SHIRE OF GINGIN

HISTORY | BEAUTY | PROSPERITY

MINUTES

Ordinary Council Meeting

17 December 2024

CONFIRMATION OF MINUTES

These Minutes have been CONFIRMED by Council as the official record for the Shire of Gingin's Ordinary Council Meeting held on 17 December 2024.

Councillor L Balcombe
SHIRE PRESIDENT

Date of Confirmation: 21 January 2025

DISCLAIMER

Members of the public are advised that Council agendas, recommendations, minutes and resolutions are subject to confirmation by Council and therefore, prior to relying on them, one should refer to the subsequent meeting of Council with respect to their accuracy.

No responsibility whatsoever is implied or accepted by the Shire of Gingin for any act, omission or statement or intimation occurring during Council meetings or during formal/informal conversations with staff.

The Shire of Gingin disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council meetings or discussions. Any person or legal entity who acts or fails to act in reliance upon any statement does so at that person's or legal entity's own risk.

Applicants and other interested parties should refrain from taking any action until such time as written advice is received confirming Council's decision with respect to any particular issue.

ACKNOWLEDGEMENT OF COUNTRY

The Shire of Gingin would like to acknowledge the Yued people who are the traditional custodians of this land. The Shire would like to pay respect to the Elders past, present and emerging of the Yued Nation and extend this respect to all Aboriginal people. The Shire also recognises the living culture of the Yued people and the unique contribution they have made to the Gingin region.

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ORDER OF BUSINESS

1 DECLARATION OF OPENING

The President declared the meeting open at 3:00 pm and welcomed all in attendance.

2 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

2.1 ATTENDANCE

Councillors – L Balcombe (President), R Kestel (Deputy President), F Peczka, E Sorensen, L Stewart, A Vis and N Woods

Staff – L Crichton (Acting Chief Executive Officer), J Bayliss (Executive Manager Regulatory and Development Services), R March (Executive Manager Operations and Assets), L Burt (Coordinator Governance) and T Rush-Harvey (Governance Support Officer/Minute Officer)

Gallery – There were 9 members of the public present in the Gallery.

2.2 APOLOGIES

Cr J Weeks

2.3 LEAVE OF ABSENCE

Cr F Johnson

3 DISCLOSURES OF INTEREST

Nil

4 PUBLIC QUESTION TIME

4.1 RESPONSES TO PUBLIC QUESTIONS PREVIOUSLY TAKEN ON NOTICE

4.1.1 Kerry Butler – Gingin
OCM 19 November 2024 - Signage

Q1. As signage promotes Gingin as being "RV friendly", can we have potable water at the RV dump point in Gingin?

A1. Whilst land ownership and lack of available access to a potable water source do not allow us to provide a supply to the existing dump point, we will investigate whether the establishment of an alternative site where connection to a potable water source is possible will attract additional travellers to the town.

Q2. Can the spelling mistake on the sign at the 3 Bridges please be corrected?

A2. This sign was erected in conjunction with bushfire mitigation works being undertaken in the area some years ago. The Shire will arrange for a correction to be made.

Q3. Can the sign previously erected giving historical information for Eliza's (now CU@Park) please be replaced?

A3. The information sign that was previously situated at the entrance to the former Eliza's is now located on the wall next to the entry door to the CU@Park dining room. Photographs of the sign in both its previous and current location are enclosed for your information.

4.2 PUBLIC QUESTIONS

PUBLIC QUESTIONS RECEIVED IN WRITING PRIOR TO THE MEETING

4.2.1 Kate Lane – Neergabby
Item 12.4 Shire of Gingin Dogs Local Law 2025

The proposed Local Law in this meeting's Agenda states:-

1 Dogs to be confined

(1) An occupier of premises on which a dog is kept must –

(a) cause a portion of the premises on which the dog is kept to be fenced in a manner capable of confining the dog;

(b) ensure the fence used to confine the dog and every gate or door in the fence is of a type, height and construction which having regard to the breed, age, size and physical condition of the dog is capable of preventing the dog at all times from passing over, under or through it;

(c) ensure that every gate or door in the fence is kept closed at all times when the dog is on the premises (unless the gate is temporarily opened in a manner that ensures that the dog remains confined) and is fitted with a proper latch or other means of fastening it;

(d) maintain the fence and all gates and doors in the fence in good order and condition; and

(e) where no part of the premises consists of open space, yard or garden or there is no open space or garden or yard of which the occupier has exclusive use or occupation, ensure that other means exist on the premises (other than the tethering of the dog) for effectively confining the dog within the premises.

This implies that any dog on any property must be confined at all times within the "designated fenced area" or the owner is in breach of the Law. This is patently ridiculous - especially on rural properties where working dogs are used and where owners would generally have their "unconfined" dog with them in all areas of their property - they would not keep the dog permanently in a fully fenced area.

Q1. Please will council confirm that they will amend the above to clarify the meaning - the above should refer only to those occasions when the dog is left alone on the property and this should be clearly stated?

Response by the President

Once again, I would like to thank Ms Lane for submitting her questions prior to the Council meeting, which ensures that responses can be provided at the meeting itself.

The clause referred to in the question is Cl. 3.1 Dogs to be confined. This matter is listed for Council's consideration at this meeting, and Council will make its decision at the appropriate time. However I would point out that the same clause has formed part of the existing Shire of Gingin Dogs Local Law since its adoption in 2004 and is included by many (if not most) Western Australian local governments in their local laws relating to dogs. It simply means that the property where the dog resides must be capable of confining the dog so that it does not wander off the property. It does not mean that the entire property has to be suitably fenced, but there must be an area where the dog can be kept securely when it isn't under the control of its owner. The wording used is that which is included in WALGA's model local law and has been accepted by the Joint Standing Committee on Delegated Legislation.

Anyone who registers a dog within the Shire of Gingin currently signs an application for registration which, amongst other things, confirms that means exist on the premises detailed in the application to effectively confine the dog within the premises.

4.2.2 Kate Lane – Neergabby
Amazon Frogbit Control

Q1. Some of the landowners along Gingin Brook have recently received letters regarding access to control Amazon Frogbit (an introduced aquatic weed). I understand, that the grant Council is applying for - to pay for this - depends on these landowners consenting to the contractor accessing their properties, can Council say how many letters were sent and - to date - how many landowners have consented and how many have refused?

Response by the President

The first stage of getting the agreement approved is to provide confirmation that access to the works can be provided. There is some access to the Brook via the reserve however the Shire has sent initial contact letters to those directly adjacent to the affected Brook and some residents who are potentially indirectly affected. To date the Shire has sent letters to 31 addresses, 15 of which are considered directly adjacent to the affected Brook. The letters have only recently been issued and as of 12 December 2024 four responses have been received not agreeing to access (although one required more information to make an informed decision). Three of the responses are from residents who are not directly affected and therefore do not want to provide access.

4.2.3 Kate Lane – Neergabby
Public Liability Responsibility – Guilderton "Purple Bench"

Q1. At the last Neighbourhood Watch meeting a letter from Gingin Council giving permission for a "purple bench" to be installed on the Guilderton Foreshore included the demand that Neighbourhood Watch was to underwrite any public liability with regard to said bench. There are other benches in public places within the Shire - such as those placed "in memoriam" - are the installers of these benches also required to underwrite any Public Liability? If so, are they aware of this? And do Council keep a register of such benches installed on Council land with the responsible entity noted should any such claim be lodged?

Response by the President

The clause in relation to public liability was incorrectly included in the advice to the Lower Coastal Neighbourhood Watch group. This clause is relevant where a Shire property is leased to a third party which is required to put in place public liability insurance relating to its use of the property. Memorial benches are not subject to a "lease", and by virtue of their location on Shire property such as parks etc they fall under the liability responsibility of the Shire. The Neighbourhood Watch group has been advised of this error.

Questions Asked at the Meeting

4.2.4 Edward Hartman – Neergabby
Notification of Dog and Cat Laws, and Inspections of Confinement For Pets

Q1. Will the Shire be advising all registered dog and cat owners of the local law in regards to the confinement area and associated responsibilities?

Response by the Acting Chief Executive Officer

No. The provisions requiring a dog to either be contained on private property or to be under the control of a person whilst on public property are included in the Shire's existing Dogs Local Law 2004 and are not changed by the new local law. Therefore, there is no need for specific advice to be provided.

Q2. Will the Shire be conducting inspections of said confinement area so as to determine conditions are humane for pets?

Response by the Acting Chief Executive Officer

No. The local law requires an animal to be contained on private property but doesn't make any provisions in relation to health and wellbeing. Unless legislation specifically requires a local government to conduct inspections (for instance swimming pools), we operate more on an ad-hoc inspection regime and operate more on a complaint-based system. If we receive a complaint then we will act on it.

5 PUBLIC STATEMENT TIME

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Peczka SECONDED: Councillor Woods

That Council resolve to amend the order of business for the meeting to include Public Statement Time.

CARRIED UNANIMOUSLY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*
AGAINST: *Nil*

5.2.1 Kate Lane – Neergabby
Administrative Processes – Amazon Frogbit Control and Guilderton "Purple Bench"

The President advised Ms Lane that statements during Public Statement Time must be related to an item listed on the Agenda for the meeting. She would not normally allow a statement of this nature, however on this occasion she was prepared to allow Ms Lane to proceed.

Ms Lane made a statement in relation to the deficiency of information provided and administrative processes followed when communicating with relevant sections of the community in relation to these matters.

Ms Lane asked what process was available for her to have a matter listed on the Agenda for a Council meeting. The President confirmed that she would treat this as a Public Question and that it would be taken on notice.

6 PETITIONS

Nil

7 APPLICATIONS FOR LEAVE OF ABSENCE

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Woods SECONDED: Councillor Vis

That Council grant Leave of Absence to Councillor F Johnson for the Ordinary Council Meeting on 17 December 2024.

CARRIED UNANIMOUSLY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*
AGAINST: *Nil*

8 CONFIRMATION OF MINUTES

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Sorensen SECONDED: Councillor Peczka

That Council confirm the Minutes of the Ordinary Council Meeting held on 19 November 2024 as a true and accurate record.

CARRIED UNANIMOUSLY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*
AGAINST: *Nil*

9 ANNOUNCEMENTS BY THE PRESIDING MEMBER

The President advised that, prior to the commencement of the meeting, Council had received 2 deputations as follows:

Speaker: Suzanne Day
Topic: To oppose the Officer's Recommendation in relation to Agenda Item 14.2 Application for Development Approval - Proposed Industry - Light on Lot 8021 (27) Waterville Road, Neergabby

Speakers: Simon O'Hara
Peter Keating
Topic: To support the Officer's Recommendation in relation to Agenda Item 14.1 Application for Development Approval - Proposed Composting on Lot 7779 Wannamal Road West, Cullalla

10 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

Nil

11 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

12 REPORTS - OFFICE OF THE CEO

12.1 SHIRE OF GINGIN 2023-24 ANNUAL REPORT AND ANNUAL FINANCIAL REPORT

File	COR/33
Author	Lee-Anne Burt - Coordinator Governance
Reporting Officer	Les Crichton - Acting Chief Executive Officer
Refer	Nil
Appendices	1. Annual Report 2023-2024 [**12.1.1** - 90 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider and accept the Shire of Gingin 2023/24 Annual Report, including the Annual Financial Report and Independent Auditor's Report for the year ended 30 June 2024.

BACKGROUND

Annual Financial Report and Independent Auditor's Report

Council's Audit Committee held an exit meeting for the 2023/24 audit with representatives of the contract auditor (Dry Kirkness) and the Office of the Auditor General on 19 November 2024 to discuss the audit findings. The Audit Committee has recommended that Council accept the Annual Financial Report and Independent Auditor's Report on the audit of the Annual Financial Report for the year ended 30 June 2024.

The Annual Financial Report and Independent Auditor's Report form part of the 2023/24 Annual Report which is attached for Council's information **(see appendix)**.

2023/24 Annual Report

Section 5.53 of the *Local Government Act 1995* (the Act) requires all local governments to prepare an Annual Report for each financial year, which must contain the following elements:

a. A report from the President;
b. A report from the CEO;
c. An overview of the plan for the future of the district made in accordance with s.5.56 of the Act, including major initiatives that are proposed to commence or to continue in the next financial year;
d. The financial report for the financial year;

e. The auditor's report for the financial year;
f. Any matter on which a report must be made under s.29(2) of the *Disability Services Act 1993*;
g. Details of entries made under s.5.121 of the Act in the register of complaints;
h. Such information as may be prescribed in relation to payments made to employees; and
i. Such other information as may be prescribed (see requirements of Regulation 19B following).

In addition, Regulation 19B of the *Local Government (Administration) Regulations 1996* also requires the inclusion of the following in Annual Reports for financial years beginning on or after 1 July 2020:

a. The number of employees of the local government entitled to an annual salary of $130,000 or more;
b. The number of employees of the local government entitled to an annual salary that falls within each band of $10,000 over $130,000;
c. Any remuneration and allowances paid by the local government under Schedule 5.1 clause 9 during the financial year;
d. Any amount ordered under section 5.110(6)(b)(iv) to be paid by a person against whom a complaint was made under section 5.107(1), 5.109(1) or 5.114(1) to the local government during the financial year;
e. The remuneration paid or provided to the CEO during the financial year;
f. The number of council and committee meetings attended by each council member during the financial year;
g. If available, the gender, linguistic background and country of birth of council members;
h. If available, the number of council members who are aged:
    i. between 18 years and 24 years;
    ii. between 25 years and 34 years;
    iii. between 35 years and 44 years;
    iv. between 45 years and 54 years;
    v. between 55 years and 64 years; and
    vi. over the age of 64 years;
i. If available, the number of council members who identify as Aboriginal or Torres Strait Islander;
j. Details of any modification made to a local government's strategic community plan during the financial year; and
k. Details of any significant modification made to a local government's corporate business plan during the financial year.

Under s.5.54 of the Act, Council is required to accept the Annual Report by 31 December. In the event that this deadline cannot be met due to unavailability of the auditor's report, then the Annual Report must be accepted by the local government no later than two months after the auditor's report becomes available.

COMMENT

Annual Financial Report and Independent Auditor's Report

It is pleasing to report that the Shire of Gingin has once again received an unqualified Audit Report, consistent with the 2023/24 Financial Statements comprising a fair representation of the financial position of the Shire.

It is recommended that Council receive the Financial Report and Independent Auditor's Report for the year ended 30 June 2024.

2023/24 Annual Report

The Act treats the Annual Report as a key accountability document.

The Shire of Gingin 2023/24 Annual Report meets the reporting requirements of the Act.

In the event that the 2023/24 Annual Report is accepted by Council, then the A/CEO will give local public notice of its availability and publish the document on the Shire's official website in accordance with the requirements of s.5.55 and 5.55A of the Act.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
Part 5 – Administration
Division 5 – Annual reports and planning
Section 5.53 – Annual reports
Section 5.54 – Acceptance of annual reports
Section 5.55 – Notice of annual reports
Section 5.55A – Publication of annual reports

Part 6 – Financial Management
Division 3 – Reporting on activities and finance.

Part 7 – Audit
Division 1A – Audit Committee
Division 3 – Conduct of Audit
Division 3A – Financial Audit
Division 4 – General

Local Government (Administration) Regulations 1996
Part 5 – Annual reports and planning
Division 1 – Preliminary
Regulation 19B – Information to be included in annual report (Act s. 5.53(2)(g) and (i))

Local Government (Audit) Regulations 1996
Reg. 9 – Performance of Audit
Reg. 10 – Report by auditor
Reg. 16. Functions of audit committee

Local Government (Financial Management) Regulations 1996
Regs. 36-50 – Annul financial report, content of
Reg. 51 – Annual Financial Report to be signed etc, by CEO and given to Department of Local Government

Australian Accounting Standards Board Standards

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.2 Effective Governance - Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable, and principled environment.

VOTING REQUIREMENTS - ABSOLUTE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Stewart SECONDED: Councillor Woods

That Council accept the Shire of Gingin 2023/24 Annual Report, including the Financial Report and Independent Auditor's Report, for the year ended 30 June 2024.

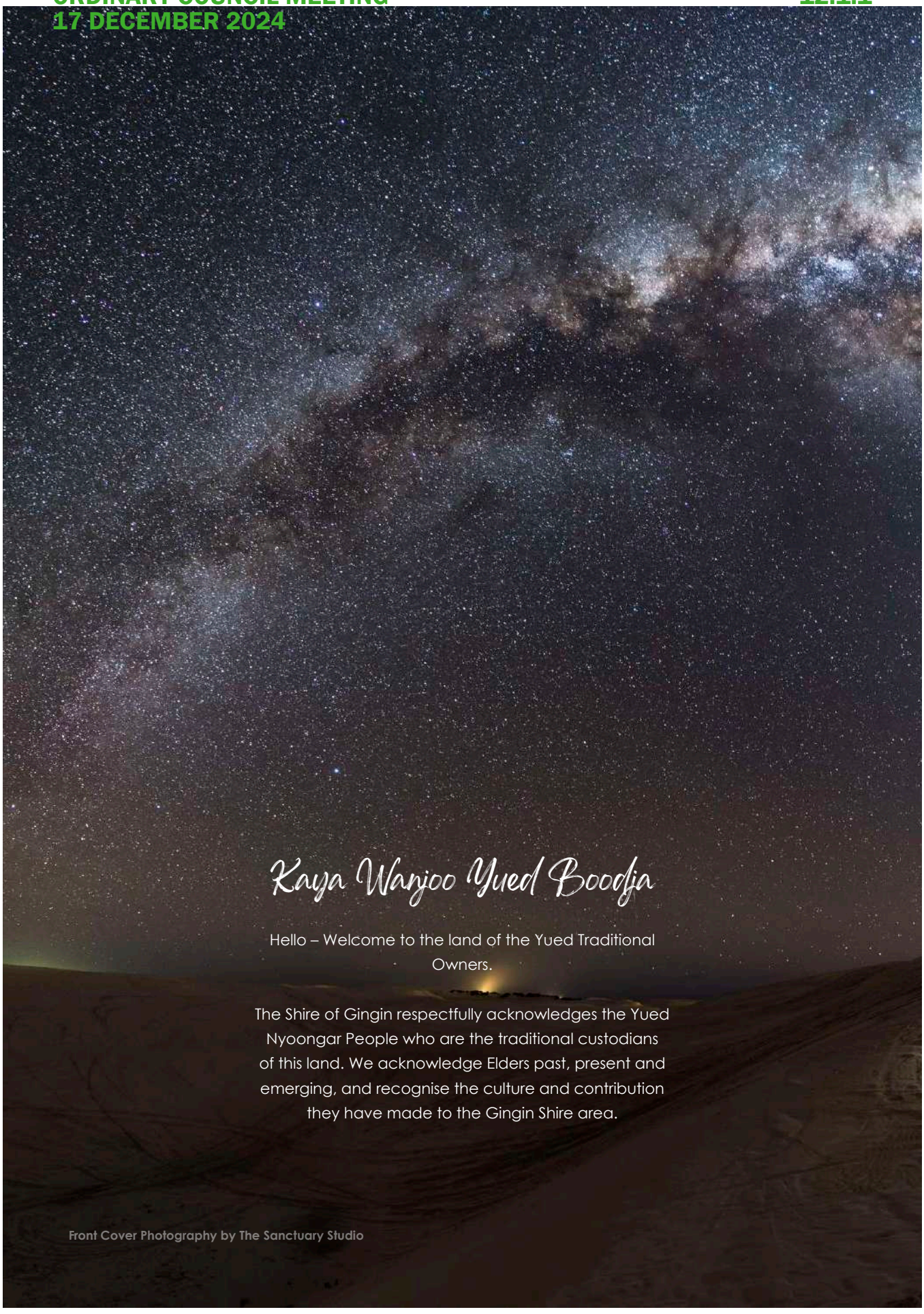
CARRIED BY ABSOLUTE MAJORITY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*
AGAINST: *Nil*

ANNUAL REPORT

2023-2024

SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

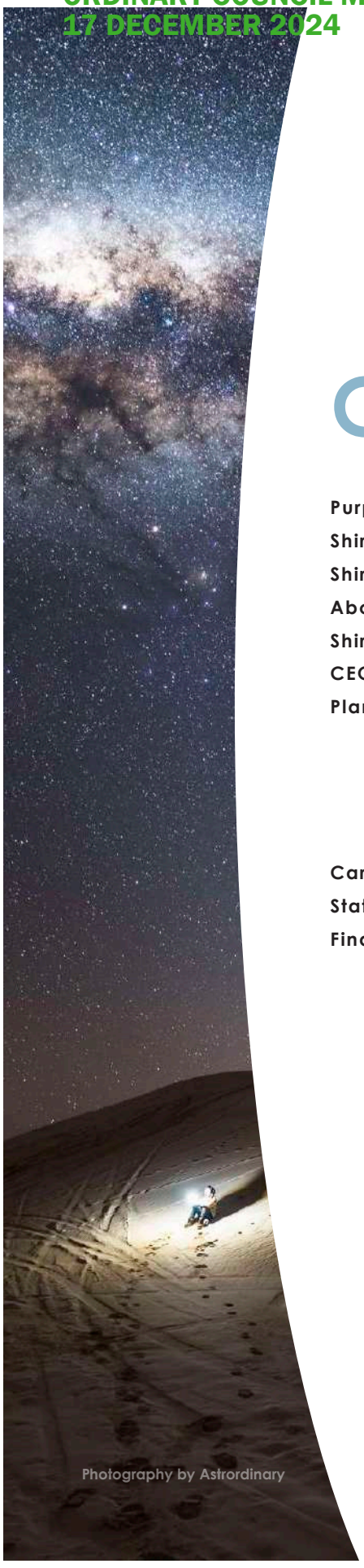


Kaya Wanjoo Yued Boodja

Hello – Welcome to the land of the Yued Traditional Owners.

The Shire of Gingin respectfully acknowledges the Yued Nyoongar People who are the traditional custodians of this land. We acknowledge Elders past, present and emerging, and recognise the culture and contribution they have made to the Gingin Shire area.

Front Cover Photography by The Sanctuary Studio



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PURPOSE OF THE ANNUAL REPORT

All local governments in Western Australia are required to produce an **Annual Report** each financial year as per the *Local Government Act 1995* and associated regulations.

The Annual Report provides an overview of the services, programs and projects undertaken by the Shire of Gingin for the 2023-2024 period, and includes statutory requirements and planning for the future initiatives proposed to commence or to continue in the next financial year.

The performance of the Shire is assessed against the Vision, Goals, Objectives and Strategies as set out in the Shire's **Strategic Community Plan 2022-2032** and the Actions contained in the **Corporate Business Plan 2023-2027**. These plans provide strategic focus for elected members and the Shire Administration, and affirm our commitments to the community.

The Shire of Gingin is committed to our organisational values which aim to support, preserve and enhance our community and its unique lifestyle to make it a place our residents, local businesses and visitors can take pride in.

Photography by Saifuller - Lancelin Beach

SHIRE OF GINGIN DISTRICT MAP

COUNCILLORS

SHIRE PRESIDENT
Cr Linda Balcombe
Term Ends 2025

DEPUTY SHIRE PRESIDENT
Cr Robert Kestel
Term Ends 2025

COUNCILLOR
Frank Johnson
Term Ends 2025

COUNCILLOR
Erik Sorensen
Term Ends 2025

COUNCILLOR
Nikki Woods
Term Ends 2027

COUNCILLOR
Lincoln Stewart
Term Ends 2027

COUNCILLOR
Jason Weeks
Term Ends 2027

COUNCILLOR
Frank Peczka
Term Ends 2027

COUNCILLOR
Andrea Vis
Term Ends 2027

(Retired)
Wayne Fewster
President:
2019 - 2024
Councillor:
2015 - 2024

(Retired)
Kim Rule
Deputy President:
2019 - 2022
Councillor:
2017 - 2023

ABOUT THE SHIRE OF GINGIN

We are a welcoming, inclusive community that celebrates its unique coastal and inland landscapes with an aim to increase visitation to the region.

Home to one of WA's oldest towns, several historic shipwrecks, numerous popular coastal tourist destinations and a thriving agricultural industry, the Shire of Gingin is located on the northern doorstep of the Perth Metropolitan Area and is one of the State's fastest growing regional local governments.

The Shire encompasses an area of 3,223 km² and is home to a population of approximately 5,700 residents. There are five townships within the Shire (Gingin, Guilderton, Lancelin, Ledge Point, and Seabird) and several rural residential estates.

Geographically the Shire stretches from the coastline across the flat sandy soils of the Swan Coastal Plain in the west to the hinterland and foothills of the Darling Scarp in the east. It also embraces the lower reaches of Moore River together with a system of freshwater lakes, streams and swamps, and the watercourse of Gingin Brook.

The Shire of Gingin falls into the traditional land area of the Yued Noongar People which covers approximately 29,253km² and also includes the Shires of Coorow, Dalwallinu, Dandaragan, Moora, Victoria Plains, Toodyay and Chittering. Nyoongar camping grounds, birthing areas, festival places, songlines and sacred lore sites are scattered throughout the Yued region and some are found along Moore River, known as 'Gabah-daar' (translated as 'mouthful of water'), and Karakin Lakes, known as 'Karak-nyinning' (translated as 'home/ place of the black red-tail cockatoo').

Agriculture is the Shire's primary economic contributor and accounts for approximately 40% of local business and some 137,145 hectares of land. Local industries within the Shire include cattle and sheep grazing, apiaries, irrigated horticulture, viticulture, olive groves, aquaculture, piggeries, poultry farms, wineries, abattoirs, feedlots and cray fishing. In addition to rural industries the Shire's economy is also based around tourism with coastal areas consistently experiencing large influxes of people during holiday periods.

With its wide-open spaces, beautiful coastline and river systems, fascinating history and passionate communities, the Shire of Gingin has much to offer and is an exceptional place to live and visit.

Photography by @ShotbyLukeWilliams - Lancelin Jetty

SHIRE PRESIDENT'S REPORT

On behalf of Council, it's my pleasure to present the Shire of Gingin's Annual Report 2023-2024.

Just prior to this annual report going to print, Cr Wayne Fewster made the decision to resign as Shire President and Councillor for the Shire of Gingin after 25 years of service. Cr Fewster was first elected to Council in 1993 and served two terms as Councillor (1993-2009 and 2015-2024) and two terms as Shire President (2007-2009 and 2019-2024). Wayne's resignation meant that Council had to elect a new Shire President and subsequently a new Deputy President. Cr Rob Kestel was elected as the new Deputy President and I was very honoured to be elected as Shire President.

On behalf of Council, I would like to sincerely thank Wayne for his outstanding leadership and passion for the Shire of Gingin. He has worked tirelessly alongside community groups for many years and his committed service to our Shire has been invaluable. He will be greatly missed on Council, and we wish him all the very best for the future.

Major Projects

For the 2023-2024 financial year the Shire's budget was $33.73 million which included a capital works program of $10.22 million. A 7% rates increase was necessary not only to meet the continuing cost increases associated with undertaking our various services, but also to be able to get ahead with a number of much needed projects throughout the Shire.

Big-ticket capital projects this year included major works to the Guilderton Caravan Park, upgrades to the Lancelin Independent Living Units and Lancelin Sporting Complex, as well as delivering an annual road program of $4.57 million including major works to Mooliabeenee Road, Coonabidgee Road, Aurisch Road, Todman Road and Wannamal Road South.

In addition to new projects, an important focus for Council this financial year has been reviewing the condition of all existing Shire buildings and built infrastructure. The Shire's Administration prepared a detailed asset condition report to inform the Shire's Asset Management Plan and establish a hierarchy of priorities for Council in terms of asset maintenance and sustainability.

A complete list of major projects and services delivered in 2023-2024 can be found in the Planning for the Future section of this report.

Resignation of CEO

In March 2024, Aaron Cook resigned from his role as Chief Executive Officer after six years at the helm.

Recruitment of the new CEO was overseen by a CEO Recruitment Panel in accordance with the Model Standards for CEO Recruitment, Performance and Termination as set out in Schedule 2 of the *Local Government (Administration) Regulations 1996*. This Panel consisted of four councillors, and an independent qualified member.

As a result of this process, Scott Wildgoose was appointed as the Shire's new CEO for a term of three years, commencing on 21 October 2024.

I'd like to express our gratitude to Aaron for his hard work, positive contribution and dedicated service to the Shire over the past six years, and extend a warm welcome to Scott – we are looking forward to working with him and wish him every success in the role.

Waste Reform

In 2020, the State Government announced its new Waste Avoidance and Resource Recovery Strategy 2030 which sets out goals and priorities for transitioning WA towards a sustainable circular economy. A circular economy is a model of production and consumption which involves sharing, leasing, reusing, repairing, refurbishing and recycling existing materials and products for as long as possible.

To align the Shire with this direction, as well as the sustainability goals outlined in the Shire's Strategic Community Plan 2022-2032, we engaged environmental consultants to undertake community consultation, assess our existing facilities and services and provide us with strategies to enable us to perform better in this area.

The Shire's focus from this reform review will be reducing waste going into landfill, improving our recycling capacity and making waste management more cost efficient. We have identified the need to modernise our waste and recycling services while protecting our environment and increasing public safety.

