



Shire of
Chapman Valley
Love the Rural Life

ORDINARY COUNCIL MEETING

Notice is hereby given that an Ordinary Meeting
of Council will be held on Wednesday 15 October 2014
at the Council Chambers, Nabawa, commencing at 9:00am.

Maurice Battilana
CHIEF EXECUTIVE OFFICER

AGENDA

OCTOBER 2014

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 'M. Battilana', is positioned above the name of the Chief Executive Officer.

Maurice Battilana
CHIEF EXECUTIVE OFFICER

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- 4.0 PUBLIC QUESTION TIME
- 5.0 APPLICATIONS FOR LEAVE OF ABSENCE
- 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."*

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."*

- 7.0 PETITIONS/DEPUTATIONS/PRESENTATIONS
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ORDER OF BUSINESS:

1.0 DECLARATION OF OPENING/ANNOUNCEMENTS OF VISITORS

2.0 LOYAL TOAST

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6.0 DISCLOSURE OF INTEREST

7.0 PETITIONS/DEPUTATIONS/PRESENTATIONS

8.0 CONFIRMATION OF MINUTES FROM PREVIOUS MEETINGS

8.1 Ordinary Meeting of Council held on Wednesday 17 September 2014

That the minutes of the Ordinary Meeting of Council held Wednesday 17 September 2014 be confirmed as a true and accurate record.

9.0 OFFICERS REPORTS

9.1 Manager of Planning October 2014

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- 9.1.1 Siting of Sea Container, White Peak
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AGENDA ITEM:	9.1.1
SUBJECT:	SITING OF SEA CONTAINER, WHITE PEAK
PROPONENT:	G & M HEARN DEN
SITE:	207 (LOT 79) ELIZA SHAW DRIVE, WHITE PEAK
FILE REFERENCE:	A1410
PREVIOUS REFERENCE:	Nil
DATE:	25 SEPTEMBER 2014
AUTHOR:	SIMON LANCASTER

DISCLOSURE OF INTEREST

Nil.

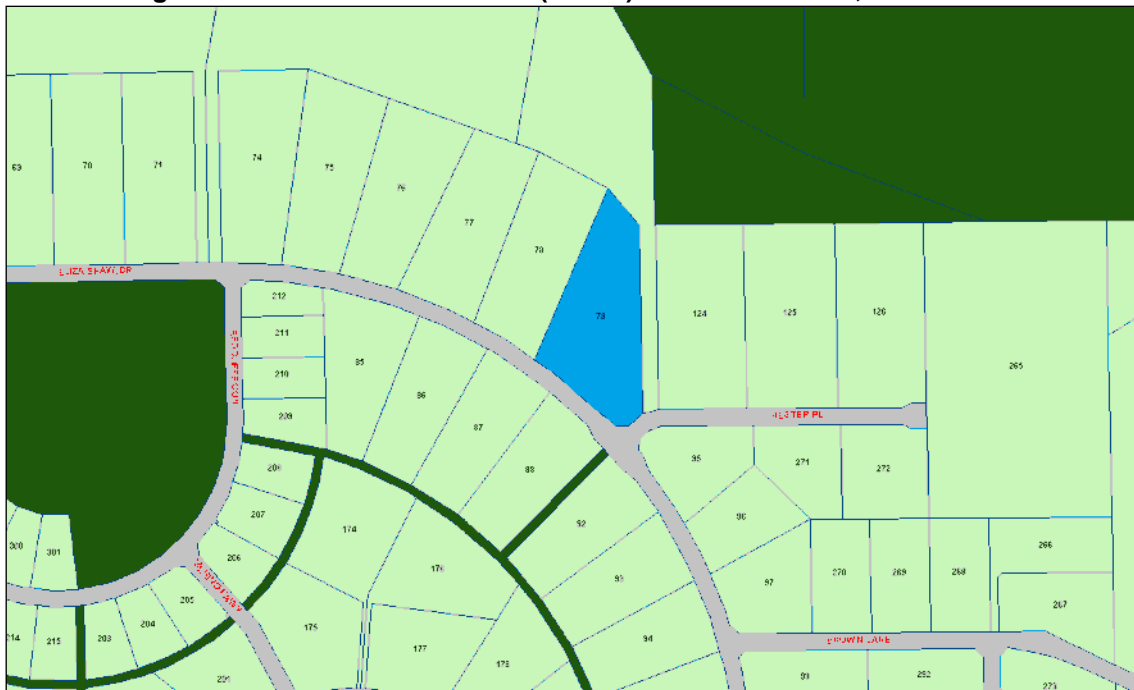
BACKGROUND

Council is in receipt of an application seeking the permanent siting of a sea container at 207 (Lot 79) Eliza Shaw Drive, White Peak. The application has been placed before Council as it exceeds the delegation limits of the Shire's 'Sea Containers' Local Planning Policy. This report recommends that the application as received be refused and delegated authority be issued for conditional approval in the event a revised application is received.

COMMENT

Lot 148 is a 2.2888ha property located on the north-western corner of the Eliza Shaw Drive and Hester Place intersection in the Parkfalls Estate.

Figure 1 – Location Plan for 207 (Lot 79) Eliza Shaw Drive, White Peak



The applicant is seeking to permanently site a sea container upon Lot 79 for storage of furniture and tools. The sea container is already sited upon the property 4m to the south of an existing building, and 13m from the nearest property boundary (eastern/side boundary). The applicant is proposing to install a flat colorbond roof atop the sea container, and paint the sea container and exposed roof battens to match the existing building.

A copy of the submitted site plan that illustrates the existing building, the sea container, the proposed residence location, and existing and proposed landscaping along the Eliza Shaw Drive frontage; and the submitted elevation plan has been included as **Attachment 1** for Council's information.

In support of their application the landowner has advised that:

“The container itself is in good presentable condition and we are already in the process of painting our container same colour as the existing shed to enhance a presentable aspect. The container is not located in close proximity to any neighbours physically or visually. We also undertake to install and maintain landscaping to a high standard.”

Figure 2 – Aerial Photograph of 207 (Lot 79) Eliza Shaw Drive, White Peak



The recent development history for 207 (Lot 79) Eliza Shaw Drive, White Peak is as follows:

3 September 2013:

Application for planning approval and building permit lodged for a 12x10m (120m²) colorbond outbuilding with a wall height of 3.8m, a total height of 4.7m, with an internal 30m² liveable (Class 1 standard) area.

11 September 2013:

Planning approval issued.

23 September 2013:

Building permit issued.

30 December 2013:

Notice of completion lodged by landowner's builder.

10 June 2014:

Shire wrote to the landowner advising that the siting of a sea container was only permitted within this area where the structure is being used for the temporary storage of building equipment, and where a current building permit has been issued for a residence or outbuilding. Shire correspondence noted that given the works associated with building permit 2013/043 were formally completed on 30 December 2013 the Shire required the sea container to be removed from the property within 60 days of the date of this letter (i.e. the removal date being 10 August 2014). Shire correspondence further noted that it does permit the temporary siting of a sea container for a maximum period of 12 months where a building permit has been issued and remains current for a residence, and that should a building permit for a residence be received and issued within the 60 day period from the date of this letter then the sea container would be permitted to be temporarily sited upon Lot 79 (and the sea container would be required to be removed immediately at the conclusion of 12 months from the date of this letter or at the completion of the construction of the residence whichever is the sooner). Landowner also advised in correspondence as per phone discussion on 9 June 2014 that Council had previously permitted the permanent siting of a sea container within the Parkfalls Estate where the sea container was painted and a roofed structure installed to give the appearance of a constructed building, and landscaping was installed about the sea container. Landowner was advised that should they be considering this option then an application for the painting (or

affixing of wall cladding), installing a gabled roof structure on top of the sea container and screening landscaping will need to be lodged with the Shire prior to 10 August 2014.

30 June 2014:

Landowner made further enquiry concerning ability to permanently site sea container upon property if they undertook external works, Shire provided application forms to landowner.

11 August 2014:

Landowner submitted plans proposing to paint sea container and affix flat colorbond roof to sea container (plans now before Council for its consideration and included as **Attachment 1**).

13 August 2014:

Shire advised landowner that submitted plans were considered unlikely to gain Council approval, and noting that previous designs had included a gable roof with eave overhang, or skillion roof with a pitch & eaves overhang, or a lean-to connected to the shed wall & sea container with skillion roof design including eaves, or walls clad in colorbond, or as a minimum walls painted to match the existing outbuilding.

18 August 2014:

Landowner submitted revised plans prepared by their builder proposing to paint sea container and affix gabled roof to sea container (this plan is included as **Attachment 2**).

21 August 2014:

Shire provided to the landowner the site plan previously used for outbuilding application and requested that the landowner mark the sea container on the plan and distances from boundaries to enable the matter to be placed before Council for consideration. Shire also contacted landowner's builder concerning the proposed method of tying down the roof to the sea container (requesting that the plan be amended to replace the indicated tech screws with thru bolt and bugle screws on roof battens).

25 August 2014:

Landowner responded to the Shire that they believed its building requirements were unreasonable and they did not have the funds to modify the container to the extent requested. Landowner requested copy of legal basis for Shire's requirement to remove sea container.

29 August 2014:

Shire wrote to the landowner advising of legal basis for requiring removal of sea container. Shire correspondence offered the following options for landowner's consideration:

- removal of the sea container from the property; or
- lodgement of an application for a residence to be constructed upon the property and written request to retain the sea container on-site for a period of no longer than 12 months; or
- lodgement of an application seeking to permanently site the sea container and proposed external works that would be presented to a meeting of Council for its consideration.

7 September 2014:

Landowner advised they would lodge application.

9 September 2014:

Landowner lodged application for planning approval.

11 September 2014:

Shire wrote to the landowner advising that their application would be presented to Council for its consideration.

Figure 3 – View of 207 (Lot 79) from Eliza Shaw Drive looking east



Figure 4 – View of sea container upon 207 (Lot 79) Eliza Shaw Drive, White Peak



STATUTORY ENVIRONMENT

207 (Lot 79) Eliza Shaw Drive, White Peak is zoned 'Rural Residential 1' under Shire of Chapman Valley Local Planning Scheme No.2 ('the Scheme').

Section 4.2.5 of the Scheme lists the objectives of the 'Rural Residential' zone as being:

- (a) *Provide for residential development within a low-density environment;*
- (b) *Provide for other land-uses compatible with a high level of residential amenity;*
- (c) *Prevent the establishment of land-uses more appropriately undertaken in commercial and/or industrial areas; and*

(d) *Protect the environmental and landscape values of the land.*"

Part 4 of Schedule 11 of the Scheme notes the following for the 'Rural Residential 1' zone:

"All buildings constructed on the land shall be sympathetic to existing landscape elements, namely landform, vegetation and amenity, in terms of their design, height, location, materials and cladding colours."

Section 1.5 lists the following purposes of the Scheme:

- (d) *control and guide land use and development;*
- (e) *make provision for the administration and enforcement of the Scheme."*

Section 1.6 of the Scheme lists the following aims of the Scheme:

(d) *Protect, preserve and enhance the environment, natural and cultural heritage, and landscape and streetscape values."*

The siting of a sea container meets the definition of 'development' as listed under Section 1.7 of the Scheme:

"Means the use or development of any land and includes the erection, construction, alteration or carrying out as the case may be, of any building, excavation or other works on any land."

The siting of a sea container, and the construction of an outbuilding extension, meet the definition of 'development' as listed under Part 1(4) of the *Planning & Development Act 2005*:

"development means the development or use of any land, including –

- (a) *any demolition, erection, construction, alteration of or addition to any building or structure on the land"*

Section 5.8 of the Scheme states:

5.8 Appearance of Land and Buildings

5.8.1 *Unless otherwise approved, 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.*

5.8.2 *All buildings and land on which they are located within the Scheme area shall be maintained in a manner, which preserves the amenity of the surrounding locality to the satisfaction of the Local Government.*

5.8.3 *Where in the opinion of the Local Government an activity is being undertaken that results in the appearance of the property having a deleterious effect on the amenity of the area in which it is located, the Local Government shall require the owner or occupier to restore or upgrade the conditions of that property to a standard commensurate with those generally prevailing in the vicinity."*

Section 8.1 of the Scheme states:

8.1 Requirement for Approval to Commence Development

Subject to clause 8.2, all development on land zoned and reserved under the Scheme requires the prior approval of the Local Government. A person shall not commence or carry out any development without first having applied for and obtained the planning approval of the Local Government under Part 9.

Note:

- 1 *The planning approval of the Local Government is required for both the development of land (subject of this Part) and the use of land (subject of Part 4).*
- 2 *Development includes the erection, placement and display of any advertisements.”*

Section 10.2 of the Scheme lists the following relevant matters to be considered by Local Government in considering a development application:

- “(f) any Local Planning Policy adopted by the Local Government under clause 2.4, any heritage policy statement for a designated heritage area adopted under clause 7.2.2, and any other plan or guideline adopted by the Local Government under the Scheme;...*
- ...(i) the compatibility of a use or development with its setting;*
- (j) any social issues that have an effect on the amenity of the locality;...*
- ...(m) whether the land to which the application relates is unsuitable for the proposal by reason of it being, or being likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire or any other risk;*
- (n) the preservation of the amenity of the locality;*
- (o) the relationship of the proposal 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 proposal;*
- (p) whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles;...*
- ... (v) 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;...*
- ...(y) any relevant submissions received on the application;...*
- (za) any other planning consideration the Local Government considers relevant.”*

The siting of a sea container meets the definition for ‘development’ under Section 4 of the *Planning and Development Act 2005* as follows:

- “development means the development or use of any land, including —*
- (a) any demolition, erection, construction, alteration of or addition to any building or structure on the land;*
- (b) the carrying out on the land of any excavation or other works;*
- (c) in the case of a place to which a Conservation Order made under section 59 of the Heritage of Western Australia Act 1990 applies, any act or thing that —*
 - (i) is likely to change the character of that place or the external appearance of any building; or*
 - (ii) would constitute an irreversible alteration of the fabric of any building.”*

Section 8.4 of the Scheme states:

“8.4 Unauthorised Existing Developments

8.4.1 The Local Government may grant planning approval to a use or development already commenced or carried out regardless of when it was commenced or carried out, if the development conforms to the provisions of the Scheme.

8.4.2 Development which was unlawfully commenced is not rendered lawful by the occurrence of any subsequent event except the granting of planning approval, and the continuation of the development unlawfully commenced is taken to be lawful upon the grant of planning approval.

Note:

- 1 Applications for approval to an existing development are made under Part 9.
- 2 The approval by the Local Government of an existing development does not affect the power of the Local Government to take appropriate action for a breach of the Scheme or the Act in respect of the commencement or carrying out of development without planning approval.”

Section 10.2 of the Scheme lists the following matters to be considered by the Local Government relevant to development:

- “(f) any Local Planning Policy adopted by the Local Government under clause 2.4, any heritage policy statement for a designated heritage area adopted under clause 7.2.2, and any other plan or guideline adopted by the Local Government under the Scheme;
- (i) the compatibility of a use or development with its setting;
- ...(n) the preservation of the amenity of the locality;
- (o) the relationship of the proposal 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 proposal;...
- ...(v) 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.”

Section 11.4 of the Scheme states that:

“11.4 Person must comply with Provisions of Scheme

A person must not:

- (a) *contravene or fail to comply with the provisions of the Scheme;*
- (b) *use any land or commence or continue to carry out any development within the Scheme area –*
 - (i) *otherwise than in accordance with the Scheme;*
 - (ii) *unless all approvals required by the Scheme have been granted and issued;*
 - (iii) *otherwise than in accordance with any conditions imposed upon the grant and the issue of any approval required by the Scheme; and*
 - (iv) *otherwise than in accordance with any standards laid down and any requirements prescribed by the Scheme or determined by the Local Government under the Scheme with respect to that building or that use.*

Note: Section 223 of the Planning and Development Act 2005 provides that a person who commits an offence under this Act is liable to a penalty of \$200,000 and, in the case of a continuing offence, a further fine of \$25,000 for each day during which day the offence continues.”

POLICY IMPLICATIONS

The existing outbuilding upon Lot 79 is 120m² in area, and the permanent siting of a 20foot (15m²) sea container (with external works) would not create a total aggregate outbuilding area in excess of the 200m² listed for this zone under the Shire of Chapman Valley Local Planning Policy ‘Outbuildings’.

Shire of Chapman Valley Local Planning Policy ‘Sea Containers’ lists that planning approval for the siting of a sea container will only be granted where the sea container is being used for the temporary storage of equipment on a building site, where a building permit has been issued and remains current for the construction of a dwelling, and for a maximum period of 12 months in the case of dwellings, and 6 months in the case of outbuildings. As the proposed development seeks to incorporate the permanent siting of a sea container upon Lot 79 it exceeds the level of delegated authority and is required to be presented to Council for its consideration.

A copy of Shire of Chapman Valley Local Planning Policy ‘Sea Containers’ has been included as **Attachment 3** for Council’s information.

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.

Council has previously approved two variations to its 'Sea Containers' policy, approving the permanent siting of two sea containers in the Parkfalls Estate at the 11 December 2013 meeting. In both instances the approvals were subject to conditions that the sea containers must be painted to match the existing outbuilding (or colorbond wall cladding of matching colour being affixed to the sea container), the installation of a gabled roof structure atop the sea container, to give the appearance of a permanent building, and installation and maintenance of landscaping to soften the visual impact of the development.

Figure 5 – Previously approved permanent siting of sea container at 131 Parmelia Blvd



FINANCIAL IMPLICATIONS

On determination of this application (refusal/approval) should the applicant be aggrieved by the determination or conditions of approval they have a right of appeal to the State Administrative Tribunal with a cost likely to be imposed on the Shire through its involvement in the appeal process.

Section 214 of the *Planning and Development Act 2005* concerns the issue of directions regarding unauthorised development, and on 10 June 2014 the Shire wrote to advise that the sea container was not being permitted to retain on-site and requiring its removal by 10 August 2014. Section 215 of the *Planning and Development Act 2005* concerns the issue of, where a notice has been served the responsible authority may itself remove the development, and any expenses incurred may be recovered from the person to whom the direction was given.

- **Long Term Financial Plan:**

The Shire of Chapman Valley Long Term Financial Plan (2013) was received by Council at its 18 September 2013 meeting. It is not considered that the determination of this application by Council would have impact in relation to the Long Term Financial Plan.

STRATEGIC IMPLICATIONS

Council commenced an audit of sea containers in the Waggrakine and White Peak localities in August 2013, and further discussed this matter at its 11 December 2013 and 19 February 2014 meetings to ensure that sea containers were only being temporarily stored upon site where a building permit was current.

- **Strategic Community Plan:**

The Shire of Chapman Valley Strategic Community Plan 2013-2023 was adopted by Council at its 19 June 2013 meeting. It is not considered that the determination of this application by Council would have impact in relation to the Strategic Community Plan.

VOTING REQUIREMENTS

Simple majority required.

STAFF RECOMMENDATION

That:

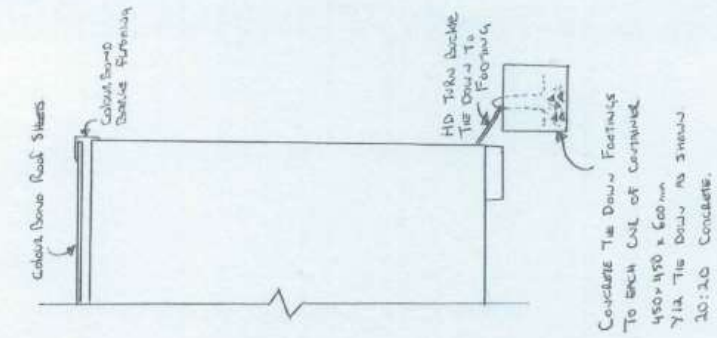
- 1 Council having taken into consideration the provisions of the Shire of Chapman Valley Local Planning Scheme No.2 and the Shire of Chapman Valley Local Planning Policy 'Sea Containers' refuse planning approval to site a sea container upon 207 (Lot 79) Eliza Shaw Drive, White Peak as proposed on the plan included as Attachment 1 for the following reasons:
 - 1.1 The application is not considered in accordance with the requirements as specified under the Shire of Chapman Valley Local Planning Policy 'Sea Containers'.
 - 1.2 The application is not considered consistent with the objectives of the 'Rural Residential' zone as outlined in Section 4.2.4 of the Shire of Chapman Valley Local Planning Scheme No.2.
 - 1.3 The application is not considered consistent with the matters as outlined in Sections 1.6, 5.8 & 10.2 of the Shire of Chapman Valley Local Planning Scheme No.2.
 - 1.4 The application is not considered consistent with the conditions as outlined in Schedule 11 of the Shire of Chapman Valley Local Planning Scheme No.2 for the 'Rural Residential 1' zone.
 - 1.5 Council is not satisfied that sufficient justification has been provided to warrant a variation being granted in this instance.
 - 1.6 Approval of this application may well set an undesirable precedent for continued variation to the Shire's requirements, which in time could prove to be detrimental to the rural residential amenity of the locality.

Notes: 1(i) 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.

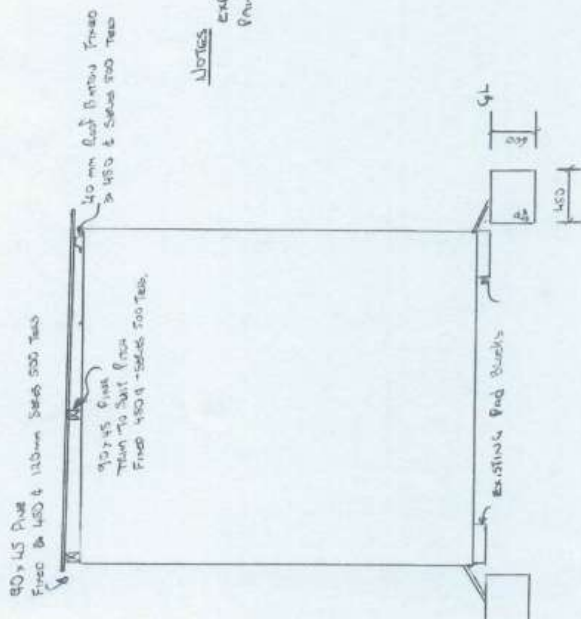
- 2 Council grant delegated authority to the Chief Executive Officer to issue formal planning approval for the permanent siting of a sea container upon 207 (Lot 79) Eliza Shaw Drive, White Peak in the event that a revised application is received in accordance with the plan included as Attachment 2 and any such approval shall be subject to compliance with the following conditions:
 - 2.1 Development shall be in accordance with the plans included as Attachment 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.
 - 2.2 Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.
 - 2.3 The walls of the sea container are required to be painted, or externally clad with metal sheeting, in a colour complementary to the adjoining outbuilding to the approval of the local government.

- 2.4 The gabled roof structure on top of the sea container is to use metal sheeting in a colour complementary to the adjoining outbuilding to the approval of the local government.
- 2.5 The sea container is only to be used for general storage purposes associated with the predominant use of the land and shall not be used for habitation, commercial or industrial purposes.
- 2.6 Landscaping is required to be installed and maintained between the sea container and Eliza Shaw Drive for the purpose of softening the visual impact of the development to the approval of the local government.
- 2.7 The works must be completed prior to 15 May 2015.

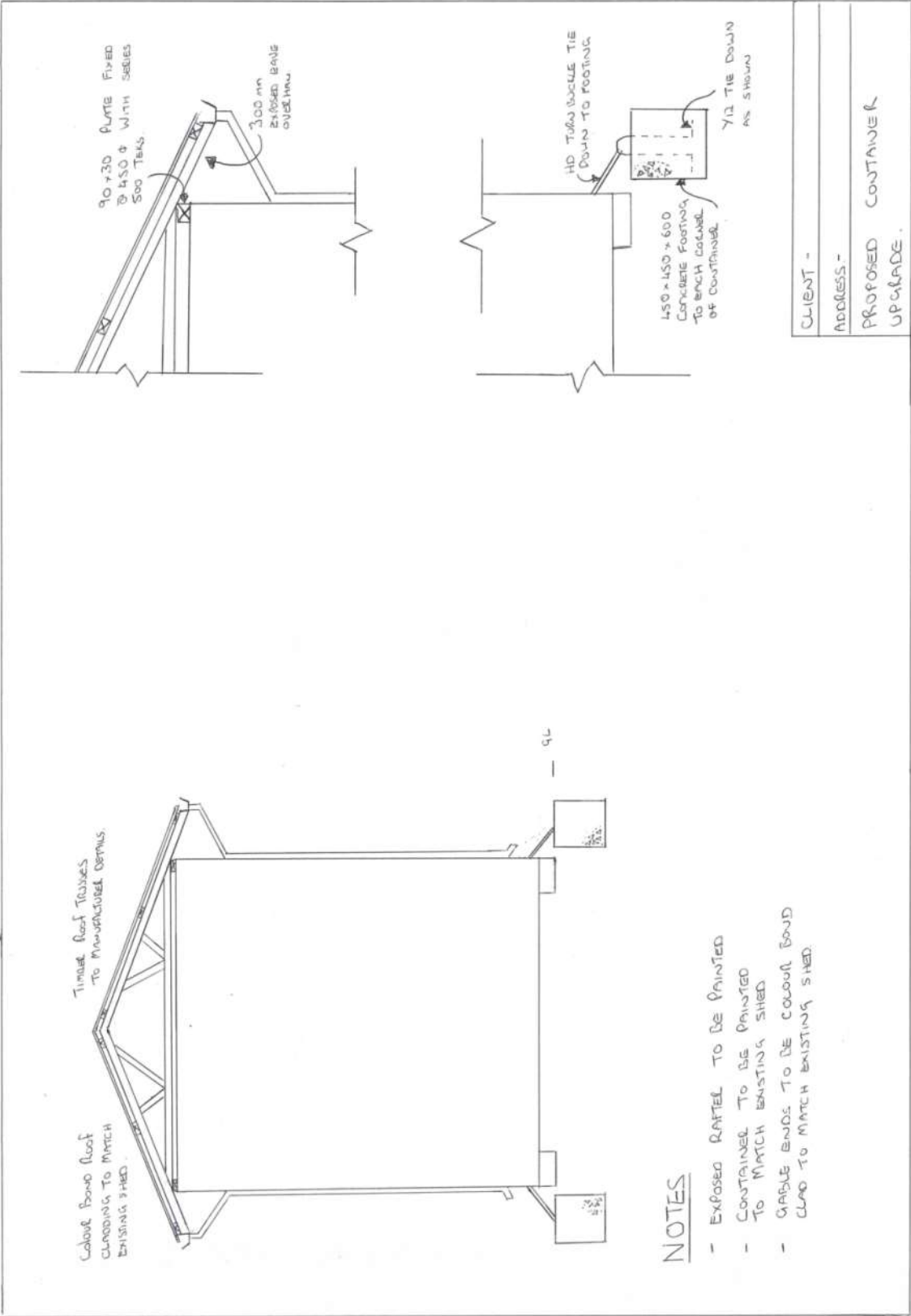
- Notes:
- 2(i) Should the landowner fail to comply with the direction under condition 7 of this approval they may be deemed to have committed an offence under Section 214(7)(b) of the *Planning and Development Act 2005* and liable to a penalty not exceeding \$200,000 and a further daily penalty of \$25,000 for each day during which the offence continues.
 - 2(ii) 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.



NOTES
 expose Roof Battens To Be
 PAINTED TO MATCH CORRUGATED



CHEWIT - 60 x MM. HEADLINE LAST POSTERS - NOT TO BE USED PROPOSED CORRUGATED ROOF & TIE DOWN



CLIENT -
ADDRESS -
PROPOSED CONTAINER UPGRADE.

NOTES

- EXPOSED RAFTER TO BE PAINTED
- CONTAINER TO BE PAINTED TO MATCH EXISTING SHED
- GABLE ENDS TO BE COLOUR BOND CLAD TO MATCH EXISTING SHED

SEA CONTAINERS

LOCAL PLANNING POLICY



1. PURPOSE

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.

It is not intended that a policy be applied rigidly, but each application be examined on its merits, with the objectives and intent of the policy the key for assessment. However, it should not be assumed that the local government, in exercising its planning discretion, be limited to the policy provisions and that mere compliance will result in an approval. This approach has produced many examples of inappropriate built form that has a long-term impact on the amenity and sustainability of the locality.

The Shire encourages applicants to produce innovative ways of achieving the stated objectives and acknowledges that these may sit outside the more traditional planning and architectural approaches. In these instances the local government is open to considering (and encourages) well-presented cases, during pre-application consultation, having due regard to the outcome of any public consultation undertaken and the orderly and proper planning of the locality.

2. SCOPE

A Local Planning Policy is not part of the Scheme and 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.

3. OBJECTIVE

- 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 assessment of proposals to place sea containers or other similar re-locatable storage units on land within the municipality.

4. POLICY STATEMENT

- 4.1 For the purposes of this Policy a sea container shall also include a sea container or any other re-locatable 'box type' storage container or unit. A sea container modified for the purpose of human habitation is not addressed in this Policy but subject to the necessary applications and approvals for a dwelling.
- 4.2 Sea containers are a class of development that can have an adverse effect on the visual amenity of an area. Therefore, in general the Shire carries a presumption against the use of sea containers other than in industrial and rural areas unless the Council can be satisfied a genuine need exists for temporary storage of building materials and equipment, and the use and placement of a sea container/s can meet acceptable amenity standards in the locality.

- 4.3 The placement of a sea container or similar re-locatable storage unit, other than on 'industrial' zoned land or 'rural' zoned land greater than 20 hectares in area, requires the planning approval of the local government as it is considered to fall within the definition of 'development' under the *Planning and Development Act 2005*.
- 4.4 Planning approval for a maximum period of 12 months will only be granted where:
- a. the sea container is being used for the temporary storage of plant, machinery and/or building equipment on a building site;
 - b. a building permit has been issued and remains current for the construction of a dwelling;
 - c. the construction of the dwelling has commenced; &
 - d. the sea container being removed immediately at the conclusion of the 12 month period or at the completion of the construction of the dwelling, whichever comes first.
- 4.5 Planning approval for a maximum period of 6 months will only be granted where:
- a. the sea container is being used for the temporary storage of plant, machinery and/or building equipment on a building site;
 - b. a building permit has been issued and remains current for the construction of an outbuilding;
 - c. the construction of the outbuilding has commenced; &
 - d. the sea container being removed immediately at the conclusion of the 6 month period or at the completion of the construction of the outbuilding, whichever comes first.
- 4.6 Subject to compliance with clauses 4.4 or 4.5 above the Shire will generally support an application that complies with the following criteria:
- a. A maximum of one (1) sea container on a lot;
 - b. The sea container is sited behind the front building line of a dwelling or located alongside or behind existing built development upon the property;
 - c. Maximum dimensions of 6.1m in length, 2.4m in width, and 2.6m in height for lots zoned 'Residential'; &
 - d. Maximum dimensions of 12.2m in length, 2.4m in width and 2.6m in height for lots zoned 'Rural Residential' and 'Rural Smallholdings' or for 'Rural' zoned lots less than 20ha in area.

