,441	375		0 1,816
	153,312	717		0 154,029

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

The material variance adopted by Council for the 2022-23 year is \$10,000 or 10.00% whichever is the greater.

			Explanation of variances		
Nature or type	Var. \$	Var. %		Timing	Permanent
	\$	%			
Revenue from operating activities					
Operating grants, subsidies and contributions	(146,083)	(98.89%)	▼ Timing		
Other revenue	13,236	1285.05%	▲ Timing		
Expenditure from operating activities					
Employee costs	43,676	21.98%	▲ Timing		
Materials and contracts	13,226	17.12%	▲ Timing		
Insurance expenses	39,355	30.54%	▲ Timing		
Non-cash amounts excluded from operating activities	18,835	10.60%	▲ Timing		
Investing activities					
Proceeds from disposal of assets	(106,304)	(100.00%)	▼ Timing		
Payments for property, plant and equipment and infrastr	177,415	67.07%	▲ Timing		
Financing activities					
Proceeds from new debentures	(175,000)	(100.00%)	▼ Timing		
Transfer from reserves	(250,000)	(100.00%)	▼ Timing		
Transfer to reserves	224,947	99.93%	▲ Timing		
Closing funding surplus / (deficit)	(173,290)	10.78%	•		Permanent

Interna	working	documents	Budget b	y Program
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	2022/2023	Last Years Acutal YTD	Last Years Full Year Budget
	Full Year Original Budget	For the period ending	For the period ending
	30-June-2023	30-June-2022	30/06/2022
Operating Expenditure			
Governance	23,915	454,467	379,689
General Purpose Funding	11,016	157,228	112,204
Law, Order and Public Safety	21,765	303,992	238,017
Education	0	0	0
Health	1,034	33,152	22,053
Community Amenities	41,620	980,171	614,134
Recreation and Culture	78,472	1,428,520	852,237
Fransport	304,142	4,258,644	3,106,952
Economic Services	24,194	465,096	304,870
Other Property and Services	(13,904)	34,882	179,999
Total Expenditure (E)	492,254	8,116,153	5,810,154

	2022/2023	Last Years Acutal YTD	Last Years Full Year Budget
	Full Year Original Budget 30/06/2023	For the period ending 30/06/2022	For the period ending 30/06/2022
Operating Revenue			
Governance	0	(1,200)	(5,687)
General Purpose Funding	(2,651)	(3,665,446)	(4,534,643)
Law, Order and Public Safety	(750)	(31,239)	(168,702)
Health	0	(5,087)	(5,914)
Community Amenities	(738)	(275,376)	(202,671)
Recreation and Culture	(9,891)	(1,430,711)	(215,458)
Transport	(872)	(1,977,280)	(2,200,720)
Economic Services	(1,355)	(23,425)	(27,279)
Other Property and Services	(14,362)	(35,000)	(49,541)
Total Revenue (R)	(30,619)	(7,444,764)	(7,410,613)
Operating (Profit)/Loss (R-E)	461,634	671,389	(1,600,460)

Total Nevende (N)	(50,015)	(7,444,704)	(7,410,015)
Operating (Profit)/Loss (R-E)	461,634	671,389	(1,600,460)

Internal 2022/2023 Budget by Program

Prog	General Purpose Funding	31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
01	Rate Revenue	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
	Operating Expenditure					1		
	Rates Legal Expenses	0	0	1,200	0	0		
	Rates Stationary/Postage	0	0	3,500	1,551	0		
	Sundry Expenses	0	42	500	235	42		_
0082	Rates Other Costs	0	83	1,000	107	83		_
0132	Valuation Expenses	0	318	20,000	12,254	318		
0352	Admin Allocation (Rates)	11,016	10,815	129,778	98,051	(201)		
	Total Operating Expenditure	11,016	11,258	155,978	112,198	<u> </u> -		
COA	Operating Revenue							
0002	Reimbusement (Debtor Refunds)	0	0	0	0	0		
0030	General Rates Income	0	0	(3,049,621)	(2,937,702)	0		
0010	Rates Written Off	0	0	0	0	0		
	Legal Fees	0	0	(1,200)	0	0		
	Back Rates	0	0	0	1,752	0		
	Ex Gratia Rates	0	0	(10,000)	(10,273)	0		
0071	Interim Rates Raised	0	0	0	(11,003)	0		
	Interest (Overdue Rates)	(1,171)	(417)	(9,000)	(13,660)	754		
0123	Interest (Rates Instalments)	0	0	(5,000)	(5,602)	0		
0133	Interest (Deferred Rates)	0	0	0	0	0		
0143	Administration Charges	0	0	(3,600)	(3,645)	0		
	Legal Fees (Recovered)	0	0	0	0	0		
0183	Account Enquiry Charges	(990)	(500)	(6,000)	(10,060)	490		
	Total Operating Revenue	(2,161)	(917)	(3,084,421)	(2,990,192)	-		
	Total Rate Revenue	8,855	10,341	(2,928,443)	(2,877,994)			

		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
03	General Purpose Funding	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	
	Operating Expenditure							
9992	Interest & Overdraft Fees	0	104	1,250	6	104		
COA	Operating Revenue	0		0	0	0		
0201	Legal Reserve Income	(5)	0	(5)	(8)	5		
0203	Leave Reserve Income	(21)	(1)	(10)	(25)	20		
0204	Land Development Reserve Income	(9)	0	(5)	(11)	9		
0205	Building Reserve Income	(23)	(2)	(20)	(38)	21		
0206	Roadworks Reserve Income	(36)	(1)	(15)	(37)	35		
0215	Unspent Grants Reserve Income	0	0	0	0	0		
0223	Water Strategy Reserve Income	(2)	0	(5)	(3)	2		
0233	Grants Commission (Road Funding)	0	0	(272,000)	(756,612)	0		
0243	Computer and Office Equipment Reserve Income	(5)	0	(5)	(8)	5		
0253	Grants Commission - (General Purpose)	0	0	(308,410)	(786,980)	0		
0273	Plant/Light Vehicle Reserve Income	(66)	(4)	(50)	(114)	62		
0453	Interest Received (Municipal Account)	(322)	(42)	(500)	(615)	280		
0506	Landcare Reserve Income	0	0	0	0	0		
	Total Operating Revenue	(490)	(50)	(581,025)	(1,544,451)	1		
	Total General Purpose Income	(490)	54	(579,775)	(1,544,445)]		
	Total General Purpose Funding	8,365	10,395	(3,508,218)	(4,422,439)			

Prog	Governance	31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
04	Members of Council	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
COA	Operating Expenditure							
0112	Election & Poll Expenses	0	0	9,000	7,323	0		
0182	Subscriptions & Memberships Expense	1,500	28,821	32,000	26,208	27,321	*	Budget profile timing
0192	Members Conference & Training Expenses	0	0	20,000	11,443	0		
0202	Members Insurance Expense	7,135	14,698	14,698	13,362	7,563		
0212	Donations & Sponsorships	0	0	10,000	5,025	0		
0232	Consultancy & Legal Expenses	0	0	12,000	0	0		
0242	Members Sitting Fees	0	0	77,936	70,967	0		
0252	Members Remuneration Expenses	0	0	4,400	4,148	0		
0262	President & Deputy Allowances	0	0	12,500	12,500	0		
0272	Council Chambers Repairs & Maintenance	192	273	10,500	11,571	81		
0332	Furniture & Equipment Expense	0	292	3,500	152	292		
0442	Admin Allocation (Members)	14,688	14,420	173,038	130,735	(268)		
0462	Meeting & Refreshments Expense	399	1,392	29,895	17,694	993		
1822	Accounting & Audit Expenses	0	0	45,000	46,500	0		
7202	Depreciation (Members)	0	0	0	0	0		
	Total Operating Expenditure	23,915	59,896	454,467	357,628			
COA	Operating Revenue							
1213	Governance Income	0	0	0	(2,998)	0		
COA	Capital Expenditure / Reserve Transfers							
0454	Council Chamber Improvements (NCA)	0	0	0	3,740	0		
	Total Governance	23,915	59,896	454,467	354,631			

