



# Agenda

Ordinary Meeting of Council  
Tuesday, 24 August 2021





# Shire of Wongan-Ballidu

## NOTICE OF AN ORDINARY COUNCIL MEETING

Dear Elected Members

I advise that the Ordinary Meeting of the Shire of Wongan-Ballidu will be held on Tuesday, 24 August 2021 commencing at 3.00pm in Council Chambers, Administration Centre, Cnr Elphin Crescent and Quinlan Street, Wongan Hills.

Elected Members are advised of the following:

Ms Pamela Toster from Ballidu will be attending Council at 3.00pm to discuss the rebranding of the Shire of Wongan-Ballidu.

Wongan Hills Sport and Recreation Council representatives will be attending Council at 3.00pm to discuss points as per the email previously received.

STUART TAYLOR  
**CHIEF EXECUTIVE OFFICER**

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### **Disclaimer**

The recommendations contained in the Agenda are subject to confirmation by Council. The Shire of Wongan-Ballidu warns that any person(s) who has an application lodged with Council should rely only on written confirmation of the decision made at the Council meeting. No responsibility whatsoever is implied or accepted by the Shire of Wongan-Ballidu for any act, omission, statement or intimation taking place during a Council meeting.

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**Item 1. ACKNOWLEDGEMENT OF COUNTRY / DECLARATION OF OPENING/  
ANNOUNCEMENT OF VISITORS**

The Shire President to provide an Acknowledgement of Country:-

*"I'd like to begin by acknowledging the Traditional Owners of the land on which we meet today. I would also like to pay my respects to Elders past and present."*

**Item 2. ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE PREVIOUSLY GRANTED****Item 3. PUBLIC QUESTION TIME****Item 4. ANNOUNCEMENTS FROM THE PRESIDING MEMBER****Item 5. DEPUTATIONS / PRESENTATIONS / SUBMISSIONS / PETITIONS****Item 6. APPLICATION/S FOR LEAVE OF ABSENCE****Item 7. CONFIRMATION OF MINUTES****7.1 CONFIRMATION OF THE MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD  
ON WEDNESDAY, 28 JULY 2021:****OFFICER RECOMMENDATION:**

That the Minutes of the Ordinary Meeting of Council held on Wednesday, 28 July 2021 be confirmed as a true and correct record of the proceedings.

**Item 8. MATTERS FOR WHICH MEETING MAY BE CLOSED**

## Item 9. REPORTS OF OFFICERS AND COMMITTEES

### 9.1 GOVERNANCE

#### 9.1.1 CHANGE OF SEPTEMBER 2021 COUNCIL MEETING DATE

FILE REFERENCE:	A1.2
REPORT DATE:	17 August 2021
APPLICANT/PROPONENT:	Stuart Taylor – Chief Executive Officer
OFFICER DISCLOSURE OF INTEREST	Nil
PREVIOUS MEETING REFERENCES:	Nil
AUTHOR:	Stuart Taylor – Chief Executive Officer
ATTACHMENTS:	Nil

#### PURPOSE OF REPORT:

That Council change the September 2021 Council Meeting date and give local public notice in accordance with Section 1.7 of the Local Government Act, 1995.

#### BACKGROUND:

Councillors have indicated their desire to change the 17 September meeting date to work in with the Cadoux community.

#### COMMENT:

The previously adopted meeting date is 3.00pm. Friday, 17 September 2021. Council has indicated their preference to reschedule this meeting to 3.00pm, Thursday 23 September 2021.

#### POLICY REQUIREMENTS:

There are no known policy requirements in relation to this item.

#### LEGISLATIVE REQUIREMENTS:

Local Government Act 1995.

#### STRATEGIC IMPLICATIONS:

There are no known strategic requirements in relation to this item.

#### SUSTAINABILITY IMPLICATIONS:

##### ➤ Environment

There are no known environmental implications associated with this item.

- **Economic**  
There are no known economic implications associated with this proposal.
- **Social**  
There are no known social implications associated with this item.

**FINANCIAL IMPLICATIONS:**

There are no known financial implications in relation to this item.

**VOTING REQUIREMENTS:**

**ABSOLUTE MAJORITY REQUIRED: No**

**OFFICER RECOMMENDATION:**

That Council APPROVE the change of date for the September 2021 Council Meeting to 3.00pm, Thursday 23 September 2021, and give local public notice in accordance with Section 1.7 of the Local Government Act, 1995.

## 9.2 ADMINISTRATION & FINANCIAL SERVICES

### 9.2.1 ACCOUNTS SUBMITTED FOR JULY 2021

<b>FILE REFERENCE:</b>	F1.4
<b>REPORT DATE:</b>	19 August 2021
<b>APPLICANT/PROPONENT:</b>	N/A
<b>OFFICER DISCLOSURE OF INTEREST:</b>	Nil
<b>PREVIOUS MEETING REFERENCES:</b>	Nil
<b>AUTHOR:</b>	Alan Hart - Deputy Chief Executive Officer
<b>ATTACHMENTS:</b>	9.2.1 Accounts July 2021

#### PURPOSE OF REPORT:

That the accounts as submitted be received.

#### BACKGROUND:

This information is provided to the Council on a monthly basis in accordance with provisions of the *Local Government Act 1995* and Local Government (Financial Management) Regulations 1996.

#### COMMENT:

Refer to attachment.

#### POLICY REQUIREMENTS:

There are no known policy requirements related to this item.

#### LEGISLATIVE REQUIREMENTS:

Local Government (Financial Management) Regulations 1996 Sections 12 & 13 require the attached reports to be presented to Council.

#### Lists of Accounts

Section 6.10 of the *Local Government Act 1995* regulation 12 of the Financial Management Regulations (FMR's) requires a list of accounts paid for the month, and where the Council has delegated the payment of these accounts to the CEO under regulation 13 there must be a list of accounts paid, and the listing shall disclose the following:

- The payee's name
- The amount of the payment
- The date of the payment
- The fund from which it is paid; and
- Sufficient information to identify the transaction.

**STRATEGIC IMPLICATIONS:**

There are no strategic implications in relation to this item.

**SUSTAINABILITY IMPLICATIONS:**

➤ **Environment**

There are no known environmental impacts associated with this proposal.

➤ **Economic**

There are no known economic impacts associated with this proposal.

➤ **Social**

There are no known social implications associated with this proposal.

**FINANCIAL IMPLICATIONS:**

All payments are within the confines of Councils adopted budget. There have been no other material outstanding creditors since the cheques were prepared.

**VOTING REQUIREMENTS:**

**ABSOLUTE MAJORITY REQUIRED:** No

**OFFICER RECOMMENDATION:**

That the accounts submitted from 1 to 31 July 2021 totalling \$459,684.98 having been checked and certified in accordance with the requirements of the Financial Management Regulations 12 be received, as shown on the summary of accounts paid schedule and the payroll EFT batches.



List of Accounts Due and Submitted to Council July 2021				
Chq/EFT	Date	Name	Description	Amount
EFT21576	13/07/2021	SUNNY SIGN COMPANY PTY LTD	D/S 150mm Blade, White On Blue, Golf Course	-44.00
EFT21577	13/07/2021	WONGAN HILLS GOLF CLUB INC.	Community Donated Grants - Ladies Provincial	-4400.00
EFT21578	13/07/2021	GEODETIC SUPPLY AND REPAIR PTY LTD	Clegg Hammer - Compaction Testing	-9295.00
EFT21579	13/07/2021	NEWINS FAMILY TRUST T/AS STEPTOE AND WIFE SCRAP METAL RECYCLABLES	Call Out Fee - 0767	-100.00
EFT21580	13/07/2021	HENDOS PLUMBING & GAS SERVICES	30 Wandoo Cres - Inspection Of Hot Water System Leak	-286.00
EFT21581	13/07/2021	FEGAN BUILDING SURVEYING	Building Surveying For Lot 108 Federation St Ballidu	-220.00
EFT21582	13/07/2021	MEREDITH LEE-CURTIS	Gratuity Payment	-100.00
EFT21583	13/07/2021	SEEK LIMITED	Advertising In Seek For 30 Days: Plant Operator	-324.50
EFT21584	13/07/2021	EXELTRAIN PTY LTD T/A TEST AND TAG TRAINING	Tag And Test Training For Clint Pascoe Building Maintenance Officer	-990.00
EFT21585	14/07/2021	ANZ BANK (NETT WAGES)	Wages PPE 13.07.2021	-71471.51
EFT21586	14/07/2021	AUSTRALIAN SERVICES UNION	Payroll Deductions	-25.90
EFT21587	14/07/2021	IOU SOCIAL CLUB	Payroll Deductions	-260.00
EFT21609	16/07/2021	WALLIS COMPUTER SOLUTIONS	Balance Of IT Network Support For 2020/21 Financial Year	-10979.89
EFT21610	16/07/2021	THINKPROJECT AUSTRALIA PTY LTD	Annual Subscription, Support And Maintenance For RAMM Software 2021 - 2022	-9417.36
EFT21611	16/07/2021	RURAL RANGER SERVICES	Ranger Services June 2021	-1095.00
EFT21612	16/07/2021	HAWKE VIEW KENNELS AND CATTERY	Impound Fees	-25.00
EFT21613	16/07/2021	AC HEALTHCARE PTY LTD	July 2021 - Doctors Subsidy	-21083.33
EFT21614	16/07/2021	MEREDITH LEE-CURTIS	Refund Of Pet Bond Due To Vacating Property	-260.00
EFT21615	16/07/2021	APPLIANCE TESTING SUPPLIES	Delta Pro Print Pack (Portable Tester/Tag Printer) With Tablet For Tag And Test Training	-4224.00
EFT21616	05/07/2021	TELSTRA CORPORATION LIMITED	Telstra - WH Sport And Recreation Council	-55.00
EFT21617	12/07/2021	TELSTRA CORPORATION LIMITED	Medical Centre Phone Account	-343.56
EFT21618	12/07/2021	TELSTRA CORPORATION LIMITED	Telstra IP Solutions- June 2021	-2061.39
EFT21619	01/07/2021	WESTNET PTY LTD	Westnet Account For July 2021	-609.90
EFT21620	19/07/2021	AUSTRALIAN TAXATION OFFICE	June 2021 BAS	-22842.00
EFT21621	19/07/2021	FEATHERSTONE ROOFING & BUILDING SERVICES	Deposit To Remove Existing Roof Tiles And Replace With Zincalume Roof Sheets. Remove And Replace Solar Hot Water System. 49 Quinlan St, Wongan Hills	-10220.00
EFT21622	19/07/2021	FEGAN BUILDING SURVEYING	Building Surveying For 13 Moore St Wongan Hills	-544.50
EFT21623	22/07/2021	BOEKEMAN NOMINEES PTY LTD	30,000km Service For WB2	-569.56
EFT21624	22/07/2021	KOMATSU AUSTRALIA PTY LTD	As Per Quote Q002196263 Fan Assembly	-561.96
EFT21625	22/07/2021	MCINTOSH & SON	Supply Of Skip Bins To The Sports Pavilion On 3rd July 2021	-132.00
EFT21626	22/07/2021	STAR TRACK EXPRESS PTY LTD	Freight Ex Sunny Signs	-47.95
EFT21627	22/07/2021	WATER CORPORATION		-10050.64
	13/07/2021	WATER CORPORATION	Ballidu South East Road Standpipe Water Consumption	194.22
	14/07/2021	WATER CORPORATION	Fire Service Charge For Summers East Standpipe	48.55
	15/07/2021	WATER CORPORATION	Depot Road Standpipe Water Consumption And Service Charge	-9807.87
EFT21628	22/07/2021	WCS CONCRETE	300mm Headwall, 300mm Pipe	-880.00
EFT21629	22/07/2021	WESTERN AUSTRALIAN TREASURY CORPORATION	Loan No. 147 Principal Payment -, Loan No. 147 Interest Payment -	-5406.52
EFT21630	22/07/2021	AUSTRALASIAN PERFORMING RIGHT ASSOCIATION LIMITED	Communications Licence Fee From 1st July 2021 To 30 June 2022	-88.22
EFT21631	22/07/2021	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA		-1062.00
	06/07/2021	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	2021 - 2022 Membership Subscriptions - CEO	531.00
	06/07/2021	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	2021 - 2022 Membership Subscriptions - DCEO	531.00
EFT21632	22/07/2021	SYNERGY		-11237.20
	02/07/2021	SYNERGY	Electricity Consumption And Service Charge - Street Lighting	4207.06
	06/07/2021	SYNERGY	Electricity Service Charge - Cwa Hall	97.77
	06/07/2021	SYNERGY	Electricity Consumption And Service Charge - Mt Obrien	384.08
	09/07/2021	SYNERGY	Electricity Consumption And Service Charge - Cadoux Toilets	121.19
	12/07/2021	SYNERGY	Electricity Consumption And Service Charge - Community Garden	150.00
	12/07/2021	SYNERGY	Electricity Consumption And Service Charge - Wh Aerodrome	130.30
	12/07/2021	SYNERGY	Electricity Service Charge - 3/20 Stickland St	62.10
	12/07/2021	SYNERGY	Electricity Consumption And Service Charge - Depot	707.30
	12/07/2021	SYNERGY	Electricity Consumption And Service Charge - Alpha Park Toilet	162.94
	12/07/2021	SYNERGY	Electricity Consumption And Service Charge - 30 Wandoo	384.32
	13/07/2021	SYNERGY	Electricity Consumption And Service Charge - Wongan Town Gardens	136.73
	13/07/2021	SYNERGY	Electricity Consumption And Service Charge - Tv Retransmission	944.97
	13/07/2021	SYNERGY	Electricity Consumption And Service Charge - Community Park	886.79
	13/07/2021	SYNERGY	Electricity Consumption And Service Charge - Admin	819.40
	13/07/2021	SYNERGY	Electricity Consumption And Service Charge - Civic Centre	1053.00
	14/07/2021	SYNERGY	Electricity Consumption And Service Charge - Crc	106.84
	14/07/2021	SYNERGY	Electricity Consumption And Service Charge - Railways	311.43
	14/07/2021	SYNERGY	Electricity Consumption And Service Charge - Museum	186.90
	15/07/2021	SYNERGY	Electricity Consumption And Service Charge - Railway Dam	384.08
EFT21633	22/07/2021	ST JOHN AMBULANCE AUSTRALIA (WA) INC	First Aid Kit For Car, First Aid Restock	-112.10
EFT21634	22/07/2021	TOLL IPEC PTY LTD	Freight Ex Groeneveld, Ex Daimler, Ex Smp And Westrac	-86.52
EFT21635	22/07/2021	INDUSTRIAL AUTOMATION GROUP - WATERMAN IRRIGATION	Battery 12 V 75Ah, Engineering Hours For Re-Flashing And Reprogramming PLC	-630.30
EFT21636	22/07/2021	INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA LIMITED	Asset Management Foundations Course	-1430.00
EFT21637	22/07/2021	DAIMLER TRUCKS PERTH	As Per Quote 196681D Turn Lamp (For Bullbar)	-141.10
EFT21638	22/07/2021	WIRTGEN AUSTRALIA PTY LTD	2162619 As Per Quote 100581716 Door Pane	-654.83