4.7 Applications for the use of a sea container are required to address the following;

- a. The submission of:
 - i. a completed and signed planning application form and payment of application fee;
 - ii. a site plan showing the proposed location of the development in relation to boundary setbacks, natural features, existing development, and adjoining buildings, to a scale of no less than 1:100;
 - iii. a written submission detailing the use, condition, unit dimensions and visual amenity associated with the sea container;
 - iv. any elevation drawings and/or photographs illustrating the presentation and appearance of a sea container in good repair and in uniform colour with no visible rust marks.
- b. The placement of a sea container, or similar, shown on a scaled site plan located behind an existing building and/or screen vegetation to minimize the visual impact from a road and adjoining properties.

5. REFERENCES AND ADOPTION

Shire of Chapman Valley Local Planning Scheme No.2
Planning & Development Act 2005.

Adopted at the 19 February 2014 Ordinary Meeting of Council

AGENDA ITEM:	9.1.2
SUBJECT:	PROPOSED FREESTANDING PATIO, WHITE PEAK
PROPONENT:	J ALLOTT
SITE:	LOT 141 (No.334) ELIZA SHAW DRIVE, WHITE PEAK
FILE REFERENCE:	A1492
PREVIOUS REFERENCE:	N/A
DATE:	24 SEPTEMBER 2013
AUTHOR:	KATHRYN JACKSON

DISCLOSURE OF INTEREST

Nil.

BACKGROUND

Council is in receipt of an application for a freestanding patio to be constructed upon 334 (Lot 141) Eliza Shaw Drive, White Peak that does not comply with Shire of Chapman Valley Local Planning Scheme No.2 ('the Scheme') minimum front boundary setback requirements. This report recommends conditional approval of the application.

Figure 1 – Location Plan for 334 (Lot 141) Eliza Shaw Drive, White Peak



COMMENT

Lot 141 is a 1.49ha property located within the Parkfalls Estate that has an elevation of approximately 87m at its northern boundary sloping down to approximately the 77m contour at its southern boundary. The property contains the following built development:

- Dwelling and Brick Garage (31.72m²) – building permit issued 24/11/2009
- Outbuilding (63m²) – building permit issued 6/4/2010
- Patio and Carport (15.48m²) – building permit issued 3/7/2012

The applicant seeks approval for a 2.5m x 4m (10m²) freestanding patio with a wall height of 1.92m and an overall height of 2.7m. The roof is to be constructed of colorbond in a 'manor red' colour to match the roof, gutters and finials of the existing dwelling. The posts, rail (with infill in

lattice) and decorative brackets of the patio will be painted in cream to match the posts, barge, window frames, garden beds and bricks of the dwelling.

The existing dwelling is located 23m from the front (northern) boundary with the proposed patio to be located in front of the existing residence 7m from the front boundary and 11m from the dwelling. The front setback of 7m is not in accordance with the provisions of the Scheme which requires a minimum front boundary setback of 15m.

A copy of the site and elevation plans for the proposed freestanding patio and site photographs received from the applicant are included as **Attachment 1** to this report.

Figure 2 – Aerial photograph of Lot 141 Eliza Shaw Drive



In considering the merits of this application and the requirements of the Scheme and 'Outbuildings' Local Planning Policy the proposal is supported at an officer level as the patio:

- is not considered to cause an inconsistency in the existing streetscape nor cause a detrimental impact to the orderly and proper planning of the locality;
- is proposed to be constructed in complementary colours and design to the existing development on-site with matching colorbond roof, finial details and decorative wooden brackets that are painted to match the red and cream theme of the dwelling;
- will be accessed via stairs that lead from the driveway into the patio area, visually linking the development to the existing development upon the site;
- is considered to meet the requirements of Clause 4.7 of the 'Outbuildings' Local Planning Policy and the requirements of Section 3.1.3 of the Scheme;
- is not considered to dominate the streetscape as the patio is low in height and small in size being only 10m² in area and will have a floor area lower than the road due to the existing slope; &
- the structure is open sided thereby reducing its visual impact;
- has been designed to clearly demonstrate that the structure is to be used for passive recreation and not for the general storage of items.

Figure 3 – View looking south from Eliza Shaw Drive



Figure 4 – View looking west across front setback of property



Figure 5 – View of stairs leading from driveway to proposed patio location



STATUTORY ENVIRONMENT

The subject property is zoned 'Rural-Residential' under the Scheme which specifies a minimum front boundary setback of 15m and therefore the patio location does not comply with the Scheme's minimum front boundary setback requirements.

Section 3.1.3 of the Scheme states that Council may exercise discretion for the relaxation of development standards should the Council be satisfied that:

- “(a) approval of the proposed development would be consistent with the orderly and proper planning of the locality and the preservation of the amenities of the locality;
- (b) the non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality; and
- (c) the spirit and purpose of the requirements or standard will not be unreasonably departed from thereby.”

POLICY IMPLICATIONS

As the patio is proposed to be freestanding and not attached to the main dwelling the structure is required to be considered under the Shire’s ‘Outbuildings’ Local Planning Policy.

Clause 4.7 of the Shire of Chapman Valley ‘Outbuildings’ Local Planning Policy states:

“An outbuilding is required to be sited behind the ‘front building line’ of a dwelling on lots less than 4.0 hectares 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.”

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 this instance it is considered that the policy requirement may be waived based on the merits of the application.

The patio has been designed to coordinate and match with the existing development on site with the applicant proposing that the patio:

- be constructed with a ‘manor red’ colorbond colour roof to match with the roof of the existing dwelling;
- include design features such as finials and decorative timber brackets to match the finials and design features of the existing dwelling and masonry garage;
- have its posts and decorative features painted cream to match with the red and cream theme of the existing dwelling, masonry garage and cream garden beds: &
- be accessed via stairs that visually link the development to the garden beds and driveway across to the entry of the existing dwelling.

In accordance with Clause 4.7 of the ‘Outbuildings’ Policy the applicant’s submitted plans demonstrate that the patio design will feature a high level of matching detail and colours to complement the existing dwelling. Shire staff are satisfied that the intent of the applicant to blend this structure with the existing development and landscaping already undertaken upon the site will ensure that the structure will be suitable in the context of this property and will not be in conflict with the intent and objectives of the Shire’s ‘Outbuilding’ Policy.

FINANCIAL IMPLICATIONS

On determination of this application (refusal/approval) should the applicant be aggrieved by the determination or conditions of approval they have a right of appeal to the State Administrative Tribunal with a cost likely to be imposed on the Shire through its involvement in the appeal process.

- **Long Term Financial Plan:**

The Shire of Chapman Valley Long Term Financial Plan (2013) was received by Council at its 18 September 2013 meeting. It is not considered that the determination of this application by Council would have impact in relation to the Long Term Financial Plan.

STRATEGIC IMPLICATIONS

- **Strategic Community Plan:**

The Shire of Chapman Valley Strategic Community Plan 2013-2023 was adopted by Council at its 19 June 2013 meeting. It is not considered that the determination of this application by Council would have impact in relation to the Strategic Community Plan.

VOTING REQUIREMENTS

Simple majority required.

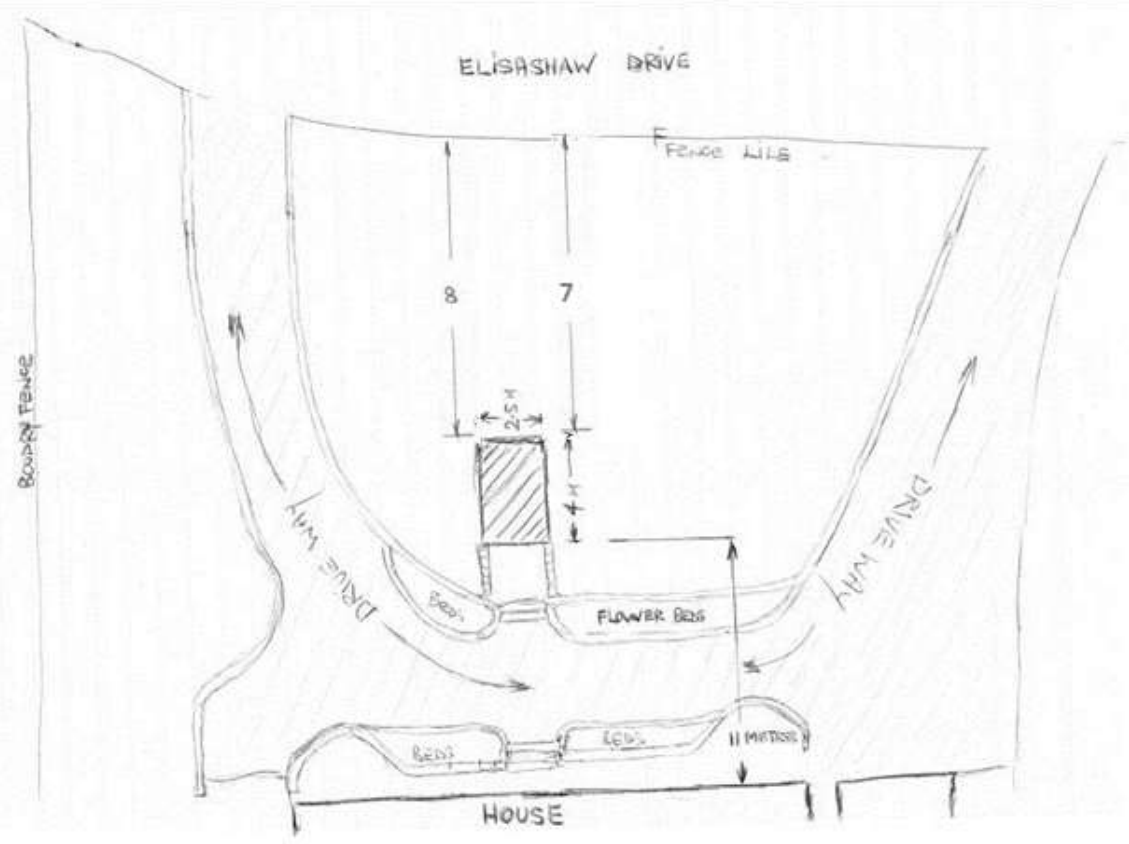
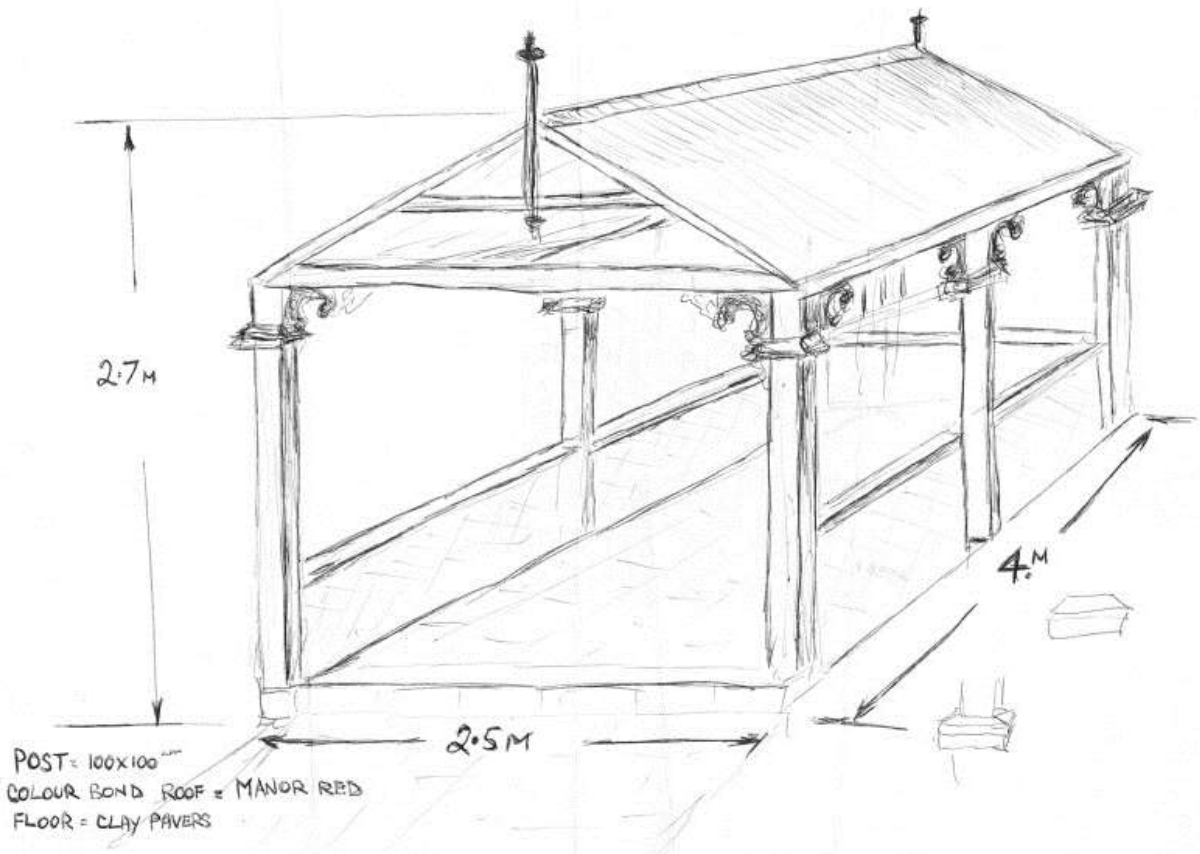
STAFF RECOMMENDATION

That Council grant formal planning approval for a freestanding patio to be constructed upon 334 (Lot 141) Eliza Shaw Drive, White Peak subject to the following conditions:

1. Development shall be in accordance with the attached approved plan(s) dated 15 October 2014 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 building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.
3. All stormwater is to be disposed of on-site to the specifications and approval of the local government.
4. The owner/occupier is to maintain landscaping between the development and property boundaries for the purpose of reducing the visual impact of the development from the road and neighbouring properties.
5. The approved patio is only to be used for general storage purposes associated with the predominant use of the land and shall NOT be used for habitation, commercial or industrial purposes.
6. Any soils disturbed or deposited on site shall be stabilised to the approval of the local government.
7. The patio shall be constructed in colours and materials that are matching and/or complementary to the existing dwelling.
8. 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:

- i. 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.
- ii. 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.





AGENDA ITEM:	9.1.3
SUBJECT:	DRAFT STATE BUSHFIRE-PRONE AREA MAP
PROPONENT:	OFFICE OF BUSHFIRE RISK MANAGEMENT
SITE:	SHIRE OF CHAPMAN VALLEY
FILE REFERENCE:	204.02.05 & 601.00
PREVIOUS REFERENCE:	05/14-3
DATE:	23 SEPTEMBER 2014
AUTHOR:	MR SIMON LANCASTER

DISCLOSURE OF INTEREST

Nil.

BACKGROUND

The Minister for Planning has released the draft *Planning and Development (Bushfire Risk Management) Regulations 2014* and is seeking public comment until 31 October 2014.

The Regulations identify the criteria for determining whether a property is located within a bushfire-prone area, and if so, how proposals on the site will be considered. The Regulations would apply throughout Western Australia and from 1 May 2015 would become part of all local planning schemes. The Regulations would mean that a property that is identified as being located within a bushfire-prone area, as designated on the State Bushfire-Prone Area Map, would require a Bushfire Attack Level ('BAL') assessment to be undertaken.

The Regulations are intended to:

- clarify whether a property is within a bushfire prone area for the purposes of building and planning regulation;
- ensure that a bushfire risk assessment is undertaken before a new habitable building or land use is constructed in a bushfire prone area; and
- require development approval for habitable buildings and land uses on sites of extreme bushfire risk to ensure appropriate bushfire risk management measures are undertaken.

The Regulations would serve as the statutory mechanism for implementing State Planning Policy 3.7: Planning for Bushfire Risk Management ('SPP 3.7') and the Planning for Bushfire Risk Management Guidelines. The draft State Planning Policy and Guidelines were presented to Council at its 21 May 2014 meeting where it was resolved as follows:

"That Council:

- 1 Note the draft State Planning Policy 3.7 – Planning for Bushfire Risk Management and draft Planning for Bushfire Risk Management Guidelines.*
- 2 Instruct Shire staff to present the draft State Bushfire-Prone Area Map (as it relates to the Shire of Chapman Valley) to Council for comment upon its receipt from the Office of Bushfire Risk Management.*
- 3 Instruct Shire staff to present a revised Bushfire Local Planning Policy to Council for comment upon finalisation by the WAPC of State Planning Policy 3.7 – Planning for Bushfire Risk Management and the Planning for Bushfire Risk Management Guidelines."*

The Department of Fire & Emergency Services - Office of Bushfire Risk Management ('OBRM') wrote to the Shire on 2 September 2014 advising that the bushfire-prone vegetation data has been prepared for Chapman Valley in accordance with the Bushfire-Prone Area Mapping Standard for Western Australia. The Department require the Shire's comments on the Bushfire-Prone Area Map within 60 days (i.e. 3 November 2014).

A copy of the OBRM prepared draft bushfire-prone vegetation maps and the 'Bushfire-Prone Area Mapping Standard Western Australia' have been provided to Councillors as separate PDF files, and a hard copy of the maps with the modifications as suggested by Shire staff will be

tabled at the 15 October 2014 Council meeting for Councillors inspection, discussion and further suggested modification.

All local governments in Western Australia have received maps from the OBRM for comment and due to the scale of the mapping project the datasets were required to be prepared in a manner by the OBRM that was deemed most appropriate and efficient given the available data and practicable timeframe. The bushfire-prone vegetation analysis was not undertaken by the OBRM against aerial photography as this would have taken a significant amount of time to complete for the whole State. The OBRM acknowledge that the currency of the data is variable and these distributed maps represent a starting point for supporting an understanding of remnant vegetation at a state-wide level. The OBRM are now seeking the input of local governments to determine if the data is accurate for their area given their local knowledge.

The OBRM are requesting the Shire's assistance in identifying the following:

- identifying and marking areas that have been drafted as being bushfire-prone but local governments deem are not bushfire-prone against the Standard;
- identifying and marking areas that are bushfire-prone that have not been identified in the draft map provide to local governments;
- other inconsistencies in relation to the identification of bushfire-prone areas, (for example new urban developments, remote communities).

The state-wide map needs to be completed by 1 May 2015, and the OBRM therefore require feedback from local governments within 60 days to enable the mapping data to be digitised and integrated into the bushfire-prone dataset and uploaded on the mapping interface.

The OBRM are seeking the Shire's comment upon the bushfire-prone vegetation mapping and upon receipt of this feedback it will be considered by the OBRM and a 100m buffer will be added to the bushfire prone vegetation to create the bushfire-prone area. Given that 100m buffering will be applied to the vegetation dataset the OBRM have advised that they are not requiring minor modifications.

COMMENT

The Western Australian Planning Commission ('WAPC') released the following draft documents for public comment until 4 July 2014:

- State Planning Policy 3.7 – Planning for Bushfire Risk Management; &
- Planning for Bushfire Risk Management Guidelines.

A copy of the draft documents were provided separately to Councillors with the 21 May 2014 Council Agenda.

At the conclusion of the public comment period a substantial number of submissions in response to the policy and guidelines had been received and the WAPC are currently reviewing these submissions. A copy of the Western Australian Local Government Association submission on SPP3.7 has been included as **Attachment 1** to this report for Councillors further information.

The Minister for Planning has now released the draft *Planning and Development (Bushfire Risk Management) Regulations 2014* and is seeking public comment until 31 October 2014. A copy of the draft Regulations has been included as **Attachment 2** to this report for Councillors further information.

Draft State Planning Policy 3.7 – Planning For Bushfire Risk Management

The general review of bushfire risk management has been driven by the Keelty report '*A Shared Responsibility: The Report of the Perth Hills Bushfire February 2011 Review*' with the aim being to reduce the risk of bushfire to people, property and infrastructure by encouraging a conservative approach to planning decisions in bushfire-prone areas. SPP 3.7 has 4 objectives:

- Facilitate the avoidance of placing people, property and infrastructure in areas of extreme bushfire risk;
- Reduce vulnerability to bushfire through the identification and assessment of bushfire hazards and risk in decisions at all stages of the planning process, including strategic

planning, regional and local planning schemes, and structure planning through to subdivision and development;

- Ensure that subdivision, development and land use proposals take into account bushfire protection requirements and include specified fire protection measures, especially over land that has or will have a moderate or extreme bushfire hazard level, and/or land where construction standards of Bushfire Attack Level-12.5 and above apply; &
- Achieve a responsible and balanced approach between bushfire risk management and management measures, and landscape amenity and biodiversity conservation objectives.

Identification of an area as being bushfire-prone is not in itself an indication of bushfire risk, rather, it will initiate the need for a landowner to assess the level of risk through either a Bushfire Hazard assessment and/or Bushfire Attack Level assessment.

Bushfire protection measures are best addressed in high-level planning documents to provide a holistic, long-term response to the risk of bushfire. Sub-regional Structure Plans and Local Planning Strategies are overarching planning documents which set the vision and direction for a particular area and provide the greatest opportunity to ensure the appropriate siting of future development with consideration of bushfire risk. Local Planning Schemes and amendments provide the statutory basis for implementing the direction contained in planning strategies through establishing zoning and development provisions, as well as providing for Structure Plans and Special Control Areas.

If land within a bushfire-prone area is rezoned to accommodate development or land-use intensification, this has the effect of determining that development in this location is acceptable. It is therefore critical that bushfire risk is formally assessed as part of any amendment to rezone land, including the impact of any proposed bushfire management mechanisms. The WAPC will take a risk-minimisation approach in relation to any Local Planning Scheme or amendment which proposes to facilitate intensified settlement or development within an identified bushfire-prone area.

SPP 3.7 introduces a presumption against approving further development or intensification of land uses where there is a lack of sufficient certainty that potentially significant adverse impacts can be reduced or managed. Responsibility will lie with the proponent to demonstrate that bushfire risks have been sufficiently identified and, if necessary, reduced and/or managed. In the absence of such identification and management to the satisfaction of the responsible authority, decision-makers should refuse the planning application.

The advice of the relevant authority responsible for emergency services is to be sought and considered in the preparation of all sub-regional structure plans and Local Planning Strategies and Local Planning Schemes and amendments incorporating bushfire-prone areas.

The decision-maker may impose conditions on subdivision or development applications to address bushfire protection issues in accordance with this policy, including notifications on title alerting to the potential bushfire risk, and developer contributions for on-going bushfire protection in accordance with SPP 3.6 Development Contributions for Infrastructure (2009).

Bushfire Hazard

Bushfire Hazard is defined by SPP 3.7 as the potential or existing flammability of vegetation that, in association with topography and slope, when ignited may cause harm to people or damage property or infrastructure. Development shall be avoided in extreme bushfire hazard areas, unless considered unavoidable in accordance with the applicable policy measures.

Bushfire Hazard assessment

A Bushfire Hazard assessment provides a measure of the likely intensity of a bushfire, whether from within or from outside the subject area, and the likely level of bushfire attack on a subdivision and related development by categorising and mapping land as having a low, moderate or extreme bushfire hazard level.

Bushfire Hazard Level	Characteristics	Bushfire Protection Criteria Required
Low	Areas devoid of standing native vegetation (less than 0.25ha cumulative area); Areas which, due to climatic or vegetation (e.g. rainforest) conditions, do not experience bushfires; Inner urban or suburban areas with maintained gardens and very limited native standing vegetation (less than 0.25ha cumulative area); Pasture or cropping areas with very limited native standing vegetation that is a shrubland, woodland or forest; Generally areas with slopes of less than 10°	Development does not require the application of bushfire planning measures as stipulated in SPP 3.7 and these guidelines; however, it is recommended that the policy measures should remain a consideration of any planning assessment, and that ember protection features be incorporated into building design.
Moderate	Areas containing pasture or cropping areas with slopes in excess of 10°; Open woodlands; Open shrublands; Low shrubs with slopes of less than 10° or flat land; Suburban areas with some native tree cover	All bushfire protection criteria apply, including: Element 1: Location Element 2: Siting and design of development Element 3: Vehicular access Element 4: Water
Extreme	Forests; Woodlands; Tall shrubs; Any area not otherwise categorised as low or moderate	Development will not be supported in these areas unless the hazard level can be permanently reduced to moderate or low and the requirements of the bushfire protection criteria are satisfactorily addressed.

It would be fair to state that in most instances of 'Rural Residential' zoned land within the Shire (this being portions of the White Peak and Waggrakine localities) that, despite the high winds experienced in this region, the significantly lesser fuel load to that of the South-West of the State and the Perth Hills, and the availability of reticulated scheme water hydrants, would not meet the criteria for extreme bushfire hazard risk, and should generally be classified as low or moderate.

SPP 3.7 proposes that Bushfire Hazard level assessments should be included as part of the preparation of:

- regional planning schemes and amendments;
- sub-regional structure plans;
- Local Planning Strategies;
- Local Planning Schemes and amendments;
- Structure Plans (district, local and activity centre scales);
- subdivisions; &
- development applications.

Bushfire hazard level assessments must be undertaken by a fire consultant on behalf of a proponent (if the proponent is not the local government) and may form part of a Bushfire Management Plan.

State Bushfire-Prone Area Map

The OBRM was created in May 2012 as part of the state government's response to the findings of the Keelty report and is an independent office within the Department of Fire and Emergency Services reporting directly to the Commissioner.

The OBRM has the responsibility for preparing and administering the State Bushfire-Prone Area Map (which is now before Council) and once complete will identify all land across the State as being either within, or outside of, a bushfire-prone area.

A bushfire-prone area is defined as an area that is likely to be subject to bushfire attack (this includes areas of unmanaged grasslands) with research into past bushfire events suggesting that approximately 85% of houses are lost in the first 100m from bushland with ember attack being a significant cause of property ignition. This research has formed the basis of current provisions within *AS3959-2009: Construction of buildings in bushfire-prone areas* ('AS3959') and underpins the methodology for the preparation of the bushfire-prone area map that will include both the area containing the bushfire-prone vegetation and a 100m buffer zone immediately surrounding it.

The identification and designation of bushfire-prone areas acts as a mechanism to initiate application of bushfire land use planning in line with the Department of Planning's draft SPP3.7 and draft guidelines. Land owners wishing to develop areas identified as being bushfire-prone will need to conduct further assessment to determine the level of bushfire hazard and appropriate application of AS3959.

The bushfire-prone area map will also provide a mechanism to inform developers, local governments, landholders and potential land purchasers as to whether a parcel of land is impacted by a bushfire-prone area and therefore subject to the above considerations. The bushfire-prone area map does not identify specific bushfire hazards or bushfire risks. Land not identified as being bushfire-prone on the map may still be subject to bushfire.

Section 7.0 of the OBRM publication 'Bushfire-Prone Area Mapping Standard Western Australia' identifies the following criteria for identifying bushfire-prone vegetation:

7.1 Bushfire-Prone Vegetation

The bushfire-prone vegetation is based on the type and extent of vegetation. It will initially be derived through existing datasets, and will be further improved by a range of measures including local level verification, aerial photography interpretation and some field validation. The bushfire-prone vegetation includes the following vegetation communities:

- 1. forest (including plantations);*
- 2. woodland;*
- 3. shrubland;*
- 4. scrub; and*
- 5. mallee/mulga.*

Land containing at least one of the above vegetation communities shall be identified as bushfire-prone vegetation in accordance with the following criteria:

- 1. All parcels of the above vegetation that are greater than 1ha in size shall be identified as bushfire-prone vegetation.*
- 2. Single areas of the above vegetation that are between 0.25 and 1ha in area and are within 100m of other parcels of vegetation in the identified communities greater than 1ha in size shall also be identified as bushfire-prone vegetation.*

7.1.1 Exclusions

Land containing the above vegetation communities shall not be identified as bushfire-prone vegetation in accordance with the following criteria:

- 1. Single areas of vegetation less than 1ha in area and not within 100 metres of other parcels of vegetation shall be omitted.*
- 2. Multiple areas of vegetation less than 0.25ha in area and not within 20m of each other shall be omitted.*
- 3. Strips of vegetation less than 20m in width regardless of length and not within 20m of each other or other areas of bushfire-prone vegetation shall be omitted.*

In addition to the above criteria, any areas of managed grassland that are maintained in a minimal fuel condition in perpetuity, or that are free from vegetation, are not to be identified as bushfire-prone vegetation and will not be shown in the bushfire-prone area dataset. This will be monitored by the respective local government.

7.1.2 Grasslands

AS3959 currently includes building construction requirements for grasslands where the vegetation is not managed below a height of 100mm (i.e. grassland that is considered 'unmanaged' or

'natural/undisturbed'). At this point in time it is not possible to accurately map areas of unmanaged grasslands due to limitations with the vegetation datasets currently available. However, there is a need to ensure that buildings in close proximity to such areas are constructed appropriately.

- i To ensure that unmanaged grasslands are appropriately taken into consideration, DFES and local governments are strongly encouraged to advise OBRM of areas of unmanaged grassland they consider to present a bushfire hazard and wish to have identified as such in the bushfire-prone area dataset. This is to occur during steps c) and d) of the process for generating the bushfire-prone area map as described in Section 6, when the accuracy of the draft bushfire-prone vegetation dataset is to be assessed and any necessary amendments provided to OBRM.*

7.2 Bushfire-Prone Buffer

Once the consolidated bushfire-prone vegetation dataset has been determined, a 100m bushfire-prone buffer is to be created by Landgate around the bushfire-prone vegetation.

Buffering of the bushfire-prone vegetation may create overlapping polygons. Where two or more buffers overlap, they shall be merged to form a single polygon.

The bushfire-prone area, which is comprised of the bushfire-prone vegetation and the bushfire-prone buffer, will be displayed in accordance with Section 8 of this Standard."

9 Verification and Designation of Bushfire-Prone Areas

OBRM is responsible for verifying that the bushfire-prone area dataset has been created in line with the requirements of this Standard.

The FES Commissioner is responsible for authorising the publication of the bushfire-prone area dataset, which designates areas as being bushfire-prone.

10 Monitoring and Review

10.1 Bushfire-Prone Area Mapping Standard

This Standard defines how the bushfire-prone areas are determined and portrayed. It will be reviewed by OBRM after the first 12 months of operation. The document will then be reviewed at least once every 5 years. The ongoing development and maintenance of this Standard will involve consultation with relevant stakeholders.

10.2 Bushfire-Prone Area Dataset

Once authorised by the FES Commissioner, local governments shall monitor and review the bushfire-prone areas to ensure the currency and reliability of the data depicted for their region, particularly in relation to changes in vegetation data. Changes in the landscape resulting from expanding residential development leading to long term or permanent vegetation loss, or areas of vegetation regrowth, shall be reflected in the bushfire-prone area dataset. Local governments shall notify OBRM of such changes, as per the process specified in Section 11. Local governments experiencing significant growth and development are likely to require more frequent amendment to the bushfire-prone area dataset for their geographical area. Local government requests for changes to the bushfire-prone area dataset will be processed by OBRM on a twice-yearly basis. OBRM will notify local governments of these dates.

As a minimum, each section of the bushfire-prone area dataset shall be reviewed within a 5 year time frame from the date of designation."