This will include the construction of 'transfer stations' at Lancelin and Gingin to collect waste and recycling streams and transfer them for disposal to landfill in Seabird. More information on the rollout of the reform actions will be provided in the next Annual Report.

Flavours of Gingin

On 11 November 2023, the Shire of Gingin hosted the 'Flavours of Gingin' festival at Granville Park in Gingin. This family-friendly event celebrated the best of our region's food, beverage and artisan industries, and visitors were able to sample a range of locally grown produce in the Flavours Pavilion, browse through the Market Village for a gift, try different cuisines and enjoy refreshments from the popular Gingin Gin Garden.

There was also live music throughout the day and a range of activities which included a sensory zone, interactive paint-by-numbers mural, history displays, giant obstacle course, best dressed doggo competition, stalls, fun challenges by local community groups and businesses and a spectacular fireworks finale.

Coastal Management

In August 2023, we conducted information sessions in Lancelin and Seabird for interested community members and stakeholders to inspect draft plans and documents detailing the Shire of Gingin's proposed coastal erosion and inundation management strategies for our coastal towns of Guilderton, Seabird, Ledge Point and Lancelin. These infosessions were the third community consultation opportunity provided by the Shire in the two years of preparing plans and strategies for finalisation.

We also invited public comment on the Shire's draft Coastal Management Strategy and revised Coastal Hazard Risk Management Adaptation Plan (CHRMAP) prepared by coastal planning consultants prior to Council adoption.

It is fair to say that this round of public consultation generated much consternation, particularly regarding certain proposed mitigation strategies. This resulted in Council deferring adoption of the revised CHRMAP in June 2024, and a call from concerned stakeholders for a reassessment of the document, appointment of members from coastal community associations to the Steering Group and an independent peer review. This work will be progressed in the next financial year and further information will be available in the 2024-25 Annual Report.

Bushfire Efforts

The 2023-24 summer season was another challenging one for our communities with serious bushfires at Lancelin and Gingin-Bindoon. While we were fortunate there were no homes lost in the Lancelin fire, we did lose two houses and nine outbuildings in the Gingin-Bindoon fire. These incidents put the newly constructed Gingin Emergency Services Centre through its paces, with numerous emergency services and support agencies coordinating the containment efforts from this facility.

Supporting us all the way through these incidents were the Department of Fire and Emergency Services, State Emergency Service, Department of Biodiversity, Conservation and Attractions, WA Police, St John Ambulance, Department of Communities, Western Power, and our incredible local and regional volunteer bush fire brigade members and volunteer fire and rescue teams who came from all over the State. Also assisting in very trying conditions were the private contractors who provided heavy machinery and water carting to assist with the firefighting, and the local businesses and community groups who all played a crucial role in helping our towns to get through the bushfire emergency and recovery process.

I'd like to take this opportunity to thank everyone for welcoming me to the President's role and for your support this past year while we've dealt with some very challenging moments. I am looking forward to working with my fellow elected members, the Shire's administration staff, and the community to continue making the Shire of Gingin an outstanding place to live, work and visit.

Linda Balcombe

SHIRE PRESIDENT

CEO'S REPORT

Welcome to the Shire of Gingin's Annual Report 2023-2024.

I am pleased to be providing this CEO report following the recent departure of Aaron Cook.

Shire Recognised as Best Practice Entity

In August 2023 we were delighted to be identified by the Office of the Auditor General (OAG) as one of the Top 20 Best Practice Entities following the release of the Financial Audit Results – Local Government 2021-22. This was the first year that the OAG rated organisations on their financial reporting and controls, and the quality of financial reporting was measured against the following criteria:

- Timeliness of financial statements
- Quality of financial statements and notes
- Quality of working papers
- Resolution of accounting issues
- Availability of key staff

Caroline Spencer, Auditor General said: "I particularly acknowledge and commend the number of regional shires that made this inaugural list, given the extent of resource and labour constraints that can disproportionately affect our regions."

Congratulations to Shire Staff and Councillors for this outstanding result.

Local Government Election October 2023

Following the local government elections on Saturday 21 October 2023, the Shire of Gingin welcomed newly elected Councillors who were officially sworn-in at a Special Council Meeting on Tuesday 24 October. There were six vacancies at this year's election, with results as follows:

- New councillors – Lincoln Stewart, Jason Weeks, Nikki Woods
- Re-elected councillors – Linda Balcombe, Wayne Fewster, Frank Peczka

The newly elected Councillors made their Declarations of Office before local Justice of the Peace, Margaret Greenwell. Our thanks to outgoing councillors Kim Rule and Andrea Vis for their dedicated service to Council and the Shire for the past several years.

Elections for the positions of Shire President and Deputy Shire President were also conducted at the Special Council Meeting, with Crs Fewster and Balcombe being elected to the position.

Following the election, we held 'Community Coffee with New Council' events in Gingin and Woodridge which gave members of the public an opportunity to meet the new Council and ask questions and express their views in a social, face-to-face forum.

Bush Fire Mitigation

During the 2023-2024 period the Shire was able to undertake the following mitigation works with Mitigation Activity Fund Grants Program (MAFGP) support:

- 11 mechanical mitigation treatments were undertaken to provide strategic buffers, reduce intensity of fires impacting the community and provide access/egress for crews conducting fuel reduction burns and during emergency events. Of note is the significant undertaking south of the Lancelin townsite with a low-fuel vegetation buffer being established to provide a means of reducing fire intensity towards the Lancelin townsite and to provide emergency crews with an additional strategic option from which to build aerial retardant lines or conduct vital backburn operations in the event of a bushfire emergency.
- 5 prescribed burns were conducted during this period owing to the early onset and extension/s of the High Threat Period. These strategic prescribed burns significantly reduced fuel loads around the Karakin and Boonanarring areas and form part of an ongoing regime of burning activities to protect our coastal and inland settlements.
- 7 chemical weed spray treatments have been completed to reduce weed infestation and fine bladed species of grasses from taking hold.

MAFGP expenditure for this period was $322,455.00 and funds are due to be acquitted by early December 2024.

Assessments are currently being conducted throughout the Shire to prepare for the next round of funding which will be submitted in early 2025.

A strong focus is being placed on the coastal communities and the Gingin townsite, and critical infrastructure assets.

These works will include:

- Targeted strategic prescribed burns throughout the coastal communities to reduce risk to community, assets and infrastructure.
- Targeted mechanical mulching works and fuel reduction treatments to protect community members.

Early Rates Incentive Scheme

On 15 November 2023 the Shire held its annual Early Rates Incentive Prize Night at CU@Park Restaurant in Gingin where 10 lucky early ratepayers participated in a fun 'mystery' prize presentation and social networking event.

The prizes, which were made up of cash and in-kind sponsorship from local and regional businesses, ranged in value from $1,000 to $5,000 with a total value of $19,200.

This was the 10th year the Shire conducted an Early Rates Incentive Scheme and this financial year 65% of rates were paid on or before 10 October, which is an increase over previous years and is well over half of total expected rates revenue.

Community Events

This year we were pleased to deliver a suite of well-attended events in support and celebration of our diverse communities, which included:

- NAIDOC Week "Keep the Fire Burning" event, Guilderton – 5 July 2023
- Flavours Long Table Dinner, Gingin – 10 November 2023
- Flavours of Gingin Festival – 11 November 2023
- Seniors Week Movie Matinee "A Man Called Otto", Gingin – 29 November 2023
- Music in the Park, Guilderton – 6 January 2024
- Australia Day, Neergabby – 26 January 2024
- Lancelin Arts Festival – 6 April 2024
- Youth Fun Day, Woodridge – 10 April 2024
- Volunteer Week Community Champions Movie Night "Enchanted", Gingin - 25 May 2024

It has indeed been another challenging and rewarding year for Shire Administration, and I'd like to thank Council and the Executive Management Team for their leadership, direction, and support during this period. I'd also like to extend my appreciation to the Shire staff for their commitment to their roles in service to the community and the wonderful job they do.

Les Crichton

ACTING CHIEF EXECUTIVE OFFICER

Photography by The Sanctuary Studio

PLANNING FOR THE FUTURE

Photography by The Sanctuary Studio

WHAT WE ACHIEVED IN 2023-24

The **Annual Report** is informed by the Shire's **Strategic Community Plan** and its supporting **Corporate Business Plan**. These two plans are part of the Integrated Planning and Reporting Framework, which is a requirement for all local governments in Western Australia.

The **Strategic Community Plan** is the overarching document that describes the goals and aspirations of the Shire's communities. The Shire's Aspirational Areas are:

Each Aspirational Area provides the foundation and strategic direction for delivering projects, programs and services to meet community and Council objectives.

Every year the Shire's **Corporate Business Plan** is reviewed and updated with projects in line with the current budget for that financial year and planned future deliverables for the following three financial years. Projects, programs and services for the current financial year are reported to Council via monthly and quarterly updates. The Annual Report provides the mechanism to report to the community on progress of deliverables for the relevant financial year – in essence, providing a snapshot of what has been accomplished.

Aligning with the Strategic Community Plan's Aspirational Areas, the following pages summarise the projects, programs, and services delivered in 2023-2024 to meet strategic outcomes.

ATTRACTIONS & ECONOMY

1.1 INVESTMENT ATTRACTION

Foster relationships with key stakeholders to attract tourism and economic development initiatives that will contribute to the Shire's economy.

PROJECT	PROGRAM	SERVICE	STATUS
	Gingin Community Resource Centre – tourism initiative (Community Funding Program).		Completed – annual funds expended on continued operation of an accredited Visitor Centre in Gingin, including administration costs, flat earth mapping updates and memberships.
	Lancelin Community Resource Centre– tourism initiative (Community Funding Program).		Completed – annual funds expended on continued operation of an accredited Visitor Centre in Lancelin including accreditation costs, information bay advertising upgrade, holiday guide and publication, printing, marketing and digital upgrades.

Photography by @TheSanctuaryStudio

1.2 BUSINESS DEVELOPMENT

Foster relationships with key stakeholders to support business development and job opportunity initiatives.

PROJECT	PROGRAM	SERVICE	STATUS
		Growing youth employment.	Ongoing – Shire-based work experience offered as part of school curriculum.
Guilderton Foreshore - purchase of road reserve for shop premises expansion.			Deferred until 2024/25 – sale contract not yet received.
	Early Rates Incentive Scheme.		Ongoing – annual local business sponsorship, promotion and networking initiative.

1.3 FOOD BOWL SUB-REGION

Support initiatives that value-add to the Shire's position within the 'food bowl' region.

PROJECT	PROGRAM	SERVICE	STATUS
		Attraction and marketing on behalf of Council including Regional Growth Alliance Food Bowl initiatives and food trails.	Near completion - Northern Growth Corridor Infrastructure Priority Report. This report was commissioned to support the future growth and prosperity of the Northern Growth Corridor (NGC). The NGC has a range of economic opportunities from its existing agricultural strength through to tourism, resources, and energy which the Shire of Gingin will benefit from.
	Flavours of Gingin and Long Table events.		Completed – events held at Granville Park 10 & 11 November 2023.

1.4 INFRASTRUCTURE INVESTMENT

Lobby State and Federal Government to establish infrastructure and development opportunities in our Shire.

PROJECT	PROGRAM	SERVICE	STATUS
Ledge Point Marina.			Ongoing political awareness and support required to progress this development.
Ledge Point to Lancelin road and pathway.			Ongoing – continuing to seek political opportunities to highlight the project, garner support, and progress development.

1.5 ATTRACTIONS AND EVENTS

Host/support iconic community events and attractions that will entice residents and visitors throughout the year.

PROJECT	PROGRAM	SERVICE	STATUS
		Shire and community managed events.	Completed - Shire managed events: • NAIDOC Week event, Guilderton: 5 July 2023 • Flavours Long Table Dinner, Gingin: 10 November 2023 • Flavours of Gingin Festival: 11 November 2023 • Seniors Week Movie Matinee, Gingin: 29 November 2023 • Music in the Park, Guilderton: 6 January 2024 • Australia Day, Neergabby: 26 January 2024 • Lancelin Arts Festival: 6 April 2024 • Youth Fun Day, Woodridge: 10 April 2024 • Volunteer Week Community Champions Movie Night, Gingin: 25 May 2024

1.5 ATTRACTIONS AND EVENTS (CONTINUED)

Host/support iconic community events and attractions that will entice residents and visitors throughout the year.

PROJECT	PROGRAM	SERVICE	STATUS
	Community Funding Program – supporting community-run events.		Processed – 72 applications (third party events and filming requests). Approved – 14 community grant funded events.

CONNECTIONS & WELLBEING

2.1 COMMUNITY SAFETY AND SUPPORT

Provide support and advocacy to residents and visitors so they feel safe and secure at home and in the community.

PROJECT	PROGRAM	SERVICE	STATUS
		Local emergency services.	Ongoing management of local emergency services including attendance at emergency events, cadet training, fire mitigation projects, and international firefighting actions (when required).
		Continuous telecommunications.	Ongoing activity in consultation with Telstra, Western Power and DFES to prevent communication disruptions during emergency events.
Gingin Emergency Services Centre – minor add-on projects to complete construction works.			On track - minor works to be completed in 2024-25 including unisex change room cubicles, 3-phase power outlet for air-compressor, two side door alcoves to prevent water ingress and swelling of exit doors.

2.1 COMMUNITY SAFETY AND SUPPORT (CONTINUED)

Provide support and advocacy to residents and visitors so they feel safe and secure at home and in the community.

PROJECT	PROGRAM	SERVICE	STATUS
		Ranger services.	Ongoing – compliance checks (including illegal campsites), dog exercise area review, 23-24 Firebreak Order and Bushfire Information review, Guilderton foreshore carpark upgrades including sign check and replacement, line marking and software for parking machines upgraded to 4G, Local Law review, policy and procedure Review, funding application for Ledge Point ORVA infrastructure, and inspections of regulatory signs.
	Police presence support.		Completed – provision of police accommodation in Guilderton during peak seasons.
	Neighbourhood Watch support (Community Funding Program).		Completed – contribution to Neighbourhood Watch program to support regular community meetings held throughout the year with 40 persons in attendance (on average).
CCTV Guilderton Foreshore.			Completed - installation of CCTV for surveillance of foreshore area and infrastructure.
CCTV Lancelin.			Completed - installation of CCTV on the main road to monitor traffic coming in and out of Lancelin.

2.2 COMMUNITY HOUSING

Foster relationships with key stakeholders to provide community housing options for seniors/youth.

PROJECT	PROGRAM	SERVICE	STATUS
		Advocacy to address accommodation shortages.	Ongoing liaison with the Department of Communities on community housing options, opportunities and partnering with providers.
		Management of Shire community housing.	Ongoing – the Shire continues to manage and maintain the existing community seniors' housing in Gingin and Lancelin.
Gingin Eco Lifestyle Village.			Works on site have progressed, albeit slowly. The Shire has committed to purchase two completed units as additional social housing.
Lancelin independent living units – repairs / replacement of Ipex pipework.			Repairs to two units completed. Repairs to final three units to be undertaken in 2024-25.

2.3 AGING IN PLACE AND HEALTH CARE

Foster relationships with key stakeholders to provide aging in place opportunities and appropriate health care in our communities.

PROJECT	PROGRAM	SERVICE	STATUS
		Public Health Stakeholder Network - Aged Housing and Care Service Provision Working Group.	Ongoing – the Gingin CRC is now an aged care service provider and home help provider through 'Mabel' to provide service to the residents of Gingin and surrounds. The AHCSP group continues to meet for the benefit of the community.

2.3 AGING IN PLACE AND HEALTH CARE (CONTINUED)

Foster relationships with key stakeholders to provide aging in place opportunities and appropriate health care in our communities.

PROJECT	PROGRAM	SERVICE	STATUS
		Protecting people's health – environmental health.	Ongoing – statistics for 2023-24: • Food business assessments – 137 • Food recalls – 11 • Health inspections – 53 • Event assessments – 98 • Food and water sampling - 46 days (Nov-April) • Stable Fly inspections – 164 • Waste and health enquiries / complaints – 802 • Septic inspections – 48 • Account property enquiries – 690.
	Assisted transport services / community cars for access to health services (Gingin and Lancelin).		Ongoing - support for the Gingin and Lancelin Community Resource Centres for the continuing delivery of the community car program.
	Lower Coastal community bus (Community Funding Program).		Completed – contribution towards purchase of community bus, Guilderton.
	Contribution to ambulances.		Completed – yearly contribution towards renewal of all ambulances in the Shire.
		Medical services – advocate for improved medical and allied health services across the Shire.	Ongoing – discussion continues between Western Australian Country Health Service (WACHS) and the Brookview Estate developers for potential expansion of allied health services in Gingin.

2.4 YOUTH INVESTMENT

Promote and undertake activities that provide youth retention and capacity building in our communities.

PROJECT	PROGRAM	SERVICE	STATUS
	Gingin District High School – chaplaincy program (Community Funding Program).		Completed – acquittal received.
	Lancelin Primary School – student camp (Community Funding Program).		Completed – acquittal received.
		Gingin District High School - student council.	Ongoing – mentorship and use of Council Chambers for meetings.
		Youth managed projects.	Delayed – no capacity (vacancies).
	Gingin District High Schol P&C - playground shade enhancement (Community Funding Program).		Delayed – Department of Education regulatory process for approval. To be completed in 2024-25.

2.5 COMMUNITY CAPACITY BUILDING

Empower all ages to be culturally aware and involved in diverse community initiatives including volunteering, culture and the arts.

PROJECT	PROGRAM	SERVICE	STATUS
	Community Funding Program.		Completed – 45 applications received totalling $304,768. Of that, $196,376 in grant funding was approved for 38 community projects.
	Funding Assistance Scheme (as component of Community Funding Program).		Completed - $43,000 in funding for CRCs, chaplaincy (GDHS), Neighbourhood Watch, environmental allocation to community groups and schools.

2.5 COMMUNITY CAPACITY BUILDING (CONTINUED)

Empower all ages to be culturally aware and involved in diverse community initiatives including volunteering, culture and the arts.

PROJECT	PROGRAM	SERVICE	STATUS
		Volunteer support and promotion.	Completed – monthly Vollie Hub newsletter publication and distribution. Assistance and advice provided to volunteer community groups.

2.6 FIRST NATION'S HERITAGE AND INCLUSION

Strengthen relationships which foster mutual respect and support in addition to cultural awareness.

PROJECT	PROGRAM	SERVICE	STATUS
	Welcome to Country.		Completed – smoking ceremonies held at NAIDOC Week and Flavours of Gingin events.
	NAIDOC Week.		Completed – "Keep the Fire Burning" event held at Guilderton Foreshore, 5 July 2023.
	Reconciliation Action Plan.		Deferred to 2024-25.

2.7 ACCESSIBILITY

Ensure that the Shire's infrastructure and services are accessible to seniors and community members with a disability.

PROJECT	PROGRAM	SERVICE	STATUS
	Disability Access and Inclusion Plan review.	Building application permit process (regulated).	Completed.

2.8 SERVICES AND FACILITIES

Provide cost effective services and facilities which meet the needs of the community.

PROJECT	PROGRAM	SERVICE	STATUS
		Gingin Aquatic Centre.	Ongoing – management and maintenance of the public pool.

2.8 SERVICES AND FACILITIES (CONTINUED)

Provide cost effective services and facilities which meet the needs of the community.

PROJECT	PROGRAM	SERVICE	STATUS
		Gingin and Lancelin libraries.	Ongoing – support for Gingin library service staffed by Gingin CRC and provision of Lancelin library service staffed by the Shire.
		Department of Transport licensing agency.	Ongoing – processing vehicle and licence registration and renewals at Gingin Administration Centre.

PLANNING & SUSTAINABILITY

3.1 CLIMATE CHANGE AND ADAPTION

Understand the impacts of climate change and identify actions to adapt and mitigate those impacts.

PROJECT	PROGRAM	SERVICE	STATUS
	CHRMAP and Inundation and Coastal Management Strategy.		Deferred – petitions received for the CHRMAP process delayed the process of adoption by Council. Public consultation to be undertaken in 2024-25. The outputs associated with the Coastal Management Strategy will be determined on completion of the CHRMAP.

3.2 PRESERVATION AND MANAGEMENT OF ENDANGERED HABITAT AND COASTAL RESERVES

Sustainable policy/actions supporting preservation activities.

PROJECT	PROGRAM	SERVICE	STATUS
Erosion control – Grace Darling Park to Edward Island Point.			Completed – sand renourishment of depleted sand reserves along the foreshore.
Seabird erosion project – repairs to seawall and boat ramp.			Completed – repairs undertaken when and where necessary.
		Water allocation issues.	Ongoing – advocacy to the Department of Water and Environmental Protection (DWER).

3.2 PRESERVATION AND MANAGEMENT OF ENDANGERED HABITAT AND COASTAL RESERVES (CONTINUED)

Sustainable policy/actions supporting preservation activities.

PROJECT	PROGRAM	SERVICE	STATUS
	Allocation to Environmental Groups (Community Funding Program).		Completed – funding approved for Ellen Brockman Catchment Group, Lower Moore River Working Group, Moore Catchment Council and Seabird Progress Association.

3.3 PLANNING AND LAND USE

Plan the use of the land to meet future requirements incorporating economic development objectives and community amenity.

PROJECT	PROGRAM	SERVICE	STATUS
		Building permits and compliance.	Ongoing – 275 building / demolition / occupancy permits / retrospective approvals issued; 113 swimming pool inspections; 690 property account enquiries.
	Local Planning Scheme No 9 review.		On track – LPS 9 review to be completed 2024-25.
	Local Planning Policy review.		On track – to be completed 2024-25.

3.4 COMMUNITY ENGAGEMENT

Facilitate community engagement for residents/ratepayers to provide input into shaping our future.

PROJECT	PROGRAM	SERVICE	STATUS
	Resident Perception Survey 2023.		Completed – strategies to mitigate negative results considered by Council.

3.5 SUSTAINABLE WASTE SOLUTIONS

Incorporate opportunities that support responsible and sustainable disposal of waste.

PROJECT	PROGRAM	SERVICE	STATUS
	In line with the WA Waste Authority's Waste Avoidance and Resource Recovery Strategy 2030, the Shire of Gingin is undertaking a major review of its waste and recycling services.		On track - the project commenced in 2022 and involved the following five stages: 1. Research into better practice approaches. 2. Identification and selection of reform options. 3. Financial assessment of reform options. 4. Council workshops. 5. Community consultation. 2024-25 Budget allocations for Gingin Waste Management site – weigh bridge, hard stand and sundry items. Recommendations to be presented at 20 August 2024 Council Meeting.
		Minimising waste – continue supporting and implementing the '7 Rs' (rethinking, reducing, reusing, refusing, repurposing, recycling and rot/composting) programs and campaigns to reduce waste going to landfill.	Ongoing – management of waste facility sites, weekly curbside bin collection and annual green waste pickup.

EXCELLENCE & ACCOUNTABILITY

4.1 MANAGEMENT OF ASSETS

Maintain civic buildings, sporting facilities, public places, plant, road and cycleway/pathways based on asset management plans and identified priorities.

PROJECT	PROGRAM	SERVICE	STATUS
Beermullah Road West drainage.			Completed.
Wannamal Road West.			Completed.
Wannamal Road South.			Completed.
Todman Road.			Completed.
Aurisch Road.			Completed.
Coonabidgee Road.			Completed.
Mooliabeenee Road Rural (Stage 1).			On track.
Bridge maintenance program.			Delayed.
Drainage construction – renewal of drainage infrastructure.			Completed.
Plant replacement program.			Roll-over of some items to 2024-25 due to inability to source items for delivery by end of 2023-24.
Gingin Aquatic Centre - replace sand filter.			Deferred to 2024-25.

4.1 MANAGEMENT OF ASSETS (CONTINUED)

Maintain civic buildings, sporting facilities, public places, plant, road and cycleway/pathways based on asset management plans and identified priorities.

PROJECT	PROGRAM	SERVICE	STATUS
Gingin - Granville Civic Centre switch board renewal, rust treatment and painting to steelwork around front, repair brick pillar at front of verandah.			Completed.
Gingin CWA Hall - repair cracks to walls, painting internal walls, replace cement tile roof with colourbond.			Completed.
Gingin Equestrian Centre (old racecourse) and Scouts – replace asbestos roof ablution block and gravel to entrance track			Completed.
Gingin Pistol Club facility upgrade contribution.			Completed.
Gingin Shire Administration Centre (building) - biomax sewer extension, paint and re-sheet entrances, office development design.			Completed other than the biomax sewer extension – deferred.
Gingin Shire Administration Centre gardens and grounds - plants, mulch and turf.			Completed.
4 Fewster Street, Gingin house - remove asbestos fence and replace with colourbond, install single block height retaining wall.			Completed.

4.1 MANAGEMENT OF ASSETS (CONTINUED)

Maintain civic buildings, sporting facilities, public places, plant, road and cycleway/pathways based on asset management plans and identified priorities.

PROJECT	PROGRAM	SERVICE	STATUS
57 Lefroy Street, Gingin house - gutters and facia replacement, internal gyprock and new blinds.			Completed.
Gingin Shire Depot - extension to existing office and move air conditioner.			Completed.
Constable Street Park, Gingin - remove plants and paving, remove old soil and replace reticulation.			Completed.
Old Granville building (CU@Park), Gingin - repairs to building.			Completed.
Gingin Medical Centre - replace floor coverings.			Completed.
13 Robinson Street, Gingin (Treasure Trove) – shed drains and divert run-off.			Completed.
Guilderton Caravan Park - replace wastewater infrastructure, design and construction.			Deferred 2024-25.
Guilderton Caravan Park – replace gas cylinder and gas line, end of line control valve, clear gully traps, replace bench seats in kitchen.			Some works completed. Some deferred due to increase in budget requirement.
Guilderton Caravan Park chalets – replace toilets, shower and laundry gutters, benches, urinals and faucets.			Completed.

4.1 MANAGEMENT OF ASSETS (CONTINUED)

Maintain civic buildings, sporting facilities, public places, plant, road and cycleway/pathways based on asset management plans and identified priorities.

PROJECT	PROGRAM	SERVICE	STATUS
Guilderton Shire Depot - install sink, toilet and shower and exterior extension.			Completed.
Lancelin Bowling Club - contribution towards synthetic bowling green (Community Funding Program).			On track.
Lancelin Sporting Complex – upgrade and install underground 415V, 3 phase power line.			Delayed – Western Power.
Lancelin Sporting Complex - oval fencing.			Completed.
Harold Park ablutions, Lancelin - brickwork mortar repair of all walls (internal and external), replace BBQs and power pole.			Completed.
Lancelin Hall – Playgroup - replace hot water system.			Completed.
Lancelin independent living units - replace IPEX pipework to units 6-11.			2 units completed.
De Burgh Street, Ledge Point ablution block - walls to be plastered, paint toilet doors and asphalt carpark.			Completed.

4.1 MANAGEMENT OF ASSETS (CONTINUED)

Maintain civic buildings, sporting facilities, public places, plant, road and cycleway/pathways based on asset management plans and identified priorities.

PROJECT	PROGRAM	SERVICE	STATUS
Frank Douglas Park, Seabird - replace BBQs and play equipment.			Completed.
Sovereign House – assist with repairs to built structure.			Deferred.
Lancelin skate and BMX park (Stage 2).			Completed – skate bowl constructed.
Granville Park Dam, Gingin – replace timbers on both bridges.			Completed.

4.2 EFFECTIVE GOVERNANCE

Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable and principled environment.

PROJECT	PROGRAM	SERVICE	STATUS
	Employee Recognition Program.		Ongoing – staff recognised at monthly staff meetings and weekly newsletter.
	TRACK leadership.		Ongoing - promoted by the Executive Management Team.
		Training and development – elected member training (legislation).	Ongoing - training undertaken throughout the year. Report on Councillor training for the preceding year made available on the Shire's website by 31 July.
		Training and development – staff training (professional development).	Training requirements identified and undertaken throughout the year.

4.2 EFFECTIVE GOVERNANCE (CONTINUED)

Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable and principled environment.

PROJECT	PROGRAM	SERVICE	STATUS
	LGIS Regional Risk Coordination Program – service plan.		Ongoing.
		Customer Service Charter.	Ongoing – deliver key service areas.
		Local Health Plan review.	Annual review delayed, no capacity.
		Council election – October 2023.	Completed.
	Annual Report 2022-2023.		Completed, presented at Annual Electors' Meeting 6 February 2024.

4.3 INFORMATION SHARING

Communications that provide clear messages and are cost-effective.

PROJECT	PROGRAM	SERVICE	STATUS
		Targeted communication.	Ongoing – 620 individual targeted communications to community via Facebook, website, email, LinkedIn and print media.

4.4 STRATEGIC AND SUSTAINABLE FINANCIAL PLANNING

Undertake long-term resource planning and allocation in accordance with the Integrated Planning and Reporting Framework.

PROJECT	PROGRAM	SERVICE	STATUS
		Corporate Business Plan and Quarterly Reporting (Integrated Planning and Reporting).	Corporate Business Plan 2023-2027 and Quarterly Reporting completed.
		Strategic Community Plan 2 year minor review 2024.	Completed - 4 year major review scheduled for 2026.