List of Accounts Due and Submitted to Council July 2021				
Chq/EFT	Date	Name	Description	Amount
EFT21639	22/07/2021	HENDOS PLUMBING & GAS SERVICES	Standpipes Annual Backflow Inspection X12	-4400.00
EFT21640	22/07/2021	MELISSA MARCON	Uniform Reimbursement	-64.00
EFT21641	22/07/2021	SAFE AVON VALLEY INC.	Cat Impounding Services	-180.00
EFT21642	22/07/2021	PW GEE WELDING SERVICES	Mesh, Cut And Pressed Into Guards	-295.86
EFT21643	22/07/2021	TERRIDGE NOMINEES PTY LTD T/AS METISC	Microsoft Dynamics Prepaid Support	-2750.00
EFT21644	22/07/2021	INNOVATION CENTRAL MIDLANDS WA INC	Annual Funding - Innovation Central Midlands	-33000.00
EFT21645	22/07/2021	JB HI-FI GROUP PTY LTD		-2067.11
	06/07/2021	JB HI-FI GROUP PTY LTD	Asus Zenscreen Portable Monitor	411.35
	09/07/2021	JB HI-FI GROUP PTY LTD	Apple Ipad 128 GB Wifi And Cellular Space Grey	-1655.76
EFT21646	22/07/2021	AC HEALTHCARE PTY LTD	Reimbursement For 18 X Waiting Room Chairs	-2025.00
EFT21647	22/07/2021	AUTOPRO NORTHAM		-488.19
	16/07/2021	AUTOPRO NORTHAM	Spark Plugs, Antenna Amplifier, Oil Filters, Washer Drain Plug, Cab Filter, DPF Cleaner, Thread Sealant Loctite, Globe	394.93
	16/07/2021	AUTOPRO NORTHAM	Oil Filter And Cab Filter	67.70
	16/07/2021	AUTOPRO NORTHAM	Globes	25.56
EFT21648	22/07/2021	WG CEILINGS & WALLS	Remove And Replace Ceiling In Depot House, Ninan St, Wongan Hills	-2277.00
EFT21649	22/07/2021	TRUCKZONE PTY LTD	Hub Fan Clutch For Mack, Union Joiner For Mack, Wheel Bearing And Brake Shoe Kit For Mack Tip Truck	-873.88
EFT21650	26/07/2021	WATER CORPORATION		-11091.53
	02/07/2021	WATER CORPORATION	Sewerage Charge - Tennis Court	70.50
	13/07/2021	WATER CORPORATION	Water Consumption And Service Charge - Alpha Toilets	192.81
	13/07/2021	WATER CORPORATION	Water Consumption And Service Charge - Bunyip Park	119.51
	13/07/2021	WATER CORPORATION	Fire Service Charge - Ballidu Hall	48.55
	13/07/2021	WATER CORPORATION	Water Service Charge - Wh Aerodrome	48.55
	15/07/2021	WATER CORPORATION	Water Consumption And Sewerage Charge - Community Park	257.83
	15/07/2021	WATER CORPORATION	Water Consumption And Service Charge- Community Park	128.37
	15/07/2021	WATER CORPORATION	Water Consumption - Park	7.90
	15/07/2021	WATER CORPORATION	Water Consumption And Service Charge - Fenton Median Strip	551.50
	15/07/2021	WATER CORPORATION	Water Consumption, Service And Sewerage Charge - Admin	214.56
	15/07/2021	WATER CORPORATION	Water Consumption, Service And Sewerage Charge - Civic Centre	774.39
	15/07/2021	WATER CORPORATION	Sewerage Charge - Cubbyhouse	156.67
	15/07/2021	WATER CORPORATION	Sewerage Charge - Elizabeth Telfer	6.58
	15/07/2021	WATER CORPORATION	Water Consumption Service And Sewerage Service Charge - 1/20 Stickland	791.95
	15/07/2021	WATER CORPORATION	Water Consumption, Service And Sewerage Charge - 2a Patterson St	271.15
	15/07/2021	WATER CORPORATION	Water Consumption - Cadoux Toilets	61.23
	15/07/2021	WATER CORPORATION	Water Service Charge - 151 Ninan St	45.69
	15/07/2021	WATER CORPORATION	Water Consumption And Service Charge - Swimming Pool	284.23
	15/07/2021	WATER CORPORATION	Water Consumption, Service And Sewerage Service Charge -Depot	363.72
	15/07/2021	WATER CORPORATION	Fire Service Charge - Crc	48.55
	15/07/2021	WATER CORPORATION	Sewerage Charge - Community Garden	113.59
	15/07/2021	WATER CORPORATION	Water Consumption, Sewerage, Service And Fire Charges - Crc	388.50
	16/07/2021	WATER CORPORATION	Water Consumption, Service And Sewerage Service Charge - 11 Wandoo	548.36
	16/07/2021	WATER CORPORATION	Water Consumption, Service And Sewerage Service Charge - 7 Wandoo	276.55
	16/07/2021	WATER CORPORATION	Water Consumption, Sewerage And Service Charge - 49 Quinlan	262.02
	16/07/2021	WATER CORPORATION	Water Consumption, Sewerage And Service Charge - 8 Ellis St	434.72
	16/07/2021	WATER CORPORATION	Water Consumption, Sewerage And Service Charge - 14 Ellis St	434.38
	16/07/2021	WATER CORPORATION	Water Service Charge - Dr House, Sewerage Charge - Dr House	252.88
	16/07/2021	WATER CORPORATION	Water Consumption, Sewerage And Service Charge - 30 Wandoo	689.00
	16/07/2021	WATER CORPORATION	Sewerage Charge And Service Charge - 14 Shields Cres	-254.54
	16/07/2021	WATER CORPORATION	Water Service Charge - Danubin St	45.69
	16/07/2021	WATER CORPORATION	Water Consumption - Cemetery	10.65
	16/07/2021	WATER CORPORATION	Sewerage Charge And Service Charge - 16 Moore St	252.88
	16/07/2021	WATER CORPORATION	Water Service, Sewerage, Meter Read Charges - 27a Quinlan St	297.22
	16/07/2021	WATER CORPORATION	Water Service Charge And Sewerage Service Charge - 27b Quinlan	252.88
	16/07/2021	WATER CORPORATION	Water Consumption, Service And Sewerage Charge - 27c Quinlan St	283.94
	16/07/2021	WATER CORPORATION	Service, Sewerage Charges - 27d Quinlan	254.39
	16/07/2021	WATER CORPORATION	Water Consumption, Service Charge - Quinlan St Gardens	118.32
	16/07/2021	WATER CORPORATION	Service And Sewerage Charge - 31b Quinlan St	252.88
	16/07/2021	WATER CORPORATION	Water Consumption, Service Charge - 31b Quinlan St	345.16
	16/07/2021	WATER CORPORATION	Water Consumption And Sewerage Charge - Medical Centre	182.80
	16/07/2021	WATER CORPORATION	Water Consumption And Sewerage Charge - Museum	78.49
	21/07/2021	WATER CORPORATION	Water Consumption And Service Charge - Railway St Standpipe	313.99
	21/07/2021	WATER CORPORATION	Service Charge - Rabbit Proof Fence Road Standpipe	303.46
EFT21651	16/07/2021	DE LAGE LANDEN PTY LTD	Crc Photocopier Lease July 2021	-557.70
EFT21652	27/07/2021	WESTERN AUSTRALIAN TREASURY CORPORATION	Loan Guarantee Fee	-7673.30
EFT21653	28/07/2021	ANZ BANK (NETT WAGES)	Wages PPE 27.07.2021	-70564.30
EFT21654	28/07/2021	AUSTRALIAN SERVICES UNION	Payroll Deductions	-25.90
EFT21655	28/07/2021	IOW SOCIAL CLUB	Payroll Deductions	-270.00
EFT21656	27/07/2021	TELSTRA CORPORATION LIMITED	Telstra Account - Wongan Hills Sport And Recreation Council	-55.00
EFT21657	30/07/2021	CJD EQUIPMENT PTY LTD		-1554.11
	13/07/2021	CJD EQUIPMENT PTY LTD	Coolant Pump, V-Belt And Coolant For Volvo Loader	1431.03
	13/07/2021	CJD EQUIPMENT PTY LTD	V Belt For Loader	57.06
	14/07/2021	CJD EQUIPMENT PTY LTD	V Belt For Loader	66.02
EFT21658	30/07/2021	STAR TRACK EXPRESS PTY LTD	Freight Ex Sunny Signs	-10.45
EFT21659	30/07/2021	OFFICEWORKS BUSINESS DIRECT	Stationery For Shire Admin Office	-524.42
EFT21660	30/07/2021	WONGAN RETRAVISION & COMFORTSTYLE FURNITURE	Memory Card For CCTV Camera	-29.95

List of Accounts Due and Submitted to Council July 2021				
Chq/EFT	Date	Name	Description	Amount
EFT21661	30/07/2021	WATER CORPORATION		-1217.89
	15/07/2021	WATER CORPORATION	Water Service, Sewerage Service Charge - 2a Patterson St	255.39
	20/07/2021	WATER CORPORATION	Water Service Charges - James St Standpipe	-303.46
	23/07/2021	WATER CORPORATION	Trade Waste Fee - Crc Building	329.52
	27/07/2021	WATER CORPORATION	Trade Waste Fee - Civic Centre	329.52
EFT21662	30/07/2021	SUNNY SIGN COMPANY PTY LTD	2 X Toilet Directional Signs-Sports Pavillion	-61.60
EFT21663	30/07/2021	WONGAN HILLS CARAVAN PARK	Corella Cull Accommodation For The Shooters, X3 Camp Sites	-124.00
EFT21664	30/07/2021	IT VISION USER GROUP INC.	Annual Subscription For 2021/2022 IT Vision User Group	-748.00
EFT21665	30/07/2021	RBC RURAL	Standing Order For Photocopier Meter Readings	-543.90
EFT21666	30/07/2021	ROYAL LIFE SAVING (WA BRANCH)	Life Guard Requalification - Bayswater 6th Aug	-159.00
EFT21667	30/07/2021	WREN OIL		-330.00
	21/07/2021	WREN OIL	Waste Oil Disposal - 1000L Wongan Hills Waste Facility	181.50
	21/07/2021	WREN OIL	Waste Oil Disposal - 800L At Depot	148.50
EFT21668	30/07/2021	GROENEVELD AUSTRALIA PTY LTD	P10102812-R02 Reservoir 8kg To Suit BEKA	-96.11
EFT21669	30/07/2021	NEWINS FAMILY TRUST T/AS STEPTOE AND WIFE SCRAP METAL RECYCLABLES	Management Of Wongan Hills Refuse Site July 2021	-7791.63
EFT21670	30/07/2021	HENDOS PLUMBING & GAS SERVICES	Wongan Hills Visitors Centre - Supply And Install New Boiler Unit	-2657.01
EFT21671	30/07/2021	CENTRAL REGIONAL TAFE	Catapult Online Resources For Trainee	-84.00
EFT21672	30/07/2021	RURAL RANGER SERVICES	The Supply Of Ranger Services July 2021	-795.00
EFT21673	30/07/2021	DS AGENCIES PTY LTD	Mall Slim Bench CMM8 Change Over Legs (Narrow Splay, Palladium Silver) For Bench Seats At CRC	-708.40
EFT21674	30/07/2021	NEXUS COMMUNICATIONS SYSTEMS		-1133.00
	28/06/2021	NEXUS COMMUNICATIONS SYSTEMS	Monitoring And Annual Servicing Of The CRC Security System 1st July - 30 June 2021	1001.00
	01/07/2021	NEXUS COMMUNICATIONS SYSTEMS	Monitoring Of The CRC Security System 1st July - 30 June 2021 - 1st Of The Month Repeating For 3 Months	132.00
EFT21675	30/07/2021	VICKI QUINLAN	Refund Of Function Room And Key Bond For Rotary Annual Changeover Night.	-350.00
EFT21676	30/07/2021	TRUCKZONE PTY LTD	Brake Shoe Kit, Drum, Seal And Bearings For Side Tipper	-2673.18
EFT21677	30/07/2021	TAMARA DYKE	Reimbursement For Overcharge Of Printing	-13.80
EFT21678	30/07/2021	JAIME SMITH	Reimbursement Of Meals And Travel For Department Of Transport Training	-342.31
EFT21679	31/07/2021	DEPARTMENT OF TRANSPORT	Dpi Payment For July 2021	62779.35
EFT21707	26/07/2021	TELETRAC NAVMAN	Navman Monthly Subscription	-2071.41
DD10722.1	13/07/2021	AWARE SUPER ACCUMULATION	Payroll Deductions	-9589.52
DD10722.2	13/07/2021	CBUS SUPER	Payroll Deductions	-492.31
DD10722.3	13/07/2021	AUSTRALIAN SUPER PTY LTD	Superannuation Contributions	-153.75
DD10722.4	13/07/2021	GUILD SUPER	Superannuation Contributions	-91.07
DD10722.5	13/07/2021	COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation Contributions	-214.65
DD10722.6	13/07/2021	PRIME SUPER	Superannuation Contributions	-906.36
DD10722.7	13/07/2021	REST SUPERANNUATION	Payroll Deductions	-1304.35
DD10722.8	13/07/2021	AUSTRALIAN SUPER	Superannuation Contributions	-783.07
DD10722.9	13/07/2021	HESTA SUPER FUND	Superannuation Contributions	-443.75
DD10759.1	27/07/2021	AWARE SUPER ACCUMULATION	Payroll Deductions	-9686.77
DD10759.2	27/07/2021	CBUS SUPER	Payroll Deductions	-492.31
DD10759.3	27/07/2021	AUSTRALIAN SUPER PTY LTD	Superannuation Contributions	-153.75
DD10759.4	27/07/2021	GUILD SUPER	Superannuation Contributions	-92.66
DD10759.5	27/07/2021	COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation Contributions	-197.37
DD10759.6	27/07/2021	PRIME SUPER	Superannuation Contributions	-929.73
DD10759.7	27/07/2021	REST SUPERANNUATION	Payroll Deductions	-1274.92
DD10759.8	27/07/2021	AUSTRALIAN SUPER	Superannuation Contributions	-785.87
DD10759.9	27/07/2021	HESTA SUPER FUND	Superannuation Contributions	-443.75
DD10722.10	13/07/2021	IOOF PURSUIT FOCUS SUPER FUND	Superannuation Contributions	-875.52
DD10722.11	13/07/2021	AMP SUPERANNUATION LTD.	Superannuation Contributions	-279.88
DD10722.12	13/07/2021	HSTPLUS SUPERANNUATION FUND	Superannuation Contributions	-154.14
DD10759.10	27/07/2021	AMP SUPERANNUATION LTD.	Superannuation Contributions	-288.43
DD10759.11	27/07/2021	HSTPLUS SUPERANNUATION FUND	Superannuation Contributions	-154.51
DD10759.12	27/07/2021	ING SUPERANNUATION	Superannuation Contributions	-70.51
			Municipal Bank	\$ 396,905.63
			Trust Bank	\$ 62,779.35
			Total	\$ 459,684.98
			Recoverable	\$ 9,081.43
			Partially Recoverable	\$ 17,481.17

## 9.2.2 FINANCIAL REPORTS FOR JULY 2021

<b>FILE REFERENCE:</b>	F1.4
<b>REPORT DATE:</b>	19 August 2021
<b>APPLICANT/PROPONENT:</b>	N/A
<b>OFFICER DISCLOSURE OF INTEREST:</b>	Nil
<b>PREVIOUS MEETING REFERENCES:</b>	Nil
<b>AUTHOR:</b>	Alan Hart - Deputy Chief Executive Officer
<b>ATTACHMENTS:</b>	9.2.2a Financial Reports

### PURPOSE OF REPORT:

That the following statements and reports for the month ended July 2021 be received.