Bushfire Attack Level assessment

Bushfire Attack Level assessment is defined by SPP 3.7 as a method of determining a site's Bushfire Attack Level, as set out in AS3959 as referenced in the Building Code of Australia, which follows after a Bushfire Hazard level assessment.

A property's bushfire-prone classification may be reconsidered through the provision of a Bushfire Attack Level assessment by the proponent. If this assessment results in a property

having either a Bushfire Hazard level assessment of low, or achieve a BAL-Low classification across the entire portion of land, then development does not require application of the bushfire planning measures as stipulated in SPP 3.7 and the Bushfire Guidelines.

A Bushfire Attack Level assessment classifies land into six categories based on a combination of vegetation type (fuel type, load and structure), effective slope of the land, and the proposed building's distance from predominant vegetation. The Bushfire Attack Level descriptions and assessment methodology are located in AS3959 as follows:

Bushfire Attack Level	Description
BAL-LOW	There is insufficient risk to warrant any specific construction requirements but there is still some risk.
BAL-12.5	There is a risk of ember attack.
BAL-19	There is a risk of ember attack and burning debris ignited by wind-borne embers and a likelihood of exposure to radiant heat.
BAL-29	There is an increased risk of ember attack and burning debris ignited by wind-borne embers and a likelihood of exposure to an increased level of radiant heat.
BAL-40	There is much increased risk of ember attack and burning debris ignited by wind-borne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front. Not supported by planning.
BAL-Flame Zone	There is an extremely high risk of ember attack and burning debris ignited by wind-borne embers, and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front. Not supported by planning.

Bushfire Management Plan

A Bushfire Management Plan is defined by SPP 3.7 as being a document that sets out medium to long-term mitigation strategies for managing bushfire hazards and risk which is ongoing for the life of the development. Bushfire Management Plans are generally prepared by fire consultants on behalf of proponents with the assistance of the Department for Fire & Emergency Services where required. They may be used to support rezoning requests, structure plans, and subdivision and development applications and should be prepared in accordance with the model Bushfire Management Plan provided in the Planning for Bushfire Risk Management Guidelines.

Any planning proposal or development application to which SPP 3.7 applies are required to be accompanied by a Bushfire Management Plan prepared by a fire consultant that:

- includes the results of the bushfire hazard assessment determining the applicable hazard level(s) of low, moderate or extreme across the subject site;
- for development proposals, includes a Bushfire Attack Level assessment, to determine the indicative applicable level;
- identifies any bushfire hazard issues arising from the applicable assessment(s); and
- demonstrates that all bushfire protection criteria requirements can be achieved to the satisfaction of the decision-maker.

Proposals for vulnerable or high-risk land uses in moderate bushfire hazard level areas shall not be supported unless they are accompanied by a Bushfire Management Plan, prepared by a fire consultant, that demonstrates compliance with the bushfire protection criteria, and which includes an emergency evacuation plan for proposed occupants and/or risk management for any flammable on-site hazards, to the satisfaction of the decision-maker.

Bushfire Management Plans set out medium to long-term management strategies for fire hazards and risks within a bushfire-prone area, and typically include the results of a bushfire hazard level assessment and/or BAL assessment (where applicable) to identify the extent of bushfire risk for a particular area. Bushfire Management Plans may impose bushfire safety requirements not covered by the *Bush Fires Act 1954*, such as hazard separation zones, strategic access firebreaks on public and private property, fire fighting water supply (including

standpipes and tanks), fire fighting access reservations and easements, and ongoing maintenance responsibilities.

Bushfire Management Plans are not statutory documents but their preparation may be a statutory requirement if prescribed through a statutory planning instrument. They provide technical information to inform planning assessment and are required in the following circumstances:

- as part of a rezoning, where bushfire provisions require it;
- as a requirement of a bushfire Special Control Area;
- during the preparation of a Structure Plan in a bushfire-prone area;
- as a requirement of a Structure Plan;
- as a condition of approval to subdivide land in a bushfire-prone area; and
- as part of, or as a condition of, an application for planning approval in areas identified as being bushfire-prone, or in areas with a moderate or extreme bushfire hazard level, including vulnerable and high-risk land uses.

Local governments are responsible for ensuring ongoing compliance with Bushfire Management Plan through the issuing of fire protection notices under Section 33 of the *Bush Fires Act 1954*. If a landowner fails to implement the requirements of the Bushfire Management Plan applicable to their property they may be subject to fines imposed under that Act. Local governments are already required to keep a register or record of sites which have endorsed Bushfire Management Plans to identify servicing and infrastructure gaps and help inform district-level Bushfire Risk Management Plans.

Draft Planning For Bushfire Risk Management Guidelines (2014)

The WAPC's 2010 Planning for Bushfire Risk Management Guidelines ('Bushfire Guidelines') have also been reviewed and the guidelines seek to supplement the objectives and policy measures established in SPP 3.7, to assist in their interpretation, and provide advice on how bushfire risk should be addressed when designing or assessing a proposal within a bushfire-prone area.

Section 5.2 of the draft Bushfire Guidelines states that:

"Local governments have the following responsibilities in relation to the implementation of SPP 3.7:

- *ensuring local planning instruments, including strategies, schemes and scheme amendments and structure plans, incorporate the State bushfire-prone area maps and establish requirements that address bushfire risk;*
- *administering development controls in accordance with the local planning scheme, with due regard to SPP 3.7 and other policies and publications outlined in these Guidelines;*
- *seeking WAPC and DFES endorsement of bushfire local planning policies;*
- *ensuring related documents such as biodiversity strategies address and respond to the bushfire provisions of the local planning documents;*
- *reviewing BMPs lodged to support planning proposals and development applications for consistency with the objectives and measures of SPP 3.7 and these guidelines;*
- *preparing bushfire hazard assessments and/ or BAL assessments where land subject of a planning proposal is vested in the control of local government;*
- *referring proposals that do not comply with the acceptable solutions to DFES;*
- *referring proposals that have significant environmental implications to DER and proposals abutting DPaW-managed land to DPaW; and*
- *ensuring ongoing compliance with BMPs on private lands and leaseholds, through the annual issuing of fire protection notices under section 33 of the Bush Fires Act 1954."*

STATUTORY ENVIRONMENT

New legislative amendments to the *Fire and Emergency Services Act 1998* and new bushfire regulations prepared under the *Planning and Development Act 2005* will have the effect of

identifying and designating bushfire-prone areas across Western Australia, and establishing planning requirements that will apply for such areas. These reforms are expected to be in place on 1 May 2015. As part of wider government reforms, a new State Bushfire-Prone Area Map will be given statutory effect through an amendment to the *Fire and Emergency Services Act 1998*.

The *Planning and Development (Bushfire Risk Management) Regulations 2014* would be introduced under Section 256 of the *Planning and Development Act 2005* to create deemed provisions (section 257B) that would establish uniform planning requirements to:

- establish a designation power in Local Planning Schemes for the purpose of implementing AS3959 which forms part of the Building Code of Australia;
- provide a reference to the State Bushfire-Prone Area Map for the purpose of identifying areas that require further assessment of the bushfire risk in the planning process and enabling the enforcement of bushfire construction standard AS3959 at the building permit stage;
- define “bushfire-prone area” to include land within 100m of an area of bushfire-prone vegetation equal to or greater than 1ha;
- modify existing planning exemptions in bushfire-prone areas as the majority of Local Planning Schemes across the State exempt single houses and ancillary uses from requiring planning approval. The proposed bushfire regulations would require that proposals for habitable development on land in a bushfire-prone area are required to lodge a planning application where a Bushfire Attack Level of 40 or Flame Zone applies (i.e. the site is considered at extreme risk should a bushfire occur). This requirement will exist irrespective of existing exemptions in the Local Planning Scheme. This would enable a planning assessment against the objectives and policy measures of SPP3.7 and the revised guidelines to establish management measures (such as water, access, siting and design), and remove reliance on building construction standards alone to manage risk in extreme risk areas. If the proposed development has a lower Bushfire Attack Level assessment, the exemption from planning approval would continue to apply as the Local Planning Scheme may allow, but the appropriate standards under the Building Code of Australia will be applied at building approval stage.

The State Bushfire-Prone Area Map is intended to:

- trigger additional planning requirements for identified bushfire-prone areas;
- designating areas bushfire-prone for the purpose of triggering use of building construction standards under the Building Code of Australia; and
- increase community awareness of bushfire-prone areas.

The State Bushfire-Prone Area Map is intended to be used as an administrative overlay to a local government’s existing Local Planning Scheme Map and may be referred to in Local Planning Policies relating to bushfire. The State Bushfire-Prone Area Map should not be adopted as a Local Planning Scheme Map as the State Map may be updated from time to time as new information becomes available.

Where no state or local government bushfire map is available, all land within 100m of an area of bushfire-prone vegetation that is equal to or greater than 1ha will be classified as being bushfire-prone for the purposes of applying SPP 3.7. It would be the proponent’s responsibility to identify whether their land is in a default bushfire-prone area as part of their planning application.

There is no formal process for a proponent to seek a review of their property’s designation as being within a bushfire-prone area, instead, the proponent will need to provide further information on the extent of the bushfire risk as part of their planning application.

For scheme amendments proposing the rezoning of an area, consideration should be given to whether the rezoning will increase the bushfire risk in an area by introducing higher fuel loads or changing the land use intensity or vulnerability, particularly through increased residential development and settlement.

POLICY IMPLICATIONS

A copy of the Shire Local Planning Policy 16.160 – Bushfire Policy – Rural & Special Rural Subdivision & Residential Development has been included as **Attachment 1**. This policy was not revoked or reviewed during the overall Local Planning Policy review at the 19 February 2014

Council meeting to allow regard to be given for the release of SPP 3.7 and the Planning for Bushfire Risk Management Guidelines. It is suggested that following the finalisation of these documents by the WAPC and the State Bushfire-Prone Area Map as it relates to the Shire Chapman Valley that Local Planning Policy 16.160 be reviewed.

All Local Planning Policies related to bushfire first require the endorsement of both the WAPC and the Department of Fire & Emergency Services prior to being adopted and implemented by local governments. Following public consultation and Council endorsement of the draft Local Planning Policy, the local government must submit a copy of the draft Local Planning Policy to the WAPC with a written request for endorsement of the policy. On receipt of the draft Local Planning Policy, the WAPC will liaise with the Department of Fire & Emergency Services to obtain comments and advice before determining whether to grant endorsement, request amendments to the draft Local Planning Policy, or refuse to endorse the document. Notice of this decision will be provided to the local government from the WAPC.

Once a letter of endorsement has been provided, the Local Planning Policy will become the prevailing position on bushfire for the area for the changes specified. Without endorsement of the Local Planning Policy, SPP 3.7 and the Guidelines will prevail to the extent of any inconsistency. In the event that a local government proceeds with the application of a non-compliant Local Planning Policy provision without endorsement, the policy will be open to legal challenge in addition to any right of review as provided for under Part 14 of the *Planning and Development Act 2005*.

FINANCIAL IMPLICATIONS

In the event SPP 3.7 is adopted, Structure Plans prepared under a Local Planning Scheme would be required to include a Bushfire Management Plan prepared by a fire consultant that includes a bushfire hazard level assessment, to ensure that hazard separation and bushfire protection zones can be established at a subsequent planning stage.

Where staged development is proposed, structure plans should make provision for all bushfire protection criteria to be met during the first stage. Any applicable staging plan should ensure that development is logically progressed and the overall bushfire risk is manageable. Specifically, it should avoid identifying pockets of development within un-managed bushland; it should include the location of all access roads in and out of the development; and it should ensure sufficient vegetation clearing to make all lots within the approved stage(s) protected from bushfire risk.

The Shire has undertaken the Buller Development Zone Structure Plan that is currently subject to landowner and Shire discussion with the Department of Planning concerning the Department's initial comment, prior to advertising. Given the absence of a finalised State Bushfire-Prone Area Map at this time and the topography and the presence of native vegetation in the Buller area the Department of Planning have assumed a conservative position and require that a bushfire hazard assessment be undertaken. The Shire's position is that the structure plan document should include the highly detailed information relating to vegetation arising from the Environmental Review document and topography arising from the aerial drone flyover, and identify the areas where further detailed fire management planning with regard to SPP3.7 and the Guidelines will be required at a Detailed Area Plan stage prior to lodgement of subdivision application. The basis for this position is that any precinct-wide hazard assessment would not adequately reflect micro risk issues, would provide generic and potentially inappropriate provisions that do not cater for the landowner's specific aspirations relating to land use and lot size proposals, and detailed hazard assessment would be required at the time of subdivision regardless.

Section 2.4 – Bushfire Hazard of the draft Buller Development Zone Structure Plan document notes that:

“There may be a moderate to extreme risk of bushfire in the area due to pockets of coastal heath vegetation, some extreme slopes and prevailing winds. It will be required that an assessment be undertaken at subdivision stage as a basis for a bushfire management plan and detailed road layout. In addition, the varying conditions throughout the area may result in varying levels of bushfire management (see Figure 8 - Slope Analysis); vegetated areas of higher slope will require detailed consideration of their risk through detailed area plans at the time of subdivision.”

- **Long Term Financial Plan:**

Nil

STRATEGIC IMPLICATIONS

It is considered that SPP3.7 and the implications of the State Bushfire-Prone Area Map will be most relevant to rural living and potential rural living areas as identified within the Shire of Chapman Valley Local Planning Strategy (2008) which are also shown upon the WAPC's Greater Geraldton Structure Plan (2011).

- **Strategic Community Plan:**

The Shire of Chapman Valley Strategic Community Plan 2013-2023 lists '*ensure we adequately protect and manage the land across the Shire, including weed eradication, mining developments and fire management services*' as an Environmental Strategy.

VOTING REQUIREMENTS

Simple majority.

STAFF RECOMMENDATION

That Council endorse the tabled modifications to the draft State Bushfire-Prone Vegetation Map (as it relates to the Shire of Chapman Valley) and advise the Office of Bushfire Risk Management of its requested modifications.



**SUBMISSION TO THE
WESTERN AUSTRALIA PLANNING
COMMISSION**

**DRAFT STATE PLANNING POLICY 3.7 PLANNING FOR
BUSHFIRE RISK MANAGEMENT
&
PLANNING FOR BUSHFIRE RISK
MANAGEMENT GUIDELINES**

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INTRODUCTION

The Western Australian Local Government Association (WALGA) is the united voice of Local Government in Western Australia. The Association is an independent, membership-based group representing and supporting the work and interests of 138 Local Governments in Western Australia.

The Association provides an essential voice for over 1,200 elected members and approximately 14,500 Local Government employees as well as over 2 million constituents of Local Governments in Western Australia. The Association also provides professional advice and offers services that provide financial benefits to the Local Governments and the communities they serve.

The comments contained in this submission were considered at the State Council meeting held on 2 July 2014.

GENERAL COMMENT

The Association welcomes the release of the draft State Planning Policy (SPP) 3.7 and the WAPC's attempts to reduce the risk of bushfire to people, property and infrastructure by satisfying the recommendations made by Mr Keely in his report examining the 2011 Perth Hills. Although not mentioned in the SPP, Guidelines or Minister's media release, the information session provided by the Department and the Department's Frequently Asked Questions document, outlined that the mandatory provisions are currently being drafted, and will be applied as a 'deemed provisions' under Part 15 of the Planning and Development Act 2005. The Association also welcomes the WAPC's intention to apply minimum bushfire protection provisions across the State through the use of 'mandatory provisions' as this negates the need for Local Governments to amend their planning schemes to enact the bushfire management provisions.

Nevertheless, the Association is concerned that the 'deemed provisions' which are crucial to successful application of the proposed landuse planning bushfire risk management response, have not been included in the consultation. In light of this uncertainty, the Association is concerned about what will happen to those Local Governments who already have local planning scheme and policy provisions for bushfire risk management in place, together with how the process for adopting new local planning provisions which supplement the SPP and Guidelines will work post adoption.

WALGA understands the WAPC's attempts to ensure that the planning and development approval process does not become overly cumbersome with the addition of bushfire risk management policy provisions. However the Association is concerned that in certain situations, the application of bushfire risk management policy provisions does not fall until the very last stage of the development process and these provisions are reliant on being applied through the building approval process. As such, where this is the case, the process is likely to result in buildings being built to satisfy higher construction standards which, through the application of measures such as building protection zones at the planning stage, may not be necessary.

Further, the legislation set out by the Building Act 2011 has been intentionally designed to streamline the building application as much as possible and minimizing the need for Local Government input. Adding complexity to the building approval process with the need to undertake bushfire hazard assessments clearly contravenes the intentions of the Act and without clear guidance, is likely to be problematic at least in the initial period post adoption.

Finally the Association harbors concerns about how the process for determining whether a person is suitably qualified to undertake bushfire hazard and bushfire attack level (BAL) assessments will be undertaken, particularly in the initial period post adoption of the SPP and deemed provisions.

Deemed Provisions

As stated above, whilst the Association welcomes the principle of the WAPC's proposed use of deemed provisions to mandate bushfire risk management provisions across the State, the Association is perturbed that the draft deemed provisions have not been released alongside the SPP and Guidelines. Knowing and understanding the content of the provisions is fundamental to understanding how the State's bushfire risk management planning response will work and how the development design requirements will be mandated. Without the publication of the deemed provisions it is difficult to provide detailed feedback concerning how the proposed bushfire risk management regime will work. As such the comments included in this submission are limited and made with an assumption that the deemed provisions will effectively enact the provisions contained in both the SPP and the Guidelines.

Recommendation

1. That the WAPC release the draft bushfire risk management 'deemed provisions' immediately for public consultation. The critical importance of the content of the deemed provisions is such that they should be afforded a minimum 3 month consultation period and the consultation periods for the SPP and Guidelines should be extended to allow comment to be provided on the overall framework of bushfire risk management planning controls.

SPP Integration with the Building Act 2011

The Association is concerned about the interaction between the draft Bushfire Risk Management SPP and the Building Act 2011, specifically about how the process will work in situations where planning approval is not required, but a building permit is.

The Association's understanding is that a planning scheme provision cannot require a person undertaking a development to provide information if no planning approval is required. As such, a Local Government in their role as a Permit Authority, issuing building permits, cannot request information as part of a building permit application that is needed to satisfy a planning scheme provision. Such information requests can only be made relating to a planning application. Any requirement to provide information relating to the issuing of a building permit needs to be done through legislation relating to the Building Act. However, it is not clear whether the proposed designation of bushfire prone mapping is sufficient to trigger requirements made through the Building Act as well as AS3959? Accordingly the Association strongly recommends that the WAPC in conjunction with the Building Commission provide guidance explaining how the proposed process will work and how the legislation relating to bushfire risk management connects to the Building Act 2011.

In conjunction with this issue, a number of WALGA's members have raised concerns about how the proposed bushfire risk management requirement relate specifically to *Section 18, Further Information* of the Building Act, 2011. The Building Regulations 2012 specify that when a Building Permit application is lodged, a Permit Authority can only ask for 'Further Information' once, as outlined in Section 17(2) of the Regulations. Therefore, it is unclear how the process will work, particularly when planning approval is not required, but a building permit is and an applicant has not submitted a BAL assessment. Does a Permit Authority's request for a Bushfire Hazard Level Assessment and then potentially a BAL assessment fall within the 'Further Information' provisions of the Building Act? If so, no further requests can be made for more information. The deemed provisions or the SPP need to be very clear on

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how the proposed process is to work, otherwise the Permit Authority will be trapped by the Building Act requirements and unable to seek any additional information about the building permit application after the BAL Assessment is received.

It also remains unclear as to what happens in situations where the bushfire hazard has been treated between the different stages of the development process. For example what happens if, as part of a subdivision application, a hazard assessment has been undertaken prior to mitigation works being undertaken? As part of any subsequent development or building permit application is a new bushfire hazard assessment needed? Or are bushfire hazard assessments required to undertake assessment of the situation pre and post mitigation works? Can a developer of a subdivision undertake a series of BAL assessments and pass these on to the subsequent lot owners?

The Association also queries what conditions will need to be attached to a sub-division approval, and a planning approval for single dwellings and other forms of development and in particular how these conditions should relate to a building permit. Any requirements placed on owners/applicants must be clearly understood along with any consequences of not conforming to those requirements.

Recommendation

2. That the WAPC and Building Commission provide guidance explaining how legislation relating to bushfire risk management connects to the Building Act 2011.
3. That guidance concerning the application of subdivision and development conditions together with model conditions are published by the WAPC.

Local Response to Bushfire Risk Management

The Association is concerned that the SPP and its Guidelines do not provide clear advice about what approach Local Governments could take if they wish to strengthen the State's mandated provisions locally, either through additional scheme provisions, zoning or preparation of a local planning policy. Section 257B (3) of the PD Act states that *'if a deemed provision ...is inconsistent with another provision of the scheme, the deemed provision prevails and the other provision is to the extent of the inconsistency of no effect'*.

On the basis that the Guidelines offer more advice relating to the development of local planning policies, the impression is given that the WAPC would prefer Local Governments to develop local planning policies, supporting the SPP and the deemed provisions, although this is far from clear. Elsewhere the Guidelines state that *'WAPC prefers that bushfire controls be provided through the local planning scheme and special control areas'*. It is important that whatever approach the WAPC supports, is made clear so that inconsistencies are minimised. It is also not clear whether the use of deemed provisions will result in any 'inconsistencies' as without the regulations being advertised, the effect of the new provisions on existing schemes with bush fire provisions cannot be examined in detail.

Recommendation

4. That the WAPC clarify what the preferred planning approach is for those Local Governments who wish to adopt local planning controls that strengthening the bushfire risk management provisions set out by the draft SPP and Guidelines.
5. The preferred approach adopted by the WAPC should recognise those Local Governments who have already adopted planning provisions and processes to mitigate bushfire risk and not jeopardise these approaches, at least in the interim period following adoption of the SPP and the deemed provisions coming into effect.

Accreditation Scheme for fire consultants

The lack of guidance relating to credentials of a fire consultant is concerning, particularly given the lack of accredited fire consultants currently registered within WA. It is acknowledged that this registration system is currently being developed by the Building Commission, however, informally it has been suggested that there is likely to be an 'interim period' whereby full compliance with the SPP's definition of a fire consultant will not be sought. This is not stated in either the SPP or Guidelines. It is vitally important that such guidance is formally provided along with any professional requirements that a fire consultant will need to satisfy during any interim period post the SPP adoption.

It is also not clear what happens in instances where a bushfire hazard assessment conflicts with that of a higher order planning document. Can a Local Government challenge the findings of bushfire hazard assessment or bushfire attack level assessment undertaken by a fire consultant? And if so, would DFES provide assessment and advice to the local government or does the local government have to seek its own independent advice? Or does a document at the lowest level take precedent?

Recommendation

6. That the WAPC clarify the definition and requirements for fire consultants.
7. That the process for managing conflicting advice in bushfire hazard assessment and bushfire attack level assessments are set out by the WAPC.

SPECIFIC COMMENT

SPP 3.7 Planning for Bushfire Risk Management

4.2 Where this Policy Applies

It is not precisely clear in which situations the policy applies nor is it clear if bushfire management plans are required for all types of work requiring development approval in bushfire prone areas and areas.

Whilst the SPP states that the policy applies to all planning proposals located in bushfire prone areas, the Guidelines state that if an assessment results "*in a property having either a bushfire hazard level assessment of low, or achieve a BAL-Low classification across the entire portion of land, then development does not require application of the bushfire planning measures stipulated in SPP 3.7 and these guidelines*". However this is not stated in the section of SPP describing where the policy applies.

The SPP states that land may be designated bushfire prone by a Local Government bushfire map "*approved by a resolution of Council, and designated by the Fire and Emergency Services Commissioner*". As such the Association queries why approval is needed from the Fire and Emergency Services Commissioner in order for a Local Government to declare a bushfire prone area.

The process for excluding land which not considered to be bushfire prone but consists of, or is within 100m of one hectare of bushfire prone vegetation, is not set out, or if indeed it is possible to exclude such land.

Recommendation

8. That the WAPC clarify, clearly and precisely in what situations and to what level/type of development the provisions of the SPP apply.
9. That the SPP clarifies if, and why Local Governments need the approval of the Fire and Emergency Services Commissioner to designate bushfire prone land.

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10. The process for managing situations in which there is a difference of opinion in between a Local Government and the Commissioner over the designation of bushfire prone land is explained.
11. That guidance is provided relating to the process for excluding land from being designated bushfire prone is provided together with guidance concerning how such land is recognised in the mapping

Policy Measures

Section 6.3 of the SPP states that in areas of BAL-40 or BAL-FZ, that development will not be supported unless the proposal is considered to be 'unavoidable development'. However the definition of 'unavoidable development' in the policy is limited to "in the opinion of the decision maker". Whilst there is further guidance to what 'unavoidable development' means within the Guidelines, the policy does not provide a link to these.

This section provides a reference to SPP3.6 Developer Contributions and states that the decision-maker may impose conditions and on-going contributions to address bushfire protection for subdivision or development applications. To aid both decision-makers and applicants, a list or examples of what can be included as a contribution would be helpful.

Recommendation

12. That the SPP definition of 'unavoidable development' provides appropriate reference to the Guidelines.
13. That the SPP and Guidelines clarify what items are considered to be appropriate developer contributions.

Planning for Bushfire Risk Management Guidelines

2 Identifying Bushfire-Prone Areas

The Guidelines state that bushfire-prone vegetation includes a variety of vegetation classified by AS3959 and that such "*vegetation will generally not include manicured parks and gardens, nurseries, nature strips, orchards, or land used for horticultural purposes*". However it is not clear where this assumption has come from, particularly with regards to nature strips. Further given the requirements to comply with the policy, it is important that people are aware of what vegetation types are classified as bushfire-prone.

Recommendation

14. That the Guidelines provide a full list of bushfire prone vegetation.

2.3 Identification of Default Bushfire-Prone Areas

The default definition of bushfire-prone area as being land within 100m of an area of bushfire-prone vegetation that is greater or equal to one hectare is somewhat crude and is likely to capture large, narrow, linear areas of vegetation such as roadside verges that may not necessarily pose a bushfire risk.

Recommendation

15. That the default definition of bushfire-prone areas should include a minimum dimension.

3 Assessing Bushfire Risk

The Guidelines state that 'bushfire hazard level assessments' should be included as part of the preparation of planning documents including regional and local planning schemes and amendments, structure plans, subdivision and development applications. The Association

queries whether this intention is correct, or whether the intention is to require a bushfire hazard level assessment only in locations identified on the State's bushfire prone mapping as being bushfire prone? Whilst the document goes on to say that "*a proponent may use an existing bushfire hazard assessment if it remains current*" it is not clear if a further assessment is needed lower down the planning hierarchy, or can an existing bushfire hazard level assessment used at a higher level be reused? For example, can a bushfire hazard level assessment used to inform a local planning scheme be used at the development application level? Or is there a scale threshold in which bushfire hazard level assessments cannot be transferred?

In continuing, the Guidelines state that a decision making body may request a new bushfire hazard level assessment for reasons including if it believes the vegetation has significantly changed. However "*this second assessment is to be undertaken by a different fire consultant than that used for the initial assessment.*" The Association queries this and whether this means, for example, that a fire consultant who undertook an assessment for a subdivision application cannot be used to provide an updated assessment as part of a development application arising some subsequent years later?

The Guidelines go on to state that "*bushfire hazard level assessments must be undertaken by a fire consultant on behalf of a proponent (if the proponent is not the Local Government)*". As such, are there any requirements that Local Government will need to satisfy when undertaking a bushfire hazard level assessment as part of planning scheme amendment or when preparing a structure plan? Can a subsequent proponent refer to a bushfire hazard level assessment undertaken by a Local Government? Is the State Government and its agencies afforded the same abilities to undertake such assessments?

The Guidelines provide no advice as to what happens in situations where there is a conflict in bushfire hazard level assessments. For example, what happens in situations where a structure plan contains a higher hazard assessment rating than that of an assessment undertaken at the development application level? Does the local or wider area assessment take precedent or is a precautionary principle applied in which the highest hazard assessment rating used?

Recommendation

16. That SPP and Guidelines make it clear when a bushfire hazard level assessment is needed and the rules governing who is appropriate to undertake such an assessment.

Availability of AS3959: Construction of Buildings in bushfire-prone areas

The Guidelines state that AS3959 is not freely available and encourages the Local Governments to make copies of the Standard available in their libraries and administration centres (124 page document). It is not clear how this complies with the copyright provisions of the AS standards, In discussing this concept with the Standards Australia, they indicated that each local government would have to submit a request to 'post' the standard in their library or administration centre. They would assess the request and then determine the fee required. For the Association, the cost to purchase our version was \$156 and only as a single user licence. It is inappropriate for 139 local governments to have to undertake this process and incur a fee to satisfy the State Government requirements. Therefore given that it is a State Government requirement to comply with the Standard, then it should be the State's Governments responsibility to ensure that the Standard is available.

Recommendation

17. That the State Government make AS3959 available.

3.3 Bushfire Protection Criteria

It is not entirely clear that in areas of moderate and extreme bushfire hazard levels that full compliance with the design criteria set out in the Appendices is required. Furthermore, in areas with a low bushfire hazard level, the Guidelines suggest that ember protection features should be incorporated into building design. However, details of the ember protection features are not identified.

The Guidelines note that where a proposal contains features which cannot comply with the performance principles and acceptable solutions should be discussed with the decision-maker and DFES. This raises two important questions, firstly are there any procedures in place for DFES to check applications and if so what timeframes are involved? Secondly, what happens in the case of Development Assessment Panel applications where a proponent is not permitted to contact the decision-maker, prior to assessment?

Recommendation

18. That the SPP and deemed provisions makes the level of compliance with the policy and guidelines clear.
19. That timeframes and procedures for receiving both DFES and DPaW feedback are clearly explained.
20. That the Guidelines identify ember protection measures, or the design criteria measures that should be considered in areas with a low bushfire hazard level.

3.4 Bushfire Management Plans

The Guidelines state that *"for private land, Bushfire Management Plans (BMPs) must be prepared by a fire consultant on behalf of the proponent"* however the Guidelines go on to say that a BMP may not be required for subsequent stage of the planning process if it remains current. As such it is not clear if a BMP must be prepared by a fire consultant on behalf of the proponent.

Recommendation

21. That the Guidelines clarify when a BMP is needed.

4.3 Preparing Regional and Local Planning Schemes and Amendments in Bushfire-Prone Areas

The third paragraph within this section refers to section 4.2.2 however there is no such section within the document.

4.3.2 Establishing Special Control Areas for Bushfire-Prone Areas

This section refers to development 'intensification', however no definition is provided in the SPP, Guidelines or Appendixes. Whilst the Association understands the reluctance to accurately define 'intensification', it is vitally important for the purposes of ensuring consistency that at the very least, some basic guidance concerning 'development intensification' within bushfire prone areas is provided. For example in the context of bushfire hazard, is intensification simply modifying or increasing the size of building or is does relate more specifically to increasing the number of people within a bushfire prone area?

Recommendation

22. That the SPP and Guidelines provide a broad definition or examples of intensification in the context of the bushfire risk management.