4.4 STRATEGIC AND SUSTAINABLE FINANCIAL PLANNING (CONTINUED)

Undertake long-term resource planning and allocation in accordance with the Integrated Planning and Reporting Framework.

PROJECT	PROGRAM	SERVICE	STATUS
	Post Census (2021) population forecast (every 5 years).		Completed.
	Annual interim audits – commence preparation in March for interim audit mid-August. Annual financial statement for preceding financial year to auditor by 30 September.		Completed.
		Long Term Financial Plan review (Integrated Planning and Reporting).	Completed.
		Workforce Plan review (Integrated Planning and Reporting).	Completed for 2023.
	Valuation Report for Fair Value – land, buildings and bridges revaluation.		Deferred to 2024-25.

4.5 KEY STAKEHOLDER PARTNERSHIPS

Foster applicable relationships and partnerships with key stakeholders to achieve outcomes.

PROJECT	PROGRAM	SERVICE	STATUS
		Northern Growth Alliance – continue to work with the Alliance on initiatives, regional projects and local government support.	Northern Growth Corridor – Infrastructure Priority Report. This report was commissioned to support the future growth and prosperity of the Northern Growth Corridor (NGC). The NGC has a range of economic opportunities from its existing agricultural strength through to tourism, resources and energy.

CARRIED FORWARD & NEW PROJECTS

PROJECTS CARRIED FORWARD FROM 2022-2023

- Granville Park – replace timbers on walkway bridges.
- Guilderton Foreshore - installation of CCTV for surveillance of foreshore and infrastructure.
- Guilderton Caravan Park - replace wastewater infrastructure.
- Gingin ECO Lifestyle Village - Shire to purchase properties.
- CHRMAP/Inundation Study integration.
- Local Planning Scheme - finalisation of Omnibus Scheme amendment.
- Local Planning Policy review.
- 2023 Resident Perception Survey.
- Purchase and trade mower GG034.
- Purchase and trade mower GG041.
- Purchase new bobcat.
- Purchase side tipping semi-trailer.
- Gingin Aquatic Centre - replace sand filter.
- Guilderton Shire Depot.
- Lancelin Bowling Club - replace synthetic green.
- Lancelin Sporting Complex - replace, upgrade and install underground 415V, 3 phase power.
- Lancelin independent living units - replace Ipex pipe in 3 units.

NEW PROJECTS 2024-2025

- Gingin Heritage Trail development.
- Gingin Emergency Services Centre – improvements/upgrades.
- Fire mitigation works.
- Minderoo Foundation activities.
- Ledge Point ORVA - Phase 2 project.
- Grace Darling Park, Lancelin - sand renourishment works.
- Gingin waste management site works.
- Ledge Point Road.
- Orange Springs Road.
- Seabird Road.
- Wannamal Road West.
- Cullalla Road.
- Mooliabeenee Road.
- Granville Civic Centre, Gingin - replace kitchen.
- Granville Park, Gingin - replace benches and returf.
- Guilderton Caravan Park upgrades.
- Lancelin - remove and relocate gazebo from foreshore to another location in Harold Park.

STATUTORY REPORTING

ANNUAL SALARIES

In accordance with Regulation 19B of the *Local Government (Administration) Regulations 1996*, the Shire of Gingin is required to disclose, in bands of $10,000, the number of employees entitled to an annual salary of $130,000 or more.

For the period 1 June 2023 to 30 June 2024, the number of Shire of Gingin employees receiving an annual salary within these bands are as follows:

Salary Band $	Number of Officers
130,000 – 139,000	1
140,000 – 149,000	
150,000 – 159,000	2
160,000 – 169,000	
170,000 – 179,000	
180,000 – 189,000	
190,000 – 199,000	
200,000 – 209,000	
210,000 – 219,000	1

The remuneration paid or provided to the CEO (Mr Aaron Cook) during the financial year was $245,602.70. This included salaries, allowances and benefits (including superannuation benefits).

FREEDOM OF INFORMATION

In accordance with Part 5 Sections 94, 96 and 97 of the *Freedom of Information Act 1992*, the Shire is required to publish an Information Statement which details the process for applying for information under the Act and to provide an up-to-date version every 12 months.

The Shire's Information Statement was reviewed in July 2023 and is available for public access on its website gingin.wa.gov.au.

During 2023-2024 the following number of Freedom of Information requests were received and actioned:

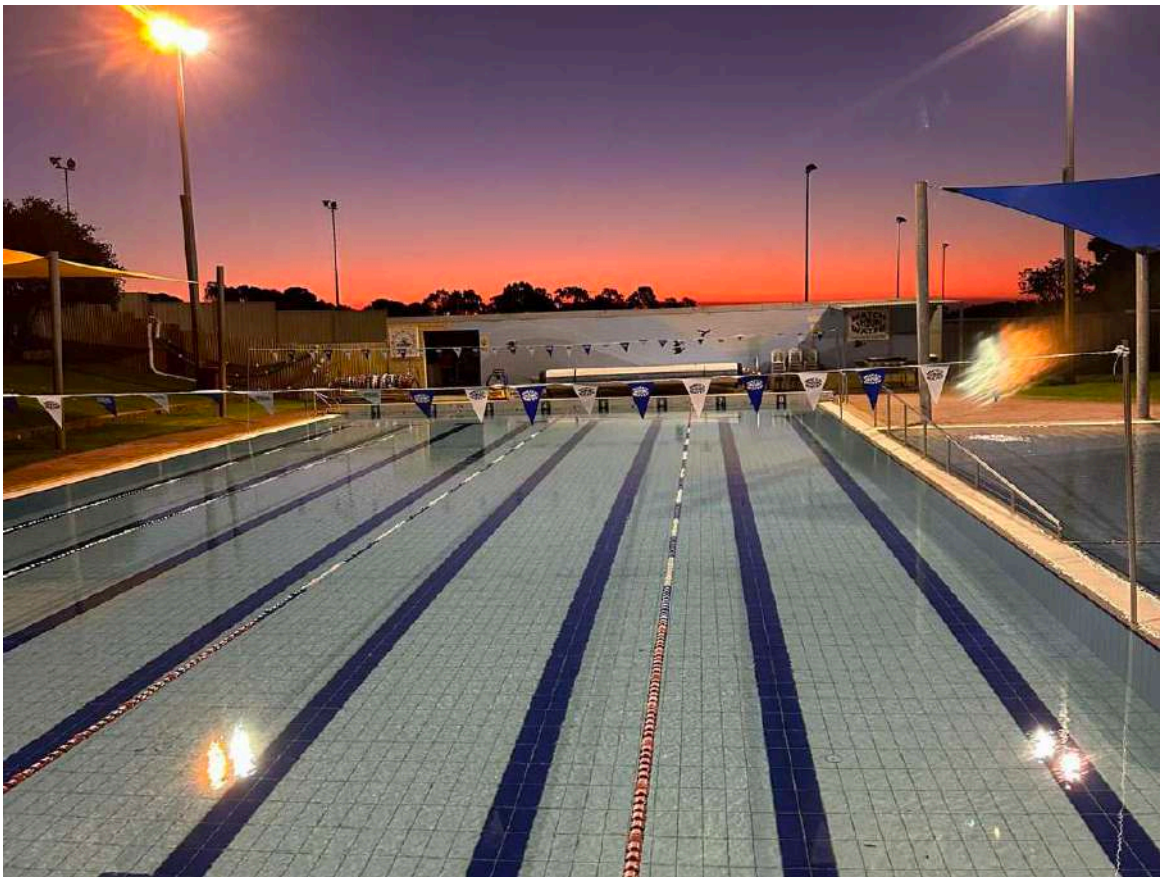
- Number of FOI applications made: 10
- Number of successful applications: 10
- Number of cancelled applications: 0
- Number of applications not valid: 0

RECORD KEEPING STATEMENT

The *State Records Act 2000* requires all local governments to include in the Annual Report a statement on their compliance with their Record Keeping Plan.

All Shire of Gingin employees are legally required to comply with the conditions of the Record Keeping Plan. Ongoing training is available to all officers and is included as part of the staff onboarding induction process and is continually provided on an as-needed basis.

A review of the Shire's Record Keeping Plan is required to be undertaken once every five years. The last review of the Shire's record keeping procedures was undertaken during 2024. This review confirmed the Shire's procedures were compliant and approval was received from the State Records Office on 12 September 2024. The next review is due to be carried out in May 2026.



COUNCIL MEETING ATTENDANCE

In accordance with Regulation 19B of the *Local Government (Administration) Regulations 1996*, the Shire of Gingin is required to report the number of Council and Committee meetings attended by each Council member during the 2023-2024 financial year.

Councillors	Ordinary Council Meetings (12)	Special Council Meetings (6)	Committee/ Advisory Group Meetings	Electors' Meeting
Cr Fewster	11	4	15	1
Cr Rule to 21 October 2023	1	0	0	0
Cr Balcombe	12	5	10	1
Cr Johnson	8	5	3	1
Cr Kestel	11	6	12	1
Cr Peczka	12	6	9	1
Cr Sorensen	12	6	15	1
Cr Vis to 21 October 2023	4	2	1	0
Cr Stewart from 21 October 2023	7	3	3	1
Cr Weeks from 21 October 2023	6	4	10	1
Cr Woods from 21 October 2023	8	4	0	1

PAYMENTS TO COUNCILLORS

In accordance with Regulation 19BD of the *Local Government (Administration) Regulations 1996*, the Shire of Gingin is required to report details of all fees, expenses and allowances paid during the financial year to individual Councillors.

Councillor	Nature of Fee, Expense or Allowance Paid During 2023-2024				
	President's Allowance	Deputy President's Allowance	Meeting Attendance Fees	Allowance for ITC Expenses	Travel & Accommodation Expenses
Cr Fewster	$16,000		$15,600	$2,500	$1,530
Cr Rule to 21 October 2023			$2,558	$768	$0
Cr Balcombe		$2,770	$8,320	$2,500	$0
Cr Johnson			$6,520	$2,500	$1,169
Cr Kestel			$0	$0	$0
Cr Peczka			$8,320	$2,500	$2,677
Cr Sorensen			$8,320	$2,500	$2,289
Cr Vis to 21 October 2023		$1,230	$2,558	$768	$0
Cr Stewart from 21 October 2023			$5,761	$1,731	$2,065
Cr Weeks from 21 October 2023			$5,761	$1,731	$2,374
Cr Woods from 21 October 2023			$5,761	$1,731	$0

REGISTER OF COMPLAINTS

All complaints against the Shire of Gingin's elected members that result in a finding by a standards panel (under Section 5.110(2)(a) of the *Local Government Act 1995*) and where a minor breach has occurred must be recorded in a Register of Complaints.

Section 5.121(3) requires the CEO to publish an up-to-date version of the Register of Complaints on the Shire's official website.

There were no such findings made in relation to elected members of the Shire of Gingin for the 2023-2024 financial year.

BUILDING PERMITS AND APPROVALS

The Shire is required to provide information pertaining to building permits and approvals for inclusion in its Annual Report in accordance with Section 132 of the *Building Act 2011* and Regulation 14 of the *Building Regulations 2012*.

During 2023-2024, the Shire's Building Department continued to be very busy with high numbers of building applications received. There were 275 permits and approvals issued during this reporting period which was slightly less than last financial year, but a higher number of these applications were for dwellings. These statistics are comprised of the following:

- 21 Commercial/Industrial/Occupancy Permits
- 102 Outbuildings/Swimming Pools or Spas/Retaining Walls
- 7 Outbuilding Additions
- 59 Dwellings
- 55 Dwelling Additions
- 11 Demolitions
- 15 Building Permits were issued in this period for swimming pools.
- 5 Retrospective Approvals were issued for unauthorised structures.

Total value of works: $49,771,002.

DISABILITY ACCESS AND INCLUSION

In accordance with Section 5.53 of the *Local Government Act 1995* the Shire of Gingin is required to include in its Annual Report any matter on which a report must be made under Section 29 of the *Disability Services Act 1993* which specifies that local governments must:

- Maintain a Disability Access and Inclusion Plan (DAIP).
- Address seven specific outcome areas within the plan.
- Report annually on progress against the actions within the plan.

The Shire's DAIP is a key strategic document which outlines the Shire's approach to working towards a more accessible and inclusive community. While it is a statutory requirement for the Shire to maintain and implement a DAIP, all community members benefit from the Shire's commitment to access and inclusion.

The Shire's DAIP can be found on the Shire's website **gingin.wa.gov.au**.

During the 2023-2024 reporting period, as per DAIP Outcome 2 – Buildings and Facilities, the Shire continued with its program of upgrading/repairing and extending the footpaths in town sites. Each year the Shire allocates a minimum of $100,000 to these works to improve access to buildings and facilities in the Shire where necessary. Work has been carried out in the following locations:

Footpaths

- Gee Street, Guilderton
- Edwards Street, Guilderton
- Robinson Street, Gingin
- Constable Street, Gingin
- Cray and Atkinson Way, Lancelin

Kerbing

- Weld Street, Gingin
- New Street, Gingin (entrance, back of the public pool area and near the football club rooms)
- Robinson Street, Gingin

Disabled Parking Bays

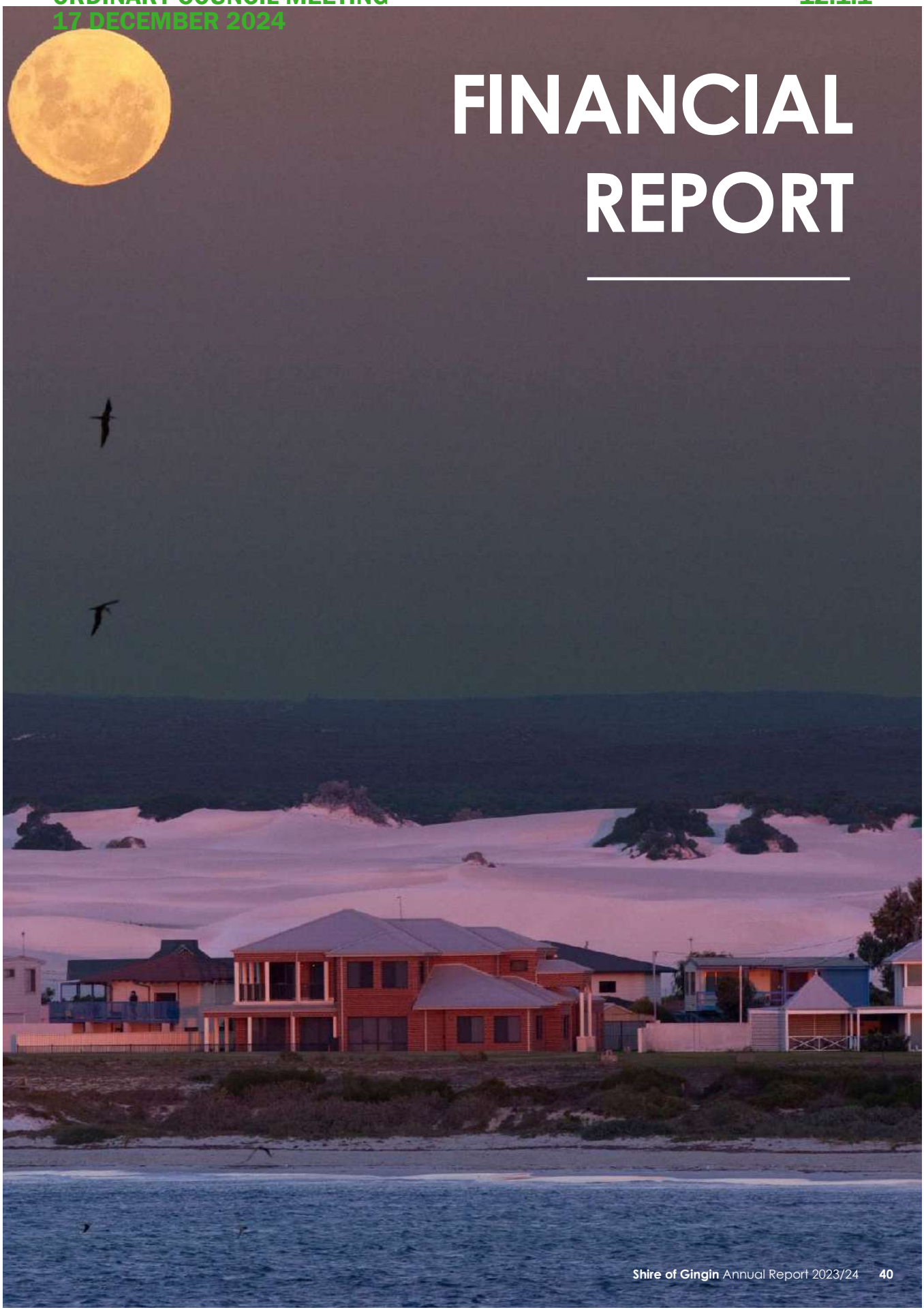
- Medical Centre Gingin – disabled parking bay relocated to more accessible location
- Disabled parking bay installed at Ledge Point Lookout

Car Parks

Granville Civic Centre, Gingin – car parking bay lines re-marked, disabled parking bay marked, and signs installed.

Compliant accessible **kerb ramps** were also installed at the following locations:

- Beacon Road/Desert Road, Lancelin
- Beacon Road/Hinchcliffe Road, Lancelin x 2
- Gordon Street/Mullins Street, Guilderton
- Mullins Street/Wedge Street, Guilderton
- Mullins Street, Guilderton
- Cheriton Road/Cairn Crescent, Gingin
- Cheriton Road/Brockman Street, Gingin
- Brockman Street/Robinson Street, Gingin



FINANCIAL REPORT

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SHIRE OF GINGIN
FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

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

STATEMENT BY CEO

The accompanying financial report of the Shire of Gingin has been prepared in compliance with the provisions of the *Local Government Act 1995* from proper accounts and records to present fairly the financial transactions for the reporting period ended 30 June 2024 and the financial position as at 30 June 2024.

At the date of signing this statement the particulars included in the financial report are not misleading or inaccurate.

Signed on the 19th day of November 2024

CEO

Scott Wildgoose
Name of CEO

OAG AUDITED

DRY / KIRKNESS

SHIRE OF GINGIN
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2024

	NOTE	2024 Actual	2024 Budget	2023 Actual
		$	$	$
Revenue				
Rates	2(a),25	10,140,363	10,083,337	9,437,442
Grants, subsidies and contributions	2(a)	3,317,224	1,587,992	3,973,105
Fees and charges	2(a)	4,308,222	4,195,911	4,165,761
Interest revenue	2(a)	516,308	308,442	351,498
Other revenue	2(a)	595,254	375,476	416,418
		18,877,371	16,551,158	18,344,224
Expenses				
Employee costs	2(b)	(6,480,415)	(6,856,559)	(6,085,531)
Materials and contracts		(8,181,213)	(7,487,183)	(7,014,752)
Utility charges		(569,306)	(509,110)	(484,922)
Depreciation		(10,384,939)	(6,309,532)	(6,084,962)
Finance costs		(93,826)	(92,173)	(89,953)
Insurance		(405,640)	(393,956)	(382,019)
Other expenditure	2(b)	(566,451)	(645,229)	(709,283)
		(26,681,790)	(22,293,742)	(20,851,422)
		(7,804,419)	(5,742,584)	(2,507,198)
Capital grants, subsidies and contributions	2(a)	2,267,428	4,336,989	5,317,689
Profit on asset disposals		30,356	76,025	226,582
Loss on asset disposals		(10,819)	(291,099)	(217,662)
Fair value adjustments to financial assets at fair value through profit or loss	4(b)	1,681	0	3,686
		2,288,646	4,121,915	5,330,295
Net result for the period		**(5,515,773)**	**(1,620,669)**	**2,823,097**
Other comprehensive income for the period				
Items that will not be reclassified subsequently to profit or loss				
Changes in asset revaluation surplus	17	(260,713)	0	60,571,526
Total other comprehensive income for the period	17	**(260,713)**	**0**	**60,571,526**
Total comprehensive income for the period		**(5,776,486)**	**(1,620,669)**	**63,394,623**

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

OAG AUDITED

DRY / KIRKNESS

SHIRE OF GINGIN
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2024

	NOTE	2024	2023
		$	$
CURRENT ASSETS			
Cash and cash equivalents	3	13,556,082	13,161,376
Trade and other receivables	5	1,347,210	958,703
Other financial assets	4(a)	4,377	4,291
Inventories	6	32,614	22,913
Other assets	7	258,512	422,967
TOTAL CURRENT ASSETS		15,198,795	14,570,250
NON-CURRENT ASSETS			
Trade and other receivables	5	168,578	169,380
Other financial assets	4(b)	97,319	100,015
Property, plant and equipment	8	53,241,380	51,756,372
Infrastructure	9	212,944,380	218,636,014
Right-of-use assets	11(a)	32,354	44,774
TOTAL NON-CURRENT ASSETS		266,484,011	270,706,555
TOTAL ASSETS		281,682,806	285,276,805
CURRENT LIABILITIES			
Trade and other payables	12	1,781,774	1,985,146
Other liabilities	13	2,653,669	922,102
Lease liabilities	11(b)	25,605	20,122
Borrowings	14	258,807	261,817
Employee related provisions	15	1,118,913	1,257,422
TOTAL CURRENT LIABILITIES		5,838,768	4,446,609
NON-CURRENT LIABILITIES			
Lease liabilities	11(b)	7,481	25,274
Borrowings	14	2,068,040	1,580,847
Employee related provisions	15	125,827	65,612
Other provisions	16	5,513,899	5,253,186
TOTAL NON-CURRENT LIABILITIES		7,715,247	6,924,919
TOTAL LIABILITIES		13,554,015	11,371,528
NET ASSETS		268,128,791	273,905,277
EQUITY			
Retained surplus		44,999,136	49,827,476
Reserve accounts	28	7,405,097	8,092,530
Revaluation surplus	17	215,724,558	215,985,271
TOTAL EQUITY		268,128,791	273,905,277

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

OAG AUDITED

DRY / KIRKNESS

SHIRE OF GINGIN
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2024

	NOTE	RETAINED SURPLUS	RESERVE ACCOUNTS	REVALUATION SURPLUS	TOTAL EQUITY
		$	$	$	$
Balance as at 1 July 2022		**47,351,695**	**7,745,214**	**155,413,745**	**210,510,654**
Comprehensive income for the period					
Net result for the period		2,823,097	0	0	2,823,097
Other comprehensive income for the period	17	0	0	60,571,526	60,571,526
Total comprehensive income for the period		2,823,097	0	60,571,526	63,394,623
Transfers from reserve accounts	28	907,624	(907,624)	0	0
Transfers to reserve accounts	28	(1,254,940)	1,254,940	0	0
Balance as at 30 June 2023		**49,827,476**	**8,092,530**	**215,985,271**	**273,905,277**
Comprehensive income for the period					
Net result for the period		(5,515,773)	0	0	(5,515,773)
Other comprehensive income for the period	17	0	0	(260,713)	(260,713)
Total comprehensive income for the period		(5,515,773)	0	(260,713)	(5,776,486)
Transfers from reserve accounts	28	1,907,396	(1,907,396)	0	0
Transfers to reserve accounts	28	(1,219,963)	1,219,963	0	0
Balance as at 30 June 2024		**44,999,136**	**7,405,097**	**215,724,558**	**268,128,791**

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

DRY / KIRKNESS

SHIRE OF GINGIN
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2024

	NOTE	2024 Actual $	2023 Actual $
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts			
Rates		9,785,470	9,429,452
Grants, subsidies and contributions		3,543,592	5,068,407
Fees and charges		4,331,505	4,164,702
Interest revenue		516,308	351,498
Goods and services tax received		1,499,665	1,684,518
Other revenue		595,254	416,418
		20,271,794	21,114,995
Payments			
Employee costs		(6,451,889)	(5,906,899)
Materials and contracts		(8,352,407)	(8,864,022)
Utility charges		(569,306)	(484,922)
Finance costs		(93,826)	(89,953)
Insurance paid		(405,640)	(382,019)
Goods and services tax paid		(1,443,214)	(1,689,491)
Other expenditure		(527,225)	(693,587)
		(17,843,507)	(18,110,893)
Net cash provided by operating activities		2,428,287	3,004,102
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for purchase of property, plant & equipment	8(a)	(2,504,493)	(1,287,990)
Payments for construction of infrastructure	9(a)	(3,252,900)	(6,320,781)
Capital grants, subsidies and contributions		3,093,480	3,794,169
Proceeds from financial assets at amortised cost - self supporting loans / loan advances		4,291	4,207
Proceeds from sale of property, plant & equipment		49,400	404,273
Proceeds from sale of infrastructure		120,000	0
Net cash (used in) investing activities		(2,490,222)	(3,406,122)
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of borrowings	27(a)	(261,817)	(250,521)
Payments for principal portion of lease liabilities	27(c)	(27,542)	(34,087)
Proceeds from new borrowings	27(a)	746,000	250,000
Net cash provided by (used in) financing activities		456,641	(34,608)
Net increase (decrease) in cash held		394,706	(436,628)
Cash at beginning of year		13,161,376	13,598,004
Cash and cash equivalents at the end of the year		13,556,082	13,161,376

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

DRY / KIRKNESS

SHIRE OF GINGIN
STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDED 30 JUNE 2024

	NOTE	2024 Actual	2024 Budget	2023 Actual
		$	$	$
OPERATING ACTIVITIES				
Revenue from operating activities				
General rates	25	7,079,850	7,023,112	6,630,583
Rates excluding general rates	25	3,060,513	3,060,225	2,806,859
Grants, subsidies and contributions		3,317,224	1,587,992	3,973,105
Fees and charges		4,308,222	4,195,911	4,165,761
Interest revenue		516,308	308,442	351,498
Other revenue		595,254	375,476	416,418
Profit on asset disposals		30,356	76,025	226,582
Fair value adjustments to financial assets at fair value through profit or loss	4(b)	1,681	0	3,686
		18,909,408	16,627,183	18,574,492
Expenditure from operating activities				
Employee costs		(6,480,415)	(6,856,559)	(6,085,531)
Materials and contracts		(8,181,213)	(7,487,183)	(7,014,752)
Utility charges		(569,306)	(509,110)	(484,922)
Depreciation		(10,384,939)	(6,309,532)	(6,084,962)
Finance costs		(93,826)	(92,173)	(89,953)
Insurance		(405,640)	(393,956)	(382,019)
Other expenditure		(566,451)	(645,229)	(709,283)
Loss on asset disposals		(10,819)	(291,099)	(217,662)
		(26,692,609)	(22,584,841)	(21,069,084)
Non cash amounts excluded from operating activities	26(a)	10,424,738	6,524,606	5,867,031
Amount attributable to operating activities		2,641,537	566,948	3,372,439
INVESTING ACTIVITIES				
Inflows from investing activities				
Capital grants, subsidies and contributions		2,267,428	4,336,989	5,317,689
Proceeds from disposal of assets		169,400	356,900	404,273
Proceeds from financial assets at amortised cost - self supporting loans	27(a)	4,291	4,291	4,207
		2,441,119	4,698,180	5,726,169
Outflows from investing activities				
Right of use assets received - non cash	11(a)	(15,232)	(44,967)	(2,085)
Purchase of property, plant and equipment	8(a)	(3,047,624)	(4,919,356)	(2,235,635)
Purchase and construction of infrastructure	9(a)	(3,252,900)	(5,303,515)	(11,573,967)
		(6,315,756)	(10,267,838)	(13,811,687)
Non-cash amounts excluded from investing activities	26(b)	15,232	44,967	5,255,271
Amount attributable to investing activities		(3,859,405)	(5,524,691)	(2,830,247)
FINANCING ACTIVITIES				
Inflows from financing activities				
Proceeds from borrowings	27(a)	746,000	300,000	250,000
Proceeds from new leases - non cash	27(c)	15,232	44,967	2,085
Transfers from reserve accounts	28	1,907,396	2,917,096	907,624
		2,668,628	3,262,063	1,159,709
Outflows from financing activities				
Repayment of borrowings	27(a)	(261,817)	(262,349)	(250,521)
Payments for principal portion of lease liabilities	27(c)	(27,542)	(32,089)	(34,087)
Transfers to reserve accounts	28	(1,219,963)	(630,852)	(1,254,940)
		(1,509,322)	(925,290)	(1,539,548)
Non-cash amounts excluded from financing activities	26(c)	(15,232)	(44,967)	(2,085)
Amount attributable to financing activities		1,144,074	2,291,806	(381,924)
MOVEMENT IN SURPLUS OR DEFICIT				
Surplus or deficit at the start of the financial year	26(d)	2,308,759	2,665,937	2,148,491
Amount attributable to operating activities		2,641,537	566,948	3,372,439
Amount attributable to investing activities		(3,859,405)	(5,524,691)	(2,830,247)
Amount attributable to financing activities		1,144,074	2,291,806	(381,924)
Surplus or deficit after imposition of general rates	26(d)	**2,234,965**	**0**	**2,308,759**

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

DRY / KIRKNESS

SHIRE OF GINGIN
FOR THE YEAR ENDED 30 JUNE 2024
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SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

1. BASIS OF PREPARATION

The financial report of the Shire of Gingin which is a Class 3 local government comprises general purpose financial statements which have been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements
Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the *Local Government Act 1995*, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied except for disclosure requirements of:
- AASB 7 Financial Instruments Disclosures
- AASB 16 Leases paragraph 58
- AASB 101 Presentation of Financial Statements paragraph 61
- AASB 107 Statement of Cash Flows paragraphs 43 and 45
- AASB 116 Property, Plant and Equipment paragraph 79
- AASB 137 Provisions, Contingent Liabilities and Contingent Assets paragraph 85
- AASB 140 Investment Property paragraph 75(f)
- AASB 1052 Disaggregated Disclosures paragraph 11
- AASB 1054 Australian Additional Disclosures paragraph 16

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 *Leases* which would have required the Shire to measure any vested improvements at zero cost.