### BACKGROUND:

Under the Local Government (Financial Management) Regulations 1996 ('FMR') the Council is to prepare financial reports outlining the financial operations at the previous month end date.

Listed below is a compilation of the reports that will meet compliance, these are listed under Sections and the relevant regulations below.

### Financial Activity Statement Report

Section 6.4 of the *Local Government Act 1995* regulation 34.1 of the FMR requires a local government to prepare each month a statement of financial activity reporting on the sources and application of funds, as set out in the annual budget containing the following detail:

- Annual budget estimates;
- Budget estimates to the end of the month to which the statement relates (known as YTD Budget);
- Actual amounts of expenditure, revenue and income to the end of the month to which the statement relates (known as YTD Actuals);
- Material variances between the comparatives of Budget v's Actuals; and
- The net current assets (NCA) at the end of the month to which the statement relates.

Regulation 34.2 - Each statement of financial activity must be accompanied by documents containing:

- An explanation of the composition of the net current assets of the month to which it relates, less committed assets and restricted assets containing the following detail:
  - An explanation of each of the material variances; and
  - Such other supporting information as is considered relevant by the local government.

Regulation 34.3 - The information in a statement of financial activity may be shown:

- According to nature and type classification;

- By program; or
- By business unit.

Each financial year a local government is to adopt a % value, calculation in accordance with AAS5, to be used in reporting material variances.

**COMMENT:**

Refer to attachment.

**POLICY REQUIREMENTS:**

Council Policy 4.8 - Monthly Financial Reporting Requirements.

**LEGISLATIVE REQUIREMENTS:**

- *Local Government Act 1995*
- Local Government (Financial Management) Regulations 1996

**STRATEGIC IMPLICATIONS:**

There are no Strategic Implications relating to this item.

**SUSTAINABILITY IMPLICATIONS:**

- **Environment**  
There are no known environmental impacts associated with this proposal.
- **Economic**  
There are no known economic impacts associated with this proposal.
- **Social**  
There are no known social implications associated with this proposal.

**FINANCIAL IMPLICATIONS:**

The financial reports for the period ending July 2021 are attached to the Council Agenda.

**VOTING REQUIREMENTS:**

**ABSOLUTE MAJORITY REQUIRED:** No

**OFFICER RECOMMENDATION:**

That the following Statements and Reports for the month ended July 2021 be received:

- Monthly Statements as follows:-
 

a)	Statement of Financial Activity (by Nature and Type)	FM Regs 34
b)	Statement of Operating Activities by Programme/Activity (Summary)	FM Regs 34

c)	Statement of Net Current Assets (NCA)	FM Regs 34
d)	Rate setting statement	Discretionary
e)	Disposal of Assets	Discretionary
f)	Rates Outstanding Report	Discretionary
g)	Debtors Outstanding Report	Discretionary
h)	Bank Reconciliation Report	Discretionary
i)	Investment Report	Discretionary
j)	Reserve Account Balances Report	Discretionary
k)	Loans Schedule	Discretionary

SHIRE OF WONGAN-BALLIDU STATEMENT OF FINANCIAL ACTIVITY (N&T) FOR 31 JULY 2021							
	Approved Budget 2021- 2022	Current Budget 2021-2022	YTD Budget	YTD Actual	Page	Variance Over or Under	10%
<b>INCOME</b>							
Rates	(3,061,114)	(3,061,114)	(3,067,530)	(3,068,926)		(0.0%)	✓
Grants Operating, Subsidies & Contributions	(1,518,951)	(1,518,951)	(32,129)	(236,593)		(636.4%)	×
Non Operating Grants, Subsidies & Contributions	(4,276,404)	(4,276,404)	(106,255)	-		100.0%	×
Fees & Charges & Service Charges	(616,478)	(616,478)	(51,358)	(42,944)		16.4%	×
Other Revenue	(125,821)	(125,821)	(10,481)	(24,724)		(135.9%)	×
Interest	(49,416)	(49,416)	(4,117)	1,382		133.6%	×
Profit on sale of Assets	(10,390)	(10,390)	(449)	-		100.0%	×
<b>a: TOTAL INCOME</b>	<b>(9,658,573)</b>	<b>(9,658,574)</b>	<b>(3,272,319)</b>	<b>(3,371,805)</b>			
<b>OPERATING EXPENSES</b>							
Employee Costs	2,361,003	2,361,003	225,417	165,567		26.6%	×
Materials & Contracts	1,153,985	1,153,985	114,723	51,100		55.5%	×
Utilities (Gas, Electricity) etc.	357,816	357,816	29,752	36,029		(21.1%)	×
Interest	47,668	47,668	3,972	3,325	11	16.3%	×
Insurance	279,860	279,860	127,620	-		100.0%	×
Other General	344,763	344,763	103,964	46,289		55.5%	×
Loss on Asset Disposals	151,192	151,192	-	-		0.0%	✓
Depreciation	2,520,170	2,520,170	209,992	-		100.0%	×
<b>b: TOTAL OPERATING EXPENSES</b>	<b>7,216,457</b>	<b>7,216,457</b>	<b>815,440</b>	<b>302,309</b>			
<b>c: NET OPERATING (SURPLUS) / DEFICIT</b>	<b>(2,442,116)</b>	<b>(2,442,117)</b>	<b>(2,456,879)</b>	<b>(3,069,496)</b>			
<b>CAPITAL EXPENSES</b>							
Land & Buildings	1,692,931	1,692,931	226,005	9,400		95.8%	×
Furniture & Equipment	235,000	235,000	105,000	-		100.0%	×
Motor Vehicles	110,000	110,000	9,166	-		100.0%	×
Plant	745,000	745,000	62,082	-		100.0%	×
Infrastructure Other	118,139	118,139	9,840	547		94.4%	×
Infrastructure Roads	3,999,805	3,999,805	333,272	106,725		68.0%	×
<b>d: TOTAL CAPITAL</b>	<b>6,900,875</b>	<b>6,900,875</b>	<b>745,365</b>	<b>116,672</b>			
<b>e: TOTAL OPERATING &amp; CAPITAL</b>	<b>4,458,759</b>	<b>4,458,758</b>	<b>(1,711,514)</b>	<b>(2,952,824)</b>			
<b>ADJUST - NON CASH ITEMS</b>							
Depreciation	(2,520,170)	(2,520,170)	(209,992)	-			
Accruals and Adjustments				-			
Profit on sale of assets	10,390	10,390	449	-	6		
Loss on sale of assets	(151,192)	(151,192)	-	-	6		
<b>FINANCING ACTIVITIES</b>							
Proceeds from Sale of Assets	(196,000)	(196,000)	(16,332)	-	6		
Transfer from reserves	(1,302,000)	(1,302,000)	(1,302,000)	-	10		
Transfer to reserves	1,057,000	1,057,000	1,057,000	-	10		
Interest paid to reserves	9,575	9,575	790	245	10		
Net Movement in LSL Reserve			-	(5)			
LSL Provision in reserves			-	-			
Loan proceeds	-	-	-	-			
Loan principal repayment	119,587	119,587	119,587	4,883	11		
Loan to SSL Parties	-	-	-	-			
SSL Principal Reimbursements	(35,265)	(35,265)	(35,265)	(4,883)	11		
Less (Surplus)/deficit B/Fwd	(1,450,684)	(1,450,684)	(1,450,684)	(1,596,267)	5		
<b>ADJUSTED CLOSING (SURPLUS) / DEFICIT</b>	<b>0</b>	<b>(0)</b>	<b>(3,547,961)</b>	<b>(4,548,852)</b>			
** This sheet illustrates the variance analysis. For variance explanation refer to applicable note.			<b>Key</b>		Within budget tolerance of 10%		
					Over budget tolerance of 10%		
					Under budget tolerance of 10%		



Shire of Wongan-Ballidu Variance Report 31 July 2021				
<p>The Local Government (Financial Management) Regulations 1996 require that financial statements are presented monthly to council. Council has adopted 10% as its threshold for line items on the nature and type report shown on page 1. This report uses a traffic light system to flag those items that are within tolerance and others that fall out of the range. Variances are calculated using a comparison of year to date actual against year to date budget. It needs also to be noted that the early months of the financial year are a period when variance percentages are volatile and extremely sensitive to small movements in actual income and expense.</p>				
Code	Variance Actual to YTD Budget	Variance reason	Report Section	Comments
Operating Income				
✓	(1,396)	Within Threshold	Rates	Within Council variance reporting threshold.
×	(204,464)	Timing	Grants Operating, Subsidies & Contributions	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
×	106,255	Timing	Non Operating Grants, Subsidies & Contributions	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
×	8,414	Timing	Fees & Charges & Service Charges	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
×	(14,243)	Timing	Other Revenue	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
×	5,499	Timing	Interest	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
×	449	Timing	Profit on sale of Assets	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
Operating Expenditure				
×	(59,850)	Timing	Employee Costs	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
×	(63,623)	Timing	Materials & Contracts	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
×	6,277	Timing	Utilities (Gas, Electricity) etc.	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
×	(647)	Timing	Interest	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
×	(127,620)	Timing	Insurance	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
×	(57,675)	Timing	Other General	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
✓	0	Within Threshold	Loss on Asset Disposals	Within Council variance reporting threshold.
×	(209,992)	Timing	Depreciation	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
Capital				
×	(216,605)	Timing	Land & Buildings	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
×	(105,000)	Timing	Furniture & Equipment	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
×	(9,166)	Timing	Motor Vehicles	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
×	(62,082)	Timing	Plant	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
×	(9,293)	Timing	Infrastructure Other	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget
×	(226,547)	Timing	Infrastructure Roads	This is a timing variance and as we are only into 1 month of the financial year, cashflows for the year are still to be finalised. Currently the budget is 1/12th of the Annual Budget



**SHIRE OF WONGAN-BALLIDU**  
**STATEMENT OF FINANCIAL ACTIVITY (PRG) FOR 31 JULY 2021**

	Approved Budget	Current Budget	YTD BUDGET *	YTD Actual
<b>INCOME</b>				
General Purpose Funding	(4,177,066)	(4,177,066)	(3,071,493)	(3,070,482)
Governance	(35,021)	(35,021)	(2,917)	(7,132)
Law, Order & Public Safety	(55,150)	(55,150)	(4,595)	(799)
Health	(84,490)	(84,490)	(7,039)	(727)
Education & Welfare	(11,120)	(11,120)	(927)	2,061
Housing	(64,500)	(64,500)	(5,373)	(3,800)
Community Amenities	(216,014)	(216,014)	(17,999)	(20,774)
Recreation & Culture	(1,032,000)	(1,032,000)	(3,583)	(1,648)
Transport	(3,562,169)	(3,562,169)	(123,318)	(210,265)
Economic Services	(59,800)	(59,800)	(4,983)	(132)
Other Property & Services	(361,244)	(361,244)	(30,092)	(58,107)
<b>a: TOTAL INCOME</b>	<b>(9,658,574)</b>	<b>(9,658,574)</b>	<b>(3,272,319)</b>	<b>(3,371,805)</b>
<b>OPERATING EXPENSES</b>				
General Purpose Funding	105,726	105,726	8,809	6,062
Governance	550,799	550,799	89,176	38,048
Law, Order & Public Safety	165,592	165,592	15,488	5,067
Health	407,106	407,106	35,908	27,047
Education & Welfare	221,573	221,573	27,211	7,175
Housing	172,364	172,364	16,487	11,176
Community Amenities	530,375	530,375	45,313	26,560
Recreation & Culture	1,689,422	1,689,422	215,622	60,704
Transport	2,900,038	2,900,038	231,251	117,994
Economic Services	189,073	189,073	48,174	19,982
Other Property & Services	284,390	284,390	81,992	(17,507)
<b>b: TOTAL OPERATING EXPENSES</b>	<b>7,216,457</b>	<b>7,216,457</b>	<b>815,431</b>	<b>302,309</b>
<b>c: NET OPERATING (SURPLUS)/DEFICIT</b>	<b>(2,442,117)</b>	<b>(2,442,117)</b>	<b>(2,456,888)</b>	<b>(3,069,496)</b>
<b>CAPITAL EXPENSES</b>				
General Purpose Funding	-	-	-	-
Governance	245,000	245,000	105,833	-
Law, Order & Public Safety	-	-	-	-
Health	81,101	81,101	6,758	-
Education & Welfare	-	-	-	-
Housing	47,805	47,805	3,982	9,400
Community Amenities	323,431	323,431	6,949	-
Recreation & Culture	1,022,758	1,022,758	6,830	-
Transport	4,920,865	4,920,865	410,022	106,725
Economic Services	59,915	59,915	4,991	547
Other Property & Services	200,000	200,000	200,000	-
<b>d: TOTAL CAPITAL EXPENSES</b>	<b>6,900,875</b>	<b>6,900,875</b>	<b>745,365</b>	<b>116,672</b>
<b>e: TOTAL OPERATING &amp; CAPITAL</b>	<b>4,458,758</b>	<b>4,458,759</b>	<b>(1,711,523)</b>	<b>(2,952,824)</b>

SHIRE OF WONGAN-BALLIDU ANALYSIS OF NET CURRENT ASSETS AS AT 31 JULY 2021			
NOTE 1A: INFORMATION ON OPENING SURPLUS / (DEFICIT).	2020-2021	Original Budget	2021-2022
SURPLUS / (DEFICIT)	1,596,267	-	4,548,852
<b>COMPRISES</b>			
Cash (including reserves)	4,122,578	1,492,571	4,116,394
Current rates	173,597	160,211	3,203,395
Sundry debtors	168,255	15,727	319,333
Tax receivables	92,288	23,264	92,457
Other debtors	12,386	13,386	93,506
A: SSL debtors (are excluded see D: adj)	(3,942)	-	(8,825)
Inventories	31,343	10,541	9,666
<b>Less:</b>			
Reserves	(1,911,869)	(1,396,857)	(1,912,114)
Sundry creditors	(548,445)	(29,564)	(720,507)
Accrued interest	(4,872)	(2,205)	(0)
ESL Levy Owed	(47,025)		(140,562)
PAYG/GST Due To ATO	208	-	19,881
B: Other - (are excluded see D: adj)		-	
LSL Cash backed Reserve	41,735	-	41,744
Tax liabilities	(139,207)		(183,241)
Other - Trust	88		88
C: Loan liability (are excluded see D: adj)	(41,857)	(125,470)	(36,974)
Current employee benefits provisions	(394,792)	(287,074)	(391,189)
D: Adjustments (see above A to C)	45,799	125,470	45,799
Surplus / (Deficit) Variance	1,596,267	-	4,548,852
<b>NOTE 1B: CLOSING FUNDS alternate format to Note 1 above</b>	<b>2020-2021</b>	<b>Original Budget</b>	<b>2021-2022</b>
<b>Current assets</b>			
Cash & cash equivalents	4,122,578	1,492,571	4,116,394
Sundry debtors	442,585	212,588	3,699,867
Inventories	31,343	10,541	9,666
<b>Total current assets</b>	4,596,505	1,715,700	7,825,927
<b>Current liabilities</b>			
Creditors and accounts payable	(739,342)	(31,769)	(1,024,429)
Current loan liability	(41,857)	(125,470)	(36,974)
Provisions	(394,792)	(287,074)	(391,189)
<b>Total current liability</b>	(1,175,990)	(444,313)	(1,452,593)
<b>Net current assets</b>	3,420,515	1,271,387	6,373,335
Less: restricted reserves	(1,911,869)	(1,396,857)	(1,912,114)
Less: SSL principal repayments	3,942	-	8,825
Add back: Current loan liability	41,857	125,470	36,974
Add back: LSL Cash backed Reserve	41,735	41,944	41,744
Add back: Movement in provisions between current and non-current			
Other - Trust	88	-	88
Surplus / (Deficit) Variance	1,596,267	41,944	4,548,852