4.3.3 Using Local Planning Policies (LPPs) to Address Bushfire

The Guidelines state that *“all LPPs related to bushfire first require the endorsement of both the WAPC and DFES prior to being adopted and implemented by Local Governments... Once a letter of endorsement has been provided, the LPP will become the prevailing position on bushfire for the area for the changes specified. Without endorsement of the LPP, SPP 3.7 and these guidelines will prevail to the extent of any inconsistency”*. Nevertheless, this approval process is not mentioned in the SPP and the statutory status of the Guidelines is such that they cannot impose a compulsory, local planning policy approval process. Furthermore, as recognised by the Guidelines, LPPs are not statutory instruments, therefore it is not clear how any provisions contained with a LPP will become the prevailing policy position.

The Guidelines offer little guidance relating to local planning scheme provisions, will the WAPC support provisions in schemes or do supplement provisions have to be set out as local planning policies?

Recommendation

23. The Association strongly recommends that the WAPC clearly outline the process in which Local Governments can adopt supplementary planning provisions relating to the bushfire risk management mitigation together with the head of power supporting these provisions.
24. That the WAPC provide both the rationale and authority to require LPP approval together with process and likely timeframes for LPP and local planning scheme amendment endorsement.

4.4 Preparing Local Planning Strategies in Bushfire-Prone Areas

This section states that *“extreme risk areas should preferably be retained in public ownership in the form of reserved land or as a rural zoning”* however no reason for or justification for this is provided.

Recommendation

25. That the WAPC clarify why extreme areas of bushfire risk shall be retained in public ownership.

5.2 Local Governments

This section states that Local Government responsibilities include ensuring local planning instruments *“incorporate the State bushfire-prone area maps”*, whilst section 2 states that the *“State bushfire-prone area maps should not adopted as local planning scheme map”*.

Recommendation

26. The process of how the maps and provisions will be adopted into schemes, needs to be clearly explained.

Appendices

Appendix 3, Section 5, Bushfire Risk Management Measures

This section states that bushfire risk management measures may include “restricting the use of reserves and national parks within two kilometres on fire danger days above very high”. However, it is not clear what this two kilometre limit applies to.

Recommendation

27. That any restriction placed on the use of reserves and National Parks is clarified.

Appendix 3, Section 6, Implementation

The last paragraph of section 5 appears to flow into section 6, is it not clear if this intentional.

Appendix 4, Element 2 Siting and Design of Development

A2.2, e. states that there should be no tall shrubs or trees within two metres of a building however no definition of a ‘tall’ shrub is given. It is also not clear if the clause is referring to tall trees, or rather any trees. It may be reasonable argued that a tall shrub is not a high as a tall tree, therefore if the clause is intended to refer to tall trees, is this distinction intentional?

A2.2 g. states that any fences and sheds within the building protection zone should be constructed of non-combustible material. Should this not be extended to include decks and any other types of construction?

A2.3 c, this section refers to fuel load reductions in jarrah/marri, karri forest and woodlands and mallee heath. Are fuel load reductions just required for these types of environments, or are fuel load reduction also needed for other environments across the State?

E2.2, building protection zones, states that in areas where building protection zones cannot be achieved within the site boundary “it may be possible to create building protection zones across lot boundaries”. This conflicts with the advice given within section 4 of the Guidelines which states that this is not encouraged as there is no legal basis to enforce compliance.

E2.2 refers to fire resistant plant species, are these defined?

Recommendation

28. That the permitted height of any vegetation, including shrubs and trees within two metres of a building is clearly stated.
29. That if appropriate, A2.2 g is expanded to include decks and other types of construction.
30. Any requirements to maintain a reduce fuel load are made clear to all types of vegetation and environments to which it applies.
31. That the Guidelines are consistent in stating whether building protection zones running across lot boundaries are supported.
32. That appropriate reference or definition of fire resistance plant species is provided.

Appendix 4, Element 3 Vehicular Access

Acceptable solution 3.1 refers to providing two different vehicular access routes, the Association queries whether these routes should be a certain distance apart or lead to different destinations?

A.3.4 and A3.5, there is some inconsistency in that battle axe lots are permitted to have a maximum length of 600m whilst there is no limit on private driveways. The Association queries whether the same access design criteria should apply to both private driveways and battle axe access ways as they are effectively the same thing.

Recommendation

9

33. That the Guidance clarifies the design criteria for vehicular access routes.
34. That the access design arrangements for private driveways and battle axe lots is made consistent.

Planning and Development Act 2005

Planning and Development (Bushfire Risk Management) Regulations 2014

Made by Minister under Part 15 Division 1 of the Act.

Part 1 — Preliminary

1. Citation

These regulations are the *Planning and Development (Bushfire Risk Management) Regulations 2014*.

2. Commencement

These regulations come into operation as follows —

- (a) regulations 1 and 2 — on the day on which these regulations are published in the *Gazette*;
- (b) the rest of the regulations — on 1 May 2015.

[Draft Regulations for consultation]

r. 3

Part 2 — Deemed provisions

3. Deemed provisions prescribed for local planning schemes

- (1) The provisions in Schedule 1 are prescribed for the purposes of section 256 of the Act.
- (2) The provisions in Schedule 1 are deemed provisions, being provisions to which section 257B of the Act applies, and are applicable to all local planning schemes.

Note: Under section 257B of the Act deemed provisions, as amended from time to time, have effect and may be enforced as part of each local planning scheme to which they apply, whether they are prescribed before or after the scheme comes into force.

If a deemed provision is inconsistent with another provision of a local planning scheme to which the deemed provision applies, the deemed provision prevails and the other provision is to the extent of the inconsistency of no effect.

4. Purpose of deemed provisions

The purpose of the provisions in Schedule 1 is to ensure —

- (a) that bushfire risk is addressed in planning and development decisions; and
 - (b) that there is a clear legal basis —
 - (i) for local governments to require the assessment of bushfire risk in areas identified under the provisions; and
 - (ii) the application of bushfire resistant construction requirements of the Building Code, as defined in Schedule 1 clause 2(1), in areas so identified;
- and
- (c) that the development of any building or structure on land assessed under the provisions as land having a high risk of bushfire attack is subject to development approval requirements, even if the class of development may ordinarily be exempt from those requirements.

[Draft Regulations for consultation]

Schedule 1 — Bushfire risk management: deemed provisions for local planning schemes

[r. 3]

1. Application of Schedule to a local planning scheme

For the purposes of this Schedule having effect and being enforced under section 257B of the Act as part of a local planning scheme prepared by a local government —

- (a) a reference in this Schedule to the *local government* is taken to be a reference to that local government; and
- (b) a reference in this Schedule to the *scheme* is taken to be a reference to that local planning scheme.

2. Terms used

- (1) In this Schedule, unless the contrary intention appears —

AS 3959 means Australian Standard AS 3959 — 2009 Construction of Buildings in Bushfire Prone Areas, as adopted from time to time as a referenced document for the purposes of the Building Code;

Building Code means the Building Code of Australia which is volumes 1 and 2, as amended from time to time, of the National Construction Code series published by, or on behalf of, the Australian Building Codes Board;

bushfire means uncontrolled fire in vegetation and includes wildfire;

bushfire attack level assessment means an assessment prepared in a manner and form set out in AS 3959 to determine a bushfire attack level (BAL) as set out in AS 3959;

bushfire prone vegetation means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes;

construction of a building includes the erection, assembly or placement of a building but does not include the renovation, alteration, extension, improvement or repair of a building;

contiguous means separated by less than 20 metres;

Planning and Development (Bushfire Risk Management) Regulations 2014
Schedule 1 Bushfire risk management: deemed provisions for local
planning schemes

cl. 3

development means the construction or use, or construction and use, of any habitable building or specified building;

development approval means approval obtained upon the making of a development application to the local government;

development site means the land on which a building that is the subject of development stands or is to be constructed;

FES Commissioner has the meaning given to that term in the *Fire and Emergency Services Act 1998* section 3;

habitable building means a permanent or temporary structure on land that —

- (a) is fully or partially enclosed; and
- (b) has at least one wall of solid material and a roof of solid material; and
- (c) is used for a purpose that involves the use of the interior of the structure by people for living, working, studying, being entertained or undertaking other activities;

specified building means a structure of a kind specified in the scheme as a kind of structure to which this Schedule applies in addition to its application to habitable buildings.

- (2) If a term used in this Schedule is not given a meaning by subclause (1) and is not given a meaning by the Act, the meaning of the term may be determined by reference, in the order listed, to the following —
 - (a) *State Planning Policy 3.1 Residential Design Codes (Variation 1)*, including any amendments made to the policy;
 - (b) any other State planning policy;
 - (c) the scheme;
 - (d) the ordinary meaning of the term.

3. Determining whether development site is in a bushfire prone area

For the purposes of this Schedule, a development site is subject, or likely to be subject, to bushfires and is referred to as being **in a bushfire prone area** in either of the following cases —

- (a) where the development site is on land covered by a Bushfire Prone Area Map endorsed by the FES Commissioner — if

[Draft Regulations for consultation]

any part of the development site is designated on that map as being in a bushfire prone area; or

- (b) where the development site is not on land covered by a Bushfire Prone Area Map endorsed by the FES Commissioner — if any part of the development site is within 100 metres of an area of bushfire prone vegetation equal to or greater than one hectare.

4. Proposed development in a bushfire prone area

- (1) Before commencing or carrying out any development on a development site in a bushfire prone area a person (the *developer*) must prepare, or cause to be prepared, a bushfire attack level assessment for the development site.
- (2) If —
 - (a) the bushfire attack level assessment prepared under subclause (1) calculates the bushfire attack level of the development site as BAL — 40 or BAL — Flame Zone; or
 - (b) because of the terrain of the development site it is not possible to calculate the bushfire attack level of the development site,

the developer must not commence or carry out any development on the development site without development approval.

- (3) Subclause (2) applies —
 - (a) in addition to any requirement in the scheme for development approval to be obtained; and
 - (b) despite any exemption in the scheme from the requirement to obtain development approval.

5. Application of clause 4

- (1) In this clause, each of these terms has the meaning given in the *Building Act 2011* section 3 —
 - building permit*
 - building work*

Planning and Development (Bushfire Risk Management) Regulations 2014
Schedule 1 Bushfire risk management: deemed provisions for local
planning schemes

cl. 5

- (2) In this clause —
application means an application under the *Building Act 2011* for a building permit;
transitional permit means a building permit granted —
- (a) before 1 May 2015; or
 - (b) in respect of an application made before 1 May 2015; or
 - (c) in respect of an application to do building work on land that was not in a bushfire prone area when the application was made.
- (3) Clause 4 does not apply to the carrying out of a development commenced —
- (a) before 1 May 2015; or
 - (b) when the development site was not in a bushfire prone area.
- (4) Clause 4 does not apply to the commencement or carrying out of a development to which a transitional permit applies.

Minister for Planning

[Draft Regulations for consultation]



PLANNING FOR BUSHFIRE RISK MANAGEMENT



AUGUST 2014

Bushfire regulations discussion paper

Purpose

The *Planning and Development (Bushfire Risk Management) Regulations (Regulations)* aim to apply consistent requirements to development throughout Western Australia to reduce the risk of bushfire damage to habitable buildings in bushfire-prone areas.

The Regulations are intended to:

- clarify whether a property is within a bushfire-prone area for the purposes of building and planning regulation;
- ensure that a bushfire risk assessment is undertaken before a new habitable building is constructed in a bushfire-prone area;
- require development approval for habitable buildings on sites of extreme bushfire risk to ensure appropriate bushfire risk management measures are undertaken.

Context

The Regulations complement *State Planning Policy 3.7 – Planning for Bushfire Risk Management (SPP 3.7)*, and the associated *Planning for Bushfire Risk Management Guidelines (Guidelines)*, both of which have previously been advertised for public comment. These instruments apply to different stages of the planning process but work together to achieve the objective of reducing the impact of bushfire damage on lives and properties. A substantial number of submissions have been received by the Department of Planning in response to the policy and guidelines. These are currently being analysed and appropriate amendments to the documents being considered.

Disclaimer

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This document is available in alternative formats on application to Communication Services.

Operation

The flow chart on page 4 shows how the Regulations will work.

The Regulations set criteria for determining if a property is in a bushfire prone area. These are:

- the property is in an area designated as bushfire prone by the Fire and Emergency Services Commissioner under the *Fire and Emergency Services Act 1998*; or
- the bushfire status of the property has not yet been determined by the Fire and Emergency Services Commissioner, but the property is within 100 metres of an area of bushfire-prone vegetation (as defined in the Regulations) covering more than one hectare.

The draft Regulations incorporate a default definition for bushfire-prone areas. This is to ensure planning and building approval mechanisms designed to manage bushfire risk are applied to all areas at risk of bushfire damage, pending the completion of a statewide assessment by the Fire and Emergency Services Commissioner.

Comment is sought on whether a default definition is an appropriate way to manage new development in areas at risk of bushfire prior to their statutory designation.

Are there any unintended consequences that may arise from this definition? What solutions exist to address any such consequences that will ensure bushfire risks are appropriately addressed?

¹ The draft Regulations assume that designation of bushfire-prone areas will be by means of maps endorsed by the Fire and Emergency Services Commissioner. If other mechanisms are provided for in the Emergency Services Bill, this will be reflected in the final version of the Regulations.

Prior to the construction of a habitable building on a property that is wholly or partly in a bushfire-prone area, a Bushfire Attack Level (BAL) assessment must be carried out according to the standards set out in Australian Standards *Construction of buildings in bushfire-prone areas* (AS 3959).

For sites assessed at a BAL rating of less than BAL-40, the local government's existing requirements for development approval, or for exemption from development approval, under the local planning scheme will apply.

However, the Regulations provide that development approval must be sought from the local government for the development of any new habitable building on a site assessed as being at extreme risk of bushfire damage (BAL-40 or BAL-Flame Zone), regardless of whether that class of building would otherwise have been exempt from development approval. This is to ensure that appropriate bushfire risk management measures are undertaken on the site in addition to the relevant building construction standards.

The Regulations apply to the site at the time of the proposed development, and the BAL assessment must be undertaken on the site characteristics as they exist at that time. No allowance is made for clearing that may occur in the future on adjacent properties. If the site is modified after a BAL assessment has been undertaken but prior to commencing development, another BAL assessment may be undertaken and the new rating used.

The Regulations require that a BAL assessment be done and that assessments of BAL-40 or BAL-FZ will require that development approval be obtained for any new habitable building. The Regulations do not direct local governments on how they assess those development applications, although guidance will be provided through State Planning Policy 3.7 and the Guidelines.

Comment is sought on whether existing lots in an area that is already mostly developed, and which are at a similar level of risk to existing neighbouring buildings, should have some assurance that development approval will be granted, with such bushfire management conditions as the local government considers appropriate.

The State Government is developing an accreditation scheme for fire risk consultants to provide assurance to consumers that professional assessments are undertaken by qualified personnel. Until the scheme is in operation, local governments may allow proponents to choose to self-assess the Bushfire Attack Level or employ a qualified bushfire risk assessor.

Application

The Regulations apply throughout Western Australia, and from 1 May 2015 will become part of, and be enforced through, all local planning schemes. No formal amendment to local planning schemes is required for this to occur.

The basic requirements of the Regulations will be the same for all local government areas throughout the State. However, local governments will have the ability to add other bushfire management provisions in their local schemes to meet local requirements, provided these provisions are consistent with the Regulations. The Regulations will prevail should there be any inconsistency between them and any provision of a local planning scheme.

The Regulations apply to new development on approved lots. They are not applicable at the scheme amendment, structure plan or subdivision approval stages, to which SPP 3.7 and the Guidelines will apply.

The Regulations apply to proposals for the development of all new habitable buildings and such other specified buildings as individual local governments may identify.

Construction of residential buildings in a bushfire-prone area must comply with the Building Code of Australia requirements for such construction, as applicable to the assessed BAL rating. Construction standards are regulated through the building permit process and are not the subject of these Regulations.

Development (planning) approval on sites of extreme bushfire risk (BAL-40 or BAL-Flame Zone) will be required for construction of new habitable buildings. This is to ensure that bushfire protection measures can be

considered beyond the actual habitable buildings, such as ensuring two ways to escape the property. The Regulations ensure that local governments have the opportunity to apply such conditions to development approvals, but do not specify them. The term 'habitable building' is defined in the Regulations and refers to any building in which people are expected to spend appreciable time, including homes, schools, shops, workplaces, dining and entertainment venues.

Comment is sought on the suitability of the definitions set out in the draft Regulations, in particular, "bushfire-prone vegetation" and "habitable building".

These Regulations are not intended to apply to renovations or extensions to existing buildings. Existing local government development approval or exemption arrangements for these activities will continue to apply. Existing homeowners are, however, strongly encouraged to prepare themselves and their homes to ensure they are bushfire-ready, and to consider opportunities to reduce bushfire risk as part of any alterations to their homes. Advice can be found here: <http://areyouready.wa.gov.au/>.

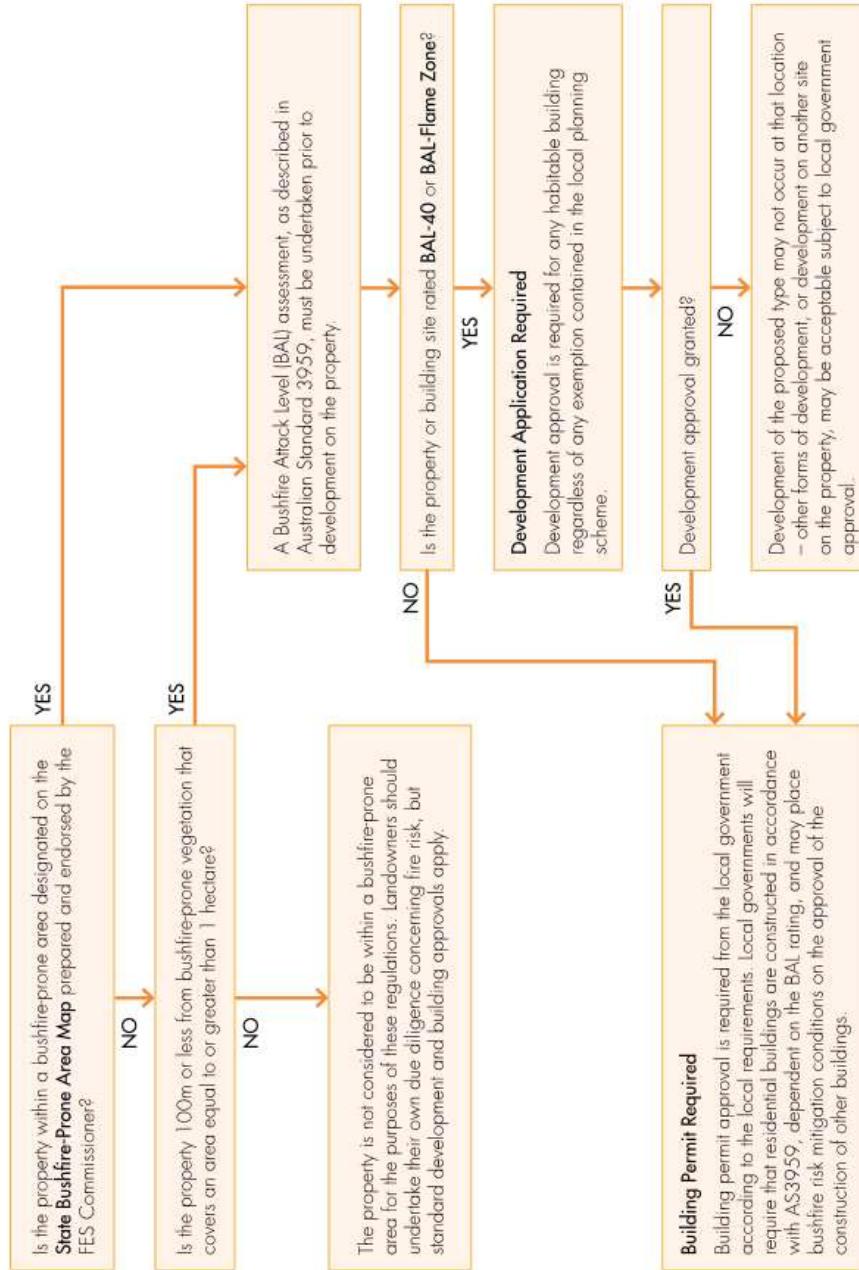
Process

These Regulations are released for consultation for a period of 60 days, with comment invited by 31 October 2014.

Subject to any amendments arising from the consultation process or consequential amendments required by other legislative processes within Government, the Regulations will be gazetted in late 2014. Unless disallowed by Parliament, the Regulations will take effect from 1 May 2015.

Transitional provisions in the Regulations are intended to ensure that people who have already commenced, but not completed, development or the development/building approval process prior to 1 May 2015 are not disadvantaged.

Flowchart: Proposed operation of bushfire deemed provisions



16.160	Bushfire Policy – Rural & Special Rural Subdivision & Residential Development	Comment: Due to the increasing risk of bush fire through out the Shire together with a continued demand for the subdivision of rural land and the need for the Local Authority to maintain adequate fire control and protection measures, a genuine requirement exists for appropriate fire management provisions to be developed and used as conditions on subdivision and development approvals. To this end the provisions of this Policy, where applicable, will be included as part of the Council's recommendation to the Western Australian Planning Commission on Rural and Special Rural subdivision applications or imposed as conditions on a respective development approval or building licence issued by Council.	
Scheme provisions: Nil.,		Other references: Planning for Bush Fire Protection December 2001; WAPC SPP No.11; WAPC Rural Subdivision Policy 2.6.	Special procedural considerations: Consultation with FESA Geraldton Office for subdivision of Rural and Special Rural land where more than two additional lots is to be created.
<p>Policy statement:</p> <p><u>Subdivision</u></p> <ol style="list-style-type: none"> 1. The Council will only support the subdivision or amalgamation of Special Rural or General Farming zoned land where there is constructed 2wd road access to all proposed lots ensuring sufficient access/egress in the event of a bushfire. 2. For the subdivision of Special Rural zoned land where a reticulated water supply is available the Council will require the subdivider to install fire hydrants in accordance with the Water Corporation and FESA requirements. 3. For the subdivision of Special Rural or General Farming zoned land where more than three additional lots per application are to be created and no reticulated water supply exists the Council will require the installation of an emergency water supply facility for fire fighting purposes. Such a facility shall include: <ul style="list-style-type: none"> • A guaranteed water supply (from a bore or dam) delivering a minimum flow rate of 450 litres per minute from a tank with all plumbing to be located a minimum of 300mm below ground; • A storage tank with a minimum capacity 10,000 litres; • A tank stand designed and constructed to accord with the Building Code of Australia, • A 50mm metal overhead standpipe and fittings; • A turn-a-round area of a suitable size and surface for a 3.4 fire fighting appliance to be created as a separate allotment ceded to the Council free of charge or amalgamated into an adjoining road reserve; • Fencing of the turn-a-round area to the Council's specifications; • Signage as directed by Council. <p>Where a facility is already exists in close proximity to the proposed subdivision a cash in-lieu payment based on the following amounts is to be paid per additional lot created, with such funds to be used in maintaining, replacing or providing additional fire fighting equipment and resources as required:</p> <ul style="list-style-type: none"> • For lots less than 40 hectares in area = \$1,250 • For lots 40 hectares or more in area = \$1,500 4. Where more than two additional lots are to be created in areas considered by Council to be of medium to high bushfire risk the subdivider will be required to prepare and implement a Fire Management Plan consistent with the fire prevention measures detailed in Part 3 of the 			

'Planning for Bush Fire Protection' December 2001, including:

- Detailed analysis of the fire risk associated with subdivision area;
- The location and available supply of adequate water for fire fighting purposes;
- Access for fire fighting units and alternative egress routes for residents;
- Strategic and alternative firebreak systems;
- Management for specific hazards;
- Environmental considerations;
- Public education of local residents;
- The provision fire protection measures and services including the signage, gates in fences, hazard reduction areas etc.
- Dwelling construction standards in accordance with Australian Standard No. AS3959 for bushfire prone areas;
- Management of public open space and protection of undeveloped land.

Residential Development

5. In constructing a single dwelling, grouped dwelling or tourist accommodation on Special Rural or General Farming zoned land the Council will require:
 - Where a reticulated water supply is not available a minimum 100,000 litre Rainwater Tank or a 10,000 litre storage tank fed from an on-site dam or under ground bore for domestic and fire fighting purposes. This is to include the installation of a 50mm outlet with gate valve and male coupling located at the base of each tank to be clearly marked "Fire Brigade Connection Point".

NOTE: The taking of water from a domestic supply for fire fighting purposes is only supported by Council where the need arises to protect residential development on the same property or in the event the respective landowner/s has granted consent for the water to be used elsewhere.

- The provision of a minimum 30 metre building protection zone around the dwelling measured from the outer wall of the building which is to be kept free of combustible undergrowth and ground litter at all times;
 - The construction of an internal driveway to 2wd standard with a minimum width of 4.0 metres, horizontal clearance of 6.0 metres and a gradient no greater than 1 in 5.
 - The laying of all water pipes under ground to a minimum depth of 300mm to withstand the effects of a bush fire.
6. The Council will encourage landowners to acquire and maintain their own fire fighting appliance in areas considered to be of a medium to high bushfire risk.
 7. This Policy supersedes previous Town Planning Scheme Policy 16,160 adopted 15th July 2003.

Amended by Council: 18th April 2007

9.2 Finance October 2014

Contents

9.2 AGENDA ITEMS

9.2.1 Financial Reports for September 2014

AGENDA ITEM:	9.2.1
SUBJECT:	FINANCIAL REPORTS FOR SEPTEMBER 2014
PROPONENT:	SHIRE OF CHAPMAN VALLEY
SITE:	SHIRE OF CHAPMAN VALLEY
FILE REFERENCE:	307.04
PREVIOUS REFERENCE:	N/A
DATE:	8 OCTOBER 2014
AUTHOR:	KRISTY WILLIAMS

DISCLOSURE OF INTEREST

Nil

BACKGROUND

Financial Regulations require a monthly statement of financial activity report to be presented to Council.

COMMENT

Attached to this report are the monthly financial statements for September 2014 for Council's review.

STATUTORY ENVIRONMENT

Local Government Act 1995 Section 6.4

Local Government (Financial Management) Regulations 1996 Section 34

POLICY IMPLICATIONS

Policy 5.70 Significant Accounting Policies

Extract:

"2. Monthly Reporting

In accordance with Section 6.4 of the Local Government Act 1995 and Regulation 34 of the Financial Management Regulations 1996, monthly reporting will be provided as follows:

- 1. Statement of Financial Activity*
 - 2. Balance Sheet and statement of changes in equity*
 - 3. Schedule of Investments*
 - 4. Operating Schedules 3 – 16*
 - 5. Acquisition of Assets*
 - 6. Trust Account*
 - 7. Reserve Account*
 - 8. Loan Repayments Schedule*
 - 9. Restricted Assets*
 - 10. Disposal of Assets*
- A value of 5 percent is set for reporting of all material variances."*

FINANCIAL IMPLICATIONS

As presented in September 2014 financial statements.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

STAFF RECOMMENDATION

That Council receive the financial report for the month of September 2014 comprising the following:

- Summary of Payments
- Summary of Financial Activity,
- Net Current Assets
- Detailed Statement of Financial Activity,
- Details of Cash and Investments,
- Statement of Significant Variations,
- Summary of Outstanding Debts
- Reserve Funds
- Information on Borrowings
- Disposal of Assets
- Acquisition of Assets
- Rating Information
- Trust Fund Reconciliations
- Bank Reconciliation
- Credit Card Statements

List of Accounts Paid - September 2014

Chq/EFT	Date	Name	Amount
MUNICIPAL ACCOUNT			
4916	24/09/2014	PLUNKETT HOMES (1903) PTY LTD	-100.00
EFT17170	04/09/2014	AMP Flexible Super - AMP Retirement Trust	-191.47
EFT17171	04/09/2014	Rest Superannuation	-66.26
EFT17172	04/09/2014	A.K. Davies & J.R. Hyde	-4750.00
EFT17173	04/09/2014	APV Valuers and Asset Management	-4113.45
EFT17174	04/09/2014	Barney's Bobcat	-4730.00
EFT17175	04/09/2014	Colonial Personal Super	-1343.38
EFT17176	04/09/2014	Cleanpak Total Solutions	-420.26
EFT17177	04/09/2014	Courier Australia - Toll Ipec	-28.53
EFT17178	04/09/2014	Haslebys Hardware Supplies	-238.80
EFT17179	04/09/2014	Hostplus Superannuation	-122.12
EFT17180	04/09/2014	LGSP	-7203.94
EFT17181	04/09/2014	Mark Nelson	-1320.00
EFT17182	04/09/2014	O'Donnell, Earl	-119.85
EFT17183	04/09/2014	RUSSELL COUPE & ASSOCIATES	-575.00
EFT17184	04/09/2014	Shire of Chapman Valley - Muni Account	-55.00
EFT17185	04/09/2014	Western Australian Treasury Corporation	-1912.70
EFT17186	04/09/2014	Australian Super - Westscheme Division	-196.92
EFT17187	10/09/2014	Apprentice and Traineeship Company - Midwest	-1087.32
EFT17188	10/09/2014	David Beveridge Kelly	-500.00
EFT17189	10/09/2014	Five Star Business Equipment and Communications	-1354.64
EFT17190	10/09/2014	MAURICE BATTILANA	-413.62
EFT17191	16/09/2014	Western Australian Treasury Corporation	-16776.68
EFT17192	22/09/2014	AMP Flexible Super - AMP Retirement Trust	-191.47
EFT17193	22/09/2014	Synergy	-922.25
EFT17194	18/09/2014	Aussie Natural Spring Water Geraldton	-190.50
EFT17195	18/09/2014	Australian Super - Westscheme Division	-196.92
EFT17196	18/09/2014	BOQ Asset Finance & Leasing Pty Limited	-1538.79
EFT17197	18/09/2014	Colonial Personal Super	-1184.69
EFT17198	18/09/2014	Department of Fire and Emergency Services	-16999.20
EFT17199	18/09/2014	Geraldton Fuel	-26499.71
EFT17200	18/09/2014	Greenfield Technical Services	-8945.20
EFT17201	18/09/2014	Hostplus Superannuation	-145.01
EFT17202	18/09/2014	Josh Byrne & Associates	-2767.88
EFT17203	18/09/2014	LAND INSIGHTS	-3657.50
EFT17204	18/09/2014	LGSP	-7153.19
EFT17205	18/09/2014	Miralec	-553.19
EFT17206	18/09/2014	N.A.C.C.	-90750.00
EFT17207	18/09/2014	Pest a Kill WA	-1760.00
EFT17208	18/09/2014	Rest Superannuation	-66.26
EFT17209	18/09/2014	Shire of Chapman Valley - Muni Account	-55.00
EFT17210	18/09/2014	TALIS CONSULTANTS PTY LTD	-3935.25
EFT17211	18/09/2014	Thurkles Dozing	-43040.00
EFT17212	18/09/2014	WARR, KIRRALEE JANE	-147.00
EFT17213	23/09/2014	Australian Taxation Office	-16416.56
EFT17214	25/09/2014	Synergy	-3267.50
EFT17215	24/09/2014	Apprentice and Traineeship Company - Midwest	-1254.60
EFT17216	24/09/2014	Courier Australia - Toll Ipec	-34.56
EFT17217	24/09/2014	David Beveridge Kelly	-420.00
EFT17218	24/09/2014	Geraldton Fuel	-108.28
EFT17219	24/09/2014	Greenfield Technical Services	-1393.70
EFT17220	24/09/2014	Midwest Chamber of Commerce and Industry	-990.00
EFT17221	30/09/2014	City of Greater Geraldton	-1320.00
EFT17222	30/09/2014	Synergy	-27.10
EFT17223	30/09/2014	Telstra	-2079.07
EFT17224	30/09/2014	AMP Flexible Super - AMP Retirement Trust	-148.64