ner Governance erating Expenditure exision for Long Service Leave nge Benefits Tax perannuation (Admin) aries Expense (Admin) rention & Attraction Allowances uncil Super Contribution 3% (Admin) erued Annual Leave (Admin) erkers Compensation Insurance (Admin) urance Expense ice Gardens Expenses min Building Operations	0 0 0 4,486 41,607 793 829 0 6,551 5,239	0 0 0 8,183 75,006 2,442 1,746 0 6,537	5,000 45,000 70,921 650,051 21,168 15,128	9 VTD Actuals 30 June 2022 0 43,634 54,582 613,676 10,667	0 0 0 3,697 33,399	>\$10K	
wision for Long Service Leave nge Benefits Tax perannuation (Admin) aries Expense (Admin) cention & Attraction Allowances uncil Super Contribution 3% (Admin) crued Annual Leave (Admin) orkers Compensation Insurance (Admin) urance Expense ice Gardens Expenses	0 4,486 41,607 793 829 0 6,551 5,239	0 8,183 75,006 2,442 1,746	45,000 70,921 650,051 21,168 15,128	43,634 54,582 613,676 10,667	0 3,697 33,399	*	
nge Benefits Tax perannuation (Admin) aries Expense (Admin) tention & Attraction Allowances uncil Super Contribution 3% (Admin) trued Annual Leave (Admin) orkers Compensation Insurance (Admin) urance Expense ice Gardens Expenses	0 4,486 41,607 793 829 0 6,551 5,239	0 8,183 75,006 2,442 1,746	45,000 70,921 650,051 21,168 15,128	43,634 54,582 613,676 10,667	0 3,697 33,399	*	
perannuation (Admin) aries Expense (Admin) sention & Attraction Allowances uncil Super Contribution 3% (Admin) crued Annual Leave (Admin) orkers Compensation Insurance (Admin) urance Expense ice Gardens Expenses	4,486 41,607 793 829 0 6,551 5,239	8,183 75,006 2,442 1,746 0	70,921 650,051 21,168 15,128	54,582 613,676 10,667	3,697 33,399	*	
ries Expense (Admin) rention & Attraction Allowances uncil Super Contribution 3% (Admin) rued Annual Leave (Admin) rkers Compensation Insurance (Admin) urance Expense ice Gardens Expenses	41,607 793 829 0 6,551 5,239	75,006 2,442 1,746	650,051 21,168 15,128	613,676 10,667	33,399	*	
rention & Attraction Allowances uncil Super Contribution 3% (Admin) urued Annual Leave (Admin) urkers Compensation Insurance (Admin) urance Expense ice Gardens Expenses	793 829 0 6,551 5,239	2,442 1,746 0	21,168 15,128	10,667	·	*	.4
uncil Super Contribution 3% (Admin) crued Annual Leave (Admin) orkers Compensation Insurance (Admin) urance Expense ice Gardens Expenses	829 0 6,551 5,239	1,746 0	15,128	· · · · · · · · · · · · · · · · · · ·	4.640		Timing back pay to be processed
crued Annual Leave (Admin) orkers Compensation Insurance (Admin) urance Expense ice Gardens Expenses	0 6,551 5,239	0	•		1,649		
orkers Compensation Insurance (Admin) urance Expense ice Gardens Expenses	6,551 5,239	1	0	11,046	918		
urance Expense ice Gardens Expenses	5,239	6,537	U	0	0		
ice Gardens Expenses	· · · · · · · · · · · · · · · · · · ·		14,092	12,811	(14)		
· · · · · · · · · · · · · · · · · · ·	225	5,802	7,299	6,905	563		
min Building Operations	995	2,611	34,342	22,344	1,616		
	2,119	2,857	7,530	6,939	738		
ice Expenses (General)	468	1,334	16,000	10,407	866		
min Building Repairs & Maintenance	577	1,767	21,200	21,498	1,190		
ice Telephone & Internet Expenses	207	769	12,966	13,604	562		
vertising Expenses	0	667	8,000	7,205	667		
mputer Hardware Service & Repair	0	3,708	49,500	49,319	3,708		
niture & Equipment Expense	0	0	11,000	4,322	0		
ight & Postage Expense	90	292	3,500	1,655	202		
nting & Stationery Expense	1,782	83	13,653	11,963	(1,699)		
tor Vehicle Expenses	204	833	10,000	9,149	629		
ng Service Leave Expense (Admin)	625	0	15,522	12,706	(625)		
min Allocation (Other Governance)	(122,402)	(121,832)	(1,461,980)	(1,089,459)	570		
form Expense	0	0	1,563	731	0		
ff Training, Conference and Recruitment	0	0	29,500	15,718	0		
olic Liability Insurance	12,441	13,089	23,386	21,260	648		
nsultancy Fees	788	0	88,000	49,412	(788)		
ol. Food 9 Charges	360	0	9,500	8,035	(360)		
ik rees & Charges	620	833	130,700	5,968	213		
cupational Health & Safety	38,481	0	111,000	50,179	(38,481)	*	Timing
		3,038	36,461	35,793	(104)		
cupational Health & Safety	3,142		1				
f	f Training, Conference and Recruitment lic Liability Insurance sultancy Fees k Fees & Charges upational Health & Safety	f Training, Conference and Recruitment 0 lic Liability Insurance 12,441 sultancy Fees 788 k Fees & Charges 360 upational Health & Safety 620 punting Software Operating Expenditure 38,481	f Training, Conference and Recruitment 0 0 lic Liability Insurance 12,441 13,089 sultancy Fees 788 0 k Fees & Charges 360 0 upational Health & Safety 620 833 punting Software Operating Expenditure 38,481 0	f Training, Conference and Recruitment 0 0 29,500 lic Liability Insurance 12,441 13,089 23,386 sultancy Fees 788 0 88,000 k Fees & Charges 360 0 9,500 upational Health & Safety 620 833 130,700 punting Software Operating Expenditure 38,481 0 111,000 reciation (Governance) 3,142 3,038 36,461	f Training, Conference and Recruitment 0 0 29,500 15,718 lic Liability Insurance 12,441 13,089 23,386 21,260 sultancy Fees 788 0 88,000 49,412 k Fees & Charges 360 0 9,500 8,035 upational Health & Safety 620 833 130,700 5,968 punting Software Operating Expenditure 38,481 0 111,000 50,179	f Training, Conference and Recruitment 0 0 29,500 15,718 0 lic Liability Insurance 12,441 13,089 23,386 21,260 648 sultancy Fees 788 0 88,000 49,412 (788) k Fees & Charges 360 0 9,500 8,035 (360) upational Health & Safety 620 833 130,700 5,968 213 punting Software Operating Expenditure 38,481 0 111,000 50,179 (38,481)	f Training, Conference and Recruitment 0 0 29,500 15,718 0 lic Liability Insurance 12,441 13,089 23,386 21,260 648 sultancy Fees 788 0 88,000 49,412 (788) k Fees & Charges 360 0 9,500 8,035 (360) upational Health & Safety 620 833 130,700 5,968 213 punting Software Operating Expenditure 38,481 0 111,000 50,179 (38,481) *

COA	Operating Revenue						
0383	Minor Income Received (General)	0	(100)	(1,200)	(2,689)	(100)	
1233	Insurance Reimbursement	0	0	0	0	0	
0573	Reimbursements & Contributions	0	0	0	0	0	
1243	Long Service Leave Reimbursement	0	0	0	0	0	
	Total Operating Revenue	0	(100)	(1,200)	(2,689)		
COA	Capital Expenditure / Reserve Transfers						
0364	Office Furniture & Equipment (NCA)	0	0	0	9,497	0	
0351	Transfer from Leave Reserve (Admin) (EQ)	0	0	0	0	0	
0355	Transfer from Building Reserve (EQ)	0	0	0	0	0	
0371	Transfer from Office Equipment Reserve (EQ)	0	0	0	0	0	
0564	Building Improvements (NCA)	0	0	57,700	3,381	0	
0405	Proceeds from Disposal of Assets	0	0	0	0	0	
4750	Transfer to Leave Reserve (EQ)	21	0	0	30,025	(21)	
4785	Transfer from Unspent Grant Fund	0	0	0	0	0	
4770	Transfer to Office & Equipment Reserve (EQ)	5	0	125,000	8	(5)	
4780	Transfer to Plant/Light Vehicle Reserve (EQ)	66	0	0	114	(66)	
	Total Capital Expenditure / Reserve Transfers	92		182,700	43,025		
	Total Administration	92	9,665	181,500	62,405		
	Total Governance	24,007	69,561	635,967	417,035		

Prog	Law, Order, Public Safety	31-July-2022	31-July-2022	30-June-2023	30-June-2022			
06	Fire Prevention	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
COA	Operating Expenditure							
0602	Admin Allocation (Fire Prevention)	1,224	1,202	14,420	10,895	(22)		
0672	Fire Break Inspection Fees	0	0	2,000	1,409	0		
0762	Ranger Allocation (Fire Prevention)	1,872	3,721	44,651	25,097	1,849		
0832	Emergency Services Levy (Shire Properties)	0	0	800	792	0		
0882	Fire Prevention Enforcement Expenditure	0	0	1,000	0	0		
1023	Motor vehicle Expenses - BRPC Vehicle	0	0	0	3,387	0		
1622	Grant Funded Projects Fire Prevention	0	0	0	15,888	0		
1722	Brigades Operating Expenses	7,527	15,377	40,509	39,300	7,850		
8012	Loss on Sale of Assets	0	0	0	0	0		
7012	Depreciation (Fire Prevention)	5,381	5,157	61,884	60,822	(224)		
	Total Operating Expenditure	16,005	25,457	165,264	157,590	(== :/		
COA	Operating Revenue			(4.250)	(500)			
0703	Fines & Penalties Income	0	0	(1,250)	(500)	0		
0713	Emergency Services Levy Administration Fees	0	0	(4,000)	(4,000)	0		
0733	DFES Grant Income	0	0	(19,500)	(35,974)	0		
0743	Operating Grants & Contributions	0	0	0	(86,325)	0		
0953	Contributions & Reimbursements	0	0	0	(2,400)	0		
0883	Fire Prevention Enforcement Income	0	0	(1,000)	0	0		
0883	The Frevention Emorcement income	- U	0	(1,000)	0	0		
	Total Operating Revenue	0	0	(25,750)	(129,199)			
COA	Capital Expenditure / Reserve Transfers							
0745	Transfer from Unspent Grant Reserve (EQ)	0	0	0	0	0		
0754	Plant & Equipment (NCA)	0	0	0	57,113	0		
	Total Capital Expenditure / Reserve Transfers	0	0	0	57,113			
	Total Fire Prevention	16,005	25,457	139,514	85,503			

				Full Year Original		BUDGET	
07	Animal Control	YTD Actuals	YTD Budget	Budget	YTD Actuals	VARIATION	>\$10K
COA	Operating Expenditure						
0792	Admin Allocation (Animal Control)	2,448	2,403	28,840	21,789	(45)	
0812	Depreciation (Animal Control)	0	0	0	0	0	
0842	Animal Control Expenses						
	•	17	60	1,000	366	43	
0852	Ranger Allocation (Animal Control)	1,648	3,445	41,344	22,085	1,797	
	Total Operating Expenditure	4,113	5,908	71,184	44,240		
COA	Operating Revenue						
0843	Impoundment Fees	0	0	(250)	(275)	0	
0853	Dog/Cat Registrations Income	(300)	(203)	(3,539)	(4,675)	97	
0863	Fines & Penalties	(450)	0	(500)	(3,955)	450	
	Total Operating Revenue	(750)	(203)	(4,289)	(8,905)		
	Total Animal Control	3,363	5,705	66,895	35,335		
				Full Year Original		BUDGET	
08	Other Law, Order and Public Safety	YTD Actuals	YTD Budget	Budget	YTD Actuals	VARIATION	>\$10K
-	Other Law, Graci and Fability	TTD Accuais	115 baaget	Dauget	115 Accuais	TAILLA THOR	POLOK
COA	Operating Expenditure						
0802	Fines Enforcement Registry	0	100	1,200	0	100	
0862	Community Safety and Crime Prevention						
0802	Community Safety and Crime Prevention						
		0	833	10,000	0	833	
0902	Ranger Allocation (Other Law and Order)	1,648	3,445	41,344	22,085	1,797	
0962	Miscellaneous Expenses (Other Law and Order)		_				
	· · · ·	0	0	15,000	11,803	0	
	Total Operating Expenditure	1,648	4,378	67,544	33,888	4	
	1			1		1	ı
COA	Operating Revenue						
COA 0823	Operating Revenue Fines Enforcement Registry Fees & Charges	0	(100)	(1,200)	0	(100)	

0

(100)

4,278

0

1,648

Fines & Penalties Levied

Total Operating Revenue

Total Other Law, Order and Public Safety

0

(1,200)