SHIRE OF WONGAN-BALLIDU RATE SETTING STATEMENT AS AT 31 JULY 2021			
	2020-2021 Approved Budget	2020-2021 Current Budget	2020-2021 Year-to-Date Actual
<b>OPERATING INCOME</b>			
General Purpose Funding	(1,115,952)	(1,115,952)	(1,556)
Governance	(35,021)	(35,021)	(7,132)
Law, Order & Public Safety	(55,150)	(55,150)	(799)
Health	(84,490)	(84,490)	(727)
Education & Welfare	(11,120)	(11,120)	2,061
Housing	(64,500)	(64,500)	(3,800)
Community Amenities	(216,014)	(216,014)	(20,774)
Recreation & Culture	(1,031,999)	(1,031,999)	(1,648)
Transport	(3,562,169)	(3,562,169)	(210,265)
Economic Services	(59,800)	(59,800)	(132)
Other Property & Services	(361,244)	(361,244)	(58,107)
<b>A</b>	<b>(6,597,459)</b>	<b>(6,597,459)</b>	<b>(302,879)</b>
<b>OPERATING EXPENSES</b>			
General Purpose Funding	105,726	105,726	6,062
Governance	550,799	550,799	38,048
Law, Order & Public Safety	165,592	165,592	5,067
Health	407,106	407,106	27,047
Education & Welfare	221,573	221,573	7,175
Housing	172,364	172,364	11,176
Community Amenities	530,375	530,375	26,560
Recreation & Culture	1,689,422	1,689,422	60,704
Transport	2,900,038	2,900,038	117,994
Economic Services	189,073	189,073	19,982
Other Property & Services	284,390	284,390	(17,507)
<b>B</b>	<b>7,216,456</b>	<b>7,216,456</b>	<b>302,309</b>
<b>C= A and B</b>	<b>618,997</b>	<b>618,997</b>	<b>(570)</b>
<b>ADJUST FOR CASH BUDGET REQUIREMENTS</b>			
<u>Non-Cash Expenditure and Income</u>			
Depreciation on Assets	(2,520,170)	(2,520,170)	-
Accruals and Adjustments	-	-	-
Profit/(Loss) on Asset Sales	(140,802)	(140,802)	-
<u>Capital Expenditure &amp; Income</u>			
Purchase of land & buildings	1,692,931	1,692,931	9,400
Purchase of furniture & equipment	235,000	235,000	-
Purchase of motor vehicles	110,000	110,000	-
Purchase of plant & machinery	745,000	745,000	-
Purchase of other infrastructure	118,139	118,139	547
Purchase of roads infrastructure	3,999,805	3,999,805	106,725
Proceeds from sale of assets	(196,000)	(196,000)	-
<u>Financing Activities</u>			
Repayment of Loan Principal	119,587	119,587	4,883
Loan proceeds / refinancing CL to NCL adj	-	-	-
Loans paid to SSL parties	-	-	-
Self Supporting Loan Income	(35,265)	(35,265)	(4,883)
<u>Reserve Movements</u>			
Transfers to Reserves	1,057,000	1,057,000	-
Interest paid to Reserves	9,575	9,575	245
Transfer from Reserves	(1,302,000)	(1,302,000)	-
Net Movement in LSL Reserve	-	-	(5)
LSL Provsion in reserves	-	-	-
Estimated Muni (Surplus)/Deficit July 1 B/Fwd.	(1,450,684)	(1,450,684)	(1,596,267)
Estimated Muni (Surplus)/Deficit June 30 C/Fwd.	-	-	(4,548,852)
<b>AMOUNT REQUIRED TO BE RAISED FROM RATES</b>	<b>3,061,114</b>	<b>3,061,114</b>	<b>3,068,926</b>
<b>TOTAL RATES RAISED</b>	<b>3,061,114</b>	<b>3,061,114</b>	<b>3,068,926</b>
(Surplus) / Deficit Variance	-	(0)	0

**SHIRE OF WONGAN-BALLIDU**  
**ANALYSIS OF DISPOSED ASSETS AS AT 31 JULY 2021**

	Asset No	Budget Net Book Value	Current Budget Sale Proceeds	Budget (Profit) / Loss	Actual Net Book Value	Actual Sale Proceeds	Actual (Profit) / Loss
<b>By Class</b>							
<b>Land &amp; Buildings</b>							
				-			-
					-		-
						-	-
							-
<b>Motor Vehicles</b>							
Subaru Outback		19,610	25,000	(5,390)			-
Mazda CX9		34,589	31,000	3,589			-
				-			-
<b>Plant &amp; Equipment</b>							
JCB Backhoe		123,630	45,000	78,630			-
Komatsu Grader		158,973	90,000	68,973			-
				-			-
Dual Pig Trailer (Howard Porter)	1403	-	5,000	(5,000)			-
				-			-
<b>TOTAL</b>		<b>336,802</b>	<b>196,000</b>	<b>140,802</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>By Program</b>							
<b>Governance</b>							
Subaru Outback		19,610	25,000	(5,390)	-	-	-
<b>Recreation &amp; Culture</b>							
		-	-	-	-	-	-
<b>Transport</b>							
Mazda CX9		34,589	31,000	3,589	-	-	-
		-	-	-	-	-	-
<b>Other Property &amp; Services</b>							
JCB Backhoe		123,630	45,000	78,630	-	-	-
Komatsu Grader		158,973	90,000	68,973	-	-	-
				-	-	-	-
Dual Pig Trailer (Howard Porter)	1403	-	5,000	(5,000)	-	-	-
				-	-	-	-
<b>TOTAL</b>		<b>336,802</b>	<b>196,000</b>	<b>140,802</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Motor Vehicle and Plant &amp; Equipment Change Over</b>							
		Current Budget Purchase Price	Current Budget Sale	Current Change-Over Budget	Actual Purchase	Actual Sale	Change-Over
<b>Motor Vehicles</b>							
Subaru Outback		66,000	25,000	41,000	-		-
Mazda CX9		44,000	31,000	13,000	-		-
				-	-		-
<b>Sub-total</b>		<b>110,000</b>	<b>56,000</b>	<b>54,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Plant &amp; Equipment</b>							
JCB Backhoe		210,000	45,000	165,000	-		-
Komatsu Grader		390,000	90,000	300,000	-		-
				-	-		-
Dual Pig Trailer (Howard Porter) TK34		50,000	5,000	45,000	-		-
Skidmount		55,000		55,000	-		-
Various Trailer Replacements		40,000		40,000	-		-
<b>Sub-total</b>		<b>745,000</b>	<b>140,000</b>	<b>605,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
		<b>855,000</b>	<b>196,000</b>	<b>659,000</b>	<b>-</b>	<b>-</b>	<b>-</b>

**SHIRE OF WONGAN - BALLIDU**  
**REPORT ON BORROWINGS AS AT 31 JULY 2021**

**Existing Loans** \* Denotes (SSL) Self Supporting Loan

Loan No.	Particulars	Recipient	Maturity Date	Proposed Borrowings	Amount Borrowed	Loan Principal Paid in Jul 21	Accrued Int. Due	YTD Interest Paid	Loan Balance @ 30 June 2021	Refinancing	Principal Repayments YTD	Loan Balance @ 31 Jul 21
147	Aged Persons	Ninan House*	Jul-2022		100,000	(4,883)	-	1,984	15,158	-	(4,883)	10,278
151A	Aged Persons	Ninan House*	Oct-2032		300,000	-	-	-	243,798	-	-	243,798
152	Co-Location Construction	Shire	Dec-2039		2,000,000	-	-	-	1,876,706	-	-	1,876,706
153	Wongan Hills Community Store	Wongan Hills Community Store	Jul-2025		40,000	-	-	-	36,058	-	-	36,058
<b>TOTAL EXISTING LOANS</b>				-	<b>2,440,000</b>	<b>(4,883)</b>	-	<b>1,984</b>	<b>2,171,720</b>	-	<b>(4,883)</b>	<b>2,166,840</b>

Shire Loan Summary  
Self Supporting Loan Summary

-	2,000,000	-	-	-	1,876,706	-	-	1,876,706
-	440,000	(4,883)	-	1,984	295,014	-	(4,883)	290,134

Current loan liability  
Non current liability  
**Total Loan Liability**

Loan Balance @ 31 Jul 21	SSL	Shire	Total
(114,703)	(30,381)	(84,322)	(114,703)
(2,052,137)	(259,751)	(1,792,386)	(2,052,137)
<b>(2,166,840)</b>	<b>(290,132)</b>	<b>(1,876,708)</b>	<b>(2,166,840)</b>

SHIRE OF WONGAN - BALLIDU															
ANALYSIS OF RESERVE ACCOUNTS AS AT 31 JULY 2021															
ADOPTED FULL YEAR'S BUDGET								CURRENT FULL YEAR'S BUDGET				ACTUAL YTD AT 31 JULY 2021			
Reserve Description	GL Acct.	Budget Opening Balance	Actual Opening Balance	Transfer in / Interest	Transfer to Muni	Transfer from Muni	EOY Balance	Transfer in / Interest	Transfer to Muni	Transfer from Muni	EOY Balance	Transfer from / Interest	Transfer to Muni/ Transfer from Reserve	Transfer from Muni/ Transfer to Reserve	Actual Balance
Community Resource Centre Reserve	01989	(37,344)	(37,344)	(187)	-	-	(37,531)	(187)	-	-	(37,531)	(5)	-	-	(37,349)
Depot Improvement Reserve	01940	(10,546)	(10,546)	(53)	-	-	(10,599)	(53)	-	-	(10,599)	(1)	-	-	(10,547)
Historical Publications Reserve	01965	(7,108)	(7,108)	(36)	-	-	(7,144)	(36)	-	-	(7,144)	(1)	-	-	(7,109)
Housing Reserve	01955	(117,862)	(117,862)	(591)	200,000	(245,000)	(163,453)	(591)	200,000	(245,000)	(163,453)	(16)	-	-	(117,878)
LSL Reserve	01935	(41,735)	(41,735)	(209)	-	-	(41,944)	(209)	-	-	(41,944)	(5)	-	-	(41,740)
Medical Facilities & R4R Special Projects Reserve	01975	(360,900)	(360,900)	(1,809)	30,000	-	(332,709)	(1,809)	30,000	-	(332,709)	(48)	-	-	(360,948)
Patterson Street JV Housing Reserve	01988	(49,232)	(49,232)	(247)	-	(5,000)	(54,479)	(247)	-	(5,000)	(54,479)	(6)	-	-	(49,238)
Plant Reserve	01945	(594,288)	(594,288)	(2,978)	641,000	(740,000)	(696,266)	(2,978)	641,000	(740,000)	(696,266)	(78)	-	-	(594,366)
Quinlan Street JV Housing Reserve	01987	(49,788)	(49,788)	(250)	-	(5,000)	(55,038)	(250)	-	(5,000)	(55,038)	(7)	-	-	(49,795)
Stickland JV Housing Reserve	01986	(53,446)	(53,446)	(268)	-	(5,000)	(58,714)	(268)	-	(5,000)	(58,714)	(7)	-	-	(53,453)
Swimming Pool Reserve	01970	(63,993)	(63,993)	(321)	49,000	-	(15,314)	(321)	49,000	-	(15,314)	(8)	-	-	(64,001)
Waste Management Reserve	01920	(50,239)	(50,239)	(252)	-	(5,000)	(55,491)	(252)	-	(5,000)	(55,491)	(7)	-	-	(50,246)
Sporting Co-Location Reserve	01990	(425,241)	(425,241)	(2,126)	331,750	-	(95,617)	(2,126)	331,750	-	(95,617)	(56)	-	-	(425,297)
Doctors Subsidy Reserve	01991	(50,000)	(50,000)	(250)	50,250	-	-	(250)	50,250	-	-	-	-	-	(50,000)
Doctors Subsidy Reserve	01992	-	-	-	-	(52,000)	(52,000)	-	-	(52,000)	(52,000)	-	-	-	-
TOTALS		(1,911,722)	(1,911,722)	(9,575)	1,302,000	(1,057,000)	(1,676,297)	(9,575)	1,302,000	(1,057,000)	(1,676,297)	(245)	-	-	(1,911,967)

SHIRE OF WONGAN-BALLIDU					
BANK RECONCILIATIONS FOR 31 JULY 2021					
	Total	Municipal (01100+01102)	Trust (21100)	Reserve (01105)	Cash On Hand (01101)
<b>Opening Balance</b>	4,170,517.54	2,209,858.96	47,939.59	1,911,868.99	850.00
<b>Add:</b> Receipts	458,928.36	388,428.42	70,254.90	245.04	
Adjustment	-				
Transfers In/(Out)	-				
	-				
<b>Less:</b> Payments - EFT & Cheques	(459,684.98)	(396,905.63)	(62,779.35)		
Payments - Bank Fees	2,048.50	2,048.50			
Investment - Transfers In/Out	-				
	-				
<b>Balance as per General Ledger</b>	<b>4,171,809.42</b>	<b>2,203,430.25</b>	<b>55,415.14</b>	<b>1,912,114.03</b>	<b>850.00</b>
<b>Balance as per Bank Statements</b>	427,320.50	372,295.41	55,025.09		
<b>Balance as per Bank Deposit Certificates</b>	1,912,114.00	-		1,912,114.00	
<b>Balance as per Holder Certificates</b>	1,880,813.31	1,879,963.31			850.00
<b>Add:</b> Outstanding Deposits	(26,190.66)	(26,580.71)	390.05	-	
Adjustments -	-				
	-				
<b>Less:</b> Unpresented Payments	(22,247.76)	(22,247.76)			
	-				
Adjustments & Transfers	0.03			0.03	
	-				
<b>Balance as per Cash Book</b>	<b>4,171,809.42</b>	<b>2,203,430.25</b>	<b>55,415.14</b>	<b>1,912,114.03</b>	<b>850.00</b>