List of Accounts Paid - September 2014

Chq/EFT	Date	Name	Amount
EFT17225	30/09/2014	335 PRODUCTIONS	-528.00
EFT17226	30/09/2014	AFGRI(Waltons)	-517.46
EFT17227	30/09/2014	Atom Supplies	-42.08
EFT17228	30/09/2014	Australia Post	-199.91
EFT17229	30/09/2014	Australian Super - Westscheme Division	-196.92
EFT17230	30/09/2014	Battery Mart	-557.70
EFT17231	30/09/2014	Boc Limited	-1364.00
EFT17232	30/09/2014	Bridgestone Tyre Centre	-6194.50
EFT17233	30/09/2014	Bunnings Group Limited	-109.41
EFT17234	30/09/2014	CJD Equipment PTY LTD	-566.75
EFT17235	30/09/2014	Colonial Personal Super	-1127.98
EFT17236	30/09/2014	GHS Solutions	-185.30
EFT17237	30/09/2014	Geraldton Ag Services	-626.10
EFT17238	30/09/2014	Geraldton Mower & Repair Specialists	-628.10
EFT17239	30/09/2014	Geraldton Toyota	-572.72
EFT17240	30/09/2014	Glenfield IGA	-30.88
EFT17241	30/09/2014	Guardian Print & Graphics	-629.00
EFT17242	30/09/2014	Hille, Thompson & Delfos Surveyors & Planners (HTD)	-7370.00
EFT17243	30/09/2014	Holcim	-1100.55
EFT17244	30/09/2014	Hosexpress	-69.07
EFT17245	30/09/2014	Hostplus Superannuation	-158.37
EFT17246	30/09/2014	LANDGATE	-1076.20
EFT17247	30/09/2014	LGSP	-7501.07
EFT17248	30/09/2014	Landmark	-28.67
EFT17249	30/09/2014	Leading Edge Computers	-1529.80
EFT17250	30/09/2014	McIntosh & Son	-191.40
EFT17251	30/09/2014	Midwest Fire Protection Service- Deltazone	-6526.87
EFT17252	30/09/2014	NEVILL & CO PTY LTD	-833.35
EFT17253	30/09/2014	Novus	-4088.50
EFT17254	30/09/2014	Paper Plus Office National	-42.81
EFT17255	30/09/2014	Queens Iga	-103.59
EFT17256	30/09/2014	Rest Superannuation	-99.39
EFT17257	30/09/2014	Rip-it Security Shredding and Paper Recyclers	-508.30
EFT17258	30/09/2014	STAPLES AUSTRALIA PTY LIMITED	-40.92
EFT17259	30/09/2014	Shire of Chapman Valley - Muni Account	-55.00
EFT17260	30/09/2014	Statewide Bearings	-164.67
EFT17261	30/09/2014	The West Australian	-291.20
EFT17262	30/09/2014	ThinkWater Geraldton	-1004.85
EFT17263	30/09/2014	VEOLIA ENVIRONMENTAL SERVICES	-109.10
EFT17264	30/09/2014	Western Australian Local Government Association.	-8427.30
EFT17265	30/09/2014	Western Australian Treasury Corporation	-2550.99
EFT17266	30/09/2014	Western Resource Recovery Pty Ltd	-472.50
EFT17267	30/09/2014	Westrac Pty Ltd	-5183.63
EFT17268	30/09/2014	Wonthella Supa IGA	-19.77
DD14583.1	02/09/2014	Westpac - Commercial Cards	-358.99
			-349762.63

TRUST ACCOUNT

0.00

SHIRE OF CHAPMAN VALLEY

MONTHLY FINANCIAL REPORT

For the Period Ended 30 September 2014

LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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Shire of Chapman Valley

Compilation Report

For the Period Ended 30 September 2014

Report Purpose

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

Statement of Financial Activity by reporting program

Is presented on the following page and shows a surplus as at 30 September 2014 of \$3,708,278.

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

Preparation

Prepared by: Kristy Williams

Reviewed by: Maurice Battilana

Date prepared:

6th October 2014

SHIRE OF CHAPMAN VALLEY
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 30 September 2014

Note	Original Budget	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
Operating Revenues							
	\$		\$	\$	\$	%	
Governance	32,500	32,500	1,869	3,748	1,879	100.54%	
General Purpose Funding - Rates	2,199,837	2,199,837	2,199,837	2,215,493	15,656	0.71%	
General Purpose Funding - Other	906,081	906,081	233,274	249,435	16,161	6.93%	
Law, Order and Public Safety	36,365	36,365	9,087	138	(8,949)	(98.48%)	
Health	5,450	5,450	1,356	3,825	2,469	182.08%	
Education and Welfare	7,320	7,320	0	0	0		
Housing	9,360	9,360	2,340	4,743	2,403	102.69%	
Community Amenities	388,149	403,697	165,090	187,926	22,836	13.83%	▲
Recreation and Culture	73,610	73,610	18,396	28,283	9,887	53.75%	
Transport	131,934	131,934	105,334	92,979	(12,355)	(11.73%)	▼
Economic Services	20,400	20,400	5,088	10,410	5,322	104.60%	
Other Property and Services	72,750	72,750	18,186	42,491	24,305	133.65%	▲
Total Operating Revenue	3,883,756	3,899,304	2,759,857	2,839,471	79,614		
Operating Expense							
Governance	(443,203)	(443,203)	(126,623)	(84,758)	41,865	33.06%	▲
General Purpose Funding	(239,620)	(239,620)	(59,895)	(47,068)	12,827	21.42%	▲
Law, Order and Public Safety	(171,819)	(171,819)	(53,155)	(34,978)	18,177	34.20%	▲
Health	(21,333)	(21,333)	(5,328)	(4,575)	753	14.13%	▲
Education and Welfare	(7,839)	(7,839)	(1,956)	(100)	1,856	94.89%	▲
Housing	(32,786)	(32,786)	(8,187)	(4,994)	3,193	39.00%	▲
Community Amenities	(1,075,741)	(1,154,033)	(226,498)	(236,771)	(10,273)	(4.54%)	
Recreation and Culture	(515,697)	(515,697)	(129,899)	(66,439)	63,460	48.85%	▲
Transport	(1,293,611)	(1,293,611)	(332,037)	(174,701)	157,336	47.39%	▲
Economic Services	(184,995)	(184,995)	(46,224)	(39,422)	6,802	14.72%	▲
Other Property and Services	(253,407)	(253,407)	(54,757)	(58,387)	(3,630)	(6.63%)	
Total Operating Expenditure	(4,240,051)	(4,318,343)	(1,044,559)	(752,193)	292,366		
Funding Balance Adjustments							
Add back Depreciation	1,098,985	1,098,985	274,746	0	(274,746)	(100.00%)	▼
Adjust (Profit)/Loss on Asset Disposal	(10,549)	(10,549)	0	0	0		
Adjust Provisions and Accruals	0	0	0	0	0		
Net Cash from Operations	732,141	669,397	1,990,044	2,087,278	97,234		
Capital Revenues							
Grants, Subsidies and Contributions	3,191,720	3,191,720	382,827	1,020,794	637,967	166.65%	▲
Proceeds from Disposal of Assets	85,000	85,000	0	0	0		
Total Capital Revenues	3,276,720	3,276,720	382,827	1,020,794	637,967		
Capital Expenses							
Land Held for Resale	0	0	0	0	0		
Land and Buildings	(980,748)	(980,748)	0	(1,871)	(1,871)		
Infrastructure - Roads	(3,180,843)	(3,180,843)	(265,000)	(279,657)	(14,657)	(5.53%)	
Infrastructure - Parks	(272,727)	(272,727)	0	0	0		
Plant and Equipment	(743,985)	(743,985)	0	0	0		
Tools and Equipment	(24,136)	(24,136)	0	0	0		
Total Capital Expenditure	(5,202,439)	(5,202,439)	(265,000)	(281,528)	(16,528)		
Net Cash from Capital Activities	(1,925,719)	(1,925,719)	117,827	739,266	621,439		
Financing							
Proceeds from New Debentures	0	0	0	0	0		
Proceeds from Advances	0	0	0	0	0		
Self-Supporting Loan Principal	0	0	0	0	0		
Transfer from Reserves	782,462	845,206	0	0	0		
Advances to Community Groups	0	0	0	0	0		
Repayment of Debentures	(151,608)	(151,608)	(58,001)	(58,001)	0	0.00%	
Transfer to Reserves	(301,765)	(301,765)	0	(9,777)	(9,777)		
Net Cash from Financing Activities	329,089	391,833	(58,001)	(67,778)	(9,777)		
Net Operations, Capital and Financing	(864,489)	(864,489)	2,049,870	2,758,766	708,896		
Opening Funding Surplus(Deficit)	864,489	864,489	864,489	949,512	85,023	9.84%	
Closing Funding Surplus(Deficit)	0	0	2,914,359	3,708,278	793,919		

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

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

SHIRE OF CHAPMAN VALLEY
STATEMENT OF FINANCIAL ACTIVITY
(By Nature or Type)
For the Period Ended 30 September 2014

	Note	Annual Budget	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
Operating Revenues								
Rates	9	\$ 2,199,837	\$ 2,199,837	\$ 2,199,837	\$ 2,215,493	15,656	0.71%	
Operating Grants, Subsidies and Contributions	11	1,215,030	1,230,578	380,000	418,081	38,081	10.02%	▲
Fees and Charges		392,040	392,040	160,000	176,144	16,144	10.09%	▲
Interest Earnings		65,800	65,800	19,520	28,800	9,282	47.55%	
Other Revenue		500	500	500	950	450	90.00%	
Profit on Disposal of Assets	8	14,338	14,338	0				
Total Operating Revenue		3,887,545	3,903,093	2,759,857	2,839,470	79,613		
Operating Expense								
Employee Costs		(1,223,219)	(1,223,219)	(327,994)	(285,184)	42,810	13.05%	▲
Materials and Contracts		(1,623,816)	(1,671,912)	(295,000)	(320,098)	(25,098)	(8.51%)	
Utility Charges		(75,975)	(75,975)	(7,000)	(6,744)	256	3.66%	
Depreciation on Non-Current Assets		(1,098,985)	(1,098,985)	(274,746)	0	274,746	100.00%	▲
Interest Expenses		(19,031)	(19,031)	(6,000)	(6,383)	(383)	(6.38%)	
Insurance Expenses		(167,025)	(167,025)	(115,000)	(114,767)	233	0.20%	
Other Expenditure		(32,000)	(62,196)	(18,819)	(19,016)	(197)	(1.05%)	
Loss on Disposal of Assets	8	(3,789)	(3,789)	0				
Total Operating Expenditure		(4,243,840)	(4,322,132)	(1,044,559)	(752,192)	292,367		
Funding Balance Adjustments								
Add back Depreciation		1,098,985	1,098,985	274,746	0	(274,746)	(100.00%)	▼
Adjust (Profit)/Loss on Asset Disposal	8	(10,549)	(10,549)	0	0	0		
Adjust Provisions and Accruals		0	0	0	0	0		
Net Cash from Operations		732,141	669,397	1,990,044	2,087,278	97,234		
Capital Revenues								
Grants, Subsidies and Contributions	11	3,191,720	3,191,720	382,827	1,020,794	637,967	166.65%	▲
Proceeds from Disposal of Assets	8	85,000	85,000	0	0	0		
Total Capital Revenues		3,276,720	3,276,720	382,827	1,020,794	637,967		
Capital Expenses								
Land Held for Resale		0	0	0	0	0		
Land and Buildings	13	(980,748)	(980,748)	0	(1,871)	(1,871)		
Infrastructure - Roads	13	(3,180,843)	(3,180,843)	(265,000)	(279,657)	(14,657)	(5.53%)	
Infrastructure - Parks	13	(272,727)	(272,727)	0	0	0		
Plant and Equipment	13	(743,985)	(743,985)	0	0	0		
Tools and Equipment	13	(24,136)	(24,136)	0	0	0		
Total Capital Expenditure		(5,202,439)	(5,202,439)	(265,000)	(281,528)	(16,528)		
Net Cash from Capital Activities		(1,925,719)	(1,925,719)	117,827	739,266	621,439		
Financing								
Transfer from Reserves	7	782,462	845,206	0	0	0		
Repayment of Debentures	10	(151,608)	(151,608)	(58,001)	(58,001)	0	0.00%	
Transfer to Reserves	7	(301,765)	(301,765)	0	(9,777)	(9,777)		
Net Cash from Financing Activities		329,089	391,833	(58,001)	(67,778)	(9,777)		
Net Operations, Capital and Financing		(864,489)	(864,489)	2,049,870	2,758,766	708,896		
Opening Funding Surplus(Deficit)	3	864,489	864,489	864,489	949,512	85,023	9.84%	
Closing Funding Surplus(Deficit)	3	0	0	2,914,359	3,708,278	793,919		

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

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

Shire of Chapman Valley
STATEMENT OF CAPITAL ACQUISITIONS AND CAPITAL FUNDING
 For the Period Ended 30 September 2014

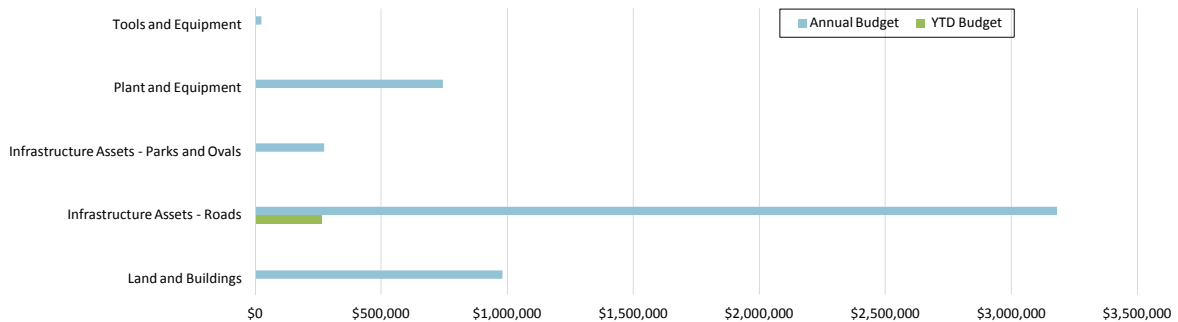
YTD 30 09 2014							
Capital Acquisitions	Note	YTD Actual New /Upgrade (a)	YTD Actual (Renewal) Expenditure (b)	YTD Actual Total (c) = (a)+(b)	YTD Budget (d)	Annual Budget	Variance (d) - (c)
		\$	\$	\$	\$	\$	\$
Land and Buildings	13		1,871	1,871	0	980,748	1,871
Infrastructure Assets - Roads	13		279,657	279,657	265,000	3,180,843	14,657
Infrastructure Assets - Parks and Ovals	13		0	0	0	272,727	0
Plant and Equipment	13		0	0	0	743,985	0
Tools and Equipment	13		0	0	0	24,136	0
Capital Expenditure Totals		0	281,528	281,528	265,000	5,202,439	16,528

Funded By:

Capital Grants and Contributions	1,020,794	382,827	3,191,720	637,967
Borrowings	0	0	0	0
Other (Disposals & C/Fwd)	0	0	0	0
Own Source Funding - Cash Backed Reserves				
Building Reserve	0	0	182,744	0
Unspent Grants Reserve	0	0	542,462	0
Plant Replacement Reserve	0	0	120,000	0
Total Own Source Funding - Cash Backed Reserves	0	0	845,206	0
Own Source Funding - Operations	(739,266)	(117,827)	320,307	(621,439)
Capital Funding Total	281,528	265,000	5,202,439	16,528

Comments and graphs

Capital Expenditure Program YTD



Shire of Chapman Valley
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

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

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

Critical Accounting Estimates

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

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

(b) The Local Government Reporting Entity

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

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

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

(c) Rounding Off Figures

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

(d) Rates, Grants, Donations and Other Contributions

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

(e) Goods and Services Tax

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

Receivables and payables are stated inclusive of GST receivable or payable.

The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

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

SHIRE OF CHAPMAN VALLEY
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Cash and Cash Equivalents

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

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

(g) Trade and Other Receivables

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

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

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

(h) Inventories

General

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

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

Land Held for Resale

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

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

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

(i) Fixed Assets

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

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

SHIRE OF CHAPMAN VALLEY
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(j) Depreciation of Non-Current Assets

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

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

Buildings	30 to 50 years
Furniture and Equipment	4 to 10 years
Plant and Equipment	5 to 15 years
Roads	12 to 50 years
Footpaths	40 years
Sewerage Piping	100 years
Water Supply Piping and Drainage Systems	75 years

(k) Trade and Other Payables

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

(l) Employee Benefits

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

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

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

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

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

SHIRE OF CHAPMAN VALLEY
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Interest-bearing Loans and Borrowings

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

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

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

Borrowing Costs

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

(n) Provisions

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

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

(o) Current and Non-Current Classification

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

SHIRE OF CHAPMAN VALLEY
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Nature or Type Classifications

Rates

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

Operating Grants, Subsidies and Contributions

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

Non-Operating Grants, Subsidies and Contributions

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

Profit on Asset Disposal

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

Fees and Charges

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

Service Charges

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

Interest Earnings

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

Other Revenue / Income

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

Employee Costs

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

Materials and Contracts

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

Utilities (Gas, Electricity, Water, etc.)

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

SHIRE OF CHAPMAN VALLEY
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(q) Nature or Type Classifications (Continued)

Insurance

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

Loss on asset disposal

Loss on the disposal of fixed assets.

Depreciation on non-current assets

Depreciation expense raised on all classes of assets.

Interest expenses

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

Other expenditure

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

(r) Statement of Objectives

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

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

"We are a thriving community, making the most of our coastline, ranges and rural settings to support us to grow and prosper".

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

Economic: Business development and attraction.

Leadership: Engagement and communication

Community: Maintaining and growing the population

Environment: Protection and sustainability

(s) Reporting Programs

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

GOVERNANCE

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

GENERAL PURPOSE FUNDING

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

LAW, ORDER, PUBLIC SAFETY

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

HEALTH

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

SHIRE OF CHAPMAN VALLEY
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(s) Reporting Programs (Continued)

HOUSING

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

COMMUNITY AMENITIES

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

RECREATION AND CULTURE

Parks, gardens and recreation reserves, library services, television and radio re-broadcasting, swimming facilities, walk trails, youth recreation, Shark Bay World Heritage Discovery and Visitor Centre, boat ramps, foreshore, public halls and Shark Bay Recreation Centre.

TRANSPORT

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

ECONOMIC SERVICES

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

OTHER PROPERTY & SERVICES

Plant works, plant overheads and stock of materials.

Shire of Chapman Valley
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

Note 2: EXPLANATION OF MATERIAL VARIANCES

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues	\$	%			
Governance	1,879	100.54%			Below \$10,000
Housing	2,403	102.69%			Below \$10,000
Community Amenities	22,836	13.83%	▲	Timing	Grant funding received earlier than expected
Recreation and Culture	9,887	53.75%			Below \$10,000
Transport	(12,355)	(11.73%)	▼	Timing	MRWA direct grant \$9,000 below budget
Economic Services	5,322	104.60%			Below \$10,000
Other Property and Services	24,305	133.65%	▲	Permanent	Insurance claim for roadworks and workers compensation reimbursement
Operating Expense					
General Purpose Funding	12,827	21.42%	▲	Timing	Depreciation not calculated until after audit (Nov 2014)
Law, Order and Public Safety	18,177	34.20%	▲	Timing	Depreciation not calculated until after audit (Nov 2014)
Health	753	14.13%	▲	Timing	Below \$10,000
Housing	3,193	39.00%	▲	Timing	Below \$10,000
Community Amenities	(10,273)	(4.54%)		Timing	Expenditure on refuse collection delayed.
Recreation and Culture	63,460	48.85%	▲	Timing	Depreciation not calculated until after audit (Nov 2014)
Transport	157,336	47.39%	▲	Timing	Depreciation not calculated until after audit (Nov 2014)
Economic Services	6,802	14.72%	▲		Below \$10,000
Other Property and Services	(3,630)	(6.63%)			Below \$10,000
Capital Revenues					
Grants, Subsidies and Contributions	637,967	166.65%	▲	Timing	Roadworks grants received earlier than expected
Proceeds from Disposal of Assets	0				
Capital Expenses					
Land and Buildings	(1,871)			Timing	Below \$10,000
Infrastructure - Roads	(14,657)	(5.53%)		Timing	Timing of works program
Infrastructure - Parks	0				
Plant and Equipment	0				
Tools and Equipment	0				
Financing					
Loan Principal	0	0.00%		Timing	

Shire of Chapman Valley
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

Note 3: NET CURRENT FUNDING POSITION

				Positive=Surplus (Negative=Deficit)		
				Positive=Surplus (Negative=Deficit)		
	Note	YTD 30 Sep 2014	30th June 2013	YTD 30 Sep 2013		
		\$	\$	\$		
Current Assets						
Cash Unrestricted	4	3,187,520	1,187,960	1,908,444		
Cash Restricted	4	1,661,521	1,159,147	1,147,048		
Receivables - Rates	6	606,409	93,351	764,473		
Receivables -Other	6	41,193	99,566	44,386		
Interest / ATO Receivable/Trust		0	99,753	0		
Inventories		3,653	10,600	10,600		
		5,500,296	2,650,377	3,874,951		
Less: Current Liabilities						
Payables		(65,480)	(418,309)	(107,938)		
ATO Payable		(65,017)	0	(7,985)		
Provisions		(343,551)	(256,491)	(256,491)		
		(474,048)	(674,800)	(372,414)		
Less: Cash Reserves	7	(1,661,521)	(1,147,048)	(1,147,048)		
Add: Leave Provisions		343,551	256,491	256,491		
Net Current Funding Position		3,708,278	1,085,020	2,611,980		

Shire of Chapman Valley
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

Note 4: CASH AND INVESTMENTS

	Interest Rate	Unrestricted \$	Restricted \$	Trust \$	Total Amount \$	Institution	Maturity Date
(a) Cash Deposits							
At Call (000040)		49,724			49,724		
At Call (305784)		3,137,096			3,137,096		
At Call (000067)				169,191	169,191		
Cash On Hand		700			700		
(b) Term Deposits							
TD 39-6911 - Leave			41,540				
TD 39-6938 - Water			13,615				
TD 39-6903 - Office			8,197				
TD 39-2531 - Vehicle			121,107				
TD 39-2582 - Legal			27,973				
TD 39-6946 - Grants			545,689				
TD 39-2574 - Land			118,344				
TD 39-2590 - Roadworks			110,850				
TD 39-2582 - Landcare			83,580				
TD 39-2558 - Building			590,626				
TD 462763 - POS Bill Hemsley Park				276,582	276,582		
TD 454181 - POS Wokarena				123,977			
TD 454202 - Wokarena Intersection Upgrade				110,080			
Total		3,187,520	1,661,521	679,830	3,633,293		

Comments/Notes - Investments

Shire of Chapman Valley
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 30 September 2014

Note 5: BUDGET AMENDMENTS

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

GL Account Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				\$	\$	\$	\$
	Budget Adoption		Opening Surplus				0
	Permanent Changes						
	Opening surplus adjustment				0		0
122130.19	Declared Species Grant Income		Operating Revenue		15,548		15,548
120420.02	Declared Species Group Expense		Operating Expenses			(31,096)	(15,548)
120220.02	Landcare Expenditure		Operating Expenses			(2,000)	(17,548)
120550.99	Transfer from Landcare Reserve		Capital Revenue		47,744		30,196
119320.09	Reimbursement of Grant Funds		Operating Expenses			(30,196)	0
131320.02	Community Development Expenses		Operating Expenses			(15,000)	(15,000)
171550.99	Transfer from Building Reserve		Capital Revenue		15,000		0
							0
				0	78,292	(78,292)	

Shire of Chapman Valley
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

Note 6: RECEIVABLES

Receivables - Rates Receivable

Opening Arrears Previous Years
 Levied this year
 Refuse levied this year
Less Collections to date
 Equals Current Outstanding

Net Rates Collectable
 % Collected

	YTD 30 Sep 2014	30 June 2013
	\$	\$
Opening Arrears Previous Years	74,593	93,351
Levied this year	2,215,493	2,073,347
Refuse levied this year	96,850	
<u>Less</u> Collections to date	(1,780,527)	(2,092,105)
Equals Current Outstanding	606,409	74,593
Net Rates Collectable	606,409	74,593
% Collected	77.75%	96.56%

Receivables - General

Receivables - General

Total Receivables General Outstanding

Amounts shown above include GST (where applicable)

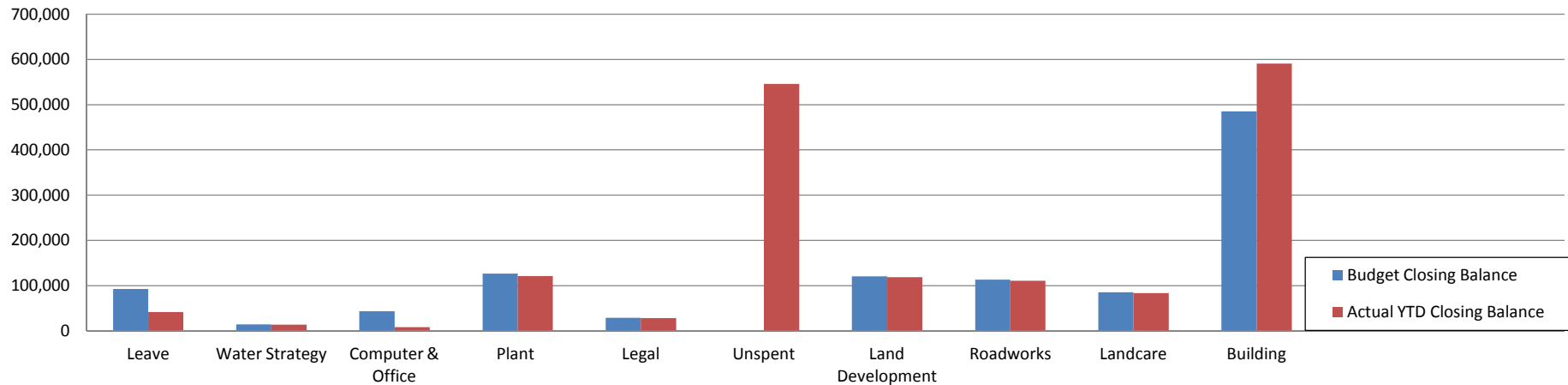
	Current	30 Days	60 Days	90+Days
	\$	\$	\$	\$
Receivables - General	11,217	3,462	21,010	5,504
Total Receivables General Outstanding				<u>41,193</u>

Shire of Chapman Valley
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

Note 7: Cash Backed Reserve

2014-15										
Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Transfer out Reference	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$		\$	\$
Leave	41,295	1,000	245	50,000	0	0	0		92,295	41,540
Water Strategy	13,535	350	80	0	0	0	0		13,885	13,615
Computer & Office	8,197	300	0	35,065	0	0	0		43,562	8,197
Plant	120,390	1,000	717	125,000	0	(120,000)	0		126,390	121,107
Legal	27,808	650	165	0	0	0	0		28,458	27,973
Unspent	542,462	0	3,227	0	0	(542,462)	0		0	545,689
Land Development	117,644	2,700	700	0	0	0	0		120,344	118,344
Roadworks	110,195	2,700	655	0	0	0	0		112,895	110,850
Landcare	83,085	2,000	495	0	0	0	0	08/14-8	85,085	83,580
Building	587,133	16,000	3,493	65,000	0	(182,744)	0	08/14-8	485,389	590,626
	1,651,744	26,700	9,777	275,065	0	(845,206)	0		1,108,303	1,661,521

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



Shire of Chapman Valley
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

Note 8 CAPITAL DISPOSALS

Actual YTD Profit/(Loss) of Asset Disposal				Disposals	Current Budget			Comments
Cost	Accum Depr	Proceeds	Profit (Loss)		Full Year			
					Annual Budget Profit/(Loss)	Actual Profit/(Loss)	Variance	
\$	\$	\$	\$	\$	\$	\$		
				Plant and Equipment				
0	0	0	0	Kubota Mower (2008)	(14,338)	0	14,338	
0	0	0	0	Isuzu Tip Truck (2000)	3,789	0	(3,789)	
				Housing				
0	0	0	0	Yuna Residence	0	0	0	
0	0	0	0		(10,549)	0	10,549	

Comments - Capital Disposal/Replacements

Shire of Chapman Valley
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

Note 9: RATING INFORMATION

	Rate in \$	Number of Properties	Rateable Value \$	Rate Revenue \$	Interim Rates \$	Back Rates \$	Total Revenue \$	Budget Rate Revenue \$	Budget Interim Rate \$	Budget Back Rate \$	Budget Total Revenue \$
RATE TYPE											
Differential General Rate											
GRV	6.9473	232	4,301,956	298,870	13,640	2,336	314,846	298,870	0	0	298,870
UV Rural	0.9067	399	177,982,013	1,613,763	(320)	0	1,613,443	1,613,763	0	0	1,613,763
UV Oakajee	1.8134	3	9,134,000	165,636	0	0	165,636	165,636	0	0	165,636
Sub-Totals		634	191,417,969	2,078,269	13,320	2,336	2,093,925	2,078,269	0	0	2,078,269
Minimum Payment											
	Minimum \$										
GRV	516.00	221	1,214,434	115,068	0	0	115,068	115,068	0	0	115,068
UV Rural	325.00	20	123,690	6,500	0	0	6,500	6,500	0	0	6,500
UV Oakajee Industrial Estate	325.00	0	0	0	0	0	0	0	0	0	0
Sub-Totals		241	1,338,124	121,568	0	0	121,568	121,568	0	0	121,568
Concession							2,215,493				2,199,837
Amount from General Rates							2,215,493				2,199,837
Ex-Gratia Rates							0				0
Specified Area Rates							0				0
Totals							2,215,493				2,199,837

Comments - Rating Information

Shire of Chapman Valley
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

10. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-13	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Budget	Actual	Budget	Actual	Budget
			\$	\$	\$	\$	\$	\$
Loan 89 - Stadium Upgrade	54,293		1,723	7,050	52,570	47,243	828	3,154
Loan 94 - Buller Study	22,379		0	21,120	22,379	1,259	-	2,248
Loan 93 - Plant	75,377		37,190	75,377	38,187	0	2,117	3,238
Loan 95 - Plant	43,293		5,157	19,941	38,136	23,352	581	2,958
Loan 96 - Plant	151,500		13,931	28,120	137,569	123,380	2,846	5,433
	346,842	0	58,001	151,608	288,841	195,234	6,372	17,031

All debenture repayments were financed by general purpose revenue.