The *Local Government (Financial Management) Regulations 1996* provide that:
- land and buildings classified as property, plant and equipment; or
- infrastructure; or
- vested improvements that the local government controls;

and measured at reportable value, are only required to be revalued every five years. Revaluing these non-financial assets every five years is a departure from AASB 116 Property, Plant and Equipment, which would have required the Shire to assess at each reporting date whether the carrying amount of the above mentioned non-financial assets materially differs from their fair value and, if so, revalue the class of non-financial assets.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

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

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

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:
- Fair value measurement of assets carried at reportable value including:
  - Property, plant and equipment - note 8
  - Infrastructure - note 9
- Expected credit losses on financial assets - note 5
- Assets held for sale - note 7
- Impairment losses of non-financial assets - note
- Investment property - note 11
- Estimated useful life of intangible assets - note 11
- Measurement of employee benefits - note 15
- Measurement of provisions - note 16

Fair value hierarchy information can be found in note 24

The local government reporting entity
All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

Initial application of accounting standards
During the current year, the following new or revised Australian Accounting Standards and Interpretations were applied for the first time.
- *AASB 2021-2 Amendments to Australian Accounting Standards - Disclosure of Accounting Policies or Definition of Accounting Estimates*

This standard resulted in terminology changes relating to material accounting policies (formerly referred to as significant accounting policies).

New accounting standards for application in future years
The following new accounting standards will have application to local government in future years:
- *AASB 2014-10 Amendments to Australian Accounting Standards - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*
- *AASB 2020-1 Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-Current*
- *AASB 2021-7c Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections [deferred AASB 10 and AASB 128 amendments in AASB 2014-10 apply]*
- *AASB 2022-5 Amendments to Australian Accounting Standards - Lease Liability in a Sale and Leaseback*
- *AASB 2022-6 Amendments to Australian Accounting Standards - Non-current Liabilities with Covenants*

These amendments are not expected to have any material impact on the financial report on initial application.
- *AASB 2022-10 Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities*

These amendment may result in changes to the fair value of non-financial assets. The impact is yet to be quantified.
- *AASB 2023-1 Amendments to Australian Accounting Standards - Supplier Finance Arrangements*

These amendments may result in additional disclosures in the case of applicable finance arrangements.

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

2. REVENUE AND EXPENSES

(a) Revenue

Contracts with customers
Recognition of revenue is dependant on the source of revenue and the associated terms and conditions associated with each source of revenue and recognised as follows:

Revenue Category	Nature of goods and services	When obligations typically satisfied	Payment terms	Returns/Refunds/ Warranties	Timing of revenue recognition
Grants, subsidies and contributions	Community events, minor facilities, research, design, planning evaluation and services	Over time	Fixed terms transfer of funds based on agreed milestones and reporting	Contract obligation if project not complete	Output method based on project milestones and/or completion date matched to performance obligations
Fees and charges - licences, registrations, approvals	Building, planning, development and animal management.	Single point in time	Full payment prior to issue	None	On payment of the licence, registration or approval
Fees and charges - waste management entry fees	Waste treatment, recycling and disposal service at disposal sites	Single point in time	Payment at gate or on normal trading terms if credit provided	None	On entry to facility
Fees and charges - sale of stock	Aquatic centre kiosk and history book stock	Single point in time	Payment in full on purchase	None	At point of sale
Other revenue - private works	Contracted private works	Single point in time	Payment on normal trading terms if credit provided	None	At point of service

Consideration from contracts with customers is included in the transaction price.

Revenue Recognition

Revenue recognised during the year under each basis of recognition by nature of goods or services is provided in the table below:

For the year ended 30 June 2024

Nature	Contracts with customers	Capital grant/contributions	Statutory Requirements	Other	Total
	$	$	$	$	$
Rates	0	0	10,140,363	0	10,140,363
Grants, subsidies and contributions	3,317,224	0	0	0	3,317,224
Fees and charges	4,308,222	0	0	0	4,308,222
Interest revenue	0	0	111,077	405,231	516,308
Other revenue	220,365	0	0	374,889	595,254
Capital grants, subsidies and contributions	0	2,267,428	0	0	2,267,428
Total	7,845,811	2,267,428	10,251,440	780,120	21,144,799

For the year ended 30 June 2023

Nature	Contracts with customers	Capital grant/contributions	Statutory Requirements	Other	Total
	$	$	$	$	$
Rates	0	0	9,437,442	0	9,437,442
Grants, subsidies and contributions	3,973,105	0	0	0	3,973,105
Fees and charges	4,165,761	0	0	0	4,165,761
Interest revenue	0	0	351,498	0	351,498
Other revenue	133,233	0	0	283,185	416,418
Capital grants, subsidies and contributions	0	5,317,689	0	0	5,317,689
Total	8,272,099	5,317,689	9,788,940	283,185	23,661,913

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

2. REVENUE AND EXPENSES (Continued)

(a) Revenue (Continued)

	Note	2024 Actual	2023 Actual
		$	$
Interest revenue			
Financial assets at amortised cost - self supporting loans		306	355
Interest on reserve account		287,310	187,525
Trade and other receivables overdue interest		0	68,943
Other interest revenue		228,692	94,675
		516,308	351,498
The 2024 original budget estimate in relation to: Trade and other receivables overdue interest was $40,442.			
Fees and charges relating to rates receivable			
Charges on instalment plan		14,560	3,165
The 2024 original budget estimate in relation to: Charges on instalment plan was $3,500.			

(b) Expenses

	Note	2024 Actual	2023 Actual
		$	$
Auditors remuneration			
- Audit of the Annual Financial Report		33,340	30,808
- Other services – grant acquittals		4,500	1,500
		37,840	32,308
Employee Costs			
Employee benefit costs		6,159,828	5,781,153
Other employee costs		320,587	304,378
		6,480,415	6,085,531
Other expenditure			
Impairment losses on trade receivables		32,154	8,871
Write down of inventories to net realisable value	6	7,072	6,825
Sundry expenses		527,225	693,587
		566,451	709,283

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

3. CASH AND CASH EQUIVALENTS

	Note	2024	2023
		$	$
Cash at bank and on hand		13,556,082	13,161,376
Total cash and cash equivalents		13,556,082	13,161,376
Held as			
- Unrestricted cash and cash equivalents		3,497,316	4,146,744
- Restricted cash and cash equivalents	18	10,058,766	9,014,632
		13,556,082	13,161,376

MATERIAL ACCOUNTING POLICIES

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

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

Restricted financial assets
Restricted financial asset balances are not available for general use by the local government due to externally imposed restrictions. Restrictions are specified in an agreement, contract or legislation. This applies to reserve accounts, unspent grants, subsidies and contributions and unspent loans that have not been fully expended in the manner specified by the contributor, legislation or loan agreement and for which no liability has been recognised.

4. OTHER FINANCIAL ASSETS

	Note	2024	2023
		$	$
(a) Current assets			
Financial assets at amortised cost		4,377	4,291
		4,377	4,291
Other financial assets at amortised cost			
Financial assets at amortised cost - self supporting loans	26(d)	4,377	4,291
		4,377	4,291
Held as			
- Unrestricted other financial assets at amortised cost		4,377	4,291
		4,377	4,291
(b) Non-current assets			
Financial assets at amortised cost		14,148	18,525
Financial assets at fair value through profit or loss		83,171	81,490
		97,319	100,015
Financial assets at amortised cost			
Financial assets at amortised cost - self supporting loans		8,041	10,454
Financial assets at amortised cost - loan advances		6,107	8,071
		14,148	18,525
Financial assets at fair value through profit or loss			
Units in Local Government House Trust - opening balance		81,490	77,804
Movement attributable to fair value increment		1,681	3,686
Units in Local Government House Trust - closing balance		83,171	81,490

Loans receivable from clubs/institutions have the same terms and conditions as the related borrowing disclosed in Note 27(a) as self supporting loans. Fair value of financial assets at fair value through profit or loss is determined from the net asset value of the units held in the Trust at balance date as compiled by WALGA.

MATERIAL ACCOUNTING POLICIES

Other financial assets at amortised cost
The Shire classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Fair values of financial assets at amortised cost are not materially different to their carrying amounts, since the interest receivable on those assets is either close to current market rates or the assets are of a short term nature. Non-current financial assets at amortised cost fair values are based on discounted cash flows using a current market rates. They are classified as level 2 fair values in the fair value hierarchy (see Note 24 (i)) due to the observable market rates.

Interest received is presented under cashflows from operating activities in the Statement of Cash Flows where it is earned from financial assets that are held for cash management purposes.

Financial assets at fair value through profit or loss
The Shire has elected to classify the following financial assets at fair value through profit or loss:
- debt investments which do not qualify for measurement at either amortised cost or fair value through other comprehensive income.
- equity investments which the Shire has elected to recognise as fair value gains and losses through profit or loss.

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

5. TRADE AND OTHER RECEIVABLES

	Note	2024	2023
		$	$
Current			
Rates and statutory receivables		757,894	393,515
Trade receivables		458,974	382,730
GST receivable		10,013	66,464
Allowance for credit losses of trade receivables		(32,154)	(8,871)
Other receivables - legal costs - recovery of rates		66,495	78,010
Other receivables - rubbish fees		85,988	46,855
		1,347,210	958,703
Non-current			
Rates and statutory receivables		168,578	169,380
		168,578	169,380

Disclosure of opening and closing balances related to contracts with customers

Information about receivables from contracts with customers along with financial assets and associated liabilities arising from transfers to enable the acquisition or construction of recognisable non financial assets is:	Note	30 June 2024 Actual	30 June 2023 Actual	1 July 2022 Actual
		$	$	$
Trade and other receivables from contracts with customers		458,974	382,730	1,351,120
Contract assets	7	231,651	383,908	0
Allowance for credit losses of trade receivables	5	(32,154)	(8,871)	(9,930)
Total trade and other receivables from contracts with customers		658,471	757,767	1,341,190

MATERIAL ACCOUNTING POLICIES

Rates and statutory receivables
Rates and statutory receivables are non-contractual receivables arising from statutory requirements and include amounts due from ratepayers for unpaid rates and service charges and other statutory charges or fines.

Rates and statutory receivables are recognised when the taxable event has occurred and can be measured reliably.

Trade receivables
Trade receivables are amounts receivable from contractual arrangements with customers for goods sold, services performed or grants or contributions with sufficiently specific performance obligations or for the construction of recognisable non financial assets as part of the ordinary course of business.

Other receivables
Other receivables are amounts receivable from contractual arrangements with third parties other than contracts with customers and amounts received as grants for the construction of recognisable non financial assets.

Measurement
Trade and other receivables are recognised initially at the amount of the transaction price, unless they contain a significant financing component, and are to be recognised at fair value.

Classification and subsequent measurement
Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.

Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value. Non-current receivables are indexed to inflation, any difference between the face value and fair value is considered immaterial.

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

6. INVENTORIES

	Note	2024	2023
Current		$	$
Fuel and materials		18,527	8,222
History books held for sale		14,087	14,691
		32,614	22,913
The following movements in inventories occurred during the year:			
Balance at beginning of year		22,913	48,891
Inventories expensed during the year		(337,460)	(362,339)
Write down of inventories to net realisable value	2(b)	(7,072)	(6,825)
Additions to inventory		354,233	343,186
Balance at end of year		32,614	22,913

MATERIAL ACCOUNTING POLICIES
General
Inventories are measured at the lower of cost and net realisable value.

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

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

7. OTHER ASSETS

	2024	2023
	$	$
Other assets - current		
Prepayments	26,861	39,059
Contract assets	231,651	383,908
	258,512	422,967

MATERIAL ACCOUNTING POLICIES

Other current assets

Other non-financial assets include prepayments which represent payments in advance of receipt of goods or services or that part of expenditure made in one accounting period covering a term extending beyond that period.

Contract assets

Contract assets primarily relate to the Shire's right to . consideration for work completed but not billed at the end of the period.

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

8. PROPERTY, PLANT AND EQUIPMENT

(a) Movements in Balances

Movement in the balances of each class of property, plant and equipment between the beginning and the end of the current financial year.

	Total Property					Plant and equipment				
	Land	Buildings - non-specialised	Buildings - specialised	Work in progress	Total Property	Furniture and equipment	Plant and equipment	Vehicles	Tools	Total property, plant and equipment
	$	$	$	$	$	$	$	$	$	$
Balance at 1 July 2022	12,809,102	1,680,054	29,832,760	2,571,574	46,893,490	114,979	3,405,802	793,026	2,739	51,210,036
Additions	2,625	0	522,126	19,457	544,208	0	366,436	1,324,991	0	2,235,635
Disposals	0	0	(119,583)	0	(119,583)	0	(40,249)	(151,492)	(375)	(311,699)
Depreciation	0	(33,634)	(794,999)	0	(828,633)	(17,171)	(333,237)	(155,599)	(757)	(1,335,397)
Transfers	0	0	2,548,828	(2,591,031)	(42,203)	0	0	0	0	(42,203)
Balance at 30 June 2023	12,811,727	1,646,420	31,989,132	0	46,447,279	97,808	3,398,752	1,810,926	1,607	51,756,372
Comprises:										
Gross balance amount at 30 June 2023	12,811,727	1,713,700	33,514,190	0	48,039,617	343,462	6,330,181	2,841,485	9,150	57,563,895
Accumulated depreciation at 30 June 2023	0	(67,280)	(1,525,058)	0	(1,592,338)	(245,654)	(2,931,429)	(1,030,559)	(7,543)	(5,807,523)
Balance at 30 June 2023	12,811,727	1,646,420	31,989,132	0	46,447,279	97,808	3,398,752	1,810,926	1,607	51,756,372
Additions	746,293	131,647	525,559	37,119	1,440,618	0	1,301,383	305,623	0	3,047,624
Disposals	(110,000)	0	0	0	(110,000)	(1,641)	(29,044)	0	0	(140,685)
Depreciation	0	(34,694)	(823,644)	0	(858,338)	(16,492)	(348,157)	(198,880)	(314)	(1,422,181)
Transfers	0	0	0	(24,129)	(24,129)	0	24,379	0		250
Balance at 30 June 2024	13,448,020	1,743,373	31,691,047	12,990	46,895,430	79,675	4,347,313	1,917,669	1,293	53,241,380
Comprises:										
Gross balance amount at 30 June 2024	13,448,020	1,845,347	34,039,749	12,990	49,346,106	337,862	7,487,356	3,147,108	9,150	60,327,582
Accumulated depreciation at 30 June 2024	0	(101,974)	(2,348,702)	0	(2,450,676)	(258,187)	(3,140,043)	(1,229,439)	(7,857)	(7,086,202)
Balance at 30 June 2024	13,448,020	1,743,373	31,691,047	12,990	46,895,430	79,675	4,347,313	1,917,669	1,293	53,241,380

* The 2024 additions included $543,131 of non-cash additions for vehicles received from the Department of Fire and Emergency Services

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

8. PROPERTY, PLANT AND EQUIPMENT (Continued)

(b) Carrying Amount Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
(i) Fair Value - as determined at the last valuation date					
Land and buildings					
Land	2	Market approach using recent observable market data for similar properties	Independent registered valuers	June 2021	Price per hectare
Buildings - non-specialised	2	Market approach using recent observable market data for similar properties / income approach using discounted cashflow methodology	Independent valuer and Management valuation	June 2021	Price per square meter / market borrowing rate
Buildings - specialised	3	Cost approach using current replacement cost	Independent registered valuers	June 2021	Construction costs and current condition, residual values and remaining useful life assessments inputs

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used by the local government to determine the fair value of property, plant and equipment using either level 2 or level 3 inputs. The valuation techniques applied to property subject to lease was the same as that applied to property not subject to lease.

(ii) Cost					
Furniture and equipment	N/A	Cost model	N/A	N/A	N/A
Plant and equipment	N/A	Cost model	N/A	N/A	N/A

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

9. INFRASTRUCTURE

(a) Movements in Balances

Movement in the balances of each class of infrastructure between the beginning and the end of the current financial year.

	Infrastructure - roads	Infrastructure - footpaths	Infrastructure - bridges	Infrastructure - parks and ovals	Infrastructure - other	Infrastructure - work in progress	Infrastructure - landfill assets	Total Infrastructure
	$	$	$	$	$	$	$	$
Balance at 1 July 2022	129,275,247	615,973	2,385,473	9,350,141	9,291,152	329,498	0	151,247,484
Additions	4,950,819	25,894	114,119	477,704	126,200	626,045	5,253,186	11,573,967
(Disposals)	0	0	0	(80,738)	(2,916)	0	0	(83,654)
Revaluation increments / (decrements) transferred to revaluation surplus	53,543,518	3,711,720	3,310,415	(488,085)	0	0	493,958	60,571,526
Depreciation	(3,291,738)	(25,675)	(143,007)	(770,479)	(484,613)	0	0	(4,715,512)
Transfers	0	0	0	690,763	(45,859)	(690,763)	88,062	42,203
Balance at 30 June 2023	184,477,846	4,327,912	5,667,000	9,179,306	8,883,964	264,780	5,835,206	218,636,014
Comprises:								
Gross balance at 30 June 2023	184,477,846	4,327,912	5,667,000	9,179,306	9,843,206	264,780	5,842,044	219,602,094
Accumulated depreciation at 30 June 2023	0	0	0	0	(959,242)	0	(6,838)	(966,080)
Balance at 30 June 2023	184,477,846	4,327,912	5,667,000	9,179,306	8,883,964	264,780	5,835,206	218,636,014
Additions	2,989,494	49,796	0	89,002	124,608	0	0	3,252,900
(Disposals)	0	0	0	0	(9,177)	0	0	(9,177)
Depreciation	(6,796,070)	(118,859)	(196,058)	(672,316)	(488,180)	0	(663,624)	(8,935,107)
Transfers	0	0	0	0	(250)	0	0	(250)
Balance at 30 June 2024	180,671,270	4,258,849	5,470,942	8,595,992	8,510,965	264,780	5,171,582	212,944,380
Comprises:								
Gross balance at 30 June 2024	187,467,340	4,377,708	5,667,000	9,268,308	9,946,964	264,780	5,842,044	222,834,144
Accumulated depreciation at 30 June 2024	(6,796,070)	(118,859)	(196,058)	(672,316)	(1,435,999)	0	(670,462)	(9,889,764)
Balance at 30 June 2024	180,671,270	4,258,849	5,470,942	8,595,992	8,510,965	264,780	5,171,582	212,944,380

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

9. INFRASTRUCTURE (Continued)

(b) Carrying Amount Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
(i) Fair Value - as determined at the last valuation date					
Infrastructure - roads	3	Cost approach using current replacement cost	Independent registered valuers	June 2023	Construction costs and current condition, residual values and remaining useful life assessments
Infrastructure - footpaths	3	Cost approach using current replacement cost	Independent registered valuers	June 2023	Construction costs and current condition, residual values and remaining useful life assessments
Infrastructure - bridges	3	Cost approach using current replacement cost	Independent registered valuers	June 2023	Construction costs and current condition, residual values and remaining useful life assessments
Infrastructure - parks and ovals	3	Cost approach using current replacement cost	Independent registered valuers	June 2023	Construction costs and current condition, residual values and remaining useful life assessments
Infrastructure - other	3	Cost approach using current replacement cost	Independent registered valuers	June 2021	Construction costs and current condition, residual values and remaining useful life assessments

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used to determine the fair value of infrastructure using level 3 inputs.

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
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10. FIXED ASSETS

(a) Depreciation

Depreciation rates
Typical estimated useful lives for the different asset classes for the current and prior years are included in the table below:

Asset Class	Useful life
Buildings - non specialised	25 to 50 years
Buildings - specialised	25 to 50 years
Furniture and equipment	3 to 50 years
Plant and equipment	5 to 20 years
Vehicles	1 to 5 years
Tools	4 to 10 years
Infrastructure - roads	
formation	not depreciated
pavement	50 years
seal	
- bituminous seals	19 years
- asphalt surfaces	30 years
Gravel roads	
formation	not depreciated
pavement	15 years
Infrastructure - footpaths	25 years
Infrastructure - Sewerage piping	100 years
Water supply piping and drainage systems	85 years
Infrastructure - parks and ovals	13 years
Infrastructure - other	3 to 25 years
Infrastructure - bridges	25 years
Infrastructure - landfill assets	6 - 16 years
Right-of-use (buildings)	Based on the remaining lease term
Right-of-use (plant and equipment)	Based on the remaining lease term

Revision of useful lives of plant and equipment

SHIRE OF GINGIN
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10. FIXED ASSETS (Continued)

MATERIAL ACCOUNTING POLICIES

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under $5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5).* These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the Shire's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2).* Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

In accordance with *Local Government (Financial Management) Regulation 17A(2)* , the carrying amount of non-financial assets that are *land and buildings classified as property, plant and equipment,* investment properties, infrastructure or vested improvements that the local government controls, should be their reportable value.

Reportable value for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

Revaluation

Land and buildings classified as property, plant and equipment, *infrastructure or vested improvements that the local government* controls and measured at reportable value, are only required to be revalued every five years in accordance with the regulatory framework. This includes buildings and infrastructure items which were pre-existing improvements (i.e. vested improvements) on land vested in the Shire.

Whilst the regulatory framework only requires a revaluation to occur every five years, it also provides for the Shire to revalue earlier if it chooses to do so.

For land, buildings and infrastructure, increases in the carrying amount arising on revaluation of asset classes are credited to a revaluation surplus in equity.

Decreases that offset previous increases of the same class of asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss.

Subsequent increases are then recognised in profit or loss to the extent they reverse a net revaluation decrease previously recognised in profit or loss for the same class of asset.

Depreciation

The depreciable amount of all property, plant and equipment and infrastructure, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Depreciation on revaluation

When an item of property, plant and equipment and infrastructure is revalued, any accumulated depreciation at the date of the revaluation is treated in one of the following ways:
(i) The gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount of the asset.
(ii) Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Impairment

In accordance with *Local Government (Financial Management)* Regulations 17A(4C), the Shire is not required to comply with *AASB 136 Impairment of Assets* to determine the recoverable amount of its non-financial assets that are land or buildings classified as property, plant and equipment, infrastructure or vested improvements that the local government controls in circumstances where there has been an impairment indication of a general decrease in asset values.

In other circumstances where it has been assessed that one or more of these non-financial assets are impaired, the asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains or losses on disposal

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of comprehensive income in the period in which they arise.

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
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11. LEASES

(a) Right-of-Use Assets

Movement in the balance of each class of right-of-use asset between the beginning and the end of the current financial year.	Note	Right-of-use assets - land and buildings	Right-of-use assets - plant and equipment	Right-of-use assets Total
		$	$	$
Balance at 1 July 2022		6,958	69,784	76,742
Lease modification		2,085	0	2,085
Depreciation		(9,043)	(25,010)	(34,053)
Balance at 30 June 2023		0	44,774	44,774
Lease modification		15,232	0	15,232
Depreciation		(7,616)	(20,036)	(27,652)
Balance at 30 June 2024		7,616	24,738	32,354
Gross balance amount at 30 June 2024		38,173	114,391	152,564
Accumulated depreciation at 30 June 2024		(30,557)	(89,653)	(120,210)
Balance at 30 June 2024		7,616	24,738	32,354

The following amounts were recognised in the statement of comprehensive income during the period in respect of leases where the Shire is the lessee:		2024 Actual	2023 Actual
		$	$
Depreciation on right-of-use assets		(27,652)	(34,053)
Finance charge on lease liabilities	27(c)	(1,071)	(842)
Low-value asset lease payments recognised as expense		(27,542)	(34,087)
Total amount recognised in the statement of comprehensive income		(56,265)	(68,982)
Total cash outflow from leases		(28,613)	(34,929)

(b) Lease Liabilities

Current		25,605	20,122
Non-current		7,481	25,274
	27(c)	33,086	45,396

Secured liabilities and assets pledged as security
Lease liabilities are effectively secured, as the rights to the leased assets recognised in the financial statements revert to the lessor in the event of default.

MATERIAL ACCOUNTING POLICIES

Leases
At inception of a contract, the Shire assesses if the contract contains or is a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified for a period of time in exchange for consideration.

At the commencement date, a right-of-use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Shire uses its incremental borrowing rate.

All contracts that are classified as short-term leases (i.e. a lease with a term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Details of individual lease liabilities required by regulations are provided at Note 27(c).

Right-of-use assets - measurement
Right-of-use assets are measured at cost. All right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost (i.e. not recognised in the Statement of Financial Position). The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which are reported at fair value.

Refer to Note 10 under revaluation for details on the material accounting policies applying to vested improvements.

Right-of-use assets - depreciation
Right-of-use assets are depreciated over the lease term or useful life of the underlying asset, whichever is the shorter. Where a lease transfers ownership of the underlying asset, or the cost of the right-of-use asset reflects that the Shire anticipates to exercise a purchase option, the specific asset is depreciated over the useful life of the underlying asset.

SHIRE OF GINGIN
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11. LEASES (Continued)

(c) Lessor - Property, Plant and Equipment Subject to Lease

	2024 Actual	2023 Actual
	$	$
The table below represents a maturity analysis of the undiscounted lease payments to be received after the reporting date.		
Less than 1 year	230,723	262,396
1 to 2 years	176,896	230,723
2 to 3 years	175,149	176,896
3 to 4 years	176,602	175,149
4 to 5 years	109,744	176,602
> 5 years	238,568	282,615
	1,107,682	1,304,381
Amounts recognised in profit or loss for Property, Plant and Equipment Subject to Lease		
Rental income	277,103	243,185

The Shire leases houses to aged persons with rentals payble weekly and fortnightly. The Shire also leases commercial buildings and infrastructure with rentals payable on a weekly, monthly and yearly basis. These leases are classified as operating leases as they do not transfer substantially all of the risks and rewards incidental to the ownership of the assets. The aged persons housing are considered a joint operation and are not considered an investment property as the primary purpose is provision of community housing.

Lease payments for some contracts include CPI or agreed increases, but there ar no other variable lease payments that depend on an index or rate. Although the Shire is exposed to changes in the residual value at the end of the current leases, the Shire typically enters into new operating leases and therefore will not immediately realise any reduction in residual value at the end of these leases. Expectations about the future residual values are reflected in the fair value of the properties.

MATERIAL ACCOUNTING POLICIES

The Shire as Lessor

Upon entering into each contract as a lessor, the Shire assesses if the lease is a finance or operating lease.

The contract is classified as a finance lease when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases not within this definition are classified as operating leases. Rental income received from operating leases is recognised on a straight-line basis over the term of the specific lease.

Initial direct costs incurred in entering into an operating lease (eg legal cost, cost to setup) are included in the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

When a contract is determined to include lease and non-lease components, the Shire applies AASB 15 *Revenue from Contracts with Customers* to allocate the consideration under the contract to each component.

SHIRE OF GINGIN
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12. TRADE AND OTHER PAYABLES

	2024	2023
	$	$
Current		
Sundry creditors	641,192	916,094
Prepaid rates	205,885	197,201
Accrued payroll liabilities	282,833	176,013
Bonds and deposits held	626,343	678,934
Other payables - accrued interest on long term borrowings	19,294	16,904
Other payables - income received in advance	6,227	0
	1,781,774	1,985,146

MATERIAL ACCOUNTING POLICIES

Financial liabilities

Financial liabilities are initially recognised at fair value when the Shire becomes a party to the contractual provisions of the instrument.

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability extinguished or transferred to another party and any consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

Trade and other payables

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the financial year that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are usually paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

Prepaid rates

Prepaid rates are, until the taxable event has occurred (start of the next financial year), refundable at the request of the ratepayer. Rates received in advance are initially recognised as a financial liability. When the taxable event occurs, the financial liability is extinguished and the Shire recognises income for the prepaid rates that have not been refunded.

