

# ORDINARY COUNCIL MEETING

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## AGENDA

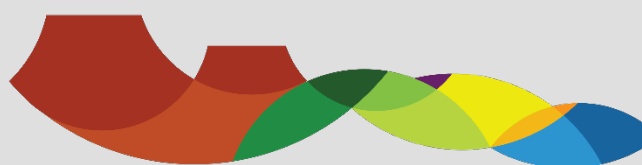
**8.30am Thursday  
20 October 2022  
Council Chambers**

**October 2022**

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**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"*



SHIRE OF  
**Chapman Valley**  
*Love the rural life!*

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# 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.

A handwritten signature in black ink, appearing to read "Jamie Criddle", is positioned to the left of the printed name and title.

**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 Previously Approved Leave of Absence (By Resolution of Council)

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

Cr Davidson for the October 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 person has a proximity interest in a matter if the matter concerns –

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

(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.”



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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 15 September 2022

That the Minutes of the Ordinary Meeting of Council held Thursday 15 September 2022 be confirmed as true and accurate.

## **9.0 ITEMS TO BE DEALT WITH EN BLOC**

## **10.0 OFFICERS REPORTS**

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# 10.1

## Deputy Chief Executive Officer

### 10.1 AGENDA ITEMS

- 10.1.1 Proposed Building Envelope Alteration
- 10.1.2 Proposed Reduced Boundary Setbacks
- 10.1.3 Proposed Outbuilding -

### 10.1.1 Proposed Building Envelope Alteration

<b>PROPONENT:</b>	Planned form for G & A Whitby
<b>SITE:</b>	15 (Lot 303) Patten Place, White Peak
<b>FILE REFERENCE:</b>	A1813
<b>PREVIOUS REFERENCE:</b>	Nil
<b>DATE:</b>	11 October 2022
<b>AUTHOR:</b>	Simon Lancaster, Deputy Chief Executive Officer

#### SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.1.1(a)	Application		✓
10.1.1(b)	Submissions		✓
10.1.1(c)	Applicant response to submissions		✓

#### DISCLOSURE OF INTEREST

Nil

#### BACKGROUND

Council is in receipt of an application for a residence and outbuilding outside the building envelope for 15 (Lot 303) Patten Place, White Peak. The application has been advertised for comment and 2 submissions expressing support and 1 objection were received. This report recommends approval.

#### COMMENT

Lot 303 is a 7,997m<sup>2</sup> property on the southern side of Patten Place in the Dolby Creek Estate. The lot is oblong in shape, sloping downwards along its 124m length from the 84m contour in the rear, south-eastern corner to the 76m contour in the front, north-western corner.

Figure 10.1.1(a) – Location Map for 15 (Lot 303) Patten Place, White Peak





**Figure 10.1.1(b) – Aerial photo of 15 (Lot 303) Patten Place, White Peak**



The applicant is seeking approval for the following:

- 218.5m<sup>2</sup> single storey 3 bedroom, 1 bathroom residence with Surfist weatherboard wall cladding and Evening Haze custom orb roof sheeting. Due to the sloping nature of the site the residence would be set upon cut and fill earthworks with the front, north-western corner of the residence approximately 1m above natural ground level and the rear, south-eastern corner of the residence approximately -0.25m below natural ground level;
- 51.84m<sup>2</sup> timber framed, gable roofed outbuilding with a 4.1m total height with weatherboard wall cladding and custom orb roof sheeting in colour scheme to match the residence. The outbuilding would also be set upon cut and fill earthworks with the north-western corner of the outbuilding approximately 0.35m above natural ground level and the south-eastern corner of the outbuilding approximately -0.3m below natural ground level;
- temporary siting of a sea container in the current location in the rear, south-western corner of the property to enable the on-site storage of equipment used to maintain fencing and vegetation on the property, with intention to ultimately either remove the sea container or relocate it upon the property to comply with Council's Sea Container Policy (which requires sea containers to be within 2m of an existing approved building).



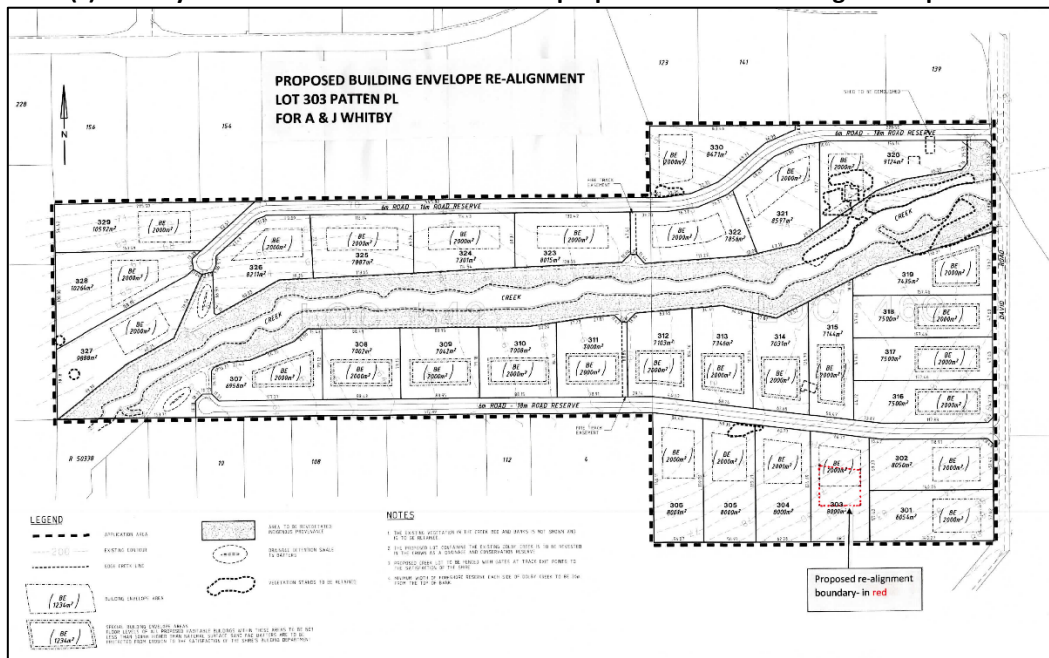
The front-most portion of the residence is proposed to be sited within the building envelope that was assigned to Lot 303 at time of subdivision with the majority of the residence's floor area immediately south/to the rear of the building envelope. The outbuilding is proposed to be sited 5.3m behind the residence placing it entirely outside of the building envelope.

The applicant is seeking to amend the building envelope by moving it backwards (southwards) by 25m to enable the proposed development. As per the requirements of the Building Envelope the application was therefore advertised for comment to surrounding landowners and is now presented to Council for determination.

A copy of the application, including site, floor and elevation plans and the applicant's supporting correspondence has been provided as **separate Attachment 10.1.1(a)**.

Council adopted the Dolby Creek Estate Structure Plan at its 20 October 2010 meeting that designated a 2,000m<sup>2</sup> building envelope for Lot 303, a copy of the building envelope plan with the requested building envelope alteration is provided as **Figure 10.1.1(c)** and is also included in **separate Attachment 10.1.1(a)**.

**Figure 10.1.1(c) – Dolby Creek Estate Structure Plan with proposed Lot 303 Building Envelope alteration in red**



- the residence and outbuildings would be setback 10m from the eastern side boundary and the residence approximately 30m from the western side boundary;
- the residence would be approximately 35m from the closest neighbouring residence (to the west) and 110m from the 2 existing residences to the east and south-east, providing sufficient area for screening landscaping to protect both the applicant's and the neighbours' privacy;
- the outbuilding would be relatively minor in scale and height (51.84m<sup>2</sup> floor area) and would not present a privacy issue to the eastern side neighbour as the wall elevation facing the side boundary has no major openings;
- the 51.84m<sup>2</sup>, 4.1m total height outbuilding would be relatively minor in scale and height and considerably less than the 360m<sup>2</sup> (240m<sup>2</sup> enclosed, 120m<sup>2</sup> unenclosed) outbuilding area and 5.5m overall height that can be approved in the 'Rural Residential' zone under the Shire of Chapman Valley Outbuildings Local Planning Policy;
- the primary purpose for establishing building envelopes upon the Dolby Creek Estate Structure Plan was to set a recommended finished floor level and ensure that habitable development was located away from the Dolby Creek watercourse to reduce potential risk from flooding and away from the associated riparian vegetation to reduce fire risk. Given this application is on the opposite/southern side of Patten Place from Dolby Creek the requested modification of the building envelope does not have adverse impact in regards to this key issue.

**Figure 10.1.1(e) – View of 15 (Lot 303) Patten Place, White Peak looking south (2020 to left, 2022 to right)**





**Figure 10.1.1(f) – View of 15 (Lot 303) Patten Place, White Peak looking north-west towards neighbouring residence (2020 to left, 2022 to right)**



**Figure 10.1.1(g) – View of 15 (Lot 303) Patten Place, White Peak looking east towards neighbouring residence (2020 to left, 2022 to right)**



**Figure 10.1.1(h) – View of 15 (Lot 303) Patten Place, White Peak looking south-east (2020 to left, 2022 to right)**





**Figure 10.1.1(i) – View of 15 (Lot 303) Patten Place, White Peak looking south-west (2020 to left, 2022 to right)**



**Figure 10.1.1(j) – View of sea container upon 15 (Lot 303) Patten Place, White Peak**



In the event that Council considers the application should be refused it may consider the following wording appropriate:

*“That Council refuse the application for the relocation of the building envelope upon 15 (Lot 303) Patten Place, White Peak for the following reasons:*

- 1 The development is not considered to satisfy Sections 40 and Schedule 5 of the Shire of Chapman Valley Local Planning Scheme No.3.*
- 2 The development is not considered to satisfy Clause 67 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.*
- 3 Council is not satisfied that sufficient justification has been provided to warrant a concession being granted in this instance to the requirements under Section 6 of the Shire of Chapman Valley Local Planning Policy ‘Building Envelopes’.*
- 4 The proposed residence location is outside of the building envelope as identified on the Dolby Creek Estate Subdivision Guide Plan.*
- 5 Council considers that the building envelopes assigned for the lots on the southern side of Patten Place have created a built form designed with regard to privacy protection and the approval of this application will have negative impacts on the privacy of the adjoining side neighbours.*
- 5 Approval of this application may well set an undesirable precedent for future variation to the Shire’s statutory and policy requirements, which in time could prove to be detrimental to the visual amenity, natural landscape character, privacy and amenity of residents of the surrounding locality.*

*Note:*

*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.”*

#### **STATUTORY ENVIRONMENT**

15 (Lot 303) Patten Place, White Peak is zoned ‘Rural Residential 1’ under Shire of Chapman Valley Local Planning Scheme No.3 (‘the Scheme’).

Table 2 of the Scheme lists the objectives of the ‘Rural Residential’ zone as being:

- *To provide for lot sizes in the range of 1 ha to 4 ha.*
- *To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.*
- *To set aside areas for the retention of vegetation and landform or other features which distinguish the land.”*

The Scheme notes the following of relevance to this application:

*“40 Building envelopes*

- (1) Where a building envelope is identified on a structure or fire management plan, all development shall be contained within the designated envelope area.*
- (2) No development of any structures shall occur within any area/s identified as ‘Development Exclusion Area’, ‘Re-vegetation Area’, ‘Remnant Vegetation’ or similar on the structure or fire management plan;*
- (3) Notwithstanding the requirements of Clause 62 of the deemed provisions, where a building envelope exists on a particular lot an application for development approval to change or relocate the building envelope shall be accompanied by relevant building plans and information addressing visual amenity, privacy and screening, vegetation loss, access, and proximity to natural features.*
- (4) In considering an application to relax the requirements of subclause (2) and (3), the local government shall, in addition to the general matters set out in Clause 67 of the deemed provisions, give particular consideration to:*
  - (a) unacceptable visual clutter, especially in elevated areas of high landscape quality or visually exposed locations; and*
  - (b) unnecessary clearing of remnant native vegetation; and*
  - (c) visual obtrusiveness and/or impact on an adjoining property by way of privacy, noise, odour or light spill; and*
  - (d) suitability for landscape screening using effective screening vegetation; and*
  - (e) compliance with the land-use, setback, building height, development exclusion, vegetation protection, bushfire requirements and other pertinent provisions of the Scheme and relevant local planning policy.”*

*“Schedule 5 - Rural Residential*

*(1) Structure Plan*

- (a) Subdivision, development and land use shall generally be in accordance with a structure plan as adopted by the local government and the Western Australian Planning Commission in accordance with Part 4 of the deemed provisions;*
- (b) Subdivision, development and land-use shall generally be in accordance with any other matters outlined on the structure plan;...*

*...(2) Buildings*

- (a) All buildings shall be sited in accordance with the setback requirements specified in the Scheme except where building envelopes are shown on a structure plan or local development plan. Where building envelopes are shown, all buildings and effluent disposal systems shall be located within that envelope.*
- (b) All buildings constructed on the land shall be sympathetic to existing landscape features, predominantly landform, vegetation and amenity in terms of their design, height, location, material and cladding colours.”*

Clause 67 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* lists the following relevant matters to be considered by Council in considering a development application:

- “(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;...*
- ...(g) any local planning policy for the Scheme area;*
- (h) any structure plan or local development plan that relates to the development;...*
- ...(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;...*
- ...(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;...*
- ...(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;...*
- ...(zb) *any other planning consideration the local government considers appropriate.”*

The Dolby Creek Estate Subdivision Guide Plan was adopted by Council at its 20 October 2010 meeting and is considered to form a Structure Plan as per Part 9 Regulation 79 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

#### **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.

Shire of Chapman Valley Local Planning Policy 5.1 – Building Envelopes provides guidance on the assessment of applications of this nature and a copy of this policy can be viewed at the following link:

[https://www.chapmanvalley.wa.gov.au/Profiles/chapmanvalley/Assets/ClientData/Document-Centre/planning/policies/SoCV\\_LPP\\_5\\_1\\_Building\\_Envelopes.pdf](https://www.chapmanvalley.wa.gov.au/Profiles/chapmanvalley/Assets/ClientData/Document-Centre/planning/policies/SoCV_LPP_5_1_Building_Envelopes.pdf)

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 the Council will 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 warrants a concession and the variation granted will not set an undesirable precedent for future development.

The Shire of Chapman Valley Local Planning Policy 5.1 – Building Envelopes contains the following objectives:

- “3.1 *To provide guidance with respect to the amendment of a building envelope (relocation, expansion) that will not lead to unacceptable impacts on surrounding properties.*
- 3.2 *To provide criteria by which the amendment of a building envelope should be considered to assist in protecting the integrity of the application of building envelopes.*
- 3.3 *To provide guidance in relation to the information required to be submitted as part of an application for the amendment of a building envelope.”*

Policy 5.1 also sets the following Policy Statement:

- “6.1 *In considering an application to relax the development standards pursuant to Section 40 of its Local Planning Scheme, the Local Government will give particular consideration to:*
  - 6.1.a *justification for the proposed amendment.*
  - 6.1.b *the secondary nature of the development should the application be to site a building/s outside of the envelope (e.g. horse stables, bore sheds).*
  - 6.1.c *unacceptable visual clutter, especially in elevated areas of high landscape quality or visually exposed locations, such as the edge of hill or mesa tops within prominent parts of the Moresby Range.*

- 6.1.d unnecessary clearing of remnant native vegetation.
  - 6.1.e visual obtrusiveness and/or impact on an adjoining property by way overlooking, noise, odour or light spill.
  - 6.1.f suitability for landscape screening using effective screening vegetation and the availability of a proven water supply for this purpose.
  - 6.1.g use of materials and colours to assist in softening any perceived visual impact.
  - 6.1.h compliance with the land-use, setback, building height, development exclusion, vegetation protection, bushfire requirements and other pertinent provisions of the Local Planning Scheme and associated Planning Policies.
- 6.2 Building envelopes are generally imposed at the time of rezoning or subdivision to provide an area in which buildings upon a property will be clustered and provides an understanding for surrounding landowners of the potential location of future built form. Whilst this Policy provides guidelines for an application to be submitted to amend a building envelope it should not be construed that approval will be granted with each application assessed on its individual merits.”

Shire of Chapman Valley Local Planning Policy 7.3 – Sea Containers also provides guidance on the assessment of this application and a copy of this policy can be viewed at the following link:

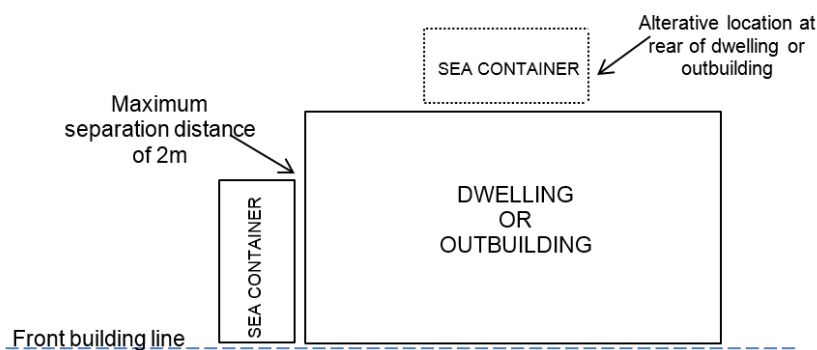
[https://www.chapmanvalley.wa.gov.au/Profiles/chapmanvalley/Assets/ClientData/Document-Centre/planning/policies/SoCV\\_LPP\\_7\\_3\\_Sea\\_Containers.pdf](https://www.chapmanvalley.wa.gov.au/Profiles/chapmanvalley/Assets/ClientData/Document-Centre/planning/policies/SoCV_LPP_7_3_Sea_Containers.pdf)

The ‘Sea Containers’ policy has the following objectives:

- “3.1 To ensure an acceptable quality of development is achieved that does not detrimentally affect the amenity and streetscape of the locality.
- 3.2 Establish guidelines for the placement of sea containers or other similar re-locatable storage units on land within the municipality.”

Section 4.2 of the ‘Sea Container’ policy requires the following:

- “6.1 A sea container proposed to be permanently sited upon a property is required to comply with the following criteria:
  - 6.1.a A maximum of one (1) sea container on a lot (excepting industrial or rural zoned land).
  - 6.1.b The sea container is to be sited behind the front building line of an existing or under construction built development upon the property and must not impinge on any boundary setbacks as required by the Local Planning Scheme.
  - 6.1.c The sea container is to be positioned at a maximum separation distance of 2m.
  - 6.1.d The sea container is to be used for general storage purposes only associated with the predominant use of the land and shall NOT be used for habitation, commercial or industrial purposes.
  - 6.1.e The sea container is required to be painted or clad in materials the same colour as the existing structure up against which the sea container is positioned.”



- 6.2 A sea container proposed to be temporarily sited upon a property is only required to comply with Clauses 6.1.a, 6.1.b and 6.1.d (but not Clauses 6.1.c and 6.1.e) providing the sea container is removed within 12 months of its initial siting upon property and a current building permit has been issued for that property.

- 
- 6.3 *The permanent placement of a sea container or other similar relocatable storage unit will not be permitted on land zoned residential.*
- 6.4 *A sea container is considered in the calculation of the total aggregate outbuilding area as permitted under the Shire's 'Outbuildings' Local Planning Policy.*
- 6.5 *Should the sea container not meet the requirements of Clauses 6.1 and 6.2 of this policy a planning application is required to be lodged."*

In the event that Council were to issue development approval for the relocation of the building envelope, and the Shire subsequently issued a building permit for the residence and/or outbuilding, then pursuant to Section 6.2 of the Sea Container Policy the sea container could remain in its current location on-site for a period of not greater than 12 months after which time the sea container would need to be either removed from the property, or relocated to within 2m of an approved building, and painted to match, pursuant to Section 6.1.c & 6.1.e of the Sea Container Policy.

#### **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 the determination of this application would have impact in relation to the Long Term Financial Plan.

#### **STRATEGIC IMPLICATIONS**

Council has previously granted approval for 3 developments to be located partially outside of the building envelopes identified on the Dolby Creek Estate Structure Plan. These have generally been for relatively minor encroachments where only a portion of the building was located outside of the envelope as follows:

- Council approved an outbuilding upon 2 (Lot 316) Patten Place, White Peak that extended 2.1m outside of the building envelope at its 16 December 2015 meeting due to the narrow rectangular shape of the lot;
- Council approved the siting of a shed upon 31 (Lot 321) Westlake Place, White Peak that extended 3m outside of the building envelope at its 12 December 2018 meeting, due to the irregular shape of the building envelope and the lot, the landowner later reduced the shed size and the final shed was located within the building envelope;
- Council approved an ancillary dwelling upon 1 (Lot 320) Westlake Place, White Peak that extended 5m outside of the building envelope at its 17 June 2020 meeting to provide a greater setback from the historic cottage on the lot.

Council has previously approved 2 applications for development that were entirely outside of the building envelopes as shown upon the Dolby Creek Estate Structure Plan. These being:

- Council approved a shed 18m outside of the building envelope upon 30 (Lot 330) Westlake Place, White Peak at its 16 December 2015 meeting. This application sought to elongate the building envelope (rather than entirely relocate it) and the agenda report noted the irregular triangular shape of the lot and curving street frontage as basis for consideration, and that the proposed location for the shed was at a lesser contour and therefore less likely to interfere with neighbours' views than were it to be located upon the higher contour as contained within the building envelope. Whilst that application sought to site the shed outside the building envelope, the nearby clustered residence would still be contained within it, and no objection was received in that instance from surrounding landowners when the application was advertised for comment.
- Council approved a shed 5m outside of the building envelope upon 22 (Lot 314) Patten Place, White Peak at its 17 November 2021 meeting. The outbuilding in that instance was considered minor in nature (being 88m<sup>2</sup> in area and having a 3.5m wall height and 4.72m total height) and was screened from the road by the existing residence, fencing and established landscaping. Again, whilst that application sought to site the shed outside the building envelope, the nearby clustered residence was still contained within it, and no objection was received in that instance from surrounding landowners when the application was advertised for comment.

Council has refused an application that sought to relocate entirely a building envelope at 29 (Lot 305) Patten Place, White Peak at its 16 December 2020 meeting. In that particular instance the applicant was seeking to relocate the entire building envelope 70m further back on the property, from the lower ground at the front of the property to the higher ground at the rear of the property, and this was objected to by neighbouring parties.

It is considered that the current application bears more in common with the building envelope adjustment applications that were supported by Council than the entire building envelope relocation application that was refused by Council.

### 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	2022 Status	Desired Status
<i>Community Health &amp; Lifestyle</i>				
Objective 1.1 Nurture the sense of community throughout the Shire while maintaining / supporting the differing residential groups and volunteers				
Strategy: Development of plans and strategies relevant to emerging population needs				
1.1.1	Review existing plans and develop new plans as required	Ongoing	Monitor existing plans to ensure they remain current and pursue funding opportunities should they arise	Policies & Plans remain current and relevant and implemented as funding becomes available
<i>Environment &amp; Sustainability</i>				
Objective 2.1: Maintain the rural identity of the Shire				
Strategy: Develop western peri-urban environment in context to rural lifestyle				
3.2.1	Ensure planning is in place to encourage peri-urban development activities.	Ongoing	Solid and appropriate Planning is in place.	Retain and improve where necessary

### CONSULTATION

Section 7.0 of Shire of Chapman Valley Local Planning Policy 5.1 – Building Envelopes states that “An application for the relocation, removal or expansion of a building envelope may be advertised to surrounding landowners prior to being placed before a meeting of Council for consideration”.

The application was advertised from 23 August 2022 until 20 September 2022 with the Shire writing to the 10 surrounding landowners inviting comment. An advisory sign was placed on-site and the application was also placed on the Shire website and made available for viewing at the Shire office.

At the conclusion of the advertising period, 3 submissions had been received, with 2 of these being submissions expressing support for the proposed development and 1 in objection.

A copy of the received submission, with the identity of the respondents redacted as per standard local government procedure has been provided as **separate Attachment 10.1.1(b)**.

The applicant was provided with opportunity to respond to the issues raised during the advertising period and a copy of their response has been provided as **separate Attachment 10.1.1(c)**.

### RISK ASSESSMENT

Rating (Level)	Measures of Consequence						
	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 grant formal planning approval for the alteration of the building envelope to accommodate the proposed residence and outbuilding upon 15 (Lot 303) Patten Place, White Peak subject to compliance with the following conditions:

- 1 Development shall be in accordance with the approved plan(s) as contained within Attachment 10.1.1(a) 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.

- 
- 2 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 development shall be of materials, finish and colours that are non-reflective (i.e. not zincalume) and complementary to the natural landscape features to the satisfaction of the local government.
  - 4 Landscaping is required to be installed and maintained by the landowner between the development and the western and eastern side property boundaries for the purpose of assisting in privacy for the adjoining side landowners to the satisfaction of the local government.
  - 5 All stormwater must be contained and disposed of on-site to the satisfaction of the local government.
  - 6 Any soils disturbed or deposited on site shall be stabilised to the satisfaction of the local government.
  - 7 The laying of all water pipes under ground to a minimum depth of 300mm to better withstand the effects of a bush fire.
  - 8 The development shall comply with the requirements of Shire of Chapman Valley Local Planning Policy 7.3 – Sea Containers.
  - 9 If the development/land use, the subject of this approval, is not substantially commenced within a period of two years after the date of determination, the approval shall lapse and be of no further effect.

Notes:

- (a) Where an approval has so lapsed, no development/land use shall be carried out without the further approval of the local government having first been sought and obtained.
- (b) In regards to condition 8 the landowner is permitted to retain the sea container in its current location for a period of not greater than 12 months from the date of this determination providing that they proceed to obtain a building permit for the residence and/or outbuilding hereby given planning approval. At the conclusion of the 12 month period the sea container is required to be either removed from the property, or relocated to within 2m of an approved building, and painted (or clad) in a colour to match, pursuant to Section 6.1.c & 6.1.e of Shire of Chapman Valley Local Planning Policy 7.3 – Sea Containers.
- (c) 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.

## 10.1.2 Proposed Reduced Boundary Setbacks

PROPONENT:	Eco Building & Design for J. Duffy
SITE:	7 (Lot 119) Dune Vista, Buller
FILE REFERENCE:	A1873
PREVIOUS REFERENCE:	Nil
DATE:	5 October 2022
AUTHOR:	Simon Lancaster, Deputy Chief Executive Officer

### SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.1.2	Application		✓

### DISCLOSURE OF INTEREST

Nil

### BACKGROUND

Council is in receipt of an application to construct a dwelling, outbuilding and retaining walls upon 7 (Lot 119) Dune Vista, Buller. The application has been advertised for comment and no objections were received. This report recommends approval.

### COMMENT

Lot 119 is a 4,002m<sup>2</sup> vacant property on the eastern side of Dune Vista in the Wokarena Heights Estate. The lot is rectangular in shape, sloping downwards along its 95m length from the 49m contour at the rear to the 44m contour in the front, south-western corner.

Figure 10.1.2(a) – Location Map for 7 (Lot 119) Dune Vista, Buller





Figure 10.1.2(b) – Aerial photo of 7 (Lot 119) Dune Vista, Buller



The application is for a dwelling, outbuilding and retaining walls upon 7 (Lot 119) Dune Vista, Buller. The proposed single storey, three bedroom, one bathroom dwelling would have Jasper custom orb wall cladding and Surfmist custom orb roof sheeting. The proposed outbuilding would have Shale Grey custom orb wall cladding and Surfmist custom orb roof sheeting.



The proposed dwelling has been designed to meet with the floor area requirements of an ancillary dwelling (more commonly known as ‘granny flats’) of the Shire of Chapman Valley Ancillary Dwellings Local Planning Policy which allows for a maximum 160m<sup>2</sup> roofed area and maximum 80m<sup>2</sup> habitable floor area upon ‘Residential R2.5’ (i.e. 4,000m<sup>2</sup>) zoned properties. This design would provide the landowner the flexibility to subsequently construct a main residence upon the property.

The proposed accompanying outbuilding, being 120m<sup>2</sup> in area with a wall height of 4m and a total height of 4.885m would meet with the maximum 180m<sup>2</sup> floor area and maximum 4m wall height/5m total height requirements of the Shire of Chapman Valley Outbuildings Local Planning Policy.

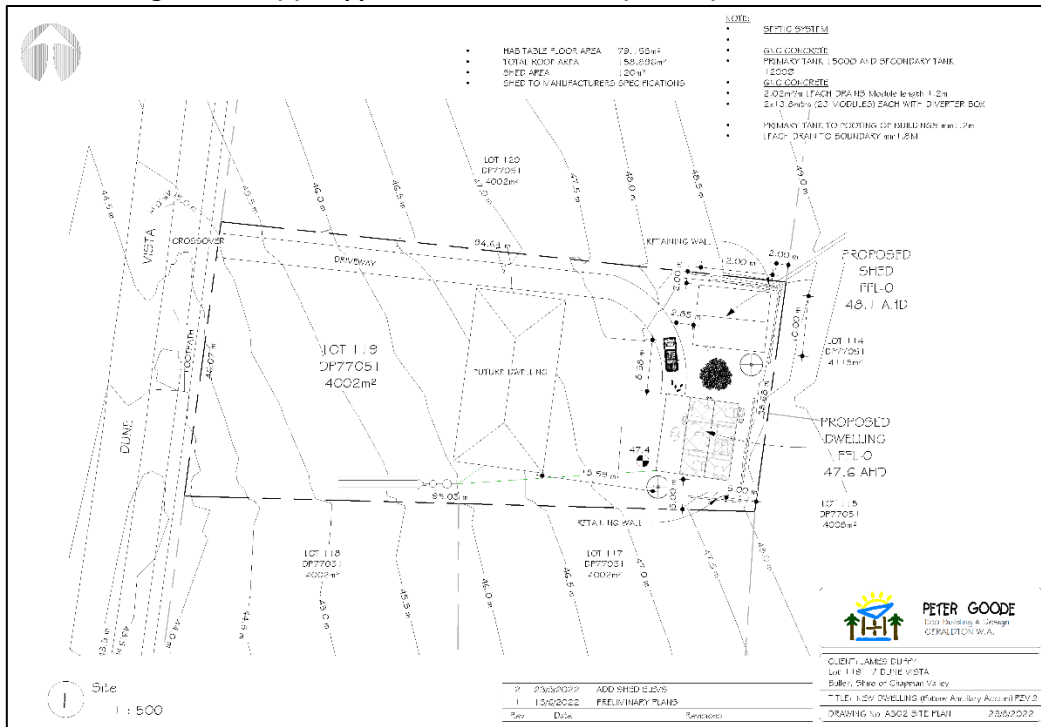
Table 1 of State Planning Policy 7.3 - Residential Design Codes (‘R-Codes’) recommends a setback distance of 7.5m from (non-front) boundaries in the ‘Residential R2.5’ zone. The received application proposes variation to this 7.5m side/rear setback requirement with the dwelling proposed to be setback 5m from the side (southern) and rear (eastern) boundaries, and the outbuilding proposed to be setback 2m from the side (northern) and rear (eastern) boundaries.

Both buildings would be set into cut earthworks, with a retaining wall approximately 0.75m at its highest point in the north-eastern corner of Lot 119 behind the outbuilding and a retaining wall approximately 0.4m at its highest point in the south-eastern corner of Lot 119 behind the residence. The retaining wall would be situated in cut (rather than retaining fill) so that it would face inwards towards the property (and behind the buildings) rather than be exposed to neighbouring lots.

Due to the application proposing variation to the R-Codes boundary setback requirements, the application was advertised to the surrounding landowners inviting comment, with no objections being received, and is now presented to Council for determination. A copy of the received application that includes the site, elevation and floor plans along with the supporting correspondence has been provided as **separate Attachment 10.1.2**.



**Figure 10.1.2(c) – Application Site Plan for 7 (Lot 119) Dune Vista, Buller**



**Figure 10.1.2(d) – View of 7 (Lot 119) Dune Vista, Buller looking east from north-west front corner**



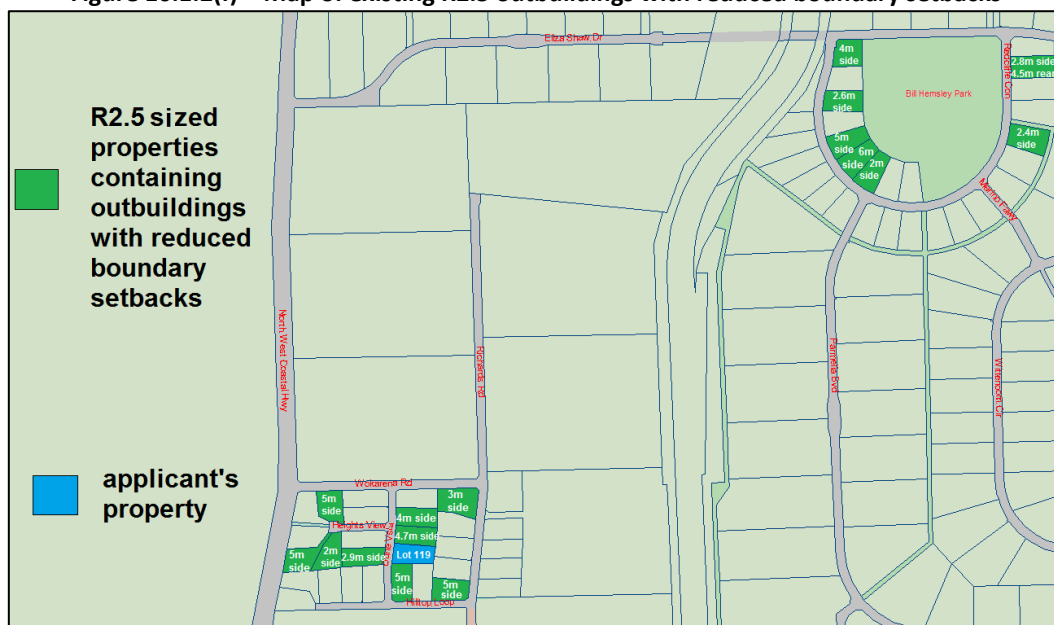
**Figure 10.1.2(e) – View of 7 (Lot 119) Dune Vista, Buller looking east from south-west front corner**



It is considered that the proposed variation to the R-Codes side/rear boundary setback requirements should be supported in this instance, based upon the following:

- the outbuilding's proposed side/rear boundary setback variation of 2m, and the dwelling's proposed side/rear boundary setback of 5m rather than the R-Code requirement of 7.5m would not be out of character with the surrounding area where a number of structures have been approved with a reduced setback on the Wokarena Heights and Redcliffe Concourse R2.5 zoned lots as illustrated in **Figure 10.1.2(f)**;

**Figure 10.1.2(f) – Map of existing R2.5 outbuildings with reduced boundary setbacks**



- the proposed external cladding colours of Jasper walls and Surfmist roof for the dwelling and Shale Grey walls and Surfmist roof for the outbuilding are considered to be neutral, complementary tones that would not draw undue attention to the structures;
- the single storey dwelling's proposed 2.7m wall height/4.025m gable height would not lead to significant visual impact and this would be further reduced through being situated in an area of cut earthworks, lowering its overall height as measured from natural ground level;
- given that the only openings on the eastern elevation of the dwelling are a bathroom window (that can be conditioned to be glazed in an obscure material) and a laundry sliding door, and it will be situated in cut earthworks, the reduced setback would not present privacy issues for the adjoining rear/eastern neighbour;

- the outbuilding's proposed 4m wall height/4.885m gable height would meet with the 4m maximum wall height/5m maximum total height as specified in Council's Outbuildings Policy for the R2.5 zone, and the shed's visual impact would be further reduced through being situated in an area of cut earthworks, lowering its overall height as measured from natural ground level;
- the proposed total outbuilding area of 120m<sup>2</sup> would comply with the 180m<sup>2</sup> maximum area requirement as specified in Council's Outbuildings Policy for the R2.5 zone;
- given that there are no windows on any of the elevations of the proposed outbuilding, and it will be situated in cut earthworks, the reduced setback would not present privacy issues for the adjoining rear/eastern or side/northern neighbours;
- the application was advertised to the surrounding landowners inviting comment and no submissions were received, this may be considered to demonstrate a general level of acceptance or indifference for the proposed development.

## STATUTORY ENVIRONMENT

7 (Lot 119) Dune Vista, Buller is zoned 'Residential R2.5' under Shire of Chapman Valley Local Planning Scheme No.3 ('the Scheme').

The application has been brought before Council for its consideration as it exceeds the delegated authority of Shire staff in relation to the R-Codes side boundary setback requirements.

Table 2 of the Scheme lists the objectives of the 'Residential' zone as being:

- *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."*

Clause 67 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* lists the following relevant matters to be considered by Council in considering a 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;...*
- ...(g) any local planning policy for the Scheme area;*
- (h) any structure plan or local development plan that relates to the development;...*
- ...(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;...*
- ...(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;...*
- ...(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;...*
- ...(zb) any other planning consideration the local government considers appropriate."*

The applicant is seeking variation for the proposed dwelling, outbuilding and retaining walls to be sited closer than the 7.5m side/rear property boundary setbacks recommended in Section 5.1.3.C3.1 and Table 1 of the R-Codes for R2.5 zoned properties.

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Section 4.2.1 of the Explanatory Guidelines for the R-Codes make the following relevant observations:

*“Exceptions to basic setback provisions*

*Consideration of setbacks should have regard to the natural ground level, shape, development and orientation of adjoining lots.*

*A reduction to the R-Codes deemed-to-comply setback requirements should only be considered where it can be demonstrated this is preferable for practical or aesthetic reasons, and will not be to the detriment of the amenity of adjoining properties, particularly where the reduced setback may result in increased overshadowing, overlooking or lack of privacy. In these situations the building design would need to address the design principles of clause 5.1.3.”*

Section 6.7 of the Explanatory Guidelines for the R-Codes sets criteria for retaining walls that are due to filling of land noting that they have potential impacts upon adjoining properties in regards to overlooking and overshadowing, and are therefore for the purposes of assessment treated as though they are building walls and should be setback from property boundaries accordingly. However, the R-Codes also notes that in the case of retaining walls that are due to excavation (as is the case with this development) that:

*“Development below natural ground level only rarely affects neighbouring sites, although it may be necessary to take account of the location of essential services, particularly where protected by a registered easement. By contrast, filling above natural ground level, especially where, it results in replacing a natural slope with level ground and retaining walls, is usually visually prominent.*

*Excavation below natural level is not usually as visually obtrusive as filling above natural level. Consequently, excavation behind the street setback line is normally acceptable, provided the resulting spaces and rooms conform to BCA standards.”*

#### **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 1.2 – Ancillary Dwellings and Shire of Chapman Valley Local Planning Policy 1.4 – Outbuildings to guide assessment of applications and a copy of these policies can be viewed at the following link:

<https://www.chapmanvalley.wa.gov.au/local-planning-policies.aspx>

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 the Council will 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 warrants a concession and the variation granted will not set an undesirable precedent for future development.

The Shire of Chapman Valley Outbuildings Local Planning Policy has the following objectives:

- “3.1 To allow for a regional variation to Section 5.4.3 of State Planning Policy 3.1 - Residential Design Codes.*
- 3.2 To provide a clear definition of what constitutes an “outbuilding”.*
- 3.3 To ensure that outbuildings are not used for habitation, commercial or industrial purposes by controlling building size and location.*
- 3.4 To limit the visual impact of outbuildings.*
- 3.5 To encourage the use of outbuilding materials and colours that complement the landscape and amenity of the surrounding areas.*
- 3.6 To ensure that the outbuilding remains an ancillary use to the main dwelling or the principle land use on the property.”*

The proposed outbuilding, being 120m<sup>2</sup> in area with a wall height of 4m and a total height of 4.885m would meet with the maximum 180m<sup>2</sup> floor area and maximum 4m wall height/5m total height requirements of the Shire of Chapman Valley Outbuildings Local Planning Policy.

Section 6.7.b of Council's Outbuildings Policy allows for a side boundary setback of 5m in the R2.5 zone rather than the 7.5m prescribed by the R-Codes:

*"For 'Residential' lots zoned R2.5 and lower density the outbuilding is to be setback in accordance with the Residential Design Codes, or if applicable located within a defined building envelope (Variation to a 5m side and/or rear boundary setback for Outbuildings may be considered subject to prior consultation being undertaken as per Section 7.4 of this policy)."*

The application is seeking a further 3m reduction to the Outbuilding Policy's side boundary setback down to 2m. It is not considered that this variation would be detrimental to the use of the surrounding properties and will not be out of character with the established built form in the Wokarena Heights Estate with their being 2 outbuildings already approved at a 2m and 2.9m side boundary setback and a further 4 comparably sized properties Redcliffe Concourse properties having 2m-2.8m side boundary outbuilding setbacks.

The proposed 158.89m<sup>2</sup> dwelling (comprising 107.09m<sup>2</sup> enclosed area and 51.8m<sup>2</sup> patio/verandah area) has been designed to meet the 160m<sup>2</sup> total roof area requirements of the Shire of Chapman Valley Ancillary Dwellings Local Planning Policy and would ultimately become the 'granny flat' at time of the construction of the future main residence.