(b) New Debentures

No new debentures were raised during the reporting period.

Shire of Chapman Valley
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

Note 11: GRANTS AND CONTRIBUTIONS

Program/Details GL	Grant Provider	Operating	Capital	Recoup Status	
				Received	Not Received
		\$	\$	\$	\$
GENERAL PURPOSE FUNDING					
Grants Commission - General	WALGGC	494,172	0	124,404	369,768
Grants Commission - Roads	WALGGC	325,091	0	81,716	243,375
Ex Gratia Rates	CBH	9,018	0	9,551	(533)
GOVERNANCE					
Minor Income Received	Not specified	500	0	1,341	(841)
Experience Funds	LGIS	6,500	0	1,768	4,732
Workforce Planning	Dept of Local Gov & Reg Development	25,000	0	0	25,000
Other / Minor				639	
LAW, ORDER, PUBLIC SAFETY					
FESA Capital Grant	Dept. of Fire & Emergency Serv.	0	550,000	0	550,000
FESA Grant - Operating Bush Fire Brigade	Dept. of Fire & Emergency Serv.	28,140	0	0	28,140
		0	0	0	0
HOUSING					
Other / Minor		0	0	63	(63)
COMMUNITY AMENITIES					
Waste Management Improvement Plan	BROC	18,400		0	18,400
Invasive Species Project	Midwest Ports Authority	26,300	0	19,100	7,200
Invasive Species Project	Landcorp	10,000	0	10,000	0
Protecting Waterways & Remnant Vegetation	Chapman River	25,000		0	25,000
Moresby Ranges Stage 4		25,000		0	25,000
Coastal Management Plan	Dept of Planning	30,000		0	30,000
Declared Species		22,997		0	22,997
Eliza Shaw Fencing Project	Main Roads WA	0	0	26,044	0
Buller Development Zone Structure Plan	Dept of Planning	41,696	0	0	41,696
Nabawa Townsite Revitalisation Plan	Dept of Planning	30,779	0	0	30,779
Mens Shed Project	Lotterywest	0	42,974	0	42,974
Mens Shed Project	National Menshed	0	7,500	0	7,500
Mens Shed Project	FRRR	0	2,200	0	2,200
Community Awareness Event	Mental Health Commission			9,600	
Other / Minor				1,000	

Program/Details GL	Grant Provider	Operating	Capital	Recoup Status	
				Received	Not Received
RECREATION AND CULTURE					
Transfer from Trust	Developer Contribution	0	272,727	0	272,727
Yuna Community Centre	YFIG	0	100,000	100,000	0
Yuna Community Centre	Lotterywest	0	200,000	0	200,000
Yuna Community Centre	MW Development Commission	0	250,000	0	250,000
Yuna Community Centre	Dept of Sport and Rec	0	150,000	0	150,000
Museum Extension	CVHS and other	0	60,000	0	60,000
Heritage Trails	Community Heritage Programs	0	25,000	0	25,000
TRANSPORT					
Insurance Reimbursement				15,606	
Dartmoor Road	Hudson Resources	12,585	0	0	12,585
Direct Road Grant	Main Roads WA	99,400		90,364	9,036
Blackspot Funding - East Nabawa Road	Main Roads WA	0	50,000	20,000	30,000
RRG - Dartmoor Road (13/14 project)	Main Roads WA	0	117,986	91,461	26,525
RRG - Dartmoor Road (14/15 project)	Main Roads WA	0	300,000	120,000	180,000
RRG - Yuna Tenindewa Road	Main Roads WA	0	223,333	89,333	134,000
Roads to Recovery - East Bowes Road		0	240,000	0	240,000
Royalties for Regions - East Bowes Road		0	600,000	600,000	0
OTHER					
Workers Compensation		0	0	19,876	0
Diesel Fuel Rebate				7,009	
TOTALS		1,230,578	3,191,720	1,438,875	3,063,197
Operating	Operating	1,230,578	0	418,081	
Non-Operating	Non-operating	0	3,191,720	1,020,794	
		<u>1,230,578</u>	<u>3,191,720</u>	<u>1,438,875</u>	

Shire of Chapman Valley
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2014

Note 12: TRUST FUND

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

Description	Opening Balance 1 Jul 14	Amount Received	Amount Paid	Closing Balance 30-Sep-14
	\$	\$	\$	\$
Bonds - Hall Hire	0	(525)	0	(525)
Nomination Deposits	0	0	0	0
Building Commission	(86)	(3,491)	0	(3,577)
CTF Levy	(100)	(5,935)	0	(6,035)
Yuna Swimming Pool Subsidy	0	0	0	0
Sale of Land	0	0	0	0
Social Club	90	(90)	0	0
Refundable Deposit	0	0	0	0
Contribution from Sub-divider	(649,479)	(3,036)	0	(652,515)
Post Office Deposit Income	(940)	0	0	(940)
Engineering Bond	0	0	0	0
Engineering Bond	(10,000)	0	0	(10,000)
Unclaimed Monies	0	0	0	0
Standpipe Card Bond Income	(100)	0	0	(100)
Wokarena Height Development	(6,138)	0	0	(6,138)
Bonds - Council Houses	0	(720)	720	0
	(666,753)	(13,797)	720	(679,830)

Level of Completion Indicators

- 0% ○
- 20% ○
- 40% ○
- 60% ○
- 80% ○
- 100% ●

SHIRE OF CHAPMAN VALLEY
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 30 September 2014

Note 13: CAPITAL ACQUISITIONS

Level of Completion Indicator	Infrastructure Assets	YTD 31 July 2014					Strategic Reference / Comment
		Annual Budget	YTD Budget	YTD Actual	Variance (Under)/Over	YTD Actual (Renewal Exp)	
	Land and Buildings						
	Governance						
	Install small shed to store generator	105640	6,000	0	0	0	0
	Repair and Repaint Office	105640	9,000	0	0	0	0
	Governance Total		15,000	0	0	0	0
	Community Amenities						
○	Nabawa Cemetery parking / entry statement	124150	29,748	0	0	0	0
○	Community Amenities Total		29,748	0	0	0	0
	Recreation and Culture						
○	Yuna Community Centre Construction	126440	805,000	0	1,871	1,871	0
○	Ticket Box at the Nabawa Showgrounds	126440	5,000	0	0	0	0
○	Nabawa Sports Complex (deck, power, concrete slab)	128340	24,500	0	0	0	0
○	BBQ at Centenary Park	128340	6,500	0	0	0	0
○	Nanson Museum Extensions	136040	80,000	0	0	0	0
○	Coronation Beach Campground - additional sites	171640	5,000	0	0	0	0
○	Recreation And Culture Total		926,000	0	1,871	1,871	0
	Transport						
○	Power to Yuna Depot	132640	10,000	0	0	0	0
○	Transport Total		10,000	0	0	0	0
○	Buildings Total		980,748	0	1,871	1,871	0
	Infrastructure - Roads						
	Transport						
○	East Bowes Road	131250	1,061,641	0	2,710	2,710	0
○	Yuna Tenindewa Road	131260	335,000	65,000	60,466	(4,534)	0
●	Dartmoor Road - finish 13/14 job	131260	0	0	71,316	71,316	0
○	Dartmoor Road	131260	450,000	200,000	135,708	(64,292)	0
○	East Nabawa Raod	131260	75,000	0	0	0	0
○	Valentine Road	131840	198,333	0	0	0	0
○	Nolba Road	131840	197,461	0	0	0	0
○	Wandana Road	131840	229,107	0	6,800	6,800	0
○	Cannon Whelarra Road	131840	73,747	0	0	0	0
○	Richards Road	131840	94,064	0	0	0	0
○	Dolby Road	131840	89,713	0	0	0	0
○	Bella Vista	131840	116,129	0	0	0	0
○	Parkfalls Estate	131840	26,694	0	0	0	0
○	Wheeldon Hosking/Naralling East intersection	131840	133,026	0	0	0	0
○	Nanson Showground driveway	131840	26,781	0	2,656	2,656	0
○	Contingency	131840	74,147	0	0	0	0
○	Transport Total		3,180,843	265,000	279,656	14,656	0
○	Infrastructure - Roads Total		3,180,843	265,000	279,656	14,656	0

SHIRE OF CHAPMAN VALLEY
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 30 September 2014

Note 13: CAPITAL ACQUISITIONS

Level of Completion Indicator	Infrastructure Assets	YTD 31 July 2014					
		Annual Budget	YTD Budget	YTD Actual	Variance (Under)/Over	YTD Actual (Renewal Exp)	Strategic Reference / Comment
	Infrastructure - Parks and Ovals						
	Recreation and Culture						
○	Bill Hemsley Park	128340	272,727	0	0	0	0
○	Recreation and Culture Total		272,727	0	0	0	0
○	Infrastructure - Parks and Ovals Total		272,727	0	0	0	0
	Tools and Equipment						
	Transport						
○	2 x Traffic Classifiers	175740	9,700	0	0	0	0
○	Auto Cad Network Licence	175740	14,436	0	0	0	0
○	Transport Total		24,136	0	0	0	0
○	Recreation And Culture						
○	Parks and Ovals Total		24,136	0	0	0	0
	Plant , Equip. & Vehicles						
	Law, Order And Public Safety						
○	Rangers Vehicle	108740	35,000	0	0	0	0
○	2.4 Rural Fire Appliance (Howatharra)	108840	350,000	0	0	0	0
○	2 Bay Shed (Howatharra)	108840	200,000	0	0	0	0
○	Law, Order And Public Safety Total		585,000	0	0	0	0
	Economic Services						
○	Spray Unit	144040	15,000	0	0	0	0
○	Recreation And Culture Total		15,000	0	0	0	0
	Transport						
○	Tandem Trailer	135540	2,000	0	0	0	0
○	RO Mower	135540	27,463	0	0	0	0
○	Tipper Truck	135540	65,000	0	0	0	0
○	Utility (Works Supervisor)	135540	49,522	0	0	0	0
○	Transport Total		143,985	0	0	0	0
○	Plant , Equip. & Vehicles Total		743,985	0	0	0	0
○	Capital Expenditure Total		5,202,439	265,000	281,527	16,527	0

Appendix A - Summary

	30-Sep-14	30-Sep-14	2014/2015	2013/2014		
Operating Expenditure	YTD Actual	YTD Budget	Full Budget	Actual	YTD Var	YTD Var %
General Purpose Funding	51,710	59,895	239,620	200,526	(8,185)	-14%
Governance	84,758	126,623	443,203	370,878	(41,865)	-33%
Law, Order and Public Safety	34,978	53,155	171,819	223,743	(18,177)	-34%
Education	100	1,956	7,839	697	(1,856)	-95%
Health	4,575	5,328	21,333	23,860	(753)	-14%
Housing	4,994	8,187	32,786	54,920	(3,193)	-39%
Community Amenities	236,771	226,498	1,154,033	1,061,798	10,273	5%
Recreation and Culture	66,439	129,899	515,697	377,267	(63,460)	-49%
Transport	174,701	332,037	1,328,308	1,645,931	(157,336)	-47%
Economic Services	39,422	46,224	184,995	182,354	(6,802)	-15%
Other Property and Services	58,387	54,757	222,498	55,259	3,630	7%
Total Expenditure (E)	756,834	1,044,559	4,322,130	4,197,235		

	30-Sep-14	30-Sep-14	2014/2015	2013/2014		
Operating Revenue	YTD Actual	YTD Budget	Full Budget	Actual	YTD Var	YTD Var %
General Purpose Funding	(2,469,569)	(2,433,111)	(3,105,918)	(2,563,431)	(36,458)	1%
Governance	(3,748)	(1,869)	(32,500)	(36,902)	(1,879)	101%
Law, Order and Public Safety	(138)	(9,087)	(586,365)	(526,791)	8,950	-98%
Education	0	0	(7,320)	(7,149)	0	0%
Health	(3,825)	(1,356)	(5,450)	(7,177)	(2,469)	182%
Housing	(4,743)	(2,340)	(9,360)	(409,835)	(2,403)	103%
Community Amenities	(187,926)	(165,090)	(456,370)	(766,252)	(22,836)	14%
Recreation and Culture	(128,283)	(18,396)	(1,131,337)	(122,800)	(109,887)	597%
Transport	(1,013,773)	(488,161)	(1,667,043)	(1,137,822)	(525,612)	108%
Economic Services	(10,410)	(5,088)	(20,400)	(30,940)	(5,322)	105%
Other Property and Services	(42,491)	(18,186)	(72,750)	(96,228)	(24,305)	134%
Total Revenue (R)	(3,864,906)	(3,142,684)	(7,094,813)	(5,705,325)		
Operating (Profit)/Loss (R-E)	(3,108,072)	(2,098,125)	(2,772,683)	(1,508,091)		

565,253
(26,848)

	30-Sep-14	30-Sep-14	2014/2015	2013/2014		
Adjustment for Non-Cash Items	YTD Actual	YTD Budget	Full Budget	Actual	YTD Var	YTD Var %
Depreciation	0	274,731	1,098,985	1,054,925		
Profit/Loss on Sale of Asset	0	(10,549)	(10,549)	(321,483)		
Movement in wage accruals	0	0	0	64,812		
Rounding	1		(2)	(1)		
Total Non-Cash Items (NC)	1	264,182	1,088,434	798,253		

Appendix A - Summary

	30-Sep-14	30-Sep-14	2014/2015	2013/2014		
		YTD				YTD
Capital Expenditure and Reserve	YTD Actual	Budget	Full Budget	Actual	YTD Var	Var %
General Purpose Funding	0	0	0	0		
Governance	962	3,999	102,365	23,950		
Law, Order and Public Safety	63	134,853	574,418	478,289		
Education	0	0	0	0		
Health	0	0	0	0		
Housing	3,493	0	16,000	(566,195)		
Community Amenities	2,338	8,772	(191,042)	178,041		
Recreation and Culture	3,594	97,692	1,105,777	78,145		
Transport	338,777	275,698	3,102,738	2,261,747		
Economic Services	81	3,837	15,350	332		
Other Property and Services	0	0	0	(12,459)		
Total Capital / Reserve Transfers	349,307	524,851	4,725,606	2,441,850		
Sub-Total (Op Profit - NC - Cap)	(2,758,765)	(1,837,456)	864,489	135,506		
Opening Current Position	949,512	864,489	864,489	1,085,019		
YTD Current Position	3,708,278	2,701,945	0	949,512		
Balance should be zero	0	(0)	(0)	0		

Appendix A - General Purpose Income

COA	Rate Revenue	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
0022	Rates - Legal Expenses	4,714	1,500	6,000	2,561	3,214		Costs recovered see 0012
0032	Rates Stationary/postage	612	624	2,500	1,726	(12)		
0062	Sundry Expenses	0	498	2,000	180	(498)		
0082	Rates - Other Costs.	0	426	1,710	280	(426)		
0132	Valuation Expenses	1,336	3,174	12,700	21,961	(1,838)		
0352	Rates - Administration Allocation	45,036	53,175	212,710	173,809	(8,139)		
	Total Operating Expenditure	51,698	59,397	237,620	200,517			
	Operating Revenue							
0030	General Rates Income	(2,199,517)	(2,199,837)	(2,199,837)	(2,063,758)	320		Recovery of costs see 0022
0012	Legal Fees GST Free	(4,642)	0	0	0	(4,642)		
0033	Back Rates	(2,336)	0	0	(5)	(2,336)		
0061	Ex Gratia Rates	(9,551)	(9,018)	(9,018)	(7,573)	(533)		
0071	Interim Rates Raised	(13,640)	0	0	(9,585)	(13,640)	*	
0113	Interest - Overdue Rates	(3,253)	(2,250)	(9,000)	(10,309)	(1,003)		
0123	Interest - Instalment Payments	(6,355)	(1,248)	(5,000)	(5,328)	(5,107)		
0133	Interest - Deferred Rates	0	(24)	(100)	0	24		
0143	Administration Charges	(3,896)	(750)	(3,000)	(3,472)	(3,146)		
0173	Legal Fees - Recovered	0	(1,500)	(6,000)	(1,500)	1,500		
0183	Account Enquiry Charges	(1,065)	(750)	(3,000)	(6,210)	(315)		
	Total Operating Revenue	(2,244,256)	(2,215,377)	(2,234,955)	(2,107,740)			
	Total Rate Revenue	(2,192,557)	(2,155,980)	(1,997,335)	(1,907,222)			

Appendix A - General Purpose Income

COA	General Purpose Income	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
9992	INTEREST & O/DRAFT FEES	11	498	2,000	9	(487)		
	Operating Revenue							
0201	Legal Reserve Income	(165)	(162)	(650)	(681)	(3)		
0203	Leave Reserve Income	(246)	(249)	(1,000)	(1,109)	3		
0204	Land Development Reserve Income	(700)	(675)	(2,700)	(2,938)	(25)		
0205	Building Reserve Income	(3,493)	(3,999)	(16,000)	(15,969)	506		
0206	Roadworks Reserve Income	(656)	(675)	(2,700)	(2,700)	19		
0213	PLANT RESERVE INCOME	0	(249)	(1,000)	0	249		
0215	Unspent Grants Reserve Income	(3,227)	0	0	0	(3,227)		
0223	Water Strategy Reserve Income	(81)	(87)	(350)	(332)	7		
0233	Grants Commission - Road Funding	(124,404)	(123,543)	(494,172)	(229,848)	(861)		
0243	Office & Equipment Reserve Income	(0)	(75)	(300)	(379)	75		
0253	Grants Commission - Equalisation	(81,717)	(81,273)	(325,091)	(155,700)	(444)		
0273	Light Vehicle Reserve Income	(716)	0	0	(2,557)	(716)		
0453	Interest Received - Municipal Account	(9,416)	(6,249)	(25,000)	(41,354)	(3,167)		
0506	Landcare Reserve Income	(494)	(498)	(2,000)	(2,127)	4		
	Total Operating Revenue	(225,314)	(217,734)	(870,963)	(455,692)			
	Total General Purpose Income	(225,302)	(217,236)	(868,963)	(455,683)			
	Total General Purpose Funding	(2,417,860)	(2,373,216)	(2,866,298)	(2,362,905)			

Appendix A - Governance

COA	Governance	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Revenue							
1213	Governance Income	(639)	(123)	(500)	(1,751)	(516)		
	Operating Expenditure							
0112	Election & Poll Expenses.	0	1,497	6,000	9,660	(1,497)		
0182	Subscriptions & Memberships Expense	15,911	21,170	21,170	15,895	(5,259)		
0192	Members Conference & Training Expenses	11,415	3,750	15,000	20,802	7,665		
0202	Members Insurance Expense	12,265	13,600	13,600	12,161	(1,335)		
0212	Donations & Gifts	0	0	0	8,860	0		
0232	Consultancy & Legal Expenses	(209)	2,499	10,000	3,195	(2,708)		
0242	Members Sitting Fees.	(60)	0	34,054	32,223	(60)		
0252	Members Renumeration Expenses	(4,883)	0	20,000	20,236	(4,883)		
0262	President & Deputy Allowances.	0	0	15,625	17,402	0		
0272	Council Chambers Repairs & Maintenance	0	564	2,285	96	(564)		
0332	Furniture & Equipment	0	624	2,500	0	(624)		
0412	Chambers Extension - Loan 87 - Interest	0	0	0	(9)	0		
0442	Members Administration Allocation	48,285	57,006	228,035	186,345	(8,721)		
0462	Meeting & Refreshments Expense	1,598	6,699	26,800	13,143	(5,101)		
1822	Accounting & Audit Expenses	0	0	45,800	29,140	0		
3112	Rangers Expenses Allocation	378	576	2,310	2,335	(198)		
7202	Members Depreciation	0	6	25	24	(6)		
	Total Operating Expenditure	84,699	107,991	443,203	371,505			
	Total Governance	84,060	107,868	442,703	369,754			

Appendix A - Governance

COA	Adminstration	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
0102	Provision for LSL	0	3,306	13,226	245	(3,306)		
0222	Fringe Benefits Tax	(340)	0	24,000	19,238	(340)		
0282	Administration SGC 9%	11,681	12,021	48,091	45,247	(340)		
0292	Admin Salaries Expense	120,821	143,733	574,947	488,563	(22,912)	*	Timing
0294	Admin Staff Housing Allowance	3,619	3,750	15,000	17,095	(131)		
0312	Admin - Max 3% Council Additional Contr	1,500	2,931	11,736	7,392	(1,431)		
0362	ACC ANNUAL LEAVE - ADMIN.	0	0	0	17,950	0		
0372	Admin Workers Compensation Expense	9,966	4,983	19,933	12,688	4,983		
0402	Insurance Expense	1,986	888	3,557	3,004	1,098		
0422	Office Gardens Expenses	3,310	11,481	45,971	19,122	(8,171)		
0432	Admin Building Operations	8,085	7,428	29,759	25,657	657		
0472	Office Expenses - General	6,703	3,555	14,240	13,978	3,148		
0473	Admin Building Repairs & Maintenance	533	1,797	7,200	2,107	(1,264)		
0482	Office Telephone & Internet Expenses	4,527	4,125	16,500	17,230	402		
0492	Advertising Expenses	1,175	2,499	10,000	8,686	(1,324)		
0502	Computer Hardware Service & Repair	5,851	7,563	30,270	19,313	(1,712)		
0512	Furniture & Equipment - (Expensed)	(70)	2,247	9,000	2,792	(2,317)		
0522	Freight & Postage Expense	296	1,125	4,500	2,274	(829)		
0542	Printing & Stationary Expense	5,017	7,623	30,500	30,047	(2,606)		
0552	Motor Vehicle Expenses	1,485	3,075	12,300	30,660	(1,590)		
0592	Admin Allocated to Programs	(257,793)	(304,395)	(1,217,585)	(994,899)	46,602	*	Costs are below budget, partly due to dep.
0622	Uniform Expense	19	873	3,500	2,182	(854)		
0632	Staff Training, Conference and Recruitment	2,811	8,427	33,750	21,378	(5,616)		
0662	Public Liability Insurance	19,051	19,642	19,642	19,062	(591)		
0682	Consultancy Fees	19,402	29,274	117,100	55,917	(9,872)		
0702	Bank Fees & Charges	1,335	1,500	6,000	4,650	(165)		
0712	Occupational Health & Safety	0	1,749	7,000	6,240	(1,749)		
0722	Accounting Software Operating Expenditure	29,086	19,933	39,865	32,062	9,153		
4262	BAD DEBTS WRITTEN OFF	0	0	0	0	0		
7002	Admin Depreciation	0	17,499	70,000	69,491	(17,499)	*	Depn not yet calculated
	Total Operating Expenditure	58	18,632	(0)	(628)			

Appendix A - Governance

COA	Adminstration	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Revenue							
0383	Minor Income Received - Other General	(293)	(123)	(500)	(672)	(170)		
0553	Grant Income - Admin	0	0	(25,000)	(25,000)	0		
0563	Reimb Telephone Expenses	0	0	0	(97)	0		
0573	Reimbursements & Contributions	(2,816)	(1,623)	(6,500)	(9,382)	(1,193)		
	Total Operating Revenue	(3,109)	(1,746)	(32,000)	(35,151)			
	Capital Expenditure / Reserve Transfers							
0564	Building Improvements (L&B)	0	3,750	15,000	0	(3,750)		
0574	Furniture & Equipment (F&E)	0	0	0	8,721	0		
0371	T/f From Office Eq Reserv	0	0	0	4,665	0		
4750	Leave Reserve - Transfer To	246	0	51,000	1,109	246		
4770	Office & Equipment Reserve - Transfer To	0	0	35,365	(9,114)	0		
4780	Transfer to Light Vehicle Reserve	716	249	1,000	18,569	467		
	Total Capital Expenditure / Reserve Transfers	962	3,999	102,365	23,950			
	Total Administration	(2,088)	20,885	70,365	(11,828)			
	Total Governance/Administration	81,971	128,753	513,068	357,926			

Appendix A - Law, Order Public Safety

COA	Fire Prevention	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
0602	Fire Control - Administration Expenses	6,290	7,425	29,710	24,276	(1,135)		
0672	Fire Break Inspection Fees	0	624	2,500	1,341	(624)		
0752	FESA - Shire Operating Expenses	892	0	0	(1)	892		
0762	Ranger's Allocation Expenses	1,671	2,556	10,226	10,336	(885)		
0832	ESL - Shire Properties.	0	210	840	840	(210)		
0882	Fire Prevention Enforcement Expenditure	0	249	1,000	5,167	(249)		
1722	Brigades Operating Expenses	17,907	19,876	38,627	54,544	(1,969)		
8012	Loss on Sale of Assets.	0	0	0	43,897	0		
7012	Fire Control Depreciation	0	9,750	39,000	39,531	(9,750)		
	Total Operating Expenditure	26,760	40,690	121,903	179,930			
	Operating Revenue							
0703	Fines & Penalties	0	(312)	(1,250)	(1,000)	312		
0713	ESL Administration Fees	0	(999)	(4,000)	(4,000)	999		
0733	FESA Grant Income	0	(7,035)	(28,140)	(36,994)	7,035		
0765	Proceeds from Disposal of Assets	0	0	0	(26,843)	0		
0915	Capital Grant - FESA	0	0	(550,000)	(440,864)	0		
	Total Operating Revenue	0	(8,346)	(583,390)	(509,701)			
	Capital Expenditure / Reserve Transfers							
0884	Purchase Plant & Equipment	0	137,499	550,000	467,707			
	Total Fire Prevention	26,760	169,843	88,513	137,936			

Appendix A - Law, Order Public Safety

COA	Animal Control	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
0792	Animal Control - Admin Expenses	2,887	3,408	13,636	11,143	(521)		
0842	Animal Control Expenses	1,331	693	2,775	978	638		
0852	Rangers Allocation	873	1,335	5,340	5,397	(462)		
	Total Operating Expenditure	5,091	5,436	21,751	17,519			
	Operating Revenue							
0843	Impoundment Fees	0	(48)	(200)	(165)	48		
0853	Dog/Cat Registrations Income	(138)	(693)	(2,775)	(3,646)	556		
	Total Operating Revenue	(138)	(741)	(2,975)	(3,811)			
	Total Animal Control	4,953	4,695	18,776	13,707			

Appendix A - Law, Order Public Safety

COA	Other Law, Order and Public Safety	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
0862	Community Safety and Crime Prevention	613	2,643	10,582	10,240	(2,030)		
0902	Rangers Allocation	2,414	3,690	14,771	14,929	(1,276)		
1152	BAD DEBT WRITE-OFF	0	0	0	726	0		
0962	Miscell. Expenses - Oth Law Order.	100	249	1,000	370	(149)		
	Total Operating Expenditure	3,127	6,582	26,353	26,265			
	Operating Revenue							
0973	Community safety & Crime Prevention.	0	0	0	(13,278)	0		
	Total Other Law, Order and Public Safety	3,127	6,582	26,353	12,987			

Appendix A - Law, Order Public Safety

COA	Rangers Expenses	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
0872	Rangers Superannuation - Council 3%	477	0	0	1,757	477		
0892	Rangers Wages Expense	9,221	15,858	63,442	57,915	(6,637)		
0912	Rangers Workers Compensation Expense	905	453	1,812	0	452		
0922	Rangers Superannuation SGC 9%	1,506	1,377	5,514	5,418	129		
0932	Conference & Training	0	375	1,500	0	(375)		
0952	Rangers Expenses Allocated	(12,229)	(18,708)	(74,837)	(75,640)	6,479		
0982	Rangers Expense	120	843	3,380	1,115	(723)		
1012	Tools & Equipment - Low Value	0	249	1,000	0	(249)		
0152	PROVISION FOR LSL	0	0	0	3,190	0		
3872	ACC ANN LEAVE - RANGERS	0	0	0	6,245	0		
1232	Fire Patrol Wages Expenses	0	0	0	29	0		
	Total Operating Expenditure	(0)	447	1,812	29			
	Capital Expenditure / Reserve Transfers							
0874	Plant & Equipment - Rangers	0	0	35,000	0	0		
0970	Tf to Unspent Grants/loans Res.	63	0	0	10,582	63		
0971	Tf From Unspent Grants/loans Res.	0	(2,646)	(10,582)	0	2,646		
	Total Capital Expenditure / Reserve Transfers	63	(2,646)	24,418	10,582			
	Total Rangers Expenses	63	(2,199)	26,230	10,611			
	Total Law, Order and Fire Safety	34,903	178,921	159,872	175,242			

Appendix A - Education

COA	Education	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
0992	Pre-School Repairs & Maintenance	100	1,956	7,839	697	(1,856)		
	Operating Revenue							
0993	Lease/Rental Income - Pre-School	0	0	(7,320)	(7,149)			
	Total Education	100	1,956	519	(6,452)			

Appendix A - Health

COA	Health Inspection and Administration	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
1282	Pool Inspections Expense	248	378	1,515	1,531	(130)		
1292	Health Expenses General	950	963	3,866	4,536	(13)		
1402	Health Expenses - Admin Allocation	3,377	3,987	15,952	13,033	(610)		
	Total Operating Expenditure	4,575	5,328	21,333	19,100			
	Operating Revenue							
1383	Swimming Pool Inspection Fees	(1,141)	(273)	(1,100)	(1,122)	(868)		
1393	Licences Income Received - Caravan Park	(354)	(87)	(350)	(354)	(267)		
1573	Health Septic Fees	(1,165)	(498)	(2,000)	(2,763)	(667)		
1583	Health Administration Fees	(1,165)	(498)	(2,000)	(2,938)	(667)		
	Total Operating Revenue	(3,825)	(1,356)	(5,450)	(7,177)			
	Total Health Inspection and Administration	750	3,972	15,883	11,923			

COA	Other Health	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
1812	Donations.	0	0	0	4,760	0		
	Total Other Health	0	0	0	4,760			
	Total Health	750	3,972	15,883	16,683			