**SHIRE OF WONGAN - BALLIDU**  
**INVESTMENT REPORT FOR 31 JULY 2021**

**MUNICIPAL INVESTMENTS**

**Matured Municipal Investments**

Invest No.	Name	Maturity date	Particulars	From	To	Days	Opening Investment	Transfers in/out	YTD Interest	Closing Balance	Interest Realised
<b>Total of matured municipal investments</b>							\$ -	\$ -	\$ -	\$ -	\$ -

**Current Municipal Investments**

Invest No.	Name	Maturity	From	To	Days	Interest Rate	Opening Investment	Transfers in/out	YTD Interest	Closing Balance	Interest Realised
4705-91546	Online Saver Account		7/11/2018				\$ 879,888.79	\$ 1,000,000.00	\$ 74.52	\$ 1,879,963.31	\$ 74.52
<b>Total of current municipal investments</b>							\$ 879,888.79	\$ 1,000,000.00	\$ 74.52	\$ 1,879,963.31	\$ 74.52

**RESERVE INVESTMENTS**

**Matured Reserve Investments**

Invest No.	Name	Maturity date	Particulars	From	To	Days	Opening Investment	Transfers in/out	YTD Interest	Closing Balance	Interest Realised
<b>Total of matured reserve investments</b>								0.00	0.00	0.00	

**Current Reserve Investments**

Invest No.	Name	Maturity	From	To	Days	Interest Rate	Opening Investment	Transfers in/out	YTD Interest	Closing Balance	Interest Realised
9788-42609	Term Deposit		6/07/2021	5/08/2021	30	0.10%	\$ 560,961.98	\$ -	\$ 46.10	\$ 561,008.08	\$ 46.10
9789-82644	Term Deposit		3/04/2021	3/10/2021	183	0.10%	\$ 88,091.68	\$ -	\$ -	\$ 88,091.68	\$ -
9202-06415	Term Deposit		31/07/2021	31/08/2021	30	0.10%	\$ 502,200.37	\$ -	\$ 42.65	\$ 502,243.02	\$ 42.65
2527-63397	Reserve Saver						\$ 760,614.93	\$ -	\$ 156.29	\$ 760,771.22	\$ 156.29
<b>Total of reserve investments and cash</b>							\$ 1,911,868.96	\$ -	\$ 245.04	\$ 1,912,114.00	\$ 245.04

<b>Total of matured municipal and reserve investment</b>							\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total of current municipal and reserve investment and cash</b>							\$ 2,791,757.75	\$ 1,000,000.00	\$ 319.56	\$ 3,792,077.31	\$ 319.56



SHIRE OF WONGAN - BALLIDU RATES AND CHARGES OUTSTANDING 31 JULY 2021				
		Rates and Charges Raised for 2021/2022	\$ 3,334,751.95	Rates and service charges - raised 30.7.21
<b>Rates and Charges Outstanding Breakdown</b>				
Total Amount Outstanding		31.7.21	\$ 3,290,905.53	99%
Outstanding same time last year		31.7.20	\$ 2,977,693.94	89%
SUNDRY DEBTORS OUTSTANDING 31 JULY 2021				
<b>Debtors Ageing Summary</b>				
Current			\$ 250,282.95	
30 Days			\$ 75,557.64	
60 Days			\$ 95.00	
90 Days & Over			\$ 1,328.25	
Credit Balance			\$ (8,084.42)	
<b>Total Outstanding</b>			<b>\$ 319,179.42</b>	
<b>Accounts 90 Days &amp; Over:</b>				
<b>Date</b>	<b>Dr No.</b>	<b>Comments</b>	<b>Amount</b>	
17/05/2019	1370	Standpipe Fees	\$ 1,328.25	Company in Liquidation
<b>Total</b>			<b>\$ 1,328.25</b>	

**9.3      WORKS AND SERVICES**

Nil

## 9.4 HEALTH, BUILDING AND PLANNING

### 9.4.1 APPLICATION FOR DEVELOPMENT APPROVAL P503 – COMMUNITY PURPOSE 43 FAIRBANK STREET, BALLIDU

FILE REFERENCE:	A1140/P503
REPORT DATE:	12 August 2021
APPLICANT/PROPONENT:	Tracey de Grussa
OFFICER DISCLOSURE OF INTEREST:	Nil
PREVIOUS MEETING REFERENCES:	Nil
AUTHOR:	Melissa Marcon – Manager of Regulatory Services
ATTACHMENTS:	Nil

#### PURPOSE OF REPORT:

Consideration and final determination of an application for Development Approval for an Aboriginal Cultural centre to be established at 43 Fairbank Street, Ballidu.

#### BACKGROUND:

The applicant is seeking Council's development approval for a Nyungar Heritage and Cultural Centre to be established at the existing single building at 43 Fairbank Street, Ballidu. The applicant was the successful tenderer of the building at the May 2021 Council meeting.

43 Fairbank Street, Ballidu comprises a total area of approximately 0.1012 hectares. The property has an existing single building, previously known as the CWA Hall. There is no driveway access at the front of the building from Fairbank Street, rear access to the property is from a laneway between Alpha Street and Bunyip Street.



Google Maps 12/08/2021

**COMMENT:**

The applicant would like to develop a Nyungar Heritage and Cultural Centre for the purpose of:

- Manufacturing and selling hand-crafted jewellery
- Manufacturing and selling hair accessories, covid face masks and the like
- Nyungar language lessons
- Nyungar art classes
- Display of traditional Nyungar tools and artifacts.

43 Fairbanks Street, Ballidu is classified 'Rural Townsite' zone in the Shire of Wongan Ballidu Local Planning Scheme No. 5 (LPS5).

The Zone Objectives for the development and use of any land classified 'Rural Townsite' zone are as follows:

- To provide for a range of land uses that would typically be found in a small country town.
- To maintain a small town atmosphere.

Under the terms of the Zoning Table in LPS5 the development of a building for *community purposes* is listed as being not permitted (ie 'A') on any land classified 'Rural Townsite' zone. The local government cannot approve an application type 'A' until after giving notice in accordance with clause 64 of the deemed provisions. This means the application is required to be advertised prior to approval.

**Community purpose** means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.

The minimum boundary setback for 'Rural Townsite' zone is 6m from the front, 1.5m from the rear and 1.5m from the side.

**Carparking**

The applicant has made no provisions for parking on site. The property has street frontage on Fairbank Street and rear lane access from Alpha Street and Bunyip Street.

The application has been assessed with due regard for the specific objectives and standards of the Shire's local planning framework including LPS5 and all relevant local planning policies.

The development application has been assessed in consultation with the above documents and is subject to compliance with a number of conditions. As such it is recommended Council exercise its discretion and grant conditional approval to the application to ensure the development proceeds in accordance with the information and plans submitted in support of the proposal and the relevant standards and requirements of the Shire's local planning framework.

**Community/Stakeholder Consultation**

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Shire of Wongan Ballidu Local Planning Scheme No 5 the development applications were advertised for 14 days from 2<sup>nd</sup> August 2021 to 16<sup>th</sup> August 2021.

The application was advertised through a letter to landowner's in the town of Ballidu. The total number delivered was 62. The notice was also advertised in the local paper, the Wonga-Balli edition 984 issued on 4<sup>th</sup> August 2021 and edition 985 issued on 11<sup>th</sup> August 2021.

During the consultation period, thirteen (13) submissions were received, and all supported the proposal.

#### **POLICY REQUIREMENTS:**

There are no policy requirements in relation to the item.

#### **LEGISLATIVE REQUIREMENTS:**

Planning and Development Act 2015  
 Planning and Development (Local Planning Schemes) Regulations 2015  
 Shire of Wongan Ballidu Local Planning Scheme No. 5

#### **STRATEGIC IMPLICATIONS:**

There are no known Strategic implications associated with this item.

#### **SUSTAINABILITY IMPLICATIONS:**

- **Environment**  
 There are no known environmental implications associated with this item.
- **Economic**  
 A centre of this nature would provide more visitors to the town of Ballidu providing economic benefit to local businesses.
- **Social**  
 A centre of this nature would provide cultural and social benefit to the land and broader community.

#### **FINANCIAL IMPLICATIONS:**

There are no financial implications to Council in relation to this item. All costs associated with the proposed development are the responsibility of and will be met by the current landowners.

#### **VOTING REQUIREMENTS:**

#### **ABSOLUTE MAJORITY REQUIRED:**

#### **OFFICER RECOMMENDATION:**

That Council: APPROVE the Development Application for the establishment of a Nyungar Heritage and Cultural Centre at 43 Fairbanks Street, Ballidu subject to the following conditions and advice notes:

Conditions:

1. Parking - ingress and egress to properties along both sides of Fairbank Street between Alpha Street and Bunyip Street shall remain clear of parked vehicles associated with the Nyungar Heritage and Cultural Centre.
2. Prior to occupation of the development a minimum of three (3) onsite parking bays are to be installed using compacted gravel to the satisfaction of the Local Government. These facilities shall thereafter be retained for the life of the development.
3. Provide a minimum landscaped area of 10% in accordance with the Local Planning Scheme No. 5, Table 5 Development Table.

Advice Note:

1. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement, memorial or restrictive covenant. It is the responsibility of the applicant and landowner and not the Shire to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Shire's attention.
2. This is a development approval of the Shire of Wongan Ballidu under its Local Planning Scheme No. 5. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits and licences required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. The applicant/landowner is reminded of their obligation to ensure compliance with the following requirements:
  - a) Shire of Wongan Ballidu Annual Firebreak Notice, all land zoned Residential, Rural Townsite and Commercial is required to reduce all annual grass and herbage to a height of no more than 75mm.
  - b) Shire of Wongan Ballidu Health Local Law
4. In accordance with the Building Act 2011 and Building Regulations 2012, a building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction or earthworks on the land. 7. The proposed dwelling is required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements must be submitted to the Shire with the building permit application.
5. The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.
6. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Wongan Ballidu Local Planning Scheme No. 4 and may result in legal action being initiated by the local government.
7. If the applicant/landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be submitted within 28 days of the determination.

## 9.4.2 APPLICATION FOR DEVELOPMENT APPROVAL P507 – TRANSPORT DEPOT, 18 WALLIS STREET, BALLIDU

FILE REFERENCE:	A1214/P507
REPORT DATE:	12 August 2021
APPLICANT/PROPONENT:	Ashley and Kylie Townsend
OFFICER DISCLOSURE OF INTEREST:	Nil
PREVIOUS MEETING REFERENCES:	Nil
AUTHOR:	Melissa Marcon – Manager of Regulatory Services
ATTACHMENTS:	Nil

### PURPOSE OF REPORT:

Consideration and final determination of an application for Development Approval for a Transport Depot to be established at 18 Wallis Street, Ballidu.

### BACKGROUND:

The applicant is seeking Council's development approval for a Transport Depot to be established at 18 Wallis Street, Ballidu. The applicant purchased the property in March 2021.

As part of the Transport Depot application, the applicant is requesting approval to:

- Park at the property of a single prime mover and two trailers (pocket road train) 27.5 m in length with all relevant Main Roads WA permits, accreditation and insurances
- Hours of business are seasonal (approximate hours)
  - January to July – (peak season) 5 am to 9 pm 6 to 7 days a week (majority Monday to Saturday)
  - July to October – (off peak season) prime mover may not move for weeks at a time this time of year, if required 6 am to 9 pm 6 to 7 days a week (majority Monday to Saturday)
  - October to December (peak season) 5 am to 10 pm, 6 to 7 days a week
  - During these hours of operation stated above, the prime mover and trailers will only need to enter and exit the property once a day for most of the year (though not limited to)
- Light maintenance of the prime mover and trailers which can include but not limited to services of vehicles, use of compressor and changing of tyres
- Installation of 5 m x 12 m concrete pad in front of existing shed with a 6m x 8m x 4.5m high roof for prime mover and trailer parking
- Erect a small business sign 1 m high x 2 m wide on the property
- Installation of new 1.8 m high boundary fence on the western side of the property

18 Wallis Street, Ballidu comprises a total area of approximately 0.1644 hectares. The property comprises of an existing single dwelling and outbuilding and is primarily for residential purposes. The area for the proposal is cleared.





Google Maps 12/08/2021

**COMMENT:**

18 Wallis Street, Ballidu, Ballidu is classified 'Rural Townsite' zone in the Shire of Wongan Ballidu Local Planning Scheme No. 5 (LPS5).

The Zone Objectives for the development and use of any land classified 'Rural Townsite' zone are as follows:

- To provide for a range of land uses that would typically be found in a small country town.
- To maintain a small town atmosphere.

Under the terms of the Zoning Table in LPS5 the development of a building for *transport depot* is listed as being not permitted (ie 'A') on any land classified 'Rural Townsite' zone. The local government cannot approve an application type 'A' until after giving notice in accordance with clause 64 of the deemed provisions. This means the application is required to be advertised prior to approval.

*Transport Depot means premises used primarily for the parking or garaging of 3 or more commercial vehicles including —*

- (a) any ancillary maintenance or refuelling of those vehicles; and*
- (b) any ancillary storage of goods brought to the premises by those vehicles; and*
- (c) the transfer of goods or persons from one vehicle to another*

Although this development does not fully comply with the zone objectives, it is consistent with other businesses within the townsite.



## Boundaries and Setbacks

Future works planned for the development include the installation of 5m X 12m concrete pad in front of existing shed with a 6m X 8m X 4.5m roof for prime mover and trailer parking. Also included is the installation of a new 1.8m high boundary fence on the western side of the property.

The minimum boundary setback for 'Rural Townsite' zone is 6m from the front, 1.5m from the rear and 1.5m from the side. The proposal complies with the minimum setback requirements.

## Noise

The development application proposes hours of business as outlined. These hours are seasonal.

- Hours of business are seasonal (approximate hours)
  - January to July – (peak season) 5 am to 9 pm 6 to 7 days a week (majority Monday to Saturday)
  - July to October – (off peak season) prime mover may not move for weeks at a time this time of year, if required 6 am to 9 pm 6 to 7 days a week (majority Monday to Saturday)
  - October to December (peak season) 5 am to 10 pm, 6 to 7 days a week
  - During these hours of operation stated above, the prime mover and trailers will only need to enter and exit the property once a day for most of the year (though not limited to)

Under the Environmental Protection (Noise) Regulations 1997  
Part 2 Division 1 Regulation 8 Allowable Noise Emissions, Table 1

**Table 1**

Type of premises receiving noise	Time of day	Assigned level (dB)		
		L <sub>A10</sub>	L <sub>A1</sub>	L <sub>Amax</sub>
Noise sensitive premises: highly sensitive area	0700 to 1900 hours Monday to Saturday	45 + influencing factor	55 + influencing factor	65 + influencing factor
	0900 to 1900 hours Sunday and public holidays	40 + influencing factor	50 + influencing factor	65 + influencing factor
	1900 to 2200 hours all days	40 + influencing factor	50 + influencing factor	55 + influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	35 + influencing factor	45 + influencing factor	55 + influencing factor
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80
Commercial premises	All hours	60	75	80
Industrial and utility premises other than those in the Kwinana Industrial Area	All hours	65	80	90

A noise sensitive premise; highly sensitive area as outlined above in red, means an area of noise sensitive premises comprising of

- a) Building or a part of a building on the premises that is used for a noise sensitive purpose; and
- b) Any other part of the premises within 15 metres of that building or that part of the building

Within the vicinity of the development there is an active airstrip and a Cooperative Bulk Handling rail line.