The dwelling would ultimately be setback 18.59m behind the main residence as viewed from Dune Vista and it is considered that the location, scale and style of the proposed dwelling would enable it to meet with the objectives of the Shire of Chapman Valley Ancillary Dwellings Local Planning Policy:

- 3.1 To alter the deemed to comply provisions of the R-Codes for Ancillary Dwellings.
- 3.2 To provide a clear definition of what constitutes an 'Ancillary Dwelling'.
- 3.3 To ensure that an Ancillary Dwelling is provided, constructed and located in such a way so as to minimise their impact on the amenity of the locality by controlling building size, materials and location.
- 3.4 To ensure that ancillary dwelling is 'ancillary' or 'secondary' to the main house upon the property."

#### **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 the determination of this application would have impact in relation to the Long Term Financial Plan.

#### **STRATEGIC IMPLICATIONS**

Lot 121 is located within the Wokarena Heights Structure Plan area. It is not considered that the proposed development is contrary to the provisions of the structure plan.

#### **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
<i>Community Health &amp; Lifestyle</i>			
Objective 1.2 Address identified ageing population issues			
Strategy: Advocate for current and future services and housing needs			
1.2.1	Review level of need and range of services or accommodation needed	Medium	People can age in place and access relevant services
<i>Environment &amp; Sustainability</i>			



Ref	Strategies & Actions	Timeline	Desired Status
Objective 2.1: Maintain the rural identity of the Shire			
Strategy: Develop western peri-urban environment in context to rural lifestyle			
3.2.1	Ensure planning is in place to encourage peri-urban development activities.	Ongoing	Retain and improve where necessary

### CONSULTATION

Sections 6.7.b & 7.4 of the Shire's Outbuildings Local Planning Policy notes that applications seeking variation require consultation by means of the Shire writing directly to the surrounding landowners inviting comment.

Section 4.1 of the R-Codes also notes that where there may be a possible impact on the amenity of adjoining landowners the local government may advertise the proposal and have regard to any expressed views prior to making its determination.

The application was advertised from 25 August 2022 until 20 September 2022 with the Shire writing to the 11 surrounding landowners inviting comment. An advisory sign was placed on-site and the application was also placed on the Shire website and made available for viewing at the Shire office.

At the conclusion of the advertising period, no submissions had been received, and this may be considered to demonstrate a general level of acceptance or indifference for the proposed development.

### RISK ASSESSMENT

Rating (Level)	Measures of Consequence						
	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 grant formal planning approval for a residence, outbuilding and retaining walls upon 7 (Lot 119) Dune Vista, Buller subject to compliance with the following conditions:

- 1 Development shall be in accordance with the approved plan(s) as contained within Attachment 10.1.2 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.
- 2 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 development of the outbuilding shall not commence prior to the residence.
- 4 The outbuilding is only to be used for general storage purposes associated with the predominant use of the land and must not be used for habitation, commercial or industrial purposes.
- 5 The materials, finish and use of complementary colours on the development shall be to the satisfaction of the local government.
- 6 All stormwater must be contained and disposed of on-site to the satisfaction of the local government.
- 7 Any soils disturbed or deposited on site shall be stabilised to the satisfaction of the local government.
- 8 The bathroom window of the residence shall be glazed in an obscure material.

- 
- 9 If the development/land use, the subject of this approval, is not substantially commenced within a period of two years after the date of determination, the approval shall lapse and be of no further effect.

Notes:

- (a) Where an approval has so lapsed, no development/land use shall be carried out without the further approval of the local government having first been sought and obtained.
- (b) In relation to condition 3 Council does permit the concurrent pouring of the concrete slabs for the residence and outbuilding.
- (c) In relation to condition 5 it is a requirement that ancillary dwellings and outbuildings are complementary in appearance to the residence upon the property. Therefore the prior development of this approved residence (that has ability to later be determined to become an ancillary dwelling) and outbuilding will have bearing on the colour(s) that can be used in the construction of a future main residence upon the property.
- (d) 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.



### 10.1.3 Proposed Outbuilding

<b>PROPONENT:</b>	Eco Building & Design for E. Watkins & J. James
<b>SITE:</b>	58 (Lot 276) Pitchford Crest, White Peak
<b>FILE REFERENCE:</b>	A1734
<b>PREVIOUS REFERENCE:</b>	Nil
<b>DATE:</b>	6 October 2022
<b>AUTHOR:</b>	Simon Lancaster, Deputy Chief Executive Officer

#### SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.1.3(a)	Application		✓
10.1.3(b)	Submissions		✓

#### DISCLOSURE OF INTEREST

Nil

#### BACKGROUND

Council is in receipt of an application to construct an outbuilding containing a habitable compartment upon 58 (Lot 276) Pitchford Crest, White Peak. The application has been advertised for comment as the outbuilding’s open-sided area triggers the Outbuilding Policy’s consultation requirements. 2 submissions expressing support and 1 objection were received. This report recommends approval.

#### COMMENT

Lot 276 is a 1ha vacant property on the eastern side of Pitchford Crest in the Parkfalls Estate. The lot is rectangular in shape, sloping downwards along its 140m length from the 116m contour at the rear to the 111m contour in the front, south-western corner.

Figure 10.1.3(a) – Location Map for 58 (Lot 276) Pitchford Crest, White Peak



Figure 10.1.3(b) – Aerial photo of 58 (Lot 276) Pitchford Crest, White Peak



The application is for a 272.228m<sup>2</sup> outbuilding (comprising 200m<sup>2</sup> enclosed & 72.228m<sup>2</sup> open-sided floor area) upon 58 (Lot 276) Pitchford Crest, White Peak. The proposed outbuilding would have a 4.5m wall height and 5.384m gable height for the enclosed section and a 2.7m height for the unenclosed/verandah section. The outbuilding would have Surfmist custom orb wall cladding and Deep Ocean custom orb roof sheeting.



The proposed building would be located to the rear/east of the property with a 20m setback from the rear boundary and a 20m side boundary setback to the closest (northern) side boundary. The building would be set upon cut and fill earthworks with the highest point of fill being approximately 0.2m above natural ground level in the south-western verandah corner, and the rear/north-eastern corner of the building would be set into the deepest point of cut at approximately -0.6m.

The Shire of Chapman Valley 'Outbuildings' Local Planning Policy sets the maximum total area for outbuildings that can be approved by Shire staff under delegated authority in the 'Rural Residential' zone as being 240m<sup>2</sup>. However, the policy also allows for consideration of an additional 120m<sup>2</sup> unenclosed area, subject to the advertising of the application for comment.

The applicant is also seeking to construct a 2 bedroom, 1 bathroom Class 1A (habitable) compartment within the outbuilding, that could either be removed, or become an ancillary dwelling (more commonly known as a 'granny flat'), upon completion of the main residence at a later time.

The proposed 272.228m<sup>2</sup> development would be comprised of the following aspects:

- 120m<sup>2</sup> enclosed shed area (i.e. Class 10/non-habitable component);
- 80m<sup>2</sup> enclosed ancillary dwelling area (with 61.82m<sup>2</sup> of this 80m<sup>2</sup> being habitable floor area, this being floor area that does not include areas such as bathroom, laundry, water closet, food storage pantry, walk-in wardrobe, corridor, hallway, lobby, clothes drying room);
- 72.228m<sup>2</sup> verandah area (i.e. unenclosed component).

**Figure 10.1.3(c) – View of 58 (Lot 276) Pitchford Crest, White Peak looking east from north-west front corner**





**Figure 10.1.3(d) – View of 58 (Lot 276) Pitchford Crest, White Peak looking east from south-west front corner**

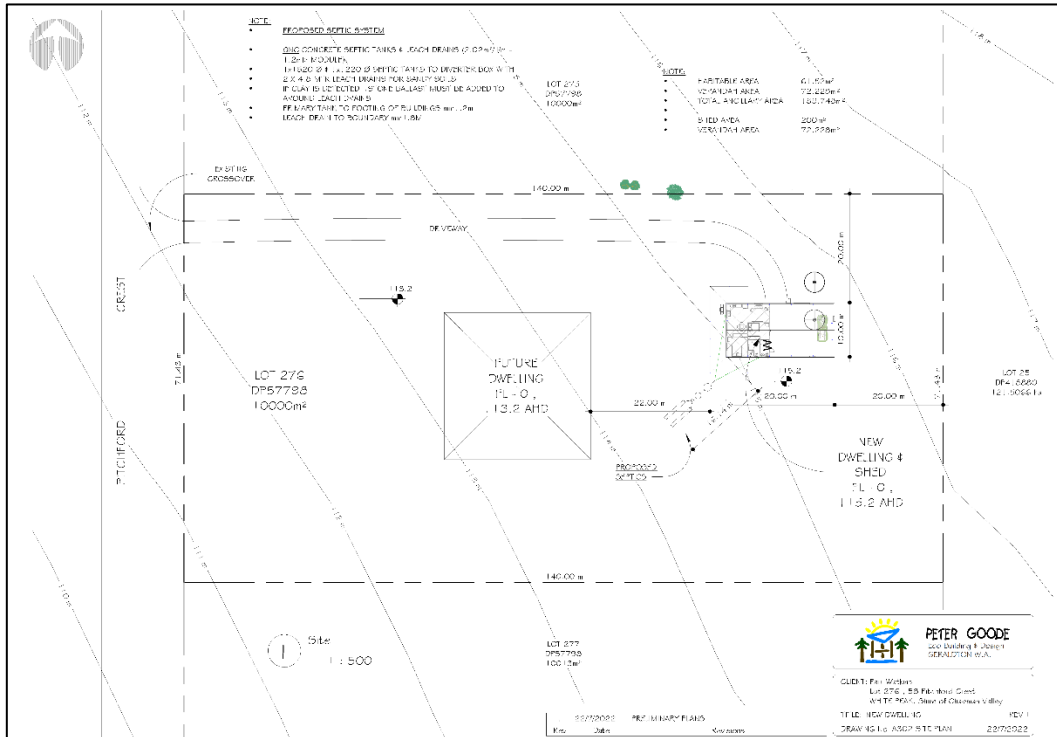


The Shire of Chapman Valley Ancillary Dwellings Local Planning Policy sets the maximum area for ancillary dwellings that can be approved by Shire staff under delegated authority in the 'Rural Residential' zone as being 90m<sup>2</sup> habitable floor area and 200m<sup>2</sup> total roofed area. However, the policy also allows for ancillary accommodation that is proposed to be constructed within a Class 10 Outbuilding to be included within the total outbuilding area of a property.

Due to the unenclosed portion of the application triggering the requirement for advertising under Section 7.3 of the Outbuildings Local Planning Policy, the application was advertised to the surrounding landowners inviting comment, with 2 supporting submissions being received from the immediately neighbouring side landowners to the south and north of Lot 276 and one objection being received from a Pitchford Crest landowner. Due to an objection being received the application is required to be presented to Council for determination.

A copy of the received application that includes the site, elevation and floor plans has been provided as **separate Attachment 10.1.3(a)**.

**Figure 10.1.3(e) – Application Site Plan for 58 (Lot 276) Pitchford Crest, White Peak**



It is considered that the application should be supported based upon the following:

- the proposed floor area of the 272.228m<sup>2</sup> outbuilding (comprising 200m<sup>2</sup> enclosed & 72.228m<sup>2</sup> open-sided floor area) meets with the requirements of the Outbuildings Policy which allows for outbuildings in the 'Rural Residential' zone of up to 360m<sup>2</sup> (comprising 240m<sup>2</sup> enclosed & 120m<sup>2</sup> open-sided floor area);
- the outbuilding's proposed 4.5m wall height/5.384m gable height would meet with the 4.5m maximum wall height/5.5m maximum total height as specified in Outbuildings Policy for the 'Rural Residential' zone;
- the outbuilding's proposed side and rear boundary setbacks of 20m meet with the minimum 5m side and rear boundary setbacks set by the Shire of Chapman Valley Local Planning Scheme for the 'Rural Residential zone';
- the proposed external cladding colours of Surfmist walls and Deep Ocean roof are commonplace in the surrounding area and do not represent a departure from the colour palette used in the built form of the White Peak locality;
- given that the proposed building would setback 93m from the front property boundary of Lot 276 its impact upon the Pitchford Crest streetscape would be reduced, and in time with the planting of landscaping and the subsequent construction of a main residence in front of the outbuilding it would be further screened;
- the application was advertised to the surrounding landowners inviting comment and both immediately adjoining side neighbours to the north and south expressed support for the proposed development and it can be considered that these parties would be the most likely to be impacted by the development. One objection to the development was received, although the objector's property is 300m from the proposed development and there are a number of lots, structures and an elevation change between the 2 properties that will soften its visual impact.
- the proposed development of a Class 1A (i.e. habitable) compartment within a Class 10 building (i.e. a shed) is a commonplace feature of the surrounding White Peak 'Rural Residential' zone, where landowners have sought to live upon their property to better enable them to establish landscaping, undertake general maintenance and control weeds and fuel loads and prepare ultimately to build a main residence upon the property.
- Council in the formulation of its Outbuildings Policy made allowance for applications of this type considering them a reasonable stepping-stone to provide to its 'Rural Residential' residents as they seek to save towards building the main residence rather than have a mortgage on 2 properties or rent elsewhere. It is considered likely that developments of this type as an interim option will continue to be sought by the community. Particularly given the continuing pressures and delays on local home builders arising from the economic stimulus measures introduced at both Federal and State Government levels in late 2020, along with workloads from the ongoing Cyclone Seroja recovery, the shortage of incoming tradespeople due to immigration delays in Western Australia over a 2 year pandemic period, and ongoing uncertainties relating to materials supply chains due to international and interstate factors.



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## STATUTORY ENVIRONMENT

58 (Lot 276) Pitchford Crest, White Peak is zoned 'Rural Residential 1' under Shire of Chapman Valley Local Planning Scheme No.3 ('the Scheme').

Table 2 of the Scheme lists the objectives of the 'Rural Residential' zone as being:

- *To provide for lot sizes in the range of 1 ha to 4 ha.*
- *To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.*
- *To set aside areas for the retention of vegetation and landform or other features which distinguish the land."*

'Ancillary Dwelling' is listed as a 'D' use in the 'Rural Residential' zone, that is a land use that is not permitted unless the local government has exercised its discretion by granting development approval.

Section 37(1) of the Scheme notes the following in relation to the 'Appearance of land and buildings' generally for the Scheme area:

*"Unless otherwise approved by the local government, no person shall erect any building or other structure which by reason of colour or type of materials, architectural style, height or bulk, ornament or general appearance, has an exterior appearance which is out of harmony with existing buildings or the landscape character of the area."*

Schedule 5(2) of the Scheme notes the following of relevance to this application that applies more specifically to buildings in the 'Rural Residential' zone:

- "(a) All buildings constructed on the land shall be sympathetic to existing landscape features, predominantly landform, vegetation and amenity in terms of their design, height, location, material and cladding colours...*
- ...(d) Only one dwelling is permitted on any lot within the Rural Residential and Rural Smallholding zone, although the local government may, at its discretion, also approve one ancillary accommodation unit."*

Schedule 6(RR1)(5) of the Scheme notes the following relating to landscaping specific to the 'Rural Residential 1' zone:

*"Prior to the commencement of any development on any lot, the local government may require each lot owner to prepare a tree planting and maintenance program with the intention of screening building structures and rehabilitating and revegetating the land without restricting approved activities/operations.*

Clause 67 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* lists the following relevant matters to be considered by Council in considering a development application:

- "(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;...*
- ...(g) any local planning policy for the Scheme area;*
- (h) any structure plan or local development plan that relates to the development;...*
- ...(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;...*
- ...(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;...*
  - ...(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;...*
  - ...(zb) *any other planning consideration the local government considers appropriate."*

#### **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 1.2 – Ancillary Dwellings and Shire of Chapman Valley Local Planning Policy 1.4 – Outbuildings to guide assessment of applications and a copy of these policies can be viewed at the following link:

<https://www.chapmanvalley.wa.gov.au/local-planning-policies.aspx>

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 the Council will 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 warrants a concession and the variation granted will not set an undesirable precedent for future development.

The Shire of Chapman Valley Outbuildings Local Planning Policy has the following objectives:

- "3.1 To allow for a regional variation to Section 5.4.3 of State Planning Policy 3.1 - Residential Design Codes.*
- 3.2 To provide a clear definition of what constitutes an "outbuilding".*
- 3.3 To ensure that outbuildings are not used for habitation, commercial or industrial purposes by controlling building size and location.*
- 3.4 To limit the visual impact of outbuildings.*
- 3.5 To encourage the use of outbuilding materials and colours that complement the landscape and amenity of the surrounding areas.*
- 3.6 To ensure that the outbuilding remains an ancillary use to the main dwelling or the principle land use on the property."*

The proposed outbuilding, being 272.228m<sup>2</sup> (comprising 200m<sup>2</sup> enclosed & 72.228m<sup>2</sup> open-sided) in area with a wall height of 4.5m and a total height of 5.384m would meet with the maximum 360m<sup>2</sup> (comprising 240m<sup>2</sup> enclosed & 120m<sup>2</sup> open-sided floor area) and maximum 4.5m wall height/5.5m total height requirements of the Shire of Chapman Valley Outbuildings Local Planning Policy.

The outbuilding would ultimately be setback 22m behind the main residence as viewed from Pitchford Crest and this would meet with Section 6.5 of the Outbuildings Policy:

- "6.5 An Outbuilding is required to be sited behind the 'front building line' of a dwelling on lots less than 4ha in area in all zones, unless sufficient justification has been provided by the applicant and the building is consistent in design and materials with the existing dwelling."*

Given that the application is not for a free standing, entirely Class 1A/habitable structure then Section 6.9 of the Outbuildings Policy (and duplicating Section 6.6 of the Ancillary Dwellings Policy) becomes relevant i.e. approval of this application would form part of the calculation of the total outbuilding area upon Lot 276. It would not be considered that approval of this development would enable the landowner to then seek assessment for further outbuilding(s) upon the property with the approved structure being 'ancillary dwelling' i.e. approval of the development would constitute an existing outbuilding area of 272.228m<sup>2</sup> for Lot 276.

“6.9 Should Ancillary Accommodation be constructed within a Class 10 Outbuilding (i.e. a box or rectangular shaped structure constructed of coated or uncoated metal sheeting which does not include additional features such as eaves, verandahs, windows and other ‘house’ like features) the Ancillary Accommodation will be considered to be included within the total outbuilding area of a property. However, should the Ancillary Accommodation structure be purposely constructed as a Class 1A building and incorporate design features such as eaves, verandahs, windows and other ‘house’ like features the building would not be considered within the aggregate outbuilding area permitted upon a property.”

The application should also be assessed against the objectives of the Shire of Chapman Valley Ancillary Dwellings Local Planning Policy:

- 3.1 To alter the deemed to comply provisions of the R-Codes for Ancillary Dwellings.
- 3.2 To provide a clear definition of what constitutes an ‘Ancillary Dwelling’.
- 3.3 To ensure that an Ancillary Dwelling is provided, constructed and located in such a way so as to minimise their impact on the amenity of the locality by controlling building size, materials and location.
- 3.4 To ensure that ancillary dwelling is ‘ancillary’ or ‘secondary’ to the main house upon the property.”

#### **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 the determination of this application would have impact in relation to the Long Term Financial Plan.

#### **STRATEGIC IMPLICATIONS**

Lot 276 is located within the Parkfalls Estate Structure Plan area. It is not considered that the proposed development is contrary to the provisions of the structure plan.

#### **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	2022 Status	Desired Status
<i>Community Health &amp; Lifestyle</i>				
Objective 1.1 Nurture the sense of community throughout the Shire while maintaining / supporting the differing residential groups and volunteers				
Strategy: Development of plans and strategies relevant to emerging population needs				
1.1.1	Review existing plans and develop new plans as required	Ongoing	Monitor existing plans to ensure they remain current and pursue funding opportunities should they arise	Policies & Plans remain current and relevant and implemented as funding becomes available
Objective 1.2 Address identified ageing population issues				
Strategy: Advocate for current and future services and housing needs				
1.2.1	Review level of need and range of services or accommodation needed	Medium	Ageing population in parts and availability of suitable accommodation limited.	People can age in place and access relevant services
<i>Environment &amp; Sustainability</i>				
Objective 2.1: Maintain the rural identity of the Shire				
Strategy: Develop western peri-urban environment in context to rural lifestyle				
3.2.1	Ensure planning is in place to encourage peri-urban development activities.	Ongoing	Solid and appropriate Planning is in place.	Retain and improve where necessary

#### **CONSULTATION**

Section 7.3 of the Shire’s Outbuildings Local Planning Policy notes that applications seeking variation require consultation as follows:

*“7.3 Applications within the ‘Rural Residential’, ‘Rural Smallholding’ and ‘Rural’ zone (where the lots are less than 4ha) that propose a total outbuilding area comprising not more than 240m<sup>2</sup> enclosed aggregate area and an additional 120m<sup>2</sup> unenclosed aggregate area will require consultation with surrounding landowners, by means of the Shire writing directly to the surrounding landowners inviting comment, and placement of an advisory sign on-site for a period of not less than 21 days. In the event that at the conclusion of the consultation period no written, author-identified objections have been received then the application may be determined by Shire staff under delegated authority. In the event that a written, author-identified objection is received then the application and the received submission(s) will be placed before a meeting of Council for consideration.”*

The application was advertised from 6 September 2022 until 30 September 2022 with the Shire writing to the 9 surrounding landowners inviting comment. An advisory sign was placed on-site and the application was also placed on the Shire website and made available for viewing at the Shire office.

At the conclusion of the advertising period, 3 submissions had been received, with 2 of these being submissions expressing support for the proposed development and these being from the neighbours on both sides (south and north) of the Lot 276. 1 objection was received from a Pitchford Crest landowner.

A copy of the received submissions, with the identity of the respondents redacted as per standard local government procedure has been provided as **separate Attachment 10.1.3(b)**.

Given that an objection was received the application is unable to be determined by Shire staff under delegated authority and is therefore presented to Council for deliberation.

## RISK ASSESSMENT

Rating (Level)	Measures of Consequence						
	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 grant formal planning approval for an outbuilding (incorporating a habitable compartment) upon 58 (Lot 276) Pitchford Crest, White Peak subject to compliance with the following conditions:

- 1 Development shall be in accordance with the approved plan(s) as contained within Attachment 10.1.3(a) 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.
- 2 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 outbuilding must not be used for commercial or industrial purposes.
- 4 The outbuilding shall utilise materials, colours and be to a finish to the satisfaction of the local government.
- 5 All stormwater must be contained and disposed of on-site to the satisfaction of the local government.
- 6 Any soils disturbed or deposited on site shall be stabilised to the satisfaction of the local government.
- 7 The laying of all water pipes under ground to a minimum depth of 300mm to better withstand the effects of a bush fire.



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- 8 Installation of crossing place/s to the standards and specifications of the local government.
  - 9 Landscaping is required to be installed and maintained by the landowner for the purpose of softening the visual impact of the development to the approval of the local government.
  - 10 The development shall not be occupied until the necessary building and health (including effluent disposal system) approvals have been obtained and the associated building and health requirements have been complied with.
  - 11 If the development/land use, the subject of this approval, is not substantially commenced within a period of two years after the date of determination, the approval shall lapse and be of no further effect.

Notes:

- (a) Where an approval has so lapsed, no development/land use shall be carried out without the further approval of the local government having first been sought and obtained.
- (b) It is a requirement that outbuildings are complementary in appearance to the residence upon the property. Therefore the prior development of this approved outbuilding will have bearing on the colour(s) that can be used in the construction of a future main residence upon the property.
- (c) The applicant is advised that Schedule 6(RR1)(1) of Shire of Chapman Valley Local Planning Scheme No.3 requires within the 'Rural Residential 1' zone (this including Lot 276 Pitchford Crest, White Peak) that:

*“For those lots which do not depict a building envelope, all structures including sheds, outbuildings, garages, storage areas and effluent disposal systems shall be sited not more than 22 metres from the closest wall of the dwelling and must also comply with the setback and/or siting standards in the Scheme;”*

Therefore the siting of the outbuilding will determine the future location for the construction of a residence upon the property (i.e. the future main residence must be not further than 22m from the previously approved outbuilding upon the property).

- (d) The applicant is advised that as the development is for a Class 1/habitable compartment within a shed structure (and not a free standing, entirely Class 1A/habitable structure) the 272.228m<sup>2</sup> total floor area forms part of the approved outbuilding area for Lot 276 and this would be given due regard in the assessment of any further/future applications for outbuilding(s) upon the property as per Section 6.9 of the Shire of Chapman Valley Outbuildings Local Planning Policy and Section 6.6 of the Shire of Chapman Valley Ancillary Dwellings Local Planning Policy.
- (e) 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.

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# **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:	20 October 2022
AUTHOR:	Dianne Raymond, Manager Finance & Corporate Services

#### SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.2.1(a)	August & September 2022 Financial Management Reports		✓
10.2.1(b)	Confidential List of Accounts August & September 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 August & September 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 August & September 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
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5.1	Ensure governance and administration systems, policies and processes are current and relevant	Review policy categories and set ongoing accountability for review processes	Review current Council and Management policies and formalise update process and timelines.
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**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 (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

**STAFF RECOMMENDATION**

That Council receives the financial management report supplied under separate cover for the month of August & September 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 Grants and Contributions
- Note 14 – Non Operating Grants and Contributions
- Note 15 - Trust Funds
- Note 16 - Explanation of Material Variances

Additional Information

- Budget by Program
- Summary of Payments
- Bank Reconciliation
- Credit Card Statement



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# **10.3**

## **Chief Executive Officer**

### **10.3 AGENDA ITEMS**

- 10.3.1 Local Government Reform – Election Transition Arrangements
- 10.3.2 Covid-19 Policy Amendment

### 10.3.1 Local Government Reform – Election Transition Arrangements

PROPONENT:	Shire of Chapman Valley
SITE:	Whole of Shire
FILE REFERENCE:	404.03
PREVIOUS REFERENCE:	Nil
DATE:	11 <sup>th</sup> October 2022
AUTHOR:	Jamie Criddle, Chief Executive Officer

#### SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.3.1	Category 5 - Reduce Size of Council		✓

#### DISCLOSURE OF INTEREST

Nil

#### BACKGROUND

On 20 September 2022 the Minister for Local Government released an instruction to all Western Australian local governments relating to proposed amendments to the Local Government Act 1995 expected to be considered by Parliament in early 2023.

The new requirements proposed to be introduced provide for:

- 1) The introduction of preferential voting;
- 2) Directly elected Mayors and Presidents for band 1 and 2 local governments;
- 3) Councillor numbers based on population; and
- 4) The removal of wards for band 3 and 4 local governments.

The Shire of Chapman Valley is a band 4 local government and the instruction point 3) applies, must be determined by Council, and the outcome advised to the Department of Local Government, Sport and Cultural Industries (DLGSC) by 28 October 2022. Point 1) can be considered in the future as part of the next election process in 2023 and point 2) and 4) do not apply. The instruction also makes it abundantly clear that there will be no time extensions to any of the processes due to the need to enact all changes in the Government Gazette by 30 June 2023 in preparation for the 2023 local government elections to be held on 21 October 2023.

The instruction provides two pathways for Council's consideration in dealing with point 3) by 28 October 2022:

- 1) Advise the DLGSC of its intention to undertake a voluntary process. This advice should include a high-level plan outlining the potential changes to be implemented for the ordinary elections to be held in 2023 (and 2025, if applicable); and
- 2) Initiate a Ward and Representation Review to determine the specific changes to the structure of the council for the 2023 and 2035 ordinary elections, to be completed by 14 February 2023.

Council should also note that if the voluntary pathway is taken but is not adequately completed before 14 February 2023 the reform election pathway will be applied.

The purpose of this report is to consider which election transition pathway Council wishes to follow.

COMMENT (Includes Options):

Existing Council Arrangements

The current Councillor positions are as follows:

Councillor	Position	Expiry of Term	Ward
Kirrilee Warr	PRESIDENT	October 2025	Shire

Darrell Forth	DEPUTY PRESIDENT	October 2025	Shire
Nicole Batten	COUNCILLOR	October 2025	Shire
Beverley Davidson	COUNCILLOR	October 2023	Shire
Elizabeth Elliott-Lockhart	COUNCILLOR	October 2025	Shire
Peter Humphrey	COUNCILLOR	October 2023	Shire
Catherine Low	COUNCILLOR	October 2023	Shire
Trevor Royce	COUNCILLOR	October 2023	Shire

### **Voluntary Pathway**

Under the voluntary pathway Council will have the opportunity to select between five and seven Councillor positions. This pathway will require the council to make the steps outlined below, and could involve staging any larger changes in the number of Councillors over two ordinary elections (not required in this case). This pathway provides the greatest possible lead time to plan for next year's ordinary elections.

If the Council wishes to undertake this process, it should, by 28 October 2022:

- Advise the DLGSC of its intentions to undertake a voluntary process. This should include a high-level plan outlining the potential changes to be implemented for the ordinary elections to be held in 2023 (and 2025, if applicable); and
- Initiate a Ward and Representation Review to determine the specific changes to the structure of the council for the 2023 and 2035 ordinary elections, to be completed by 14 February 2023

### **Reform Election Pathway**

Alternatively, it is intended that the Amendment Act will provide for all changes to be implemented through reform elections in 2023. This pathway would provide that all of the council's offices can be declared vacant, all wards can be abolished (if applicable) and the number of council officers would be set on the reform proposals.

Elections would then be held to fill all council offices, with a split between two and four year terms as might be necessary to re-establish an ordinary election cycle. For local governments in band 1 and 2, the newly elected council would then be able to consider whether to establish new wards through a future Ward and representation review.

If this pathway is considered, the DLGSC must be advised by 28 October 2022.

On the basis above it is not recommended that Council opt for the reform election pathway and instead take the voluntary pathway as the most suitable option.

Part 2) above states that Council "should" initiate a Ward and Representation Review to determine the specific changes to the structure of the council for the 2023 and 2035 ordinary elections.

If there was an indication of a Councillor resigning (not re-nominating) in 2023 our path seems secure. We would simply reduce from 8 to 7 Councillors, with a Councillor representation of approx. 187 per Councillor to 214 per Councillor as we do not have wards. The Chief Executive Officer is currently seeking clarification from the Ministers office & Local Government Advisory Board as the Ministers letter did state that we "**should**" initiate a ward and representation review, not "**must**".

Management do not see the need to expend the time, energy & expense to conduct a review when all that is changing is the Councillor representation.

### **STATUTORY ENVIRONMENT**

Reforms to the Local Government Act 1995 are proposed early in 2023. Given the current makeup of Parliament it is extremely likely that amendments to the Local Government Act 1995 will occur as per the timeframes indicated by the Minister for Local Government.

### **POLICY/PROCEDURE IMPLICATIONS**

With reforms to the Local Government Act 1995 appearing inevitable, it is considered essential that Council retains some decision making ability during the process. Council has been kept informed and has made previous consultative submissions to the Local Government Act 1995 reform process over the past three years.

### **FINANCIAL IMPLICATIONS**

Whatever pathway is taken there will be some cost savings for the Shire of Chapman Valley resulting from

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the reduction in numbers of Councillors. Until Council makes a decision on the pathway and the other processes play out, savings are not quantifiable.

**Long Term Financial Plan (LTFP):**

Nil

**STRATEGIC IMPLICATIONS**

**Strategic Community Plan/Corporate Business Plan:**

Nil

**CONSULTATION**

Nil

**RISK ASSESSMENT**

If the Shire of Chapman Valley does not act on this matter the default position will be the reform election pathway and any decision making control of the outcome will be taken away from Council. The risk of this could lead to undesirable consequences including reputational damage for the Shire of Chapman Valley.

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 internal response

**VOTING REQUIREMENTS**

Simple Majority

**STAFF RECOMMENDATION**

That Council:

- 1) Adopt the “voluntary pathway” for the election transition arrangements as part of the Local Government reform process;
- 2) Comply with the Minister for Local Government’s instruction for the “voluntary pathway” as outlined in Attachment: 10.3.1;
- 3) Subject to adoption of point 1), agree to initiate a Ward and Representation Review for the Shire of Chapman Valley (if required by the Department due to Council’s potential circumstances).



### 10.3.2 Covid-19 Policy Amendment

PROPOSER:	Shire of Chapman Valley
SITE:	Whole Shire
FILE REFERENCE:	
PREVIOUS REFERENCE:	03/20-18
DATE:	12 <sup>th</sup> October 2022
AUTHOR:	Jamie Criddle, Chief Executive Officer

#### SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
Nil		✓	✓

#### DISCLOSURE OF INTEREST

Nil

#### BACKGROUND

Over the past couple of years COVID-19 has become a significant public health issue, leading Australian Government employers to take the lead in preventing and managing its spread in the community and workplaces. The State Government responded to the issue by introducing a policy that allocates an additional 20 days sick/personal leave to all public servants. Local Governments are following the State Governments initiative with many seeking to develop and implement similar leave policies across our sector.

Council discussed this issue in March 2020 knowing that Covid-19 may have a significant impact on sick leave entitlements available to staff. This resulted in Council resolving to deal with the emerging health issue by introducing a fourteen 14 day additional Covid-19 leave allocation to Council employees.

#### OCM 20 March 2020

**MOVED: Cr Farrell**

**SECONDED: Cr Warr**

**Council introduce a maximum of up to 14 working days paid personal and/or carers leave for staff in the event of absence for imposed isolation due to the COVID-19 virus. To be implemented at the discretion of the CEO.**

**Voting F8/A0**

**CARRIED**

**Minute Reference: 03/20-18**

While Council did not introduce a policy per say, it did resolve (above) to introduce additional leave and is included on staff files as a reference.

#### CONSULTATION

- Internal
- State Government WA
- Other Local Governments

#### STATUTORY ENVIRONMENT

- Local Government Industry Award 2010
- National Employment Standards

#### COMMENT

On 30 September, National Cabinet met in Canberra with Ministers agreeing to end mandatory isolation requirements for COVID-19 effective from 14 October. It is up to each State/Territory to give effect to the National Cabinet decision and implement the change via the relevant public health legislation.

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It is anticipated that there will still be restrictions in place for high-risk settings such as aged care, health care and correctional facilities.

Both WA and NT Governments have issued publications to this effect (noting that the WA Government has not published a media release yet). For WA, please see here.

#### **What does this mean for employees?**

From 14 October, employees who test positive for COVID-19 will no longer be legally required to self-isolate. The legal requirement to self-isolate will be replaced by public health messaging encouraging people to stay at home if unwell. Employees will therefore have the responsibility to manage their own health and well being and stay at home if they feel unwell.

The removal of the requirement to self-isolate then raises the probability that some employees may seek to attend work even if they are COVID-19 positive (whether symptomatic or not).

#### **What does this mean for Local Governments?**

Local Governments still have an obligation to provide a safe and healthy working environment for its employees and ensure others are also not put at risk. Local Governments are encouraged to conduct a safety risk assessment and think about the approach that will be adopted when mandatory isolation ends. Local Governments should consider implementing or amending an existing policy for managing employees who test positive to COVID-19 whilst meeting any applicable consultation obligations under Work Health and Safety legislation, enterprise/industrial agreements, and the relevant award(s).

This is similar to the approach taken by other countries that have removed legal self-isolation requirements. For example guidance from the UK Advisory, Conciliation and Arbitration Service advises employers to agree on a policy with staff on self-isolation.

For an employee who tests positive to COVID-19 and does not want to attend the workplace as they are unfit for work, normal leave arrangements would apply (i.e. the employee could access personal leave).

For an employee who tests positive to COVID-19 and wants to attend the workplace if they have no symptoms and/or have no accrued leave available, you could consider asking the employee to work from home where possible. If it is not possible for the employee to work from home, the Local Government could consider measures such as asking the employee to wear a mask or physical distance at work (i.e. moving them to duties where they work alone). If an employee works remotely and alone and there is no risk to themselves or others, then the employee could attend work as usual.

If an employee tests positive to COVID-19 and is displaying symptoms and attends work, then the Local Government may wish to direct them to go home and leave the workplace, noting the question of payment may arise.

#### **Do employees need to be paid if they are directed to stay home?**

The answer to this question will vary depending on the circumstances of the case and so a case-by-case assessment will be needed each time it arises. Generally speaking, employees who are ready, willing and able to work and attend work cannot be sent home without pay unless there is a contract, agreement or provision in an enterprise/industrial agreement that provides otherwise.

#### **Conclusion**

No one is really sure how the COVID-19 virus will continue to affect the Shire over the coming weeks and months. The measures outlined above are designed to ensure the impact of the virus is managed within the organisation through this unprecedented time.

Planning ahead now and adopting a position in consultation with employees will assist in managing employee expectations and mitigating industrial risk.

As explained above, Local Governments should undertake safety risk assessments and consider the implementation of a policy (in consultation with employees) which deals with the management of COVID-19 positive employees and also the allocation of Covid Leave, currently allocated via Council resolution.

---

## STRATEGIC IMPLICATIONS

### Strategic Community Plan/Corporate Business Plan:

COVID-19 was not identified or planned for in the Shire’s Strategic Community Plan or Corporate Business Plan. The Shire is currently reviewing its Corporate Business Plan, which is expected to be completed in the coming months prior to June 2023.

## FINANCIAL IMPLICATIONS

The provision of additional sick leave proposed in the COVID-19 Leave policy, will amount to the cost of two weeks salary for the organization, which is approximately \$50,000. This is not an additional cost for Shire but is the value of the potential lost productivity if all staff access the maximum leave provisions of the policy.

## RISK ASSESSMENT

Measures of Consequence							
Rating (Level)	Health	Financial Impact	Service Interruption	Compliance	Reputational	Property	Environment
Moderate (3)	Medical type injuries	\$10,001 - \$50,000	Medium term temporary interruption – backlog cleared by additional resources < 1 week	Short term non-compliance but with significant regulatory requirements imposed	Substantiated, public embarrassment, moderate impact, moderate news profile	Localised damage requiring external resources to rectify	Contained, reversible impact managed by external agencies

## VOTING REQUIREMENTS

Simple Majority

## STAFF RECOMMENDATION

That Council instructs the Chief Executive Officer to:

- 1) Conduct a safety risk assessment of the current Covid-19 status in the thought of formulating a Draft Policy (in consultation with staff);
- 2) Formulate a draft position statement in relation to current Covid-19 status, in light of recent State & Federal Government announcements;
- 3) Present a draft Covid-19 Policy to the November OCM for discussion, including financial allocation to draft policy.

---

**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 Regional Waste Services**

**16.0 CLOSURE**





SHIRE OF

**Chapman Valley**

*Love the rural life!*

---

---

**SOURCE DOCUMENTATION**

---

---

# PLANNEDFORM

Town Planning Geraldton & Midwest

09 August 2022

Shire of Chapman Valley  
PO Box 1, NABAWA  
WA, 6532  
Attn: Simon Lancaster

Dear Simon

**APPLICATION FOR PLANNING APPROVAL- BUILDING ENVELOPE RE-ALIGNMENT LOT 303 (No.15)  
PATTEN PL, WHITEPEAK**

I write in relation to an Application for Planning Approval on the above land, on which Council's Approval is sought to re-align an existing Building Envelope.

**Purpose & Proposal**

The purpose of this Development Application is to seek Approval for the re-alignment of the approved Building Envelope on Lot 303 (No.15) Patten Place, Whitepeak, and secondarily to address the issue of the Sea Container in response to the Shire's letter dated 29<sup>th</sup> June 2022. The proposal is for a minor re-alignment of the building envelope on Lot 303, shifting the envelope by 25m further to the south in the lot (further away from the road). The distances from the boundaries either side are to remain as per the currently approved envelope. No change in the 2000m<sup>2</sup> area is intended. Refer to **Attach A** for the Subdivision Guide Plan (SGP) showing the currently approved Building Envelope and the proposed re-alignment. **Attach B** is a detailed Plan of Lot 303 showing the existing envelope and the proposed re-aligned envelope. Additionally, the landowners seek approval for the temporary siting of the sea container, pending the lodging of a Development Application and Building Permit for the construction of a dwelling and outbuilding, which will follow the determination of this Application. Detailed Plans and Elevations of the proposed dwelling and outbuilding are included at **Attach C**.

**The Site**

Lot 303 (No.15) Patten Place, Whitepeak, is within the **Locations 460 & 542 David Rd, Waggrakine, Subdivision Guide Plan** (the SGP- refer **Attach A**). The SGP identifies a Building Envelope for each lot, within which any development must be located. The majority of other lots within the SGP have been developed and in a number of cases, re-alignment of the Building Envelopes originally identified by the SGP is evident.

**Local Planning Policy 5.1- Building Envelopes**

The Shire's *LPP 5.1 Building Envelopes* provides the criteria by which the amendment of a building envelope should be considered and establishes the framework to demonstrate due regard to the requirements as outlined in Section 40 of the Shire's Local Planning Scheme. The following items are

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2 Settlers Close, Bluff Point, WA 6530  
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## Town Planning Geraldton & Midwest

those listed in the Policy Statement of the LPP, with justification as to how the proposed building envelope re-alignment is consistent with the requirements of both the Scheme and LPP.