66,344

0

0

33,888

		Full Year Original				BUDGET	
18	Rangers Expenses	Budget	Current YTD Actuals	Current YTD Actuals	YTD Actuals	VARIATION	>\$10K
СОА	Operating Expenditure						
0152	Provision for Long Service Leave	0	0	0	0	0	
0772	Trainee Ranger Expense	0	0	0	0	0	
0872	Superannuation Council 3% (Rangers)	0	0	0	0	0	
0892	Salary & Wages (Rangers)	5,840	13,735	119,034	77,278	7,895	
0912	Workers Compensation Insurance (Rangers)	911	753	1,506	1,369	(158)	
0922	Superannuation (Rangers)	609	1,436	12,444	7,707	827	
0932	Conference & Training	0	0	1,000	0	0	
0982	Rangers Expense	129	1,599	30,390	16,332	1,470	
1012	Tools & Equipment (Low Value)	0	83	1,000	0	83	
3872	Accrued Annual Leave (Rangers)	0	0	0	0	0	
0952	Rangers Expenses Reallocated	(7,490)	(13,781)	(165,374)	(100,387)	(6,291)	
	Total Operating Expenditure	0	3,825	(0)	2,299		
		1	ı	1			
COA 0773	Operating Revenue Grant Revenue (Rangers)	0	0	0	0	0	
COA	Capital Expenditure / Reserve Transfers						
0874	Plant & Equipment Purchases (Rangers) (NCA)	0	0	0	0	0	
1804	Transfer to Unspent Grant Reserve (Rangers)	0	0	0	0	0	
1805	Transfer from Unspent Grant Reserve (Rangers)	0	0	0	0	0	
0875	Transfer from Leave Reserve (EQ)	0	0	0	0	0	
	Total Capital Expenditure / Reserve Transfers	0	0	0	0	-	
	Total Rangers Expenses	0	3,825	(0)	2,299	-	
	Total Law, Order and Fire Safety	21,015	39,265	272,753	157,026		

PROG	Health	31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
14	Health Inspection and Administration	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
COA	Operating Expenditure							
1282	Ranger Allocation (Pool Inspections)	899	1,929	23,152	12,046	1,030		
1292	Health Expenses (General)	135	0	10,000	10,006	(135)		
	Total Operating Expenditure	1,034	1,929	33,152	22,053			
COA	Operating Revenue							
1383	Swimming Pool Inspection Fees	0	(1,755)	(1,755)	(1,755)	(1,755)		
1393	Licences & Fees Income	0	0	(500)	(354)	0		
1573	Septic Tank Fees (Health)	0	0	(1,416)	(1,416)	0		
1583	Administration Fees (Health)	0	0	(1,416)	(1,730)	0		
	Total Operating Revenue	0	(1,755)	(5,087)	(5,255)			
	Total Health Inspection and Administration	1,034	174	28,065	16,798			

				Full Year Original	YTD Actuals	BUDGET		Budget PROFILE Comments
COA 0-0-0	itation - Household Refuse	YTD Actuals	YTD Budget	Budget	30 June 2022	VARIATION	>\$10K	budget PNOTILE Comments
COA Opera	rating Expenditure							
1762 Dome	nestic Rubbish Collection Expenses	0	16,666	200,000	143,009	16,666	*	Contractor invoice timing
1772 Depre	reciation (Sanitation)	465	466	5,594	5,477	1		
1792 Refuse	use Site Repairs & Maintenance	872	1,514	61,511	21,678	642		
2502 Admin	nin Allocation (Domestic Rubbish)	4,896	4,807	57,679	43,578	(89)		
Total	al Operating Expenditure	6,233	23,453	324,784	213,743			
COA Opera	erating Revenue							
1903 Dome	nestic Rubbish Collection Fees	0	0	(199,876)	(157,228)	0		
1904 Other	er Rubbish Collection	0	0	0	0	0		
Total	al Operating Revenue	0	0	(199,876)	(157,228)			
COA Capita	ital Expenditure / Reserve Transfers							
1764 Land 8	d & Building Purchases (NCA)	0	0	0	0	0		
Total	al Sanitation - Household Refuse	6,233	23,453	124,908	56,515			
		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
		31-341-22	J1-Jui-22	30-3un-23	30-Jun-22			
				Full Year Original	YTD Actuals	BUDGET		
	itation - Other rating Expenditure	YTD Actuals	YTD Budget	Budget	30 June 2022	VARIATION	>\$10K	
	ks & Gardens Rubbish Collection Expenses	938	1,711	23,928	11 241	773		
	er Waste Management Expenses		•	·	11,241	0		
	reciation (Other Sanitation)	0	0	7,000	1,127	+ -		
	, ,	34	34	410	401	(0)		
Total	al Operating Expenditure	972	1,745	31,338	12,770			
	erating Revenue nts, Contributions & Reimbursements (Other San	_		_				
	,	0	0	0	0	0		
4503 Sale of	·	0	0	0	0	0		
Total	al Operating Revenue	0	0	0	0			
Į								
Total :	al Sanitation - Other	972	1,745	31,338	12,770			

	31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
29 Protection of Environment	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	
COA Operating Expenditure							
1962 Abandoned Vehicle Expense	0	0	1,500	0	0		
2022 Landcare Expenditure	0	0	0	0	0		
2040 Dolby Creek Expenditure	0	0	819	3,463	0		
2942 Prior Period Write Off (Protection of Environment)	0	0	0	0	0		
Total Operating Expenditure	0	0	2,319	3,463			
COA Operating Revenue							
2923 Dolby Creek Management Plan Income	0	0	0	0	0		
2933 Reimbursements & Sundry Income (Protection of En	0	0	0	0	0		
Total Operating Revenue	0	0	0	0			
COA Capital Expenditure / Reserve Transfers							
2055 Transfer from Landcare Reserve (EQ)	0	0	0	0	0		
2080 Transfer to Landcare Reserve (EQ)	0	0	0	0	0		
Total Capital Expenditure / Reserve Transfers	0	0	0	0	0		
Total Protection of Environment	0	0	2,319	3,463	0		

		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
				Full Year Original	YTD Actuals	BUDGET		
30	Town Planning and Regional Development	YTD Actuals	YTD Budget	Budget	30 June 2022	VARIATION	>\$10K	
COA	Operating Expenditure							
0162	Long Service Leave (Town Planning) Provision	0	0	0	0	0		
0942	Depreciation (Town Planning)	395	396	4,746	4,647	1		
1992	Planning Consultancy Expenses	0	2,083	25,000	9,696	2,083		
2102	Workers Compensation Insurance (Town Planning)	1,151	1,187	2,373	2,157	36		
2112	Salaries & Wages (Town Planning)	10,349	17,049	147,756	147,389	6,700		
2122	Superannuation Council 3% (Town Planning)	305	503	4,356	4,328	198		
2132	Superannuation (Town Planning)	1,066	1,759	15,247	14,533	693		
2162	Accrued Annual Leave (Town Planning)	0	0	0	0	0		
2182	Other Employee Expenses (Town Planning)	0	0	4,000	0	0		
2202	Town Planners Expenses	0	83	1,000	1,172	83		
2222	Motor Vehicle Expenses	0	833	10,000	4,926	833		
2232	Legal Expenses (Town Planning)	0	0	12,000	2,735	0		
2242	Engineering Expenses	0	0	12,000	0	0		
2252	Advertising Expenses	0	0	4,000	0	0		
3012	Admin Allocation (Town Planning)	7,344	7,210	86,519	65,368	(134)		
3082	Prior Period Write Off (Town Planning)	0	0	0	0	0		
7052	Surveying & Land Expenses	136	0	27,888	4,043	(136)		
7072	Project Expenses (Town Planning)	0	0	11,800	0	0		
	Total Operating Expenditure	20,745	31,103	368,685	260,994			
COA	Operating Revenue							
0163	Town Planning Projects - Income	0	0	0	0	0		
2233	Town Planning Fee Income	(738)	(833)	(10,000)	(22,048)	(95)		
2243	Outsourced Planning Fees - Other LGs	0	0	(12,000)	(19,976)	0		
	Total Operating Revenue	(738)	(833)	(22,000)	(42,024)			
COA	Capital Expenditure / Reserve Transfers							
4820	Transfer to Legal Reserve (EQ)	5	0	0	8	(5)		
	Total Capital Expenditure/Reserve Transfers	5	0	0	8	3		
	Total Town Planning and Regional Development	20,012	30,270	346,685	218,978			

	31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
			Full Year Original	YTD Actuals	BUDGET		
31 Other Community Amenities	YTD Actuals	YTD Budget	Budget	30 June 2022	VARIATION	>\$10K	
COA Operating Expenditure							
3102 Cemetery Expenses	399	1,828	27,721	9,879	1,429		
3132 Community Development Expenses	3,169	1,000	17,500	770	(2,169)		
Admin Allocation (Other Community Amenities)	6,120	6,008	72,099	54,473	(112)		
Depreciation (Other Community Amenities)	1,239	1,242	14,900	14,590	3		
Community Growth Fund	0	0	17,500	12,769	0		
Community Development Officer Expenses	2,743	6,269	55,325	30,683	3,526		
3242 Grant Funded Projects	0	0	48,000	0	0		
Total Operating Expenditure	13,670	16,347	253,045	123,164			
COA Operating Revenue							
3093 Cemetery Income (GST Free)	0	0	0	(1,930)	0		
3103 Grants Received (Other Community Amenities)	0	0	(53,500)	0	0		
3113 Cemetery Income (GST Applicable)	0	0	0	(425)	0		
3613 Reimbursements & Contributions	0	0	0	0	0		
3633 Community Development Grants	0	0	0	0	0		
		-			-		
Total Operating Revenue	0	0	(53,500)	(2,355)			
COA Capital Expenditure / Reserve Transfers							
2415 Nabawa Cemetery Capital Expenses (NCA)	0	0	0	0	0		
3084 Transfer to Unspent Community Growth Fund Reser		0	0	0	0		
3104 Plant & Equipment Purchases (NCA)	0	0	15,000	0	0		
0471 Transfer from Unspent Grants Reserve (EQ)	0	0	0	0	0		
3172 Transfer to Loans And Unspent Grants Reserve (EQ)	0				0		
	_	0	0	0			
3085 Transfer from Unspent Community Growth Fund Res 7155 Transfer from Building Reserve (EQ)		0	0		0		
	0	0	0	0	0		
Total Capital Expenditure/Reserve Transfers	0	0	15,000	0			
Total Other Community Amenities	13,670	16,347	214,545	120,810			
Total Community Amenities	40,887	71,815	719,795	412,536			