Appendix A - Housing

COA	Housing	30-Sep-14	30-Sep-14	2014/201	2013/201	YTD Var	>\$10K	Comments
		YTD Actual	YTD Budget	Full Budget	Actual			
	Operating Expenditure							
2302	Staff Housing - Admin Allocation	2,655	3,135	12,543	10,247	(480)		
2422	Rangers Allocation Expenses	829	1,266	5,075	5,129	(437)		
2522	Staff Housing Repairs & Maintenance	692	549	2,200	33,298	143		
2532	Staff Housing Insurance.	0	0	0	1,763	0		
7172	Staff Housing Depreciation	0	750	3,000	2,992	(750)		
2512	Repairs & Maintenance - Non Employee Housing	818	2,037	8,168	0	(1,219)		
2542	Housing Other Depreciation	0	450	1,800	1,491	(450)		
	Total Operating Expenditure	4,994	8,187	32,786	54,920			
	Operating Revenue							
2543	Rental Income - Staff Housing	0	0	0	(5,260)	0		
2563	Staff Housing Income	0	0	0	(17,626)	0		
8023	Profit on Sale of Asset.	0	0	0	(375,987)	0		
2553	Rental Income - Non Employee Housing	(4,680)	(2,340)	(9,360)	(10,275)	(2,340)		
4713	Reimbursements Received	(63)	0	0	(687)	(63)		
	Total Operating Revenue	(4,743)	(2,340)	(9,360)	(409,835)			
	Capital Expenditure / Reserve Transfers							
2544	Capital Expenditure - Housing (L&B)	0	0	0	0	0		
2550	Building Reserve - Transfer To	3,493	0	81,000	(48,705)	3,493		
0805	Proceeds from Disposal of Asset - Housing	0	0	(65,000)	(517,490)	0		
	Total Capital / Reserves	3,493	0	16,000	(566,195)			
	Total Housing	3,744	5,847	39,426	(921,109)			

Appendix A - Community Amenities

COA	Natural Resource Management	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Revenue							
2033	Nacc (Other) Grants Income.	0	0	0	(12,700)	0		
2123	State NRM Community Grant	0	0	0	(75,000)	0		
3073	PROFIT/LOSS ON SALE	0	0	0	(3,343)	0		
	Total Operating Revenue	0	0	0	(91,043)			
	Capital Expenditure / Reserve Transfers							
2075	Proceeds from Disposal of Assets	0	0	0	(16,013)	0		
	Total Capital / Reserve Transfers	0	0	0	(16,013)			
	Total Natural Resource Management	0	0	0	(107,055)			

Appendix A - Community Amenities

COA	Sanitation - Household Refuse	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
1762	Domestic Rubbish Collection Expenses	(2,989)	34,593	138,375	115,985	(37,582)	*	Timing
1772	Sanitation Household Refuse Depreciation	0	999	4,000	4,008	(999)		
1792	Refuse Site Repairs & Maintenance	1,634	6,957	27,832	11,508	(5,323)		
2502	Domestic Rubbish - Admin Expenses	6,625	7,821	31,292	25,569	(1,196)		
	Total Operating Expenditure	5,270	50,370	201,499	157,070			
	Operating Revenue							
1903	Domestic Rubbish Collection Fees	(86,649)	(83,105)	(91,325)	(75,900)	(3,544)		
1904	Additional Domestic Rubbish Collection	(14,625)	(5,200)	(5,200)	(10,125)	(9,425)		
	Total Operating Revenue	(101,274)	(88,305)	(96,525)	(86,025)			
	Total Sanitation - Household Refuse	(96,005)	(37,935)	104,974	71,045			

Appendix A - Community Amenities

COA	Sanitation - Other	30-Sep-14 YTD Actual	30-Sep-14 YTD	2014/2015 Full	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
1872	Street Rubbish Collection Expenses	56	84	341	345	(28)		
1882	Parks & Gardens Rubbish Collection Expenses	1,995	5,181	20,737	11,653	(3,186)		
1892	Waste Management Facility Improvement Pla	4,750	0	30,493	13,975	4,750		
1912	Refuse Collection Expenses	6,824	1,374	5,500	2,595	5,450		
	Total Operating Expenditure	13,625	6,639	57,071	28,568			
	Operating Revenue							
1883	Waste Management Facility Improvement Pla	0	(4,599)	(18,400)	(22,490)	4,599		
	Capital Expenditure / Reserve Transfers							
1894	Tfr to Unspent Grants Reserve	72	0	0	12,092	72		
	Total Sanitation - Other	13,697	2,040	38,670	18,170			

Appendix A - Community Amenities

COA	Protection of Environment	30-Sep-14 YTD Actual	30-Sep-14 YTD	2014/2015 Full	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
1902	Grant Expenditure - Other	108,800	0	165,300	15,223	108,800	*	Timing
1932	Reimbursement of Grant Funds P o E	22,996	30,196	30,196	0	(7,200)		
1942	NACC (Other) Grants Expenditure	0	0	0	13,150	0		
1962	Abandoned Vehicle Expense	1,200	0	0	0	1,200		
2022	Landcare Expenditure	(1,225)	6,750	27,000	15,769	(7,975)		
2040	Dolby Creek Expenditure	0	0	0	15,596	0		
2042	Declared Species Group Expenses	4,300	11,499	45,993	25,693	(7,199)		
2062	Coastal Planning Projects Expenses	0	9,999	40,000	0	(9,999)		
2072	Rangers Allocation	142	216	871	880	(74)		
2312	Sundry Expenses (P of E)	0	0	0	581	0		
	Total Operating Expenditure	136,214	58,660	309,360	86,893			
	Operating Revenue							
2203	Grant Income - Other	(29,100)	(29,076)	(116,300)	0	(24)	*	Timing
2213	Declared Species Grant Income	200	(5,748)	(22,996)	(21,845)	5,948		
2923	Dolby Creek Management Plan Income (gst fre	0	0	0	(15,796)	0		
2933	Reimbursements & Sundry Income (P of E)	(1,200)	0	0	(4,229)	(1,200)		
	Total Operating Revenue	(30,100)	(34,824)	(139,296)	(41,870)			
	Capital Expenditure / Reserve Transfers							
2055	Transfer from Landcare Reserve	0	0	(47,744)	0	0		
2054	Tfr to Unspent Grant Reserve	475	0	0	79,949	475		
2080	Transfer to Landcare Reserve	494	498	2,000	2,127	(4)		
2071	Unspent Grants Reserve - Transfer From	0	0	(92,041)	0	0		
	Total Capital Expenditure / Reserve Transfers	970	498	(137,785)	82,076			
	Total Protection of Environment	107,083	24,334	32,279	127,098			

Appendix A - Community Amenities

	Town Planning and Regional Development	30-Sep-14	30-Sep-14	2014/2015	2013/2014			
	Operating Expenditure							
0942	Town Planning Depreciation	0	2,799	11,200	9,305	(2,799)		
0162	PROVISION FOR LSL	0	0	0	10,343	0		
2162	ACC ANNUAL LEAVE - T/PLAN	0	0	0	(1,457)	0		
2102	Workers Compensation Insurance	1,813	906	3,624	3,296	907		
2112	Salary Expense	42,918	45,492	181,970	180,877	(2,574)		
2122	Superannuation - Council Maximum of 3%	865	768	3,084	3,127	97		
2132	Superannuation - SGC 9%	4,632	4,014	16,063	16,347	618		
2142	Interest Expense - Loan 94 - Buller River	0	561	2,248	2,204	(561)		
2182	Other Employee Expenses	0	2,949	11,800	6,838	(2,949)		
2192	Heritage Expenses	0	999	4,000	0	(999)		
2202	Town Planners Expenses	279	498	2,000	1,754	(219)		
2222	Motor Vehicle Expenses	918	1,998	8,000	8,731	(1,080)		
2232	Legal Expenses - Town Planners	0	2,499	10,000	15,009	(2,499)		
2242	Engineering Expenses	0	3,750	15,000	9,920	(3,750)		
2252	Advertising Expenses	0	1,248	5,000	9,164	(1,248)		
3012	Admin Allocation Expenses	17,143	20,241	80,971	66,161	(3,098)		
7052	Surveying & Land Expenses	222	0	40,000	31,206	222		
7062	Reimbursements	0	0	0	272,727	0		
7072	Planning Projects - Expenses	12,131	19,998	80,000	138,875	(7,867)		
	Total Operating Expenditure	80,921	108,720	474,960	784,426			
	Operating Revenue							
0163	Town Planning Projects - Income	0	(18,117)	(72,475)	(316,727)	18,117		
0343	Contributions & Reimbursements	(26,044)	0	0	(118,184)	(26,044) *		Eliza Shaw fencing project
2233	Town Planning Fees Income - GST Free	(14,835)	(7,998)	(32,000)	(38,273)	(6,837)		
2243	Outsourced Planning Fees - Other LGs	(6,073)	(9,999)	(40,000)	(47,398)	3,926		
2263	Town Planning Fees Income - GST inc	0	(375)	(1,500)	(1,191)	375		
3603	Heritage Income	0	(498)	(2,000)	(647)	498		
	Total Operating Revenue	(46,951)	(36,987)	(147,975)	(522,420)			

Appendix A - Community Amenities

COA	Town Planning and Regional Development	30-Sep-14 YTD Actual	30-Sep-14 YTD	2014/2015 Full	2013/2014 Actual	YTD Var	>\$10K	Comments
	Capital Expenditure / Reserve Transfers							
2254	Tfr from Unspent Grant Reserve	431	0	(72,475)	72,474	431		
2274	Capital Expenditure - Plant & Equipment	0	0	0	0	0		
2294	Principal Repayments - Loan 94 - Buller River	0	0	21,120	21,120	0		
4801	Transfer To Land Development Reserve	700	675	2,700	2,938	25		
4820	Legal Reserve - Transfer To	165	162	650	681	3		
		1,296	837	(48,005)	97,214			
	Total Town Planning and Regional Developme	35,266	72,570	278,980	359,220			

Appendix A - Community Amenities

COA	Other Community Amenities	30-Sep-14 YTD Actual	30-Sep-14 YTD	2014/2015 Full	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
3102	Cemetery Expenses	741	1,611	6,470	2,836	(870)		
3132	Community Development Expenses	0	0	72,674	1	0		
3212	Other Community Amenities Depreciation	0	498	2,000	2,006	(498)		
3222	Community Growth Fund	0	0	30,000	0	0		
	Total Operating Expenditure	741	2,109	111,144	4,842			
	Operating Revenue							
3113	Cemetery Income Received	0	(375)	(1,500)	(2,405)	375		
3633	Grant - Community Development	(9,600)	0	(52,674)	0	(9,600)		
	Total Operating Revenue	(9,600)	(375)	(54,174)	(2,405)			
	Capital Expenditure / Reserve Transfers							
2415	Capital Expenditure Nabawa Cemetery (P&O)	0	7,437	29,748	2,672			
7155	Building Reserve Transfer from	0	0	(35,000)	0			
	Total Capital Expenditure/Reserve Transfers	0	7,437	(5,252)	2,672			
	Total Other Community Amenities	(8,859)	9,171	51,718	5,110			
	Total Community Amenities	51,183	70,180	506,621	473,588			

Appendix A - Recreation Culture

COA	Public Halls and Civic Centres	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	> \$10K	Comments
	Operating Expenditure							
2602	Public Halls Depreciation	0	99	400	356	(99)		
2722	Public Halls & Showgrounds Expense	7,181	10,477	22,334	25,621	(3,296)		
2732	Nabawa Community Centre Expenses	6,761	17,073	68,342	43,644	(10,312)	*	Timing
2742	Loan 89 Interest - Nabawa Stadium Upgrade	828	786	3,154	3,574	42		
3202	Public Halls Admin Allocation	5,130	6,057	24,230	19,799	(927)		
	Total Operating Expenditure	19,900	34,492	118,460	92,994			
	Operating Revenue							
2443	Yuna Hall Hire Income Received	0	(24)	(100)	0	24		
2453	Showground/Halls Income Received	(5,668)	(264)	(1,060)	(1,578)	(5,404)		
3423	Grant Income - Yuna Community Centre	(100,000)	0	(700,000)	0	(100,000)	*	Timing was not known at budget.
	Total Operating Revenue	(105,668)	(288)	(701,160)	(1,578)			
	Capital Expenditure / Reserve Transfers							
2644	CAPITAL EXP. - LAND & BLGDS	1,871	0	810,000	39,612	1,871		
4925	Principal Repayment - Loan 89	1,723	1,761	7,050	8,243	(38)		
7385	Building Reserve - Transfer from	0	0	(100,000)	0	0		
	Total Capital Expenditure / Reserve Transfers	3,594	1,761	717,050	47,855			
	Total Public Halls and Civic Centres	(82,175)	35,965	134,350	139,271			

Appendix A - Recreation Culture

COA	Swimming Areas and Beaches	30-Sep-14 YTD Actual	30-Sep-14 YTD	2014/2015 Full	2013/2014 Actual	YTD Var	>	Comments
	Operating Expenditure							
3302	Swimming Pool Admin Allocations	5,156	6,087	24,352	19,898	(931)		
3412	Coronation Beach Expenses	7,007	10,302	41,234	30,916	(3,295)		
7082	Beaches Depreciation	0	2,124	8,500	8,451	(2,124)		
	Total Operating Expenditure	12,163	18,513	74,086	59,264			
	Operating Revenue							
3443	Coronation Beach Camping Fees	(17,692)	(15,498)	(62,000)	(69,219)	(2,194)		
3444	Fig Tree Camping Fees	(2,471)	(1,374)	(5,500)	(6,796)	(1,097)		
	Total Operating Revenue	(20,163)	(16,872)	(67,500)	(76,014)			
	Capital Expenditure / Reserve Transfers							
7164	Land and Buildings	0	0	5,000	0			
	Total Swimming Areas and Beaches	(8,000)	1,641	11,586	(16,750)			

Appendix A - Recreation Culture

COA	Other Recreation and Sport	30-Sep-14 YTD Actual	30-Sep-14 YTD	2014/2015 Full	2013/2014 Actual	YTD Var	>	Comments
	Operating Expenditure							
1462	Mower Repairs & Maintenance	558	1,689	6,757	4,742	(1,131)		
1472	Yuna Oval Expenses	5	753	3,022	584	(748)		
1482	Sporting Clubs Expenses	4,536	18,036	72,211	61,441	(13,500) *		Timing
2642	Parks, Gardens Expense	5,144	14,325	57,436	24,360	(9,182)		
2702	Indoor Complex Expense	4,354	2,931	11,732	6,303	1,423		
2712	Tennis Clubs Expenses	387	4,003	6,293	3,981	(3,616)		
2752	Nabawa - Sport Complex Expense	846	3,246	13,007	6,722	(2,400)		
3442	Rec & Sport Admin Allocations	10,260	12,114	48,462	39,597	(1,854)		
7022	Parks & Gardens Depreciation	0	3,999	16,000	15,773	(3,999)		
7092	Other Rec & Sports Depreciation	0	1,374	5,500	5,469	(1,374)		
	Total Operating Expenditure	26,090	62,470	240,420	168,972			
	Total Revenue							
2743	Sports Club Hire Income	(2,452)	(1,236)	(4,950)	(4,095)	(1,216)		
2803	Grants & Other Income Received	0	0	(272,727)	0	0		
	Total Operating Revenue	(2,452)	(1,236)	(277,677)	(4,095)			
	Capital Expenditure / Reserve Transfers							
2834	Land & Buildings - Capital Expense	0	75,933	303,727	0			
	Total Other Recreation and Sport	23,638	137,167	266,470	164,877			

Appendix A - Recreation Culture

COA	Libraries	30-Sep-14 YTD Actual	30-Sep-14 YTD	2014/2015 Full	2013/2014 Actual	YTD Var	>	Comments
	Operating Expenditure							
2902	Library Expense	208	498	2,000	1,080	(290)		
2912	Honorarium Yuna Librarian	0	249	1,000	1,000	(249)		
3582	Libraries Admin Allocations	7,218	8,523	34,094	27,857	(1,305)		
6922	Libraries Depreciation	0	15	60	56	(15)		
	Total Libraries	7,426	9,285	37,154	29,993			

Appendix A - Recreation Culture

COA	Other Culture	30-Sep-14 YTD Actual	30-Sep-14 YTD	2014/2015 Full	2013/2014 Actual	YTD Var	>	Comments
	Operating Expenditure							
3602	Historical Roads Board Building Expense	306	2,079	8,325	4,483	(1,773)		
3626	Museum & Clarrie Milne Collection Expense	555	2,061	8,251	2,530	(1,506)		
3652	Other Culture Depreciation	0	999	4,000	3,806	(999)		
3662	Community Heritage Programs	0	0	25,000	15,224	0		
	Total Operating Expenditure	861	5,139	45,576	26,044			
	Operating Revenue							
3445	Grant Funding Received	0	0	(85,000)	(40,089)	0		
3623	Reimbursements & Contributions - Culture	0	0	0	(1,023)	0		
	Total Operating Revenue	0	0	(85,000)	(41,112)			
	Capital Expenditure / Reserve Transfers							
3604	CAPITAL EXP. - LAND & BLGDS	0	19,998	80,000	30,290			
	Total Other Culture	861	25,137	40,576	15,222			
	Total Recreation and Culture	(58,250)	209,195	490,137	332,613			

Appendix A - Transport

COA	Road Constuction	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
3702	Road Construction - Admin Allocation	14,591	17,226	68,914	56,311	(2,635)		
	Operating Revenue							
3154	Main Roads - Black Spot Funding (Income)	0	(12,498)	(50,000)	(14,524)	12,498		
3173	MW Regional Road Funding	(320,794)	(160,329)	(641,319)	(439,285)	(160,465)	*	Timing
3183	R4R Grant Income	(600,000)	(150,000)	(600,000)	(367,365)	(450,000)	*	Timing
3193	R2R (Construction) Income	0	(60,000)	(240,000)	(174,179)	60,000	*	Timing
	Total Operating Revenue	(920,794)	(382,827)	(1,531,319)	(995,353)			
	Capital Expenditure / Reserve Transfers							
3125	Royalties for Regions (R4R) Expenditure	0	0	1,061,641	987,369	0		
3126	Regional Road Group (RRG) Expenditure	270,201	214,995	860,000	637,390	55,206	*	Timing
3170	Tf To Unspent Grants/loans Res.	2,185	0	0	366,757	2,185		
3184	Council Funded Roadworks Expenditure	9,456	0	1,259,202	13,636	9,456		
3234	Blackspot Program Expenditure	0	0	0	83,404	0		
4840	Transfer to Roadworks Reserve	656	675	2,700	2,700	(19)		
	Total Capital Expenditure / Reserve Transfers	282,498	215,670	3,183,543	2,091,256			
	Total Road Construction	(623,705)	(149,931)	1,721,138	1,152,215			

Appendix A - Transport

COA	Road Maintenance	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments	
	Operating Expenditure								
3372	Road Maintenance Expense	110,773	76,371	305,486	644,285	34,402	*	Timing	
3502	Depot Maintenance	2,287	4,347	17,459	23,551	(2,060)			
3512	Street Lighting Expense	1,383	2,325	9,300	9,738	(942)			
3522	Depot Building Depreciation	0	873	3,500	3,077	(873)			
3532	STREET TREES	0	1,749	7,000	7,000	(1,749)			
3542	Roman Roads - User Group.	5,463	1,224	4,901	4,902	4,239			
3562	Road Sign Expense	118	1,248	5,000	0	(1,130)			
3592	Depot Tools (Not Capitalised)	13	624	2,500	0	(611)			
3802	Road Maintenance Admin Allocation	15,906	18,780	75,125	61,385	(2,874)			
6912	Roads Depreciation	0	182,499	730,000	728,955	(182,499)	*		Depn not calculated until after audit
	Total Operating Expenditure	135,943	290,040	1,160,271	1,482,893				
	Operating Revenue								
3143	MRWA Direct Grant.	(90,364)	(99,400)	(99,400)	(91,440)	9,036			
3153	Other General Income	0	0	0	(0)	0			
3393	Hudson Resources - Dartmoor Road	0	0	(12,586)	(38,367)	0			
	Total Operating Revenue	(90,364)	(99,400)	(111,986)	(129,807)				
	Capital Expenditure / Reserve Transfers								
3264	Capital Exp. - Depot Construction.	0	2,499	10,000	0	(2,499)			
3171	T/f Fr Unspent Grants/loans Res.	0	0	(367,365)	0	0			
	Total Capital Expenditure / Reserve Transfers	0	2,499	(357,365)	0				
	Total Road Maintenance	45,579	193,139	690,921	1,353,085				

Appendix A - Transport

COA	Road Plant Purchases	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
3572	Interest Expense - Loan 93	2,117	807	3,238	5,681	1,310		
3576	Interest Expense - Loan 95	581	741	2,958	2,942	(160)		
3580	Interest Expense - Loan 92	0	0	0	1,991	0		
3642	Loss on Sale Assets.	0	948	3,789	17,423	(948)		
3912	Interest Expense - Loan 96	2,846	1,356	5,433	1,639	1,490		
	Total Operating Expenditure	5,544	3,852	15,418	29,676			
	Operating Revenue							
3543	Profit on Sale of Assets	0	(3,585)	(14,338)	(2,273)	3,585		
	Total Operating Revenue	0	(3,585)	(14,338)	(2,273)			
	Capital Expenditure / Reserve Transfers							
3554	Plant & Equipment Purchases	0	0	143,986	205,968	0		
3574	Principal Repayment - Loan 93	37,190	37,190	75,377	71,493	0		
3914	Principal Repayments - Loan 96	13,931	13,931	28,120	0	0		
3577	Principal Repayments - Loan 95	5,157	5,157	19,941	19,941	0		
3581	Principal Repayments - Loan 92	0	0	0	65,788	0		
7135	Loan Funds Rec'd.	0	0	0	(151,500)	0		
3575	Proceeds from Sale of Plant & Equip	0	0	(20,000)	(40,000)	0		
	Total Capital Expenditure / Reserve Transfers	56,278	56,278	247,423	171,690			
	Total Road Plant Purchases	61,822	56,545	248,504	199,094			

Appendix A - Transport

COA	Traffic Control	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
4102	Traffic Admin Allocation	16,576	19,572	78,292	63,972	(2,996)		
6502	Vehicle Examination Expense	2,048	1,224	4,912	5,208	824		
7672	Loss on Sale of Assets.	0	0	0	(1,200)	0		
7572	Traffic Counters Expense	0	123	500	9,071	(123)		
	Total Operating Expenditure	18,624	20,919	83,704	77,051			
	Operating Revenue							
7513	Licensing Commission Income	(1,589)	(1,500)	(6,000)	(6,064)	(89)		
7523	Vehicle Examination Fees Received	(1,026)	(849)	(3,400)	(4,324)	(177)		
	Total Operating Revenue	(2,615)	(2,349)	(9,400)	(10,388)			
	Capital Expenditure / Reserve Transfers							
7574	Capital Exp. - Tools & Equip.	0	0	24,136	0	0		
7685	Proceeds from Disposal of Assets	0	0	0	(1,200)	0		
4645	T/f To Lt Vehicle Reserve	0	1,251	5,000	0			
	Total Capital Expenditure / Reserve Transfers	0	1,251	29,136	(1,200)			
	Total Traffic Control	16,009	19,821	103,440	65,463			
	Total Transport	(500,295)	119,574	2,764,003	2,769,856			

Appendix A - Economic Services

COA	Rural Services	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
4462	Rural Services Admin Allocation	1,160	1,368	5,479	4,477	(208)		
6722	Noxious Weeds & Pest Expense	468	1,248	5,000	3,213	(780)		
	Total Operating Expenditure	1,628	2,616	10,479	7,690			
	Capital Expenditure / Reserve Transfers							
4404	CAPITAL EXP. - PLANT & EQ.	0	3,750	15,000	0			
	Total Rural Services	1,628	6,366	25,479	7,690			

Appendix A - Economic Services

COA	Tourism and Area Promotion	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
3952	Tourism Signage Expense	0	249	1,000	0	(249)		
3982	Tourism Expense	396	1,104	4,424	2,450	(708)		
4282	Promotional Expense	0	300	1,200	560	(300)		
	Total Tourism and Area Promotion	396	1,653	6,624	3,010			

COA	Building Control	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
4132	Building Surveyor Expenses	16,303	22,584	90,374	110,869	(6,281)		
4142	Reimbursement Expenditure	100	0	0	0	100		
4622	Building Admin Allocation	11,575	13,665	54,668	44,671	(2,090)		
	Total Operating Expenditure	27,978	36,249	145,042	155,540			
	Operating Revenue							
4153	Building Licenses Income	(9,155)	(3,750)	(15,000)	(24,654)	(5,405)		
4163	Builder's Registration Board Fee	0	(75)	(300)	0	75		
4173	CTF Commissions Received	0	(36)	(150)	(329)	36		
4213	Building Commissions Received	0	(99)	(400)	(409)	99		
	Total Operating Revenue	(9,155)	(3,960)	(15,850)	(25,392)			
	Total Building Control	18,823	32,289	129,192	130,148			

Appendix A - Economic Services

COA	Other Economic Services	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
4232	Water Supply Stand Pipes Expense	0	123	500	5,003	(123)		
4242	Rehab. Gravel Pits Expense	2,718	2,499	10,000	0	219		
4252	Purchase of Stamps.	37	87	350	82	(50)		
4272	Other Expenditure	6,664	2,997	12,000	11,029	3,667		
	Total Operating Expenditure	9,420	5,706	22,850	16,114			
	Operating Revenue							
4223	Commission Received Australia Post	(905)	(873)	(3,500)	(4,303)	(32)		
4243	Annual Post Office Box Fee	0	(60)	(250)	(36)	60		
4253	Postage Stamp Income	(46)	(36)	(150)	(128)	(10)		
4273	Standpipe Water Income	0	0	0	(169)	0		
4333	Photocopying Income	(5)	(48)	(200)	(462)	43		
4913	Shire Reserve Income	(300)	(111)	(450)	(450)	(189)		
	Total Operating Revenue	(1,256)	(1,128)	(4,550)	(5,548)			
	Capital Expenditure / Reserve Transfers							
4760	Water Strategy Reserve - Transfer To	81	87	350	332			
	Total Other Economic Services	8,244	4,665	18,650	10,897			
	Total Economic Services	29,092	44,973	179,945	151,746			

Appendix A - Other Property and Services

COA	Plant Depreciation	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
5012	Plant Depreciation	0	49,998	200,000	160,135	(49,998)	*	Depn not calculated yet
6890	Depn Posted to Jobs	(23,563)	(49,998)	(200,000)	(160,135)	26,435	*	Depn not calculated yet
	Total Plant Depreciation	(23,563)	0	0	0			

COA	Private Works	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
7302	Private Works Expense	3,932	12,492	49,969	30,128	(8,560)		
	Operating Income							
7333	Private Works Income	0	(14,376)	(57,500)	(32,460)	14,376		
	Total Private Works	3,932	(1,884)	(7,531)	(2,332)			

Appendix A - Other Property and Services

COA	Public Works Overheads	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
0342	PROVISION FOR LSL	0	0	0	24,631	0		
4312	Superannuation - Max 3% Works Staff	1,768	1,146	4,585	6,541	622		
4322	Superannuation SCG 9% - Works Supervisor	2,111	1,860	7,450	5,280	251		
4332	Superannuation SCG 9% Works Staff	14,084	13,992	55,973	55,335	92		
4342	Salary Works Supervisor	22,144	21,168	84,680	90,728	976		
4352	Superannuation Max 3% - Works Supervisor	669	525	2,100	1,713	144		
4372	Public Works Sundry Expense	10,514	9,498	38,000	60,789	1,016		
4382	Works Supervisor - Conference Attendance	803	750	3,000	0	53		
4392	External Engineering Services	8,132	6,249	25,000	19,324	1,883		
4402	Sick Leave	3,864	6,039	24,161	7,753	(2,175)		
4412	Annual Leave	6,194	14,193	56,779	57,490	(8,000)		
4432	Public Holiday Pay	0	6,039	24,161	22,558	(6,039)		
4442	Occupational Health & Safety Expense	64	2,499	10,000	6,224	(2,436)		
4452	Protective Uniform/ Minor Workwear	775	2,574	10,300	5,467	(1,799)		
4582	ACC LEAVE (GANG)	0	0	0	17,096	0		
4652	Works Staff Housing Allowance	5,433	8,967	35,875	20,041	(3,534)		
4662	Public Works Expense Recoverable	0	0	0	660	0		
5202	Public Works Overheads - Admin Allocation	21,423	25,293	101,181	82,676	(3,870)		
6782	Workers Compensation Insurance	9,061	4,530	18,121	12,719	4,531		
7422	Less PWO Allocated to W & S	(102,356)	(125,340)	(501,367)	(497,025)	22,984		
	Total Operating Expenditure	4,682	(18)	0	0			
	Operating Revenue							
0333	Contr. & Reim. (PWO).	(15,606)	0	0	(810)	(15,606)	*	Insurance claim for roadworks
	Capital Expenditure / Reserve Transfers							
7631	T/f From Leav Reserve-pwo	0	0	0	(12,459)	0		
	Total Public Works Overheads	(10,924)	(18)	0	(13,269)			

Appendix A - Other Property and Services

COA	Plant Operation Costs	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
4472	In House Repairs & Maintenance	9,350	44,580	178,320	67,868	(35,230)	*	Timing
4482	Tyre Purchase Expense	7,020	12,498	50,000	45,675	(5,478)		
4492	Parts & Outside Repairs Expense	31,545	60,954	243,837	231,264	(29,409)	*	Timing - under budget
4502	Plant Licences Expense	0	1,374	5,500	5,467	(1,374)		
4512	Less POC Allocated to W & S	(106,674)	(194,721)	(778,895)	(812,783)	88,047	*	Timing
4532	Tools & Consumables	2,732	3,000	12,000	13,916	(269)		
4542	Fuel, Oil & Grease	56,417	54,780	330,000	326,526	1,637		
4552	Cutting Edges & Tips	4,625	3,249	13,000	14,366	1,376		
5112	Plant Operator - Admin Allocation	16,499	19,479	77,925	63,674	(2,980)		
6772	Plant Insurance Expense	32,912	35,842	35,842	43,959	(2,930)		
4602	Training Expense	0	1,248	5,000	70	(1,248)		
	Total Operating Expenditure	54,424	42,283	172,529	(0)			
	Operating Revenue							
4503	Sale of Scrap.	0	(60)	(250)	0	60		
4513	Diesel Fuel Rebate Received	(7,009)	(3,750)	(15,000)	(43,906)	(3,259)		
4983	Income Received	0	0	0	(376)	0		
	Total Operating Revenue	(7,009)	(3,810)	(15,250)	(44,282)			
	Total Plant Operation Costs	47,416	38,473	157,279	(44,282)			

Appendix A - Other Property and Services

COA	Salaries and Wages	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
4362	Unallocated Wages	3,613	0	0	576	3,613		
4570	Salary & Wages Expense - Admin	238,372	169,291	880,311	889,113	69,082		
4580	Salary & Wages Expense - Works	201,736	162,702	846,049	728,708	39,034	*	Timing
4592	Workers Compensation Paid	15,299	0	0	17,181	15,299	*	Ref GL 4613 cost is reimbursed
4600	Less Salary & Wages Allocated	(440,108)	(331,992)	(1,726,360)	(1,617,821)	(108,116)	*	Timing
	Total Operating Expenditure	18,912	0	0	17,757			
	Operating Revenue							
4613	Salaries & Wages Reimbursement Received	(19,876)	0	0	(11,302)	(19,876)	*	Ref GL 4592 reimbursement of cost
	Total Salaries and Wages	(965)	0	0	6,455			

COA	Unclassified	30-Sep-14 YTD Actual	30-Sep-14 YTD Budget	2014/2015 Full Budget	2013/2014 Actual	YTD Var	>\$10K	Comments
	Operating Expenditure							
5022	Overpayments Refunded.	0	0	0	7,374	0		
	Operating Revenue							
5023	OVERPAYMENTS RECEIVED	0	0	0	(7,374)	0		
	Total Unclassified	0	0	0	0			
	Total Other Property and Services	15,896	36,571	149,748	(53,428)			

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
Maurice Battilana	5163 2531 0083 1327	6,000	5,848.76

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 SEP	Payments AUTOMATIC PAYMENT	345.74-	
	Sub Total:	345.74-	
10 SEP	Purchases CALTEX SUNSET SERVICE STATIONS GERALDTON AUS	151.24	P41-156-600
	Sub Total:	151.24	

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		
345.74	345.74 -	151.24	0.00	0.00	0.00	151.24	0.00

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

Cardholder Signature _____ Date 6/10/14

Transactions examined and approved.