### **6.1.a Justification.**

The landowners purchased the land with the intent to retire and enjoy nature. To this end, they have gone to considerable effort to encourage the growth of native vegetation, with a great degree of success. The well-established vegetation is encouraging native birds, reptiles and other wildlife to inhabit the land, boosting biodiversity within the area. They are passionate about doing what they can to assist in addressing climate change and feel that their planting is assisting the cause. This Application to re-align the building envelope will allow this established vegetation to be retained, along with the broader environmental benefits it brings, not only to Lot 303, but to the wider locality within the Subdivision Guide Plan and Dolby Creek corridor.

The proposed re-aligned building envelope will enable future development on the land to form a logical staggered development front, flowing from the Patten PL frontage up to existing development on Lots 301 & 302, higher up the hill and fronting David Rd. Given the rise of the land to the east and south, this will mean any future development located slightly higher up than the current Building Envelope permits will not be visually obtrusive as it will sit well below the ridge-line.

Given the increasingly unpredictable impacts of climate change, the landowners feel the proposed re-alignment of the building envelope will afford them greater insurance against the potential for flash-flooding in Dolby Creek. This is consistent with *Cl.67.2(q)* of the *Planning & Development (Local Planning Schemes) Regulations 2015*, whereby Local Governments, in determining Applications for Development Approval, must have due regard for, among other things, “*the suitability of the land for the development taking into account the possible risk of flooding...*”.

The landowners purchased the Lot with the intent to retire and surround themselves with nature. By re-aligning the building envelope further back from the road, they feel they will enjoy more seclusion and privacy.

It is apparent that on a number of other lots within the SGP, development has been approved outside the originally approved envelopes for those Lots and it is understood that in the majority of those cases a minor boundary re-alignment was required, rather than relocation of the envelope in its entirety. Consistent with those precedents, this Application is for a relatively minor re-alignment, rather than complete relocation.

### **6.1.b Secondary Nature of Development.**

No secondary development proposed. The Lot has an existing approved building envelope, this Application seeks to relocate the approved building envelope for a residential dwelling and associated outbuilding. The only intention is for a residential dwelling and associated outbuilding.

### **6.1.c Unacceptable Visual Clutter, especially in elevated areas of high landscape quality or visually exposed locations;**

The proposed relocation of the building envelope boundaries is minor will not result in unacceptable visual clutter for a number of reasons. It will not result in a higher density of development than is

# PLANNEDFORM

Town Planning Geraldton & Midwest

already intended for this Lot and the area covered by the SGP. The location of Lot 303 is not particularly elevated or with high landscape quality. The southern boundary of the Lot is still well below the crest of the ridge-line, so residential development in the area proposed will not be unacceptably prominent when viewed from other locations. Lot 301, fronting David Rd is higher up the ridge-line and is already developed with residential dwelling and outbuildings. This will mean development on Lot 303 as proposed, will not be visually unacceptable when viewed from either Patten Place, or from locations further to the west and less elevated, as there is further development higher up and more prominent behind Lot 303.

## **6.1.d Remnant Native Vegetation.**

The proposed new location for the building envelope is largely to avoid unnecessary clearing of existing vegetation on the Lot. Refer to photos 1 & 2 showing how the front of the Lot, closest to Patten Pl frontage has the vast majority of the existing vegetation on the Lot. To require any development to be within the building envelope as defined by the SGP will require much of that vegetation to be removed.



Photo 1- View from Patten Pl on North-East corner of Lot showing healthy, well-established vegetation to front of Lot which relocation of Building Envelope seeks to protect

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Photo 2- View from Patten Pl on North-West corner of Lot

## **6.1.e Visual Obtrusiveness and/or impact on an adjoining property by way of privacy, noise, odour or light spill;**

Being a residential proposal, there will be no negative impacts on adjoining properties by way of noise, odour or light spill. From the perspective of privacy, the only potential impacts for the proposed building envelope relocation would be on adjoining Lot 304 to the west. To mitigate any increased potential for overlooking of Lot 304, the landowners will be undertaking considerable vegetation planting along the western boundary of the lot. In addition to general vegetation planting along the boundary, the landowners will be cultivating espaliered vegetation screening in panels 3m long and 1.8m high, which over time will each support a fruit tree of up to 3m height. Please refer to **Attach D** for a Plan showing the intended extent of vegetation and a detailed explanation of the proposed vegetation screening.

The R-Codes in the *Explanatory Guidelines Part 7.1 Visual Privacy*, specifically state that “*Vegetation in the form of screen planting or selective placement of suitable trees or shrubs can provide effective screening for privacy control...*” While the R-Codes are not necessarily applicable to Rural-Residential development, if vegetation screening is an acceptable form of privacy control in a denser urban development situation where privacy is a more critical issue, then it should be an acceptable solution to mitigate potential overlooking issues in this proposed development.

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## 6.1f Landscape Screening.

The proposed new location for the building envelope will allow for the retention of existing vegetation at the front of the Lot which will provide more effective screening. Trees planted along the boundary of the subject site and adjacent properties will further screen future development from existing development on adjacent properties. Refer to the above justification point for further details on proposed vegetation screening.

Since the zoning is 'Rural-Residential', any development on the land will require Development Approval. As suggested in the *Explanatory Guidelines Part 7.1 Visual Privacy* of the R-Codes, the vegetation screening can be made the subject of a condition of Planning Approval at the time of Residential Development.

## 6.1.g Materials & Colours to assist in softening any perceived visual impact.

The proposed dwelling is of a high architectural standard and has been professionally designed to complement the landscape. It is low and flat in profile and as it is proposed to be well below the top of the ridge-line, will not be visually prominent when viewed from other locations. Refer to the Plans and Elevations (**Attach C**) for the proposed dwelling included in the information supporting this Application.

The colour scheme has been selected to minimise visual impact, using only earthy, neutral tones in non-reflective materials. The roof sheeting is proposed to be Colorbond in 'Evening Haze' which, according to Colorbond's interpretation "...strongly evokes the coastal landscape, the desert sand, the limestone dunes, the barren plains and the inland and coastal dried grasses and Spinifex." The exterior cladding will be weatherboard in 'Surfmist' colour. See below for examples of the colour scheme.



**Surfmist**



**Evening Haze**

### Predominate Colour Palette for Intended Dwelling

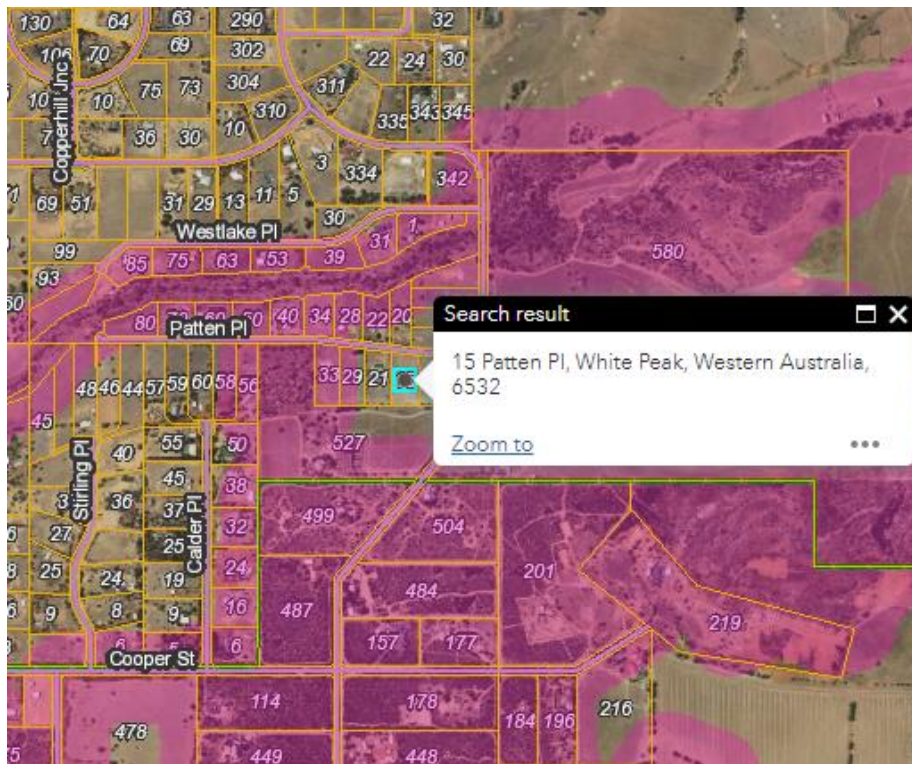
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## 6.1.h compliance with the land-use, setback, building height, development exclusion, vegetation protection, bushfire requirements and other pertinent provisions of the Local Planning Scheme and associated Planning Policies.

The proposal is consistent in all regards with other pertinent provisions of the LPS and associated Planning Policies. As a residential dwelling, it is entirely consistent with the intended land-use of the 'Rural-Residential' zone. The proposed relocated building envelope is still setback 10m from either side boundary as is the currently approved envelope (refer **Attach B**), so any future development will be setback more than the minimum 5m from either side as per Schedule 3 of the LPS. Similarly, the front and rear of the proposed relocated envelope will easily achieve the minimum front and rear setbacks of 15m and 5m respectively, specified under Schedule 3. The only areas of significant vegetation on the Lot are those which this Application to relocate the Building Envelope seeks to protect and as detailed below, the land is not identified by DFES as being Bush Fire Prone.



15 Patten Pl, identified by DFES as not in Bushfire Prone Area.

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## **Temporary Siting of Sea Container**

In response to the Shire's letter dated 29<sup>th</sup> June 2022, regarding the placement of the Sea Container on the Lot, the owners wish to seek approval for the temporary citing of the sea container in it's current location. The container is being used for storage of equipment used to maintain the fencing and vegetation on the Lot. Following this Application, the intention is to apply for Development Approval and then a Building permit for the construction of a house and outbuilding. Pending the necessary Approvals, there is an anticipated start date for construction of November 2022. Once construction is complete, the landowners will either remove the container from site or Apply for permanent siting and move it in compliance with the Shire's 'Sea Container' Local Planning Policy.

## **Conclusion**

The proposed re-alignment of the building envelope on lot 303 is consistent with The Shire of Chapman Valley's LPS No.3, both in terms of the Objectives of the Rural-Residential zoning and with the provisions of Section 40 of the Scheme. As has been detailed in this Application, the proposed re-alignment will have a positive benefit to the locality within the Subdivision Guide Plan area, as it will enable the preservation of the established vegetation on the Lot. Any perceived issues regarding loss of privacy can be addressed at the Development Approval stage through the imposition of Conditions of Development Approval.

I trust this Application and supporting plans and documentation are sufficient for Council to make a determination. I understand the proposal will require advertising with surrounding neighbours. Should further information or clarification be required, please don't hesitate to contact me.

**Yours sincerely,**



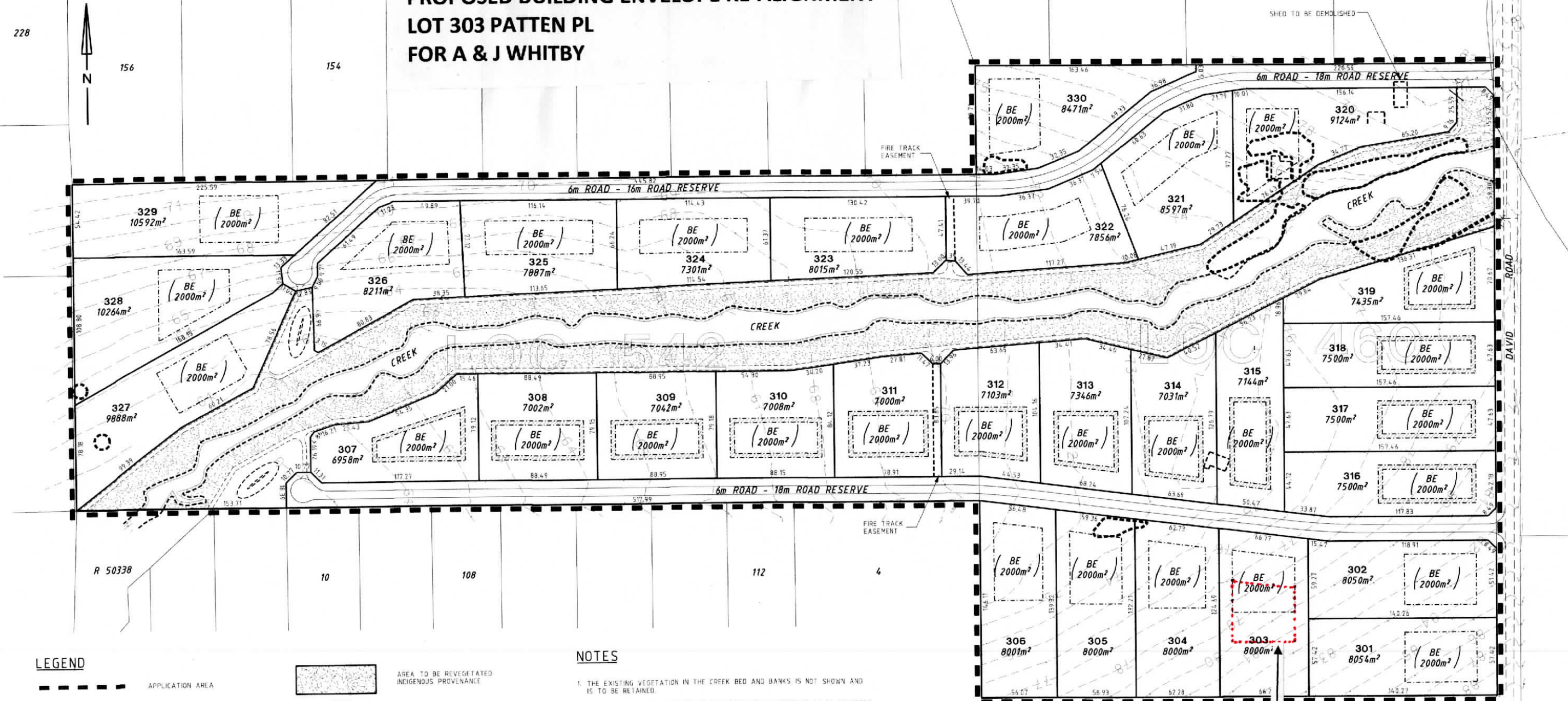
**Chris Watt**

Planning Consultant.

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# PROPOSED BUILDING ENVELOPE RE-ALIGNMENT LOT 303 PATTEN PL FOR A & J WHITBY

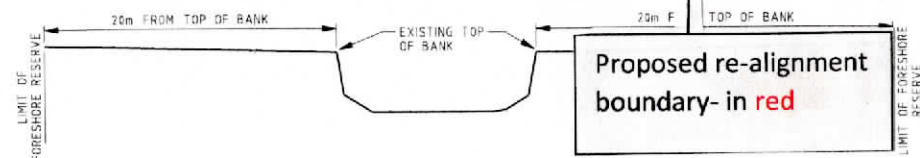


### LEGEND

- APPLICATION AREA
- EXISTING CONTOUR
- EDGE CREEK LINE
- BUILDING ENVELOPE AREA
- SPECIAL BUILDING ENVELOPE AREAS
- AREA TO BE REVEGETATED INDIGENOUS PROVENANCE
- DRAINAGE DETENTION SWALE & BATTERS
- VEGETATION STANDS TO BE RETAINED

### NOTES

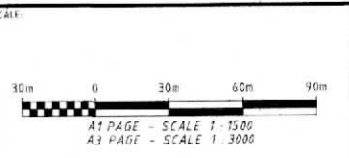
1. THE EXISTING VEGETATION IN THE CREEK BED AND BANKS IS NOT SHOWN AND IS TO BE RETAINED.
2. THE PROPOSED LOT CONTAINING THE EXISTING DOLBY CREEK IS TO BE REVEGETATED IN THE CROWN AS A DRAINAGE AND CONSERVATION RESERVE.
3. PROPOSED CREEK LOT TO BE FENCED WITH GATES AT TRACK EXIT POINTS TO THE SATISFACTION OF THE SHIRE.
4. MINIMUM WIDTH OF FORESHORE RESERVE EACH SIDE OF DOLBY CREEK TO BE 20m FROM THE TOP OF BANK.



TYPICAL FORESHORE RESERVE OFFSET DETAIL  
NOT TO SCALE

DISTANCES AND AREAS  
SUBJECT TO FINAL SURVEY

No	DATE	BY	DESCRIPTION
AMENDMENTS			

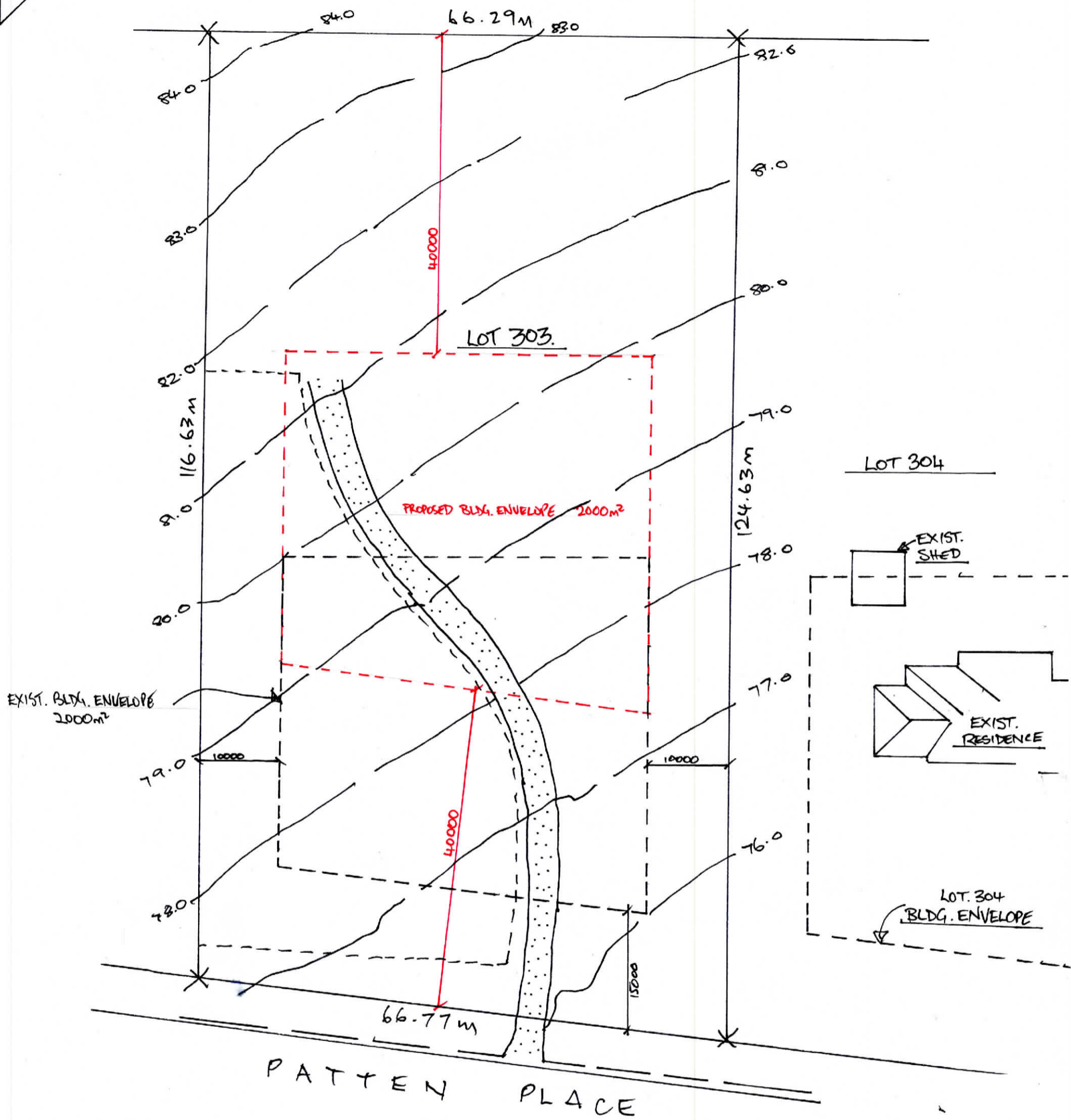
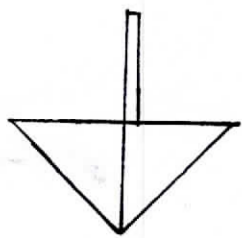


SCALE	DRAWN
CHECKED	DATE
APPROVED	DATE

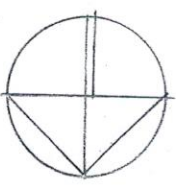
LOCATIONS 460 & 542 DAVID ROAD, WAGGRAKINE  
SUBDIVISION GUIDE PLAN

FILE NAME	DATE	DRAWING NO.	DATE
	27-11-09	682-00-002	

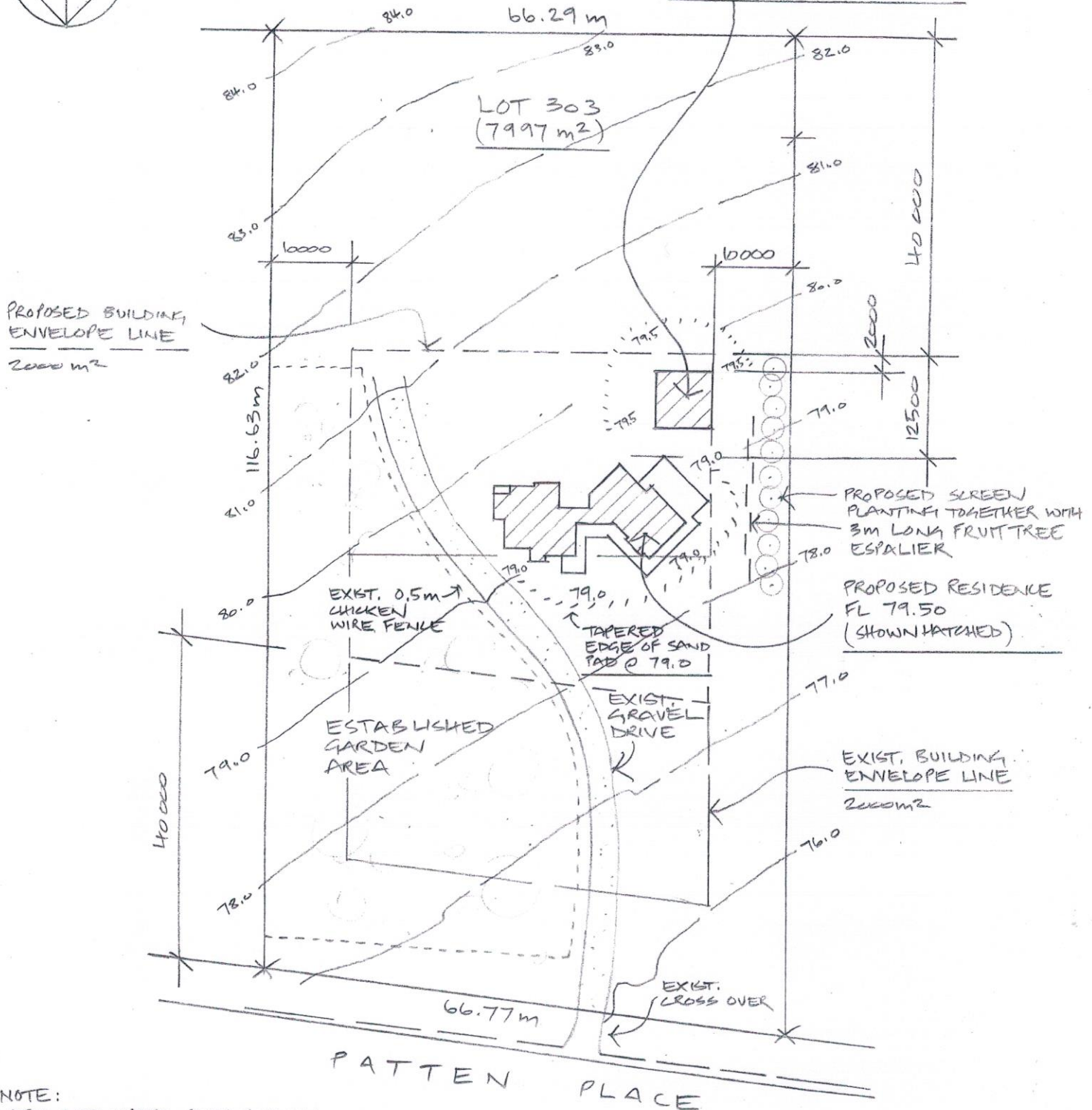




SITE PLAN 1:500



PROPOSED TIMBER FRAMED  
GARAGE 7200x7200  
FL 79.60



NOTE:  
SEE ATTACHED SITE SURVEY  
BY HTD SURVEYORS

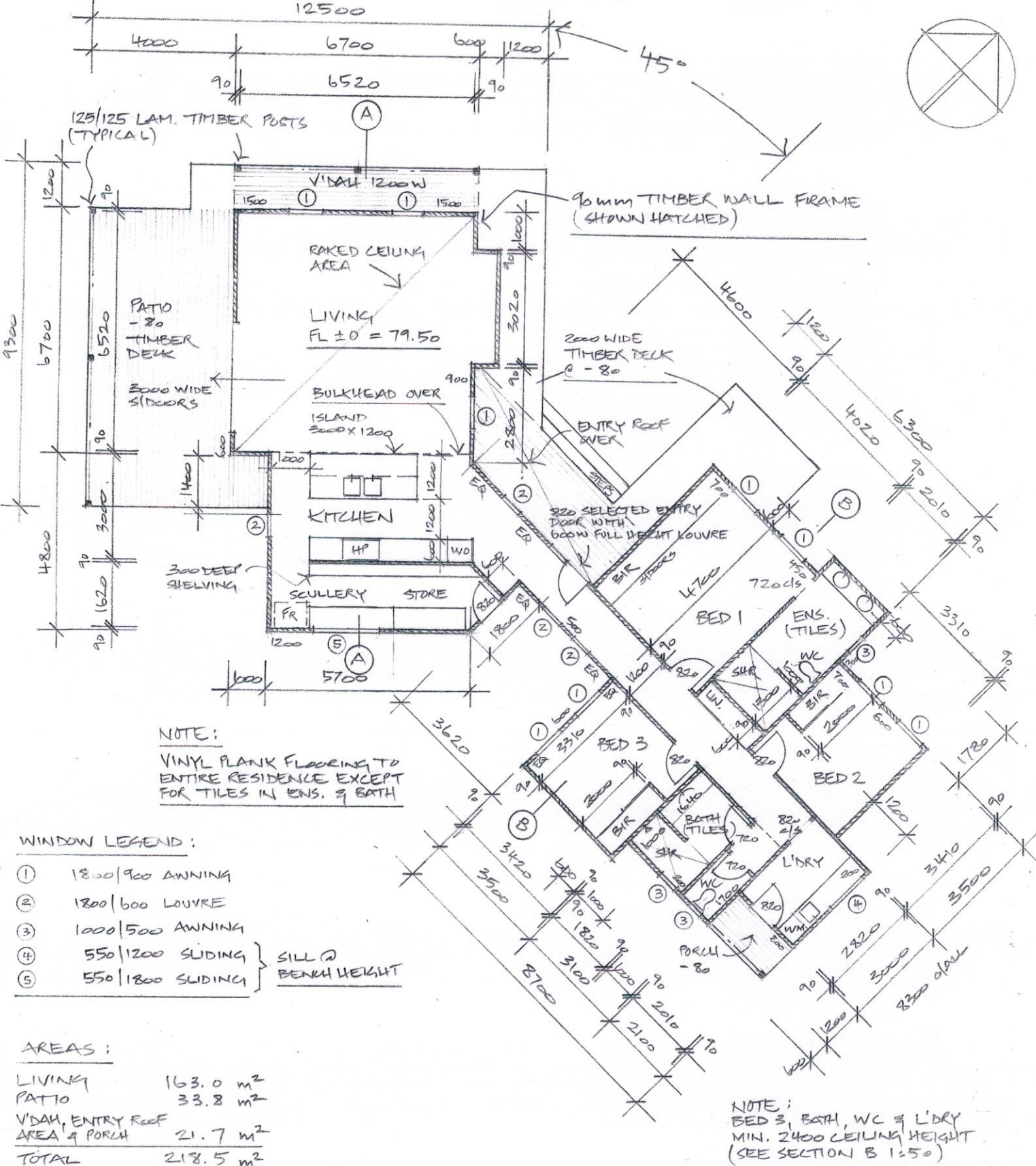
ALL ROOF STORM WATER TO RUN  
INTO RAINWATER TANKS  
GUTTERS & DOWNPIPES IN ALL.  
WITH BCA 3.5.2

SITE PLAN 1:500

3/8/22

<p>PROPOSED RESIDENCE AT LOT 303 15 PATTEN PLACE, WHITE PEAK FOR A. &amp; J. WHITBY</p>	<p>1</p>	<p><b>SUNSET DESIGN</b> Drafting</p> <p>MARC STAHLI 0427 382 063 www.sunsetdesign.com.au</p>
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FLOOR PLAN 1:100

TERMITE TREATMENT IN ACC. WITH AS 3660.1

WATERPROOFING IN ACC. WITH AS 3740 - SEE ATTACHED DETAILS

PRODUCT INFORMATION SUPPLIED BY BUILDER OR OWNER

PROPOSED RESIDENCE AT LOT 303  
15 PATTEN PLACE, WHITE PEAK  
FOR A. & J. WHITBY

2

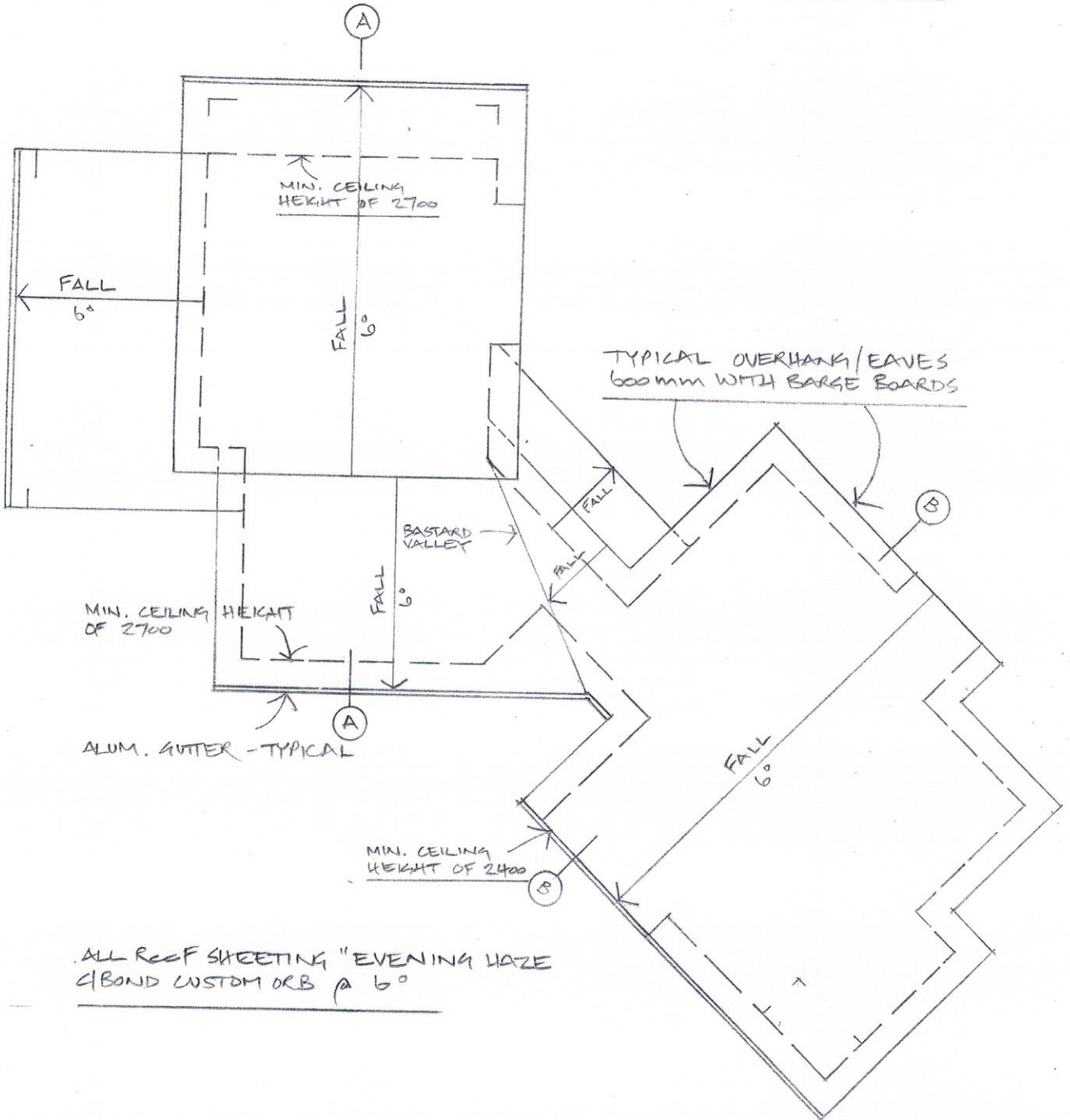
**SUNSET DESIGN**  
& Drafting

MARC STAHLI  
0427 382 063  
www.sunsetdesign.com.au

3/8/22

NOTE :

PLEASE READ THIS DRAWING IN CONJUNCTION WITH FLOOR PLAN,  
ELEVATIONS AND STRUCTURAL SECTIONS.



ALL ROOF SHEETING "EVENING WAZE"  
4 BOND CUSTOM ORB @ 6°

ROOF LAYOUT 1:100

PROPOSED RESIDENCE AT LOT 303  
15 PATTEN PLACE, WHITE PEAK  
FOR A. & J. WHITBY

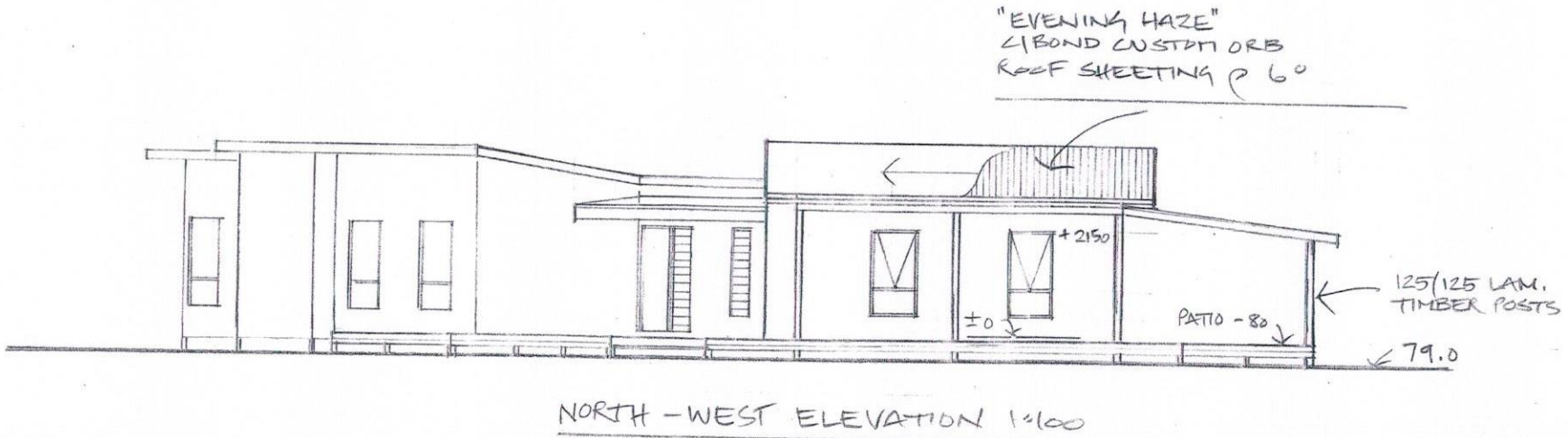
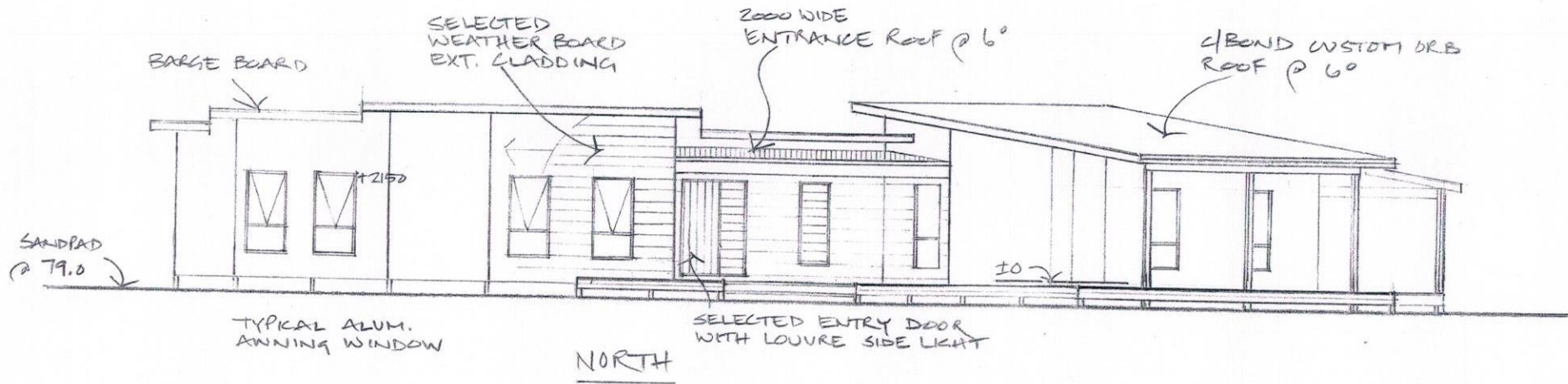
3

**SUNSET DESIGN**  
*Drafting*

MARC STAHLI  
0427 382 063  
www.sunsetdesign.com.au

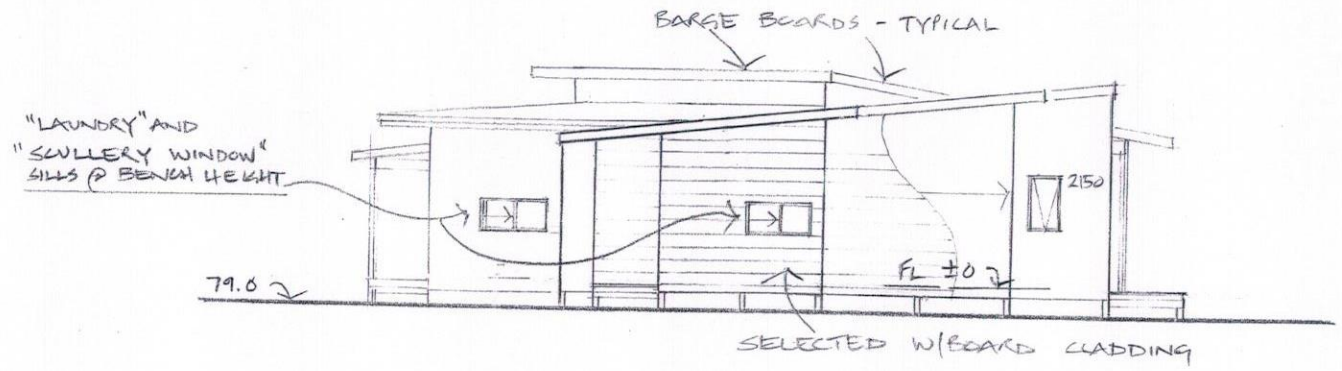
3/2/22





3/8/22

<p>PROPOSED RESIDENCE AT LOT 303          15 PATTEN PLACE, WHITE PEAK          FOR A. &amp; J. WHITBY</p>	<p>4</p>	<p><b>SUNSET DESIGN</b>  <i>Architectural Drafting</i></p> <p>MARC STAHLI          0427 382 063          www.sunsetdesign.com.au</p>
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EAST ELEVATION 1:100