Prog	Recreation and Culture	31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
32	Public Halls and Civic Centres	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
COA	Operating Expenditure							
2602	Depreciation (Public Halls)	8,189	8,151	97,817	95,769	(38)		
2722	Public Halls & Showgrounds Expense	8,671	10,566	260,589	100,373	1,895		
2732	Nabawa Community Centre Expenses	3,549	6,530	64,356	55,053	2,981		
2742	Interest (Loan 89 - Nabawa Stadium Upgrade)	0	0	0	0	0		
3202	Admin Allocation (Public Halls)	7,344	7,210	86,519	65,368	(134)		
	Total Operating Expenditure	27,753	32,457	509,281	316,563			
COA	Operating Revenue							
2443	Yuna Camping & Hall Hire Revenue	(212)	(83)	(1,000)	(1,519)	129		
2453	Showground/Halls Income Received	0	(50)	(4,000)	(7,228)	(50)		
2683	Contributions & Reimbursements	0	0	(252,400)	0	0		
3423	Grant Funding Revenue	0	0	(730,874)	0	0		
	Total Operating Revenue	(212)	(133)	(988,274)	(8,747)			
COA	Capital Expenditure / Reserve Transfers			1		1		
2550	Transfer to Building Reserve (EQ)	23	0	0	100,038	(23)		
2644	Land & Buildings Purchases (Public Halls) (NCA)	47,880	0	139,343	53,861	(47,880)	*	Budget profile timing for projects
7385	Transfer from Building Reserve (EQ)	0	0	(100,000)	(100,000)	0		
	Total Capital Expenditure / Reserve Transfers	47,903	0	39,343	53,900			
	Total Public Halls and Civic Centres	75,445	32,324	(439,650)	361,716			
	_							

		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
33	Swimming Areas and Beaches	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
COA	Operating Expenditure							
3302	Admin Allocation (Swimming Areas & Beaches)	3,672	3,605	43,259	32,684	(67)		
3412	Coronation Beach Expenses	2,893	9,018	84,011	63,999	6,125		
7082	Depreciation (Swimming Areas & Beaches)	1,150	1,042	12,499	12,238	(108)		
	Total Operating Expenditure	7,715	13,665	139,769	108,921			
COA	Operating Revenue							
3443	Coronation Beach Camping Fees	(9,345)	(5,833)	(70,000)	(93,207)	3,512		
3453	Grant and Other Income (Swimming Areas & Beach	0	0	0	(4,254)	0		
	Total Operating Revenue	(9,345)	(5,833)	(70,000)	(97,461)			
COA	Capital Expenditure / Reserve Transfers							
7074	Plant & Equipment Purchases (Swimming Areas & E	0	0	15,000	0	0		
7164	Land and Buildings	0	0	0	5,208	0		
	Total Capital Expenditure / Reserve Transfers	0	0	15,000	5,208			
	Total Swimming Areas and Beaches	(1,630)	7,832	84,769	16,667			

		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
				Full Year Original	YTD Actuals	BUDGET		D. d. J. DOCTILE C
34 01	ther Recreation and Sport	YTD Actuals	YTD Budget	Budget	30 June 2022	VARIATION	>\$10K	Budget PROFILE Comments
	perating Expenditure		Ŭ	, and the second			·	
1472 Yu	una Oval Expenses	1,671	65	9,821	8,091	(1,606)		
1482 Sp	porting Clubs Expenses	3,812	5,511	120,632	76,232	1,699		
1532 In	terest (Loan 98)	30	0	0	798	(30)		
2642 Pa	arks & Gardens Expenses	9,423	8,939	287,755	82,214	(484)		
2702 Sp	ports Pavilion & Basketball Stadium (Nabawa Recr	4,443	6,160	72,823	14,612	1,717		
2712 Te	ennis Clubs Expenses	982	1,037	23,943	16,933	55		
2772 M	linor Gardening Equipment Purchases	0	0	0	1,767	0		
2812 Go	olf Courses	1,178	1,245	2,424	2,298	67		
3442 Ac	dmin Allocation (Recreation & Sport)	3,672	3,612	43,341	32,684	(60)		
7022 De	epreciation (Recreation & Sport)	2,358	2,298	27,570	27,059	(60)		
7092 De	epreciation (Recreation & Sport)	8,562	8,143	97,719	95,827	(419)		
		-,	-,	,		, -,		
To	otal Operating Expenditure	36,130	37,010	686,028	358,515			
		53,255	5.7,525	555,525	550,525			
COA O	perating Revenue							
	ports Club Hire Income	0	0	(4,000)	(4,275)	0		
2803 Gr	rants & Other Income Received	0	0	(365,437)	(100,000)	0		
3444 Fig	g Tree Camping Fees	(333)	(250)	(3,000)	(3,838)	83		
	otal Operating Revenue	(333)	(250)	(372,437)	(108,112)	03		
		(000)	(===)	(512).51	(===)			
COA OI	perating Expenditure							
	oss on Sale of Assets	0	0	0	0	0		
To	otal Operating Expenditure	0	0	0	0			
,,	Control of the state of the sta			, ,				
COA Ca	apital Expenditure / Reserve Transfers							
	ant & Equipment Purchases (NCA)	0	0	0	143,120	0		
	ransfer to Building Reserve (EQ)	0	0	0	0	0		
	and & Building Purchases (NCA)	0	0	385,437	13,493	0		
	pols & Equipment Purchases (NCA)	0	0	0	19,101	0		
	ransfer to Unspent Grant Reserve (EQ)	0	0	0	0	0		
	rincipal Loan Repayment (Loan 98) (CL)	0	0	0	42,125	0		
	pan Funds Received (NCL)	0	0	0	0	0		
	ransfer from Unspent Grant Reserve (EQ)	0	0	0	0	0		
	otal Capital Expenditure / Reserve Transfers	<u>о</u>	0	385,437	217,840			
10	real Capital Experiature / Reserve Hallsjers			303,437	217,070			
To	otal Other Recreation and Sport	35,797	36,760	699,028	468,243			
110	otal Other Recreation and Sport	33,/3/	30,700	033,020	400,243	1		

		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
35	Library	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
COA	Operating Expenditure							
2902	Library Expenses	246	1,833	18,931	8,664	1,587		
2912	Honorarium Librarian Payment	0	0	1,200	500	0		
3582	Admin Allocation (Libraries)	3,672	3,605	43,259	32,684	(67)		
6922	Depreciation (Libraries)	71	46	557	545	(25)		
	Total Operating Expenditure	3,989	5,484	63,947	42,393			
						•		
COA	Operating Revenue							
2983	Grants, Contributions & Reimbursements	0	0	0	0	0		
	Total Operating Revenue	0	0	0	0			
	Capital Expenditure / Reserve Transfers							
3504	Land & Building Purchases (Libraries) (NCA)	0	0	0	0	0		
	Total Capital/Reserves	0	0	0	0			
	Total Library	3,989	5,484	63,947	42,393			
		•	•	•				

		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
36	Other Culture	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
COA	Operating Expenditure							
3626	Museum & Road Board Expense	1,972	3,250	18,518	15,096	1,278		
3652	Depreciation (Other Culture)	913	915	10,977	10,748	2		
	Total Operating Expenditure	2,885	4,165	29,495	25,845			
	Operating Revenue							
3445	Grant Funding Received	0	0	0	0	0		
	Total Operating Revenue	0	0	0	0			
	Capital Expenditure / Reserve Transfers							
3604	Land & Building Purchases (NCA)	0	0	0	0	0		
3635	Transfer from Building Reserve (EQ)	0	0	0	0	0		
	Total Capital/Reserves	0	0	0	0			
	Total Other Culture	2,885	4,165	29,495	25,845			
	Total Recreation and Culture	116,485	86,565	437,589	914,863			

Prog	Transport	31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
37	Constuction Streets, Roads, Bridges, Depots	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
COA	Operating Expenditure							
3702	Admin Allocation (Road Construction)	9,792	9,613	115,358	87,157	(179)		
		0	0	0	0	0		
COA	Operating Revenue	0	0	0	0	0		
3173	MW Regional Road Funding	0	0	(600,000)	(1,199,800)	0		
3193	R2R (Construction) Income	0	0	(328,620)	(328,260)	0		
	Total Operating Revenue	0	0	(928,620)	(1,528,060)			
				•				
COA	Capital Expenditure							
3114	Capital Roadworks Program Purchases (Incl Grant Funded Jobs) (NCA)	39,235	264,530	2,001,564	2,152,217	225,295	*	Budget profile timing of projects
4840	Transfer to Infrastructure Reserve (EQ)	36	0	0	115,372	(36)		
	Total Capital Expenditure / Reserve Transfers	39,271	264,530	2,001,564	2,267,589]	
	Total Road Construction	49,064	274,143	1,188,302	826,686			

		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
				Full Year Original	YTD Actuals	BUDGET		
38	Maintenance Streets, Roads, Bridges, Depots	YTD Actuals	YTD Budget	Budget	30 June 2022	VARIATION	>\$10K	
COA	Operating Expenditure							
3182	ROAD RENEWAL GRANT FUNDED	40,843	0	690,112	480,447	(40,843)	*	Budget profile timing of projects
3372	Road Maintenance Expense	108,315	106,620	1,779,667	1,001,757	(1,694)		
3502	Depot Maintenance	2,321	2,955	51,521	37,596	634		
3512	Street Lighting Expense	902	1,432	12,510	9,501	530		
3522	Depreciation (Road Maintenance)	5,211	5,131	61,571	60,374	(80)		
3532	Street Trees	0	0	15,000	2,418	0		
3542	Licences & Subscriptions	8,399	0	15,000	10,159	(8,399)		
3562	Road Sign Expense	364	0	15,000	5,865	(364)		
3802	Admin Allocation (Road Maintenance)	9,792	9,613	115,358	87,157	(179)		
3822	Bore Maintenance	0	0	15,000	15,297	0		
3832	Crossover expenses to ratepayers	0	0	0	0	0		
6912	Depreciation (Roads)	113,308	107,714	1,292,566	1,265,645	(5,594)		
	Total Operating Expenditure	289,454	233,465	4,063,305	2,976,217			
COA	Operating Revenue							
3143	MRWA Direct Grant	0	(147,724)	(147,724)	(137,540)	(147,724)	*	Timing - revenue recognition
3153	Other Grant Income	0	0	(829,060)	(432,281)	0		
3393	Hudson Resources Contribution (Dartmoor Road)	0	0	(12,500)	(12,357)	0		
	Total Operating Revenue	0	(147,724)	(989,284)	(582,178)			
COA	Capital Expenditure							
3264	Depot Construction (NCA)	0	0	191,000	21,000	0		-
3205	Transfer from Infrastructure Reserve (EQ)	0	0	0	0	0		
3215	Loan Funds Received	0	0	(175,000)	0	0		
3235	Transfer to Building Reserve (EQ)	0	0	50,000	0	0		
	Total Capital Expenditure / Reserve Transfers	0	0	66,000	21,000	-		
	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-	-	,	,		1	
	Total Road Maintenance	289,454	85,741	3,140,021	2,415,039			