Manager/Supervisor Signature _____ Date 6/10/14

9.3

Chief Executive Officer

October 2014

Contents

9.3 AGENDA ITEMS

- 9.3.1 WALGA Poll Provisions Advocacy Position
- 9.3.2 State Black Spot Submission

AGENDA ITEM:	9.3.1
SUBJECT:	WALGA POLL PROVISIONS ADVOCACY POSITION
PROPONENT:	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION
SITE:	SHIRE OF CHAPMAN VALLEY
FILE REFERENCE:	404.01
PREVIOUS REFERENCE:	NA
DATE:	8 OCTOBER 2014
AUTHOR:	MAURICE BATTILANA, CHIEF EXECUTIVE OFFICER

DISCLOSURE OF INTEREST

Nil

BACKGROUND

Input is sought to define WALGA's position regarding advocacy for amendments to the poll provisions contained in Schedule 2.1 of the *Local Government Act 1995* to enable electors of a Local Government that will be abolished or significantly affected by a boundary change proposal to demand a poll (see **Attachment 1** - Info Page from WALGA).

At the 2 July State Council meeting, State Council resolved to adopt, and advocate for, a policy position that the poll provisions should be amended so that electors of a Local Government where one or more Local Governments will be abolished or significantly affected by a boundary change proposal are able to demand a poll on the proposal, with 'significantly affected' being specifically defined as causing a fifty percent variation in:

- (i) Population; or,
- (ii) Rateable properties; or,
- (iii) Revenue.

At WALGA's Annual General Meeting, held on **6 August**, the meeting resolved:

"That this Annual General Meeting, recognising the current approach by the State Government to the manipulation of the principles of the 'Dadour' poll provisions:

- a) *endorse WALGA's position of providing community access to the poll provisions where 1 or more districts are to be abolished rather than the 2 or more districts as currently provided for in the Local Government Act 1995;*
- b) *endorse WALGA's proposed extension of the poll provisions to significant boundary adjustments subject to any associated criteria and any percentages being agreed to by a majority of all local governments in Western Australia, and*
- c) *reaffirm as policy, that WALGA is opposed to the removal or dilution of the 'Dadour' poll provisions including the temporary dilution or removal of those provisions."*

State Council, at their 3 September meeting, endorsed parts (a) and (c) of the AGM resolution above and resolved the following in relation to part (b):

"4.7B Part (b) – endorse WALGA's proposed extension of the poll provisions to include significant boundary adjustments subject to further research and sector consultation being carried out on any associated criteria and for a report to be presented through the next Zone/State Council Meetings."

WALGA's advice represents sector consultation on the definition and criteria associated with a Local Government being significantly affected by a boundary change proposal.

Local Governments are invited to provide feedback prior to Friday 31 October to inform an agenda item to be prepared for the 3 December State Council meeting.

COMMENT

WALGA COMMENT

Defining the criteria for whether a boundary change significantly affects a Local Government is difficult and there are divergent views in the Local Government sector.

There is a general view that a minor boundary change, perhaps to fix an anomaly, should not be the subject of a potential poll of electors. There is also a general view that, where one or more Local Governments will be abolished or a Local Government's viability could be affected by a boundary change proposal, electors should have the right to demand a poll.

Criteria defining whether a Local Government would be 'significantly affected' could be defined in the Local Government Act. This was State Council's original approach where it was resolved that a 50 percent variation in population, or rateable properties or revenue would be the trigger for the community to have the option to call a poll. In addressing this matter it needs to be determined whether these are the appropriate criteria or whether there should be an alternative method to determine whether a Local Government would be 'significantly affected' by a boundary change proposal.

Options to address this issue are presented:

1. All boundary change proposals could be the subject of a poll. While there is a general view that minor boundary changes should not be subject to a poll of the community, it could be argued that a minor boundary change that only affects a small number of properties would be unlikely to attract enough interest from the community for a poll to be called or to ultimately be successful in overturning the proposal. This would remove the need for criteria to be established to define 'significantly affected'.
2. Criteria defining whether a Local Government would be 'significantly affected' could be defined in the Local Government Act. It is suggested that a percentage variation in population, or rateable properties, or revenue could be defined as the appropriate criteria to trigger the community's right to call a poll.

Three percentages are presented as options to define these criteria in the Local Government Act:

- (a) 10 percent.
- (b) 25 percent
- (c) 50 percent

GEO COMMENT

The Local Government Act, 1995 - Schedule 2.1 - Clause 2 states the following:

- "2. *Making a proposal*
- (1) *A proposal may be made to the Advisory Board by —*
- (a) *the Minister; or*
 - (b) *an affected local government; or*
 - (c) *2 or more affected local governments, jointly; or*
 - (d) *affected electors who —*
 - (i) ***are at least 250 in number; or***
 - (ii) ***are at least 10% of the total number of affected electors.***

Any proposal to increase this percentage or actual numbers may adversely affect some local governments.

The existing legislation appears to have satisfactorily catered for the democratic process of individual local government constituent determining their own desires and aspirations for how they would like to see their district structured. The moment legislation, policies, procedures or guidelines are drafted in an attempt to cater for all sizes of local government authorities is the moment anomalies occur.

The proposal to introduce a different percentage will no doubt adversely affect some and maybe not others. Therefore I advocate unless there is clear evidence the current “*Dadour Provision*” is undemocratic or unfair then there should be no need to change these provisions

STATUTORY ENVIRONMENT

Local Government Act, 1995 – Schedule 2.1 (see Attachment 2)

POLICY IMPLICATIONS

No existing Policy affected.

FINANCIAL IMPLICATIONS

No financial implications envisaged.

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

No effect on Council LTFP envisaged.

STRATEGIC IMPLICATIONS

The concern I personally have is the rationale behind the desire by State Government’s desire to advocate any changes to the current legislation, unless there is an ulterior motive here to help the State Government’s push for amalgamation/boundary changes to the local government district.

I was also left with a very strong feeling after the 2014 WALGA State Conference the vast majority of local government authorities (Metro & Country) was for there to be no changes to the existing legislation.

I would have thought the WALGA AGM resolution was quite clear i.e.

“That this Annual General Meeting, recognising the current approach by the State Government to the manipulation of the principles of the ‘Dadour’ poll provisions:

- a) *endorse WALGA’s position of providing community access to the poll provisions where 1 or more districts are to be abolished rather than the 2 or more districts as currently provided for in the Local Government Act 1995;*
- b) *endorse WALGA’s proposed extension of the poll provisions to significant boundary adjustments subject to any associated criteria and any percentages being agreed to by a majority of all local governments in Western Australia, and*
- c) *endorse WALGA’s proposed extension of the poll provisions to include significant boundary adjustments subject to **further research and sector consultation being carried out on any** associated criteria and for a report to be presented through the next Zone/State Council Meetings.*
- d) ***reaffirm as policy, that WALGA is opposed to the removal or dilution of the ‘Dadour’ poll provisions including the temporary dilution or removal of those provisions.”***

I understand WALGA’s need to survey local government authorities to determine what is considered significant, yet maintain this can (and will) result in a significant range of interpretations and a specific percentage (or number) may be significant to a population on 500 and insignificant to a population of 40,000. Therefore, how do you find a percentage/number that fits all sizes? I would have thought this would have been impossible

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

No effect on the Strategic Community or Corporate Business Plans. However, any threat to the structure of this local government authority may have an effect (one way or the other).

VOTING REQUIREMENTS

Simple majority

STAFF RECOMMENDATION

Council advises WALGA their position is a local government authority should have the right to demand a poll under any boundary change proposal.

WALGA EMAIL

Dear Chief Executive Officer

INFOPAGE – WALGA’s Poll Provisions Advocacy Position

Please find attached an InfoPage seeking input to define WALGA’s position regarding advocacy for amendments to the poll provisions contained in Schedule 2.1 of the *Local Government Act 1995* to enable electors of a Local Government that will be abolished or significantly affected by a boundary change proposal to demand a poll.

Please submit feedback to Tim Lane, Manager Strategy and Reform, by **Friday 31 October**.

Kind regards
Tim Lane

Tim Lane | Manager, Strategy & Reform | WALGA

(p) (08) 9213 2029 | (m) 0404 719 328 | (f) (08) 9213 2077 | (e) tlane@walga.asn.au



www.walga.asn.au

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INFOPAGE



To: Chief Executive Officers From: Tony Brown
Executive Manager
Governance & Strategy

Organisation: All Local Governments Date: 25 September 2014

Reference: 05-034-01-0018 Priority: High

Subject: WALGA's Poll Provisions Advocacy Position

IN BRIEF:

Operational Area:	Governance
Key Issues:	<ul style="list-style-type: none">• Feedback is sought by 31 October from all Local Governments to refine WALGA's advocacy position relating to the poll provisions contained in Schedule 2.1 of the <i>Local Government Act 1995</i>;• Options are provided: that all boundary change proposals could be eligible for a poll or, that a percentage variation – 10, 25 or 50 percent – in population, rateable properties, or revenue could define 'significantly affected' that would enable the community to request a poll. General feedback or alternative suggestions are also welcome.
Action Required:	Provide a response to lane@walga.asn.au by Friday, 31 October .

Background

Input is sought to define WALGA's position regarding advocacy for amendments to the poll provisions contained in Schedule 2.1 of the *Local Government Act 1995* to enable electors of a Local Government that will be abolished or significantly affected by a boundary change proposal to demand a poll.

At the **2 July** State Council meeting, State Council resolved to adopt, and advocate for, a policy position that the poll provisions should be amended so that electors of a Local Government where one or more Local Governments will be abolished or significantly affected by a boundary change proposal are able to demand a poll on the proposal, with 'significantly affected' being specifically defined as causing a fifty percent variation in:

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At WALGA's Annual General Meeting, held on **6 August**, the meeting resolved:

That this Annual General Meeting, recognising the current approach by the State Government to the manipulation of the principles of the 'Dadour' poll provisions:

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State Council, at their **3 September** meeting, endorsed parts (a) and (c) of the AGM resolution above and resolved the following in relation to part (b):

ONE70
LV1, 170 Railway Parade, West Leederville, WA 6007
PO Box 1544, West Perth, WA 6872
T: (08) 9213 2000 F: (08) 9213 2077 info@walga.asn.au
www.walga.asn.au

INFOPAGE



4.7B Part (b) – endorse WALGA’s proposed extension of the poll provisions to include significant boundary adjustments subject to further research and sector consultation being carried out on any associated criteria and for a report to be presented through the next Zone/State Council Meetings.

This InfoPage represents sector consultation on the definition and criteria associated with a Local Government being significantly affected by a boundary change proposal. Local Governments are invited to provide feedback prior to Friday **31 October** to inform an agenda item to be prepared for the **3 December** State Council meeting.

Comment

Defining the criteria for whether a boundary change significantly affects a Local Government is difficult and there are divergent views in the Local Government sector.

There is a general view that a minor boundary change, perhaps to fix an anomaly, should not be the subject of a potential poll of electors. There is also a general view that, where one or more Local Governments will be abolished or a Local Government’s viability could be affected by a boundary change proposal, electors should have the right to demand a poll.

Criteria defining whether a Local Government would be ‘significantly affected’ could be defined in the Local Government Act. This was State Council’s original approach where it was resolved that a 50 percent variation in population, or rateable properties or revenue would be the trigger for the community to have the option to call a poll. In addressing this matter it needs to be determined whether these are the appropriate criteria or whether there should be an alternative method to determine whether a Local Government would be ‘significantly affected’ by a boundary change proposal.

Options to address this issue are presented:

1. All boundary change proposals could be the subject of a poll. While there is a general view that minor boundary changes should not be subject to a poll of the community, it could be argued that a minor boundary change that only affects a small number of properties would be unlikely to attract enough interest from the community for a poll to be called or to ultimately be successful in overturning the proposal. This would remove the need for criteria to be established to define ‘significantly affected’.
2. Criteria defining whether a Local Government would be ‘significantly affected’ could be defined in the Local Government Act. It is suggested that a percentage variation in population, or rateable properties, or revenue could be defined as the appropriate criteria to trigger the community’s right to call a poll. Three percentages are presented as options to define these criteria in the Local Government Act:
 - a. 10 percent.
 - b. 25 percent
 - c. 50 percent

A Faxback is attached to facilitate feedback on the options presented above as well as general feedback to refine WALGA’s advocacy position, including alternative criteria to define when a Local Government would be ‘significantly affected’ by a poll.

Feedback will guide a State Council agenda item to be considered by Zones in late November and then State Council at their **3 December** meeting.

*Please submit feedback to Manager Strategy and Reform, Tim Lane, on tlane@walga.asn.au by Friday **31 October** 2014.*

ONE70
LV1, 170 Railway Parade, West Leederville, WA 6007
PO Box 1544, West Perth, WA 6872
T: (08) 9213 2000 F: (08) 9213 2077 info@walga.asn.au
www.walga.asn.au

FAX BACK



To: Chief Executive Officers **From:** Tony Brown
Organisation: All Local Governments **Executive Manager**
Reference: 05-034-01-0018 **Governance & Strategy**
Priority: High
Subject: WALGA's Poll Provisions Advocacy Position

FAX BACK TO WALGA ON 9213 2077 or email tlane@walga.asn.au

IN BRIEF:

Operational Area:	Governance
Key Issues:	<ul style="list-style-type: none"> • Feedback is sought by 31 October from all Local Governments to refine WALGA's advocacy position relating to the poll provisions contained in Schedule 2.1 of the <i>Local Government Act 1995</i>; • Options are provided; that all boundary change proposals could be eligible for a poll or, that a percentage variation – 10, 25 or 50 percent – in population, rateable properties, or revenue could define 'significantly affected' that would enable the community to request a poll. General feedback or alternative suggestions are also welcome.
Action Required:	Provide a response to tlane@walga.asn.au by Friday, 31 October .

Please advise whether your Council supports the *Local Government Act 1995* being amended so that the community of a Local Government could demand a poll with which of the following conditions being met:

- | | | |
|--|-----------|--------------------------|
| 1. Under any boundary change proposal | OR | YES / NO |
| 2. With a significant variation in population, or rateable properties or revenue by: | | |
| a. 10 percent | | <input type="checkbox"/> |
| b. 25 percent | | <input type="checkbox"/> |
| c. 50 percent | | <input type="checkbox"/> |

(Please indicate preferences – i.e. 1 for most preferred, then 2 then 3)

General feedback to refine WALGA's advocacy position would be welcomed including alternative criteria to define when a Local Government would be 'significantly affected' by a poll.

.....

Feedback will guide a State Council agenda item to be considered by Zones in late November and then State Council at their **3 December** meeting.

Please submit feedback to Manager Strategy and Reform, Tim Lane, on tlane@walga.asn.au by Friday 31 October 2014.

Thank you for your assistance.

For further information please contact:

Manager Strategy and Reform, Tim Lane on 9213 2029 or email tlane@walga.asn.au.

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Schedule 2.1 — Provisions about creating, changing the boundaries of, and abolishing districts

[Section 2.1(2)]

1. Terms used

In this Schedule, unless the contrary intention appears —

affected electors, in relation to a proposal, means —

- (a) electors whose eligibility as electors comes from residence, or ownership or occupation of property, in the area directly affected by the proposal; or
- (b) where an area of the State is not within or is not declared to be a district, people who could be electors if it were because of residence, or ownership or occupation of property, in the area directly affected by the proposal;

affected local government means a local government directly affected by a proposal;

notice means notice given or published in such manner as the Advisory Board considers appropriate in the circumstances;

proposal means a proposal made under clause 2 that an order be made as to any or all of the matters referred to in section 2.1.

2. Making a proposal

- (1) A proposal may be made to the Advisory Board by —
 - (a) the Minister; or
 - (b) an affected local government; or
 - (c) 2 or more affected local governments, jointly; or
 - (d) affected electors who —
 - (i) are at least 250 in number; or
 - (ii) are at least 10% of the total number of affected electors.
- (2) A proposal is to —
 - (a) set out clearly the nature of the proposal, the reasons for making the proposal and the effects of the proposal on local governments; and
 - (b) be accompanied by a plan illustrating any proposed changes to the boundaries of a district; and
 - (c) comply with any regulations about proposals.

[Clause 2 amended by No. 49 of 2004 s. 67(2).]

3. Dealing with proposals

- (1) The Advisory Board is to consider any proposal.
- (2) The Advisory Board may, in a written report to the Minister, recommend* that the Minister reject a proposal if, in the Board's opinion —
 - (a) the proposal is substantially similar in effect to a proposal on which the Board has made a recommendation to the Minister within the period of 2 years immediately before the proposal is made; or
 - (aa) where the proposal was made by affected electors under clause 2(1)(d), that the majority of those electors no longer support the proposal; or
 - (b) the proposal is frivolous or otherwise not in the interests of good government.

* *Absolute majority required.*

- (3) If, in the Advisory Board's opinion, the proposal is —

- (a) one of a minor nature; and
- (b) not one about which public submissions need be invited,

the Board may, in a written report to the Minister, recommend* that the Minister reject the proposal or that an order be made in accordance with the proposal.

** Absolute majority required.*

- (4) Unless it makes a recommendation under subclause (2) or (3), the Advisory Board is to formally inquire into the proposal.

[Clause 3 amended by No. 64 of 1998 s. 52(2); No. 49 of 2004 s. 67(3).]

4. Notice of inquiry

- (1) Where a formal inquiry is required the Advisory Board is to give —
 - (a) notice to affected local governments, affected electors and the other electors of districts directly affected by the proposal; and
 - (b) a report to the Minister.
- (2) The notice and report under subclause (1) are to —
 - (a) advise that there will be a formal inquiry into the proposal; and
 - (b) set out details of the inquiry and its proposed scope; and
 - (c) advise that submissions may be made to the Board not later than 6 weeks after the date the notice is first given about —
 - (i) the proposal; or
 - (ii) the scope of the inquiry.
- (3) If, after considering submissions made under subclause (2)(c), the Advisory Board decides* that the scope of the formal inquiry is to be significantly different from that set out in the notice and report under subclause (1), it is to give —
 - (a) another notice to affected local governments, affected electors and the other electors of districts directly affected by the proposal; and
 - (b) another report to the Minister.
- (4) The notice and report under subclause (3) are to —
 - (a) set out the revised scope of the inquiry; and
 - (b) advise that further submissions about the proposal, or submissions about matters relevant to the revised scope of the inquiry, may be made to the Board within the time set out in the notice.

** Absolute majority required.*

5. Conduct of inquiry

- (1) A formal inquiry is to be carried out, and any hearing for the purposes of the inquiry is to be conducted, in a way that makes it as easy as possible for interested parties to participate fully.
- (2) In carrying out a formal inquiry the Advisory Board is to consider submissions made to it under clause 4(2)(c) and (4)(b) and have regard, where applicable, to —
 - (a) community of interests; and
 - (b) physical and topographic features; and
 - (c) demographic trends; and
 - (d) economic factors; and
 - (e) the history of the area; and
 - (f) transport and communication; and

- (g) matters affecting the viability of local governments; and
- (h) the effective delivery of local government services,

but this does not limit the matters that it may take into consideration.

6. Recommendation by Advisory Board

- (1) After formally inquiring into a proposal, the Advisory Board, in a written report to the Minister, is to recommend* —
 - (a) that the Minister reject the proposal; or
 - (b) that an order be made in accordance with the proposal; or
 - (c) if it thinks fit after complying with subclause (2), the making of some other order that may be made under section 2.1.

** Absolute majority required.*

- (2) The Advisory Board is not to recommend to the Minister the making of an order that is significantly different from the proposal into which it formally inquired unless the Board has —
 - (a) given* notice to affected local governments, affected electors and the other electors of districts directly affected by the recommendation of its intention to do so; and
 - (b) afforded adequate opportunity for submissions to be made about the intended order; and
 - (c) considered any submissions made.

** Absolute majority required.*

7. Minister may require a poll of electors

In order to assist in deciding whether or not to accept a recommendation of the Advisory Board made under clause 6, the Minister may require that the Board's recommendation be put to a poll of the electors of districts directly affected by the recommendation.

8. Electors may demand poll on a recommended amalgamation

- (1) Where the Advisory Board recommends to the Minister the making of an order to abolish 2 or more districts (the *districts*) and amalgamate them into one or more districts, the Board is to give notice to affected local governments, affected electors and the other electors of districts directly affected by the recommendation about the recommendation.
- (2) The notice to affected electors has to notify them of their right to request a poll about the recommendation under subclause (3).
- (3) If, within one month after the notice is given, the Minister receives a request made in accordance with regulations and signed by at least 250, or at least 10%, of the electors of one of the districts asking for the recommendation to be put to a poll of electors of that district, the Minister is to require that the Board's recommendation be put to a poll accordingly.
- (4) This clause does not limit the Minister's power under clause 7 to require a recommendation to be put to a poll in any case.

[Clause 8 amended by No. 64 of 1998 s. 52(3).]

9. Procedure for holding poll

- (1) Where, under clause 7 or 8, the Minister requires that a recommendation be put to a poll —
 - (a) the Advisory Board is to —
 - (i) determine the question or questions to be answered by electors; and

- (ii) prepare a summary of the case for each way of answering the question or questions;
- and
- (b) any local government directed by the Minister to do so is to —
 - (i) in accordance with directions by the Minister, make the summary available to the electors before the poll is conducted; and
 - (ii) subject to subclause (2), declare* the Electoral Commissioner, or a person approved by the Electoral Commissioner, to be responsible for the conduct of the poll under Part 4, and return the results to the Minister.

** Absolute majority required.*

- (2) Before making a declaration under subclause (1)(b)(ii), the local government is to obtain the written agreement of the Electoral Commissioner.

[Clause 9 amended by No. 49 of 2004 s. 67(4) and (5).]

10. Minister may accept or reject recommendation

- (1) Subject to subclause (2), the Minister may accept or reject a recommendation of the Advisory Board made under clause 3 or 6.
- (2) If at a poll held as required by clause 8 —
 - (a) at least 50% of the electors of one of the districts vote; and
 - (b) of those electors of that district who vote, a majority vote against the recommendation,

the Minister is to reject the recommendation.
- (3) If the recommendation is that an order be made and it is accepted, the Minister can make an appropriate recommendation to the Governor under section 2.1.

10A. Recommendations regarding names, wards and representation

- (1) The Advisory Board may —
 - (a) when it makes its recommendations under clause 3 or 6; or
 - (b) after the Minister has accepted its recommendations under clause 10,

in a written report to the Minister, recommend the making of an order to do any of the things referred to in section 2.2(1), 2.3(1) or (2) or 2.18(1) or (3) that the Board considers appropriate.
- (2) In making its recommendations under subclause (1) the Advisory Board —
 - (a) may consult with the public and interested parties to such extent as it considers appropriate; and
 - (b) is to take into account the matters referred to in clause 8(c) to (g) of Schedule 2.2 so far as they are applicable.

[Clause 10A inserted by No. 64 of 1998 s. 52(4).]

11. Transitional arrangements for orders about districts

- (1) Regulations may provide for matters to give effect to orders made under section 2.1 including —
 - (a) the vesting, transfer, assumption or adjustment of property, rights and liabilities of a local government;
 - (b) the extinguishment of rights of a local government;
 - (c) the winding up of the affairs of a local government;

- (d) the continuation of actions and other proceedings brought by or against a local government before the taking effect of an order under section 2.1;
 - (e) the bringing of actions and other proceedings that could have been brought by or against a local government before the taking effect of an order under section 2.1;
 - (f) if the effect of an order under section 2.1 is to unite 2 or more districts, the determination of the persons who are to be the first mayor or president, and deputy mayor or deputy president, of the new local government;
 - (g) the continuation of any act, matter or thing being done under another written law by, or involving, a local government.
- (2) Subject to regulations referred to in subclause (1), where an order is made under section 2.1 any local governments affected by the order (including any new local government created as a result of the order) are to negotiate as to any adjustment or transfer between them of property, rights and liabilities.
- (3) Where an order is made under section 2.1 the Governor may, by order under section 9.62(1), give directions as to any of the matters set out in subclause (1) if, and to the extent that, those matters are not resolved by regulations referred to in that subclause or by negotiation under subclause (2).
- (4) A contract of employment that a person has with a local government is not to be terminated or varied as a result (wholly or partly) of an order under section 2.1 so as to make it less favourable to that person unless —
- (a) compensation acceptable to the person is made; or
 - (b) a period of at least 2 years has elapsed since the order had effect.
- (5) The rights and entitlements of a person whose contract of employment is transferred from one local government to another, whether arising under the contract or by reason of it, are to be no less favourable to that person after the transfer than they would have been had the person's employment been continuous with the first local government.
- (6) If land ceases to be in a particular district as a result of an order under section 2.1, any written law that would have applied in respect of it if the order had not been made continues to apply in respect of the land to the extent that its continued application would be consistent with —
- (a) any written law made after the order was made; and
 - (b) any order made by the Governor under subclause (8).
- (7) Regulations may make provision as to whether or not, or the modifications subject to which, a written law continues to apply in respect of land under subclause (6).
- (8) The Governor may, in a particular case, by order, vary the effect of subclause (6) and regulations made in accordance with subclause (7).

[Clause 11 amended by No. 64 of 1998 s. 52(5).]

AGENDA ITEM:	9.3.2
SUBJECT:	STATE BLACK SPOT SUBMISSION
PROPONENT:	CHIEF EXECUTIVE OFFICER/CONSULTANT ENGINEERS
SITE:	NARALING EAST YUNA & WHEELDON HOSKING JUNCTION
FILE REFERENCE:	1003.00
PREVIOUS REFERENCE:	BUDGET ADOPTION (Minute Reference 07/14-3)
DATE:	8 OCTOBER 2013
AUTHOR:	MAURICE BATTILANA

DISCLOSURE OF INTEREST

Nil

BACKGROUND

The following an email was received from Main Roads WA regarding surplus funds being available for 2014/2015 and State Black Spot (SBS) submissions I have employed the services of Council's Consultant Engineer to undertake a Safety Audit and submit a SBS Application for the Naraling East Yuna & Wheeldon Hosking Junction. It is considered this project may have a high probability of receiving SBS grant funds to improve the alignment of these roads and therefore the safety of this junction.

Council endorsed the realignment works of this three-way junction in the 2014/2015 Budget from its own resources as at the time it was not considered a SBS grant application would be successful. However, with the recent advice from Main WA indicated limited SBS grant application were received and surplus funds were available it was considered appropriate to submit an application.

COMMENT

The 2014/2015 Roadwork's Budget had the following allocation from Councils own resources for the Naraling East Yuna & Wheeldon Hosking Junction Project:

Materials	Contract	Shire Labour/Plant	Total Project Costs
\$8,980.00	\$32,863.06	\$95,121.82	\$136,964.88

It is anticipated the SBS Grant Application may be funded over the following years; however, it must be emphasized this is subject to Main Roads WA evaluation of all applications and whether this particular project is funded:

2014/2015 or 2015/2016	Funding for Safety Audit, Design, Land Acquisition, fencing, etc
2015/2016 or 2016/2017	Project works completed

The reason for including two possible scenarios is the uncertainty of which direction Main Roads WA will take in regards to this application, particularly the availability of funds. The 2014/15 and 2015/16 scenario is being promoted as our preferred option.

The reason for breaking the application into two aspects is because the advice received from Main Roads WA and the Consultant Engineer is this approach will maximise the project being funded.

Any unspent *Shire Labour/Plant*, *Materials* and *Contract* components budgeted for in 14/15 will be utilised in completing other projects and into the road maintenance requirements of the road network needs within the shire. There may be a need; however, to utilise some of the *Materials* and *Contract* funds to undertake the audit and design works (estimated at approximately \$3,000) and, if the SBS grant application is successful, allocated towards the 1/3 shire contribution of the overall project costs if this project is able to be funded in 2014/2015 and 2015/2016 (or as approved by Main Roads WA).



The current Road Work project on the Yuna Tenindewa Rd incorporates some improvements to the junction by closing the eastern most section of the Naraling East Yuna Rd between the Wheeldon Hosking and Yuna Tenindewa Rd junctions (section highlighted yellow in above aerial map).

As there is an A Class Nature Reserve adjacent to project it is important any proposed road works are undertaken in such a way as not to disturb this Reserve. It is not anticipated the Nature Reserve will have any adverse effect on the proposed junction realignment works.

STATUTORY ENVIRONMENT

The State Black Spot Funding Program is legislated and under the control of Main Roads WA.

Local Government is required to contribute 1/3 towards the overall project cost.

POLICY IMPLICATIONS

No Policy affect.

FINANCIAL IMPLICATIONS

As indicated above, there may be some effect on Council’s budget. However, the objective is to maximise road grant funding opportunities and in the event the SBS grant application is successful Council will receive 2/3 of the total project costs (including all preliminary costs – e.g. safety audit). This will be a positive effect on Council’s budgets.

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

The ability to attract grant funding, specifically for roads works, is integral to Council’s LTFP, which is why all opportunities of this nature must be explored.

STRATEGIC IMPLICATIONS

Road projects such as the Naraling East Yuna & Wheeldon Hosking Junction are not eligible for funding under the Mid West Regional Road Group grant funding program because they are not considered Significant Roads in the Mid West Roads 2030 Strategic Plan. Therefore, such projects are usually funded from Council own resources, or via other funding programs as they arise (e.g. the State Black Spot, Road to Recovery).

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

We need good services to support our development as a Shire	Maintain existing services and facilities	Essential services help us to grow and prosper as a community	State government Industry Community Shire of Chapman Valley
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VOTING REQUIREMENTS

Absolute Majority.

STAFF RECOMMENDATION

Council endorse the Chief Executive Officer's action to submit a State Black Spot grant application to undertake realignment road works on the Naraling East Yuna & Wheeldon Hosking Junction and adjust the 2014/2015 Budget accordingly to accommodate this application and possible current and future financial year road works programs.

10.0 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

11.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

11.1 Elected Member Reports

12.0 URGENT BUSINESS APPROVED BY THE PRESIDING MEMBER OR BY A DECISION OF THE COUNCIL

13.0 MATTERS FOR WHICH MEETING TO BE CLOSED TO MEMBERS OF THE PUBLIC

13.1 Tender 4-14/15 – Supply, deliver & erect two appliance bay facility & amenity shed – Howatharra Bush Fire Brigade

13.2 Tender 3-14/15 – Yuna Multipurpose Community Centre

13.3 Lease Agreement – Nabawa Fuel Facilities

14.0 CLOSURE