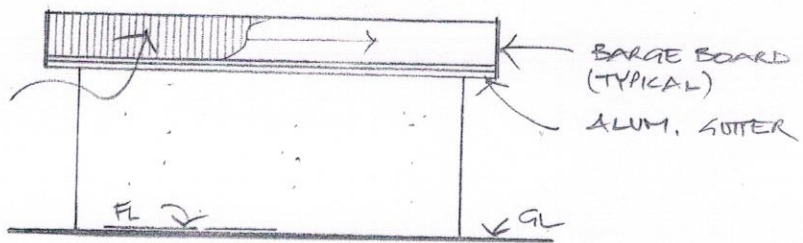
SOUTH

<p>PROPOSED RESIDENCE AT LOT 303 15 PATTEN PLACE, WHITE PEAK FOR A. &amp; J. WHITBY</p>	<p>5</p>	<p><b>SUNSET DESIGN</b> <i>Architectural Drafting</i></p> <p>MARC STAHLI 0427 382 063 www.sunsetdesign.com.au</p>
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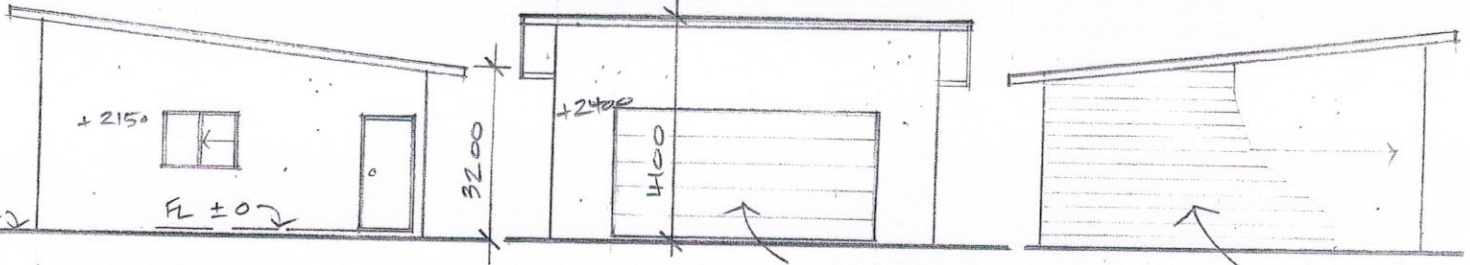
3/8/22



"EVENING HAZE" C/BOND ROOF @ 6°



SOUTH



EAST ELEVATION 1:100

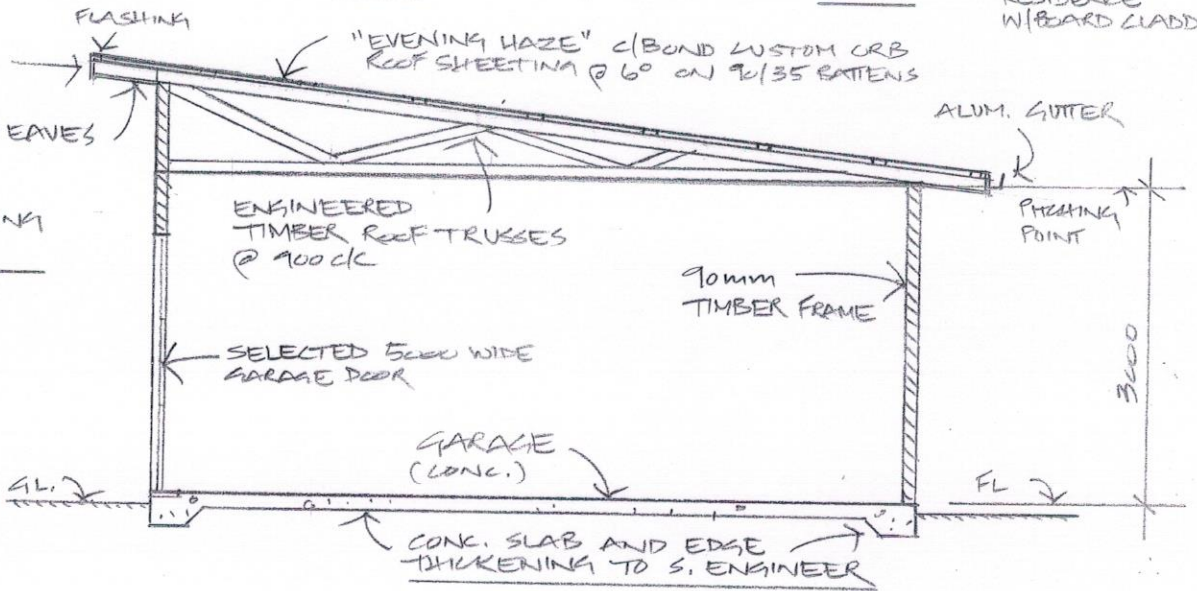
NORTH

SELECTED GARAGE DOOR

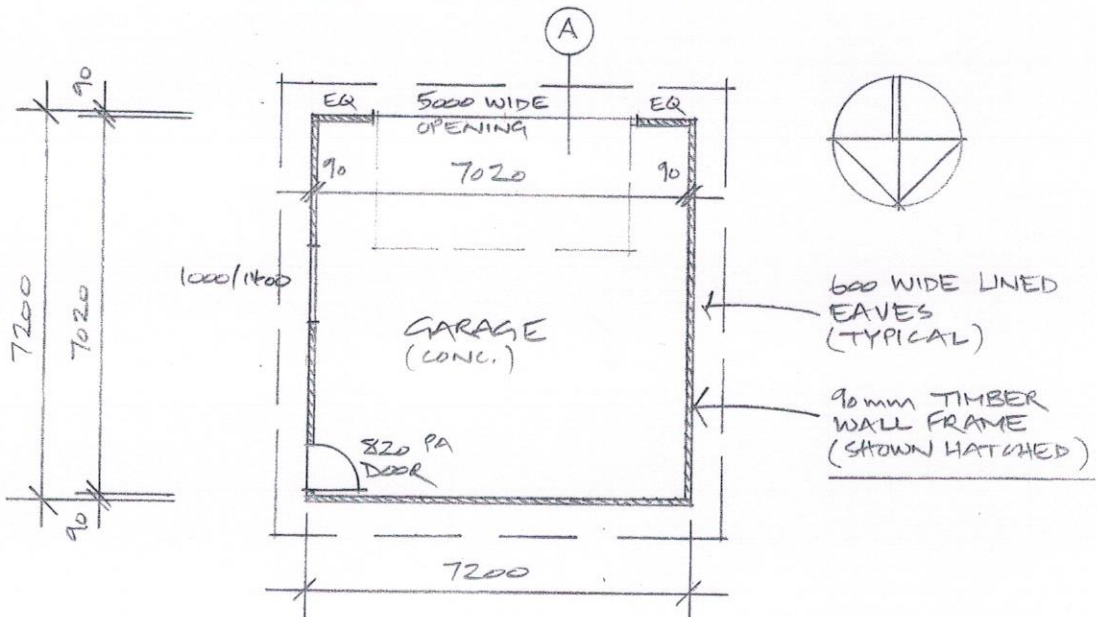
WEST

MATCHING MAIN RESIDENCE W/BOARD CLADDING

FLASHING  
BARGE BOARD (TYPICAL)  
600 WIDE LINED EAVES (TYPICAL)  
TIMBER FRAMING TO AS 1684



SECTION A 1:50



FLOOR PLAN 1:100

PROPOSED RESIDENCE AT LOT 303  
15 PATTEN PLACE, WHITE PEAK  
FOR A. & J. WHITBY

6

SUNSET DESIGN  
& Drafting

MARC STAHL  
0427 382 063  
www.sunsetdesign.com.au

## Espalier Growing Trees on Frame Green Screen / Green Wall.

materials      fine post -

Wire Lines thru posts.

or Weldmesh. as frame

Trees Planted near middle post

Trees Trained to grow along wire

Creating Visual Wall

Each Screen will be three meters Long  
off set for air flow.

Each Screen will be 6 ft Tall.

Each Screen will have a fruit Tree Planted  
orange mandarine Lemon fig

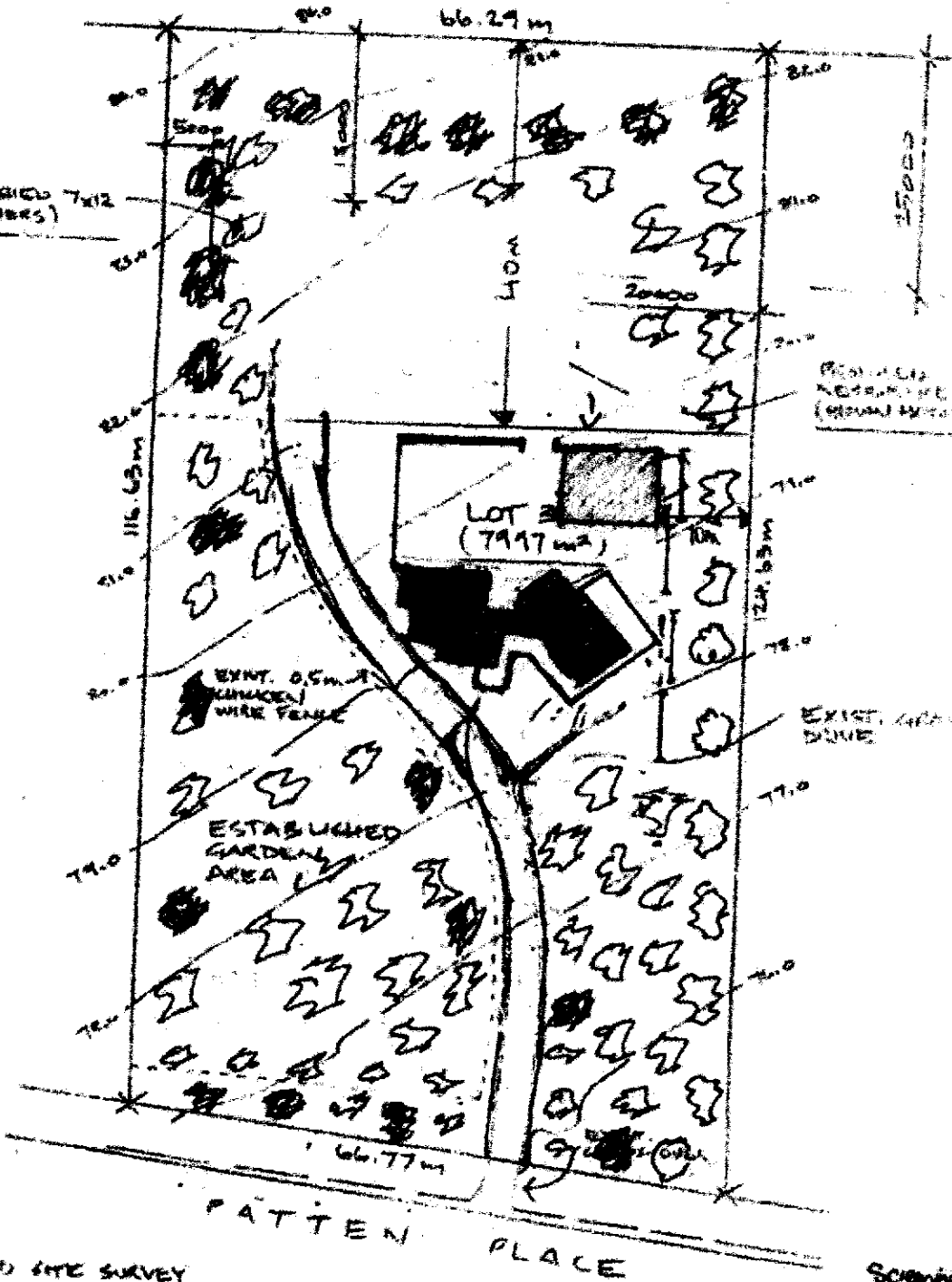
We are planting Shrubs along fence line  
with 1mt clearance of fence

The Screens will be in front of the  
Shrubs will grow to 2/3 mt Tall.





DIFFERED  
COLOR SHEDS  
(PLANS BY OTHERS)



REMOVAL OF  
EXISTING DRIVE  
(SEE PLAN BY OTHERS)

LOT 3  
(7997 m²)

PATTEN PLACE

Scoping  
Removal of Existing  
Removal of Existing  
Removal of Existing

NOTE:  
SEE ATTACHED SITE SURVEY  
BY HTD SURVEYORS  
ALL ROOF STORMWATER TO RUN  
INTO FANWATER TANKS  
WITH 100mm DOWNPIPES IN ALL  
WITH ECA 8.5.2



D:	30 AUG 2022
F:	Shire Reference: A1813
F:	CR2220748

## DEVELOPMENT APPLICATION SUBMISSION FORM

<p align="center"><b>Proposed Relocation of Building Envelope 15 (Lot 303) Patten Place, White Peak</b></p>
---

Name: \_\_\_\_\_

Postal Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

**SUBMISSION:**     Support     Object     Indifferent

Give in full your comments and any arguments supporting your comments (if insufficient space, please attach additional sheets) -

NO IMPACT ON \_\_\_\_\_

FULLY SUPPORT

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_ Date: 29/08/22

Please return to: Chief Executive Officer or [cso@chapmanvalley.wa.gov.au](mailto:cso@chapmanvalley.wa.gov.au)  
 Shire of Chapman Valley  
 PO Box 1 or (fax) 9920 5155  
 NABAWA WA 6532

*NOTE: The local government in determining the application will take into account the submissions received but is not obliged to support those views. This proposal is available for inspection in order to provide opportunity for public comment and it should not be construed that final approval will be granted.*

**Submissions Close: 4:00pm Tuesday 20 September 2022**





DATE	5/9/22
FILE	Shire Reference: A1813 A1813
RECORD	CR2220791

## DEVELOPMENT APPLICATION SUBMISSION FORM

### Proposed Relocation of Building Envelope 15 (Lot 303) Patten Place, White Peak

Name: [REDACTED]  
Postal Address: [REDACTED]  
Phone Number: [REDACTED]

**SUBMISSION:**     Support     Object     Indifferent

Give in full your comments and any arguments supporting your comments (if insufficient space, please attach additional sheets) -

No objections to both the building of residence (alteration to envelope) or having a sea container on block. Others have been allowed, they are always there maintaining and trying to improve by planting vegetation, seem to only be trying to improve landscape. ☺

Signature: [REDACTED]    Date: 3.9.22

Please return to: Chief Executive Officer    or    [ceo@chapmanvalley.wa.gov.au](mailto:ceo@chapmanvalley.wa.gov.au)  
Shire of Chapman Valley  
PO Box 1    or    (fax) 9920 5155  
NABAWA WA 6532

**NOTE:** The local government in determining the application will take into account the submissions received but is not obliged to support those views. This proposal is available for inspection in order to provide opportunity for public comment and it should not be construed that final approval will be granted.

**Submissions Close: 4:00pm Tuesday 20 September 2022**

DATE	- 9 SEP 2022
FILE	Shire Reference: A1813
RECORD	CR2220832



## DEVELOPMENT APPLICATION SUBMISSION FORM

### Proposed Relocation of Building Envelope 15 (Lot 303) Patten Place, White Peak

Name: [REDACTED]  
 Postal Address: [REDACTED]  
 Phone Number: [REDACTED]

**SUBMISSION:**     Support         Object         Indifferent

Give in full your comments and any arguments supporting your comments (if insufficient space, please attach additional sheets) -

Afternoon as per attached application states our building envelope (lot [REDACTED]) was slightly altered to bring our house into line with the adjacent building for privacy (not looking in each others back/front doors). With that said there will be no obstruction to our views as stated in application. This will allow a direct view of the western side of our house built very open with lots of windows and entertaining area bringing (privacy concerns) that would not otherwise been an issue. Any questions please feel free to call Regards

Signature: [REDACTED]      Date: 6/9/2022

Please return to: Chief Executive Officer or [cso@chapmanvalley.wa.gov.au](mailto:cso@chapmanvalley.wa.gov.au)  
 Shire of Chapman Valley  
 PO Box 1 or (fax) 9920 5155  
 NABAWA WA 6532

**NOTE:** The local government in determining the application will take into account the submissions received but is not obliged to support those views. This proposal is available for inspection in order to provide opportunity for public comment and it should not be construed that final approval will be granted.

**Submissions Close: 4:00pm Tuesday 20 September 2022**



# PLANNEDFORM

Town Planning Geraldton & Midwest

September 29<sup>th</sup> 2022

**RE: Development Application Lot 303 No. 15 Patten PI- Response to Advertising Submissions**

Dear Simon,

Thank you for your correspondence of September 23<sup>rd</sup> and notification of the outcome of the advertising of the above Development proposal. It was pleasing to see that the majority of submissions were in favour of the proposed Building Envelope relocation.

Regarding the sole objection received the following response is provided:

**Setback Distances**

The proposed building envelope setback from the side boundary is still 10m, as per the currently approved envelope. This is double the 5m setback which applies under the Shire's LPS No.3 to development elsewhere in the 'Rural-Residential' zone. Coupled with the same setback of the neighbour's dwelling from the common boundary, there will be approximately 35m separation distance between the 2 dwellings. It should be recognised that if a dwelling was proposed within the existing envelope, in the same line as the neighbouring dwelling, there could potentially be less than 30m distance between the 2 dwellings.

While it is acknowledged that the R-Codes don't necessarily apply in 'Rural-Residential' zoning, a similar development proposal in a Residential zoning would only require a 7.5m setback for the verandah and patio areas and 6m for the windows to the living room. There is surely a point at which Council decides there is sufficient distance for overlooking to not be of concern?

**Vegetation Screening**

It is contended that the submission of objection does not fully appreciate the capacity of Council to mitigate the effects of overlooking through the use of the vegetation screening as a requirement of Development Approval. It is acknowledged that the espaliered vegetation screening as shown on the plan accompanying the Development Application perhaps does not go far enough to prevent overlooking of the neighbouring property to the west. Please refer to the attached *Lot 303 Sightlines Plan* which graphically demonstrates how espaliered vegetation screening as proposed, if extended slightly further north to the 77m contour line, would prevent overlooking of the neighbouring property. It is open to Council to approve the Development Application as proposed, subject to the extension of the vegetation screening to prevent overlooking. This approach is supported by the R-Codes

As recognised by one of the submissions, the landowners are obviously genuinely dedicated to enhancing the natural environment. They have worked hard to establish native vegetation and screening between their property and the neighbours. They bought this property to get away from people and fully intend to continue to enhance their privacy and hence that of their neighbours through more planting in the future.

Chris Watt  
0412589384  
2 Settlers Close, Bluff Point, WA 6530  
plannedform@iinet.net.au  
ABN:52667245939



# PLANNEDFORM

Town Planning Geraldton & Midwest

As an addendum to the Submission below, the following items are included to address any concerns Council may have for the potential of overlooking residences to the east of Lot 303. .

- The landowners have undertaken considerable planting of native vegetation along their eastern boundary, which is well established and will continue to grow over time. Refer to the previously submitted Sightlines plan for demonstration of how such vegetation can screen views.
- The design of the proposed residence is such that the focal point of views is to the north west and not towards the residences higher up to the east. In fact, as the houses to the east are higher up the slope, it is these dwellings that have more potential for overlooking the proposed dwelling. There would be very little difference in the potential for overlooking if the proposed dwelling was located within the existing building envelope.
- The proposed location of the dwelling is to the western side of the envelope, so as to minimise the potential for any overlooking to the east.

Hoping this adequately addresses any concerns Council may have.

Chris Watt  
0412589384  
2 Settlers Close, Bluff Point, WA 6530  
plannedform@iinet.net.au  
ABN:52667245939

# PLANNEDFORM

Town Planning Geraldton & Midwest

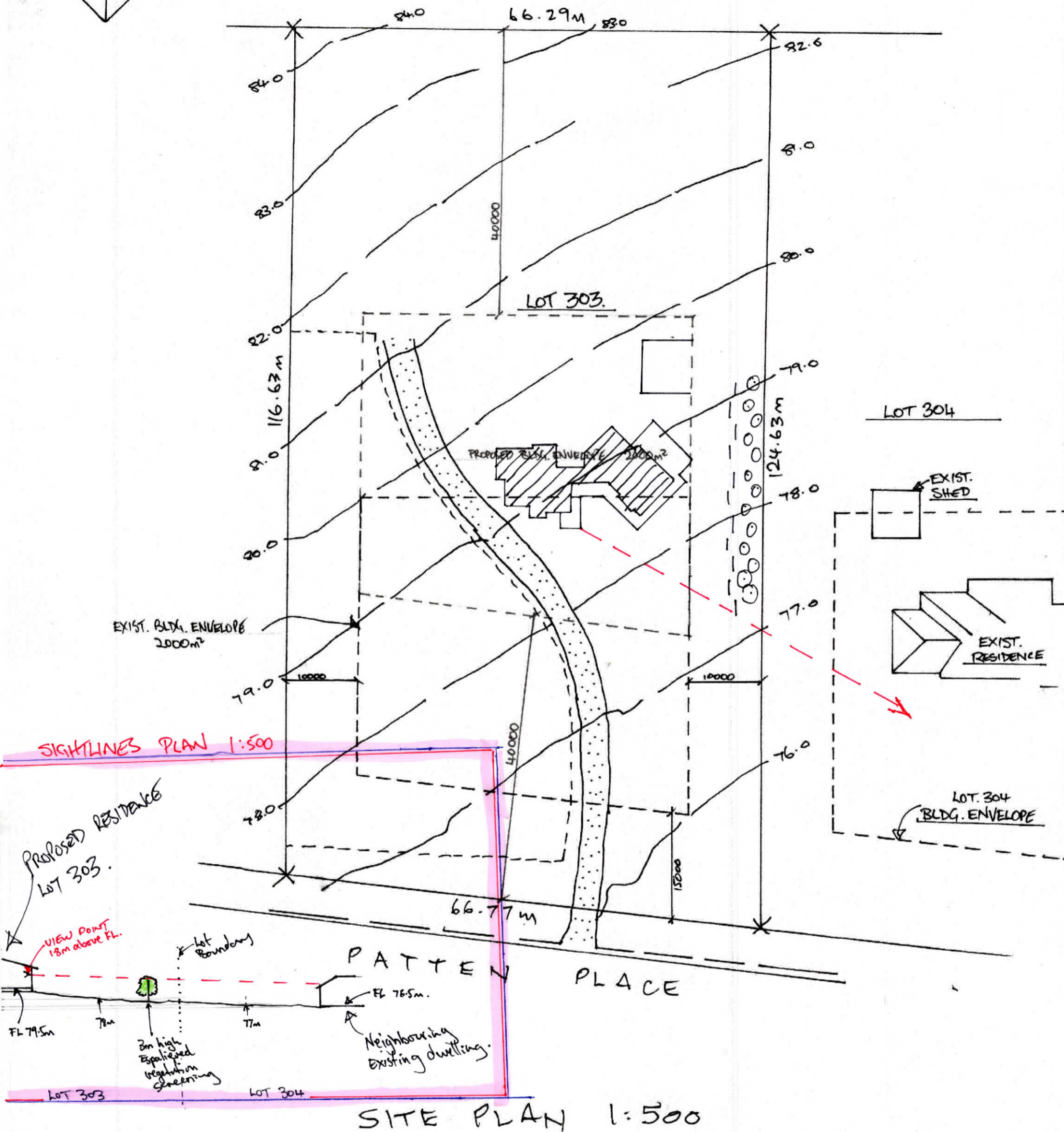
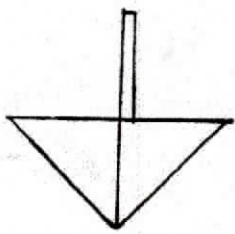
It is hoped that this is enough information to persuade Council to approve the application for the relocation of the building envelope. Should you have any further queries, please don't hesitate to contact me.

Kind Regards



**Chris Watt**  
**Planning Consultant**

Chris Watt  
0412589384  
2 Settlers Close, Bluff Point, WA 6530  
plannedform@iinet.net.au  
ABN:52667245939





22 August 2022

Shire of Chapman Valley  
PO Box 1  
NABAWA WA 6532

**Attention: Simon Lancaster**

Dear Sir/Madam

**PROPOSED DWELLING (TO LATER CONVERT TO ANCILLARY ACCOMMODATION) & OUTBUILDING – 7 DUNE VISTA, BULLER**

I write in relation to a development application seeking to construct a dwelling (later to be converted to ancillary accommodation) and an outbuilding at the above-mentioned property.

The planning application is required as the owner wishes to vary the required side and rear setbacks to the proposed structures.

Figure 1 – Location plan



Justification against the design principles pertaining to the variations to Residential Design Code provisions has been included as follows.

It would be appreciated if the Shire of Chapman Valley could please undertake consultation with adjoining landowner/s as determined necessary. If the applicant could please be advised of any consultation dates, it would be most appreciated.

**LOCAL PLANNING SCHEME PROVISIONS**

7 Dune Vista, Buller is zoned 'Residential R2.5' under Shire of Chapman Valley Local Planning Scheme No.3 ('the Scheme').

Table 2 of the Scheme lists the objectives of the 'Residential' zone as being:



- “• 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.”

Clause 67 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* lists the following relevant matters to be considered by Council in considering a development application:

- “(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;...
- ...(g) any local planning policy for the Scheme area;...
- ...(m) the compatibility of the development with its setting including the 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;...
- ...(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;...
- ...(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;...
- ...(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;...
- ...(zb) any other planning consideration the local government considers appropriate.”

It is considered that the application meets with the objectives of the Scheme in that the design, scale, materials and colours are in keeping with existing built development within the Estate and expectations for residential development. There is no excessive cut and fill and there is also no foreseeable impacts on adjoining land given the distance from the proposed building sites to built development on surrounding lots.

## **LOCAL PLANNING POLICY**

The Shire of Chapman Valley Outbuildings Local Planning Policy has the following objectives:

- “3.1 To allow for a regional variation to Section 5.4.3 of State Planning Policy 3.1 - Residential Design Codes.
- 3.2 To provide a clear definition of what constitutes an “outbuilding”.
- 3.3 To ensure that outbuildings are not used for habitation, commercial or industrial purposes by controlling building size and location.
- 3.4 To limit the visual impact of outbuildings.
- 3.5 To encourage the use of outbuilding materials and colours that complement the landscape and amenity of the surrounding areas.
- 3.6 To ensure that the outbuilding remains an ancillary use to the main dwelling or the principle land use on the property.”

It is considered that the outbuilding is in keeping with the objectives of the Policy as the application intentionally seeks to ensure that the ancillary accommodation and in the future the main house are



the dominant buildings upon the land. The outbuilding is simply a storage area for personal belongings and its reduced setbacks reflects the applicants desire to tuck it away in the corner of the lot to make less prominent upon the lot. The outbuilding is in keeping with the height and overall aggregate area requirements of the Policy.

The application meets with all requirements of the Shires Ancillary Accommodation Policy. The application only seeks variation on the proposed setbacks from 7.5m to 5m from the side and rear property boundaries.

### 5.1.3 LOT BOUNDARY SETBACK

The application does not comply with 5.1.3 C3.1(ii) as:

- the proposed ancillary accommodation is proposed to have a:
  - 5m rear setback as opposed to the required 7.5m
  - 5m side setback as opposed to the required 7.5m
  
- The proposed outbuilding is to have a:
  - 2m rear setback as opposed to the required 7.5m
  - 2m side setback as opposed to the required 7.5m

The prescribed Design Principles that relates to 5.1.3 C3.1(ii) states:

- P3.1** Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:
- reduce impacts of building bulk on adjoining properties;
  - provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and
  - minimise the extent of overlooking and resultant loss of privacy on adjoining properties.

In relation to the reduced setbacks it is suggested that support can be afforded by the City for the following reasons which align with the design principles stated above:

1. It will not impact on the use and enjoyment of the adjoining properties as the proposed built is in the rear portion of the lot which is the furthest point from the built development on the surrounding lots.

**Figure 2 – existing built development on surrounding lots.**



2. Does not affect light and ventilation for adjoining properties, it also does not affect drainage or privacy of any sort. The ground will be stabilised following the construction of the buildings preventing any issues that can arise from erosion by water or wind.
3. Ancillary accommodation and outbuildings are an accepted part of residential living. The owner has confirmed that the outbuilding is only to be used for the personal storage of items with no commercial or industrial uses proposed.
4. Reduced setbacks are evident within the existing estate with no issues arising from these variations. The variation will also not affect future development both upon the subject lot or surrounding landholdings. Indeed the landowner to the east has an established line of water tanks along the common boundary providing a level of screening to this development and confirming that built development will not be constructed in close proximity to this boundary.
5. There are no overlooking or privacy issues given the position of the structures as compared to built development on surrounding sites. The ancillary accommodation is also orientated to mainly look west across its own landholding with no major openings on its eastern elevation and the living areas and outdoor entertaining all located on its western elevation.
6. The design, colours and materials of the structures are in keeping with existing development within the Estate and the expectations for development within a residential area.

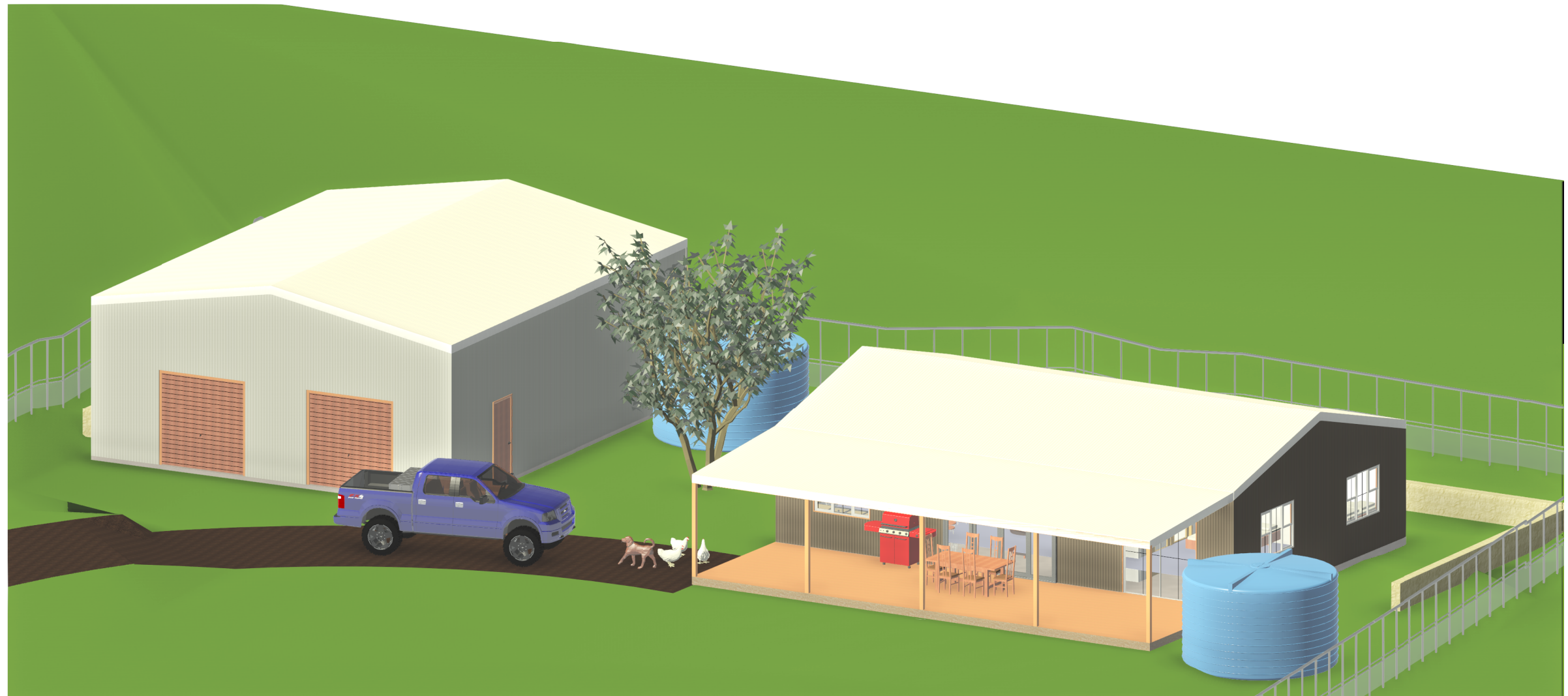
The structures will be of a high-quality construction and design and matches with the expectations of the design, setbacks, heights, colour and material construction existing within the area and it is considered that they should be afforded support.

Trusting that this correspondence and the enclosed information meets with your requirements, however, should further information be required, please do not hesitate to contact Kathryn Jackson from WA Planning & Logistics on 0459 186 171.

Yours faithfully,

*Kathryn Jackson*

Kathryn Jackson  
**WA PLANNING & LOGISTICS**



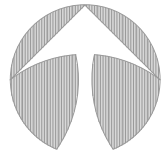
1 PROPOSAL VIEW

Rev	Date	Revisions
2	23/8/2022	ADD SHED ELEVS
1	13/6/2022	PRELIMINARY PLANS



**PETER GOODE**  
Eco Building & Design  
GERALDTON W.A.

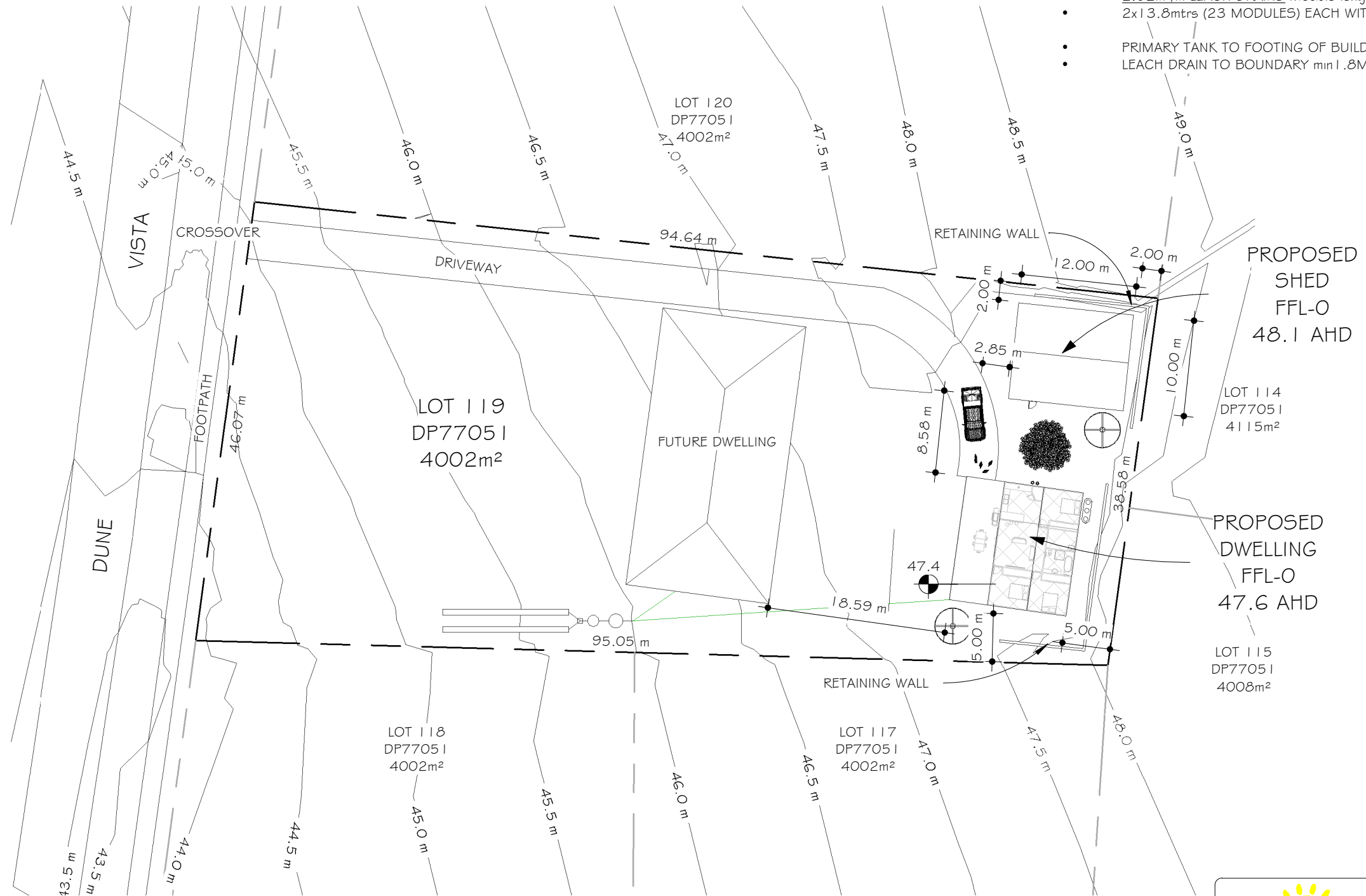
CLIENT: JAMES DUFFY  
Lot 119 - 7 DUNE VISTA  
Buller, Shire of Chapman Valley  
TITLE: NEW DWELLING (Future Ancillary Accom) REV 2  
DRAWING No A301 PROPOSAL 23/8/2022



- HABITABLE FLOOR AREA 79.158m<sup>2</sup>
- TOTAL ROOF AREA 158.896m<sup>2</sup>
- SHED AREA 120m<sup>2</sup>
- SHED TO MANUFACTURERS SPECIFICATIONS

**NOTE:**

- SEPTIC SYSTEM
- GNC CONCRETE
- PRIMARY TANK 1500Ø AND SECONDARY TANK 1200Ø
- GNC CONCRETE
- 2.02m<sup>2</sup>/m LEACH DRAINS Module length 1.2m
- 2x13.8mtrs (23 MODULES) EACH WITH DIVERTER BOX
- PRIMARY TANK TO FOOTING OF BUILDINGS min1.2m
- LEACH DRAIN TO BOUNDARY min1.8M



Site  
1 : 500

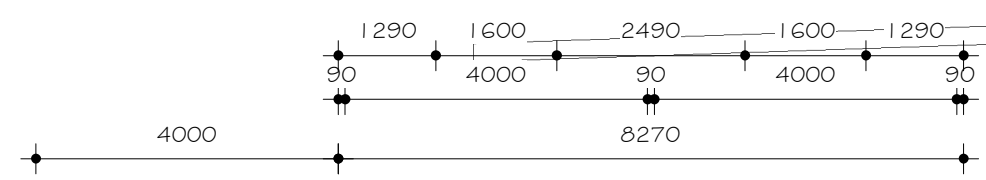
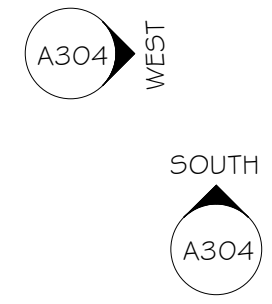
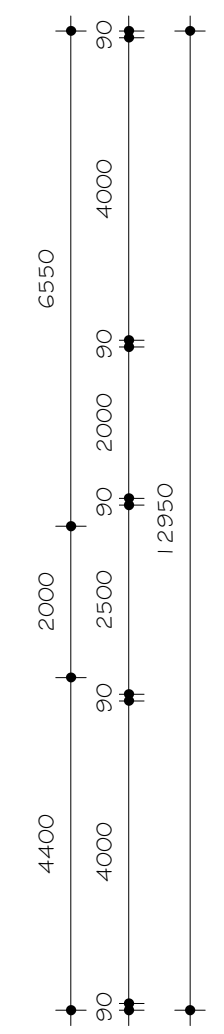
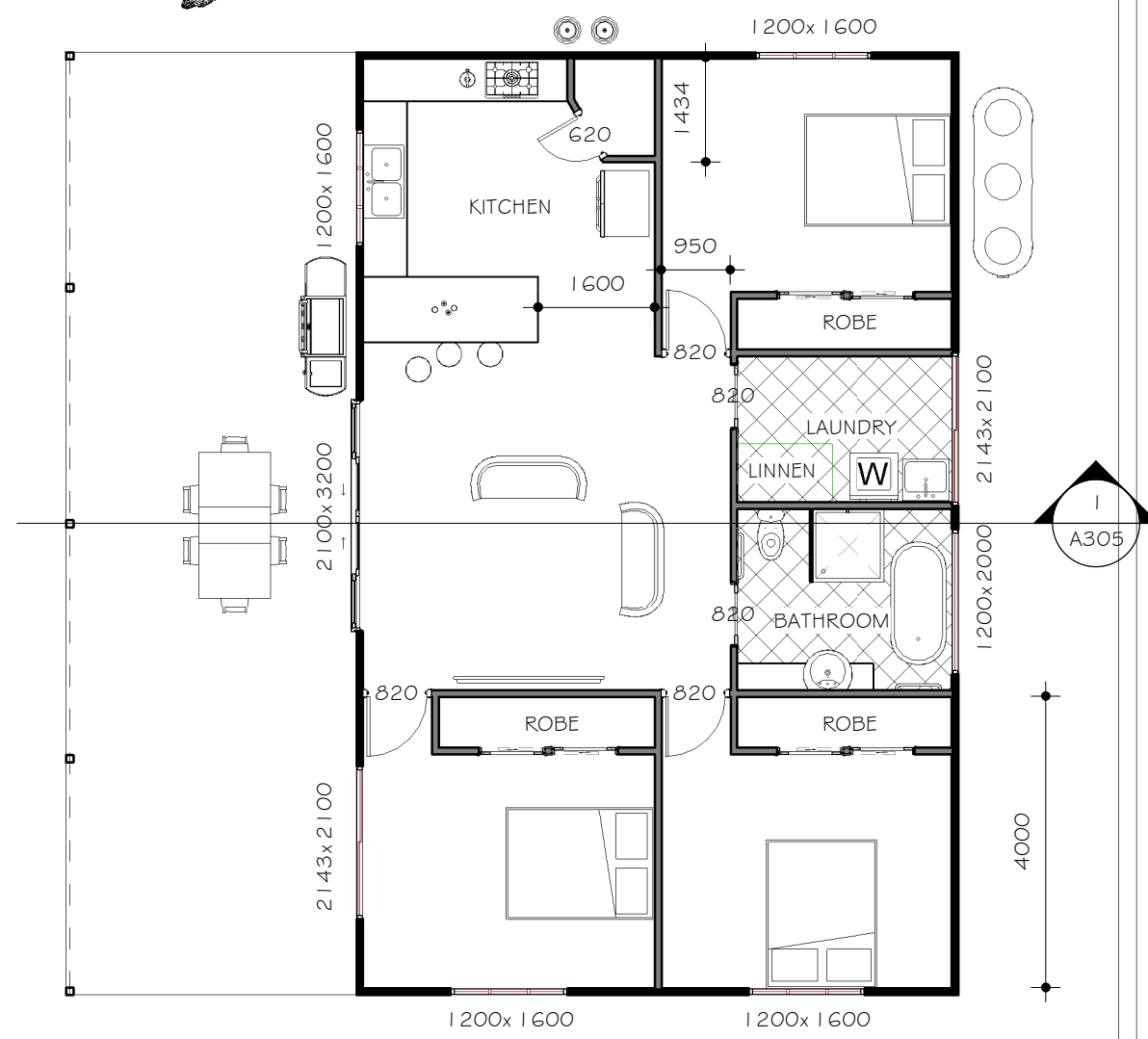
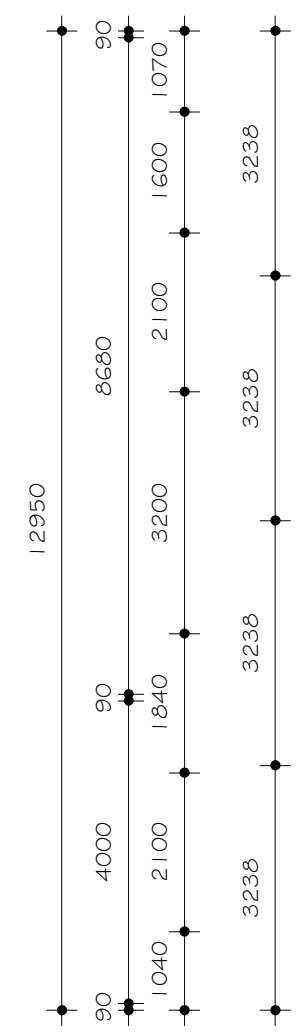
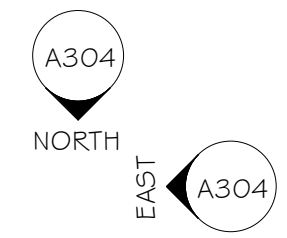
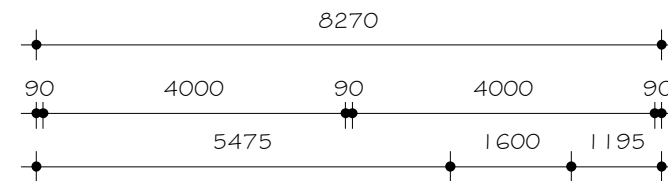
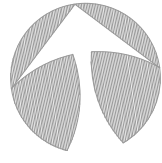
Rev	Date	Revisions
2	23/8/2022	ADD SHED ELVs
1	13/6/2022	PRELIMINARY PLANS