		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22		
				Full Year Original	YTD Actuals	BUDGET	
39	Road Plant Purchases	YTD Actuals	YTD Budget	Budget	30 June 2022	VARIATION	>\$10K
COA	Operating Expenditure						
3642	Loss on Sale of Assets	0	0	19,302	0	0	
3902	Interest Expense - Loan 99	0	0	0	0	0	
	Total Operating Expenditure	О	0	19,302	0		
COA	Operating Revenue						
3543	Profit on Sale of Assets	0	0	(55,876)	(86,856)	0	
3575	Proceeds from Disposal of Assets	0	0	0	0	0	
3903	Grants, Contributions & Reimbursement Road Plant	0	0	0	0	0	
	Total Operating Revenue	0	0	(55,876)	(86,856)		
COA	Capital Expenditure / Reserve Transfers						
3554	Plant & Equipment Purchases (NCA)	0	0	697,104	596,444	0	
3584	Tools & Other Equip > \$5000 (Capex)	0	0	0	4,091	0	
3587	Principal Loan Repayments (Loan 97)	0	0	0	0	0	
3904	Principal Repayment - Loan 99 (Plant Purchase)	0	0	0	0	0	
4781	Transfer to Plant/Light Vehicle Reserve (EQ)	0	0	50,000	250,000	0	
3561	Transfer from Plant/Light Vehicle Reserve (EQ)	0	0	(150,000)	(278,000)	0	
6225	Realisation on Disposal of Assets	0	0	0	0	0	
7135	Loan Funds Rec'd.	0	0	0	0	0	
	Total Capital Expenditure / Reserve Transfers	0	0	597,104	572,535		
							1
	Total Road Plant Purchases	0	0	560,530	485,679		

		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22		
41	Traffic Control	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K
604							
COA	Operating Expenditure						
4102	Admin Allocation (Traffic Control)	4,896	4,807	57,679	43,578	(89)	
4572	Traffic Control Expense	0	0	3,000	0	0	
7572	Traffic Counters Expense	0	0	0	0	0	
	Total Operating Expenditure	4,896	4,807	60,679	43,578		
COA	Operating Revenue						
7513	Licensing Commission Income	(872)	(292)	(3,500)	(3,626)	580	
7573	Traffic Counter Income	0	0	0	0	0	
	Total Operating Revenue	(872)	(292)	(3,500)	(3,626)		
	Capital Expenditure / Reserve Transfers						
7574	Tools & Equipment Purchases (NCA)	0	0	0	7,445	0	
7685	Proceeds from Disposal of Assets	0	0	0	0	0	
	Total Capital Expenditure / Reserve Transfers	0	0	0	7,445	0	
-	Total Traffic Control	4.024	4.545	57.170	47.200		-
	Total Traffic Control	4,024	4,515	57,179	47,398	1	_
	Total Transport	342,542	364,399	4,946,033	3,774,801		

Prog	Economic Services	31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
44	Rural Services	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
COA	Operating Expenditure							
3362	Ranger Allocation (Roadside Spraying)	674	1,240	14,883	9,035	566		
3852	Weed & Vermin Control	0	0	50,000	0	0		
4462	Admin Allocation (Rural Services)	749	0	0	10,039	(749)		
6722	Noxious Weeds & Pest Expense	42	42	16,501	13,083	0		
	Total Operating Expenditure	1,465	1,282	81,384	32,156			
COA	Capital Expenditure / Reserve Transfers							
4404	Plant & Equipment Purchases (NCA)	0	0	0	0	0		
	Total Rural Services	1,465	1,282	81,384	32,156			

		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22		
45	Tourism and Area Promotion	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K
COA	Operating Expenditure						
3952	Signage Expense (Tourism)	0	0	10,000	0	0	
3982	Tourism Expense	0	0	5,000	0	0	
4282	Promotional Expense (Tourism)	0	0	23,950	9,830	0	
	Total Operating Expenditure	0	0	38,950	9,830		
COA	Operating Revenue						
3973	Contr. & Reim. (Tourism).	0	0	0	0	0	
	Total Operating Revenue	0	0	0	0		
	Total Tourism and Area Promotion	0	0	38,950	9,830		

1							
		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22		
46	Building Control	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K
COA	Operating Expenditure						
	Building Surveyor Expenses	9,155	16,038	148,438	141,616	6,883	
4152	Provision for Leave (Building Control)	0	0	0	0	0	
4162	Non Contract Expenses	0	0	1,000	0	0	
4622	Admin Allocation (Building Control)	8,568	10,078	120,939	76,262	1,510	
	Total Operating Expenditure	17,723	26,116	270,377	217,878		
COA	Operating Revenue						
4153	Building Licenses Income	(683)	(1,000)	(12,000)	(14,755)	(317)	
4173	CTF Commissions Received	0	(17)	(200)	(300)	(17)	
4213	Building Commissions Received	0	(38)	(450)	(285)	(38)	
4183	Contributions & Reimbursements (Building Control)	0	0	0	0	0	
	Total Operating Revenue	(683)	(1,055)	(12,650)	(15,340)		
COA	Capital Expenditure / Reserve Transfers						
4215	Transfer from Leave Reserve (EQ)	0	0	0	0	0	
	Total Capital Expenditure/Reserve Transfers	0	0	0	0	0	
	Total Building Control	17,040	25,061	257,727	202,538		
		,	,		,		

		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
49	Other Economic Services	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	
COA	Operating Expenditure							
4232	Water Supply Stand Pipes Expense	0	0	350	0	0		
4222	Admin Allocation (Other Economic Services)	4,896	4,807	57,679	43,578	(89)		
4242	Rehabilitation of Gravel Pits Expense	0	0	5,000	0	0		
4252	Purchase of Stamps	0	0	50	22	0		
4272	Other Expenditure	0	758	10,100	0	758		
7274	Lease Expense - Interest	110	100	1,206	1,405	(10)		
	Total Operating Expenditure	5,006	5,665	74,385	45,006			
COA	Operating Revenue							
4223	Commission Received Australia Post	(667)	(583)	(7,000)	(8,032)	84		
4243	Annual Post Office Box Fee	0	0	(3,300)	(3,270)	0		
4253	Postage Stamp Income	(6)	0	(25)	(12)	6		
4333	Photocopying Income	0	0	0	(2)	0		
4913	Shire Leased Reserves Income	0	0	(450)	(600)	0		
	Total Operating Revenue	(673)	(583)	(10,775)	(11,915)			
COA	Capital Expenditure / Reserve Transfers							
4760	Transfer to Water Strategy Reserve (EQ)	2	0	0	3	(2)		
7273	Lease Expense - Principal	647	657	7,886	7,686	10		
	Total Capital Expenditure/Reserve Transfers	649	657	7,886	7,689			
	Total Other Economic Services	4,983	5,739	71,496	40,779			
	Total Economic Services	23,488	32,082	449,557	285,304	0	0	0

Prog	Other Property & Services	31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
47	Plant Depreciation	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
COA	Operating Expenditure							
5012	Depreciation (Other Property & Services)	32,188	32,147	385,767	378,572	(41)		
7102	Depreciation of Unclassified Assets (Other Property & Services)	0	0	0	0	0		
6890	Depreciation Posted to Jobs (Other Property & Services)	(36,710)	(32,147)	(385,767)	(318,879)	4,563		
	Total Plant Depreciation	(4,522)	0	0	59,694			
Prog	Other Property & Services	31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
50	Private Works	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	
COA	Operating Expenditure							
7302	Private Works Expense	0	0	9,976	2,192	0		
COA	Operating Income							
7333	Private Works Income	0	0	(10,000)	(5,681)	0		
	Total Private Works	0	0	(24)	(3,489)			

		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
				Full Year Original	YTD Actuals	BUDGET		
52	Public Works Overheads	YTD Actuals	YTD Budget	Budget	30 June 2022	VARIATION	>\$10K	
COA	Operating Expenditure							
0342	Provision for Long Service Leave (Public Works Overheads)	0	0	5,000	4,016	0		
4312	Superannuation Council 3% (Public Works Overheads)	841	1,629	19,546	10,434	788		
4322	Superannuation (Manager of Works)	927	1,060	12,715	11,557	133		
4332	Superannuation (Public Works Overheads)	6,485	8,773	105,275	77,955	2,288		
4342	Salaries & Wages (Works Manager)	8,666	9,874	118,493	113,261	1,208		
4352	Superannuation Council 3% (Manager of Works)	131	0	0	3,459	(131)		
4372	Public Works Sundry Expense	0	299	11,992	19,441	299		
4382	Works Manager Expenses	277	346	4,150	3,600	69		
4392	External Engineering Services	0	0	12,000	9,200	0		
4402	Sick Leave (Public Works Overheads)	4,216	0	39,611	37,352	(4,216)		
4412	Annual Leave (Public Works Overheads)	2,016	0	90,825	44,952	(2,016)		
4432	Public Holiday Pay (Public Works Overheads)	0	0	46,738	38,931	0		
4422	Long Service Leave Expense (Public Works Overheads)	0	0	1,838	3,297	0		
4442	Occupational Health & Safety Expense	0	0	24,000	7,985	0		
4452	Protective Uniform/ Minor Workwear	627	0	11,631	9,165	(627)		
4582	Accrued Leave (Public Works Overheads)	0	0	0	0	0		
4602	Training Expense	0	0	19,500	8,371	0		
4652	Works Staff Allowances (Public Works Overheads)	1,923	3,683	44,201	24,053	1,760		
5202	Admin Allocation (Public Works Overheads)	15,912	15,615	187,376	141,630	(297)		
6782	Workers Compensation Insurance (Public Works Overheads)	9,505	9,520	20,059	18,236	15		
7422	Less Public Works Overheads Allocated to W & S	(53,574)	(64,754)	(777,045)	(647,338)	(11,180)	*	Timing - non cash item
	Total Operating Expenditure	(2,047)	(13,955)	(2,094)	(60,444)			
COA	Operating Revenue							
0333	Contrib. & Reimb. (PWO).	0	0	0	0	0		
COA	Capital Expenditure / Reserve Transfers							
7631	Transfer from Leave Reserve (EQ)	0	0	0	0	0		
	Total Public Works Overheads	(2,047)	(13,955)	(2,094)	(60,444)			