Under the Environmental Protection (Noise) Regulations 1997

Regulation 3 - Regulations do not apply to certain noise emissions

- 3.1 Nothing in these regulations applies to the following noise emissions;
  - (c.) noise emissions from trains or aircraft

### **Waste Management**

The development application proposes light maintenance of the prime mover and trailers which can include but not limited to services of vehicles, use of compressor and changing of tyres.

The applicant provided information regarding waste oil, fuel and tyres. There will be no fuel stored on site and all waste oil and tyres will be disposed of at the Wongan Hills Waste Facility.

### **Signage**

The development application proposes a small business sign 1m high x 2m wide at the property.

### **Traffic and Access**

*Comment provided by Karl Mickle, Manager of Works & Services*

The property is on the corner of Wallis Street and Bunyip Street. Bunyip Street changes into Ballidu East Road at the junction of Ranger Road.

The proposed access route to the property is entry to town from either the north or south via Federation Street, Townsend Road, Ballidu East Road into property on Wallis Street (Bunyip Street). Exiting the property will be east along Bunyip Street via Federation Street either to the north or south intersection.

Ballidu East Road at Townsend Road is speed rated at 80 km/hr with a reduction in speed to 50 km/hr approximately 450m apart. The 50 km/hr sign is approximately 100m before the boundary of the property.

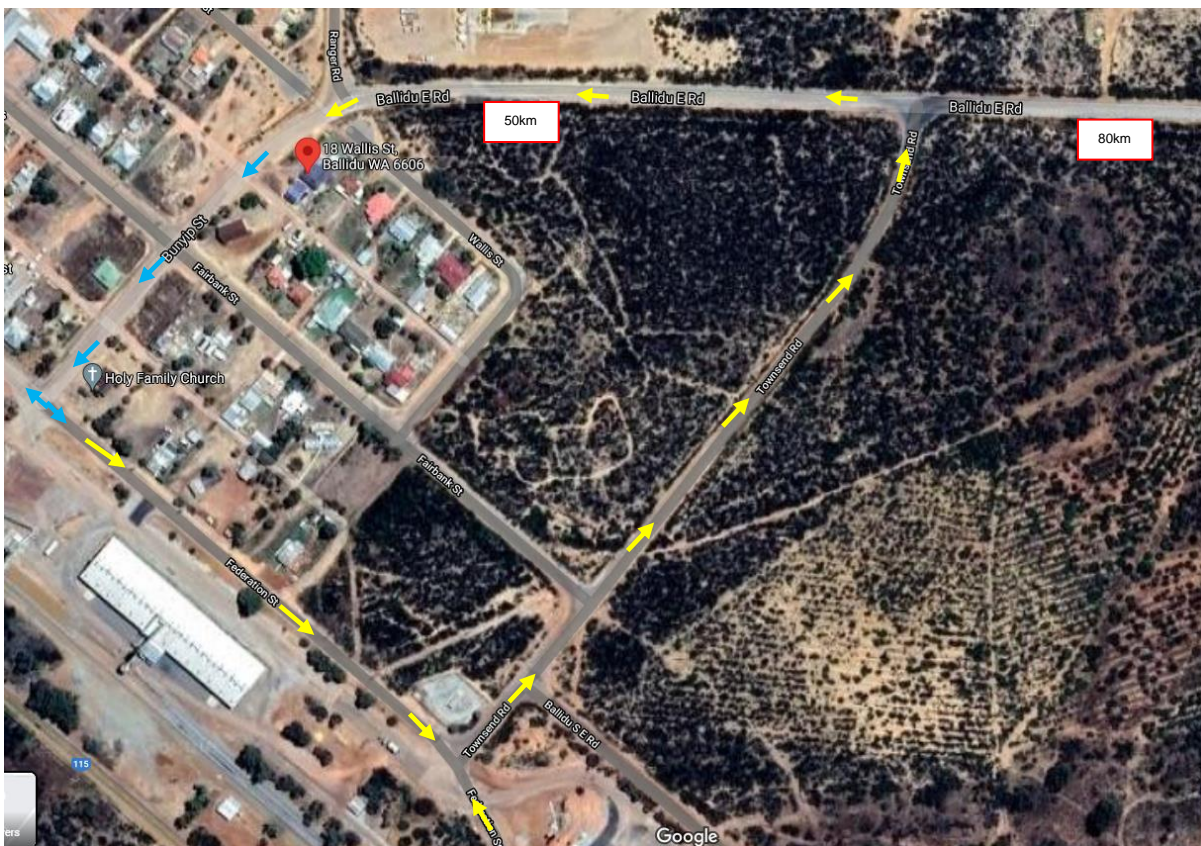
On the Ballidu East Road, western end approach, there is significant vegetation which impedes visibility to traffic entering town from the west. Currently this vegetation reduces sight distance to 35m. Removal of vegetation will increase sight distance to 45m improving visibility.

The applicant provided information that the use of vehicles will be infrequent and minimal.

Officer recommendation that a warning sign advising motorists of the driveway is displayed to the west of the driveway entrance on Ballidu East Road.



*Vision travelling east along Ballidu East Road toward Ranger Road*



*Yellow arrows indicate travel path into property, blue arrows indicate travel from property*

The application has been assessed with due regard for the specific objectives and standards of the Shire's local planning framework including LPS5 and all relevant local planning policies.

The development application has been assessed in consultation with the above documents and is subject to compliance with a number of conditions. As such it is recommended Council exercise its discretion and grant conditional approval to the application to ensure the development proceeds in accordance with the information and plans submitted in support of the proposal and the relevant standards and requirements of the Shire's local planning framework.

### **Community/Stakeholder Consultation**

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Shire of Wongan Ballidu Local Planning Scheme No 5 the development applications were advertised for 14 days from 2<sup>nd</sup> August 2021 to 16<sup>th</sup> August 2021.

The application was advertised through a letter to landowner's in the town of Ballidu. The total number delivered was 62. The notice was also advertised in the local paper, the Wonga-Balli edition 984 issued on 4<sup>th</sup> August 2021 and edition 985 issued on 11<sup>th</sup> August 2021.

During the consultation period, 17 submissions were received, 5 of which objected to the proposal and 12 of which supported the proposal. The objections in summary are listed below:

- Suitability of the land use 'Rural Townsite'
- Noise from traffic movements
- Potential environmental impact
- Traffic impacts and safety
- Aesthetics
- Vision impairment of road

The objections raised in the submissions have been addressed throughout this report.

### **POLICY REQUIREMENTS:**

There are no policy requirements in relation to the item.

### **LEGISLATIVE REQUIREMENTS:**

Planning and Development Act 2015  
 Planning and Development (Local Planning Schemes) Regulations 2015  
 Shire of Wongan Ballidu Local Planning Scheme No. 5  
 Environmental Protection (Noise) Regulations 1997

### **STRATEGIC IMPLICATIONS:**

There are no known Strategic implications associated with this item.

### **SUSTAINABILITY IMPLICATIONS:**

- **Environment**  
 There are no known environmental implications associated with this item.
- **Economic**  
 The proposal of a new business to the town of Ballidu could provide economic benefit to local businesses.
- **Social**  
 There are no known social implications associated with this item.



**FINANCIAL IMPLICATIONS:**

There are no financial implications to Council in relation to this item. All costs associated with the proposed development are the responsibility of and will be met by the current landowners.

**VOTING REQUIREMENTS:** Simple majority

**ABSOLUTE MAJORITY REQUIRED:** No

**Options and Implications****Option 1**

That Council APPROVE the application for the 'Transport Depot' as outlined in the report at 18 Wallis Street, Ballidu subject to the following condition:

- a) The 'Transport Depot' use of the land is time limited to a two year approval only, expiring on 30 August 2023, following which the use must cease, unless a further time extension is granted by the Shire of Wongan Ballidu. The physical works associated with the shed, fence and kerbing are not time limited.
- b) Development approval is for the parking of one (1) prime mover and two (2) trailers at the property.
- c) The hours of operation of the 'Transport Depot' are restricted to 7.00 am to 7.00 pm Monday to Saturday and 9.00 am to 7.00 pm on Sundays and public holidays.
- d) A BAL assessment shall be provided prior to the construction of any buildings on site.
- e) Traffic volumes associated with the transport depot use are not to exceed more than 10 vehicle movements per day.
- f) The storage of fuel, oils and other toxic or hazardous substances on site shall be in accordance with the Department of Water and Environment Regulation Water Quality Protection Note 65 (April 2006) Toxic and Hazardous Waste Substances – Storage and Use. All commercial waste including oil and tyres shall be disposed of at the Wongan Hills Waste Facility.
- g) Within 3 months of the date of this approval the crossovers and kerbing shall be completed to the satisfaction of the Shire of Wongan Ballidu, Manager of Works and Services.
- h) Western boundary fence is to comply with the Shire of Wongan Ballidu Fencing Local Law.
- i) Removal of asbestos shall comply with the Health (Asbestos) Regulations 1992 and all asbestos/fencing material shall be disposed of at the Wongan Hills Waste Facility.
- j) An 'advanced warning sign' shall be erected prior to operation of the 'Transport Depot'.
- k) Signage shall be no larger than 1m X 2m and have a set back from the boundary of 6m.

**Option 2**

That Council APPROVE the application for the 'Transport Depot' as outlined in the report at 18 Wallis Street, Ballidu subject to the following condition:

- a) Development approval is for the parking of one (1) prime mover and two (2) trailers at the property.
- b) The hours of operation of the 'Transport Depot' are approved for
  - i. January to July – (peak season) 5 am to 9 pm 6 to 7 days a week (majority Monday to Saturday)
  - ii. July to October – (off peak season) prime mover may not move for weeks at a time this time of year, if required 6 am to 9 pm 6 to 7 days a week (majority Monday to Saturday)
  - iii. October to December (peak season) 5 am to 10 pm, 6 to 7 days a week

- iv. During these hours of operation stated above, the prime mover and trailers will only need to enter and exit the property once a day for most of the year (though not limited to)
- c) A BAL assessment shall be provided prior to the construction of any buildings on site.
- d) The storage of fuel, oils and other toxic or hazardous substances on site shall be in accordance with the Department of Water and Environment Regulation Water Quality Protection Note 65 (April 2006) Toxic and Hazardous Waste Substances – Storage and Use. All commercial waste including oil and tyres shall be disposed of at the Wongan Hills Waste Facility.
- e) Within 3 months of the date of this approval the crossovers and kerbing shall be completed to the satisfaction of the Shire of Wongan Ballidu, Manager of Works and Services.
- f) Western boundary fence is to comply with the Shire of Wongan Ballidu Fencing Local Law.
- g) Removal of asbestos shall comply with the Health (Asbestos) Regulations 1992 and all asbestos/fencing material shall be disposed of at the Wongan Hills Waste Facility.
- h) An 'advanced warning sign' shall be erected prior to operation of the 'Transport Depot'.
- i) Signage shall be no larger than 1m X 2m and have a set back from the boundary of 6m.

### Option 3

That Council REFUSES the development application for the 'Transport Depot' at 18 Wallis Street, Ballidu for reasons the land use is inconsistent with the objective of the 'Rural Townsite' zone as per the Shire of Wongan Ballidu Local Planning Scheme No. 5.

### OFFICER RECOMMENDATION:

That Council APPROVE the Development Application for the establishment of a Transport Depot at 18 Wallis Street, Ballidu subject to the following conditions and advice notes:

#### Conditions:

##### Option 1

That Council APPROVE the application for the 'Transport Depot' as outlined in the report at 18 Wallis Street, Ballidu subject to the following condition:

- a) The 'Transport Depot' use of the land is time limited to a two year approval only, expiring on 30 August 2023, following which the use must cease, unless a further time extension is granted by the Shire of Wongan Ballidu. The physical works associated with the shed, fence and kerbing are not time limited.
- b) Development approval is for the parking of one (1) prime mover and two (2) trailers at the property.
- c) The hours of operation of the 'Transport Depot' are restricted to 7.00 am to 7.00 pm Monday to Saturday and 9.00 am to 7.00 pm on Sundays and public holidays.
- d) A BAL assessment shall be provided prior to the construction of any buildings on site.
- e) Traffic volumes associated with the transport depot use are not to exceed more than 10 vehicle movements per day.
- f) The storage of fuel, oils and other toxic or hazardous substances on site shall be in accordance with the Department of Water and Environment Regulation Water Quality Protection Note 65 (April 2006) Toxic and Hazardous Waste Substances – Storage and Use. All commercial waste including oil and tyres shall be disposed of at the Wongan Hills Waste Facility.
- g) Within 3 months of the date of this approval the crossovers and kerbing shall be completed to the satisfaction of the Shire of Wongan Ballidu, Manager of Works and Services.
- h) Western boundary fence is to comply with the Shire of Wongan Ballidu Fencing Local Law.

- i) Removal of asbestos shall comply with the Health (Asbestos) Regulations 1992 and all asbestos/fencing material shall be disposed of at the Wongan Hills Waste Facility.
- j) An 'advanced warning sign' shall be erected prior to operation of the 'Transport Depot'.
- k) Signage shall be no larger than 1m X 2m and have a set back from the boundary of 6m.

Advice Notes:

1. Remove existing kerbing and install one cross over, as per council policy, at a shared cost of 50% of one crossover. Removal and replacement of second crossover and kerbing at the full cost to the applicant charged at private works rate.
2. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement, memorial or restrictive covenant. It is the responsibility of the applicant and landowner and not the Shire to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Shire's attention.
3. This is a development approval of the Shire of Wongan Ballidu under its Local Planning Scheme No. 5. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits and licences required under any other law, and to commence and carry out development in accordance with all relevant laws.
4. The applicant/landowner is reminded of their obligation to ensure compliance with the following requirements:
  - a. Shire of Wongan Ballidu Annual Firebreak Notice, All land zoned Residential; Rural Townsite and Commercial is required to reduce all annual grass and herbage to a height of not more than 75mm.
  - b. Shire of Wongan Ballidu Health Local Law
5. In accordance with the Building Act 2011 and Building Regulations 2012, a building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction or earthworks on the land.
6. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Wongan Ballidu Local Planning Scheme No. 5 and may result in legal action being initiated by the local government.
7. If the applicant/landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be submitted within 28 days of the determination.

### 9.4.3 APPLICATION FOR DEVELOPMENT APPROVAL P511 – PROPOSED NEW OUTBUILDING (SHED) ON LOT 46, 79 FEDERATION STREET, BALLIDU

FILE REFERENCE:	A1160/P511
REPORT DATE:	17 August 2021
APPLICANT/PROPONENT:	Nusteel Patios and Sheds
OFFICER DISCLOSURE OF INTEREST:	Nil
PREVIOUS MEETING REFERENCES:	Nil
AUTHOR:	Melissa Marcon – Manager of Regulatory Services
ATTACHMENTS:	Nil

#### PURPOSE OF REPORT:

Consideration and final determination of an Application for Development Approval for the construction and use of a new outbuilding (shed) on Lot 46, 79 Federation Street, Ballidu.