**PETER GOODE**  
Eco Building & Design  
GERALDTON W.A.

CLIENT: JAMES DUFFY  
Lot 119 - 7 DUNE VISTA  
Buller, Shire of Chapman Valley  
TITLE: NEW DWELLING (Future Ancillary Accom) REV 2  
DRAWING No A302 SITE PLAN 23/8/2022



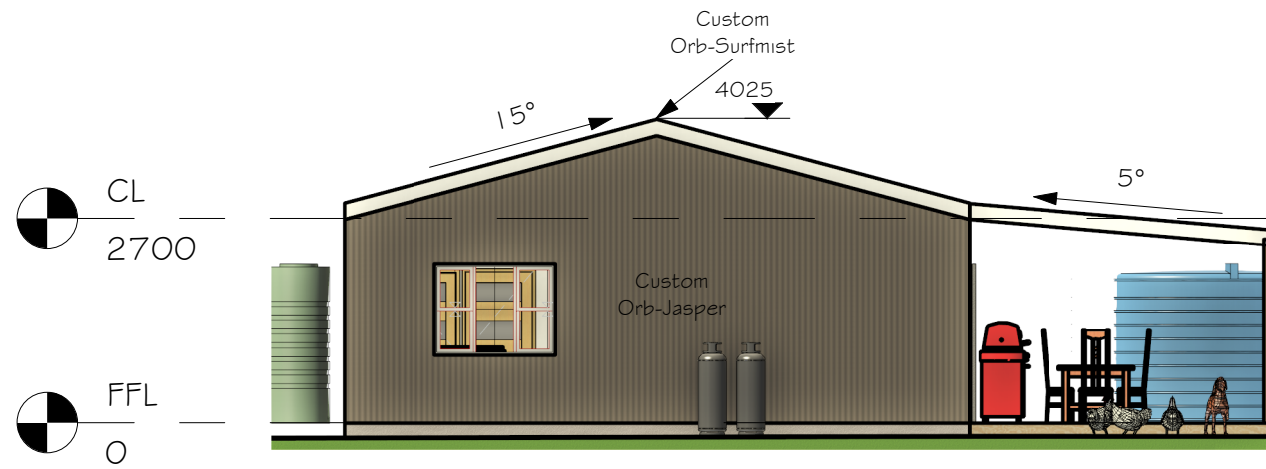


1 FLOORPLAN  
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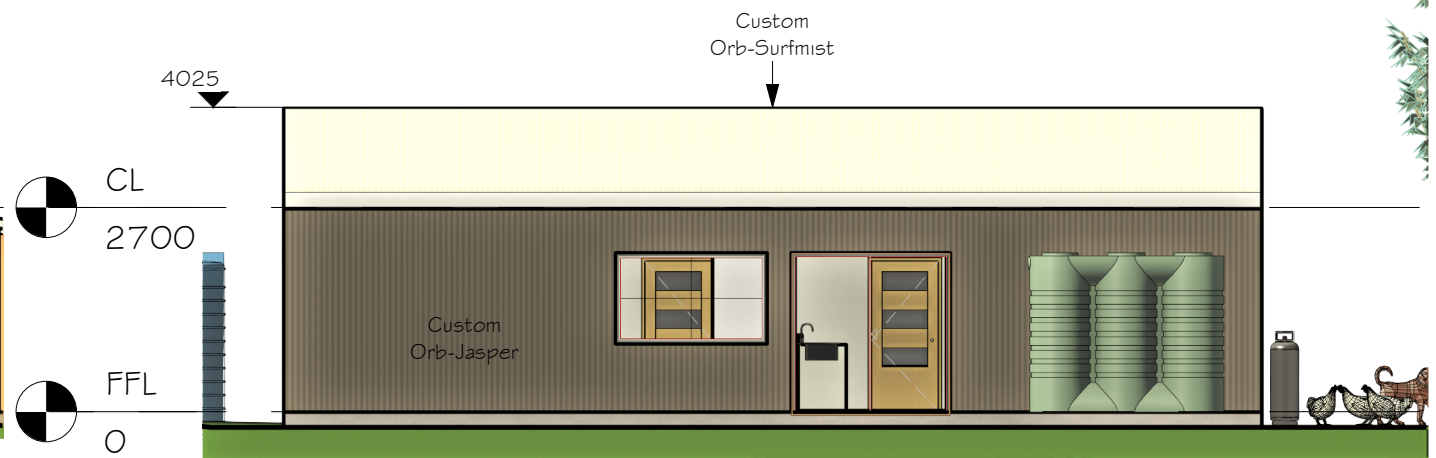
Rev	Date	Revisions
2	23/8/2022	ADD SHED ELEVS
1	13/6/2022	PRELIMINARY PLANS


**PETER GOODE**  
 Eco Building & Design  
 GERALDTON W.A.

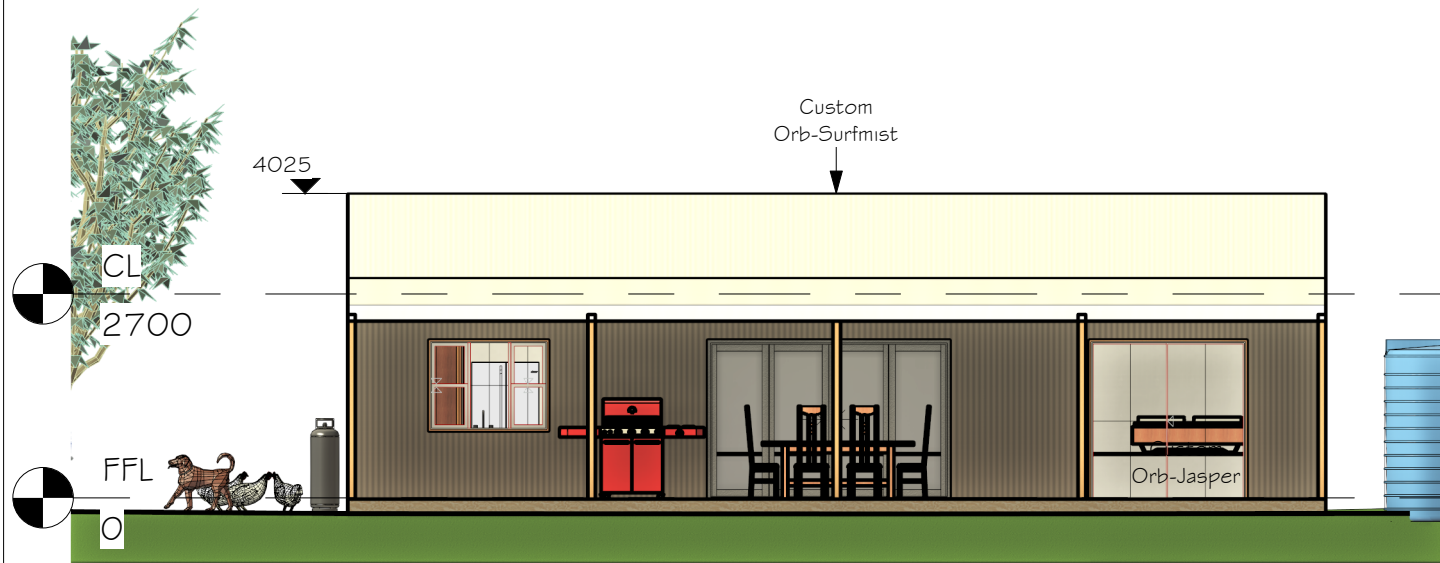
CLIENT: JAMES DUFFY  
 Lot 119 - 7 DUNE VISTA  
 Buller, Shire of Chapman Valley  
 TITLE: NEW DWELLING (Future Ancillary Accom) REV 2  
 DRAWING No A303 FLOOR PLAN 23/8/2022



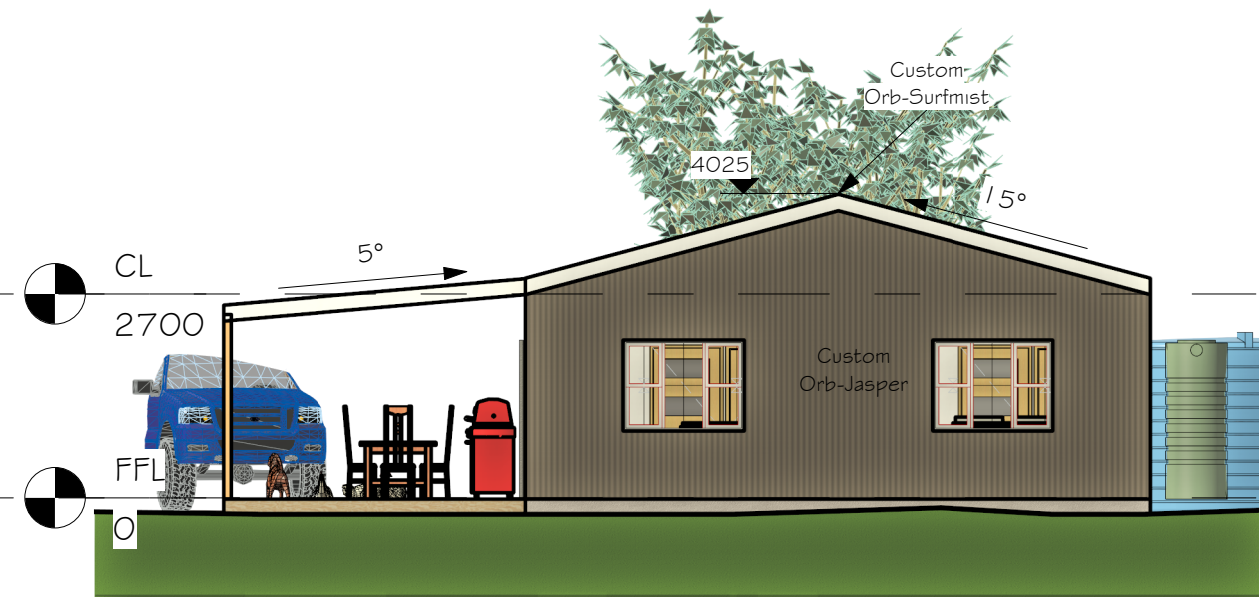
2 NORTH  
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1 EAST  
1 : 100



4 WEST  
1 : 100

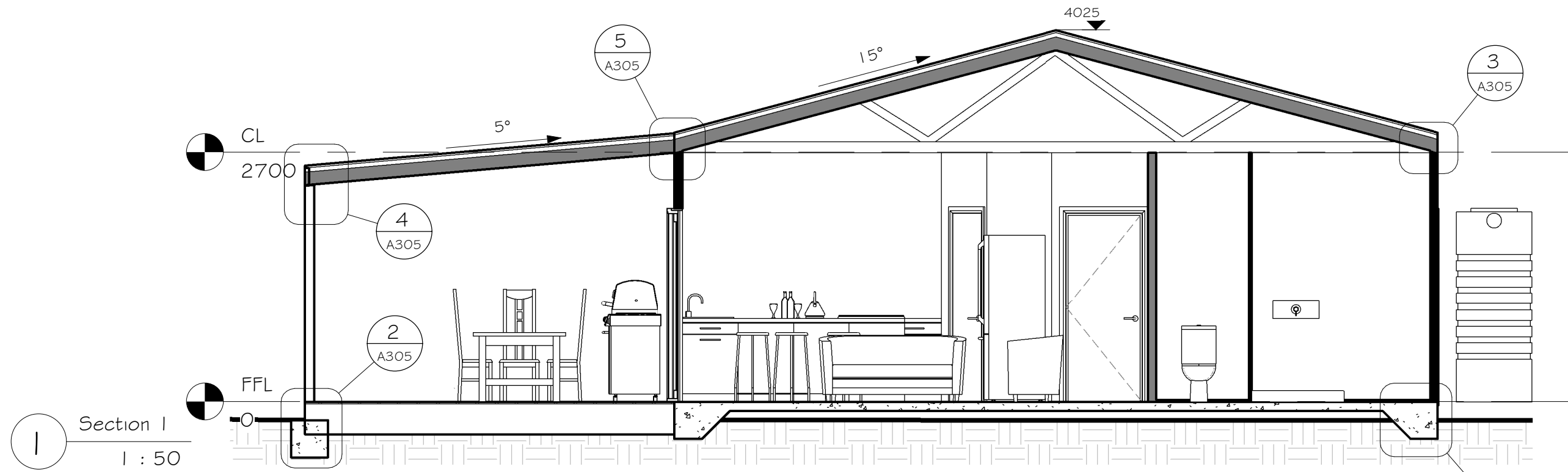


3 SOUTH  
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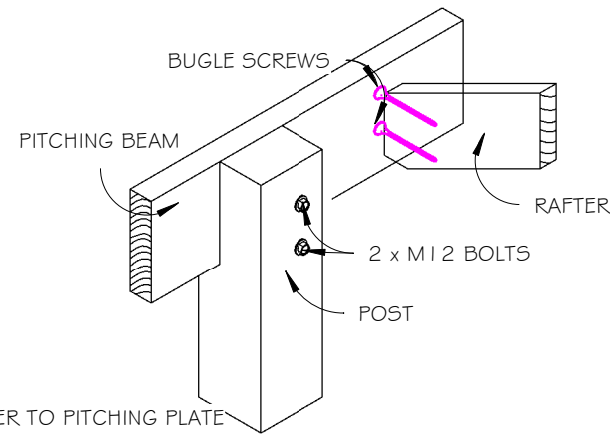


CLIENT: JAMES DUFFY  
 Lot 119 - 7 DUNE VISTA  
 Buller, Shire of Chapman Valley  
 TITLE: NEW DWELLING (Future Ancillary Accom) REV 2  
 DRAWING No A304 ELEVATIONS 23/8/2022

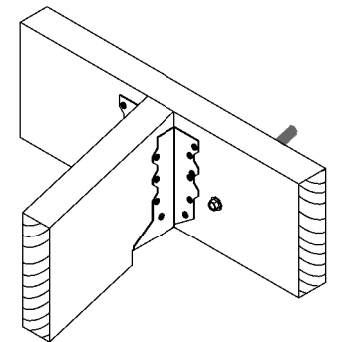
Rev	Date	Revisions
2	23/8/2022	ADD SHED ELEVS
1	13/6/2022	PRELIMINARY PLANS



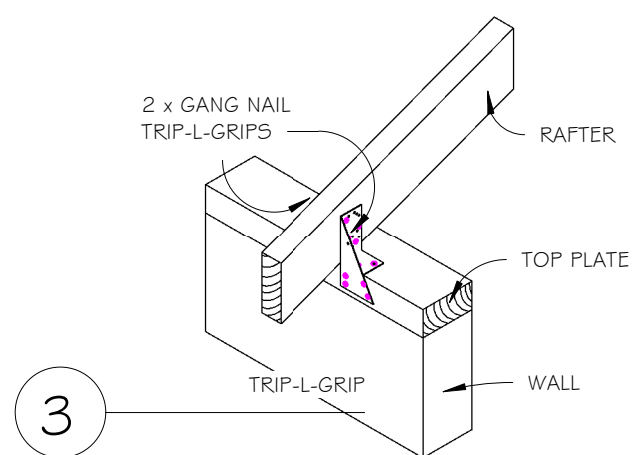
Section I  
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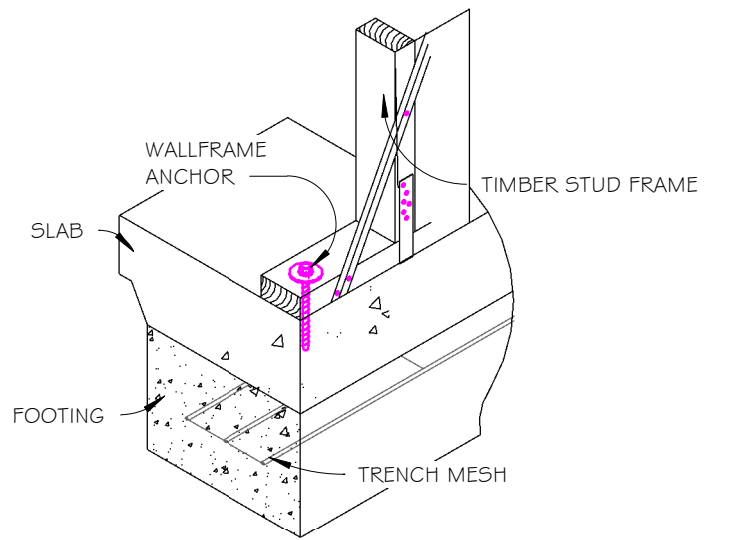
4 RAFTER TO PITCHING PLATE



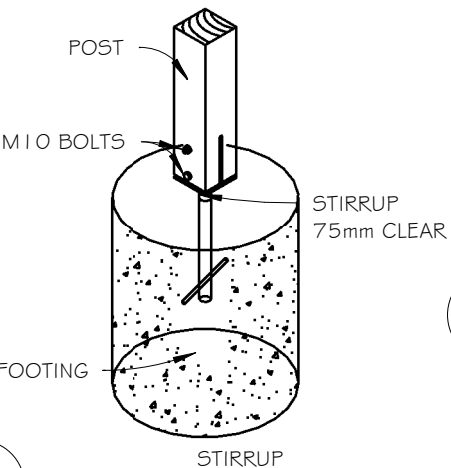
5 RAFTER CONNECTION



3 RAFTER CONNECTION



6 FOOTING



2 WALL POST

- ROOF**
- Custom Orb-Surfmist 5° PITCH & 15° PITCH AS INDICATED
  - TRUSS ROOF TO MANUFACTURERS SPECIFICATIONS
  - VERANDAH - RAFTERS 140x45 MPG 10 H3 @ 900 c/c
  - PITCHING BEAM MPG 10 H3
  - TIMBER CONSTRUCTION TO AS 1684.2-2010 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
  - TIE DOWN METHOD DESIGN AS PER AS 1684.2 9.6.4. - 2 x TRIPLE GRIP TO EACH TRUSS
- WALLS**
- 90x45 MPG 10 H3 TIMBER STUD WALL
  - STUDS @450 c/c
- SLAB & FOOTINGS**
- THE SOIL HAS BEEN DEEMED TO BE A TO 5 CLASS AS PER AS2870-2011, IF ANY SIGN OF CLAY ARE APPARANT ON EXCAVATION OF FOOTINGS CONSULT STRUCTURAL ENGINEERS ADVICE
  - TERMITE RISK MANAGEMENT TO REQUIREMENTS OF NCC 2012 PART B1.4 AND AS 3600.1
  - WATERPROOF MEMBRANE 0.2mm UNDER SLAB
  - 100mm SLAB WITH SL72 MESH 40mm FROM TOP
  - 300x280 FOOTINGS WITH 3-L8TM, LAPPED AND SPLICED AT NOT LESS THAN 500mm.
  - AT RE-ENTRANT CORNER OR INTERNAL CORNER, TWO STRIPS OF 3-L8TM AT 2000mm, LAYED UNDER REINFORCMENT SLAB MESH DIAGONALLY ACROSS CORNER.
  - N10 FITMENTS @ 600c/c CONNECTING FOOTINGS TO SLAB
  - SERVICE PENETRATIONS ARE TO BE LOCATED ONLY THRU THE MIDDLE THIRD OF THE EDGE AND STIFFENING BEAMS
  - ALL PLUMBING PENETRATIONS TO BE LAGGED WITH 15mm FOAM LAG, FULL LENGTH OF SERVICE IN CONTACT WITH CONCRETE.
  - ALL PLUMBING PENETRATIONS THRU WATERPROOF MEMBRANE TO BE TAPED AND SEALED
  - MIN CONCRETE STRENGTH TO BE N25/20/100 AND SHALL BE SUPPLIED PLACED AND FINISHED IN ACCORDANCE WITH AS3600 CONCRETE CODE AND CONSTRUCTED AS PER AS2870-2011
  - FOUNDATIONS FOR FOOTING AND SLAB MATERIALS TO MEET ALLOWABLE MINIMUM BEARING PRESSURE OF NOT LESS THAN 50KPA

**GENERAL**  
ALL STORM WATER TO BE DIVERT AWAY FROM PROPERTY BOUNDARY AND BUILDING

Rev	Date	Revisions
2	23/8/2022	ADD SHED ELEVS
1	13/6/2022	PRELIMINARY PLANS

**PETER GOODE**  
Eco Building & Design  
GERALTON W.A.

CLIENT: JAMES DUFFY  
Lot 119 - 7 DUNE VISTA  
Buller, Shire of Chapman Valley

TITLE: NEW DWELLING (Future Ancillary Accom) REV 2

DRAWING No A305 SECTION 23/8/2022





1 3D View 1



2 3D View 2

Rev	Date	Revisions
2	23/8/2022	ADD SHED ELEVS
1	13/6/2022	PRELIMINARY PLANS



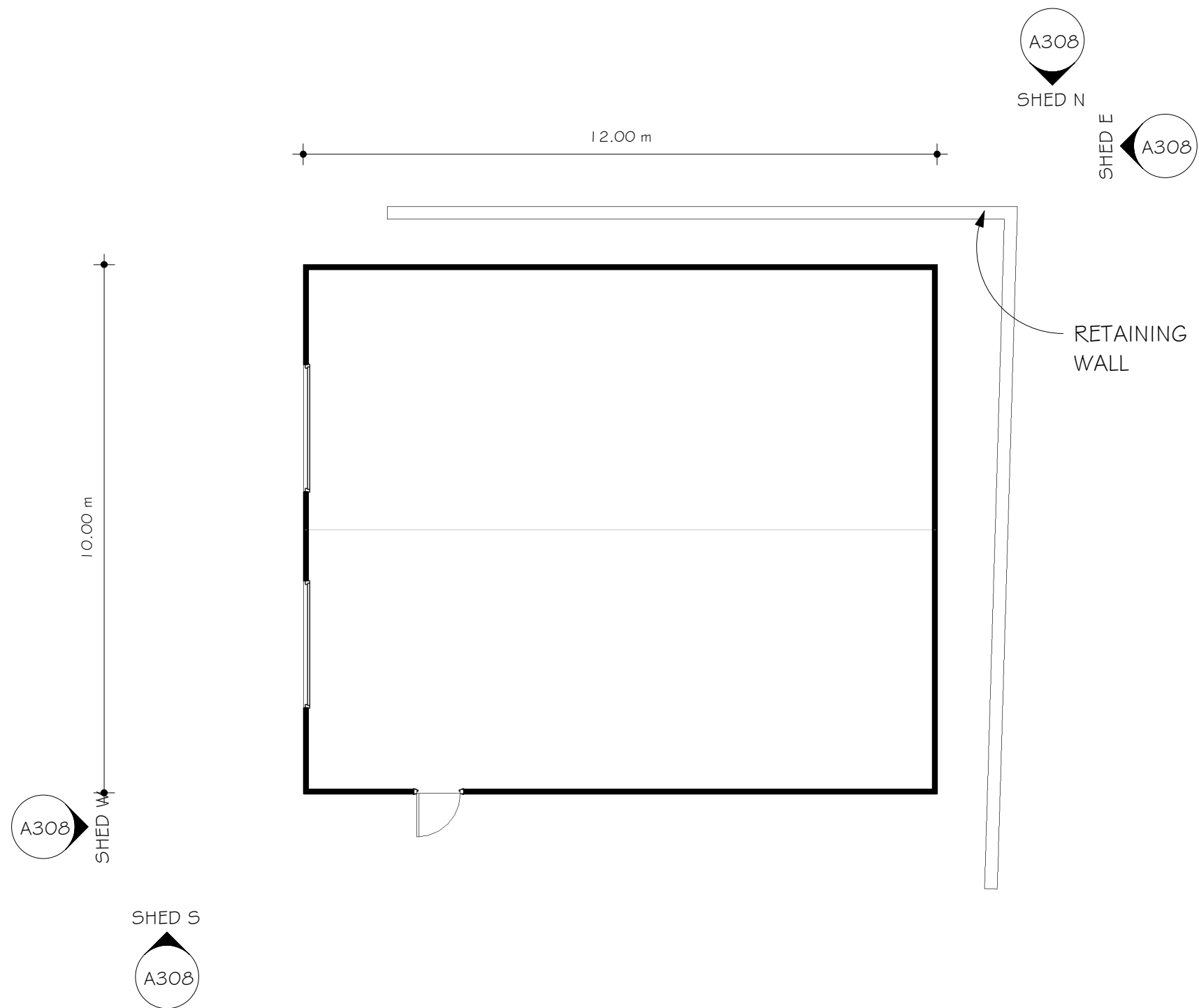
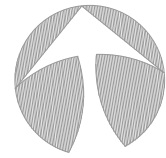
**PETER GOODE**  
Eco Building & Design  
GERALDTON W.A.

CLIENT: JAMES DUFFY  
Lot 119 - 7 DUNE VISTA  
Buller, Shire of Chapman Valley

TITLE: NEW DWELLING (Future Ancillary Accom) REV 2

DRAWING No A306 CAMERA SHOTS 23/8/2022

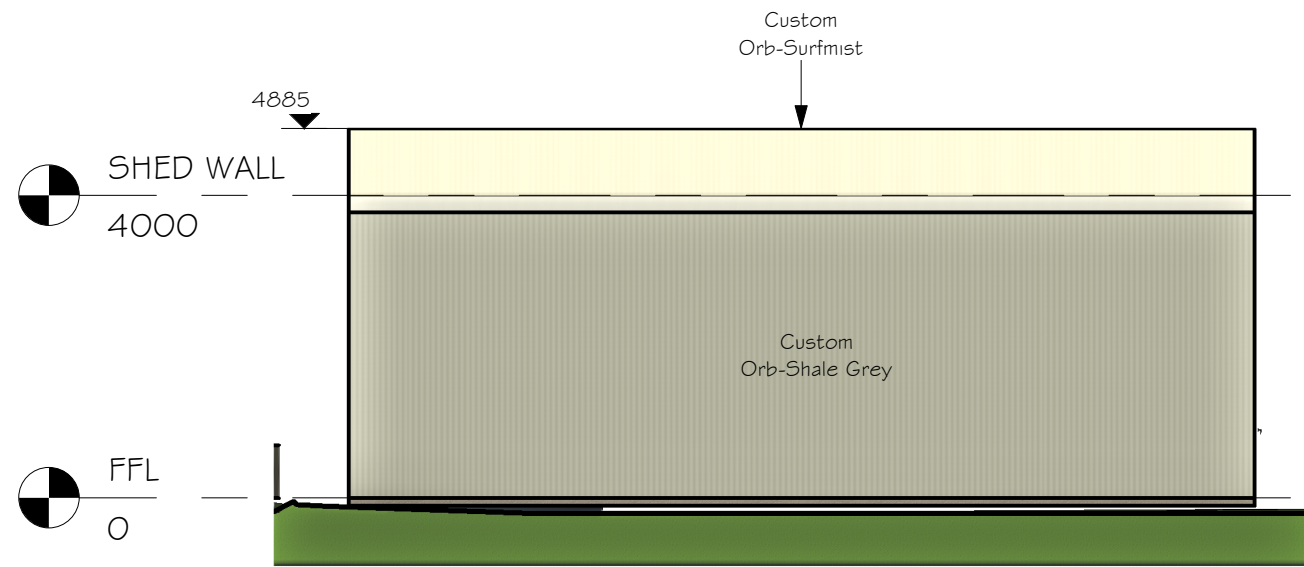




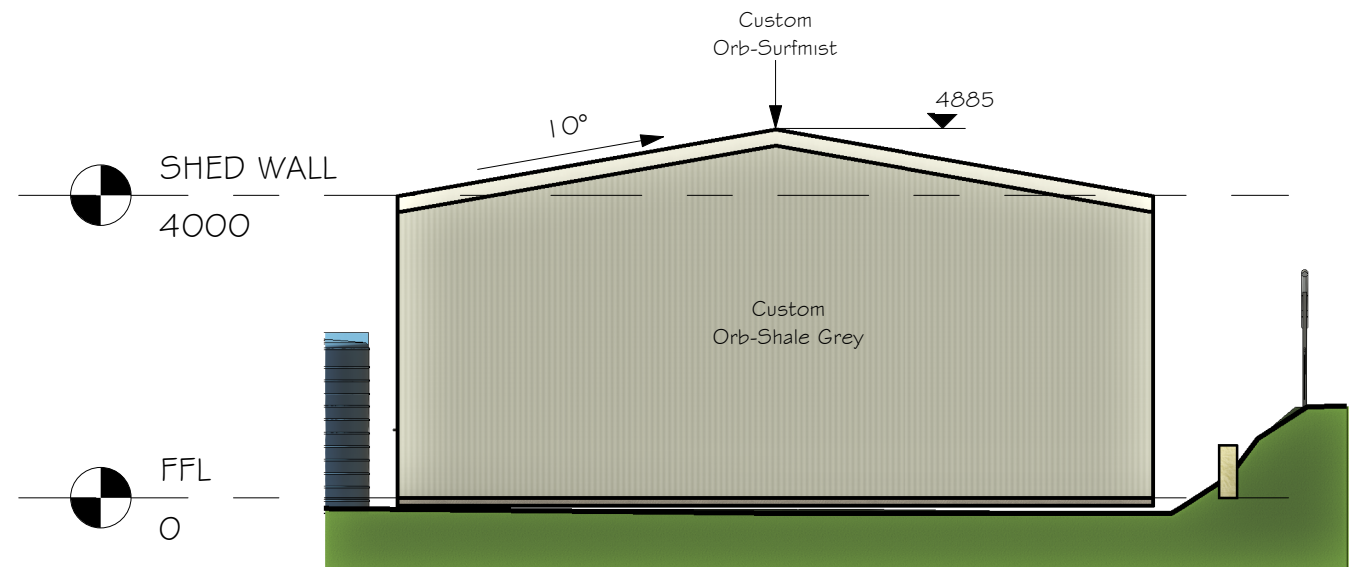
**PETER GOODE**  
Eco Building & Design  
GERALDTON W.A.

CLIENT: JAMES DUFFY  
Lot 119 - 7 DUNE VISTA  
Buller, Shire of Chapman Valley  
TITLE: NEW DWELLING (Future Ancillary Accom) REV 2  
DRAWING No A307 SHED FLOORPLAN 23/8/2022

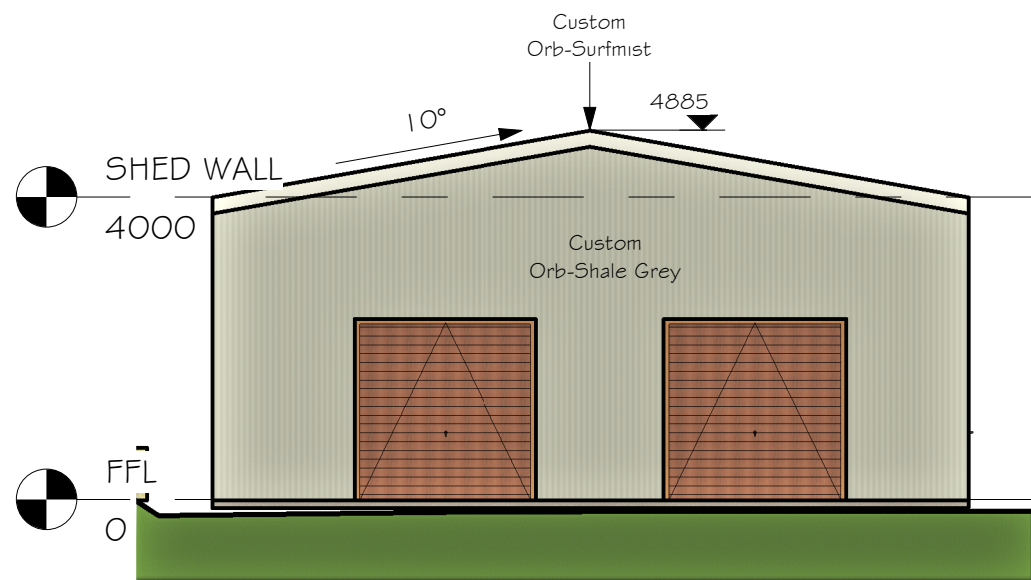
Rev	Date	Revisions
2	23/8/2022	ADD SHED ELEVS
1	13/6/2022	PRELIMINARY PLANS



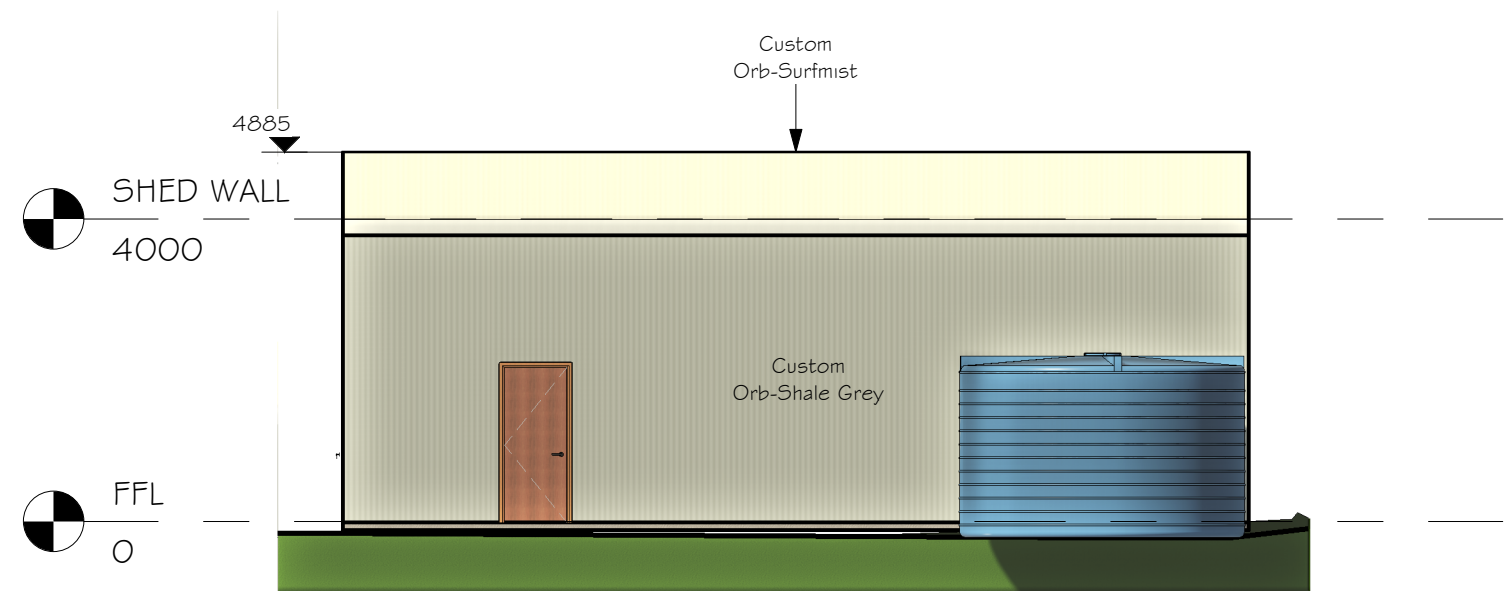
2 SHED N  
1 : 100



1 SHED E  
1 : 100



4 SHED W  
1 : 100



3 SHED S  
1 : 100



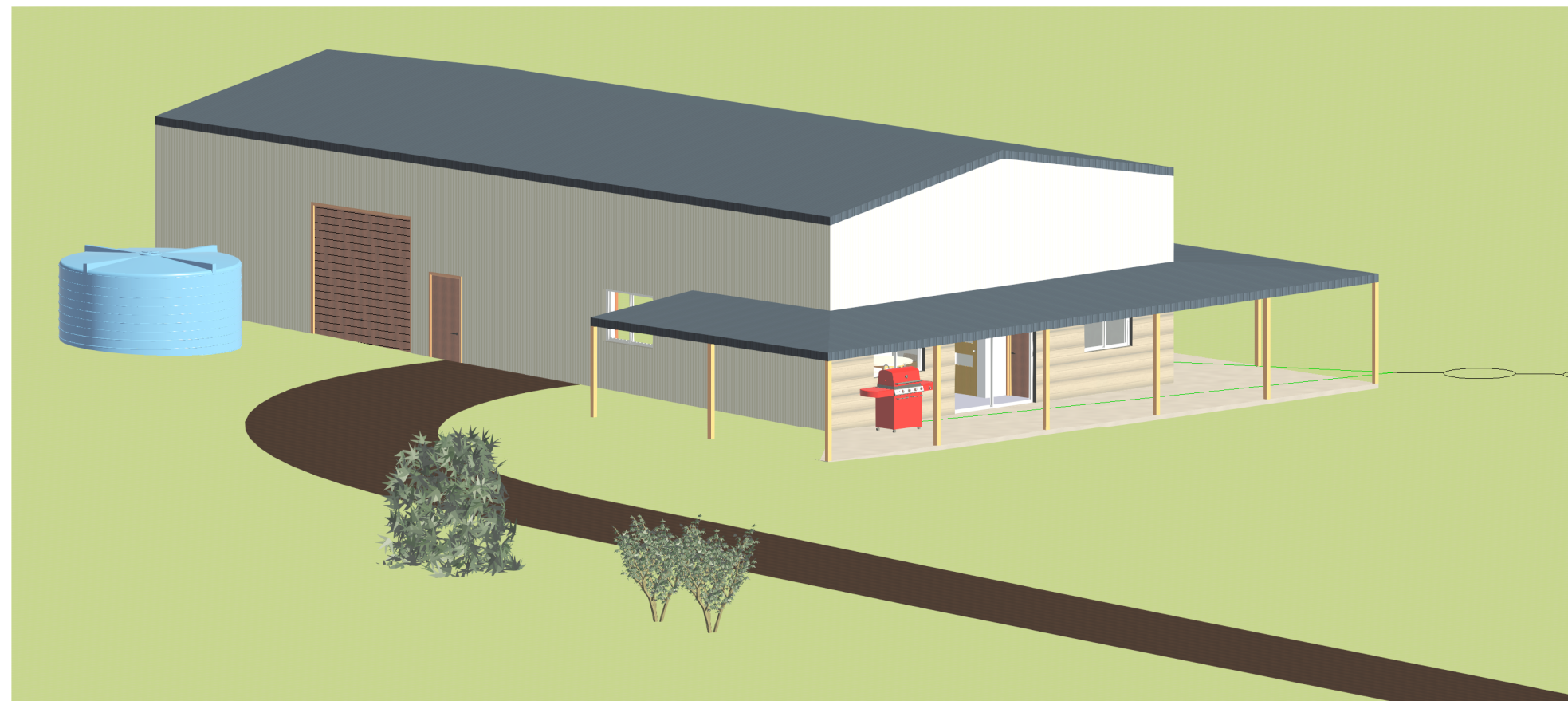
**PETER GOODE**  
Eco Building & Design  
GERALDTON W.A.