		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
53	Plant Operation Costs	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	
COA	Operating Expenditure							
4472	In House Repairs & Maintenance	14,321	18,626	286,632	189,594	4,305		
4482	Tyre Purchase Expense	505	4,792	57,500	40,555	4,287		
4492	Parts & Outside Repairs Expense	5,558	13,834	166,000	152,790	8,276		
4502	Plant Licences Expense	255	0	20,000	10,723	(255)		
4532	Tools & Consumables	376	1,833	22,000	19,808	1,457		
4542	Fuel, Oil & Grease	9,148	37,083	445,000	343,760	27,935	*	Timing
4552	Cutting Edges & Tips	0	0	12,500	12,415	0		
5112	Admin Allocation (Plant Operations)	2,448	2,403	28,840	21,789	(45)		
6772	Insurance Expense (Plant Operations)	19,491	43,482	41,818	38,016	23,991	*	Budget profile timing invoices paid in instalments
4512	Less POC Allocated to W & S	(59,438)	(88,357)	(1,060,289)	(660,492)	(28,919)	*	Timing - non cash item
	Total Operating Expenditure	(7,336)	33,696	20,000	168,958			
COA	Operating Revenue							
4513	Diesel Fuel Rebate	(1,641)	0	(20,000)	(43,302)	1,641		
	Total Operating Revenue	(1,641)	0	(20,000)	(43,302)		-	
	Total Plant Operation Costs	(8,977)	33,696	0	125,656			

		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
55	Salaries and Wages	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	
COA	Operating Expenditure							
4362	Unallocated Wages	0	0	0	0	0		
4570	S&W Gov, Corporate & Development Services	67,338	127,839	1,107,939	979,985	60,501	*	Timing - back pay to be processed
4580	S&W Works & Services	78,706	144,023	1,248,199	1,023,660	65,317	*	Timing - back pay to be processed
4600	Less Salary & Wages Allocated	(146,044)	(271,862)	(2,356,137)	(1,998,380)	(125,818)	*	Timing - back pay to be processed
4592	Workers Compensation Paid	0	0	0	0	0		
	Total Operating Expenditure	0	0	1	5,266			
COA	Operating Poyonus							
	Operating Revenue Salaries & Wages Reimbursement Received	0	0	0	0	0		
	Paid Parental Leave Scheme Income	0	0	0	0	0		
4023	and I di Cittal Ecave Scheme moonle	0	J .	0	U	U		
	Total Operating Revenue	0	0	0	0			
	Total Salaries and Wages	0	0	1	5,266			

		24 1-4 22	24 1-1 22	20 1 22	20 1 22			
		31-Jul-22	31-Jul-22	30-Jun-23	30-Jun-22			
				Full Year Original	YTD Actuals	BUDGET		
56	Unclassified	YTD Actuals	YTD Budget	Budget	30 June 2022	VARIATION	>\$10K	
COA	Operating Expenditure							
5022	Overpayments/Recoverables - Expenditure	0	0	7,000	4,333	0		
	Total Operating Expenditure	0	0	7,000	4,333			
COA	Operating Revenue							
2385	Proceeds from Disposal of Assets	(12,721)	0	0	0	12,721	*	budget allocated 21/22 yet not finalised until July 22
5023	Overpayments/Recoverables - Income	0	0	(5,000)	(559)	0		
3813	Profit on Revaluation	0	0	0	0	0		
	Total Operating Revenue	(12,721)	0	(5,000)	(559)			
	Capital Expnediture							
4801	Transfer to Land Development Reserve (EQ)	9	0	0	20,011	(9)		
	Total Unclassified	(12,712)	0	2,000	23,786			
	Total Other Property and Services	(28,257)	19,741	(118)	150,468			

		List of Accounts Paid - July 2022		
Chq/EFT	Date	Name		nount
EFT26634		Department of Health	-\$	590.00
EFT26635	08/07/2022		-\$	189.20
EFT26636		Telstra Corporation Limited	-\$	1,504.54
EFT26637	08/07/2022	AFGRI	-\$	246.73
EFT26638	08/07/2022	Amplify Marketing	-\$	3,663.00
EFT26639	08/07/2022	Battery Mart	-\$	180.40
EFT26640	08/07/2022	Beverley Dawn Davidson	-\$	4,980.00
EFT26641		Bob Waddell & Associates Pty Ltd	-\$	660.00
EFT26642	08/07/2022	Catherine Mary Low	-\$	5,395.00
EFT26643		Chapman Valley Menshed Inc	-\$	800.00
EFT26644		Cleanaway Co Pty Ltd (Commercial)	-\$	5,448.39
EFT26645		Cleanaway Co Pty Ltd (Domestic)	-\$	5,992.40
EFT26646		Darrell Graeme Forth	-\$	6,230.00
EFT26647		Design Catering	-\$	352.00
EFT26648		Dillon & Oliveri Pty Ltd	-\$	24,745.60
EFT26649		Echelon Australia Pty Ltd - LGIS Risk Management	-\$	4,100.40
EFT26650		Elizabeth Anne Eliott-Lockhart	-\$ -\$	4,980.00
		Fleet Network	-ş -\$	•
EFT26651				997.61
EFT26652		Fulton Hogan Industries Pty Ltd	-\$ ¢	174,010.23
EFT26653		Geraldton Bobcat	-\$	550.00
EFT26654		Geraldton Sign Makers	-\$	970.53
EFT26655		Kirralee Jane Warr	-\$	9,980.00
EFT26656	08/07/2022		-\$	399.65
EFT26657	08/07/2022		-\$	16,500.00
EFT26658	08/07/2022	Llew Withers	-\$	4,000.00
EFT26659	08/07/2022	Local Community Insurance Services	-\$	786.50
EFT26660	08/07/2022	MOD Designs	-\$	170.00
EFT26661		Searange Holdings Pty Ltd	-\$	833.35
EFT26662		Nicole Julie Batten	-\$	4,980.00
EFT26663	08/07/2022		-\$	945.00
EFT26664	08/07/2022	Patience Sandland Pty Ltd.	-\$	3,564.00
EFT26665		Peter John Humphrey	-\$	4,980.00
EFT26666		Procure Logistics Pty Ltd	-\$ -\$	2,820.84
EFT26667		Road Runner Mechanical Services	-\$ -\$	1,394.97
EFT26668		Shire of Morawa	-\$	1,312.50
EFT26669		Shire of Northampton	-\$	16,992.68
EFT26670	08/07/2022	The Grants Hub	-\$	313.20
EFT26671		The West Australian	-\$	235.40
EFT26672		Thurkles Dozing	-\$	15,592.50
EFT26673		Total Uniforms	-\$	404.70
EFT26674		Trevor James Hipper	-\$	138.01
EFT26675	08/07/2022	Trevor Leonard Royce	-\$	4,980.00
EFT26676	08/07/2022	WA Rangers Association Inc.	-\$	120.00
EFT26678		Chapman Valley Historical Society	-\$	3,000.00
EFT26679		Complete Office Supplies	-\$	36.50
EFT26680		Five Star Business Solutions & Innovation	-\$	749.72
EFT26681		GCo Australia Pty Ltd	-\$	209.00
EFT26682		Geraldton Ag Services	-\$	58.92
EFT26683		Glenfield Fresh IGA	-\$	8.97
EFT26684		IPEC Pty Ltd (Toll Global Express)	-ş -\$	73.97
EFT26685		Kruize Asphalt & Contracting	-ş -\$	7,837.50
		ML Communications	-ş -\$	
EFT26686			-\$ -\$	20,570.62
EFT26687		MOD Designs		2,165.00
EFT26688	18/07/2022		-\$ ¢	2,145.00
EFT26689		Norfolk Cleaning Service	-\$	2,070.75
EFT26690	18/07/2022		-\$	1,050.00
EFT26691		RGI Signworks WA Pty Ltd	-\$	1,848.00
EFT26692		Refuel Australia	-\$	50,391.32
EFT26693		Services Australia Child Support	-\$	234.31
EFT26694		Shootas Concreting	-\$	25,905.00
EFT26695	18/07/2022	TeletracNavman Australia	-\$	769.45
		Westrac Pty Ltd	-\$	3,497.52
EFT26696	10/01/2022	Westrae Fey Lea		

r		
EFT26698	18/07/2022 Woolworths Group	-\$ 19.00
EFT26699	05/07/2022 Westpac Geraldton	-\$ 183.74
EFT26700	29/07/2022 Australian Taxation Office	-\$ 3,726.00
EFT26701	29/07/2022 Synergy	-\$ 991.20
EFT26702	29/07/2022 Telstra Corporation Limited	-\$ 97.30
EFT26703	29/07/2022 A.D. Engineering International Pty Ltd	-\$ 37,785.00
EFT26704	29/07/2022 Abrolhos Steel	-\$ 6,811.68
EFT26705	29/07/2022 Atom Supply	-\$ 5,356.14
EFT26706	29/07/2022 Australasian Performing Right Association Ltd	-\$ 350.00
	29/07/2022 Batavia Coast Blinds & Shade Sails	
EFT26707		
EFT26708	29/07/2022 Bob Waddell & Associates Pty Ltd	-\$ 866.25
EFT26709	29/07/2022 Bridgestone Tyre Centre	-\$ 36.00
EFT26710	29/07/2022 Bunnings Group Limited	-\$ 3,473.29
EFT26711	29/07/2022 Central West Pump Service	-\$ 13,514.60
EFT26712	29/07/2022 Cleanaway Co Pty Ltd (Commercial)	-\$ 4,964.81
EFT26713	29/07/2022 Cleanaway Co Pty Ltd (Domestic)	-\$ 6,195.04
EFT26714	29/07/2022 Cleanpak Total Solutions	-\$ 209.87
EFT26715	29/07/2022 Corsign WA Pty Ltd	-\$ 2,177.45
EFT26716	29/07/2022 Design Catering	-\$ 290.40
EFT26717	29/07/2022 Fleet Network	-\$ 997.61
EFT26718	29/07/2022 Freemans Liquid Waste	-\$ 1,743.00
EFT26719	29/07/2022 Fulton Hogan Industries Pty Ltd	-\$ 61,244.63
EFT26720	29/07/2022 GNC Building & Construction Group WA Pty Ltd	-\$ 22,814.00
EFT26721	29/07/2022 Geraldton Ag Services	-\$ 170.32
EFT26722	29/07/2022 Geraldton Mower & Repair Specialists	-\$ 327.60
EFT26723	29/07/2022 Goodyear & Dunlop Tyres (Aust) Pty Ltd	-\$ 10,342.69
EFT26724	29/07/2022 Government of Western Australia - State Library of WA	-\$ 55.00
EFT26725	29/07/2022 Great Northern Rural Services	-\$ 72.60
EFT26726	29/07/2022 Guardian Print & Graphics	-\$ 1,960.00
EFT26727	29/07/2022 Harvey Norman Computers Geraldton	
EFT26728	29/07/2022 Hille Thompson and Delfos Surveyors and Planners	-\$ 3,135.00
EFT26729	29/07/2022 Independant Parts Pty Ltd	-\$ 18.70
EFT26730	29/07/2022 Integrated ICT	-\$ 6,034.57
EFT26731	29/07/2022 It Vision	-\$ 42,329.55
EFT26732	29/07/2022 Ivey Contracting	-\$ 11,695.75
EFT26733	29/07/2022 JA Diesel Pty Ltd	-\$ 2,756.60
EFT26734	29/07/2022 Kicksolutions	-\$ 106.00
EFT26735	29/07/2022 Kimberley Quarry Pty Ltd	-\$ 23,391.98
EFT26736	29/07/2022 LGIS Insurance Broking	-\$ 693.00
EFT26737	29/07/2022 Landgate	-\$ 206.40
EFT26738	29/07/2022 Lenane Holdings Pty Ltd	-\$ 8,470.00
EFT26739	29/07/2022 M & B Quality Building Products	-\$ 2,669.86
EFT26740	29/07/2022 MOD Designs	-\$ 1,465.00
EFT26741	29/07/2022 McDonalds Wholesalers	-\$ 230.95
EFT26742	29/07/2022 Midwest Chemical & Paper	-\$ 1,224.99
EFT26743	29/07/2022 Mitchell & Brown	-\$ 117.95
EFT26744	29/07/2022 Mooreview Plants & Trees	-\$ 3,486.00
EFT26745	29/07/2022 NAPA - Covs Parts Pty Ltd	-\$ 807.05
EFT26746	29/07/2022 Node1Internet	-\$ 476.95
EFT26747	29/07/2022 Northern Country Zone of WALGA	
EFT26748	29/07/2022 Paper Plus Office National	-\$ 16,100.14
EFT26749	29/07/2022 Pirtek Geraldton	-\$ 640.79
EFT26750	29/07/2022 Red Dust Enterprises Pty Ltd	-\$ 53,526.20
EFT26751	29/07/2022 Reece Pty Ltd	-\$ 213.92
EFT26752	29/07/2022 Rip-it Security Shredding And Paper Recyclers	-\$ 73.00
EFT26753	29/07/2022 Searange Holdings Pty Ltd	-\$ 833.35
EFT26754	29/07/2022 Services Australia Child Support	-\$ 330.02
EFT26755	29/07/2022 Shire of Northampton	-\$ 148.50
LI 140/JJ		
		\$ 210.00
EFT26756	29/07/2022 Sun City Plumbing	-\$ 319.00
EFT26756 EFT26757	29/07/2022 The West Australian	-\$ 235.40
EFT26756 EFT26757 EFT26758	29/07/2022 The West Australian 29/07/2022 Thurkle's Earthmoving & Maintenance Pty Ltd	-\$ 235.40 -\$ 31,061.25
EFT26756 EFT26757	29/07/2022 The West Australian 29/07/2022 Thurkle's Earthmoving & Maintenance Pty Ltd 29/07/2022 Totally Work Wear	-\$ 235.40 -\$ 31,061.25 -\$ 1,005.13
EFT26756 EFT26757 EFT26758	29/07/2022 The West Australian 29/07/2022 Thurkle's Earthmoving & Maintenance Pty Ltd	-\$ 235.40 -\$ 31,061.25 -\$ 1,005.13 -\$ 292.98
EFT26756 EFT26757 EFT26758 EFT26759	29/07/2022 The West Australian 29/07/2022 Thurkle's Earthmoving & Maintenance Pty Ltd 29/07/2022 Totally Work Wear	-\$ 235.40 -\$ 31,061.25 -\$ 1,005.13