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
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13. OTHER LIABILITIES

	2024	2023
	$	$
Current		
Contract liabilities	816,808	454,424
Capital grant/contributions liabilities	1,836,861	467,678
	2,653,669	922,102
Reconciliation of changes in contract liabilities		
Opening balance	454,424	367,201
Additions	639,733	160,957
Revenue from contracts with customers included as a contract liability at the start of the period	(277,349)	(73,734)
	816,808	454,424
The aggregate amount of the performance obligations unsatisfied (or partially unsatisfied) in relation to these contract liabilities was $816,808 (2023: $454,424)		
The Shire expects to satisfy the performance obligations, from contracts with customers unsatisfied at the end of the reporting period, within the next 12 months.		
Reconciliation of changes in capital grant/contribution liabilities		
Opening balance	467,678	1,043,553
Additions	2,769,248	390,658
Revenue from capital grant/contributions held as a liability at the start of the period	(1,400,065)	(966,533)
	1,836,861	467,678

Performance obligations in relation to capital grant/contribution liabilities are satisfied as project milestones are met or completion of construction or acquisition of the asset.

MATERIAL ACCOUNTING POLICIES

Contract liabilities
Contract liabilities represent the Shire's obligation to transfer goods or services to a customer for which the Shire has received consideration from the customer.

Contract liabilities represent obligations which are not yet satisfied. Contract liabilities are recognised as revenue when the performance obligations in the contract are satisfied.

Capital grant/contribution liabilities
Capital grant/contribution liabilities represent the Shire's obligations to construct recognisable non-financial assets to identified specifications to be controlled by the Shire which are yet to be satisfied. Capital grant/contribution liabilities are recognised as income when the obligations in the contract are satisfied.

Fair values for non-current capital grant/contribution liabilities, not expected to be extinguished within 12 months, are based on discounted cash flows of expected cashflows to satisfy the obligations using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy (see Note 24(i)) due to the unobservable inputs, including own credit risk.

SHIRE OF GINGIN
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14. BORROWINGS

	Note	2024 Current	2024 Non-current	2024 Total	2023 Current	2023 Non-current	2023 Total
Secured		$	$	$	$	$	$
Debentures		258,807	2,068,040	2,326,847	261,817	1,580,847	1,842,664
Total secured borrowings	27(a)	258,807	2,068,040	2,326,847	261,817	1,580,847	1,842,664

Secured liabilities and assets pledged as security
Debentures, bank overdrafts and bank loans are secured by a floating charge over the assets of the Shire of Gingin.
Other loans relate to transferred receivables. Refer to Note 5.

The Shire of Gingin has complied with the financial covenants of its borrowing facilities during the 2024 and 2023 years.

MATERIAL ACCOUNTING POLICIES
Borrowing costs
The Shire has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature. Borrowings fair values are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierachy (see Note 24(i)) due to the unobservable inputs, including own credit risk.

Risk
Details of individual borrowings required by regulations are provided at Note 27(a).

SHIRE OF GINGIN
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15. EMPLOYEE RELATED PROVISIONS

Employee Related Provisions

	2024	2023
Current provisions	$	$
Employee benefit provisions		
Annual leave	625,961	721,704
Long service leave	492,952	535,718
	1,118,913	1,257,422
Total current employee related provisions	1,118,913	1,257,422
Non-current provisions		
Employee benefit provisions		
Long service leave	125,827	65,612
	125,827	65,612
Total non-current employee related provisions	125,827	65,612
Total employee related provisions	1,244,740	1,323,034

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave and long service leave and associated on costs for services rendered up to the reporting date and recorded as an expense during the period the services are delivered.

Annual leave liabilities are classified as current, as there is no unconditional right to defer settlement for at least 12 months after the end of the reporting period.

MATERIAL ACCOUNTING POLICIES

Employee benefits
The Shire's obligations for employees' annual leave, long service leave and other employee leave entitlements are recognised as employee related provisions in the Statement of Financial Position.

Short-term employee benefits
Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position.

Other long-term employee benefits
Long-term employee benefits provisions are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

SHIRE OF GINGIN
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16. OTHER PROVISIONS

	Provision for landfill rehabilitation	Total
	$	$
Opening balance at 1 July 2023		
Non-current provisions	5,253,186	5,253,186
	5,253,186	5,253,186
Additional provision	260,713	260,713
Balance at 30 June 2024	5,513,899	5,513,899
Comprises		
Non-current	5,513,899	5,513,899
	5,513,899	5,513,899

Other provisions
Amounts which are expected to be paid out within 12 months of the reporting date are classified as current. Exact timing of payment of non-current obligations is unable to be reliably estimated as it is dependent on factors beyond the control of the local government.

MATERIAL ACCOUNTING POLICIES
Provisions
Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

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17. REVALUATION SURPLUS

	2024 Opening Balance	Total Movement on Revaluation	2024 Closing Balance	2023 Opening Balance	Total Movement on Revaluation	2023 Closing Balance
	$	$	$	$	$	$
Revaluation surplus - Land - freehold land	5,726,807	0	5,726,807	5,726,807	0	5,726,807
Revaluation surplus - Buildings - non-specialised	17,292,645	0	17,292,645	17,292,645	0	17,292,645
Revaluation surplus - Buildings - specialised	8,146,954	0	8,146,954	8,146,954	0	8,146,954
Revaluation surplus - Plant and equipment	2,491,906	0	2,491,906	2,491,906	0	2,491,906
Revaluation surplus - Infrastructure - roads	161,366,287	0	161,366,287	107,822,769	53,543,518	161,366,287
Revaluation surplus - Infrastructure - footpaths	4,097,518	0	4,097,518	385,798	3,711,720	4,097,518
Revaluation surplus - Infrastructure - bridges	6,054,415	0	6,054,415	2,744,000	3,310,415	6,054,415
Revaluation surplus - Infrastructure - parks and ovals	5,161,727	0	5,161,727	5,649,812	(488,085)	5,161,727
Revaluation surplus - Infrastructure - other	5,153,054	0	5,153,054	5,153,054	0	5,153,054
Revaluation surplus - Infrastructure - landfill assets	493,958	(260,713)	233,245	0	493,958	493,958
	215,985,271	(260,713)	215,724,558	155,413,745	60,571,526	215,985,271

SHIRE OF GINGIN
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18. RESTRICTIONS OVER FINANCIAL ASSETS

	Note	2024 Actual	2023 Actual
		$	$
The following classes of financial assets have restrictions imposed by regulations or other externally imposed requirements which limit or direct the purpose for which the resources may be used:			
- Cash and cash equivalents	3	10,058,766	9,014,632
		10,058,766	9,014,632
The restricted financial assets are a result of the following specific purposes to which the assets may be used:			
Restricted reserve accounts	28	7,405,097	8,092,530
Contract liabilities	13	816,808	454,424
Capital grant liabilities	13	1,836,861	467,678
Total restricted financial assets		10,058,766	9,014,632

19. UNDRAWN BORROWING FACILITIES AND CREDIT STANDBY ARRANGEMENTS

Bank overdraft limit		500,000	500,000
Bank overdraft at balance date		0	0
Credit card limit		22,000	27,000
Credit card balance at balance date		(1,843)	(10,104)
Total amount of credit unused		520,157	516,896
Loan facilities			
Loan facilities - current		258,807	261,817
Loan facilities - non-current		2,068,040	1,580,847
Total facilities in use at balance date		2,326,847	1,842,664
Unused loan facilities at balance date		NIL	NIL

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20. CONTINGENT LIABILITIES

Contingent liabilities are not recognised in the statement of financial position but are disclosed and, if quantifiable, are measured at best estimate.

There are no contingent liabilities to disclose at the end of the reporting period. (2023: None)

21. CAPITAL COMMITMENTS

	2024	2023
	$	$
Contracted for:		
- capital expenditure projects	70,000	80,046
- plant & equipment purchases	1,116,135	412,152
	1,186,135	492,198
Payable:		
- not later than one year	1,186,135	492,198

The 2024 capital commitments relate to the following projects:
- Guilderton foreshore road reserve purchase $70,000
- Purchase of 2 x prime movers $757,100
- Purchase of water truck $359,035

The 2023 capital commitments relate to the following projects:
- Guilderton foreshore road reserve purchase $70,000
- Old Ledge Point Road design survey $10,046
- Purchase of side tipping semi trailer $152,908
- Purchase of 2 x mowers $67,186
- Purchase of CESM utility $66,873
- Purchase of track loader $125,185

SHIRE OF GINGIN
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22. RELATED PARTY TRANSACTIONS

(a) Elected Member Remuneration

Fees, expenses and allowances to be paid or reimbursed to elected council members.	Note	2024 Actual	2024 Budget	2023 Actual
		$	$	$
President's annual allowance		16,000	16,000	16,000
President's meeting attendance fees		15,600	15,600	15,600
President's annual allowance for ICT expenses		2,500	2,500	2,500
President's travel and accommodation expenses		1,531	2,723	1,631
		35,631	36,823	35,731
Deputy President's annual allowance		4,000	4,000	4,000
Deputy President's meeting attendance fees		8,320	8,320	8,320
Deputy President's annual allowance for ICT expenses		2,500	2,500	2,500
Deputy President's travel and accommodation expenses		0	2,723	0
		14,820	17,543	14,820
All other council member's meeting attendance fees		45,561	58,240	41,600
All other council member's annual allowance for ICT expenses		14,231	17,500	12,500
All other council member's travel and accommodation expenses		10,577	19,054	6,107
		70,369	94,794	60,207
	22(b)	120,820	149,160	110,758

(b) Key Management Personnel (KMP) Compensation

The total of compensation paid to KMP of the Shire during the year are as follows:				
Short-term employee benefits		736,579		677,421
Post-employment benefits		87,591		84,559
Employee - other long-term benefits		69,225		69,576
Employee - termination benefits		142,742		0
Council member costs	22(a)	120,820		110,758
		1,156,957		942,314

Short-term employee benefits
These amounts include all salary and fringe benefits awarded to KMP except for details in respect to fees and benefits paid to council members which may be separately found in the table above.

Post-employment benefits
These amounts are the current-year's cost of the Shire's superannuation contributions made during the year.

Other long-term benefits
These amounts represent annual leave and long service leave entitlements accruing during the year.

Termination benefits
These amounts represent termination benefits paid to KMP.

Council member costs
These amounts represent payments of member fees, expenses, allowances and reimbursements during the year.

SHIRE OF GINGIN
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22. RELATED PARTY TRANSACTIONS

Transactions with related parties

Transactions between related parties and the Shire are on normal commercial terms and conditions, no more favourable than those available to other parties, unless otherwise stated.

No outstanding balances or provisions for doubtful debts or guarantees exist in relation to related parties at year end.

In addition to KMP compensation above the following transactions occurred with related parties:	2024 Actual $	2023 Actual $
Sale of goods and services	0	3,520
Purchase of goods and services	63,086	216,238
Short term employee benefits - other related parties	122,095	113,042

Related Parties

The Shire's main related parties are as follows:

i. Key management personnel

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the Shire, directly or indirectly, including any council member, are considered key management personnel and are detailed in Notes 22(a) and 22(b).

ii. Other Related Parties

An entity that is controlled by or over which KMP, or close family members of KMP, have authority and responsibility for planning, directing and controlling the activity of the entity, directly or indirectly, are considered to be related parties.

Short-term employee benefits related to associate persons of the Shire President who was employed by the Shire under normal employment terms and conditions.

Outside of normal citizen type transactions with the Shire, there were no other related party transactions involving key management personnel and/or their close family members and/or their controlled (or jointly controlled) entities.

iii. Entities subject to significant influence by the Shire

There were no such entities requiring disclosure during the current or previous year.

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23. JOINT ARRANGEMENTS

Share of joint operations
The Shire has two separate joint agreements with the Department of Communities for the provision of housing at 2 Atkinson Way Lancelin.
For accounting purposes, these joint arrangements constitute joint operations. The assets are land and 11 x 2 bedroom units. The ownership of the assets is determined by agreements which includes the percentage of each parties equitable interest. The assets are included in the Land and Buildings as follows;

Statement of Financial Position	**2024 Actual**	**2023 Actual**
	$	**$**
Land Lot 84 Atkinson Way Lancelin	20,002	20,002
Atkinson Way Lancelin (5 x 2 bedroom units) Units 1-5 @36.10%	324,244	330,479
Atkinson Way Lancelin (6 x 2 bedroom units) Units 6-11 @39.37%	478,417	450,072
Total assets	822,663	800,553
Seniors Housing Reserve	151,327	157,126
Total equity	151,327	157,126
Statement of Comprehensive Income		
Income	93,002	100,807
Depreciation	(14,268)	(13,648)
Other expenses	(87,333)	(39,578)
Profit/(loss) for the period	(8,599)	47,581
Other comprehensive income		
Total comprehensive income for the period	(8,599)	47,581
Statement of Cash Flows		
Income	93,002	100,807
Other expenses	(87,333)	(39,578)
Net cash provided by (used in) operating activities	5,669	61,229

MATERIAL ACCOUNTING POLICIES
Joint operations
A joint operation is a joint arrangement where the Shire has joint control with two or more parties to the joint arrangement. All parties to joint arrangement have rights to the assets, and obligations for the liabilities relating to the arrangement.

Assets, liabilities, revenues and expenses relating to the Shire's interest in the joint operation are accounted for in accordance with the relevant Australian Accounting Standard.

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24. OTHER MATERIAL ACCOUNTING POLICIES

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

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

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

b) Current and non-current classification
The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Shire's operational cycle. In the case of liabilities where the Shire does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current or non-current based on the Shire's intentions to release for sale.

c) Rounding off figures
All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar. Amounts are presented in Australian Dollars.

d) Comparative figures
Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the Shire applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements that has a material effect on the statement of financial position, an additional (third) Statement of Financial Position as at the beginning of the preceding period in addition to the minimum comparative financial report is presented.

e) Budget comparative figures
Unless otherwise stated, the budget comparative figures shown in this annual financial report relate to the original budget estimate for the relevant item of disclosure.

f) Superannuation
The Shire contributes to a number of Superannuation Funds on behalf of employees. All funds to which the Shire contributes are defined contribution plans.

g) Fair value of assets and liabilities
Fair value is the price that the Shire would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

h) Interest revenue
Interest revenue is calculated by applying the effective interest rate to the gross carrying amount of a financial asset measured at amortised cost except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

i) Fair value hierarchy
AASB 13 Fair Value Measurement requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

Level 1
Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2
Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3
Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

Valuation techniques
The Shire selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the Shire are consistent with one or more of the following valuation approaches:

Market approach
Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.

Income approach
Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

Cost approach
Valuation techniques that reflect the current replacement cost of the service capacity of an asset.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the Shire gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability are considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

j) Impairment of assets
In accordance with Australian Accounting Standards the Shire's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount except for non-financial assets that are:
- land and buildings classified as property, plant and equipment;
- infrastructure; or
- vested improvements that the local government controls, in circumstances where there has been an impairment indication of a general decrease in asset values.

These non-financial assets are assessed in accordance with the regulatory framework detailed in Note 10.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard (e.g. AASB 116 *Property, Plant and Equipment*) whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other Standard.

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25. RATING INFORMATION

(a) General Rates

RATE TYPE Rate Description	Basis of valuation	Rate in $	Number of Properties	2023/24 Actual Rateable Value*	2023/24 Actual Rate Revenue	2023/24 Actual Interim Rates	2023/24 Actual Total Revenue	2023/24 Budget Rate Revenue	2023/24 Budget Interim Rate	2023/24 Budget Total Revenue	2022/2 Actua Total Revenu
				$	$	$	$	$	$	$	$
(i) General rates											
GRV Townsites	Gross rental valuation	0.092598	1,595	30,572,286	2,830,933	11,567	2,842,500	2,830,933	0	2,830,933	2,639,
GRV Other	Gross rental valuation	0.092598	979	18,179,385	1,683,375	14,160	1,697,535	1,683,375	0	1,683,375	1,554,
UV Rural	Unimproved valuation	0.004848	463	366,649,000	1,777,514	27,025	1,804,539	1,777,514	0	1,777,514	1,726,
UV Other	Unimproved valuation	0.004848	3	2,686,000	13,022	30,247	43,269	13,022	0	13,022	11,
UV Intensive/Mining	Unimproved valuation	0.007376	131	97,379,000	718,268	(27,368)	690,900	718,268	0	718,268	701,
UV Exploration Mining	Unimproved valuation	0.004848	0	0	0	1,107	1,107			0	(2,9
Total general rates			3,171	515,465,671	7,023,112	56,738	7,079,850	7,023,112	0	7,023,112	6,630,
		Minimum Payment $									
(ii) Minimum payment											
GRV Townsites	Gross rental valuation	1,248	1,033	9,760,775	1,289,184	0	1,289,184	1,289,184	0	1,289,184	1,219,
GRV Other	Gross rental valuation	1,248	744	4,222,360	928,512	0	928,512	928,512	0	928,512	890,
UV Rural	Unimproved valuation	1,444	346	76,307,000	499,624	0	499,624	499,624	0	499,624	408,
UV Other	Unimproved valuation	1,444	1	180,000	1,444	0	1,444	1,444	0	1,444	1,
UV Intensive/Mining	Unimproved valuation	2,461	118	23,639,885	290,398	0	290,398	290,398	0	290,398	234,
UV Exploration Mining	Unimproved valuation	1,444	31	101,934	44,764	0	44,764	44,764	0	44,764	45,
Total minimum payments			2,273	114,211,954	3,053,926	0	3,053,926	3,053,926	0	3,053,926	2,800,
Total general rates and minimum payments			5,444	629,677,625	10,077,038	56,738	10,133,776	10,077,038	0	10,077,038	9,431,
(iii) Ex-gratia Rates											
Ex-gratia rates			0	0	0	6,587	6,587	6,299	0	6,299	6,
Total amount raised from rates (excluding general rates)			0	0	0	6,587	6,587	6,299	0	6,299	6,
Total Rates							10,140,363			10,083,337	9,437,
Rate instalment interest							27,933			26,000	26,
Rate overdue interest							83,144			40,500	42,

The rate revenue was recognised from the rate record as soon as practicable after the Shire resolved to impose rates in the financial year as well as when the rate record was amended to ensure the information in the record was current and correct.

*Rateable Value at time of raising of rate.

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26. DETERMINATION OF SURPLUS OR DEFICIT

	Note	2023/24 (30 June 2024 Carried Forward)	2023/24 Budget (30 June 2024 Carried Forward)	2022/23 (30 June 2023 Carried Forward
		$	$	$
(a) Non-cash amounts excluded from operating activities				
The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32.*				
Adjustments to operating activities				
Less: Profit on asset disposals		(30,356)	(76,025)	(226,582)
Less: Fair value adjustments to financial assets at fair value through profit or loss		(1,681)	0	(3,686)
Add: Loss on disposal of assets		10,819	291,099	217,662
Add: Depreciation	10(a)	10,384,939	6,309,532	6,084,962
Non-cash movements in non-current assets and liabilities:				
Pensioner deferred rates		802	0	(16,069)
Employee benefit provisions		60,215	0	(189,256)
Non-cash amounts excluded from operating activities		10,424,738	6,524,606	5,867,031
(b) Non-cash amounts excluded from investing activities				
The following non-cash revenue or expenditure has been excluded from amounts attributable to investing activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32.*				
Adjustments to investing activities				
Right of use assets received - non cash	11(a)	15,232	44,967	2,085
Movement in non-current capital expenditure provisions		0	0	5,253,186
Non-cash amounts excluded from investing activities		15,232	44,967	5,255,271
(c) Non-cash amounts excluded from financing activities				
The following non-cash revenue or expenditure has been excluded from amounts attributable to financing activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32.*				
Adjustments to financing activities				
Non cash proceeds from new leases	27(c)	(15,232)	(44,967)	(2,085)
Non-cash amounts excluded from financing activities		(15,232)	(44,967)	(2,085)
(d) Surplus or deficit after imposition of general rates				
The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation 32* to agree to the surplus/(deficit) after imposition of general rates.				
Adjustments to net current assets				
Less: Reserve accounts	28	(7,405,097)	(5,765,122)	(8,092,530)
Less: Financial assets at amortised cost - self supporting loans / advances	4(a)	(4,377)	(4,377)	(4,291)
Add: Current liabilities not expected to be cleared at end of year				
- Current portion of borrowings	14	258,807	300,000	261,817
- Current portion of lease liabilities	11(b)	25,605	0	20,122
Total adjustments to net current assets		(7,125,062)	(5,469,499)	(7,814,882)
Net current assets used in the Statement of Financial Activity				
Total current assets		15,198,795	8,640,337	14,570,250
Less: Total current liabilities		(5,838,768)	(3,170,838)	(4,446,609)
Less: Total adjustments to net current assets		(7,125,062)	(5,469,499)	(7,814,882)
Surplus or deficit after imposition of general rates		2,234,965	0	2,308,759

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27. BORROWING AND LEASE LIABILITIES

(a) Borrowings

		Actual							Budget			
Purpose	Note	Principal at 1 July 2022	New Loans During 2022-23	Principal Repayments During 2022-23	Principal at 30 June 2023	New Loans During 2023-24	Principal Repayments During 2023-24	Principal at 30 June 2024	Principal at 1 July 2023	New Loans During 2023-24	Principal Repayments During 2023-24	Principal at 30 June 2024
		$	$	$	$	$	$	$	$	$	$	$
Gingin Medical Centre		69,891	0	(33,809)	36,082	0	(36,082)	0	36,082	0	(36,082)	0
Wannamal West Road - Tip Rationalisation		396,226	0	(21,387)	374,839	0	(22,796)	352,043	374,840	0	(22,797)	352,043
Guilderton Country Club		296,110	0	(41,117)	254,993	0	(44,104)	210,889	254,993	0	(44,105)	210,888
Regional Hardcourt Facility		218,299	0	(25,386)	192,913	0	(27,110)	165,803	192,913	0	(27,111)	165,802
Lot 44 Weld Street Gingin		135,491	0	(18,902)	116,589	0	(20,241)	96,348	116,589	0	(20,241)	96,348
Regional Hardcourt Facility		211,538	0	(22,817)	188,721	0	(23,769)	164,952	188,721	0	(23,769)	164,952
Swimming Pool Tiling		65,584	0	(15,647)	49,937	0	(16,137)	33,800	49,937	0	(16,136)	33,801
Seabird Sea Wall		102,876	0	(21,874)	81,002	0	(22,426)	58,576	81,001	0	(22,426)	58,575
Lancelin Caravan Park Assets		21,146	0	(21,146)	0	0	0	0	0	0	0	0
Altus Financials Suite Software Upgrade		148,587	0	(9,334)	139,253	0	(9,517)	129,736	139,253	0	(9,516)	129,737
Gingin Outdoor Activity Space		160,414	0	(16,824)	143,590	0	(17,066)	126,524	143,591	0	(17,065)	126,526
Cunliffe Street Redevelopment		0	250,000	0	250,000	0	(20,242)	229,758	250,000	0	(20,774)	229,226
Guilderton Caravan Park Waste Water		0	0	0	0	0		0	0	300,000	0	300,000
Land for future Gingin sporting precinct		0	0	0	0	746,000		746,000	0	0	0	0
Total		1,826,162	250,000	(248,243)	1,827,919	746,000	(259,490)	2,314,429	1,827,919	300,000	(260,022)	1,867,897
Self Supporting Loans												
Ledge Point Country Club Cool Room		17,023	0	(2,278)	14,745	0	(2,327)	12,418	14,745	0	(2,327)	12,418
Total Self Supporting Loans		17,023	0	(2,278)	14,745	0	(2,327)	12,418	14,745	0	(2,327)	12,418
Total Borrowings	14	1,843,185	250,000	(250,521)	1,842,664	746,000	(261,817)	2,326,847	1,842,664	300,000	(262,349)	1,880,315

Self supporting loans are financed by payments from third parties. These are shown in Note 4 as other financial assets at amortised cost.
All other loan repayments were financed by general purpose revenue.

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27. BORROWING AND LEASE LIABILITIES (Continued)

Borrowing Finance Cost Payments

Purpose	Loan Number	Institution	Interest Rate	Date final payment is due	Actual for year ending 30 June 2024	Budget for year ending 30 June 2024	Actual for year ending 30 June 2023
					$	$	$
Gingin Medical Centre	100	WATC*	6.51%	30/01/2024	(785)	(1,771)	(3,084)
Wannamal West Road - Tip Rationalisation	111	WATC*	6.49%	15/08/2026	(23,423)	(23,965)	(24,852)
Guilderton Country Club	114	WATC*	7.14%	20/05/2028	(17,074)	(17,433)	(20,086)
Regional Hardcourt Facility	120	WATC*	6.68%	21/06/2029	(12,382)	(12,441)	(14,110)
Lot 44 Weld Street Gingin	123	WATC*	6.96%	16/04/2028	(7,476)	(7,768)	(8,834)
Regional Hardcourt Facility	124A	WATC*	4.13%	04/06/2030	(7,479)	(7,551)	(8,434)
Swimming Pool Tiling	126	WATC*	3.10%	03/02/2026	(1,220)	(1,424)	(1,714)
Seabird Sea Wall	127	WATC*	2.51%	27/07/2026	(1,653)	(1,893)	(2,211)
Lancelin Caravan Park Assets	128	WATC*	2.52%	16/08/2022	0	0	(68)
Altus Financials Suite Software Upgrade	131	WATC*	1.94%	20/06/2036	(2,647)	(2,653)	(2,829)
Gingin Outdoor Activity Space	132	WATC*	1.43%	20/06/2031	(1,986)	(1,995)	(2,228)
Cunliffe Street Redevelopment	133	WATC*	4.56%	21/06/2033	(11,140)	(11,165)	(311)
Land for future Gingin sporting precinct	134	WATC*	5.33%	14/05/2044	(5,190)	0	0
Total					(92,455)	(90,059)	(88,761)
Self Supporting Loans Finance Cost Payments							
Ledge Point Country Club Cool Room	130	WATC*	2.16%	22/05/2029	(300)	(306)	(350)
Total Self Supporting Loans Finance Cost Payments					(300)	(306)	(350)
Total Finance Cost Payments					(92,755)	(90,365)	(89,111)

* WA Treasury Corporation

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27. BORROWING AND LEASE LIABILITIES (Continued)

(b) New Borrowings - 2023/24

Particulars/Purpose	Institution	Loan Type	Term Years	Interest Rate	Amount Borrowed 2024 Actual	Amount Borrowed 2024 Budget	Amount (Used) 2024 Actual	Amount (Used) 2024 Budget	Total Interest & Charges	Actual Balance Unspent
				%	$	$	$	$	$	$
Guilderton Caravan Park Waste Water	WATC*	Debenture	10	4.54%	0	300,000	0	(300,000)	0	0
Land for future Gingin sporting precinct	WATC*	Debenture	20	5.33%	746,000	0	(746,000)	0	0	0
					746,000	300,000	(746,000)	(300,000)	0	0

* WA Treasury Corporation

(c) Lease Liabilities

		Actual							Budget			
Purpose	Note	Principal at 1 July 2022	New Leases During 2022-23	Principal Repayments During 2022-23	Principal at 30 June 2023	New Leases During 2023-24	Principal Repayments During 2023-24	Principal at 30 June 2024	Principal at 1 July 2023	New Leases During 2023-24	Principal Repayments During 2023-24	Principal at 30 June 2024
		$	$	$	$	$	$	$	$	$	$	$
Lancelin administration office		7,043	2,085	(9,127)	1	15,232	(7,420)	7,813	0	22,634	(7,237)	15,397
Gingin administration - photocopier		10,181	0	(7,622)	2,559	0	(2,559)	0	2,559	0	(2,559)	0
Gingin administration - photocopier		0	0	0	0	0	0	0	0	22,333	(4,730)	17,603
Gingin administration - IT server		60,173	0	(17,338)	42,836	0	(17,563)	25,273	42,835	0	(17,563)	25,272
Total Lease Liabilities	11(b)	77,397	2,085	(34,087)	45,396	15,232	(27,542)	33,086	45,394	44,967	(32,089)	58,272

Lease Finance Cost Payments

Purpose	Lease Number	Institution	Interest Rate	Date final payment is due	Actual for year ending 30 June 2024	Budget for year ending 30 June 2024	Actual for year ending 30 June 2023	Lease Term
					$	$	$	
Lancelin administration office	1A	LJ Hughes	4.20%	30/06/2025	(614)	(797)	(91)	24
Gingin administration - photocopier	2	QPC Group	1.10%	1/11/2023	(6)	(6)	(75)	36
Gingin administration - photocopier	2A	QPC Group	4.20%	N/A	0	(554)	0	36
Gingin administration - IT server	3	Dell Financial Services	1.30%	1/12/2025	(451)	(451)	(676)	60
Total Finance Cost Payments					(1,071)	(1,808)	(842)	