CLIENT: JAMES DUFFY  
Lot 119 - 7 DUNE VISTA  
Buller, Shire of Chapman Valley

TITLE: NEW DWELLING (Future Ancillary Accom) REV 2

DRAWING No A308 SHED ELEVATIONS 23/8/2022

Rev	Date	Revisions
2	23/8/2022	ADD SHED ELEVS
1	13/6/2022	PRELIMINARY PLANS



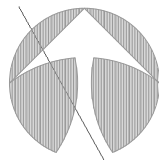
**PETER GOODE**  
Eco Building & Design  
GERALDTON W.A.

CLIENT: Paul Watkins  
Lot 276 , 58 Pitchford Crest  
WHITE PEAK, Shire of Chapman Valley

TITLE: NEW DWELLING  
DRAWING No A301 PROPOSAL

REV 1  
22/7/2022

Rev	Date	Revisions
1	22/7/2022	PRELIMINARY PLANS



**NOTE:**

- **PROPOSED SEPTIC SYSTEM**
- GNC CONCRETE SEPTIC TANKS & LEACH DRAINS (2.02m<sup>2</sup>/ 1m - 1.2mtr MODULE)
- 1x1 520 Ø & 1x1 220 Ø SEPTIC TANKS TO DIVERTER BOX WITH 2 X 4.8 MTR LEACH DRAINS FOR SANDY SOILS
- IF CLAY IS DETECTED - STONE BALLAST MUST BE ADDED TO AROUND LEACH DRAINS
- PRIMARY TANK TO FOOTING OF BUILDINGS min 1.2m
- LEACH DRAIN TO BOUNDARY min 1.8M

LOT 275  
DP57798  
10000m<sup>2</sup>

**NOTE:**

- HABITABLE AREA 61.52m<sup>2</sup>
- VERANDAH AREA 72.228m<sup>2</sup>
- TOTAL ANCILLARY AREA 133.748m<sup>2</sup>
- SHED AREA 200m<sup>2</sup>
- VERANDAH AREA 72.228m<sup>2</sup>

CREST  
PITCHFORD

EXISTING CROSSOVER

DRIVEWAY

FUTURE DWELLING  
FL - 0 ,  
113.2 AHD

PROPOSED SEPTICS

NEW DWELLING & SHED  
FL - 0 ,  
115.2 AHD

LOT 276  
DP57798  
10000m<sup>2</sup>

LOT 25  
DP418880  
121.5066 ha

LOT 277  
DP57798  
10013m<sup>2</sup>

Site  
1 : 500

Rev	Date	Revisions
1	22/7/2022	PRELIMINARY PLANS

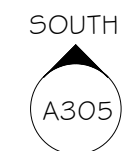
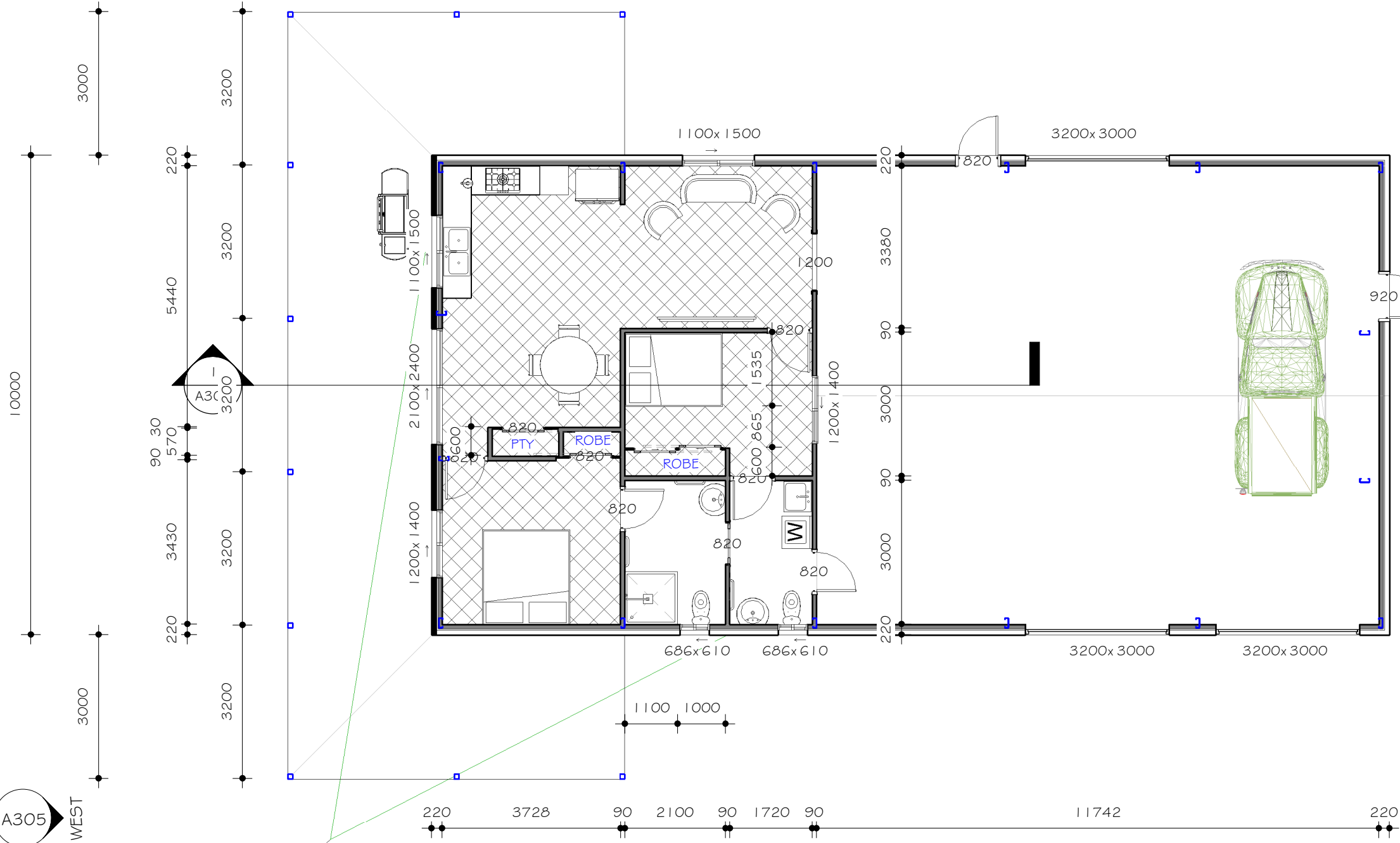
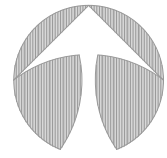


**PETER GOODE**  
Eco Building & Design  
GERALDTON W.A.

CLIENT: Paul Watkins  
Lot 276 , 58 Pitchford Crest  
WHITE PEAK, Shire of Chapman Valley

TITLE: NEW DWELLING  
DRAWING No A302 SITE PLAN  
REV 1  
22/7/2022





FL  
1 : 100

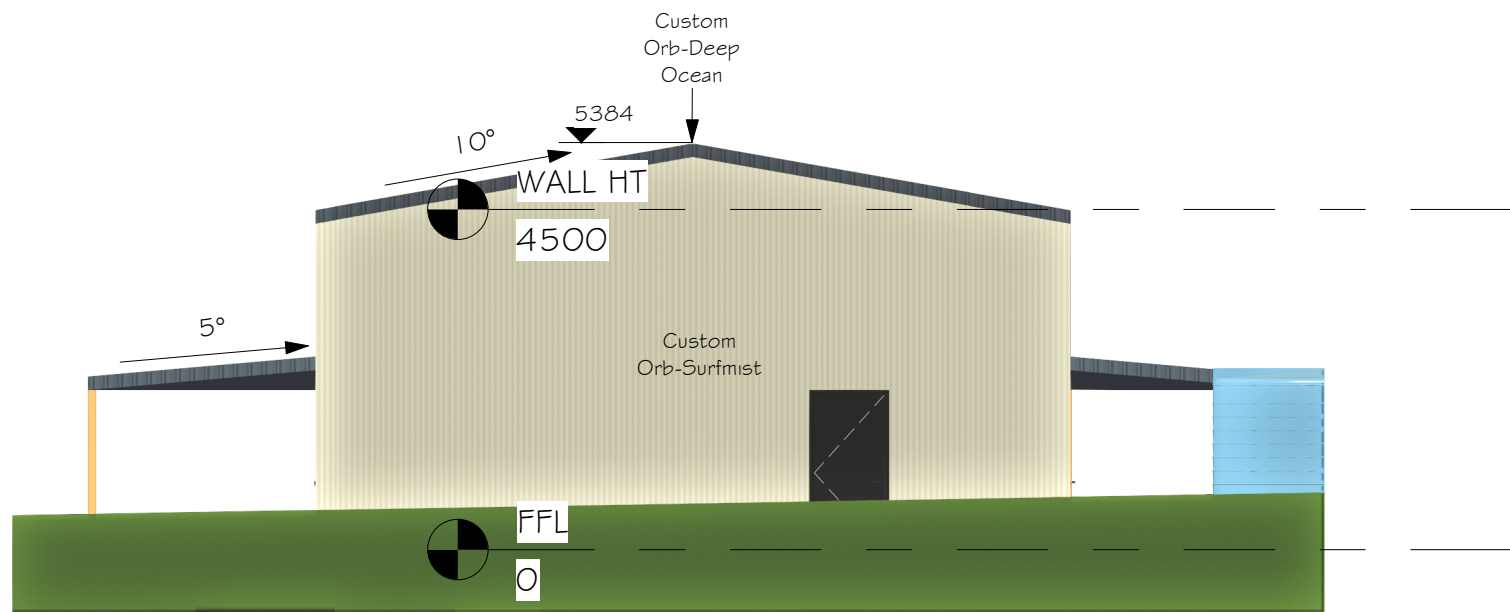
Rev	Date	Revisions
1	22/7/2022	PRELIMINARY PLANS

**PETER GOODE**  
Eco Building & Design  
GERALDTON W.A.

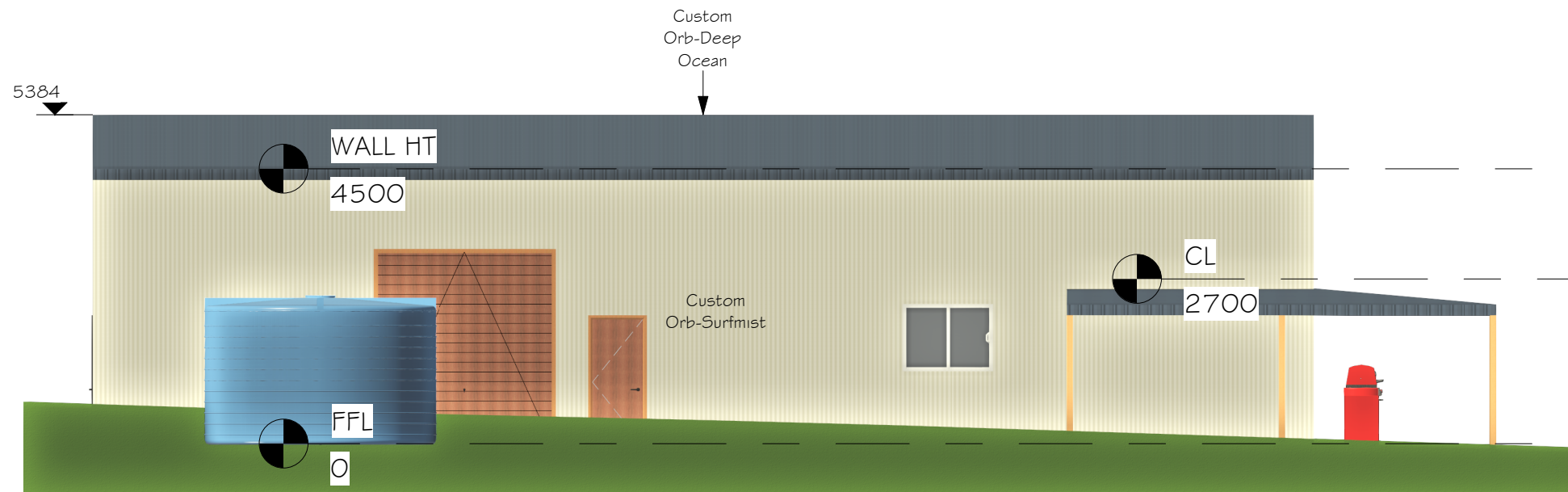
CLIENT: Paul Watkins  
Lot 276 , 58 Pitchford Crest  
WHITE PEAK, Shire of Chapman Valley

TITLE: NEW DWELLING  
DRAWING No A303 FLOOR PLAN

REV 1  
22/7/2022



1 EAST  
1 : 100



2 NORTH  
1 : 100

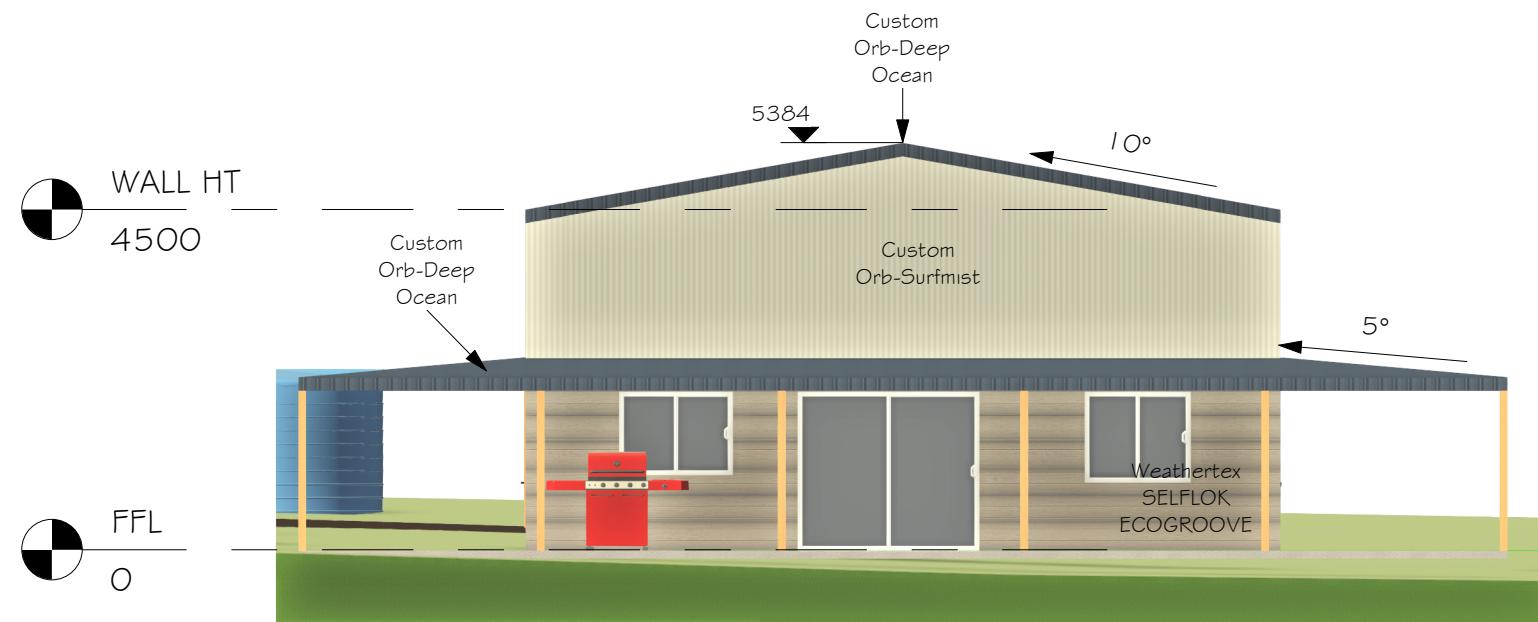
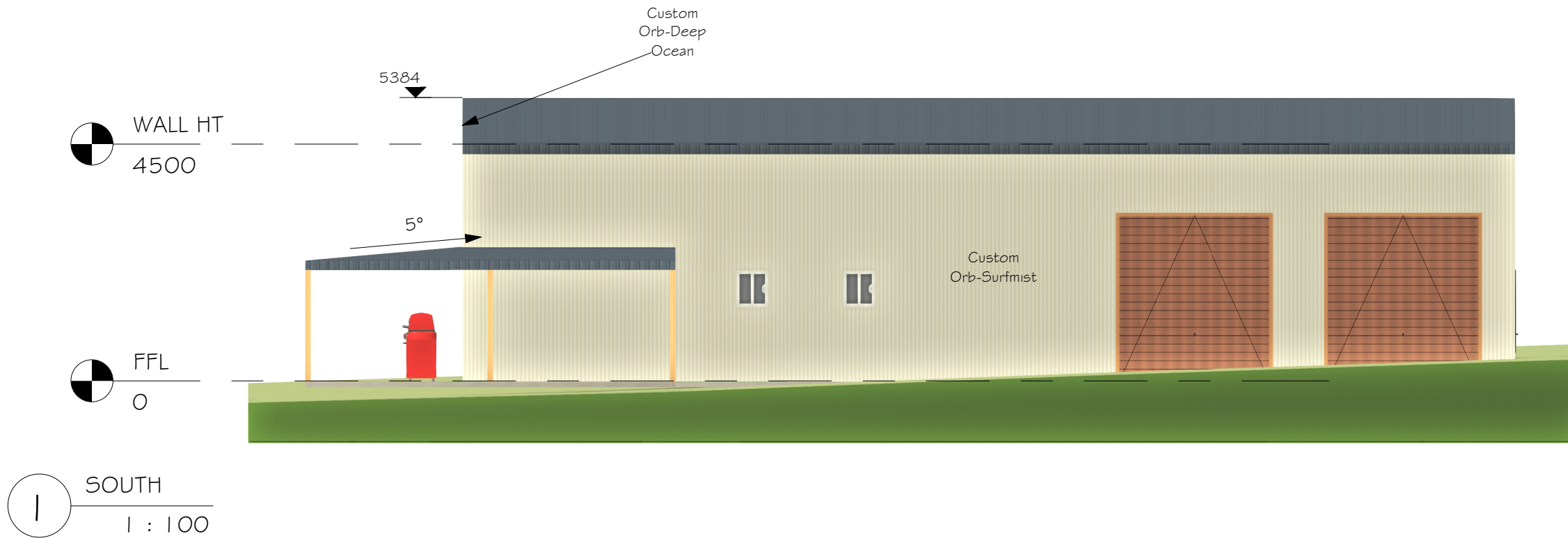


**PETER GOODE**  
Eco Building & Design  
GERALDTON W.A.

CLIENT: Paul Watkins  
Lot 276 , 58 Pitchford Crest  
WHITE PEAK, Shire of Chapman Valley

TITLE: NEW DWELLING  
DRAWING No A304 ELEVATIONS  
REV I  
22/7/2022

Rev	Date	Revisions
1	22/7/2022	PRELIMINARY PLANS



**PETER GOODE**  
Eco Building & Design  
GERALDTON W.A.

CLIENT: Paul Watkins  
Lot 276 , 58 Pitchford Crest  
WHITE PEAK, Shire of Chapman Valley

TITLE: NEW DWELLING  
DRAWING No A305 ELEVATIONS  
REV I  
22/7/2022

Rev	Date	Revisions
1	22/7/2022	PRELIMINARY PLANS



DATE	9 SEP 2022
FILE	A1734
RECORD	PA222894

## DEVELOPMENT APPLICATION SUBMISSION FORM

Shire Reference: A1734

### PROPOSED OUTBUILDING 58 (LOT 276) PITCHFORD CREST, WHITE PEAK

Name: [REDACTED]

Postal Address: [REDACTED]

Phone Number: [REDACTED]

SUBMISSION:



Support



Object



Indifferent

Give in full your comments and any arguments supporting your comments (if insufficient space, please attach additional sheets) -

*No believe that the proposed building on 58 Pitchford Crest poses <sup>NO</sup> any privacy or other infringements on any neighbours, and therefore support the proposed building.*

Signature: [REDACTED]

Date: 8.9.22

Please return to:

Shire Executive Officer  
Shire of Chapman Valley  
PO Box 1  
NABAWA WA 6532

or

cso@chapmanvalley.wa.gov.au

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 30 September 2022





DATE	23 SEP 2022
FILE	Shire Reference: A1734
RECORD	CR2220932

## DEVELOPMENT APPLICATION SUBMISSION FORM

**PROPOSED OUTBUILDING  
58 (LOT 276) PITCHFORD CREST, WHITE PEAK**

Name: [REDACTED]  
 Postal Address: [REDACTED]  
 Phone Number: [REDACTED]

**SUBMISSION:**     Support     Object     Indifferent

Give in full your comments and any arguments supporting your comments (if insufficient space, please attach additional sheets) -

I have no objection to the proposed  
 out building at the above address.

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Signature: [REDACTED]    Date: 23-9-22.

Please return to: [REDACTED] or [cs@chapmanvalley.wa.gov.au](mailto:cs@chapmanvalley.wa.gov.au)  
 PO Box 1 or (fax) 9920 5155  
 NABAWA WA 6532

**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 30 September 2022**





**Hon John Carey MLA**  
**Minister for Housing; Lands; Homelessness; Local Government**

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Our Ref: 78-08502 (Category 5)

20 September 2022

Dear Local Government Chief Executive Officers

**MEMORANDUM TO CHIEF EXECUTIVE OFFICERS**  
**LOCAL GOVERNMENT REFORMS: ELECTION TRANSITION ARRANGEMENTS**  
**(CHANGES TO COUNCIL SIZE)**

On 3 July 2022, I announced the final package of proposed local government reforms, following a review of public submissions. As part of the reforms to strengthen local democracy and increase community engagement, new requirements will be introduced to provide for:

- The introduction of optional preferential voting;
- Directly elected Mayors and Presidents for band 1 and 2 local governments;
- Councillor numbers based on population; and
- The removal of wards for band 3 and 4 local governments.

Work on a Bill to amend the *Local Government Act 1995* (the Act) is ongoing, and a Bill is expected to be introduced into Parliament in early 2023.

Many of the reform proposals related to council representation are based on recent trends, and are intended to provide greater consistency between districts. Accordingly, for more than half of all local governments, the reforms will not require any specific change to the size or structure of the council.

However, the reform proposals do require some local governments to:

- Reduce the number of elected members on council in accordance with population thresholds; or
- Change from a council elected mayor or president to a directly elected mayor or president (this reform affects only band 1 and 2 local governments); or
- Abolish wards (for band 3 and 4 local governments with wards); or
- Implement more than one of the above.

The Amendment Act will also provide that optional preferential voting will apply for all local government elections. As you may know, optional preferential voting means that all electors have the choice to number preferences for as many or as few candidates as they wish to.

I appreciate the significant interest in the reform proposals, and transitional arrangements for the upcoming 2023 ordinary elections. Many councils have expressed a proactive intent to implement reforms as early as possible.

I also acknowledge that, for some local governments, it may be desirable to implement changes to the size of the elected council over two ordinary election cycles.

**The Department of Local Government, Sport and Cultural Industries (DLGSC) has completed an initial review, and identified that your local government may need to reduce the number of council members under the proposed reforms.**

As you would know, the Act already provides that local governments may initiate proposals to change the size or structure of the council. Accordingly, I write to advise of two pathways your local government may consider for making these election transition arrangements.

### **Voluntary Pathway**

Your local government may decide to implement these changes on a voluntary basis. This pathway will require the council to make the steps outlined below, and could involve staging any larger changes in the number of councillors over two ordinary elections. This pathway provides the greatest possible lead time to plan for next year's ordinary elections.

If your council wishes to undertake this process, it should, by 28 October 2022:

- Advise the DLGSC of its intention to undertake a voluntary process. This advice should include a high-level plan outlining the potential changes to be implemented for the ordinary elections to be held in 2023 (and in 2025, if applicable); and
- Initiate a Ward and Representation Review to determine the specific changes to the structure of the council for the 2023 and 2025 ordinary elections, to be completed by 14 February 2023.

I appreciate that significant effort is required to complete a Ward and Representation Review. The Ward and Representation Review would need to be initiated ahead of the 28 October 2022 date, and finalised by 14 February 2023, to ensure that the timeframes set out in the Act can be practically met. While the Ward and Representation Review can consider the size of the council, and any wards, any changes should not diverge from the proposed reforms.

Further information is attached to this letter to assist with this process.

### **Reform Election Pathway**

Alternatively, it is intended that the Amendment Act will provide for all changes to be implemented through reform elections in 2023. This pathway would provide that all of the council's offices can be declared vacant, all wards can be abolished (if applicable), and the number of council offices would be set based on the reform proposals.

Elections would then be held to fill all council offices, with a split between two and four year terms as might be necessary to re-establish an ordinary election cycle. For local governments in band 1 or 2, the newly-elected council would then be able to consider whether to establish new wards through a future Ward and Representation Review.

Your local government may specifically decide to follow the Reform Election Pathway. If this is the council's intention, I request that you advise the DLGSC by 28 October 2022.



It is also intended that the Amendment Act will contain provisions for the Reform Election Pathway to apply if a local government:

- Does not advise of an intention to follow the Voluntary Pathway, or
- Decides to follow the Voluntary Pathway, but does not suitably complete a Ward and Representation Review by the dates outlined in this letter.

### **Next Steps**

In line with the above, I request that your council considers these matters, and provides formal written advice on the preferred pathway to the DLGSC by 28 October 2022. Given the timeframes already established in the Act, no extension to the dates specified in this letter will be possible.

The DLGSC is available to assist with these election transition arrangements. If you require any assistance, please contact Ms Julie Craig, Strategy and Research Officer, on 6552 7300 or at [advisoryboard@dlgsc.wa.gov.au](mailto:advisoryboard@dlgsc.wa.gov.au).

I have also written a formal letter to the Mayor or President of your local government, which contains the same information as this memorandum. That letter should be received shortly.

Yours sincerely



**HON JOHN CAREY MLA**  
**MINISTER FOR LOCAL GOVERNMENT**

Att: Timeline and steps – local government ward and representation reviews

Timeline and steps – local government ward and representation reviews

The following steps will need to occur to allow all required local governments to meet the **30 June 2023** timeframe of publication in the Government Gazette of any proposed ward and representation review changes, ahead of the October 2023 local government elections. Please note that all stages that are currently followed for ‘regular’ reviews are included below.

Table 1 includes suggested timeframes which will need to be considered by all local governments that will be required to undertake a review ahead of the October 2023 elections.

All local governments should aim to have their completed reviews submitted to the Local Government Advisory Board (the Advisory Board) by no later than **14 February 2023**.

**Table 1 – proposed timeframes for local government actions**

Due date (latest possible)	Requirements/actions
28 October 2022	Council resolves to undertake a ward and representation review A comprehensive discussion paper is developed
December 2022	Completion of six-week consultation period
December 2022 - January 2023	Draft review report is prepared, considered and adopted by council
14 February 2023	Formal review report is submitted to the Advisory Board

Please note that the above dates are suggestions only, as each council will have to consider their own calendars for their monthly meetings. It is also possible that some affected councils will have an earlier meeting in December 2022, and then no meeting in January 2023. This is why mid to late December 2022 is suggested as the date by which the draft review report should be considered by council.

**Table 2 - Ward and representation review process – for local governments**

	<b>Existing requirements/actions</b>	<b>Timeframe</b>
1	The council resolves to undertake a ward and representation review	Variable
2	A comprehensive discussion paper is developed	Variable
3	Council advertises that it is conducting a review and the associated public submission period opens (minimum 6 weeks)	6 weeks
4	The discussion paper is made available to the community for consideration, and public submissions are invited on the matter	
5	Public submission period closes	
6	The Council assesses all submissions, considers options for change against the relevant factors to be considered, and drafts a report, which includes their decision, for the Local Government Advisory Board (the Advisory Board)	Variable
7	The formal report is presented to Council on the outcome of the public submissions and the proposed ward and/or boundary changes	Variable
8	Council resolves to adopt the report to the Advisory Board	Variable
9	The preferred option is submitted to the Advisory Board via the formal report, for the Board's consideration and recommendation	Variable
10	The Advisory Board considers the council's review report, and a recommendation is submitted to the Minister, which can either be accepted or rejected	Variable

**SHIRE OF CHAPMAN VALLEY**  
**MONTHLY FINANCIAL REPORT**  
**(Containing the Statement of Financial Activity)**  
**For the period ending 31 August 2022**

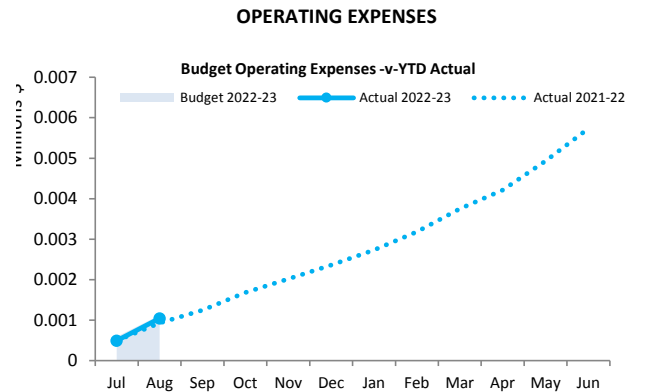
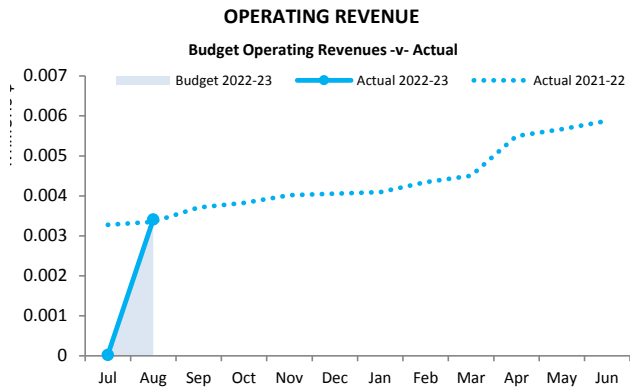
***LOCAL GOVERNMENT ACT 1995***  
***LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996***

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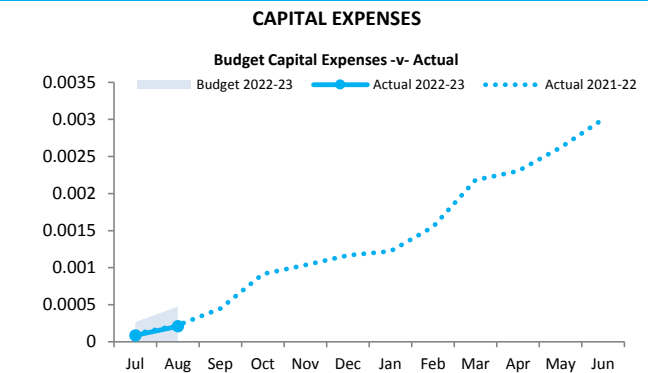
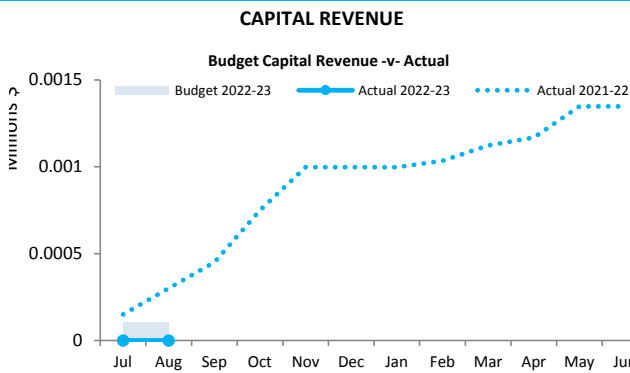
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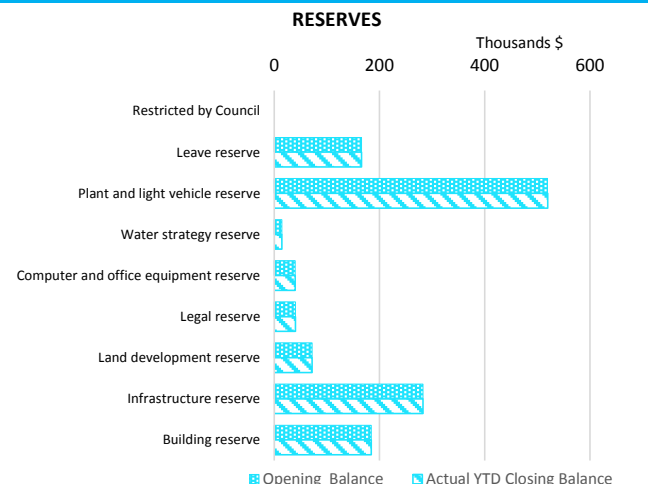
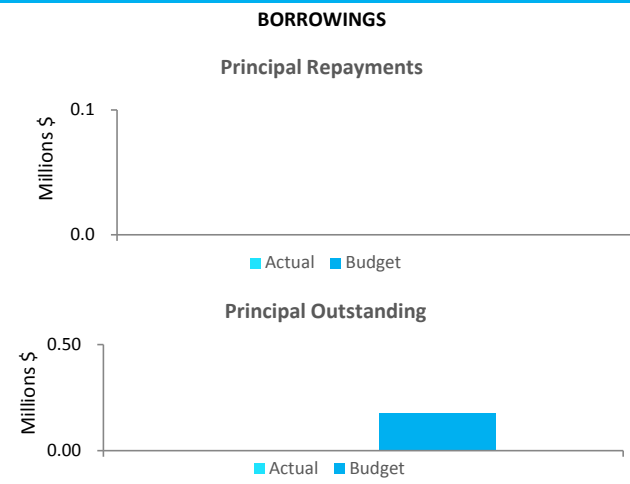
**OPERATING ACTIVITIES**



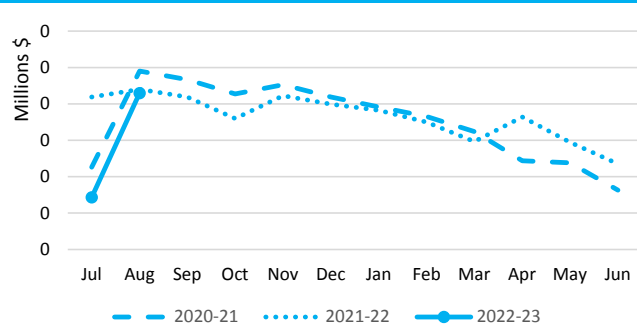
**INVESTING ACTIVITIES**



**FINANCING ACTIVITIES**



**Closing funding surplus / (deficit)**



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

Funding surplus / (deficit) Components

Funding surplus / (deficit)				
	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$1.82 M	\$1.82 M	\$1.82 M	\$0.00 M
Closing	\$0.00 M	\$4.45 M	\$4.29 M	(\$0.16 M)

Refer to Statement of Financial Activity

Cash and cash equivalents		
	\$4.52 M	% of total
Unrestricted Cash	\$3.20 M	70.8%
Restricted Cash	\$1.32 M	29.2%

Refer to Note 2 - Cash and Financial Assets

Payables		
	\$0.55 M	% Outstanding
Trade Payables	\$0.21 M	
0 to 30 Days		47.2%
Over 30 Days		52.7%
Over 90 Days		0%

Refer to Note 5 - Payables

Receivables		
	\$0.01 M	% Collected
Rates Receivable	\$3.03 M	7.3%
Trade Receivable	\$0.01 M	% Outstanding
Over 30 Days		25.2%
Over 90 Days		24%

Refer to Note 3 - Receivables

Key Operating Activities

Amount attributable to operating activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$0.46 M	\$2.81 M	\$2.69 M	(\$0.12 M)

Refer to Statement of Financial Activity

Rates Revenue		
YTD Actual	\$3.05 M	% Variance
YTD Budget	\$3.05 M	0.0%

Refer to Statement of Financial Activity

Operating Grants and Contributions		
YTD Actual	\$0.11 M	% Variance
YTD Budget	\$0.30 M	(63.8%)

Refer to Note 12 - Operating Grants and Contributions

Fees and Charges		
YTD Actual	\$0.24 M	% Variance
YTD Budget	\$0.22 M	8.3%

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$2.47 M)	(\$0.37 M)	(\$0.21 M)	\$0.16 M

Refer to Statement of Financial Activity

Proceeds on sale		
YTD Actual	\$0.00 M	%
Adopted Budget	\$0.11 M	(100.0%)

Refer to Note 6 - Disposal of Assets

Asset Acquisition		
YTD Actual	\$0.21 M	% Spent
Adopted Budget	\$3.50 M	(94.0%)

Refer to Note 7 - Capital Acquisitions

Capital Grants		
YTD Actual	\$0.00 M	% Received
Adopted Budget	\$0.93 M	(100.0%)

Refer to Note 7 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$0.19 M	\$0.20 M	(\$0.00 M)	(\$0.20 M)

Refer to Statement of Financial Activity

Borrowings	
Principal repayments	\$0.00 M
Interest expense	\$0.00 M
Principal due	\$0.00 M

Refer to Note 8 - Borrowings

Reserves	
Reserves balance	\$1.32 M
Interest earned	\$0.00 M

Refer to Note 10 - Cash Reserves

Lease Liability	
Principal repayments	\$0.00 M
Interest expense	\$0.00 M
Principal due	\$0.05 M

Refer to Note 9 - Lease Liabilities

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

## KEY TERMS AND DESCRIPTIONS FOR THE PERIOD ENDED 31 AUGUST 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 AUGUST 2022**

**BY NATURE OR TYPE**

	Ref	Adopted Budget	YTD Budget	YTD Actual	Variance \$	Variance %	Var.
	Note	(a)	(b)	(c)	(c) - (b)	((c) - (b))/(b)	
		\$	\$	\$	\$	%	
<b>Opening funding surplus / (deficit)</b>	1(c)	1,816,325	1,816,325	<b>1,816,325</b>	0	0.00%	
<b>Revenue from operating activities</b>							
Rates		3,049,621	3,049,621	<b>3,049,631</b>	10	0.00%	
Operating grants, subsidies and contributions	12	3,021,405	296,160	<b>107,243</b>	(188,917)	(63.79%)	▼
Fees and charges		357,252	220,069	<b>238,313</b>	18,244	8.29%	
Interest earnings		14,615	2,739	<b>3,886</b>	1,147	41.88%	
Other revenue		17,374	2,062	<b>15,045</b>	12,983	629.63%	▲
Profit on disposal of assets	6	55,876	0	<b>0</b>	0	0.00%	
		<b>6,516,143</b>	<b>3,570,651</b>	<b>3,414,118</b>	(156,533)	(4.38%)	
<b>Expenditure from operating activities</b>							
Employee costs		(2,428,051)	(365,223)	<b>(373,370)</b>	(8,147)	(2.23%)	
Materials and contracts		(3,154,631)	(252,634)	<b>(204,396)</b>	48,238	19.09%	▲
Utility charges		(65,969)	(12,786)	<b>(8,108)</b>	4,678	36.59%	
Depreciation on non-current assets		(2,132,983)	(355,498)	<b>(365,294)</b>	(9,796)	(2.76%)	
Interest expenses		(2,456)	(408)	<b>(373)</b>	35	8.58%	
Insurance expenses		(184,624)	(129,125)	<b>(89,500)</b>	39,625	30.69%	▲
Other expenditure		(128,136)	(5,002)	<b>(2,095)</b>	2,907	58.12%	
Loss on disposal of assets	6	(19,302)	0	<b>0</b>	0	0.00%	
		<b>(8,116,152)</b>	<b>(1,120,676)</b>	<b>(1,043,136)</b>	77,540	(6.92%)	
Non-cash amounts excluded from operating activities	1(a)	2,058,909	355,498	<b>318,702</b>	(36,796)	(10.35%)	▼
<b>Amount attributable to operating activities</b>		<b>458,900</b>	<b>2,805,473</b>	<b>2,689,684</b>	(115,789)	(4.13%)	
<b>Investing activities</b>							
Proceeds from non-operating grants, subsidies and contributions	13	928,620	0	<b>0</b>	0	0.00%	
Proceeds from disposal of assets	6	106,304	106,304	<b>0</b>	(106,304)	(100.00%)	▼
Payments for property, plant and equipment and infrastructure	7	(3,502,148)	(475,050)	<b>(209,557)</b>	265,493	55.89%	▲
<b>Amount attributable to investing activities</b>		<b>(2,467,224)</b>	<b>(368,746)</b>	<b>(209,557)</b>	159,189	(43.17%)	
<b>Financing Activities</b>							
Proceeds from new debentures	8	175,000	175,000	<b>0</b>	(175,000)	(100.00%)	▼
Transfer from reserves	10	250,000	250,000	<b>0</b>	(250,000)	(100.00%)	▼
Payments for principal portion of lease liabilities	9	(7,886)	0	<b>(1,296)</b>	(1,296)	0.00%	
Transfer to reserves	10	(225,115)	(225,115)	<b>(702)</b>	224,413	99.69%	▲
<b>Amount attributable to financing activities</b>		<b>191,999</b>	<b>199,885</b>	<b>(1,998)</b>	(201,883)	(101.00%)	
<b>Closing funding surplus / (deficit)</b>	1(c)	<b>0</b>	<b>4,452,937</b>	<b>4,294,454</b>	(158,483)	3.56%	

**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.



### **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 August 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*.