#### BACKGROUND:

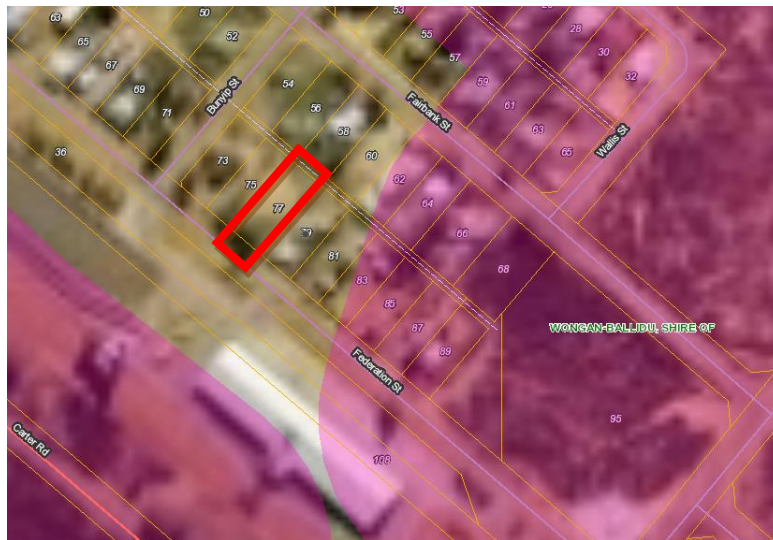
The applicant is seeking Council's development approval for the construction and use of a new outbuilding (shed) for private storage at Lot 46, 79 Federation Street, Ballidu.

Lot 46, 79 Federation Street, Ballidu comprises a total area of approximately 0.1012 hectares. The property has an existing single dwelling and outbuilding (shed) which will be removed by owner for the new outbuilding (shed)



Google Maps 17/08/2021





*Bushfire Prone Area as at 19 August 2021*

The proposed development is not located within the Bushfire Prone Area.

#### **COMMENT:**

The applicant would like to erect an outbuilding (shed) for private storage on Lot 46, 79 Federation Street, Ballidu. The outbuilding (shed) will be a steel framed colorbond shed measuring 10m x 12m Long x 4.2m High.

Lot 46, 79 Federation Street, Ballidu is classified 'Rural Townsite' zone in the Shire of Wongan Ballidu Local Planning Scheme No. 5 (LPS5).

The size of the outbuilding the applicant is requesting are outside the Deemed to Comply under the R-Codes.

5.4.3 Outbuildings Deemed-to-Comply – development satisfies the following deemed-to-comply requirements (c)

<b>Deemed-to-Comply (R-Codes) C3 Outbuildings that:</b>	<b>Proposed Outbuilding Specifications</b>
i. are not attached to a dwelling	Outbuilding is not attached to the dwelling
ii. are non-habitable	Outbuilding is being used for personal storage
iii. collectively do not exceed 60m <sup>2</sup> in area or 10 per cent in aggregate of the site area, whichever is the lesser	The proposed outbuilding is the only structure on the residential property aside from the single residence. The total area of the shed is 120m <sup>2</sup>
iv. do not exceed a wall height of 2.4m	Wall height 4.2 m <sup>2</sup>
v. do not exceed a ridge height of 4.2m	Ridge height 5.17 m <sup>2</sup>
vi. are not within the primary or secondary street set back area	Outbuilding is not within the primary or secondary street set back area
vii. do not reduce the amount of open space required in Table 1; and Table 1 requirement 60%	Open space at completion of outbuilding and single residence will be 82%

viii. are set back in accordance with Tables 2a and 2b Set back requirement 1.5 m	Side setback 1.0m Front setback approx. 24.0m Rear setback 9.0m
--------------------------------------------------------------------------------------	-----------------------------------------------------------------------

Under the Residential Design Codes (R-Codes), 79 Federation Street is zoned R10/20.

The size of an outbuilding can be varied if the application complies with the Design Principles set out by the R-Codes.

#### Design Principle 5.4.3 Outbuildings

P3 Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.

The application has been assessed with due regard for the specific objectives and standards of the Shire's local planning framework including LPS5 and all relevant local planning policies, the Residential Design Codes and the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The development application has been assessed in consultation with the above documents and is subject to compliance with a number of conditions. As such it is recommended Council exercise its discretion and grant conditional approval to the application to ensure the development proceeds in accordance with the information and plans submitted in support of the proposal and the relevant standards and requirements of the Shire's local planning framework.

Under the terms of the Zoning Table in LPS5 the development of an outbuilding is listed as being a permitted (ie 'P') use on any land classified 'Rural Townsite' zone provided it complies with all the relevant development standards and requirements. Despite the permissibility of the proposed outbuilding (shed) on Lot 46, 79 Federation Street, Ballidu, Council's development approval is required.

The minimum boundary setback for 'Rural Townsite' zone is 6m from the front, 1.5m from the rear and 1.5m from the side. This outbuilding proposal will be within these parameters.

The application has been assessed with due regard for the specific objectives and standards of the Shire's local planning framework including LPS5 and all relevant local planning policies, the Residential Design Codes and the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The development application has been assessed in consultation with the above documents and is subject to compliance with a number of conditions. As such it is recommended Council exercise its discretion and grant conditional approval to the application to ensure the development proceeds in accordance with the information and plans submitted in support of the proposal and the relevant standards and requirements of the Shire's local planning framework.

#### **POLICY REQUIREMENTS:**

There are no policy requirements in relation to the item.

**LEGISLATIVE REQUIREMENTS:**

Planning and Development Act 2015  
 Planning and Development (Local Planning Schemes) Regulations 2015  
 Shire of Wongan Ballidu Local Planning Scheme No. 5  
 State Planning Policy 7.3 Residential Design Codes Volume 1

**STRATEGIC IMPLICATIONS:**

There are no known Strategic implications associated with this item.

**SUSTAINABILITY IMPLICATIONS:**

- **Environment**  
There are no known environmental implications associated with this item.
- **Economic**  
There are no known economic implications associated with this proposal.
- **Social**  
There are no known social implications associated with this item.

**FINANCIAL IMPLICATIONS:**

There are no financial implications to Council in relation to this item. All costs associated with the proposed development are the responsibility of and will be met by the current landowners.

**VOTING REQUIREMENTS:****ABSOLUTE MAJORITY REQUIRED:****OFFICER RECOMMENDATION:**

That Council: Approve the Development Application for the construction and use of a new outbuilding (shed) on Lot 46, 79 Federation Street, Ballidu subject to the following conditions and advice notes:

Conditions:

1. The proposed development shall be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period, the approval will lapse and be of no further effect. Where an approval has lapsed no development shall be carried out without the further approval of the Shire of Wongan Ballidu having first been sought and obtained.
2. The proposed development shall be undertaken strictly in accordance with the information and plans submitted in support of the application subject to any modifications required as a consequence of any condition/s of this approval or otherwise approved by Council.
3. All stormwater drainage generated by the proposed dwelling shall be contained and managed on site to the specifications and satisfaction of the Shire's Chief Executive Officer.

4. All external surfaces of the proposed outbuilding shall be clad with new materials only.
5. Building to be constructed using Colorbond range of colours.
6. The proposed outbuilding shall be used for domestic storage/hobby and vehicle parking purposes only unless otherwise approved by Council.

Advice Notes:

1. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement, memorial or restrictive covenant. It is the responsibility of the applicant and landowner and not the Shire to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Shire's attention.
2. This is a development approval of the Shire of Wongan Ballidu under its Local Planning Scheme No. 5. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits and licences required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. The applicant/landowner is reminded of their obligation to ensure compliance with the following requirements:
  - a. Shire of Wongan Ballidu Annual Firebreak Notice, All land zoned Residential; Rural Townsite and Commercial is required to reduce all annual grass and herbage to a height of not more than 75mm.
  - b. Shire of Wongan Ballidu Health Local Law
4. In accordance with the Building Act 2011 and Building Regulations 2012, a demolition permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction or earthworks on the land.
5. In accordance with the Building Act 2011 and Building Regulations 2012, a building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction or earthworks on the land.
6. The proposed outbuilding is required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements must be submitted to the Shire with the building permit application.
7. The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.
8. No construction works shall commence on the land prior to 7 am without the Shire's written approval. No construction works are permitted to be undertaken on Sundays or Public Holidays.
9. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Wongan Ballidu Local Planning Scheme No. 5 and may result in legal action being initiated by the local government.
10. If the applicant/landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be submitted within 28 days of the determination.

#### 9.4.4 APPLICATION FOR DEVELOPMENT APPROVAL P506 – PROPOSED NEW OUTBUILDING (SHED) ON LOT 167, 65 FAIRBANK STREET, BALLIDU

FILE REFERENCE:	A1142/P506
REPORT DATE:	13 August 2021
APPLICANT/PROPONENT:	Richard James Oliver
OFFICER DISCLOSURE OF INTEREST:	Nil
PREVIOUS MEETING REFERENCES:	Nil
AUTHOR:	Melissa Marcon – Manager of Regulatory Services
ATTACHMENTS:	Nil

#### PURPOSE OF REPORT:

Consideration and final determination of an Application for Development Approval for the construction and use of a new 9m x 4m outbuilding (shed) on Lot 167, 65 Fairbank Street, Ballidu.

#### BACKGROUND:

The applicant is seeking Council's development approval for the construction and use of a new outbuilding (shed) for private storage at Lot 167, 65 Fairbank Street, Ballidu.

Lot 167, 65 Fairbank Street, Ballidu comprises a total area of approximately 0.1004 hectares. The property has an existing single dwelling with an attached carport and a 3m x 3m garden shed.



Google Maps 14/07/2021





*Bushfire Prone Map as of 19 August 2021*

The proposed development is located in a Bushfire Prone area.

#### **COMMENT:**

The applicant would like to erect an outbuilding (shed) for private storage on Lot 167, 65 Fairbank street, Ballidu. The outbuilding (shed) will be a steel framed shed measuring 4m x 9m.

Lot 1 Federation Street, Ballidu is classified 'Rural Townsite' zone in the Shire of Wongan Ballidu Local Planning Scheme No. 5 (LPS5).

The Zone Objectives for the development and use of any land classified 'Rural Townsite' zone are as follows:

- To provide for a range of land uses that would typically be found in a small country town.
- To maintain a small-town atmosphere.

Under the terms of the Zoning Table in LPS5 the development of an outbuilding is listed as being a permitted (ie 'P') use on any land classified 'Rural Townsite' zone provided it complies with all the relevant development standards and requirements. Despite the permissibility of the proposed outbuilding (shed) on Lot 167, 65 Fairbank street Ballidu, Council's development approval is required.

The minimum boundary setback for 'Rural Townsite' zone is 6m from the front, 1.5m from the rear and 1.5m from the side. This outbuilding proposal will be within these parameters.

The proposed outbuilding is located within a Bushfire prone area. The State Planning Policy 3.7 – Planning in Bushfire Prone Areas provides for 'minor development' such that it does not need to comply with all the requirements of the policy. This is at the discretion of the local government.

The application has been assessed with due regard for the specific objectives and standards of the Shire's local planning framework including LPS5 and all relevant local planning policies, the Residential Design Codes and the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The development application has been assessed in consultation with the above documents and is subject to compliance with a number of conditions. As such it is recommended Council exercise its discretion and grant conditional approval to the application to ensure the development proceeds in accordance with the information and plans submitted in support of the proposal and the relevant standards and requirements of the Shire's local planning framework.

#### **POLICY REQUIREMENTS:**

There are no policy requirements in relation to the item.

#### **LEGISLATIVE REQUIREMENTS:**

Planning and Development Act 2015  
 Planning and Development (Local Planning Schemes) Regulations 2015  
 Shire of Wongan Ballidu Local Planning Scheme No. 5  
 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

#### **STRATEGIC IMPLICATIONS:**

There are no known Strategic implications associated with this item.

#### **SUSTAINABILITY IMPLICATIONS:**

- **Environment**  
There are no known environmental implications associated with this item.
- **Economic**  
There are no known economic implications associated with this proposal.
- **Social**  
There are no known social implications associated with this item.

#### **FINANCIAL IMPLICATIONS:**

There are no financial implications to Council in relation to this item. All costs associated with the proposed development are the responsibility of and will be met by the current landowners.

#### **VOTING REQUIREMENTS:**

#### **ABSOLUTE MAJORITY REQUIRED:**

#### **OFFICER RECOMMENDATION:**

That Council APPROVE the Development Application for the construction and use of a new outbuilding (shed) on Lot 167, 65 Fairbank Street, Ballidu subject to the following conditions and advice notes:

#### Conditions:

1. The proposed outbuilding shall be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period, the approval will lapse and be of no further effect. Where an approval has lapsed no development shall be carried out without the further approval of the Shire of Wongan Ballidu having first been sought and obtained.
2. The proposed development shall be undertaken strictly in accordance with the information and plans submitted in support of the application subject to any modifications required as a consequence of any condition/s of this approval or otherwise approved by Council.
3. All stormwater drainage generated by the proposed dwelling shall be contained and managed on site to the specifications and satisfaction of the Shire's Chief Executive Officer.
4. All external surfaces of the proposed outbuilding shall be clad with new materials only.
5. Building to be constructed using Colorbond range of colours.
6. The proposed outbuilding shall be used for storage/hobby and boat parking purposes only unless otherwise approved by Council.

#### Advice Notes:

1. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement, memorial or restrictive covenant. It is the responsibility of the applicant and landowner and not the Shire to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Shire's attention.
2. This is a development approval of the Shire of Wongan Ballidu under its Local Planning Scheme No. 5. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits and licences required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. The applicant/landowner is reminded of their obligation to ensure compliance with the following requirements:
  - a) Shire of Wongan Ballidu Annual Firebreak Notice, All land zoned Residential; Rural Townsite and Commercial is required to reduce all annual grass and herbage to a height of not more than 75mm.
  - b) Shire of Wongan Ballidu Health Local Law
4. In accordance with the Building Act 2011 and Building Regulations 2012, a building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction or earthworks on the land.
5. The proposed outbuilding is required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements must be submitted to the Shire with the building permit application.
6. The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.
7. No construction works shall commence on the land prior to 7 am without the Shire's written approval. No construction works are permitted to be undertaken on Sundays or Public Holidays.
8. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Wongan Ballidu Local Planning Scheme No. 5 and may result in legal action being initiated by the local government.



9. If the applicant/landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be submitted within 28 days of the determination.

#### 9.4.5 WONGAN HILLS SPORT AND RECREATION CLUB INC- HOCKEY BENCH INSTALLATION, WONGAN HILLS SPORTS PAVILION, 100 NINAN STREET, WONGAN HILLS.