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28. RESERVE ACCOUNTS

	2024 Actual Opening Balance	2024 Actual Transfer to	2024 Actual Transfer (from)	2024 Actual Closing Balance	2024 Budget Opening Balance	2024 Budget Transfer to	2024 Budget Transfer (from)	2024 Budget Closing Balance	2023 Actual Opening Balance	2023 Actual Transfer to	2023 Actual Transfer (from)	2023 Actual Closing Balance
	$	$	$	$	$	$	$	$	$	$	$	$
Restricted by council												
LSL, Annual, Sick Leave and Staff Contingency	440,075	15,624	0	455,699	440,075	8,829	0	448,904	429,670	10,405	0	440,075
Plant and Equipment Reserve	1,479,887	52,541	(152,145)	1,380,283	1,438,722	36,359	(1,295,955)	179,126	1,593,153	79,742	(193,008)	1,479,887
Land and Buildings Reserve	893,170	151,710	(330,778)	714,102	893,170	17,916	(875,350)	35,736	916,406	22,191	(45,427)	893,170
Guilderton Caravan Park Reserve	4,842	100,172	0	105,014	4,842	100,097	0	104,939	34,018	824	(30,000)	4,842
Shire Recreation Development Reserve	393,010	13,953	(29,065)	377,898	393,010	7,883	(40,000)	360,893	469,779	11,376	(88,145)	393,010
Redfield Park Reserve	32,231	1,144	0	33,375	32,231	647	0	32,878	31,469	762	0	32,231
Ocean Farm Recreation Reserve	31,916	1,133	0	33,049	31,915	640	0	32,555	31,161	755	0	31,916
Tip Rationalisation Reserve	2,302,313	153,167	(207,870)	2,247,610	2,302,313	117,609	(37,500)	2,382,422	1,973,830	358,153	(29,670)	2,302,313
Lancelin Community Sport and Recreation Reserve	127,540	31,618	(23,606)	135,552	127,542	29,088	0	156,630	103,512	29,380	(5,352)	127,540
Community Infrastructure Reserve	35,789	14,871	0	50,660	35,790	8,718	0	44,508	36,530	859	(1,600)	35,789
Staff Housing Reserve	34,372	1,220	(29,503)	6,089	34,372	689	(34,372)	689	33,559	813	0	34,372
Future Infrastructure Reserve	542,122	19,247	0	561,369	542,123	10,874	0	552,997	529,305	12,817	0	542,122
Guilderton Country Club Reserve	21,219	9,325	0	30,544	21,219	8,658	0	29,877	27,237	8,982	(15,000)	21,219
Coastal Management Reserve - Coastal Inundation	344,271	112,223	(45,000)	411,494	344,272	106,906	(85,000)	366,178	292,391	107,080	(55,200)	344,271
Guilderton Foreshore Reserve	232,410	112,785	(18,232)	326,963	232,411	84,593	(50,000)	267,004	121,075	111,335	0	232,410
Unspent Grants Reserve - Youth Services Website Grant	5,135	182	(5,317)	0	5,136	103	0	5,239	5,014	121	0	5,135
Seniors Housing Reserve	157,126	30,578	(36,378)	151,326	157,126	28,152	(150,000)	35,278	162,145	28,926	(33,945)	157,126
Gingin Railway Station Reserve	5,886	209	0	6,095	5,886	118	0	6,004	5,747	139	0	5,886
Contributions to Roads Reserve - Cullala Road Intersection	46,221	1,641	0	47,862	46,221	927	0	47,148	45,128	1,093	0	46,221
Contributions to Roads Reserve - Cowalla Road Intersection	16,435	583	(17,018)	0	16,434	330	0	16,764	16,046	389	0	16,435
Contributions to Roads Reserve - Chitna Road	3,082	109	0	3,191	3,081	62	0	3,143	3,009	73	0	3,082
Contributions to Roads Reserve - Balance of Muni Funds	739,586	244,583	(962,671)	21,498	739,584	14,835	(348,919)	405,500	700,376	379,460	(340,250)	739,586
Community Infrastructure Reserve - Lower Coastal Fire Control	25,878	926	0	26,804	25,878	519	0	26,397	25,266	612	0	25,878
Community Infrastructure Reserve - Gingin Logo Plates	8,497	976	0	9,473	8,497	470	0	8,967	8,030	467	0	8,497
Community Infrastructure Reserve - Gingin Ambulance	55,285	7,963	0	63,248	55,285	7,109	0	62,394	48,120	7,165	0	55,285
Community Infrastructure Reserve - Lancelin Ambulance	49,686	19,764	(49,813)	19,637	49,686	18,997	0	68,683	30,937	18,749	0	49,686
Subdivision Reserve - Mallee Lane Subdivision Contribution to DUP	0	0	0	0	0	0	0	0	14,672	355	(15,027)	0
Public Open Space Reserve	26,681	42,493	0	69,174	26,681	535	0	27,216	26,050	631	0	26,681
Guilderton Trailer Parking Reserve	32,914	6,696	0	39,610	32,913	5,340	0	38,253	26,745	6,169	0	32,914
Gingin Outdoor Activity Space	4,951	677	0	5,628	4,951	99	0	5,050	4,834	117	0	4,951
Wheatbelt Development Commission - Tourism Project	0	13,750	0	13,750	0	13,750	0	13,750	0	55,000	(55,000)	0
Gingin Resilience Fund	0	12,500	0	12,500	0	0	0	0	0	0	0	0
Community Infrastructure - Development Reserve Fund Lot 601 Brockman Street (Brookview Estate)	0	45,600	0	45,600	0	0	0	0	0	0	0	0
	8,092,530	1,219,963	(1,907,396)	7,405,097	8,051,366	630,852	(2,917,096)	5,765,122	7,745,214	1,254,940	(907,624)	8,092,530

All reserves are supported by cash and cash equivalents and financial assets at amortised cost and are restricted within equity as Reserve accounts.

In accordance with council resolutions or adopted budget in relation to each reserve account, the purpose for which the reserves are set aside and their anticipated date of use are as follows:

Name of reserve account	Purpose of the reserve account
Restricted by council	
LSL, Annual, Sick Leave and Staff Contingency	Used to fund annual leave, long service leave, sick leave, redundancy/retirement and staff contingency.
Plant and Equipment Reserve	Used for the purchase of major plant and equipment.
Land and Buildings Reserve	Used for the replacement and/or acquisition of land and buildings.
Gulderton Caravan Park Reserve	Used for the development of Gulderton Caravan Park facilities.
Shire Recreation Development Reserve	Used for the development of Shire Recreation facilities.
Redfield Park Reserve	Used for the development of Public Open Space within the Redfield Park subdivision.
Ocean Farm Recreation Reserve	Used for the development of recreation and community facilities within the Ocean Farm subdivision.
Tip Rationalisation Reserve	Used for rationalisation of rubbish tip facilities within the Shire.
Lancelin Community Sport and Recreation Reserve	Used in developing building and other associated infrastructure at the Lancelin Community Sporting Club and are to be spent upon request from the Club, and approval from Council.
Community Infrastructure Reserve	Used to assist in the financing of community facilities.
Staff Housing Reserve	To be used to fund Staff housing infrastructure additions and/or replacement.
Future Infrastructure Reserve	To used to fund future infrastructure construction, purchase, additions and/or renewals.
Gulderton Country Club Reserve	To be used to fund the development of the Gulderton Country Club and are to be spent upon request from the Club, and approval from Council.
Coastal Management Reserve - Coastal Inundation	For the purpose of funding coastal erosion mitigation and inundation works.
Gulderton Foreshore Reserve	For the purpose to upgrade facilities and amenity within the Gulderton foreshore area.
Unspent Grants Reserve - Youth Services Website Grant	For the purpose of isolating grant funds received and not used during a financial period.
Seniors Housing Reserve	For the purpose of repairs, improvements, extensions or construction of seniors housing.
Gingin Railway Station Reserve	For the purpose of improving and maintaining the Gingin Railway Station.
Contributions to Roads Reserve - Cullala Road Intersection	For the purpose of funding future road works
Contributions to Roads Reserve - Cowalla Road Intersection	For the purpose of funding future road works.
Contributions to Roads Reserve - Chitna Road	For the purpose of funding future road works.
Contributions to Roads Reserve - Balance of Muni Funds	For the purpose of funding future road works.
Community Infrastructure Reserve - Lower Coastal Fire Control	Used to assist in the financing of community facilities.
Community Infrastructure Reserve - Gingin Logo Plates	Used to assist in the financing of community facilities.
Community Infrastructure Reserve - Gingin Ambulance	Used to assist in the financing of community facilities.
Community Infrastructure Reserve - Lancelin Ambulance	Used to assist in the financing of community facilities.
Subdivision Reserve - Mallee Lane Subdivision Contribution to DUP	For the purpose of isolating subdivision monies intended for future works.
Public Open Space Reserve	For the purpose of funding development of public open space.
Gulderton Trailer Parking Reserve	For the purpose of future trailer park bay maintenance at Gulderton Foreshore.
Gingin Outdoor Activity Space	For the purpose of maintenance at the Gingin Outdoor Activity Space
Wheatbelt Development Commission - Tourism Project	To be used to fund future infrastructure construction, purchase, additions and/or renewals
Gingin Resilience Fund	To be used in delivering of Resilience Plan as set out in funding agreement
Community Infrastructure - Development Reserve Fund Lot 601 Brookman Street (Brookview Estate)	Used to assist in the financing of community facilities.

Auditor General

INDEPENDENT AUDITOR'S REPORT

2024

Shire of Gingin

To the Council of the Shire of Gingin

Opinion

I have audited the financial report of the Shire of Gingin (Shire) which comprises:

- the statement of financial position as at 30 June 2024, the statement of comprehensive income, statement of changes in equity, statement of cash flows and statement of financial activity for the year then ended
- notes comprising a summary of material accounting policies and other explanatory information.

In my opinion, the financial report is:

- based on proper accounts and records
- presents fairly, in all material respects, the results of the operations of the Shire for the year ended 30 June 2024 and its financial position at the end of that period
- in accordance with the *Local Government Act 1995* (the Act) and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards.

Basis for opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial report section below.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

The Chief Executive Officer (CEO) is responsible for the preparation and the Council for overseeing the other information. The other information is the information in the entity's annual report for the year ended 30 June 2024, but not the financial report and my auditor's report.

My opinion on the financial report does not cover the other information and accordingly, I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I did not receive the other information prior to the date of this auditor's report. When I do receive it, I will read it and if I conclude that there is a material misstatement in this information, I am required to communicate the matter to the CEO and Council and request them to correct the misstated information. If the misstated information is not corrected, I may need to retract this auditor's report and re-issue an amended report.

Responsibilities of the Chief Executive Officer and Council for the financial report

The Chief Executive Officer (CEO) of the Shire is responsible for:

- keeping proper accounts and records
- preparation and fair presentation of the financial report in accordance with the requirements of the Act, the Regulations and Australian Accounting Standards
- managing internal control as required by the CEO to ensure the financial report is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the CEO is responsible for:

- assessing the Shire's ability to continue as a going concern
- disclosing, as applicable, matters related to going concern
- using the going concern basis of accounting unless the State Government has made decisions affecting the continued existence of the Shire.

The Council is responsible for overseeing the Shire's financial reporting process.

Auditor's responsibilities for the audit of the financial report

As required by the *Auditor General Act 2006*, my responsibility is to express an opinion on the financial report. The objectives of my audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.

A further description of my responsibilities for the audit of the financial report is located on the Auditing and Assurance Standards Board website. This description forms part of my auditor's report and can be found at https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf.

My independence and quality management relating to the report on the financial report

I have complied with the independence requirements of the *Auditor General Act 2006* and the relevant ethical requirements relating to assurance engagements. In accordance with ASQM 1 Quality Management for Firms that Perform Audits or Reviews of Financial Reports and Other Financial Information, or Other Assurance or Related Services Engagements, the Office of the Auditor General maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Matters relating to the electronic publication of the audited financial report

This auditor's report relates to the financial report of the Shire of Gingin for the year ended 30 June 2024 included in the annual report on the Shire's website. The Shire's management is responsible for the integrity of the Shire's website. This audit does not provide assurance on the integrity of the Shire's website. The auditor's report refers only to the financial report. It does not provide an opinion on any other information which may have been hyperlinked to/from the annual report. If users of the financial report are concerned with the inherent risks arising from publication on a website, they are advised to contact the Shire to confirm the information contained in the website version.

Jordan Langford-Smith
Senior Director Financial Audit
Delegate of the Auditor General for Western Australia
Perth, Western Australia
20 November 2024

Photography by @ShotbyLukeWilliams - Lancelin Jetty

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12.2 2024/25 ANNUAL MEETING OF ELECTORS

File	COR/31
Author	Lee-Anne Burt - Coordinator Governance
Reporting Officer	Les Crichton - Acting Chief Executive Officer
Refer	Nil
Appendices	Nil

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider setting a date for the 2024/25 Annual General Meeting of Electors (AGM).

BACKGROUND

Section 5.27 of the *Local Government Act 1995* (the Act) requires each local government to conduct a general meeting of electors of the district once in each financial year, not more than 56 days after the local government accepts the annual report for the previous financial year.

Regulation 15 of the *Local Government (Administration) Regulations 1996* specifies that the matters to be discussed at a general electors' meeting are firstly the contents of the annual report for the previous financial year, and then any other general business.

COMMENT

The Act imposes a number of time-sensitive requirements on local governments with respect to the acceptance of the Annual Report and the subsequent holding of an AGM.

The Annual Report cannot be accepted by Council before it has received the audited Financial Statements and Auditor's Report, but must be accepted prior to the AGM being held. The meeting cannot be held more than 56 days after acceptance by Council of the Annual Report, and a minimum of 14 days' public notice of the meeting date must be given prior to the meeting taking place.

Acceptance of the 2023/24 Annual Report and audited Financial Statements is the subject of a separate report for consideration at this meeting.

On the assumption that the Annual Report is accepted by Council (either as presented or with minor modification), it is proposed that the Annual General Meeting of Electors of the Shire of Gingin for the 2024/25 financial year be held on Tuesday, 21 January 2025 at 6.00pm at the Granville Civic Centre following the Ordinary Council Meeting already scheduled for that date.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
Division 5 – Annual reports and planning
Subdivision 4 – Electors' meetings
Section 5.27 – Electors' general meetings
Section 5.29 – Convening electors' meetings

Local Government (Administration) Regulations 1996
Part 3 – Electors' meetings
Reg. 15 – Matters to be discussed at general meeting (Act s. 5.27(3))

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.2 Effective Governance - Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable, and principled environment.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Stewart

That the Shire of Gingin's Annual General Meeting of Electors for the 2024/25 financial year be held at 6.00pm on 21 January 2025 at the Granville Civic Centre, Weld Street, Gingin.

CARRIED UNANIMOUSLY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*
AGAINST: *Nil*

12.3 SHIRE OF GINGIN CATS LOCAL LAW 2025

File	LAW/1
Author	Lee-Anne Burt – Coordinator Governance
Reporting Officer	Les Crichton - Acting Chief Executive Officer
Refer	21 May 2024 - Item 12.5
Appendices	1. Shire of Gingin Cats Local Law 2025 [**12.3.1** - 8 pages] 2. Summary of Submissions and Responses [**12.3.2** - 2 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider the final adoption of the Shire of Gingin Cats Local Law 2025 in accordance with s.3.12(4) of the *Local Government Act 1995*.

BACKGROUND

The Shire of Gingin Cats Local Law **(see appendix)** was adopted by Council at its Ordinary Meeting on 21 May 2024 for the purpose of advertising the proposed local law for public comment.

Local public notice advising of Council's intention and of the purpose and effect of the local law was given in accordance with s.3.12 of the *Local Government Act 1995* (the Act), with the required public submission period closing on 22 November 2024. As required by the *Local Government (Administration) Regulations 1996*, four methods of giving public notice were utilised as follows:

- Publication on the Shire's website on 2 October 2024;
- Publication on the Shire's Facebook page on 2 October 2024;
- Publication under Local Government Notices in The West Australian newspaper on 2 October 2024; and
- Displayed on official Shire of Gingin noticeboards on 2 October 2024.

A submission was received from one member of the public, with suggestions also being provided by the Department of Local Government, Sport and Cultural Industries (DLGSC).

COMMENT

As advised in the initial officer's report, there are a number of matters in relation to this local law that Council has been made aware of, as follows:

1. Terms used

    a. "the local government" – means the organisation, so depending on the context it may be that where a matter is administrative (a form, notice to the administration, etc) no delegation is required. However, where a decision is required, consistent with the Department of Local Government, Sport and Cultural Industries' Guidelines relating to local laws, it should be read as being the highest possible decision-making level, which is the Council. In line with the Guidelines these decisions may be delegated to the CEO unless specified.

    There are important legislative and administrative differences between appointment as an authorised person and delegation of power.

    b. Council, CEO or other specific position – the function, role or power cannot be removed from that position or role, nor can it be over-ridden.

    c. Authorised person/delegation – an authorised person's function and actions are defined by the local law and the authorised person is able to act within previously defined parameters. A delegation provides a person with the power to make a decision rather than the Council.

2. Use of policy to specify standards and activities. In accordance with the *Local Government Act 1995* s.2.7, policies are to be set by Council, not the CEO (the CEO may still issue executive instructions). Care needs to be exercised since policy should be seen as instructions by Council to employees on what they may approve, or when to act. Policy should not be used as a direct control of the public unless the necessary processes are undertaken.

3. Application of the local law – the local law applies throughout the district, but then limits that application to land with specific zoning in various clauses and Parts.

As well as addressing these matters, specific provisions now addressed include:

- general keeping of cats, cats not to be a nuisance etc; and
- standard number of cats on land zoned as general rural is four, but elsewhere is two cats (townsites etc).

Submissions

A schedule of submissions received and responses is provided for Council's information (see appendix).

- Submission No. 1.1 – public submission

  As advised in the responses provided by the Shire's consultant, the Joint Standing Committee on Delegated Legislation (JSCDL) has to date disallowed any local law proposing a blanket ban on cats outside of the owner's property.

  Council can choose to absolutely prohibit cats from being present in particular locations, and some local governments have done this for specific parks and reserves. In the event that Council chooses this option then it will be necessary for proposed prohibited areas to be identified in Schedule 3 of the local law (see comments relating to Submission No. 1.3 below). The amended draft local law will then come back to Council to be adopted for the purposes of advertising for public submissions and a new public submission process will be commenced.

  Administration's recommendation is that the current wording of the local law in this regard be retained without amendment.

- Submission No. 1.2 – DLGSC recommendation

  Cl. 3.5(c) has been amended to reflect the minor grammatical correction as suggested. This is a minor amendment that will not affect the operation of the local law in any way.

- Submission No. 1.3 – DLGSC recommendation

  Dependant on what action Council chooses to take with respect to Submission No. 1.1, the option to insert "Schedule 3 – Prohibited areas" with "Nil" underneath is supported as it will make it absolutely clear that the Shire has not identified any areas where cats are prohibited absolutely. On that basis, the proposed wording has been inserted into the local law presented for adoption. Again, this is a minor amendment that will not affect the operation of the local law in any way.

In the event that Council resolves to make the local law as presented, then the following sequence of events will commence:

1. The adopted local law will be published in the Government Gazette and a further copy provided to the Minister for Local Government. The local law will come into effect two weeks after gazettal.

2. After gazettal, local public notice will be given stating the title of the local law, its purpose and effect (including the date it will come into operation) and advising where copies of the local law may be inspected or obtained.

3. A copy of the local law, together with the accompanying explanatory memorandum, will then be submitted to the JSCDL for scrutiny.

Council should be aware that it is possible that, after reviewing the local law, the Joint Standing Committee may make a recommendation to Parliament that the local law be amended or disallowed. If a particular amendment is not considered to be critical then Council may be required to give an undertaking that the amendment will be attended to in the future (usually when the local law is next reviewed).

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
Part 3 – Functions of local governments
Division 2 – Legislative functions of local governments
Section 3.5 – Legislative power of local governments
Section 3.10 – Creating offences and prescribing penalties
Section 3.12 – Procedure for making local laws
Section 3.13 – Significant changes after public comment period require recommencement of proposal
Section 3.14 – Unless otherwise provided for, local laws come into effect 14 days after Gazettal
Section 3.15 – Local public notice of the final adoption/making of a local law to be given

Cat Act 2011
Part 5 – Subsidiary legislation
Division 2 Local Laws
Section 79 – Local Laws
Section 84 – Creating offences and prescribing penalties

POLICY IMPLICATIONS

Nil at this point. As referenced in the officer's report above, Council may consider establishing a policy to specify standards and activities under the local law if this is considered necessary in the future.

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.2 Effective Governance - Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable, and principled environment.

VOTING REQUIREMENTS - ABSOLUTE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Stewart SECONDED: Councillor Vis

That Council:

1. **Adopt the Shire of Gingin Cats Local Law 2025 as presented in Appendix 12.3.1; and**

2. **Authorise the affixing of the Common Seal to the adopted local law.**

CARRIED BY ABSOLUTE MAJORITY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*
AGAINST: *Nil*

Table of Contents inserted for administrative use and will not be published as part of the Gazetted local law

LOCAL GOVERNMENT ACT 1995
CAT ACT 2011

SHIRE OF GINGIN

CATS LOCAL LAW 2025

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LOCAL GOVERNMENT ACT 1995
CAT ACT 2011

SHIRE OF GINGIN

CATS LOCAL LAW 2025

Under the powers conferred by the *Cat Act 2011*, the *Local Government Act 1995,* and under all other powers enabling it, the Council of the Shire of Gingin resolved on _____ 2024 to make the following local law.

PART 1 - PRELIMINARY

1.1 Citation
This local law may be cited as the *Shire of Gingin Cats Local Law 2025*.

1.2 Commencement
This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

1.3 Application
This local law applies throughout the district.

1.4 Repeal
This local law repeals the *Shire of Gingin Cats Local Law 2016* published in the *Government Gazette* on 2 December 2016.

1.5 Terms Used
In this local law unless the context otherwise requires –

Act means the *Cat Act 2011*;

applicant means the occupier of the premises who makes an application for a permit under this local law;

application means an application for a permit;

authorised person means a person authorised by the local government, under section 9.10 of the *Local Government Act 1995* to perform the functions conferred on an authorised person under this local law;

cat has the meaning given to it in the Act;

cat management facility has the meaning given to it in the Act;

cat prohibited area means an area as outlined in Schedule 3;

cattery means any premises where more than 6 cats are kept, bred, boarded, housed, or trained temporarily, whether for profit or otherwise, and where the occupier of the premises is not the ordinary owner of the cats;

CEO means the Chief Executive Officer of the local government;

district means the district of the local government;

effective control in relation to a cat means any of the following methods–

(a) held by a person who is capable of controlling the cat;
(b) securely tethered;
(c) secured in a cage; or
(d) any other means of preventing escape;

general rural lot means a lot where a general rural use –

(a) is or may be permitted under a local planning scheme; and
(b) is or will be the predominant use of the lot;

grouped dwelling as defined by a local planning scheme

local government means the Shire of Gingin;

local planning scheme means a local planning scheme of the local government made under the

Planning and Development Act 2005;
multiple dwelling as defined by a local planning scheme;
nuisance means –
(a) an activity or condition which is harmful or annoying and which gives rise to legal liability in the tort of public or private nuisance at law;
(b) an unreasonable interference with the use and enjoyment of a person of their ownership or occupation of land; or
(c) interference which causes material damage to land or other property on the land affected by the interference;
occupier has the meaning given to it in the *Local Government Act 1995;*
owner has the meaning given to it in the Act;
permit means a permit issued by the local government under Part 3;
permit holder means a person who holds a valid permit under Part 3;
premises has the meaning given to it in the Act;
public place means any place to which the public has lawful access;
RSPCA means the Royal Society for the Prevention of Cruelty to Animals (Inc) of Western Australia;
set fee means fees and charges imposed and determined by the local government under and in accordance with sections 6.16 to 6.19 of the Act;

PART 2 - CAT CONTROL

2.1 Cats not to be a nuisance

(1) An owner shall not allow a cat to be or create a nuisance.
(2) Where a cat is creating a nuisance, the local government may give written notice to the owner of the cat requiring that person to abate the nuisance.
(3) When a nuisance has occurred and a notice to abate the nuisance is given, the notice remains in force for the period specified by the local government in the notice which shall not exceed 28 days.
(4) An owner given a notice to abate the nuisance shall comply with the notice within the period specified in the notice.
(5) A cat control notice under subclause 2.1(2) shall be in the form of Schedule 1, Form 3 of the *Cat Regulations 2012.*

2.2 Interference with cat traps

Where a trap has been set for cats in or on any public place or premises lawfully entered, a person other than an authorised person or the land owner or occupier shall not –
(a) interfere with, remove or relocate, or damage the trap; or
(b) release any cat from the trap.

PART 3 - PERMITS FOR KEEPING CATS

3.1 Interpretation

In this part, *cat* does not include a cat less than 6 months old.

3.2 Prescribed premises

For the purposes of the definition of prescribed premises in regulation 4(1) of the *Cat (Uniform Local Provisions) Regulations 2013*, this local law limits the number of cats that may be kept at any premises within the district except –
(a) a cat management facility operated by a body prescribed as a cat management facility operator under the *Cat Regulations 2012*; or
(b) a cat management facility operated by the local government; or
(c) veterinary premises as defined under section 3 of the Veterinary Practice Act 2021.

3.3 Standard number of cats

For the purposes of the definition of *standard number of cats* in regulation 4(1) of the *Cat (Uniform Local Provisions) Regulations 2013*, no more than –

(a) two (2) cats on any premises not zoned as a general rural lot; or
(b) four (4) cats on any premises zoned as a general rural lot.

3.4 Cats for which permit is required

(1) Subject to subclause (2) a person is required to have a permit to –
(c) keep more than two (2) cats on any premises not zoned as a general rural lot;
(d) keep more than four (4) cats on any premises zoned as a general rural lot; or
(e) use any premises as a cattery or cat management facility.

(2) Approval may be given by the local government for up to two (2) additional cats, where the total cats kept on the prescribed premises –
(a) will not exceed four (4) cats on any premises not zoned as a general rural lot; or
(b) will not exceed six (6) cats on any premises zoned as a general rural lot.

(3) A permit is not required under subclause (1) if the premises concerned are –
(a) a refuge of the RSPCA or any other body prescribed in regulation 4 of the *Cat Regulations 2012*;
(b) a cat management facility which has been approved by the local government; or
(c) a veterinary surgery.

3.5 Application for permit

An application for a permit under clause 3.4—
(a) shall be made in writing by an occupier of the premises in relation to those premises;
(b) be in a form approved by the local government, describing and specifying the number of cats to be kept on the premises;
(c) shall be accompanied by a brief reason and justification for the request;
(d) may be required by an authorised person to be accompanied by the plans of the premises to which the application relates.
(e) accompanied by the consent in writing of the owner of the premises where the occupier is not the owner of the premises to which the application relates; and
(f) accompanied by the set fee.

3.6 Refusal to determine application

The local government may refuse to determine an application for a permit if it is not made in accordance with clause 3.5.

3.7 Factors relevant to the determination of application

(1) In determining an application for a permit, the local government may have regard to –
(a) the reasons and justification provided for the request;
(b) the physical suitability of the premises for the proposed use;
(c) the suitability of the zoning of the premises under a local planning scheme which applies to the premises for the proposed use;
(d) the environmental sensitivity and general nature of the location surrounding the premises for the proposed use;
(e) the structural suitability of any enclosure in which any cat is to be kept;
(f) the likelihood of a cat causing nuisance, inconvenience, or annoyance to the occupiers of adjoining land;
(g) the likely effect on the amenity of the surrounding area of the proposed use;
(h) the likely effect on the local environment including any pollution or other environmental damage, which may be caused by the use;
(i) any submissions received under subclause (2) within the time specified in subclause (2); and
(j) such other factors which the local government may consider to be relevant in the circumstances of the particular case.

(2) The local government may require an applicant to—
(a) consult with nearby landowners; or
(b) advise nearby landowners that they may make submissions to the local government on the application for a permit within 14 days of receiving that advice, before determining the application for the permit.

(3) The local government may specify the extent of consultation with nearby residents, as specified in subclause 3.7(2)(a) and may specify which properties should be consulted.

3.8 Decision on application

(1) The local government may –
  (a) approve an application for a permit as it was submitted, in which case it shall approve it subject to the conditions in clause 3.9 and may approve it subject to any other conditions it sees fit;
  (b) approve an application but specify an alternative number of cats permitted to be housed at the address; or
  (c) refuse to approve an application for a permit.

(2) If the local government approves an application under subclause (1), then it shall issue a permit to the applicant in the form determined by the local government.

(3) If the local government refuses to approve an application under subclause (1) then it shall advise the applicant accordingly in writing.

(4) A permit may only be issued by the local government for a maximum of 6 cats on any premises other than a cattery or cat management facility or a premises specified in clause 3.4(2).

3.9 Conditions of permit

(1) Every permit is issued subject to the following conditions—
  (a) each cat kept on the premises to which the permit relates shall comply with the requirements of the Act;
  (b) each cat shall be contained on the premises unless under the effective control of a person;
  (c) the permit holder will provide adequate space for the exercise of the cats;
  (d) the premises shall be maintained in good order and in a clean and sanitary condition;
  (e) those conditions contained in Schedule 1.

(2) In addition to the conditions subject to which a permit is to be issued under this clause, a permit may be issued subject to other conditions, as the local government considers appropriate.

3.10 Compliance with conditions of permit

Where an application for a permit has been approved subject to conditions, the permit holder shall comply with each of those conditions, as amended.

3.11 Duration of a permit

Unless otherwise specified in a condition on a permit, a permit commences on the date of issue and expires –
  (a) if it is revoked; or
  (b) the permit holder ceases to reside at the premises to which the permit relates.