	Notes	Adopted Budget	YTD Budget (a)	YTD Actual (b)
<b>Non-cash items excluded from operating activities</b>				
		\$	\$	\$
<b>Adjustments to operating activities</b>				
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	(53,063)
Movement in lease liabilities (non-current)		0	0	0
Movement in other provisions (non-current)		0	0	6,471
Add: Loss on asset disposals	6	19,302	0	0
Add: Depreciation on assets		2,132,983	355,498	365,294
<b>Total non-cash items excluded from operating activities</b>		<b>2,058,909</b>	<b>355,498</b>	<b>318,702</b>

(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 *Financial Management Regulation 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 August 2022
<b>Adjustments to net current assets</b>				
Less: Reserves - restricted cash	10	(1,293,181)	(1,318,066)	(1,318,768)
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
<b>Total adjustments to net current assets</b>		<b>(790,413)</b>	<b>(982,412)</b>	<b>(1,310,882)</b>

(c) Net current assets used in the Statement of Financial Activity

<b>Current assets</b>				
Cash and cash equivalents	2	4,941,705	4,941,705	4,522,686
Rates receivables	3	218,737	218,737	3,030,769
Receivables	3	2,848	2,848	12,273
Other current assets	4	6,767	6,767	16,290
<b>Less: Current liabilities</b>				
Payables	5	(1,434,010)	(1,434,010)	(545,185)
Contract liabilities	11	(601,656)	(601,656)	(1,005,280)
Lease liabilities	9	(7,886)	(7,886)	(7,886)
Provisions	11	(365,268)	(365,268)	(418,331)
<b>Less: Total adjustments to net current assets</b>	1(b)	<b>(944,912)</b>	<b>(944,912)</b>	<b>(1,310,882)</b>
<b>Closing funding surplus / (deficit)</b>		<b>1,816,325</b>	<b>1,816,325</b>	<b>4,294,454</b>

**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
		\$	\$	\$	\$	
<b>Cash on hand</b>						
Municipal Account	Cash and cash equivalents	927,469	0	927,469		Westpac Banking Corporation
Petty Cash	Cash and cash equivalents	700	0	700		Westpac Banking Corporation
Municipal Investment Account	Cash and cash equivalents	2,275,463	0	2,275,463		Westpac Banking Corporation
Leave Reserve	Cash and cash equivalents	0	165,828	165,828		Westpac Banking Corporation
Water Strategy Reserve	Cash and cash equivalents	0	14,255	14,255		Westpac Banking Corporation
Plant/Light Vehicle Reserve	Cash and cash equivalents	0	519,601	519,601		Westpac Banking Corporation
Computer & Office Equipment Reserve	Cash and cash equivalents	0	39,794	39,794		Westpac Banking Corporation
Legal Reserve	Cash and cash equivalents	0	40,066	40,066		Westpac Banking Corporation
Land Development Reserve	Cash and cash equivalents	0	72,151	72,151		Westpac Banking Corporation
Infrastructure Reserve	Cash and cash equivalents	0	282,746	282,746		Westpac Banking Corporation
Building Reserve	Cash and cash equivalents	0	184,327	184,327		Westpac Banking Corporation
Trust Account	Cash and cash equivalents	0	0	0	154,530	Westpac Banking Corporation
Credit Card	Cash and cash equivalents	286	0	286		Westpac Banking Corporation
<b>Total</b>		<b>3,203,918</b>	<b>1,318,768</b>	<b>4,522,686</b>	<b>154,530</b>	
<b>Comprising</b>						
Cash and cash equivalents		3,203,918	1,318,768	4,522,686	154,530	
		<b>3,203,918</b>	<b>1,318,768</b>	<b>4,522,686</b>	<b>154,530</b>	

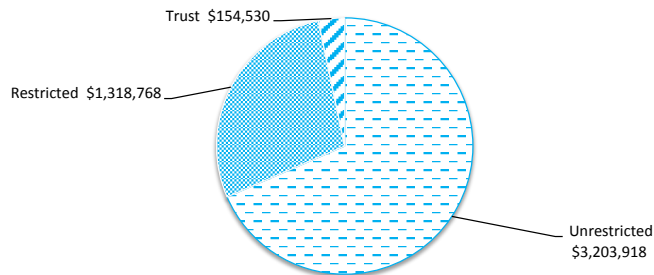
**KEY INFORMATION**

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.

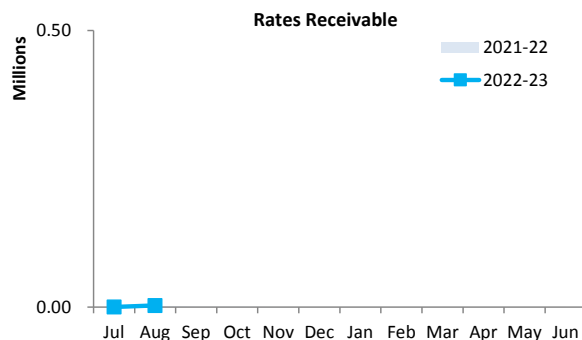
The local government classifies financial assets at amortised cost if both of the following criteria are met:

- 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.



Rates receivable	30 Jun 2022	31 Aug 2022
	\$	\$
Opening arrears previous years	218,737	218,737
Levied this year	0	3,049,631
Less - collections to date	0	(237,599)
<b>Gross rates collectable</b>	<b>218,737</b>	<b>3,030,769</b>
<b>Net rates collectable</b>	<b>218,737</b>	<b>3,030,769</b>
% Collected	0%	7.3%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	0	9,175	0	147	2,951	12,273
Percentage	0.0%	74.8%	0%	1.2%	24%	
<b>Balance per trial balance</b>						
Sundry receivable						12,273
<b>Total receivables general outstanding</b>						<b>12,273</b>

Amounts shown above include GST (where applicable)

#### KEY INFORMATION

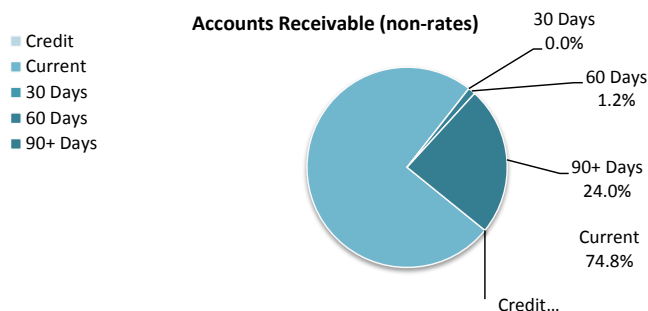
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

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.



	Opening Balance 1 July 2022	Asset Increase	Asset Reduction	Closing Balance 31 August 2022
	\$	\$	\$	\$
<b>Other current assets</b>				
<b>Inventory</b>				
Fuel	6,767	455	0	7,222
<b>Other Assets</b>				
Prepayments	9,068	0	0	9,068
<b>Total other current assets</b>	<b>15,835</b>	<b>455</b>	<b>0</b>	<b>16,290</b>
<b>Amounts shown above include GST (where applicable)</b>				

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.

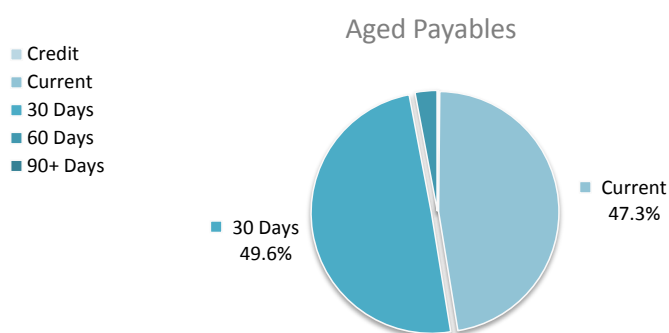


Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	(324)	99,910	104,783	6,282	0	210,650
Percentage	-0.2%	47.4%	49.7%	3%	0%	
<b>Balance per trial balance</b>						
Sundry creditors						210,650
Accrued salaries and wages						56,985
ATO liabilities						72,244
Receipts in advance						51,324
Bonds and deposits						62,385
ESL Payable						84,997
<b>Total payables general outstanding</b>						<b>545,185</b>

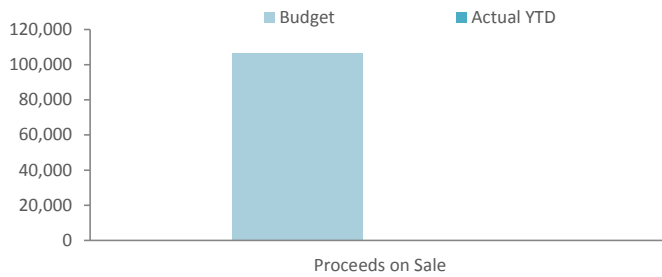
Amounts shown above include GST (where applicable)

**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.



Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	<b>Plant and equipment</b>								
	<b>Transport</b>								
	P35 Caterpillar Primemover	13,000	38,500	25,500	0	0	0	0	0
	P45 Water Tanker Trailer	49,002	29,700	0	(19,302)	0	0	0	0
	P55 Mitsubishi Triton	2,000	13,000	11,000	0	0	0	0	0
	P65 Ford Ranger XLT	5,728	25,104	19,376	0	0	0	0	0
		<b>69,730</b>	<b>106,304</b>	<b>55,876</b>	<b>(19,302)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



Capital acquisitions	Adopted		YTD Actual	YTD Actual Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Land and buildings	773,480	0	50,098	50,098
Plant and equipment	727,104	36,000	0	(36,000)
Infrastructure - roads	2,001,564	439,050	159,459	(279,591)
<b>Payments for Capital Acquisitions</b>	<b>3,502,148</b>	<b>475,050</b>	<b>209,557</b>	<b>(265,493)</b>
<b>Capital Acquisitions Funded By:</b>				
	\$	\$	\$	\$
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	193,746	209,557	15,811
<b>Capital funding total</b>	<b>3,502,148</b>	<b>475,050</b>	<b>209,557</b>	<b>(265,493)</b>

#### 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.

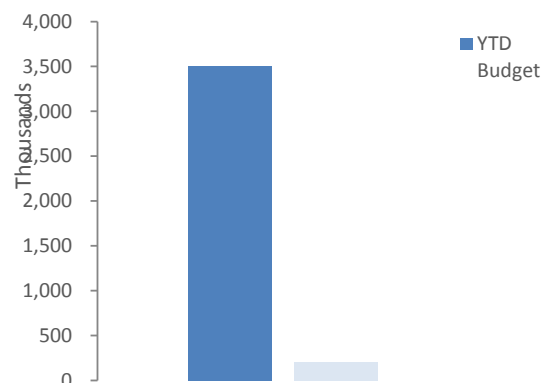
#### Initial recognition and measurement for assets held at cost

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

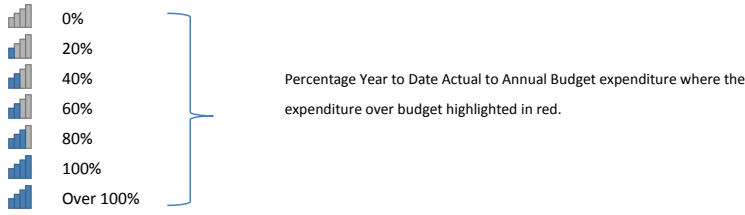
In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition. The 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



Level of completion indicator, please see table at the end of this note for further detail.

Ledger Account	Account Description	Adopted			Variance (Under)/Over
		Budget	YTD Budget	YTD Actual	
		\$	\$	\$	\$
0564	Building Improvements (Governance)	57,700	0	2,218	2218
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	36,000	0	-36000
7074	Plant & Equipment Purchases (Swimming Areas & Beaches)	15,000	0	0	0
3114	Capital Roadworks Program Purchases (Transport)	2,001,564	439,050	159,459	-279591
		<b>3,502,148</b>	<b>475,050</b>	<b>209,557</b>	<b>(265,493)</b>

Repayments - borrowings

Information on borrowings Particulars	Loan No.	1 July 2022	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Transport</b>										
Depot Building	99	0	0	175,000	0	0	0	175,000	0	0
<b>Total</b>		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

Particulars	Amount Borrowed	Amount Borrowed	Institution	Loan Type	Term Years	Total Interest & Charges	Interest Rate	Amount (Used)		Balance Unspent
	Actual	Budget						Actual	Budget	
	\$	\$				\$	%	\$	\$	\$
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.



Movement in carrying amounts

Information on leases Particulars	Lease No.	1 July 2022	New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Community amenities</b>										
Nabawa Fuel Station	LE01	50,495	0	0	(1,296)	(7,886)	49,199	42,609	(219)	(1,206)
<b>Total</b>		50,495	0	0	(1,296)	(7,886)	49,199	42,609	(219)	(1,206)
Current lease liabilities		7,886					6,590			
Non-current lease liabilities		42,609					42,609			
		50,495					49,199			

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.

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
	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Restricted by Council</b>									
Leave reserve	165,740	10	88	0	0	0	0	165,750	165,828
Plant and light vehicle reserve	519,325	50	276	50,000	0	(150,000)	0	419,375	519,601
Water strategy reserve	14,248	5	7	0	0	0	0	14,253	14,255
Computer and office equipment reserve	39,772	5	22	125,000	0	0	0	164,777	39,794
Legal reserve	40,045	5	21	0	0	0	0	40,050	40,066
Land development reserve	72,113	5	38	0	0	0	0	72,118	72,151
Infrastructure reserve	282,595	15	151	0	0	0	0	282,610	282,746
Building reserve	184,228	20	99	50,000	0	(100,000)	0	134,248	184,327
	<b>1,318,066</b>	<b>115</b>	<b>702</b>	<b>225,000</b>	<b>0</b>	<b>(250,000)</b>	<b>0</b>	<b>1,293,181</b>	<b>1,318,768</b>

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.

	Note	Opening Balance 1 July 2022	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 31 August 2022
		\$		\$	\$	\$
<b>Other current liabilities</b>						
<b>Other liabilities</b>						
- Contract liabilities		601,656	0	508,299	(104,675)	1,005,280
<b>Total other liabilities</b>		601,656	0	508,299	(104,675)	1,005,280
<b>Employee Related Provisions</b>						
Annual leave		203,661	0	32,623	0	236,284
Long service leave		161,607	(18,149)	38,589	0	182,047
<b>Total Employee Related Provisions</b>		365,268	(18,149)	71,212	0	418,331
<b>Total other current assets</b>		<b>966,924</b>	<b>(18,149)</b>	<b>579,511</b>	<b>(104,675)</b>	<b>1,423,611</b>
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.

Provider	Unspent operating grant, subsidies and contributions liability					Operating grants, subsidies and contributions revenue		
	Liability	Increase in Liability	Decrease in Liability	Liability	Current Liability	Adopted Budget	YTD Budget	YTD Revenue
	1 July 2022		(As revenue)	31 Aug 2022	31 Aug 2022	Revenue	Budget	Actual
	\$	\$	\$	\$	\$	\$	\$	\$
<b>Operating grants and subsidies</b>								
<b>General purpose funding</b>								
Financial Assistance Grants (Local Roads Funding)	0	73,381	(73,381)	0	0	272,000	68,000	73,381
Financial Assistance Grants (General Purpose)	0	29,653	(29,653)	0	0	308,410	77,102	29,653
<b>Law, order, public safety</b>								
DFES Grant Income	0	0	0	0	0	19,500	0	0
<b>Community amenities</b>								
Australian Sports Commission & Queens Jubilee	53,500	0	0	53,500	53,500	53,500	0	0
<b>Recreation and culture</b>								
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
<b>Transport</b>								
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
	<b>601,656</b>	<b>103,034</b>	<b>(103,034)</b>	<b>601,656</b>	<b>601,656</b>	<b>2,726,505</b>	<b>292,826</b>	<b>103,034</b>
<b>Operating contributions</b>								
<b>General purpose funding</b>								
Ex Gratia Rates	0	0	0	0	0	10,000	0	0
<b>Recreation and culture</b>								
Insurance Reimbursements (Cyclone Seroja)	0	0	0	0	0	252,400	0	0
<b>Transport</b>								
Hudson Resources Contribution (Dartmoor Rd)	0	0	0	0	0	12,500	0	0
<b>Other property and services</b>								
Diesel Fuel Rebate	0	1,641	(1,641)	0	0	20,000	3,333	4,209
	<b>0</b>	<b>1,641</b>	<b>(1,641)</b>	<b>0</b>	<b>0</b>	<b>294,900</b>	<b>3,333</b>	<b>4,209</b>
<b>TOTALS</b>	<b>601,656</b>	<b>104,675</b>	<b>(104,675)</b>	<b>601,656</b>	<b>601,656</b>	<b>3,021,405</b>	<b>296,159</b>	<b>107,243</b>

Provider	Capital grant/contribution liabilities					Non operating grants, subsidies and contributions revenue		
	Liability	Increase in	Decrease in	Liability	Current	Adopted	YTD	YTD
	1 July 2022	Liability	Liability	31 Aug 2022	Liability	Budget	Budget	Revenue
	\$	\$	\$	\$	\$	\$	\$	\$
<b>Non-operating grants and subsidies</b>								
<b>Transport</b>								
Main Roads WA Regional Road Group Funding	0	403,624	0	403,624	403,624	600,000	0	0
Roads to Recovery Funding	0	0	0	0	0	328,620	0	0
<b>TOTALS</b>	<b>0</b>	<b>403,624</b>	<b>0</b>	<b>403,624</b>	<b>403,624</b>	<b>928,620</b>	<b>0</b>	<b>0</b>



**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 AUGUST 2022**

**NOTE 14  
TRUST FUND**

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	Amount	Amount	Closing Balance
	1 July 2022	Received	Paid	31 Aug 2022
	\$	\$	\$	\$
Contributions from Sub Divider	150,357	0	0	150,357
CTF Levy	1,514	1,264	(447)	2,331
Building Commission	1,441	1,006	(605)	1,842
	<b>153,312</b>	<b>2,270</b>	<b>(1,052)</b>	<b>154,530</b>

## NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 31 AUGUST 2022

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.

Nature or type	Var. \$	Var. %	Explanation of variances	
			Timing	Permanent
	\$	%		
<b>Revenue from operating activities</b>				
Operating grants, subsidies and contributions	(188,917)	(63.79%)	▼ Timing	
Other revenue	12,983	629.63%	▲ Timing	
<b>Expenditure from operating activities</b>				
Materials and contracts	48,238	19.09%	▲ Timing	
Insurance expenses	39,625	30.69%	▲ Timing	
Non-cash amounts excluded from operating activities	(36,796)	(10.35%)	▼ Timing	
<b>Investing activities</b>				
Proceeds from disposal of assets	(106,304)	(100.00%)	▼ Timing	
Payments for property, plant and equipment and infrastr	265,493	55.89%	▲ Timing	
<b>Financing activities</b>				
Proceeds from new debentures	(175,000)	(100.00%)	▼ Timing	
Transfer from reserves	(250,000)	(100.00%)	▼ Timing	
Transfer to reserves	224,413	99.69%	▲ Timing	

**Internal working documents Budget by Program**

	2022/2023 Full Year Original Budget 30-June-2023	Last Years Acutal YTD For the period ending 30-June-2022	Last Years Full Year Budget For the period ending 30/06/2022
<b>Operating Expenditure</b>			
Governance	70,617	454,467	379,689
General Purpose Funding	20,647	157,228	112,204
Law, Order and Public Safety	39,833	303,992	267,348
Education	0	0	0
Health	2,705	33,152	22,053
Community Amenities	96,233	980,171	674,479
Recreation and Culture	157,896	1,428,520	5,043,825
Transport	627,788	4,258,644	3,379,520
Economic Services	60,336	465,096	311,089
Other Property and Services	(32,921)	34,882	241,060
<b>Total Expenditure (E)</b>	<b>1,043,136</b>	<b>8,116,153</b>	<b>10,431,267</b>
	2022/2023 Full Year Original Budget 30/06/2023	Last Years Acutal YTD For the period ending 30/06/2022	Last Years Full Year Budget For the period ending 30/06/2022
<b>Operating Revenue</b>			
Governance	0	(1,200)	(5,687)
General Purpose Funding	(3,158,558)	(3,665,446)	(4,534,643)
Law, Order and Public Safety	(941)	(31,239)	(168,702)
Health	(2,227)	(5,087)	(5,914)
Community Amenities	(203,490)	(275,376)	(202,671)
Recreation and Culture	(24,846)	(1,430,711)	(215,458)
Transport	(931)	(1,977,280)	(2,200,720)
Economic Services	(6,195)	(23,425)	(27,279)
Other Property and Services	(16,930)	(35,000)	(49,541)
<b>Total Revenue (R)</b>	<b>(3,414,118)</b>	<b>(7,444,764)</b>	<b>(7,410,613)</b>
<b>Operating (Profit)/Loss (R-E)</b>	<b>(2,370,982)</b>	<b>671,389</b>	<b>3,020,653</b>

Internal 2022/2023 Budget by Program

Prog	General Purpose Funding	31-Aug-22	31-Aug-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
COA	<b>Operating Expenditure</b>							
0022	Rates Legal Expenses	0	0	1,200	0	0		
0032	Rates Stationary/Postage	0	0	3,500	1,551	0		
0062	Sundry Expenses	0	84	500	235	84		
0082	Rates Other Costs	0	166	1,000	107	166		
0132	Valuation Expenses	0	948	20,000	12,254	948		
0352	Admin Allocation (Rates)	20,524	21,630	129,778	98,051	1,106		
	<b>Total Operating Expenditure</b>	<b>20,524</b>	<b>22,828</b>	<b>155,978</b>	<b>112,198</b>			
COA	<b>Operating Revenue</b>							
0002	Reimbursement (Debtor Refunds)	0	0	0	0	0		
0030	General Rates Income	(3,049,631)	(3,049,621)	(3,049,621)	(2,937,702)	10		
0010	Rates Written Off	0	0	0	0	0		
0012	Legal Fees	0	0	(1,200)	0	0		
0033	Back Rates	0	0	0	1,752	0		
0061	Ex Gratia Rates	0	0	(10,000)	(10,273)	0		
0071	Interim Rates Raised	0	0	0	(11,003)	0		
0113	Interest (Overdue Rates)	(1,812)	(799)	(9,000)	(13,660)	1,013		
0123	Interest (Rates Instalments)	(84)	(1,840)	(5,000)	(5,602)	(1,757)		
0133	Interest (Deferred Rates)	0	0	0	0	0		
0143	Administration Charges	(117)	(952)	(3,600)	(3,645)	(835)		
0173	Legal Fees (Recovered)	0	0	0	0	0		
0183	Account Enquiry Charges	(1,890)	(1,000)	(6,000)	(10,060)	890		
	<b>Total Operating Revenue</b>	<b>(3,053,534)</b>	<b>(3,054,212)</b>	<b>(3,084,421)</b>	<b>(2,990,192)</b>			
	<b>Total Rate Revenue</b>	<b>(3,033,010)</b>	<b>(3,031,384)</b>	<b>(2,928,443)</b>	<b>(2,877,994)</b>			

03	General Purpose Funding	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET VARIATION	>\$10K	
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022			
COA	<b>Operating Expenditure</b>							
9992	Interest & Overdraft Fees	124	208	1,250	6	84		
COA	<b>Operating Revenue</b>	0		0	0	0		
0201	Legal Reserve Income	(21)	0	(5)	(8)	21		
0203	Leave Reserve Income	(88)	(2)	(10)	(25)	86		
0204	Land Development Reserve Income	(38)	0	(5)	(11)	38		
0205	Building Reserve Income	(98)	(4)	(20)	(38)	94		
0206	Roadworks Reserve Income	(151)	(2)	(15)	(37)	149		
0215	Unspent Grants Reserve Income	0	0	0	0	0		
0223	Water Strategy Reserve Income	(8)	0	(5)	(3)	8		
0233	Grants Commission (Road Funding)	(73,382)	(68,000)	(272,000)	(756,612)	5,382		
0243	Computer and Office Equipment Reserve Income	(21)	0	(5)	(8)	21		
0253	Grants Commission - (General Purpose)	(29,653)	(77,103)	(308,410)	(786,980)	(47,450)	*	Allocation review pending
0273	Plant/Light Vehicle Reserve Income	(277)	(8)	(50)	(114)	269		
0453	Interest Received (Municipal Account)	(1,288)	(84)	(500)	(615)	1,204		
0506	Landcare Reserve Income	0	0	0	0	0		
	<b>Total Operating Revenue</b>	<b>(105,024)</b>	<b>(145,203)</b>	<b>(581,025)</b>	<b>(1,544,451)</b>			
	<b>Total General Purpose Income</b>	<b>(104,900)</b>	<b>(144,995)</b>	<b>(579,775)</b>	<b>(1,544,445)</b>			
	<b>Total General Purpose Funding</b>	<b>(3,137,910)</b>	<b>(3,176,379)</b>	<b>(3,508,218)</b>	<b>(4,422,439)</b>			



Prog	Governance	31-Aug-22	31-Aug-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	<b>Operating Expenditure</b>							
0112	Election & Poll Expenses	0	0	9,000	7,323	0		
0182	Subscriptions & Memberships Expense	28,432	30,000	32,000	26,208	1,568		
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	2,095	5,000	10,000	5,025	2,905		
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	378	1,296	10,500	11,571	918		
0332	Furniture & Equipment Expense	0	584	3,500	152	584		
0442	Admin Allocation (Members)	27,365	28,840	173,038	130,735	1,475		
0462	Meeting & Refreshments Expense	1,231	3,820	29,895	17,694	2,589		
1822	Accounting & Audit Expenses	0	0	45,000	46,500	0		
7202	Depreciation (Members)	0	0	0	0	0		
	<b>Total Operating Expenditure</b>	<b>66,636</b>	<b>84,238</b>	<b>454,467</b>	<b>357,628</b>			
COA	<b>Operating Revenue</b>							
1213	Governance Income	0	0	0	(2,998)	0		
COA	<b>Capital Expenditure / Reserve Transfers</b>							
0454	Council Chamber Improvements (NCA)	0	0	0	3,740	0		
	<b>Total Governance</b>	<b>66,636</b>	<b>84,238</b>	<b>454,467</b>	<b>354,631</b>			

05	Other Governance	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET VARIATION	>\$10K	
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022			
COA	Operating Expenditure							
0102	Provision for Long Service Leave	0	0	5,000	1,159	0		
0222	Fringe Benefits Tax	0	0	45,000	43,634	0		
0282	Superannuation (Admin)	11,613	13,638	70,921	54,582	2,025		
0292	Salaries Expense (Admin)	108,045	125,010	650,051	613,676	16,965	*	Budget profile timing
0294	Retention & Attraction Allowances	1,970	4,070	21,168	10,667	2,100		
0312	Council Super Contribution 3% (Admin)	1,918	2,910	15,128	11,046	992		
0362	Accrued Annual Leave (Admin)	0	0	0	(27,429)	0		
0372	Workers Compensation Insurance (Admin)	6,551	7,556	14,092	12,811	1,005		
0402	Insurance Expense	5,239	5,737	7,299	6,905	498		
0422	Office Gardens Expenses	2,848	5,557	34,342	22,605	2,709		
0432	Admin Building Operations	2,661	2,792	7,530	7,305	131		
0472	Office Expenses (General)	1,240	2,668	16,000	10,407	1,428		
0473	Admin Building Repairs & Maintenance	1,541	3,534	21,200	21,498	1,993		
0482	Office Telephone & Internet Expenses	2,301	1,797	12,966	14,280	(504)		
0492	Advertising Expenses	171	1,334	8,000	7,205	1,163		
0502	Computer Hardware Service & Repair	0	7,416	49,500	49,319	7,416		
0512	Furniture & Equipment Expense	3,981	1,500	11,000	4,322	(2,481)		
0522	Freight & Postage Expense	234	584	3,500	1,745	350		
0542	Printing & Stationery Expense	4,120	710	13,653	11,963	(3,410)		
0552	Motor Vehicle Expenses	204	1,666	10,000	9,149	1,462		
0562	Long Service Leave Expense (Admin)	987	0	15,522	12,706	(987)		
0592	Admin Allocation (Other Governance)	(228,039)	(243,664)	(1,461,980)	(1,089,459)	(15,625)	*	Timing
0622	Uniform Expense	0	0	1,563	731	0		
0632	Staff Training, Conference and Recruitment	0	0	29,500	15,718	0		
0662	Public Liability Insurance	12,441	13,089	23,386	21,260	648		
0682	Consultancy Fees	16,608	0	88,000	49,412	(16,608)	*	Timing
0702	Bank Fees & Charges	683	0	9,500	8,035	(683)		
0712	Occupational Health & Safety	1,898	1,666	130,700	5,968	(232)		
0722	Accounting Software Operating Expenditure	38,481	38,000	111,000	50,179	(481)		
7002	Depreciation (Governance)	6,283	6,076	36,461	391,584	(207)		
	<b>Total Operating Expenditure</b>	<b>3,981</b>	<b>3,646</b>	<b>0</b>	<b>352,981</b>			

<b>COA</b>	<b>Operating Revenue</b>							
0383	Minor Income Received (General)	0	(200)	(1,200)	(2,689)	(200)		
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		
	<b>Total Operating Revenue</b>	<b>0</b>	<b>(200)</b>	<b>(1,200)</b>	<b>(2,689)</b>			
<b>COA</b>	<b>Capital Expenditure / Reserve Transfers</b>							
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)	2,218	0	57,700	3,381	(2,218)		
0405	Proceeds from Disposal of Assets	0	0	0	0	0		
4750	Transfer to Leave Reserve (EQ)	88	0	0	30,025	(88)		
4785	Transfer from Unspent Grant Fund	0	0	0	0	0		
4770	Transfer to Office & Equipment Reserve (EQ)	21	0	125,000	8	(21)		
4780	Transfer to Plant/Light Vehicle Reserve (EQ)	277	0	0	114	(277)		
	<b>Total Capital Expenditure / Reserve Transfers</b>	<b>2,604</b>		<b>182,700</b>	<b>43,025</b>			
	<b>Total Administration</b>	<b>6,585</b>	<b>3,446</b>	<b>181,500</b>	<b>393,317</b>			
	<b>Total Governance</b>	<b>73,221</b>	<b>87,684</b>	<b>635,967</b>	<b>747,948</b>			

Prog	Law, Order, Public Safety	31-August-2022	31-August-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	<b>Operating Expenditure</b>							
0602	Admin Allocation (Fire Prevention)	2,280	2,404	14,420	10,895	124		
0672	Fire Break Inspection Fees	0	0	2,000	1,409	0		
0762	Ranger Allocation (Fire Prevention)	4,390	7,442	44,651	25,097	3,052		
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	8,955	17,295	40,509	39,457	8,340		
8012	Loss on Sale of Assets	0	0	0	0	0		
7012	Depreciation (Fire Prevention)	10,762	10,314	61,884	79,607	(448)		
	<b>Total Operating Expenditure</b>	<b>26,388</b>	<b>37,455</b>	<b>165,264</b>	<b>176,531</b>			
COA	<b>Operating Revenue</b>							
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		
	<b>Total Operating Revenue</b>	<b>0</b>	<b>0</b>	<b>(25,750)</b>	<b>(129,199)</b>			
COA	<b>Capital Expenditure / Reserve Transfers</b>							
0745	Transfer from Unspent Grant Reserve (EQ)	0	0	0	0	0		
0754	Plant & Equipment (NCA)	0	0	0	57,113	0		
	<b>Total Capital Expenditure / Reserve Transfers</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>57,113</b>			
	<b>Total Fire Prevention</b>	<b>26,388</b>	<b>37,455</b>	<b>139,514</b>	<b>104,445</b>			

07	Animal Control					BUDGET VARIATION	>\$10K	
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals			
COA	<b>Operating Expenditure</b>							
0792	Admin Allocation (Animal Control)	4,561	4,806	28,840	21,789	245		
0812	Depreciation (Animal Control)	0	0	0	0	0		
0842	Animal Control Expenses	17	260	1,000	366	243		
0852	Ranger Allocation (Animal Control)	3,864	6,890	41,344	22,085	3,026		
	<b>Total Operating Expenditure</b>	<b>8,441</b>	<b>11,956</b>	<b>71,184</b>	<b>44,240</b>			
COA	<b>Operating Revenue</b>							
0843	Impoundment Fees	0	0	(250)	(275)	0		
0853	Dog/Cat Registrations Income	(441)	(482)	(3,539)	(4,675)	(41)		
0863	Fines & Penalties	(500)	0	(500)	(3,955)	500		
	<b>Total Operating Revenue</b>	<b>(941)</b>	<b>(482)</b>	<b>(4,289)</b>	<b>(8,905)</b>			
	<b>Total Animal Control</b>	<b>7,500</b>	<b>11,474</b>	<b>66,895</b>	<b>35,335</b>			
08	Other Law, Order and Public Safety					BUDGET VARIATION	>\$10K	
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals			
COA	<b>Operating Expenditure</b>							
0802	Fines Enforcement Registry	0	200	1,200	0	200		
0862	Community Safety and Crime Prevention	1,140	1,666	10,000	0	526		
0902	Ranger Allocation (Other Law and Order)	3,864	6,890	41,344	22,085	3,026		
0962	Miscellaneous Expenses (Other Law and Order)	0	0	15,000	11,803	0		
	<b>Total Operating Expenditure</b>	<b>5,004</b>	<b>8,756</b>	<b>67,544</b>	<b>33,888</b>			
COA	<b>Operating Revenue</b>							
0823	Fines Enforcement Registry Fees & Charges	0	(200)	(1,200)	0	(200)		
0983	Fines & Penalties Levied	0	0	0	0	0		
	<b>Total Operating Revenue</b>	<b>0</b>	<b>(200)</b>	<b>(1,200)</b>	<b>0</b>			
	<b>Total Other Law, Order and Public Safety</b>	<b>5,004</b>	<b>8,556</b>	<b>66,344</b>	<b>33,888</b>			



18	Rangers Expenses	Full Year Original Budget	Current YTD Actuals	Current YTD Actuals	YTD Actuals	BUDGET VARIATION	>\$10K	
COA	<b>Operating Expenditure</b>							
0152	Provision for Long Service Leave	0	0	0	2,869	0		
0772	Trainee Ranger Expense	0	0	0	0	0		
0872	Superannuation Council 3% (Rangers)	0	0	0	0	0		
0892	Salary & Wages (Rangers)	14,527	22,891	119,034	77,278	8,364		
0912	Workers Compensation Insurance (Rangers)	911	753	1,506	1,369	(158)		
0922	Superannuation (Rangers)	1,515	2,393	12,444	7,707	878		
0932	Conference & Training	0	0	1,000	0	0		
0982	Rangers Expense	608	3,198	30,390	16,332	2,590		
1012	Tools & Equipment (Low Value)	0	166	1,000	0	166		
3872	Accrued Annual Leave (Rangers)	0	0	0	7,522	0		
0952	Rangers Expenses Reallocated	(17,562)	(27,562)	(165,374)	(100,387)	(10,000)	*	Timing
	<b>Total Operating Expenditure</b>	<b>0</b>	<b>1,839</b>	<b>(0)</b>	<b>12,689</b>			
COA	<b>Operating Revenue</b>							
0773	Grant Revenue (Rangers)	0	0	0	0	0		
COA	<b>Capital Expenditure / Reserve Transfers</b>							
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		
	<b>Total Capital Expenditure / Reserve Transfers</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
	<b>Total Rangers Expenses</b>	<b>0</b>	<b>1,839</b>	<b>(0)</b>	<b>12,689</b>			
	<b>Total Law, Order and Fire Safety</b>	<b>38,892</b>	<b>59,324</b>	<b>272,753</b>	<b>186,357</b>			

PROG	Health	31-Aug-22	31-Aug-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	<b>Operating Expenditure</b>							
1282	Ranger Allocation (Pool Inspections)	2,107	3,858	23,152	12,046	1,751		
1292	Health Expenses (General)	598	0	10,000	10,006	(598)		
	<b>Total Operating Expenditure</b>	<b>2,705</b>	<b>3,858</b>	<b>33,152</b>	<b>22,053</b>			
COA	<b>Operating Revenue</b>							
1383	Swimming Pool Inspection Fees	(1,755)	(1,755)	(1,755)	(1,755)	0		
1393	Licences & Fees Income	0	0	(500)	(354)	0		
1573	Septic Tank Fees (Health)	(354)	(129)	(1,416)	(1,416)	225		
1583	Administration Fees (Health)	(118)	(118)	(1,416)	(1,730)	0		
	<b>Total Operating Revenue</b>	<b>(2,227)</b>	<b>(2,002)</b>	<b>(5,087)</b>	<b>(5,255)</b>			
	<b>Total Health Inspection and Administration</b>	<b>478</b>	<b>1,856</b>	<b>28,065</b>	<b>16,798</b>			

Prog	Community Amenities	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET		Budget PROFILE Comments
25	Sanitation - Household Refuse	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	VARIATION	>\$10K	
COA	<b>Operating Expenditure</b>							
1762	Domestic Rubbish Collection Expenses	9,593	33,332	200,000	143,009	23,739	*	Contractor invoice timing
1772	Depreciation (Sanitation)	930	932	5,594	36,413	2		
1792	Refuse Site Repairs & Maintenance	1,483	4,447	61,511	21,678	2,964		
2502	Admin Allocation (Domestic Rubbish)	9,122	9,614	57,679	43,578	492		
	<b>Total Operating Expenditure</b>	<b>21,128</b>	<b>48,325</b>	<b>324,784</b>	<b>244,678</b>			
COA	<b>Operating Revenue</b>							
1903	Domestic Rubbish Collection Fees	(201,277)	(198,935)	(199,876)	(157,228)	2,342		
1904	Other Rubbish Collection	0	0	0	0	0		
	<b>Total Operating Revenue</b>	<b>(201,277)</b>	<b>(198,935)</b>	<b>(199,876)</b>	<b>(157,228)</b>			
COA	<b>Capital Expenditure / Reserve Transfers</b>							
1764	Land & Building Purchases (NCA)	0	0	0	0	0		
	<b>Total Sanitation - Household Refuse</b>	<b>(180,149)</b>	<b>(150,610)</b>	<b>124,908</b>	<b>87,451</b>			
26	Sanitation - Other	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET		
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	VARIATION	>\$10K	
COA	<b>Operating Expenditure</b>							
1882	Parks & Gardens Rubbish Collection Expenses	2,454	3,432	23,928	11,241	978		
1912	Other Waste Management Expenses	0	0	7,000	1,127	0		
1922	Depreciation (Other Sanitation)	68	68	410	401	(0)		
	<b>Total Operating Expenditure</b>	<b>2,522</b>	<b>3,500</b>	<b>31,338</b>	<b>12,770</b>			
COA	<b>Operating Revenue</b>							
2003	Grants, Contributions & Reimbursements (Other Sani	0	0	0	0	0		
4503	Sale of Scrap	0	0	0	0	0		
	<b>Total Operating Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
	<b>Total Sanitation - Other</b>	<b>2,522</b>	<b>3,500</b>	<b>31,338</b>	<b>12,770</b>			

29	Protection of Environment	31-Aug-22 YTD Actuals	31-Aug-22 YTD Budget	30-Jun-23 Full Year Original Budget	30-Jun-22 YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	
COA	<b>Operating Expenditure</b>							
1962	Abandoned Vehicle Expense	0	500	1,500	0	500		
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		
	<b>Total Operating Expenditure</b>	<b>0</b>	<b>500</b>	<b>2,319</b>	<b>3,463</b>			
COA	<b>Operating Revenue</b>							
2923	Dolby Creek Management Plan Income	0	0	0	0	0		
2933	Reimbursements & Sundry Income (Protection of Env)	0	0	0	0	0		
	<b>Total Operating Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
COA	<b>Capital Expenditure / Reserve Transfers</b>							
2055	Transfer from Landcare Reserve (EQ)	0	0	0	0	0		
2080	Transfer to Landcare Reserve (EQ)	0	0	0	0	0		
	<b>Total Capital Expenditure / Reserve Transfers</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
	<b>Total Protection of Environment</b>	<b>0</b>	<b>500</b>	<b>2,319</b>	<b>3,463</b>	<b>0</b>		