FILE REFERENCE:	A1221
REPORT DATE:	12 August 2021
APPLICANT/PROPONENT:	Wongan Hills Sport and Recreation Club Inc
OFFICER DISCLOSURE OF INTEREST:	Nil
PREVIOUS MEETING REFERENCES:	Nil
AUTHOR:	Melissa Marcon – Manager of Regulatory Services
ATTACHMENTS:	Nil

#### PURPOSE OF REPORT:

To seek Councils permission to approve the installation of three benches by the Shire of Wongan-Ballidu at the hockey field at the Wongan Hills Sports Pavilion, 100 Ninan Street, Wongan Hills.

#### BACKGROUND:

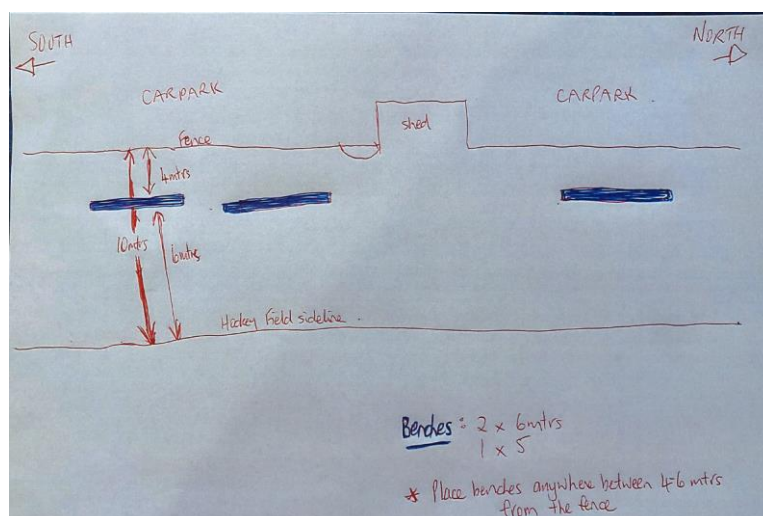
The Shire entered into a Management Agreement with the Wongan Hills Sports and Recreation Council Inc in 2008.

In 2020 upgrades were completed at the Wongan Hills Sports Pavilion with the hockey field included in the upgraded.

#### COMMENT:

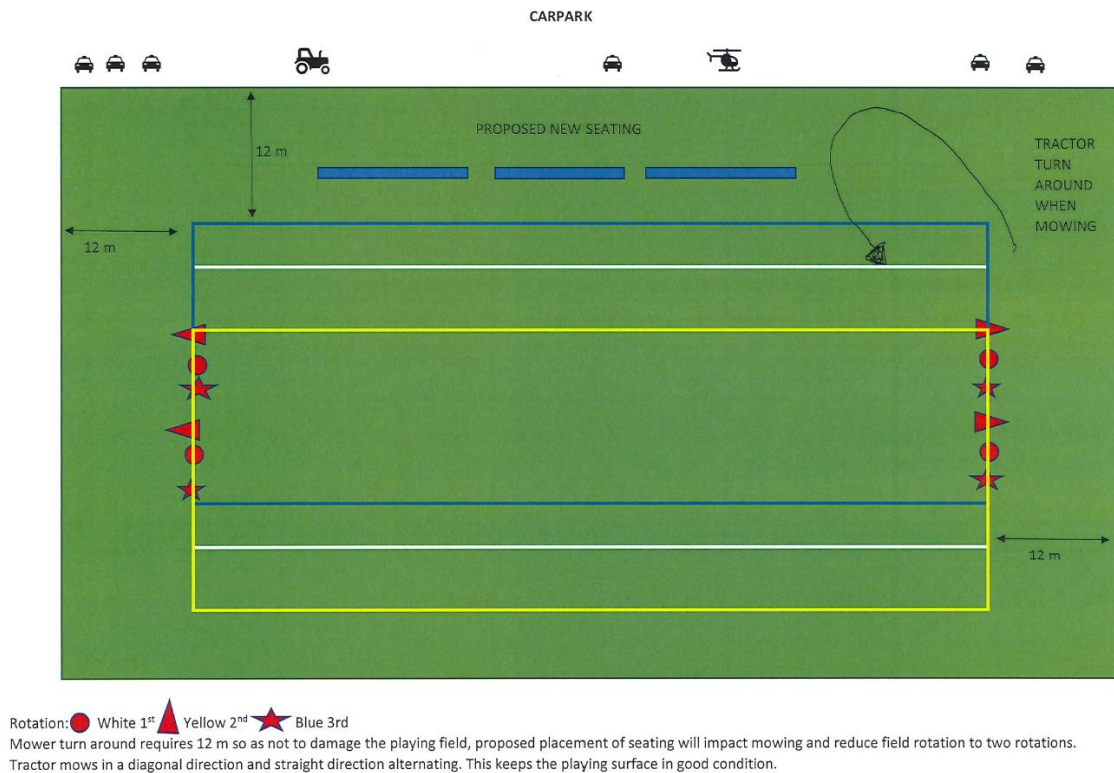
The applicant is requesting permission from Council to install three benches within the fenced area of the hockey field (west end) at the Wongan Hills Sports Pavilion.

The Wongan-Ballidu Hockey Club have purchased the benches, two of which measure 6m long and the other measuring 5m long. The applicant would like the benches concreted in by the Shire, 6m from the playing hockey field and 4m from the fence that separates the hockey area and the carpark (see picture below).



The Department of Local Government, Sport and Cultural Industries (DLGSC) Hockey rules states:





Information has been sourced from DLGSC and Hockey WA. If we choose not to follow these directives and an incident occurs, LGIS would not be prepared to cover the insurance.

#### **POLICY REQUIREMENTS:**

There are no policy requirements in relation to the item.

#### **LEGISLATIVE REQUIREMENTS:**

There are no legislative requirements in relation to the item.

#### **STRATEGIC IMPLICATIONS:**

There are no immediate strategic implications particular to the Shire.

#### **SUSTAINABILITY IMPLICATIONS:**

- **Environment**  
There are no known environmental implications associated with this proposal.
- **Economic**  
There are no known economic implications associated with this proposal.
- **Social**  
There are no known social implications associated with this item.

**FINANCIAL IMPLICATIONS:**

Non-budgeted employee hours and plant and equipment at cost to the Shire of Wongan Ballidu.

**VOTING REQUIREMENTS:****ABSOLUTE MAJORITY REQUIRED: No****Options and Implications**

## Option 1

That Council APPROVES the request for the installation of the three bench seats at the hockey field at the Wongan Hills Sports Pavilion, Ninan Street, Wongan Hills subject to the following conditions –

- a) Cement aluminium bench seats **within** the boundary fence.
- b) The applicant shall be responsible for the cost of cementing the bench seats into position
- c) The location of the bench seats shall be approved by the Shire of Wongan Ballidu Manager of Works and Services.
- d) Bench seating shall remain at all times no closer than 7 m to the playing field

## Option 2

That Council APPROVES the request for the installation of the three bench seats at the hockey field at the Wongan Hills Sports Pavilion, Ninan Street, Wongan Hills subject to the following conditions –

- a) To cement aluminium bench seats **outside** the boundary fence.
- b) The applicant shall be responsible for the cost of cementing the bench seats into position.
- c) The location of the bench seats shall be approved by the Shire of Wongan Ballidu Manager of Works and Services.

## Option 3

That Council REFUSE the request for the installation of the three bench seats at the hockey field at the Wongan Hills Sports Pavilion, Ninan Street, Wongan Hills.

**OFFICER RECOMMENDATION:**

## Option 2

That Council APPROVE the request for the installation of the three bench seats at the hockey field at the Wongan Hills Sports Pavilion, 100 Ninan Street, Wongan Hills subject to the following conditions:

## Conditions:

- a) To cement aluminium bench seats outside the boundary fence.
- b) The applicant shall be responsible for the cost of cementing the bench seats into position.
- c) The location of the bench seats shall be approved by the Shire of Wongan Ballidu Manager of Works and Services.

#### 9.4.6 APPLICATION FOR DEVELOPMENT APPROVAL – P509 ON 134 – 146 WONGAN ROAD, WONGAN HILLS

FILE REFERENCE:	A644/A645/P509
REPORT DATE:	16 August 2021
APPLICANT/PROPONENT:	Walkers Diesel Services
OFFICER DISCLOSURE OF INTEREST:	Nil
PREVIOUS MEETING REFERENCES:	Nil
AUTHOR:	Melissa Marcon – Manager of Regulatory Services
ATTACHMENTS:	Nil

##### PURPOSE OF REPORT:

Consideration and final determination of an Application for Development Approval to operate a Mechanical Business and Install Signage for advertising on 134 – 146 Wongan Road, Wongan Hills.

##### BACKGROUND:

The applicant is seeking approval to undertake the following activities on 134 – 146 Wongan Road, Wongan Hills during the hours of 7am – 6pm Monday to Friday and 8am to 4pm Saturday and Sunday. Weekend hours after 12 noon are not open to the public.

- Mechanical repairs and maintenance of new and old trucks, tractors, earthmoving gear, work utes, small engines, ride on lawnmowers, golf carts, water pumps, fork lifts, spreaders, air compressors and generators
- Vintage tractor and truck restorations
- Auto electrical including fitting cameras, lights and sensors
- Machinery air conditioning repairs and maintenance
- Hydraulics - mobile and workshop service with hoses, fittings and repairs
- Exhaust repairs and replacement
- Computer diagnostics and error code identification
- Collaboration with implement suppliers such as Immants Spaders and Agrifac
- Machining, milling, lathe work
- Welding - heavy duty mobile and workshop service
- CNC plasma table for cutting steel (signage, parts and cut pieces for art/smokers)
- Ditch witch, car trailer and tilt truck services
- Sandblasting and painting

The applicant has submitted an application to the Department of Transport to be an Approved Inspection Centre for light and heavy vehicles in the Western Wheatbelt region.

Part of the application is to gain permission to erect two metal advertising signs with the business name and logo. One 6m x 3m for the Reception building and the other a 3m x 3m sign which will be placed on the workshop building.





*Google Maps 16/08/2021*



*Bushfire Prone Map as at 19/0821*

The proposed development is not located within a Bushfire Prone Area.

**COMMENT:**

134 – 146 Wongan Road, Wongan Hills is classified as 'General Industry' zone in the Shire of Wongan Ballidu Local Planning Scheme No. 5 (LPS5).

The Zone Objectives for the development and use of any land classified 'General Industry' zone are as follows:

- To provide for a broad range of industrial, service and storage activities which by their operations, should be isolated from residential and other sensitive land uses.
- To accommodate industry that would not otherwise comply with the performance standards of light industry.
- To seek to manage impacts such as noise, dust and odour within the zone.
- To encourage any development to be appropriately screened from the main road.
- To provide a location where separate heavy vehicular access is provided.

Under the terms of the Zoning Table, Use Classes in LPS5 the development lists 'Motor Vehicle Repair' as a 'P' use. 'Industry' is a 'D' use on any land classified 'General Industry' zone provided it complies with all the relevant development standards and requirements. This application deals with both.

A 'D' use under the LPS5 means that the use is not permitted unless the local government has exercised its discretion by granting development approval.

The Planning and Development (Local Planning Schemes) Regulations 2015 definition –

**Industry** – means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premise for any of the following purposes –

- (a) The storage of goods;
- (b) The work of administration or accounting;
- (c) The selling of goods by wholesale or retail;
- (d) The provision of amenities for employees;
- (e) Incidental purposes

### **Signage**

The application provides for two signs to be erected on existing buildings within the property.

### **Parking**

The property was an existing business within the town site and has ample onsite parking available for clients and vehicles for repair.

### **Ingress & Egress**

The property has already established gates ways for ingress and egress along Wongan Road. The rear of the property is not suitable for ingress or egress due to a railway line.

The application has been assessed with due regard for the specific objectives and standards of the Shire's local planning framework including LPS5 and all relevant local planning policies, and the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The development application has been assessed in consultation with the above documents and is subject to compliance with a number of conditions. As such it is recommended Council exercise its discretion and grant conditional approval to the application to ensure the development proceeds in accordance with the information and plans submitted in support of the proposal and the relevant standards and requirements of the Shire's local planning framework.



**POLICY REQUIREMENTS:**

There are no policy requirements in relation to the item.

**LEGISLATIVE REQUIREMENTS:**

Planning and Development Act 2015  
 Planning and Development (Local Planning Schemes) Regulations 2015  
 Shire of Wongan Ballidu Local Planning Scheme No. 5

**STRATEGIC IMPLICATIONS:**

There are no known Strategic implications associated with this item.

**SUSTAINABILITY IMPLICATIONS:**

- **Environment**  
 There are no known environmental implications associated with this item.
- **Economic**  
 The establishment of a business in Wongan Hills demonstrates growth within the Shire and could provide economic benefit to local businesses.
- **Social**  
 There are no known social implications associated with this item.

**FINANCIAL IMPLICATIONS:**

There are no financial implications to Council in relation to this item. All costs associated with the proposed development are the responsibility of and will be met by the current landowners.

**VOTING REQUIREMENTS:****ABSOLUTE MAJORITY REQUIRED:****OFFICER RECOMMENDATION:**

That Council APPROVE the Development Application submitted by the applicant for 'Motor Vehicle Repair' classified as a 'P' use and 'Industry' classified as a 'D' use subject to the following conditions and advice notes:

Conditions:

1. The proposed development shall be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period, the approval will lapse and be of no further effect. Where an approval has lapsed no development shall be carried out without the further approval of the Shire of Wongan Ballidu having first been sought and obtained.

2. The proposed development shall be undertaken strictly in accordance with the information and plans submitted in support of the application subject to any modifications required as a consequence of any condition/s of this approval or otherwise approved by Council.
3. The storage of fuel, oils and other toxic or hazardous substances on site shall be in accordance with the Department of Water and Environment Regulation Water Quality Protection Note 65 (April 2006) Toxic and Hazardous Waste Substances – Storage and Use. All commercial waste including oil and tyres shall be disposed of at the Wongan Hills Waste Facility.
4. Ingress and egress shall be from Wongan Road, Wongan Hills.

Advice Notes:

1. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement, memorial or restrictive covenant. It is the responsibility of the applicant and landowner and not the Shire to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Shire's attention.
2. This is a development approval of the Shire of Wongan Ballidu under its Local Planning Scheme No. 5. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits and licences required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. The applicant/landowner is reminded of their obligation to ensure compliance with the following requirements:
  - a) Shire of Wongan Ballidu Annual Firebreak Notice, Rural Residential and Industrial Properties – all land of less than 1 hectare (10,000 square metres) and zoned under the Town Planning Scheme as Rural Residential and Industrial are required to have all annual grass and herbage slashed or mowed to a height of not more than 100 mm and construct a clear earth firebreak of not less than 2 metres in width immediately surrounding all buildings and/or haystacks situated on the land.
  - b) Shire of Wongan Ballidu Health Local Law
4. The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.
5. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Wongan Ballidu Local Planning Scheme No. 5 and may result in legal action being initiated by the local government.
6. If the applicant/landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be submitted within 28 days of the determination.

**9.5 COMMUNITY SERVICES**

Nil

**Item 10. QUESTIONS FROM MEMBERS WITHOUT NOTICE**

**Item 11. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING**

**Item 12. MATTERS FOR WHICH THE MEETING MAY BE CLOSED**

**Item 13. CLOSURE**