3.12 Renewal of permit

(1) A permit holder may apply to the local government for the renewal of a permit for an application under clause 3.4(1)(c).

(2) An application for renewal shall –
  (a) be in the form determined by the local government;
  (b) be signed by the permit holder;
  (c) provide the information required by the local government;
  (d) be forwarded to the local government no later than 28 days before the expiry of the permit, or within a shorter period that the local government in a particular case permits; and
  (e) be accompanied by any set fee.

(3) The provisions of this Part that apply to an application for a permit also apply to an application for the renewal of a permit as though it were an application for a permit.

3.13 Revocation

(1) The local government may revoke a permit if –
  (a) the permit was obtained improperly;

(b) the permit holder has persistently or frequently contravened a term or condition of the permit, or a provision of this local law; or
(c) the permit holder fails to observe any provision of this local law or a condition of a permit.

(2) On revocation of a permit the permit holder is to be taken to have forfeited any set fees paid in respect of the permit.

3.14 Permit not transferable

A permit issued under clause 3.8 (1) is not transferable either in relation to the permit holder or the premises.

3.15 Permit to be kept at premises and available for view

(1) A permit issued by the local government shall be kept at the premises to which it applies and shall be provided to an authorised person on demand.
(2) In the case of a registered cattery or cat management facility, the permit shall be displayed in a prominent place within the premises.

3.16 False or misleading statement

A person shall not make a false or misleading statement in connection with an application in respect of a permit under this local law.

PART 4 - MISCELLANEOUS

4.1 Giving of a notice

A notice given under this local law may be given to a person –
(a) personally;
(b) by postal mail addressed to the person; or
(c) by leaving it for the person at their address.

PART 5 - OBJECTIONS AND APPEALS

5.1 Objections and appeal rights

Any person who is aggrieved by the conditions imposed in relation to a permit, the revocation of a permit, or by the refusal of the local government to grant a permit may object or appeal against the decision under Division 1 of Part 9 of the *Local Government Act 1995*.

PART 6 - ENFORCEMENT

6.1 Offences

A person who fails to do anything required or directed to be done under this local law, or who does anything which under this local law that person is prohibited from doing, commits an offence.

6.2 General penalty

A person who commits an offence under this local law is liable, on conviction, to a penalty not exceeding $5,000 and if the offence is of a continuing nature, to an additional penalty not exceeding $500 for each day or part of the day during which the offence has continued.

6.3 Prescribed offences

(1) An offence against a clause specified in Schedule 2 is a prescribed offence for the purposes of section 9.16(1) of the Act.
(2) The amount of a modified penalty for a prescribed offence is the number specified adjacent to the clause in Schedule 2.

6.4 Form of infringement notices

(1) The issue of infringement notices, their withdrawal and the payment of modified penalties are dealt with in Division 4 of Part 4 of the Act.

(2) An infringement notice in respect of an offence against this local law may be given under section 62 of the Act and is to be in the form of Schedule 1, Form 6 of the *Cat Regulations 2012*.
(3) A notice sent under section 65 of the Act withdrawing an infringement notice is to be in the form of Schedule 1, Form 7 of the *Cat Regulations 2012*.

Schedule 1 – Additional Conditions Applicable to Particular Permits

[Clause 3.9(1)(e)]

A. Permit to keep more than 2 cats on premises not zoned as a general rural lot

Additional conditions

(1) In the case of a grouped dwelling where there is no suitable dividing fence or multiple dwellings on the same level, the written consent to the application for a permit of the occupier of the adjoining dwellings has been obtained.
(2) Without the consent of the local government, the permit holder will not substitute or replace any cat that is the subject of a permit once that cat –
    (a) dies; or
    (b) is permanently removed from the premises.

B. Permit to use premises as a cattery or cat management facility

Additional conditions

(1) All building enclosures must be structurally sound, have impervious flooring, be well lit and ventilated and otherwise comply with all legislative requirements.
(2) There is to be a feed room, wash area, isolation cages and maternity section.
(3) Materials used in structures are to be approved by the local government.
(4) The internal surfaces of walls are, where possible, to be smooth, free from cracks, crevices, and other defects.
(5) All fixtures, fittings and appliances are to be capable of being easily cleaned, resistant to corrosion and constructed to prevent the harbourage of vermin.
(6) Washing basins with a minimum of running cold water are to be available to the satisfaction of the local government.
(7) The maximum number of cats to be kept on the premises stated on the permit is not to be exceeded.
(8) A register is to be kept recording in respect of each cat the –
    (a) date of admission;
    (b) date of departure;
    (c) breed, age, colour, and sex; and
    (d) name and residential address of the owner.
(9) The register is to be made available for inspection on the request of an authorised person.
(10) Enclosures are to be thoroughly cleaned each day and disinfected at least once a week to minimise disease.
(11) Any sick or ailing cat is to be removed from the premises or transferred to an isolation cage separated from other cats kept on the premises.
(12) Any other matter deemed necessary for the health and wellbeing of any cat, or person, or adjoining premises or the amenity of the area (or any part thereof).

Schedule 2 – Prescribed offences

clause 6.3]

Item	Clause	Nature of offence	Modified penalty $
1	2.1(1)	Cat causing a nuisance	200
2	2.1(2)	Failure to abate a nuisance	200
3	2.2(a)	Unauthorised interference with a trap	300
4	2.2(b)	Unauthorised release of a cat from a trap	300
5	3.4(1)(a)	Failure of a person to hold a permit when keeping more than 2 cats on premises not zoned as general rural lot	200
6	3.4(1)(b)	Failure of a person to hold a permit when keeping more than 4 cats on premises zoned as general rural lot	200
7	3.4(1)(c)	Failure of a person to hold a permit for a cattery or cat management facility	300
8	3.10	Failure to comply with conditions of a permit	200
9	3.16	Making a false or misleading statement in an application	500
10	6.1(2)	Other offences not specified	200

Schedule 3 – Cat prohibited areas

[Clause 1.5]

Nil.

Dated _____ 2024

The Common Seal of the Shire of Gingin was affixed by authority of a resolution of Council in the presence of –

Linda BALCOMBE, President

Scott WILDGOOSE, Chief Executive Officer

PROPOSED CATS LOCAL LAW– Summary of Submissions

No.	Submission Author	Summary of submission comment / issue	Discussion / Response
1.1	Member of the public	I request that council modify the proposed local law to reflect that cats should be contained on their owners' property, unless otherwise under the control of their owner. I value our birds, lizards and other native species. Our neighbour, three houses away, allows his cat to roam. It is a nice cat to humans but does like our resident native species.	The impact of cats wandering at large, whether pet or feral, on native wildlife is well known and substantiated. There have been multiple attempts to enact provisions as requested, so that (similar to dogs) cats are only allowed off the owner's property if under control of a person. To date, all such attempts have been disallowed by the Joint Standing Committee on Delegated Legislation, on the basis of the *Cat Act 2011* section 79, which states – ***79. Local laws*** *(3) Without limiting subsection (1), a local law may be made as to one or more of the following –* *(f) specifying places where cats are prohibited absolutely;* The JSCDL interpret this provision as meaning that every parcel of land where cats are prohibited absolutely must be listed in the local law. A blanket prohibition is considered non-compliant with legislation. The only recourse to cats wandering at large is if they are on private property without permission of the landowner, or if they are causing a nuisance.
1.2	Department of Local Government, Sport & Cultural Industries	Minor editing queries: at 3.5 (c) shall BE accompanied ...	Grammatical error needing correction to include omitted word

No.	Submission Author	Summary of submission comment / issue	Discussion / Response
1.3	Department of Local Government, Sport & Cultural Industries	Definitions includes 'cat prohibited areas as per schedule 3'. There is no schedule 3.	Omission of Schedule 3 does not invalidate the wording of the definition. Since there are no specifically excluded areas, the Schedule is not required, even though the text makes provision for the Schedule. One option is to include at the end – ***Schedule 3 – Prohibited areas*** Clause 1.5 Nil. Should there be any prohibited areas, now or in the future, the Schedule will need to be inserted or changed through a local law amendment.

12.4 SHIRE OF GINGIN DOGS LOCAL LAW 2025

File	LAW/1
Author	Lee-Anne Burt - Coordinator Governance
Reporting Officer	Les Crichton - Acting Chief Executive Officer
Refer	21 May 2024 - Item 12.2
Appendices	1. Shire of Gingin Dogs Local Law 2025 [**12.4.1** - 12 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider the final adoption of the Shire of Gingin Dogs Local Law 2025 in accordance with s.3.12(4) of the *Local Government Act 1995*.

BACKGROUND

The Shire of Gingin Dogs Local Law **(see appendix)** was adopted by Council at its Ordinary Meeting on 21 May 2024 for the purpose of advertising the proposed local law for public comment.

Local public notice advising of Council's intention and of the purpose and effect of the local law was given in accordance with s.3.12 of the *Local Government Act 1995* (the Act), with the required public submission period closing on 22 November 2024. As required by the *Local Government (Administration) Regulations 1996*, 4 methods of giving public notice were utilised as follows:

- Publication on the Shire's website on 2 October 2024;
- Publication on the Shire's Facebook page on 2 October 2024;
- Publication under Local Government Notices in The West Australian newspaper on 2 October 2024; and
- Displayed on official Shire of Gingin noticeboards on 2 October 2024.

No public submissions were received. Suggestions were provided by the Department of Local Government, Sport and Cultural Industries (DLGSC).

COMMENT

As advised in the initial officer's report, there are a number of matters in relation to this local law that Council has been made aware of, as follows:

1. Terms used

    a. "the local government" – means the organisation, so depending on the context it may be that where a matter is administrative (a form, notice to the Administration etc) no delegation is required. However, where a decision is required, consistent with the Department of Local Government, Sport and Cultural Industries' Guidelines relating to local laws, it should be read as being the highest possible decision-making level, which is the Council. In line with the Guidelines these decisions may be delegated to the CEO unless specified.

    There are important legislative and administrative differences between appointment as an authorised person and delegation of power.

    b. Council, CEO or other specific position – the function, role or power cannot be removed from that position or role, nor over-ridden.

    c. Authorised person/delegation – an authorised person's function and actions are defined by the local law and the authorised person is able to act within previously defined parameters. A delegation provides a person with the power to make a decision rather than the Council.

2. Use of policy to specify standards and activities. In accordance with the *Local Government Act 1995* s.2.7, policies are to be set by Council, not the CEO (the CEO may still issue executive instructions). Care needs to be exercised since policy should be seen as instructions by Council to employees on what they may approve, or when to act. Policy should not be used as a direct control of the public unless the necessary processes are undertaken.

3. Application of the local law – the local law applies throughout the district, but then limits that application to land with specific zoning in various clauses and parts.

As well as addressing these matters, specific provisions now addressed include:

- removal of "pound keeper" requiring a separate appointment, in favour of "authorised person" being broader and more flexible;
- differentiation between "local public notice" as defined by regulations, and "public notice" defined by the local law, the requirements being able to be set by an authorised person;
- dealing with applications for additional dogs, conditions that may be applied, and when approval cannot be given;

- provisions for objections and appeals of discretionary decisions made;
- removal of penalty provisions scattered throughout the local law, and placing them all in a Schedule to avoid the potential for inconsistency with legislation or within the local law itself;
- overarching statement regarding offences; and
- provisions for a general penalty, rather than inconsistent provisions for different amounts throughout the local law.

Submissions

A schedule of submissions and responses has not been prepared given that just one response was received from the DLGSC. The two recommendations made by the DLGSC related to minor editing matters as follows:

1. Replace all references to "shall" with "must".

   This recommendation is not supported. It is deemed to be unnecessary as both words have the same meaning and legal standing.

2. In cl. 3.3(2)(a)(iii), replace the semicolon after "adequate" with a full stop.

   This recommendation is not supported as it is not grammatically correct. After subclause (a), the clause continues on to subclause (b). Drafting protocols for legislation dictate that subclauses are separated by a semicolon, not a full stop.

In the event that Council resolves to make the local law as presented, then the following sequence of events will commence:

1. The adopted local law will be published in the Government Gazette and a further copy provided to the Minister for Local Government. The local law will come into effect two weeks after gazettal.

2. After gazettal, local public notice will be given stating the title of the local law, its purpose and effect (including the date it will come into operation) and advising where copies of the local law may be inspected or obtained.

3. A copy of the local law, together with the accompanying explanatory memorandum, will then be submitted to the Joint Standing Committee on Delegated Legislation (JSCDL) for scrutiny.

Council should be aware that it is possible that, after reviewing the local law, the Joint Standing Committee may make a recommendation to Parliament that the local law be amended or disallowed. If a particular amendment isn't considered to be critical then Council may be required to give an undertaking that the amendment will be attended to in the future (usually when the local law is next reviewed).

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
Part 3 – Functions of local governments
Division 2 – Legislative functions of local governments
Section 3.12 – Procedure for making local laws
Section 3.13 – Significant changes after public comment period require recommencement of proposal
Section 3.14 – Unless otherwise provided for, local laws come into effect 14 days after Gazettal
Section 3.15 – Local public notice of the final adoption/making of a local law to be given

Local Government (Functions and General) Regulations 1996
Part 1A – Local laws
Regulation 3 – Prescribed manner of giving notice of purpose and effect of proposed local law (Act s.3.12(2))

Dog Act 1976
Part IX - Local laws
Section 49 – Local laws

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.2 Effective Governance - Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable, and principled environment.

VOTING REQUIREMENTS - ABSOLUTE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Stewart SECONDED: Councillor Vis

That Council:

1. Adopt the Shire of Gingin Dogs Local Law 2025 as presented in Appendix 12.4.1; and

2. Authorise the affixing of the Common Seal to the adopted local law.

CARRIED BY ABSOLUTE MAJORITY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*
AGAINST: *Nil*

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SHIRE OF GINGIN

DOGS LOCAL LAW 2025

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LOCAL GOVERNMENT ACT 1995
DOG ACT 1976

SHIRE OF GINGIN

DOGS LOCAL LAW 2025

Under the powers conferred by the *Dog Act 1976,* the *Local Government Act 1995* and under all other powers enabling it, the Council of the Shire of Gingin resolved on _____ 2024 to make the following local law.

PART 1 - PRELIMINARY

1.1 Citation
This local law may be cited as the *Shire of Gingin Dogs Local Law 2025*.

1.2 Commencement
This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

1.3 Application
This local law applies throughout the district.

1.4 Repeal
The *Shire of Gingin Local Law Dogs Local Law 2004*, published in the *Government Gazette* on 23 March 1998 and the amendment published in the *Government Gazette* on 2 December 2016 is repealed.

1.5 Terms used
In this local law unless the context otherwise requires –

Act means the *Dog Act 1976*;

adjoining includes land or premises which have a portion of a common boundary with a lot or is separated from that lot by a public reserve, road, right-of-way, pedestrian access way, access leg of a battle-axe lot or the equivalent not more than 6m in width;

authorised person means a person appointed by the local government under section 9.10 of the *Local Government Act 1995* to perform all or any of the functions conferred on an authorised person under this local law and includes the CEO;

CEO means the Chief Executive Officer of the local government;

dangerous dog has the meaning given to it by section 3(1) of the Act;

district means the district of the Shire of Gingin;

dog management facility has the meaning given to it in section 3(1) of the Act, and includes a kennel establishment;

general rural lot means a lot where a general rural use –

(a) is or may be permitted under a local planning scheme; and
(b) is or will be the predominant use of the lot;

infringement notice means the notice referred to in clause 7.4;

kennel establishment means any premises where more than the number of dogs under clause 3.3 over the age of three months are kept, boarded, trained or bred temporarily, usually for profit and where the occupier of the premises is not the ordinary keeper of the dogs;

licence means a licence to keep an approved kennel establishment on premises granted under clause 4.4;

licensee means the holder of a licence granted under clause 4.4;

local government means the Shire of Gingin*;*

local planning scheme means a planning scheme of the local government made under the *Planning and Development Act 2005;*

nuisance means –

(a) an activity or condition which is harmful or annoying and which gives rise to legal liability in the tort of public or private nuisance at law;
(b) an unreasonable interference with the use and enjoyment of a person's ownership or occupation of land; or
(c) interference which causes material damage to land or other property on the land affected by the interference;

owner in relation to a dog, has the same meaning as in section 3(1) and (2) of the Act;
person liable for the control of the dog has the same meaning as in section 3(1) of the Act;
premises in addition to the meaning given to it in section 3 of the Act, means the premises described in the application for a licence made under clause 4.1;
public notice means such notice as the local government considers necessary –
(a) stipulating duration and placement of notices as is considered relevant to inform the community,
(b) not requiring compliance with local public notice under section 1.7 of the Local Government Act; and
(c) the local government may place the notice given as a public notice on the local government's website or other means of informing the public;
public place has the meaning given to it by section 3(1) of the Act;
Regulations means the *Dog Regulations 2013*;
Schedule means a schedule to this local law;
set fee means a fee or charge made by the local government under sections 6.16 to 6.19 of the *Local Government Act 1995*;
thoroughfare has the meaning given to it in section 1.4 of the *Local Government Act 1995*;
transferee means a person who applies for the transfer of a licence to her or him under clause 4.12.

PART 2 - IMPOUNDING OF DOGS

2.1 Fees and charges

The following set fees and charges are to be imposed and determined by the local government –
(a) the charges to be levied under section 29(4) of the Act relating to the seizure and impounding of a dog;
(b) the additional set fee payable under section 29(4) of the Act where a dog is released at a time or on a day other than those determined under clause 2.2; and
(c) application for additional costs of the destruction and the disposal of a dog referred to in section 29(15) of the Act.

2.2 Attendance of authorised person at dog management facility

An authorised person is to be in attendance at such places for the release of dogs at the times and on the days of the week as determined by the CEO.

2.3 Release of impounded dog

(1) A claim for the release of a dog seized and impounded is to be made to an authorised person or if absent.
(2) An authorised person is not to release a dog seized and impounded to any person unless that person has produced, to the satisfaction of an authorised person, evidence –
(a) of their ownership of the dog or of their authority to take delivery of it; or
(b) that they are the person identified as the owner on a microchip implanted in the dog.

2.4 Unauthorised release

Unauthorised release of dogs is dealt with by section 43 of the Act.

PART 3 - KEEPING OF DOGS

3.1 Dogs to be confined

(1) An occupier of premises on which a dog is kept must –

(a) cause a portion of the premises on which the dog is kept to be fenced in a manner capable of confining the dog;
(b) ensure the fence used to confine the dog and every gate or door in the fence is of a type, height and construction which having regard to the breed, age, size and physical condition of the dog is capable of preventing the dog at all times from passing over, under or through it;
(c) ensure that every gate or door in the fence is kept closed at all times when the dog is on the premises (unless the gate is temporarily opened in a manner that ensures that the dog remains confined) and is fitted with a proper latch or other means of fastening it;
(d) maintain the fence and all gates and doors in the fence in good order and condition; and
(e) where no part of the premises consists of open space, yard or garden or there is no open space or garden or yard of which the occupier has exclusive use or occupation, ensure that other means exist on the premises (other than the tethering of the dog) for effectively confining the dog within the premises.

(2) Notwithstanding subclause (1) the confinement of dangerous dogs is dealt with in the Act and the Regulations.

3.2 Limitation on the number of dogs

(1) This clause does not apply to premises which have been –
(a) licensed under Part 4 of this local law as an approved kennel establishment; or
(b) granted an exemption under section 26(3) of the Act.

(2) The limit on the number of dogs which may be kept on any premises is, for the purpose of section 26(4) of the Act –
(a) two dogs over the age of three months and the young of those dogs under that age if the premises are on premises not zoned as a general rural lot; or
(b) six dogs over the age of three months and the young of those dogs under that age if the premises are zoned as a general rural lot.

3.3 Application to keep additional dog or dogs

(1) Subject to clause 3.5, the local government may consider an application to keep an additional dog on premises that are not zoned as a general rural lot that –
(a) provides sufficient detail regarding the reason for keeping more than two dogs;
(b) provides written consent from owners and occupiers of any premises adjoining the premises; and
(c) in the case of a tenanted property, provides written consent from either the landowner or their appointed real estate agent.

(2) Where an application to keep an additional dog or dogs has complied with subclause (1) the local government shall have regard to whether –
(a) the property is deemed suitable by an authorised person –
(i) having sufficient space capable of confining all dogs;
(ii) noise, odours, fleas, flies and other vectors of disease will be effectively controlled; and
(iii) the care and welfare of the dogs is considered adequate;
(b) the details of every dog proposed to be kept on the premises are provided including name, age, colour/description, breed, registration number and microchip details; and
(c) sufficient reason has been provided, including but not limited to –
(i) replacement of an elderly or sick dog not expected to live;
(ii) a family emergency resulting in the dog being inherited;
(iii) merging of two households; or
(iv) where the applicants have had approval to keep an additional dog or dogs in another local authority.

3.4 Determination of application

In determining an application for approval to keep additional dogs, the local government is to have regard to –
(a) any policy adopted by Council;
(b) the matters referred to in clause 3.5;

(c) the effect which approval of the proposal may have on the environment or amenity of the neighbourhood; and
(d) whether approval of the application will create a nuisance for the owners and occupiers of adjoining premises.

3.5 Where application cannot be approved

The local government will not approve an application to keep an additional dog or dogs where –
(a) more than six dogs are proposed to be kept on premises; or
(b) where any dog already kept on the premises is a dangerous dog.

3.6 Conditions of approval

(1) The local government may approve an application to keep an additional dog or dogs subject to any conditions as considered appropriate.
(2) Approval of an application is not transferable to successive owners or occupiers of the premises.
(3) A person who fails to comply with a condition imposed under subclause (1) commits an offence.

3.7 Variation of approved conditions

The local government may vary the conditions of approval by giving not less than 14 days notice.

3.8 Revocation of approval to keep additional dogs

Where a person does not comply with the conditions of approval to keep an additional dog or dogs under clause 3.6 the local government may revoke the approval to keep an additional dog or dogs.

PART 4 - APPROVED KENNEL ESTABLISHMENTS

4.1 Application for licence for approved kennel establishment

An application for a licence containing the information specified in Schedule 1, must be lodged with the local government together with –
(a) copies of the notices to be given under clause 4.2(1);
(b) a written acknowledgement that the applicant has read and agrees to comply with any code of practice relating to the keeping of dogs nominated by the local government;
(c) any other information reasonably required by the local government; and
(d) the set fee for the application for a licence.

4.2 Notice of proposed use

(1) An applicant for a licence must give notice of the proposed use of the premises as an approved kennel establishment after the application for a licence has been lodged –
(a) in a public notice within the district; and
(b) to the owners and occupiers of any premises adjoining the premises.
(2) The public notices in subclause (1) must specify that –
(a) any written submissions as to the proposed use are to be lodged with the local government within 14 days of the date the notice is given; and
(b) the application, plans and specifications may be inspected at the offices of the local government.
(3) The local government may refuse to determine the application for a licence until the public notice or public notices, as the case may be, is given in accordance with its directions where –
(a) a public notice given under subclause (1) does not clearly identify the premises; or
(b) a public notice given under subclause (1)(a) is of a size or in a location in the newspaper which, in the opinion of an authorised person, would fail to serve the purpose of notifying persons of the proposed use of the premises.

4.3 Exemption from notice requirements

The requirements of clauses 4.1(b), 4.2 and 4.4(a) do not apply in respect of the application for a licence where under a local planning scheme an application for a licence is made in respect of premises on which an approved kennel establishment is either a –
(a) permitted use; or

(b) use which the local government may approve subject to compliance with specified notice requirements.

4.4 When application can be determined

An application for a licence is not to be determined by the local government until –

(a) the applicant has complied with clause 4.1;
(b) the applicant submits proof that the notices referred to in clause 4.2(1) have been given in accordance with that clause; and
(c) the local government has considered any written submissions received within the time specified in clause 4.2(2)(a) on the proposed use of the premises.

4.5 Determination of application

In determining an application for a licence, the local government is to have regard to –

(a) the matters referred to in clause 4.6;
(b) any written submissions received within the time specified in clause 4.2(2)(a) on the proposed use of the premises;
(c) any economic or social benefits which may be derived by any person in the district if the application for a licence is approved;
(d) the effect which the kennel establishment may have on the environment or amenity of the neighbourhood;
(e) whether the approved kennel establishment will create a nuisance for the owners and occupiers of adjoining premises; and
(f) whether or not the imposition of and compliance with appropriate conditions of a licence will mitigate any adverse effects of the approved kennel establishment identified in the preceding paragraphs.

4.6 Where application cannot be approved

The local government cannot approve an application for a licence where –

(a) an approved kennel establishment cannot be permitted by the local government on the premises under a local planning scheme; or
(b) an applicant for a licence or another person who will have the charge of the dogs will not reside on the premises, or, in the opinion of the local government, sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare.

4.7 Conditions of approval

(1) The local government may approve an application for a licence subject to the conditions contained in Schedule 2 and to such other conditions as the local government considers appropriate.
(2) In respect of a particular application for a licence, the local government may vary any of the conditions contained in Schedule 2.
(3) A person who fails to comply with a condition imposed under subclause (1) commits an offence.

4.8 Fees

(1) On lodging an application for a licence, the applicant is to pay a set fee to the local government.
(2) On the issue or renewal of a licence, the licensee is to pay a set fee to the local government.
(3) On lodging an application for the transfer of a valid licence, the transferee is to pay a set fee to the local government.

4.9 Form of licence

The licence is to be in the form determined by the local government from time to time and is to be issued to the licensee.

4.10 Period of licence

(1) The period of effect of a licence is set out in section 27(5) of the Act.
(2) A licence is to be renewed if the set fee is paid to the local government prior to the expiry of the licence.

(3) On the renewal of a licence the conditions of the licence at the time of its renewal continue to have effect.

4.11 Variation or cancellation of licence

(1) The local government may vary the conditions of a licence.
(2) The local government may cancel a licence –
  (a) on the request of the licensee;
  (b) following a breach of the Act, the Regulations or this local law; or
  (c) if the licensee is not considered to be a fit and proper person in the opinion of an authorised person.
(3) The date a licence is cancelled is to be, in the case of –
  (a) paragraph (a) of subclause (2), the date requested by the licensee; or
  (b) paragraphs (b) and (c) of subclause (2), the date determined under section 27(6) of the Act.
(4) If a licence is cancelled the set fee paid for that licence is not refundable for the term of the licence that has not yet expired.

4.12 Transfer

(1) A written application for the transfer of a valid licence from the licensee to another person must be –
  (a) made by the transferee;
  (b) made with the written consent of the licensee; and
  (c) lodged with the local government together with –
    (i) written evidence that a person will reside at or within reasonably close proximity to the premises the subject of the licence;
    (ii) the set fee for the application for the transfer of a licence; and
    (iii) any other relevant information required.
(2) The local government is not to determine an application for the transfer of a valid licence until the transferee has complied with subclause (1).
(3) The local government may approve, whether or not subject to such conditions as it considers appropriate, or refuse to approve an application for the transfer of a valid licence.
(4) Where the local government approves an application for the transfer of a valid licence, then on the date of approval, unless otherwise specified in the notice issued under clause 4.13(b), the transferee becomes the licensee of the licence for the purposes of this local law.

4.13 Notification

The local government is to give written notice to –
  (a) an applicant for a licence of the local government's decision on their application;
  (b) a transferee of the local government's decision on their application for the transfer of a valid licence;
  (c) a licensee of any variation made under clause 4.11(1);
  (d) a licensee when their licence is due for renewal and the manner in which it may be renewed;
  (e) a licensee when their licence is renewed;
  (f) a licensee of the cancellation of a licence under clause 4.11(2)(a); and
  (g) a licensee of the cancellation of a licence under paragraphs (b) or (c) of clause 4.11(2), which notice is to be given in accordance with section 27(6) of the Act.

4.14 Inspection of kennel

With the consent of the occupier, an authorised person may inspect an approved kennel establishment at any time.

PART 5 - DOGS IN PUBLIC PLACES

5.1 Places where dogs are prohibited absolutely

(1) Designation of places where dogs are prohibited absolutely is dealt with in the Act.
(2) If a dog enters or is in a place specified in subclause (1), every person liable for the control of the dog at that time commits an offence.

(3) Subclause (2) does not apply to a dog who is being used as an assistance animal as defined in the *Disability Discrimination Act 1992* (Commonwealth).

5.2 Places which are dog exercise areas

Designation of places which are dog exercise areas is dealt with in the Act.

PART 6 - MISCELLANEOUS

6.1 Offence to excrete

(1) A dog must not excrete on –
  (a) any thoroughfare or other public place; or
  (b) any land which is not a public place without the consent of the occupier.
(2) Subject to subclause (3), if a dog excretes contrary to subclause (1), every person liable for the control of the dog at that time commits an offence.
(3) The person liable for the control of the dog does not commit an offence against subclause (2) if any excreta is removed immediately by that person.

6.2 False or misleading statement

A person shall not make a false or misleading statement in connection with an application in respect of a licence under this local law.