EFT26763	29/07/2022 Western Australian Treasury	Corporation -\$	30.49
EFT26764	29/07/2022 Westrac Pty Ltd	-\$	802.80
EFT26765	29/07/2022 Woolworths Group	-\$	142.15
EFT26766	29/07/2022 Wurth Australia Pty Ltd	-\$	586.50
EFT26767	29/07/2022 Young Motors	-\$	352.48
EFT26768	29/07/2022 thinkproject Australia Pty Ltd	d -\$	9,238.59
REVERSAL	05/07/2022 Aware Super Pty Ltd	-\$	38.05
DD17700.1	05/07/2022 Aware Super Pty Ltd	-\$	8,374.00
DD17700.2	05/07/2022 Australian Super	-\$	429.08
DD17700.3	05/07/2022 Wealth Personal Superannua	ation and Pension Fund -\$	524.29
DD17700.4	05/07/2022 Cameron Fishing Superannua	ation Fund -\$	137.62
DD17700.5	05/07/2022 OnePath Custodians Pty Limi	ited -\$	227.60
DD17700.6	05/07/2022 Prime Super	-\$	436.35
DD17700.7	05/07/2022 Rest Superannuation	-\$	269.85
DD17700.8	05/07/2022 ANZ Smart Choice Super	-\$	272.90
DD17708.1	19/07/2022 Aware Super Pty Ltd	-\$	8,043.44
DD17708.2	19/07/2022 Australian Super	-\$	429.08
DD17708.3	19/07/2022 Wealth Personal Superannua	ation and Pension Fund -\$	524.29
DD17708.4	19/07/2022 Cameron Fishing Superannua	ation Fund -\$	123.00
DD17708.5	19/07/2022 OnePath Custodians Pty Limi		238.74
DD17708.6	19/07/2022 Prime Super	-\$	361.17
DD17708.7	19/07/2022 Hostplus Superannuation	-\$	58.97
DD17708.8	19/07/2022 Rest Superannuation	-\$	269.85
DD17708.9	19/07/2022 ANZ Smart Choice Super	-\$	272.90
	Total Payments	-\$	931,967.17

BANK RECONCILIATION - Muni Accounts As at 31st of July 2022

SYNERGY

Balance as per Cash at Bank Account GL 160000 105,519.73

Balance as per Cash at Bank Account GL 170000 2,525,462.66

Balance as per Interfund Transfer A/c GL 161100
Plus Income on Bank Stmt not in ledgers
Less Expenditure on Bank Stmt not in ledgers -

\$2,630,982.39

BANK

Reviewed by:

 Muni Bank Account (Account No 000040)
 103,855.25

 Investment Account (Account No 305784)
 2,525,462.66

 2,629,317.91

Less Outstanding Payments-Plus Outstanding Deposits2,255.00Plus Tfer from Trust to Muni or [Tfer to Trust from Muni](590.52)

\$2,630,982.39

Difference Check 0.00

Completed by: 22/08/2022

Beau Raymond - Senior Finance Officer Date

Dianne Raymond - Mgr Finance & Corporate Services Date 22/08/2022



SHIRE OF CHAPMAN VALLEY THE SHIRE CLERK **ADMINISTRATION** C/- POST OFFICE NABAWA W A WA 6532

0 2 AUG 2022

Facility Number

00018023 20000001

Payment Due Date

01 August 2022

Closing Balance

\$4,122.63

This amount will be swept from a nominated account.

For enquiries please call 1300 650 107 (8am - 8pm, Monday to Friday). Lost or stolen cards service available 24 hours a day, 7 days a week.

Any statement entries for purchases or cash advances made in a foreign currency include the following: (1) the foreign currency transaction amount converted into Australian dollars by the applicable credit card scheme and (2) the Westpac Foreign Transaction Fee (FX Fee), being the applicable Westpac Processing Fee and the applicable Westpac On-Charged Scheme Fee.

Company Name **Number of Cards** Cash Advance Annual % Rate Shire Of Chapman Valley 2 15.65% **Facility Number** Contact Name **Facility Credit Limit** 00018023 20000001 The Shire Clerk 10,000 Statement From Statement To Payment Due Date **Opening Balance Closing Balance Available Credit** 21 Jun 2022 20 Jul 2022 01 Aug 2022 90.73 -4.122.63 -5.877.37

Payment will be automatically debited on the agreed payment date as recorded in your facility application.

Summary of Changes in Your Account Since Last Statement

From Your Opening Balance of	We Deducted Payments and Other Credits	And We Added			To Arrive at Your Closing Balance of	Total Past Due / Overlimit balances	
		New purchases	Cash advances	Fees, Interest & Government Charges	Miscellaneous Transactions	Closing Sagive VI	Overmit Distances
90.73 -	195.73 -	4,409.09	0.00	0.00	0.00	4,122.63	0.00

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disquise it. You may be liable for losses if you don't protect your passcode. To learn more about how you can protect your card against unauthorised transactions, or for information about disputed transactions, call us at 1300 650 107 during business hours.

Complaints

If you have a complaint, contact our dedicated Customer Solutions team on 132 032 or write to us at Westpac Customer Solutions, Reply Paid 5265, Sydney NSW 2001. If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Online: www.afca.org.au Email: info@afca.org.au Phone 1800 931 678

Mail: Australian Financial Complaints Authority GPO Box 3 Melbourne VIC 3001

Page 1 of 1



SHIRE OF CHAPMAN VALLEY THE SHIRE CLERK ADMINISTRATION C/- POST OFFICE NABAWA W A WA 6532

CARDHOLDER TRANSACTION DETAILS

Cardholder Name	Card Number	Credit Limit	Available Credit
Jameon Criddle	5163 2531 0145 4541	6,000	1,590.91

For enquiries please call 1300 650 107 (8am - 8pm, Monday to Friday). Lost or stolen cards service available 24 hours a day, 7 days a week.

Date of Transaction	Description		Debits/Credits	Ca	rdholder Comments
04 JUL	Payments AUTOMATIC PAYMENT		183	3.74-	
	Sı	ıb Total:	183	3.74-	
	Purchases				150 M
24 JUN	Skeetas_1 Geraldton	AUS	He My 17	1.70 GL	0462 CEUT MF
27 JUN	EATING PLACES, RESTAURANTS MINGENEW BAKERY MINGENEW BAKERIES	AUS	NCZ My 12	2.50 QC	0462 CEO7 MF1 0462 CEO7 P2 2 21/22 IUNS
28 JUN	DELL AUSTRALIA PTY LIM FRENCHS FOR COMPUTERS, PERIPHERALS, SOFT	ES AUS	Mardwark,238	.98× 051	2. 21/22 MN3
28 JUN	DELL AUSTRALIA PTY LIM FRENCHS FOR COMPUTERS, PERIPHERALS, SOFT	ES AUS	MMS 80	.91	
28 JUN	DELL AUSTRALIA PTY LIM FRENCHS FOR COMPUTERS, PERIPHERALS, SOFT	ES AUS	59	100.0	
	Su	ıb Total:	4,409	.09	

Summary of Changes in Your Account Since Last Statement

From Your Opening Balance of	We Deducted Payments and Other Credits	And We Added			To Arrive at Your Closing Balance of	Total Past Due / Overlimit balances	
		New purchases	Cash advances	Fees, Interest & Government Charges	Miscellanecus Transactions	Closing Balance of	
183.74	183.74 -	4,409.09	0.00	0.00	0.00	4,409.09	0.00

CSF VP4

Page 1 of 2

I have checked the above details and verify that they are correct.	
Cardholder Signature	Date 19/8/22
Transactions examined and approved.	21.12.
Manager/Supervisor Signature	Date 98

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To learn more about how you can protect your card against unauthorised transactions, or for information about disputed transactions, call us at 1300 650 107 during business hours.