		31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET		
30	Town Planning and Regional Development	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	VARIATION	>\$10K	
COA	<b>Operating Expenditure</b>							
0162	Long Service Leave (Town Planning) Provision	0	0	0	(19,220)	0		
0942	Depreciation (Town Planning)	789	792	4,746	4,647	3		
1992	Planning Consultancy Expenses	0	4,166	25,000	9,696	4,166		
2102	Workers Compensation Insurance (Town Planning)	1,151	1,187	2,373	2,157	36		
2112	Salaries & Wages (Town Planning)	25,872	28,415	147,756	147,389	2,543		
2122	Superannuation Council 3% (Town Planning)	761	838	4,356	4,328	77		
2132	Superannuation (Town Planning)	2,665	2,932	15,247	14,533	267		
2162	Accrued Annual Leave (Town Planning)	0	0	0	11,422	0		
2182	Other Employee Expenses (Town Planning)	0	0	4,000	0	0		
2202	Town Planners Expenses	113	166	1,000	1,217	53		
2222	Motor Vehicle Expenses	761	1,666	10,000	4,926	905		
2232	Legal Expenses (Town Planning)	0	0	12,000	2,735	0		
2242	Engineering Expenses	0	0	12,000	0	0		
2252	Advertising Expenses	214	0	4,000	0	(214)		
3012	Admin Allocation (Town Planning)	13,682	14,420	86,519	65,368	738		
3082	Prior Period Write Off (Town Planning)	0	0	0	0	0		
7052	Surveying & Land Expenses	1,284	12,888	27,888	4,043	11,605	*	Timing
7072	Project Expenses (Town Planning)	0	0	11,800	0	0		
	<b>Total Operating Expenditure</b>	<b>47,292</b>	<b>67,470</b>	<b>368,685</b>	<b>253,241</b>			
COA	<b>Operating Revenue</b>							
0163	Town Planning Projects - Income	0	0	0	0	0		
2233	Town Planning Fee Income	(2,213)	(1,666)	(10,000)	(22,048)	547		
2243	Outsourced Planning Fees - Other LGs	0	0	(12,000)	(19,976)	0		
	<b>Total Operating Revenue</b>	<b>(2,213)</b>	<b>(1,666)</b>	<b>(22,000)</b>	<b>(42,024)</b>			
COA	<b>Capital Expenditure / Reserve Transfers</b>							
4820	Transfer to Legal Reserve (EQ)	21	0	0	8	(21)		
	<b>Total Capital Expenditure/Reserve Transfers</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>(13)</b>		
	<b>Total Town Planning and Regional Development</b>	<b>45,101</b>	<b>65,804</b>	<b>346,685</b>	<b>211,225</b>			



		31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET		
31	Other Community Amenities	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	VARIATION	>\$10K	
	<b>COA Operating Expenditure</b>							
3102	Cemetery Expenses	962	7,172	27,721	9,879	6,210		
3132	Community Development Expenses	4,029	7,500	17,500	770	3,471		
3162	Admin Allocation (Other Community Amenities)	11,402	12,016	72,099	54,473	614		
3212	Depreciation (Other Community Amenities)	2,478	2,484	14,900	49,635	6		
3222	Community Growth Fund	0	0	17,500	12,769	0		
3232	Community Development Officer Expenses	6,420	10,523	55,325	32,801	4,103		
3242	Grant Funded Projects	0	0	48,000	0	0		
	<b>Total Operating Expenditure</b>	<b>25,291</b>	<b>39,695</b>	<b>253,045</b>	<b>160,327</b>			
	<b>COA Operating Revenue</b>							
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		
	<b>Total Operating Revenue</b>	<b>0</b>	<b>0</b>	<b>(53,500)</b>	<b>(2,355)</b>			
	<b>COA Capital Expenditure / Reserve Transfers</b>							
2415	Nabawa Cemetery Capital Expenses (NCA)	0	0	0	0	0		
3084	Transfer to Unspent Community Growth Fund Reserve	0	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 Reserve	0	0	0	0	0		
7155	Transfer from Building Reserve (EQ)	0	0	0	0	0		
	<b>Total Capital Expenditure/Reserve Transfers</b>	<b>0</b>	<b>0</b>	<b>15,000</b>	<b>0</b>			
	<b>Total Other Community Amenities</b>	<b>25,291</b>	<b>39,695</b>	<b>214,545</b>	<b>157,972</b>			
	<b>Total Community Amenities</b>	<b>(107,235)</b>	<b>(41,111)</b>	<b>719,795</b>	<b>472,881</b>			

Prog	Recreation and Culture	31-Aug-22	31-Aug-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	<b>Operating Expenditure</b>							
2602	Depreciation (Public Halls)	16,378	16,302	97,817	2,017,217	(76)		
2722	Public Halls & Showgrounds Expense	21,619	27,845	260,589	101,103	6,226		
2732	Nabawa Community Centre Expenses	7,761	10,326	64,356	55,745	2,565		
2742	Interest (Loan 89 - Nabawa Stadium Upgrade)	0	0	0	0	0		
3202	Admin Allocation (Public Halls)	13,682	14,420	86,519	65,368	738		
	<b>Total Operating Expenditure</b>	<b>59,439</b>	<b>68,893</b>	<b>509,281</b>	<b>2,239,433</b>			
COA	<b>Operating Revenue</b>							
2443	Yuna Camping & Hall Hire Revenue	(381)	(166)	(1,000)	(1,519)	215		
2453	Showground/Halls Income Received	(4,051)	(500)	(4,000)	(7,228)	3,551		
2683	Contributions & Reimbursements	0	0	(252,400)	0	0		
3423	Grant Funding Revenue	0	0	(730,874)	0	0		
	<b>Total Operating Revenue</b>	<b>(4,432)</b>	<b>(666)</b>	<b>(988,274)</b>	<b>(8,747)</b>			
COA	<b>Capital Expenditure / Reserve Transfers</b>							
2550	Transfer to Building Reserve (EQ)	98	0	0	100,038	(98)		
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		
	<b>Total Capital Expenditure / Reserve Transfers</b>	<b>47,978</b>	<b>0</b>	<b>39,343</b>	<b>53,900</b>			
	<b>Total Public Halls and Civic Centres</b>	<b>102,985</b>	<b>68,227</b>	<b>(439,650)</b>	<b>2,284,586</b>			

33	Swimming Areas and Beaches	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022			
COA	Operating Expenditure							
3302	Admin Allocation (Swimming Areas & Beaches)	6,841	7,210	43,259	32,684	369		
3412	Coronation Beach Expenses	11,308	15,558	84,011	60,926	4,250		
7082	Depreciation (Swimming Areas & Beaches)	2,300	2,084	12,499	77,937	(216)		
	<b>Total Operating Expenditure</b>	<b>20,449</b>	<b>24,852</b>	<b>139,769</b>	<b>171,547</b>			
COA	Operating Revenue							
3443	Coronation Beach Camping Fees	(15,603)	(11,666)	(70,000)	(93,207)	3,937		
3453	Grant and Other Income (Swimming Areas & Beaches)	0	0	0	(4,254)	0		
	<b>Total Operating Revenue</b>	<b>(15,603)</b>	<b>(11,666)</b>	<b>(70,000)</b>	<b>(97,461)</b>			
COA	Capital Expenditure / Reserve Transfers							
7074	Plant & Equipment Purchases (Swimming Areas & Beaches)	0	0	15,000	0	0		
7164	Land and Buildings	0	0	0	5,208	0		
	<b>Total Capital Expenditure / Reserve Transfers</b>	<b>0</b>	<b>0</b>	<b>15,000</b>	<b>5,208</b>			
	<b>Total Swimming Areas and Beaches</b>	<b>4,846</b>	<b>13,186</b>	<b>84,769</b>	<b>79,293</b>			

34	Other Recreation and Sport	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022			
COA	<b>Operating Expenditure</b>							
1472	Yuna Oval Expenses	1,947	1,069	9,821	8,091	(878)		
1482	Sporting Clubs Expenses	8,947	12,362	120,632	77,130	3,415		
1532	Interest (Loan 98)	30	0	0	798	(30)		
2642	Parks & Gardens Expenses	17,208	58,300	287,755	82,467	41,092	*	Budget Profile Timing
2702	Sports Pavilion & Basketball Stadium (Nabawa Recre	6,498	7,480	72,823	14,612	982		
2712	Tennis Clubs Expenses	1,072	907	23,943	16,933	(165)		
2772	Minor Gardening Equipment Purchases	0	0	0	1,767	0		
2812	Golf Courses	1,368	1,180	2,424	2,298	(188)		
3442	Admin Allocation (Recreation & Sport)	6,841	7,224	43,341	32,684	383		
7022	Depreciation (Recreation & Sport)	4,715	4,596	27,570	116,371	(119)		
7092	Depreciation (Recreation & Sport)	17,123	16,286	97,719	1,898,047	(837)		
	<b>Total Operating Expenditure</b>	<b>65,750</b>	<b>109,404</b>	<b>686,028</b>	<b>2,251,198</b>			
COA	<b>Operating Revenue</b>							
2743	Sports Club Hire Income	(4,131)	0	(4,000)	(4,275)	4,131		
2803	Grants & Other Income Received	0	0	(365,437)	(100,000)	0		
3444	Fig Tree Camping Fees	(680)	(500)	(3,000)	(3,838)	180		
	<b>Total Operating Revenue</b>	<b>(4,811)</b>	<b>(500)</b>	<b>(372,437)</b>	<b>(108,112)</b>			
COA	<b>Operating Expenditure</b>							
7292	Loss on Sale of Assets	0	0	0	0	0		
	<b>Total Operating Expenditure</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
COA	<b>Capital Expenditure / Reserve Transfers</b>							
1304	Plant & Equipment Purchases (NCA)	0	0	0	143,120	0		
1314	Transfer to Building Reserve (EQ)	0	0	0	0	0		
2834	Land & Building Purchases (NCA)	0	0	385,437	13,493	0		
2844	Tools & Equipment Purchases (NCA)	0	0	0	19,101	0		
2864	Transfer to Unspent Grant Reserve (EQ)	0	0	0	0	0		
2824	Principal Loan Repayment (Loan 98) (CL)	0	0	0	42,125	0		
7275	Loan Funds Received (NCL)	0	0	0	0	0		
7471	Transfer from Unspent Grant Reserve (EQ)	0	0	0	0	0		
	<b>Total Capital Expenditure / Reserve Transfers</b>	<b>0</b>	<b>0</b>	<b>385,437</b>	<b>217,840</b>			
	<b>Total Other Recreation and Sport</b>	<b>60,939</b>	<b>108,904</b>	<b>699,028</b>	<b>2,360,926</b>			

35	Library	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022			
COA	<b>Operating Expenditure</b>							
2902	Library Expenses	1,080	2,847	18,931	9,116	1,767		
2912	Honorarium Librarian Payment	0	0	1,200	500	0		
3582	Admin Allocation (Libraries)	6,841	7,210	43,259	32,684	369		
6922	Depreciation (Libraries)	141	92	557	0	(49)		
	<b>Total Operating Expenditure</b>	<b>8,063</b>	<b>10,149</b>	<b>63,947</b>	<b>42,300</b>			
COA	<b>Operating Revenue</b>							
2983	Grants, Contributions & Reimbursements	0	0	0	0	0		
	<b>Total Operating Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
	<b>Capital Expenditure / Reserve Transfers</b>							
3504	Land & Building Purchases (Libraries) (NCA)	0	0	0	0	0		
	<b>Total Capital/Reserves</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
	<b>Total Library</b>	<b>8,063</b>	<b>10,149</b>	<b>63,947</b>	<b>42,300</b>			



36	Other Culture	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022			
COA	Operating Expenditure							
3626	Museum & Road Board Expense	2,370	3,756	18,518	15,187	1,387		
3652	Depreciation (Other Culture)	1,826	1,830	10,977	324,160	4		
	<b>Total Operating Expenditure</b>	<b>4,195</b>	<b>5,586</b>	<b>29,495</b>	<b>339,347</b>			
	Operating Revenue							
3445	Grant Funding Received	0	0	0	0	0		
	<b>Total Operating Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
	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		
	<b>Total Capital/Reserves</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
	<b>Total Other Culture</b>	<b>4,195</b>	<b>5,586</b>	<b>29,495</b>	<b>339,347</b>			
	<b>Total Recreation and Culture</b>	<b>181,028</b>	<b>206,052</b>	<b>437,589</b>	<b>5,106,451</b>			

Prog	Transport	31-Aug-22	31-Aug-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)	18,243	19,226	115,358	87,157	983		
		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		
	<b>Total Operating Revenue</b>	<b>0</b>	<b>0</b>	<b>(928,620)</b>	<b>(1,528,060)</b>			
COA	Capital Expenditure							
3114	Capital Roadworks Program Purchases (Incl Grant Funded Jobs) (NCA)	159,459	439,050	2,001,564	2,152,217	279,591	*	Budget profile timing of projects
4840	Transfer to Infrastructure Reserve (EQ)	151	0	0	115,372	(151)		
	<b>Total Capital Expenditure / Reserve Transfers</b>	<b>159,610</b>	<b>439,050</b>	<b>2,001,564</b>	<b>2,267,589</b>			
	<b>Total Road Construction</b>	<b>177,853</b>	<b>458,276</b>	<b>1,188,302</b>	<b>826,686</b>			

38	Maintenance Streets, Roads, Bridges, Depots	31-Aug-22 YTD Actuals	31-Aug-22 YTD Budget	30-Jun-23 Full Year Original Budget	30-Jun-22 YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	
<b>COA</b>	<b>Operating Expenditure</b>							
3182	ROAD RENEWAL GRANT FUNDED	43,093	0	690,112	480,447	(43,093)	*	Budget profile timing of projects
3372	Road Maintenance Expense	278,846	213,435	1,779,667	1,001,868	(65,412)	*	Budget profile timing of projects
3502	Depot Maintenance	6,626	3,492	51,521	38,010	(3,134)		
3512	Street Lighting Expense	1,794	2,852	12,510	10,581	1,058		
3522	Depreciation (Road Maintenance)	10,420	10,262	61,571	331,337	(158)		
3532	Street Trees	2,970	0	15,000	2,418	(2,970)		
3542	Licences & Subscriptions	10,149	8,983	15,000	10,159	(1,166)		
3562	Road Sign Expense	396	0	15,000	5,865	(396)		
3802	Admin Allocation (Road Maintenance)	18,243	19,226	115,358	87,157	983		
3822	Bore Maintenance	1,271	0	15,000	15,297	(1,271)		
3832	Crossover expenses to ratepayers	0	0	0	0	0		
6912	Depreciation (Roads)	226,616	215,428	1,292,566	1,265,645	(11,188)	*	Timing
	<b>Total Operating Expenditure</b>	<b>600,423</b>	<b>473,678</b>	<b>4,063,305</b>	<b>3,248,785</b>			
<b>COA</b>	<b>Operating Revenue</b>							
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		
	<b>Total Operating Revenue</b>	<b>0</b>	<b>(147,724)</b>	<b>(989,284)</b>	<b>(582,178)</b>			
<b>COA</b>	<b>Capital Expenditure</b>							
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		
	<b>Total Capital Expenditure / Reserve Transfers</b>	<b>0</b>	<b>0</b>	<b>66,000</b>	<b>21,000</b>			
	<b>Total Road Maintenance</b>	<b>600,423</b>	<b>325,954</b>	<b>3,140,021</b>	<b>2,687,607</b>			

39	Road Plant Purchases	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET VARIATION	>\$10K	
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022			
COA	<b>Operating Expenditure</b>							
3642	Loss on Sale of Assets	0	0	19,302	0	0		
3902	Interest Expense - Loan 99	0	0	0	0	0		
	<b>Total Operating Expenditure</b>	<b>0</b>	<b>0</b>	<b>19,302</b>	<b>0</b>			
COA	<b>Operating Revenue</b>							
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		
	<b>Total Operating Revenue</b>	<b>0</b>	<b>0</b>	<b>(55,876)</b>	<b>(86,856)</b>			
COA	<b>Capital Expenditure / Reserve Transfers</b>							
3554	Plant & Equipment Purchases (NCA)	0	36,000	697,104	596,444	36,000	*	Timing
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		
	<b>Total Capital Expenditure / Reserve Transfers</b>	<b>0</b>	<b>36,000</b>	<b>597,104</b>	<b>572,535</b>			
	<b>Total Road Plant Purchases</b>	<b>0</b>	<b>36,000</b>	<b>560,530</b>	<b>485,679</b>			

41	Traffic Control	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET VARIATION	>\$10K	
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022			
COA	<b>Operating Expenditure</b>							
4102	Admin Allocation (Traffic Control)	9,122	9,614	57,679	43,578	492		
4572	Traffic Control Expense	0	0	3,000	0	0		
7572	Traffic Counters Expense	0	0	0	0	0		
	<b>Total Operating Expenditure</b>	<b>9,122</b>	<b>9,614</b>	<b>60,679</b>	<b>43,578</b>			
COA	<b>Operating Revenue</b>							
7513	Licensing Commission Income	(931)	(584)	(3,500)	(3,626)	347		
7573	Traffic Counter Income	0	0	0	0	0		
	<b>Total Operating Revenue</b>	<b>(931)</b>	<b>(584)</b>	<b>(3,500)</b>	<b>(3,626)</b>			
	<b>Capital Expenditure / Reserve Transfers</b>							
7574	Tools & Equipment Purchases (NCA)	0	0	0	7,445	0		
7685	Proceeds from Disposal of Assets	0	0	0	0	0		
	<b>Total Capital Expenditure / Reserve Transfers</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,445</b>	<b>0</b>		
	<b>Total Traffic Control</b>	<b>8,191</b>	<b>9,030</b>	<b>57,179</b>	<b>47,398</b>			
	<b>Total Transport</b>	<b>786,467</b>	<b>829,260</b>	<b>4,946,033</b>	<b>4,047,369</b>			

Prog	Economic Services	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022			
44	Rural Services							
COA	Operating Expenditure							
3362	Ranger Allocation (Roadside Spraying)	1,581	2,480	14,883	9,035	899		
3852	Weed & Vermin Control	1,950	8,000	50,000	0	6,050		
4462	Admin Allocation (Rural Services)	1,756	0	0	10,039	(1,756)		
6722	Noxious Weeds & Pest Expense	6,368	84	16,501	13,083	(6,284)		
	<b>Total Operating Expenditure</b>	<b>11,654</b>	<b>10,564</b>	<b>81,384</b>	<b>32,156</b>			
COA	Capital Expenditure / Reserve Transfers							
4404	Plant & Equipment Purchases (NCA)	0	0	0	0	0		
	<b>Total Rural Services</b>	<b>11,654</b>	<b>10,564</b>	<b>81,384</b>	<b>32,156</b>			

Prog	Economic Services	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022			
45	Tourism and Area Promotion							
COA	Operating Expenditure							
3952	Signage Expense (Tourism)	0	0	10,000	0	0		
3982	Tourism Expense	0	834	5,000	0	834		
4282	Promotional Expense (Tourism)	0	0	23,950	9,830	0		
	<b>Total Operating Expenditure</b>	<b>0</b>	<b>834</b>	<b>38,950</b>	<b>9,830</b>			
COA	Operating Revenue							
3973	Contr. & Reim. (Tourism).	0	0	0	0	0		
	<b>Total Operating Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
	<b>Total Tourism and Area Promotion</b>	<b>0</b>	<b>834</b>	<b>38,950</b>	<b>9,830</b>			



		31-Aug-22	31-Aug-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	<b>Operating Expenditure</b>							
4132	Building Surveyor Expenses	23,379	27,454	148,438	147,835	4,075		
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)	15,963	20,156	120,939	76,262	4,193		
	<b>Total Operating Expenditure</b>	<b>39,341</b>	<b>47,610</b>	<b>270,377</b>	<b>224,097</b>			
COA	<b>Operating Revenue</b>							
4153	Building Licenses Income	(1,558)	(2,000)	(12,000)	(14,755)	(442)		
4173	CTF Commissions Received	(38)	(34)	(200)	(300)	4		
4213	Building Commissions Received	(45)	(76)	(450)	(285)	(31)		
4183	Contributions & Reimbursements (Building Control)	0	0	0	0	0		
	<b>Total Operating Revenue</b>	<b>(1,641)</b>	<b>(2,110)</b>	<b>(12,650)</b>	<b>(15,340)</b>			
COA	<b>Capital Expenditure / Reserve Transfers</b>							
4215	Transfer from Leave Reserve (EQ)	0	0	0	0	0		
	<b>Total Capital Expenditure/Reserve Transfers</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
	<b>Total Building Control</b>	<b>37,700</b>	<b>45,500</b>	<b>257,727</b>	<b>208,758</b>			

49	Other Economic Services	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET VARIATION	>\$10K	
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022			
COA	<b>Operating Expenditure</b>							
4232	Water Supply Stand Pipes Expense	0	0	350	0	0		
4222	Admin Allocation (Other Economic Services)	9,122	9,614	57,679	43,578	492		
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	1,516	10,100	0	1,516		
7274	Lease Expense - Interest	219	200	1,206	1,405	(19)		
	<b>Total Operating Expenditure</b>	<b>9,341</b>	<b>11,330</b>	<b>74,385</b>	<b>45,006</b>			
COA	<b>Operating Revenue</b>							
4223	Commission Received Australia Post	(1,304)	(1,166)	(7,000)	(8,032)	138		
4243	Annual Post Office Box Fee	(3,244)	0	(3,300)	(3,270)	3,244		
4253	Postage Stamp Income	(6)	(2)	(25)	(12)	4		
4333	Photocopying Income	0	0	0	(2)	0		
4913	Shire Leased Reserves Income	0	0	(450)	(600)	0		
	<b>Total Operating Revenue</b>	<b>(4,554)</b>	<b>(1,168)</b>	<b>(10,775)</b>	<b>(11,915)</b>			
COA	<b>Capital Expenditure / Reserve Transfers</b>							
4760	Transfer to Water Strategy Reserve (EQ)	8	0	0	3	(8)		
7273	Lease Expense - Principal	1,296	1,314	7,886	7,686	18		
	<b>Total Capital Expenditure/Reserve Transfers</b>	<b>1,304</b>	<b>1,314</b>	<b>7,886</b>	<b>7,689</b>			
	<b>Total Other Economic Services</b>	<b>6,090</b>	<b>11,476</b>	<b>71,496</b>	<b>40,779</b>			
	<b>Total Economic Services</b>	<b>55,445</b>	<b>68,374</b>	<b>449,557</b>	<b>291,523</b>	<b>0</b>	<b>0</b>	<b>0</b>

Prog	Other Property & Services	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022			
47	Plant Depreciation							
	<b>COA Operating Expenditure</b>							
5012	Depreciation (Other Property & Services)	64,373	64,294	385,767	378,572	(79)		
7102	Depreciation of Unclassified Assets (Other Property & Services)	0	0	0	0	0		
6890	Depreciation Posted to Jobs (Other Property & Services)	(83,785)	(64,294)	(385,767)	(318,879)	19,491	*	
	<b>Total Plant Depreciation</b>	<b>(19,412)</b>	<b>0</b>	<b>0</b>	<b>59,694</b>			
Prog	Other Property & Services	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET VARIATION	>\$10K	Budget PROFILE Comments
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022			
50	Private Works							
	<b>COA Operating Expenditure</b>							
7302	Private Works Expense	0	0	9,976	2,192	0		
	<b>COA Operating Income</b>							
7333	Private Works Income	0	0	(10,000)	(5,681)	0		
	<b>Total Private Works</b>	<b>0</b>	<b>0</b>	<b>(24)</b>	<b>(3,489)</b>			

52	Public Works Overheads	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET VARIATION	>\$10K	
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022			
COA	<b>Operating Expenditure</b>							
0342	Provision for Long Service Leave (Public Works Overheads)	0	0	5,000	28,166	0		
4312	Superannuation Council 3% (Public Works Overheads)	2,103	3,258	19,546	10,434	1,155		
4322	Superannuation (Manager of Works)	2,312	2,120	12,715	11,557	(192)		
4332	Superannuation (Public Works Overheads)	16,112	17,546	105,275	77,955	1,434		
4342	Salaries & Wages (Works Manager)	21,628	19,748	118,493	113,261	(1,880)		
4352	Superannuation Council 3% (Manager of Works)	131	0	0	3,459	(131)		
4372	Public Works Sundry Expense	6,813	1,396	11,992	19,639	(5,417)		
4382	Works Manager Expenses	692	692	4,150	3,600	(0)		
4392	External Engineering Services	0	0	12,000	9,200	0		
4402	Sick Leave (Public Works Overheads)	6,830	0	39,611	37,352	(6,830)		
4412	Annual Leave (Public Works Overheads)	10,897	0	90,825	44,952	(10,897)	*	
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	4,775	3,499	24,000	7,985	(1,276)		
4452	Protective Uniform/ Minor Workwear	660	450	11,631	9,165	(210)		
4582	Accrued Leave (Public Works Overheads)	0	0	0	36,714	0		
4602	Training Expense	1,973	2,416	19,500	8,371	443		
4652	Works Staff Allowances (Public Works Overheads)	4,788	7,366	44,201	24,053	2,578		
5202	Admin Allocation (Public Works Overheads)	29,645	31,230	187,376	141,630	1,585		
6782	Workers Compensation Insurance (Public Works Overheads)	9,505	10,539	20,059	18,236	1,034		
7422	Less Public Works Overheads Allocated to W & S	(138,176)	(129,508)	(777,045)	(647,338)	8,668		Timing - non cash item
	<b>Total Operating Expenditure</b>	<b>(19,311)</b>	<b>(29,248)</b>	<b>(2,094)</b>	<b>617</b>			
COA	<b>Operating Revenue</b>							
0333	Contrib. & Reimb. (PWO).	0	0	0	0	0		
COA	<b>Capital Expenditure / Reserve Transfers</b>							
7631	Transfer from Leave Reserve (EQ)	0	0	0	0	0		
	<b>Total Public Works Overheads</b>	<b>(19,311)</b>	<b>(29,248)</b>	<b>(2,094)</b>	<b>617</b>			

53	Plant Operation Costs	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET VARIATION	>\$10K	
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022			
COA	Operating Expenditure							
4472	In House Repairs & Maintenance	40,810	37,252	286,632	189,594	(3,558)		
4482	Tyre Purchase Expense	2,510	9,584	57,500	40,555	7,074		
4492	Parts & Outside Repairs Expense	27,969	27,668	166,000	152,790	(301)		
4502	Plant Licences Expense	492	0	20,000	10,723	(492)		
4532	Tools & Consumables	5,053	3,666	22,000	19,808	(1,387)		
4542	Fuel, Oil & Grease	43,479	74,166	445,000	343,760	30,687	*	Timing
4552	Cutting Edges & Tips	2,233	0	12,500	12,415	(2,233)		
5112	Admin Allocation (Plant Operations)	4,561	4,806	28,840	21,789	245		
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	(139,890)	(176,714)	(1,060,289)	(660,492)	(36,824)	*	Timing - non cash item
	<b>Total Operating Expenditure</b>	<b>6,709</b>	<b>23,910</b>	<b>20,000</b>	<b>168,958</b>			
COA	Operating Revenue							
4513	Diesel Fuel Rebate	(4,209)	(3,333)	(20,000)	(43,302)	876		
	<b>Total Operating Revenue</b>	<b>(4,209)</b>	<b>(3,333)</b>	<b>(20,000)</b>	<b>(43,302)</b>			
	<b>Total Plant Operation Costs</b>	<b>2,500</b>	<b>20,577</b>	<b>0</b>	<b>125,656</b>			

55	Salaries and Wages	31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22	BUDGET VARIATION	>\$10K	
		YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022			
COA	<b>Operating Expenditure</b>							
4362	Unallocated Wages	0	0	0	0	0		
4570	S&W Gov, Corporate & Development Services	176,513	213,065	1,107,939	979,985	36,552	*	Timing
4580	S&W Works & Services	208,443	240,038	1,248,199	1,023,660	31,595	*	Timing
4600	Less Salary & Wages Allocated	(384,956)	(453,103)	(2,356,137)	(1,998,380)	(68,147)	*	Timing
4614	Employee Novated Lease Arrangements Pre Tax	(605)	0	0	0	605		
4615	Employee Novated Lease Arrangements Post Tax	(302)	0	0	0	302		
4592	Workers Compensation Paid	0	0	0	0	0		
	<b>Total Operating Expenditure</b>	<b>(907)</b>	<b>0</b>	<b>1</b>	<b>5,266</b>	<b>907</b>		
COA	<b>Operating Revenue</b>							
4613	Salaries & Wages Reimbursement Received	0	0	0	0	0		
4623	Paid Parental Leave Scheme Income	0	0	0	0	0		
	<b>Total Operating Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
	<b>Total Salaries and Wages</b>	<b>(907)</b>	<b>0</b>	<b>1</b>	<b>5,266</b>			



		31-Aug-22	31-Aug-22	30-Jun-23	30-Jun-22			
56	Unclassified	YTD Actuals	YTD Budget	Full Year Original Budget	YTD Actuals 30 June 2022	BUDGET VARIATION	>\$10K	
COA	<b>Operating Expenditure</b>							
5022	Overpayments/Recoverables - Expenditure	0	0	7,000	4,333	0		
	<b>Total Operating Expenditure</b>	<b>0</b>	<b>0</b>	<b>7,000</b>	<b>4,333</b>			
COA	<b>Operating Revenue</b>							
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		
	<b>Total Operating Revenue</b>	<b>(12,721)</b>	<b>0</b>	<b>(5,000)</b>	<b>(559)</b>			
	<b>Capital Expenditure</b>							
4801	Transfer to Land Development Reserve (EQ)	38	0	0	20,011	(38)		
	<b>Total Unclassified</b>	<b>(12,683)</b>	<b>0</b>	<b>2,000</b>	<b>23,786</b>			
	<b>Total Other Property and Services</b>	<b>(49,813)</b>	<b>(8,671)</b>	<b>(118)</b>	<b>211,530</b>			

**List of Accounts Paid - August 2022**

Chq/EFT	Date	Name	Amount
EFT26769	02/08/2022	Local Government Insurance Services WA	-\$ 97,756.84
EFT26770	02/08/2022	Building and Construction Industry Training Fund	-\$ 55.75
EFT26771	02/08/2022	Department of Mines, Industry Regulation & Safety	-\$ 113.30
EFT26772	02/08/2022	Shire of Chapman Valley	-\$ 18.25
EFT26773	02/08/2022	NAAGUJA WARANGKARRI ABORIGINAL CORPORATION	-\$ 530.00
EFT26774	02/08/2022	Sarah Fawcett	-\$ 700.00
EFT26775	22/08/2022	Shire of Mingenew	-\$ 137.50
EFT26776	22/08/2022	Synergy	-\$ 6,841.21
EFT26777	22/08/2022	Telstra Corporation Limited	-\$ 1,527.11
EFT26778	22/08/2022	Water Corporation	-\$ 597.69
EFT26779	22/08/2022	APV Valuers And Asset Management	-\$ 15,890.33
EFT26780	22/08/2022	Amplify Marketing	-\$ 220.00
EFT26781	22/08/2022	Australia Post	-\$ 255.78
EFT26782	22/08/2022	Chapman Valley Menshed Inc	-\$ 400.00
EFT26783	22/08/2022	Chem-dry Power	-\$ 336.00
EFT26784	22/08/2022	Complete Office Supplies	-\$ 923.40
EFT26785	22/08/2022	Country Womens Association Yuna Branch	-\$ 2,095.00
EFT26786	22/08/2022	Design Catering	-\$ 352.00
EFT26787	22/08/2022	Fleet Network	-\$ 2,992.83
EFT26788	22/08/2022	Harvey Norman Computers Geraldton	-\$ 439.00
EFT26789	22/08/2022	IPEC Pty Ltd (Toll Global Express)	-\$ 15.03
EFT26790	22/08/2022	Jupps Carpets & Ceramics Pty Ltd	-\$ 2,440.00
EFT26791	22/08/2022	Kruize Asphalt & Contracting	-\$ 3,245.00
EFT26792	22/08/2022	Local Health Authority Analytical Committee	-\$ 509.30
EFT26793	22/08/2022	ML Communications	-\$ 1,282.28
EFT26794	22/08/2022	MOD Designs	-\$ 1,360.00
EFT26795	22/08/2022	Midwest Disaster Relief	-\$ 150.00
EFT26796	22/08/2022	Refuel Australia	-\$ 41,476.37
EFT26797	22/08/2022	Searange Holdings Pty Ltd	-\$ 833.35
EFT26798	22/08/2022	Services Australia Child Support	-\$ 660.04
EFT26799	22/08/2022	Shire of Morawa	-\$ 875.00
EFT26800	22/08/2022	St John Ambulance Australia (WA) Inc	-\$ 1,778.12
EFT26801	22/08/2022	TeletracNavman Australia	-\$ 769.45
EFT26802	22/08/2022	Western Australian Local Government Association (WALGA)	-\$ 28,854.95
EFT26803	22/08/2022	Woolworths Group	-\$ 57.85
EFT26804	26/08/2022	Australian Taxation Office	-\$ 11,544.00
EFT26805	17/08/2022	Brett John Newman	-\$ 182.95
EFT26806	31/08/2022	Building and Construction Industry Training Fund	-\$ 350.32
EFT26807	31/08/2022	Department of Mines, Industry Regulation & Safety	-\$ 447.05
EFT26808	31/08/2022	Shire of Chapman Valley	-\$ 68.00
DD17728.1	02/08/2022	Aware Super Pty Ltd	-\$ 8,030.11
DD17728.2	02/08/2022	Rest Superannuation	-\$ 354.94
DD17728.3	02/08/2022	Australian Super	-\$ 343.28
DD17728.4	02/08/2022	Wealth Personal Superannuation and Pension Fund	-\$ 524.29
DD17728.5	02/08/2022	Cameron Fishing Superannuation Fund	-\$ 114.28
DD17728.6	02/08/2022	OnePath Custodians Pty Limited	-\$ 214.86
DD17728.7	02/08/2022	Prime Super	-\$ 294.84
DD17728.8	02/08/2022	Hostplus Superannuation	-\$ 162.15
DD17728.9	02/08/2022	ANZ Smart Choice Super	-\$ 272.90
DD17730.1	16/08/2022	Aware Super Pty Ltd	-\$ 8,012.27
DD17730.2	16/08/2022	Rest Superannuation	-\$ 818.02
DD17730.3	16/08/2022	Wealth Personal Superannuation and Pension Fund	-\$ 524.29
DD17730.4	16/08/2022	Cameron Fishing Superannuation Fund	-\$ 81.35
DD17730.5	16/08/2022	OnePath Custodians Pty Limited	-\$ 214.86
DD17730.6	16/08/2022	Prime Super	-\$ 431.93
DD17730.7	16/08/2022	Hostplus Superannuation	-\$ 38.33
DD17730.8	16/08/2022	ANZ Smart Choice Super	-\$ 272.90
DD17752.1	30/08/2022	Aware Super Pty Ltd	-\$ 7,912.04
DD17752.2	30/08/2022	Rest Superannuation	-\$ 820.00
DD17752.3	30/08/2022	Wealth Personal Superannuation and Pension Fund	-\$ 524.29
DD17752.4	30/08/2022	Cameron Fishing Superannuation Fund	-\$ 113.03
DD17752.5	30/08/2022	OnePath Custodians Pty Limited	-\$ 241.92
DD17752.6	30/08/2022	Prime Super	-\$ 342.01
G-1000 Finance Rates and General Superannuation	23/08/2022	310 Accounts Payable\310.09 List of Accounts for Meetings	2020.04
23/08/2022	2022	ANZ Smart Choice Super	-\$ 272.90
		<b>Total Payments</b>	<b>-\$ 260,152.88</b>

**BANK RECONCILIATION - Muni Accounts**  
**As at 31st of August 2022**

**SYNERGY**

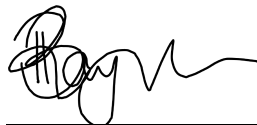
Balance as per Cash at Bank Account GL 160000	931,878.30
Balance as per Cash at Bank Account GL 170000	2,275,462.66
Balance as per Interfund Transfer A/c GL 161100	-
<i>Plus</i> Income on Bank Stmt not in ledgers	-
<i>Less</i> Expenditure on Bank Stmt not in ledgers	4,409.09
	<b>\$3,202,931.87</b>

**BANK**

Muni Bank Account (Account No 000040)	918,553.93
Investment Account (Account No 305784)	2,275,462.66
	<u>3,194,016.59</u>
<i>Less</i> Outstanding Payments	10,366.23
<i>Plus</i> Outstanding Deposits	20,834.78
<i>Plus</i> Tfer from Trust to Muni <u>or</u> [ Tfer to Trust from Muni ]	(1,553.27)
	<b>\$3,202,931.87</b>

Difference Check 0.00

Completed by:



Beau Raymond - Senior Finance Officer

28/09/2022

Date

Reviewed by:



Dianne Raymond - Mgr Finance & Corporate Services

Date 30/09/2022



# Corporate Card Statement

1 SEP 2022



SHIRE OF CHAPMAN VALLEY  
THE SHIRE CLERK  
ADMINISTRATION  
C/- POST OFFICE  
NABAWA W A WA 6532

Facility Number	00018023 20000001
Payment Due Date	31 August 2022
Closing Balance	\$295.44

**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.

<b>Company Name</b>	<b>Number of Cards</b>	<b>Cash Advance Annual % Rate</b>			
Shire Of Chapman Valley	2	15.65%			
<b>Contact Name</b>	<b>Facility Number</b>	<b>Facility Credit Limit</b>			
The Shire Clerk	00018023 20000001	10,000			
<b>Statement From</b>	<b>Statement To</b>	<b>Payment Due Date</b>	<b>Opening Balance</b>	<b>Closing Balance</b>	<b>Available Credit</b>
21 Jul 2022	21 Aug 2022	31 Aug 2022	4,122.63	295.44	9,704.56

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		
4,122.63	4,409.09 -	545.40	0.00	36.50	0.00	295.44	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 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.

## 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](http://www.afca.org.au)

Email: [info@afca.org.au](mailto:info@afca.org.au)

Phone 1800 931 678

Mail: Australian Financial Complaints Authority GPO Box 3 Melbourne VIC 3001

S001349 / M000473 / 232 / CN1VP4P1





# Corporate Card Statement

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
21 AUG	<b>Interest, Fees &amp; Government Charges</b> CARD FEE	18.25	
	<b>Sub Total:</b>	<b>18.25</b>	

## 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		
286.46 -	0.00 -	0.00	0.00	18.25	0.00	268.21 -	0.00

I have checked the above details and verify that they are correct.

Cardholder Signature \_\_\_\_\_

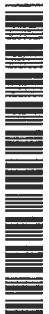
Date 11/10/22

Transactions examined and approved

Manager/Supervisor Signature \_\_\_\_\_

Date 10/10/22

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S001350 / M000473 / 232 / CN1VP4P1



## Corporate Card Statement

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# Corporate Card Statement

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	5,436.35

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
01 AUG	<b>Payments</b> AUTOMATIC PAYMENT	4,409.09-	
	<b>Sub Total:</b>	<b>4,409.09-</b>	
22 JUL	<b>Purchases</b> DEPARTMENT OF TRANSPOR PERTH GOVERNMENT SERVICES NOT ELSE	AUS 18.90	Transfer Duty Trailer
05 AUG	BP WUBIN 6420 WUBIN SERVICE STATIONS	AUS 195.15	W1
09 AUG	PATIENCE BULK HLGE P GERALDTON MOTOR FREIGHT CARRIERS, TRUC	AUS 50.00	Roller
09 AUG	DEPARTMENT OF TRANSPOR PERTH GOVERNMENT SERVICES NOT ELSE	AUS 24.35	Temp Movement Reim
16 AUG	PURCHER INTERNATIONA GERALDTON AUTOMOBILE & TRUCK DEALER -	AUS 233.40	}
16 AUG	PURCHER INTERNATIONA GERALDTON AUTOMOBILE & TRUCK DEALER -	AUS 233.40-	
18 AUG	TRYBOOKING* LGIS ONLINE PURCHA THEATRICAL PRODUCERS (EXCEPT	AUS 66.50	LGIS 6/9/22 B/East
18 AUG	TRYBOOKING* LGIS ONLINE PURCHA THEATRICAL PRODUCERS (EXCEPT	AUS 190.50	LGIS Risk form 6/9/22
	<b>Sub Total:</b>	<b>545.40</b>	
21 AUG	<b>Interest, Fees &amp; Government Charges</b> CARD FEE	18.25	
	<b>Sub Total:</b>	<b>18.25</b>	




S001351 / M000473 / 232 / CN1VP4P1

## Corporate Card Statement

### 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		
4,409.09	4,409.09 -	545.40	0.00	18.25	0.00	563.65	0.00

**I have checked the above details and verify that they are correct.**

Cardholder Signature  Date 10/10/22

Transactions examined and approved.

Manager/Supervisor Signature \_\_\_\_\_ Date \_\_\_\_\_

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.

#### Complaints

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