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Mail: Australian Financial Complaints Authority GPO Box 3 Melbourne VIC 3001

S000753 / M000261 / 202 / CN1VP4P1

July 2022



SHIRE OF CHAPMAN VALLEY THE SHIRE CLERK ADMINISTRATION C/- POST OFFICE NABAWA W A WA 6532

CARDHOLDER TRANSACTION DETAILS

Cardholder Name	Card Number	Credit Limit	Available Credit
Simon Lancaster	5163 2531 0083 4453	4,000	4,000.00

For enquiries please call 1300 650 107 (8am - 8pm, Monday to Friday). Lost or stolen cards service available 24 hours a day, 7 days a week.

Corporate	Card Transactions			
Date of Transaction	Description		Debits/Credits	Cardholder Comments
28 JUN	Payments PAYMENT-BPAY-THANK YOU FINANCIAL INSTITUTIONS - MAN		11.99-	
		Sub Total:	11.99-	

Summary of Changes in Your Account Since Last Statement

From Your Opening Balance of	We Deducted Payments and		An	And We Added			Total Past Due / Overlimit balances
	Other Credits	New purchases	Cash advances	Fees, Interest & Government Charges	Miscellanecus Transactions	 Closing Balance of 	
274.47 -	11.99 -	0.00	0.00	0.00	0.00	286.46 -	0.00

have checked the above details and verify that they are co	rrect.		i	1
Cardholder Signature	Date _	19	8	22
ransactions examined and approved.		1		
Manager/Supervisor Signature	Date	193	2-	2

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To learn more about how you can protect your card against unauthorised transactions, or for information about disputed transactions, call us at 1300 650 107 during business hours.

0752 / M000261 / 202 / CN1V

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CSF VP4

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Mail: Australian Financial Complaints Authority GPO Box 3 Melbourne VIC 3001

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Hirer

The Hirer must be 18 years or over and remain on the premises for the duration of the event.

The Hirer is responsible for the condition of the hired venue.

Liability

The Shire of Chapman Valley (Shire) allows the use of its facilities for functions/activities as a service to the Community. The Shire reserves the right to refuse any facility use request for any reason. The Shire will take all reasonable care to ensure facilities are in a fit and clean condition for use. The Shire will not be held liable or accept liability for any loss or damage to any person, profit or property resulting from the applicants use of the facility. Facility users are responsible for activities and occurrences associated with the function/activity and must obtain the appropriate insurance covers for assumed and or recognised risks in conducting the function/activity, including risks associated with public liability and the storage of equipment. The user agrees in signing the Declaration of Responsibility to indemnify and keep the Shire indemnified for any loss or damage to any person or property as identified above.

The Shire is required to sight current and accurate copies of all applicant Public Liability Insurance Certificates for all activities that in the opinion of the Shire may contain high level associated risks. It is also the user's responsibility to ensure that any contractor and or sub-contractor groups used for any tasks or services associated with the function/activity, hold current and accurate Liability and Worker Insurance Certificates. The Shire requires that all applicants arrange Public Liability cover to indemnify the Shire against legal action for death, injury or damage to persons, profit or property of any kind. It is the Applicants responsibility to ensure that persons working with children comply with the Working with Children (Criminal Record Checking) Act 2004. It should also be noted that the Shire does not provide first aid assistance within any of its facilities.

Application

- All applicants must be aged 18 years or over. Proof of age is to be provided on application.
- Approved Hirers granted permission to use facilities cannot transfer the right of use to another person, group or organisation.
- All bookings are tentative until confirmed in writing by the Shire.

Approved Purpose

• This facility is a Community Centre and allows for uses of a 'community nature'. Businesses of a commercial nature such as consultation type activities where appointments are made over the day of hire are not permitted.

Council will allow commercial group fitness classes as per definition below - A Commercial Group Fitness Class is an organised group of 3 or more people who participate in a paid range of exercises run by a qualified trainer and be registered with a recognized Health and Fitness Industry Association and be approved by Council.

Regular Users(Yearly/Seasonal hire)

Regular users will be invoiced monthly for hire charges incurred in the previous month. Payment will be due within 30 days of the invoice date.

Regular users must submit a separate application for oneoff events and may also be charged a bond.

All cancellations or requests for additional dates are to be completed online on a Change of Booking Form at least 3 working days prior to the date change requested.

Regular hirers operating their business (approved purpose) from a Community Centre will be restricted to a maximum of 2 sessions per week.

Applications for the renewal of a regular hire must be fully completed and submitted as per the request from the shire or you will forfeit your hire time and day.

Regular hire renewals may be refused, revoked, or suspended if hire charges are not paid in a timely manner.

The length of sessions is restricted to a maximum of 2 hours per session. Anything longer than this would be deemed as a commercial operation and will not be considered an 'approved purpose'.

Storage

There is limited storage available for regular users at the venue. Council does not wish to utilise the 'Staff Office' as a storage facility and encourages users to take their equipment with them. Any equipment left at BHP is at the hirer's risk and at the approval of the CEO.

High Risk Bookings

• The Shire may impose additional conditions on bookings it assesses as 'high risk'. These conditions may include a higher bond, requirement for licenced security at the booking and/or other conditions that the Shire deems necessary to minimise the risk of property damage, vandalism and anti-social behaviour.

Hire Fees

• Hire fees are set in accordance with the Shire's Fees and Charges Schedule and are payable in prior to the date of the booking or by arrangement with the CEO.

Bonds

- A bond is payable at prior to the date of the booking.
- The bond will be refunded via electronic funds transfer within two weeks of the booking date, provided the facility is left in a satisfactory condition and the terms and conditions of hire are adhered to.
- Failure to adhere to the terms and conditions of hire may result in the bond being forfeited.
- The bond will be refunded to the person making application or organisation making payment via electronic funds transfer (must be same person).
- For annual or seasonal hirers, the Shire will inspect the facility within two weeks of the end of the booking period, to determine whether the facility has been left in a satisfactory condition.

Hours of Hire

- All set up, including deliveries and cleaning must be completed within the hours of hire. Accessing facilities outside of your booking time is considered a breach of the Terms and Conditions of Hire.
- The facility has a 10.30pm curfew, all lights will be automatically switched off by 11.00pm. Outside sensor lights will activate for exiting purposes.

Keys

- A pin number for the key lock box will be issued upon payment of venue bond. This must be arranged during normal office hours.
- Keys must not be copied or passed onto other hirers.
- •An additional fee will be charged for the replacement of any lost keys.

Safety

- The approved hirer is responsible for the safety of their guests at all times. In the event of an emergency, the hirer must account for all of their guests.
- The approved hirer is responsible for ensuring adequate first aid is available.
- The maximum capacity of the facility must not be exceeded.

- The approved hirer must take reasonable precautions to prevent unintended guests from attending the function.
- High risk functions are to register the function www.police.wa.gov.au/Police-Direct/Register-a-Party
- The approved hirer must immediately notify the police if any trouble occurs.

Cleaning and Damage

- The approved hirer is financially responsible for any damage to Shire property as a result of the booking.
- Repairs are to be carried out only by the Shire and/or its approved contractors.
- The cleaning of the facilities used is the responsibility of the hirer. If the premises have been left in an untidy state and Council is required to clean, then the costs involved in such cleaning will be charged to the hirer.
- If any items used (e.g. barbeques, etc.) are left in an unsatisfactory condition, the hirer will be requested to carry out the necessary cleaning or repairs to such items to the satisfaction of the Chief Executive Officer and/or Building Officer.
- If in the event that any the hirer refuses to undertake the necessary cleaning and/or repairs are required, then Council will carry out the repairs and an appropriate charge specified by the Chief Executive Officer will be forwarded to the hirer.
- The approved hirer must immediately report any maintenance issues to the Shire on 9920 5011 or to Building/Projects Officer on 0438 961 918.

Crockery and cutlery hire

• In the event of breakage and losses, the cost of replacement will be the responsibility of the hirer.

Leaving the Facility

- The approved hirer is responsible for ensuring all lights, electrical equipment and air-conditioning/heating is switched off prior to leaving the facility.
- The approved hirer is responsible for ensuring all doors and windows are locked and alarm systems activated prior to leaving the facility.
- The approved hirer is financially responsible for any loss or damage resulting from failure to carry out the above checks.

Insurance

• The approved hirer is responsible for ensuring all relevant insurances required for the booking are obtained.

Alcohol and Gaming

• It is illegal to consume alcohol on any part of the building and grounds without the prior written approval of the Council. An additional license must be obtained from the Clerk of Courts for the sale of liquor and a copy of license to be provided to council before function It is the approved hirer's responsibility to ensure all gaming licences for gaming activities during the booking are obtained.

Smoking

• Smoking is not permitted inside or within the perimeter (five metres) of any Shire buildings.

Noise

- Noise levels must be controlled and monitored at all times to meet the Environmental Protection (Noise) Regulations 1997, to this regard, ensure music/crowd noise is not audible at the boundary. You can achieve this by keeping doors and windows closed during your event and ensuring guests/function does not spill out into carparks, reserves/outdoors etc.
- Live bands and the use of loud musical instruments are not permitted with approval.

Vehicles and Parking

• Parking must be in the designated parking bays.

General Housekeeping

- Crepe paper must not be used in any facility.
- Blue or yellow tack and cellotape must not be used in any facility.
- Signs, fittings or structures must not be erected in any facility or reserve without prior approval from the Shire.
- Smoke machines and candles must not be used in any facility.
- Confetti or rice/grains must not be thrown inside or outside any facility or reserve. Rose or flower petals are permitted at reserves.
- Hanging of balloons, streamers or any other decorations on fans or ceilings is not permitted.
- The use of metal pegs is discouraged on parks if they must be used, please ensure they are removed after use and repair of damage to underground services (e.g. reticulation)

may result in the bond being forfeited/repair charges imposed.

- The approved hirer is responsible for ensuring any electrical equipment used within the facility is in safe working order. Power points and power boards must not be overloaded.
- No access to power is provided for park bookings.
- Chairs should only be stacked in stacks of 10.

Closing Facilities

- Any Shire of Chapman Valley Authorised Officer may close down the facility at any time if the Terms and Conditions of Hire are not complied with.
- The Shire reserves the right to close any building or park at any time due to urgent maintenance requirements or potential risks. Where possible, an alternative venue or facility will be offered.

Theft

• The Shire is not liable for the loss/theft or damage of any items belonging to the hirer or guests.

NB: In the event any difference or dispute arising as to the interpretation of these conditions, the same shall be referred to the Shire's Chief Executive Officer for decision thereon and such decision shall be final and binding in the parties to the dispute.