6.3 Objections and appeals

Any person who is aggrieved by the conditions imposed in relation to a licence, the revocation of a licence, or by the refusal of the local government to grant a licence may object to or appeal against the decision under Division 1 of Part 9 of the *Local Government Act 1995*.

PART 7 - ENFORCEMENT

7.1 Offences

A person who fails to do anything required or directed to be done under this local law, or who does anything which under this local law that person is prohibited from doing, commits an offence.

7.2 General penalty

(1) A person who commits an offence under this local law is liable, on conviction, to a penalty not exceeding $5,000 and if the offence is of a continuing nature, to an additional penalty not exceeding $500 for each day or part of the day during which the offence has continued.
(2) Notwithstanding subclause (1) a person who commits an offence under clause 6.1(2) is liable, on conviction, to a penalty not exceeding $1,000.

7.3 Modified penalties

(1) The offences contained in Schedule 3 are offences in relation to which a modified penalty may be imposed.
(2) The amount appearing in the fourth column of Schedule 3 directly opposite an offence is the modified penalty payable in respect of that offence if the dog is not a dangerous dog.

7.4 Form of infringement notices

(1) For the purposes of this local law –
  (a) the form of the infringement notice given under section 9.16 of the Act is that of Form 2 in Schedule 1 of the *Local Government (Functions and General) Regulations 1996*; and
  (b) the form of the notice referred to in section 9.20 of the Act is that of Form 3 in Schedule 1 of the *Local Government (Functions and General) Regulations 1996*.
(2) Where an infringement notice is given under section 9.16 of the Act in respect of an alleged offence against clause 2.4, the notice is to contain a description of the alleged offence.

Schedule 1 – Application for a licence for an approved kennel establishment

[cl. 4.1]

An application for a licence for an approved kennel establishment shall contain the following information –

(a) full name/s of applicant/s;
(b) postal address;
(c) email address;
(d) landline and mobile telephone numbers as appropriate;
(e) facsimile number if appropriate;
(f) address of proposed kennel premises;
(g) number of dogs;
(h) breed of dogs if appropriate;
(i) either –
    (i) name and contact details of the person residing on the premises, and date from which taking up residence on the premises; or
    (ii) name, address and contact details of the person sufficiently close to the premises so as to control the dogs and ensure their health and welfare, and date from which taking up responsibility for the premises;
(j) a site plan of the premises showing the location of the kennels and yards and all other buildings and structures and fences;
(k) plans and specifications of the proposed kennel establishment;
(l) copy of proposed public notice of proposed use to appear in newspaper;
(m) copy of proposed notice of proposed use to be given to adjoining premises;
(n) written evidence that a person will reside –
    (i) at the premises; or
    (ii) sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare; and
(o) if the person in item (n) is not the applicant, written evidence that the person is a person in charge of the dogs; and
(p) signed by the applicant.

Schedule 2 – Conditions of a licence for an approved kennel establishment

[cl. 4.7]

An application for a licence for an approved kennel establishment may be approved subject to the following conditions –

(a) each kennel, unless it is fully enclosed, must have a yard attached to it;
(b) each kennel and each yard must be at a distance of not less than –
    (i) 25m from the front boundary of the premises and 5m from any other boundary of the premises;
    (ii) 10m from any dwelling; and
    (iii) 25m from any church, school room, hall, factory, dairy or premises where food is manufactured, prepared, packed or stored for human consumption;
(c) each yard for a kennel must be kept securely fenced with a fence constructed of link mesh or netting or other materials approved by the local government;
(d) the minimum floor area for each kennel must be calculated at 2.5 times the length of the breed of dog (when it is fully grown), squared, times the number of dogs to be housed in the kennel and the length of the dog is to be determined by measuring from the base of the tail to the front of its shoulder;
(e) the floor area of the yard attached to any kennel or group of kennels must be at least twice the floor area of the kennel or group of kennels to which it is attached;

(f) the upper surface of the kennel floor must be –
  (i) at least 100mm above the surface of the surrounding ground;
  (ii) smooth so as to facilitate cleaning;
  (iii) rigid;
  (iv) durable;
  (v) slip resistant;
  (vi) resistant to corrosion;
  (vii) non-toxic;
  (viii) impervious;
  (ix) free from cracks, crevices and other defects; and
  (x) finished to a surface having a fall of not less than 1 in 100 to a spoon drain which in turn must lead to a suitably sized diameter sewerage pipe which must be properly laid, ventilated and trapped in accordance with the health requirements of the local government;

(g) all kennel floor washings must pass through the drain in item (f)(x) and must be piped to approved apparatus for the treatment of sewage in accordance with the health requirements of the local government;

(h) the kennel floor must have a durable upstand rising 75mm above the floor level from the junction of the floor and external and internal walls, or internal walls must be so constructed as to have a minimum clearance of 50mm from the underside of the bottom plate to the floor;

(i) where a yard is to be floored, the floor must be constructed in the same manner as the floor of any kennel;

(j) from the floor, the lowest internal height of a kennel must be, whichever is the lesser of -
  (i) 2m; or
  (ii) four times the height of the breed of dog in the kennel, when it is fully grown, measured from the floor to the uppermost tip of its shoulders while in a stationary upright position;

(k) the walls of each kennel must be constructed of concrete, brick, stone or framing sheeted internally and externally with good quality new zincalume or new pre-finished colour coated steel sheeting or new fibrous cement sheeting or other durable material approved by the local government;

(l) all external surfaces of each kennel must be kept in good condition;

(m) the roof of each kennel must be constructed of impervious material;

(n) all kennels and yards and drinking vessels must be maintained in a clean condition and must be cleaned and disinfected when so ordered by an authorised person;

(o) all refuse, faeces and food waste must be disposed of daily into the approved apparatus for the treatment of sewage;

(p) noise, odours, fleas, flies and other vectors of disease must be effectively controlled;

(q) suitable water must be available at the kennel via a properly supported standpipe and tap; and

(r) the licensee or the person nominated in the application for a licence, must, in accordance with the application for the licence, continue to reside –
  (i) at the premises; or
  (ii) in the opinion of the local government, sufficiently close to the premises so as to control the dogs, and to ensure their health and welfare.

Schedule 3 – Prescribed offences
[cl.7.3]

Item	Clause	Nature of offence	Modified penalty $
1	3.1	Failing to provide means for effectively confining a dog	200
2	3.6	Failure to comply with conditions of approval to keep additional dog or dogs	200
3	4.7	Failure to comply with conditions of a licence	200

4	6.1	Dog excreting in prohibited place	100
5	6.2	Making a false or misleading statement	300
6	7.1	All other offences not otherwise specified	200

_____

Dated _____ 2024

The Common Seal of the Shire of Gingin was affixed by authority of a resolution of Council in the presence of –

Linda BALCOMBE, President

Scott WILDGOOSE, Chief Executive Officer

13 REPORTS - CORPORATE AND COMMUNITY SERVICES

13.1 MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDING 31 OCTOBER 2024

File	FIN/25
Author	Alarna Richards - Coordinator Financial Planning & Reporting
Reporting Officer	Les Crichton - Executive Manager Corporate and Community Services
Refer	Nil
Appendices	1. Monthly Financial Report to 31 October 2024 [**13.1.1** - 24 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To present for Council endorsement the Monthly Financial Report for the period ending 31 October 2024.

BACKGROUND

The Monthly Financial Report (MFR) for the period ending 31 October 2024 is presented to Council in accordance with the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996.*

COMMENT

The October 2024 MFR presents the financial performance of the Shire for the 2024/25 financial year and compares year-to-date expenditure and revenue against the full-year budget.

A break-up of the **$3,486,198** variance in the October 2024 MFR is summarised across operations, investing and financing below, with a detailed explanation of variations within each area contained within the **Appendices**.

Under Budget	
Opening Surplus/ Deficit	$(25,132)
Operating Expenditure	$1,081,843
Investing Activities – Expenditure	$870,313
Financing Activities- Revenue	$(115,727)
Financing Activities – Expenditure	$18,074

Over Budget

Operating Revenue	$1,499,922
Investing Activities - Revenue	$156,905

An explanation outlining a summary of the variances across each of the above areas is provided in Note 3, and those specific to capital works are provided within the supplementary information on page 12 of the appendix.

Investments

As required by Council Policy 3.2 Investments, details of Council's investments are provided within the supplementary information on page 10 of the appendix.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
Part 6 – Financial Management
Division 3 – Reporting on activities and finance
Section 6.4 – Financial Report

Local Government (Financial Management) Regulations 1996
Part 4 – Financial Reports
Reg 34 – Financial activity statement required each month.

Shire of Gingin Delegation Register – Delegation 1.1.10 Power to Invest and Manage Investments

POLICY IMPLICATIONS

Policy 3.2 – Investments

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.2 Effective Governance - Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable and principled environment

VOTING REQUIREMENTS – SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Vis SECONDED: Councillor Woods

That Council endorse the Monthly Financial Report for the period ending 31 October 2024.

CARRIED UNANIMOUSLY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*
AGAINST: *Nil*

SHIRE OF GINGIN

MONTHLY FINANCIAL REPORT

For the period ended 31 October 2024

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

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SHIRE OF GINGIN
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2024

	Supplementary Information	Amended Budget Estimates (a)	YTD Budget Estimates (b)	YTD Actual (c)	Variance* $ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
		$	$	$	$	%	
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates	10	7,698,086	7,698,086	**7,797,566**	99,480	1.29%	▲
Rates excluding general rates		3,316,646	3,309,796	**3,309,796**	0	0.00%	
Grants, subsidies and contributions	14	2,089,451	910,940	**905,748**	(5,192)	(0.57%)	
Fees and charges		4,790,330	1,522,707	**2,882,371**	1,359,664	89.29%	▲
Interest revenue		446,856	19,556	**82,322**	62,766	320.96%	▲
Other revenue		360,760	126,053	**109,257**	(16,796)	(13.32%)	▼
Profit on asset disposals	6	723,816	0	**0**	0	0.00%	
		19,425,945	**13,587,138**	**15,087,060**	1,499,922	11.04%	
Expenditure from operating activities							
Employee costs		(7,397,839)	(2,486,420)	**(2,240,351)**	246,069	9.90%	▲
Materials and contracts		(8,551,985)	(2,871,520)	**(2,103,490)**	768,030	26.75%	▲
Utility charges		(540,246)	(180,100)	**(155,184)**	24,916	13.83%	▲
Depreciation		(10,655,716)	0	**(8,442)**	(8,442)	0.00%	
Finance costs		(117,085)	(16,256)	**(40,058)**	(23,802)	(146.42%)	▼
Insurance		(414,176)	(414,176)	**(422,078)**	(7,902)	(1.91%)	
Other expenditure		(726,613)	(237,727)	**(163,195)**	74,532	31.35%	▲
Loss on asset disposals	6	(79,641)	0	**(23,636)**	(23,636)	0.00%	▼
		(28,483,301)	**(6,206,199)**	**(5,156,434)**	1,049,765	16.91%	
Non-cash amounts excluded from operating activities	Note 2(b)	10,011,541	0	**32,078**	32,078	0.00%	▲
Amount attributable to operating activities		**954,185**	**7,380,939**	**9,962,704**	2,581,765	34.98%	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions	15	7,960,605	0	**138,541**	138,541	0.00%	▲
Proceeds from disposal of assets	6	908,909	18,000	**36,364**	18,364	102.02%	▲
Proceeds from financial assets at amortised cost - self supporting loans		4,377	0	**0**	0	0.00%	
		8,873,891	**18,000**	**174,905**	156,905	871.69%	
Outflows from investing activities							
Payments for property, plant and equipment	5	(3,065,043)	(736,489)	**(505,111)**	231,378	31.42%	▲
Payments for construction of infrastructure	5	(9,638,816)	(1,148,993)	**(510,058)**	638,935	55.61%	▲
		(12,703,859)	**(1,885,482)**	**(1,015,169)**	870,313	46.16%	
Amount attributable to investing activities		**(3,829,968)**	**(1,867,482)**	**(840,264)**	1,027,218	55.01%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Proceeds from new debentures	11	1,000,000	0	**0**	0	0.00%	
Transfer from reserves	4	1,513,279	115,727	**0**	(115,727)	(100.00%)	▼
		2,513,279	**115,727**	**0**	(115,727)	(100.00%)	
Outflows from financing activities							
Repayment of borrowings	11	(258,807)	(42,290)	**(42,289)**	1	0.00%	
Payments for principal portion of lease liabilities	12	(25,604)	(8,536)	**(8,463)**	73	0.86%	
Transfer to reserves	4	(1,613,182)	(18,000)	**0**	18,000	100.00%	▲
Amount attributable to financing activities		**615,686**	**46,901**	**(50,752)**	(97,653)	(208.21%)	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year		2,260,097	2,260,097	**2,234,965**	(25,132)	(1.11%)	▼
Amount attributable to operating activities		954,185	7,380,939	**9,962,704**	2,581,765	34.98%	▲
Amount attributable to investing activities		(3,829,968)	(1,867,482)	**(840,264)**	1,027,218	55.01%	▲
Amount attributable to financing activities		615,686	46,901	**(50,752)**	(97,653)	(208.21%)	▼
Surplus or deficit after imposition of general rates		**0**	**7,820,455**	**11,306,653**	3,486,198	44.58%	▲

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.

* Refer to Note 3 for an explanation of the reasons for the variance.

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

SHIRE OF GINGIN
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 OCTOBER 2024

	Supplementary Information	30 June 2024	31 October 2024
		$	$
CURRENT ASSETS			
Cash and cash equivalents	3	13,556,082	19,041,281
Trade and other receivables		1,337,197	4,814,754
Other financial assets		4,377	4,377
Inventories	8	32,614	31,308
Other assets	8	258,512	263,463
TOTAL CURRENT ASSETS		15,188,782	24,155,183
NON-CURRENT ASSETS			
Trade and other receivables		168,578	168,578
Other financial assets		97,319	97,319
Property, plant and equipment		53,241,380	53,746,490
Infrastructure		212,944,380	213,454,439
Right-of-use assets		32,354	23,913
TOTAL NON-CURRENT ASSETS		266,484,011	267,490,739
TOTAL ASSETS		281,672,793	291,645,922
CURRENT LIABILITIES			
Trade and other payables	9	1,771,761	1,252,809
Other liabilities	13	2,653,669	3,067,333
Lease liabilities	12	25,605	17,142
Borrowings	11	258,807	216,518
Employee related provisions	13	1,118,913	1,118,914
TOTAL CURRENT LIABILITIES		5,828,755	5,672,716
NON-CURRENT LIABILITIES			
Lease liabilities	12	7,481	7,481
Borrowings	11	2,068,040	2,068,040
Employee related provisions		125,827	125,827
Other provisions		5,513,899	5,513,899
TOTAL NON-CURRENT LIABILITIES		7,715,247	7,715,247
TOTAL LIABILITIES		13,544,002	13,387,963
NET ASSETS		**268,128,791**	**278,257,959**
EQUITY			
Retained surplus		44,999,136	55,128,304
Reserve accounts	4	7,405,097	7,405,097
Revaluation surplus		215,724,558	215,724,558
TOTAL EQUITY		**268,128,791**	**278,257,959**

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

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2024

1 BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements
Section 6.4(2) of the Local Government Act 1995 read with the *Local Government (Financial Management) Regulations 1996,* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supporting information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY
All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

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

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

The balances, transactions and disclosures impacted by accounting estimates are as follows:
- estimated fair value of certain financial assets
- impairment of financial assets
- estimation of fair values of land and buildings, infrastructure and investment property
- estimation uncertainties made in relation to lease accounting
- estimated useful life of intangible assets

SIGNIFICANT ACCOUNTING POLICES
Significant acccounting policies utilised in the preparation of these statements are as described within the 2023-24 Annual Budget. Please refer to the adopted budget document for details of these policies.

PREPARATION TIMING AND REVIEW
Date prepared: All known transactions up to 31 October 2024

SHIRE OF GINGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2024

2 STATEMENT OF FINANCIAL ACTIVITY INFORMATION

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

	Supplementary Information	Amended Budget Opening 30 June 2024	Last Year Closing 30 June 2024	Year to Date 31 October 2024
Current assets		$	$	$
Cash and cash equivalents	3	8,580,267	13,556,082	19,041,281
Trade and other receivables		1,940,054	1,337,197	4,814,754
Other financial assets		0	4,377	4,377
Inventories	8	389,877	32,614	31,308
Other assets	8	19,325	258,512	263,463
		10,929,523	15,188,782	24,155,183
Less: current liabilities				
Trade and other payables	9	(3,392,338)	(1,771,761)	(1,252,809)
Other liabilities	13	0	(2,653,669)	(3,067,333)
Lease liabilities	12	0	(25,605)	(17,142)
Borrowings	11	(550,001)	(258,807)	(216,518)
Employee related provisions	13	(1,004,339)	(1,118,913)	(1,118,914)
		(4,946,678)	(5,828,755)	(5,672,716)
Net current assets		**5,982,845**	**9,360,027**	**18,482,467**
Less: Total adjustments to net current assets	Note 2(c)	(5,982,845)	(7,125,062)	(7,175,814)
Closing funding surplus / (deficit)		**0**	**2,234,965**	**11,306,653**

(b) Non-cash amounts excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32* .

Non-cash amounts excluded from operating activities		Amended Budget	YTD Budget (a)	YTD Actual (b)
		$	$	$
Adjustments to operating activities				
Less: Profit on asset disposals	6	(723,816)	0	0
Add: Loss on asset disposals	6	79,641	0	23,636
Add: Depreciation		10,655,716	0	8,442
Total non-cash amounts excluded from operating activities		**10,011,541**	**0**	**32,078**

(c) Current assets and liabilities excluded from budgeted deficiency

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation 32* to agree to the surplus/(deficit) after imposition of general rates.

		Amended Budget Opening 30 June 2024	Last Year Closing 30 June 2024	Year to Date 31 October 2024
		$	$	$
Adjustments to net current assets				
Less: Reserve accounts	4	(6,532,846)	(7,405,097)	(7,405,097)
Less: Financial assets at amortised cost - self supporting loans	8	0	(4,377)	(4,377)
Add: Current liabilities not expected to be cleared at the end of the year:				
- Current portion of borrowings	11	550,001	258,807	216,518
- Current portion of lease liabilities	12	0	25,605	17,142
Total adjustments to net current assets	Note 2(a)	**(5,982,845)**	**(7,125,062)**	**(7,175,814)**

CURRENT AND NON-CURRENT CLASSIFICATION
In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

SHIRE OF GINGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2024

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
The material variance adopted by Council for the 2024-25 year is $20,000 or 10.00% whichever is the greater.

Description	Timing and Permanent	Var. $	Var. %	
		$	%	
Revenue from operating activities				
General rates Additional Rateable Properties	Permanent	**99,480**	**1.29%**	▲
Fees and charges Sanitary and Waste Management Charges raised as part of rates billing	Timing	**1,359,664**	**89.29%**	▲
Interest revenue Instalment and penalty interest on rates; timing of recognition of interest for monies held in term deposits;		**62,766**	**320.96%**	▲
Other revenue Building department commision and commercial lease income	Timing	**(16,796)**	**(13.32%)**	▼
Employee costs Budget adoption in August 2024 and staff vacancies including Works Manager, Planning Officers, Environmental Health Offices rand other vacant positions	Timing	**246,069**	**9.90%**	▲
Materials and contracts Timing on maintenance works	Timing	**768,030**	**26.75%**	▲
Utility charges Timing on utility costs	Timing	**24,916**	**13.83%**	▲
Finance costs Timing on loan interest repayments	Timing	**(23,802)**	**(146.42%)**	▼
Other expenditure Timing of community grants payments, DFES vehicle change overs and Cheriton Road upgrade contribution. Offset up unbudgeted library grants received.	Timing	**74,532**	**31.35%**	▲
Loss on asset disposals Disposal of GG066	Timing	**(23,636)**	**0.00%**	▼
Non-cash amounts excluded from operating activities Depreciation Non Cash	Timing	**32,078**	**0.00%**	
Inflows from investing activities				
Proceeds from capital grants, subsidies and contributions Timing of grants for DFES fire vehicle change overs; Roads to Recovery funding for Weld Street Bridge - project delayed; Timing of recognition of grant funding for road projects;	Timing	**138,541**	**0.00%**	
Proceeds from disposal of assets Vehicles ordered but not delievered in 2023-24 carry forward to 2024-25		**18,364**	**102.02%**	▲
Payments for property, plant and equipment Purchase of CEO Vehicle earlier than expected. Seniors Units renewal works in progress. Building related works for Guilderton Caravan Park not yet started.	Timing	**231,378**	**31.42%**	▲
Payments for construction of infrastructure Delays in capital projects; Guilderton Caravan Park capital upgrades, Lancelin Bowling Green project, Sadler Road project Orange Springs Road, Ledge Point Road and Seabird Road, Electronic Sign Board for Project Gingin as approved by management.	Timing	**638,935**	**55.61%**	▲
Transfer from reserves End of year process; variation caused by timing of budget amendments.	Timing	**(115,727)**	**(100.00%)**	▼
Surplus or deficit at the start of the financial year 2023/24 EOFY process still in process however variance is due to higher caravan park deposits at EOFY - held as liabilities	Permanent	**(25,132)**	**(1.11%)**	▼

SHIRE OF GINGIN

SUPPLEMENTARY INFORMATION

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SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2024

1 KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)

	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
Opening	$2.26 M	$2.26 M	$2.23 M	($0.03 M)
Closing	$0.00 M	$7.82 M	$11.31 M	$3.49 M

Refer to Statement of Financial Activity

Cash and cash equivalents

	$19.04 M	% of total
Unrestricted Cash	$11.64 M	61.1%
Restricted Cash	$7.41 M	38.9%

Refer to 3 - Cash and Financial Assets

Payables

	$1.25 M	% Outstanding
Trade Payables	$0.25 M	
0 to 30 Days		84.9%
Over 30 Days		15.0%
Over 90 Days		0.0%

Refer to 9 - Payables

Receivables

	$0.82 M	% Collected
Rates Receivable	$4.00 M	66.3%
Trade Receivable	$0.82 M	% Outstanding
Over 30 Days		31.0%
Over 90 Days		13.5%

Refer to 7 - Receivables

Key Operating Activities

Amount attributable to operating activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
$0.95 M	$7.38 M	$9.96 M	$2.58 M

Refer to Statement of Financial Activity

Rates Revenue

YTD Actual	$11.11 M	% Variance
YTD Budget	$11.01 M	0.9%

Refer to 10 - Rate Revenue

Grants and Contributions

YTD Actual	$0.91 M	% Variance
YTD Budget	$0.91 M	(0.6%)

Refer to 14 - Grants and Contributions

Fees and Charges

YTD Actual	$2.88 M	% Variance
YTD Budget	$1.52 M	89.3%

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
($3.83 M)	($1.87 M)	($0.84 M)	$1.03 M

Refer to Statement of Financial Activity

Proceeds on sale

YTD Actual	$0.04 M	%
Amended Budget	$0.91 M	(96.0%)

Refer to 6 - Disposal of Assets

Asset Acquisition

YTD Actual	$1.02 M	% Spent
Amended Budget	$12.70 M	(92.0%)

Refer to 5 - Capital Acquisitions

Capital Grants

YTD Actual	$0.14 M	% Received
Amended Budget	$7.96 M	(98.3%)

Refer to 5 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
$0.62 M	$0.05 M	($0.05 M)	($0.10 M)

Refer to Statement of Financial Activity

Borrowings

Principal repayments	($0.04 M)
Interest expense	($0.02 M)
Principal due	$2.28 M

Refer to 11 - Borrowings

Reserves

Reserves balance	$7.41 M
Interest earned	$0.00 M

Refer to 4 - Cash Reserves

Lease Liability

Principal repayments	($0.01 M)
Interest expense	($0.00 M)
Principal due	$0.02 M

Refer to Note 12 - Lease Liabilites

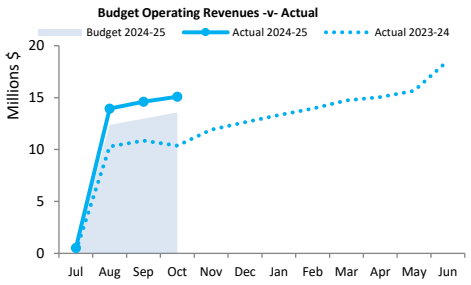
This information is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2024

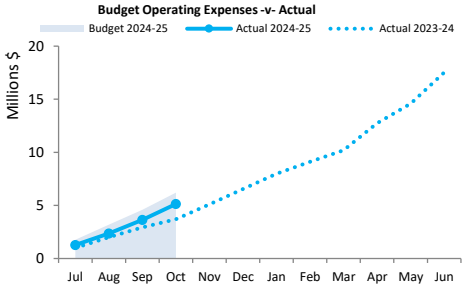
2 KEY INFORMATION - GRAPHICAL

OPERATING ACTIVITIES

OPERATING REVENUE

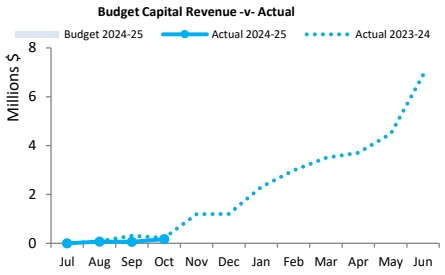


OPERATING EXPENSES

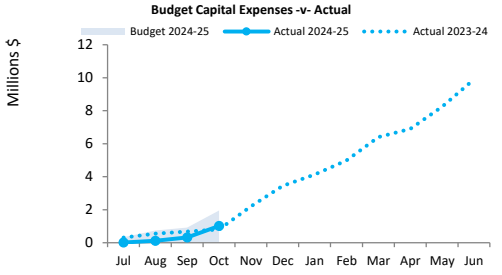


INVESTING ACTIVITIES

CAPITAL REVENUE

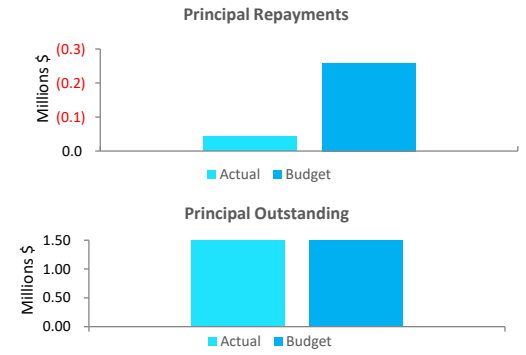


CAPITAL EXPENSES



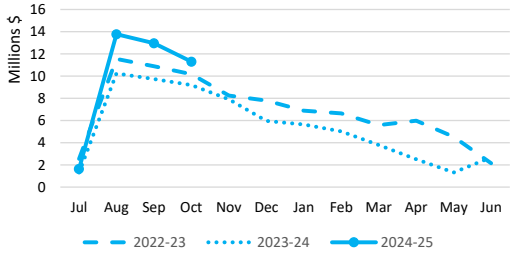
FINANCING ACTIVITIES

BORROWINGS



RESERVES

Closing funding surplus / (deficit)



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

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2024

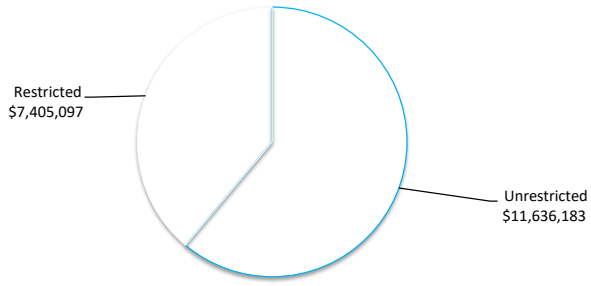
3 CASH AND FINANCIAL ASSETS

Description	Classification	Unrestricted	Restricted	Total Cash	Institution	Interest Rate	Maturity Date
		$	$	$			
Cash Deposits							
Municipal Bank Account	Cash and cash equivalents	2,633,883	0	2,633,883	Bendigo Bank	0.00%	At Call
Reserve Bank Account	Cash and cash equivalents	0	405,097	405,097	Bendigo Bank	0.00%	At Call
Cash on hand	Cash and cash equivalents	2,300	0	2,300	Petty Cash/Till float	N/A	At Call
Municipal Investment 4889453	Cash and cash equivalents	2,000,000	0	2,000,000	Bendigo Bank	4.93%	11/03/2025
Municipal Investment 4906366	Cash and cash equivalents	2,000,000	0	2,000,000	Bendigo Bank	4.76%	8/01/2025
Municipal Investment 4924320	Cash and cash equivalents	2,000,000		2,000,000	Bendigo Bank	4.41%	16/12/2024
Municipal Investment 4924318	Cash and cash equivalents	2,000,000		2,000,000	Bendigo Bank	4.41%	14/11/2024
Municipal Investment 4924321	Cash and cash equivalents	1,000,000	0	1,000,000	Bendigo Bank	4.25%	16/12/2024
Reserve Investment 4837072	Cash and cash equivalents	0	6,000,000	6,000,000	Bendigo Bank	5.20%	24/01/2025
Reserve Investment 4837073	Cash and cash equivalents	0	1,000,000	1,000,000	Bendigo Bank	5.20%	24/01/2025
Total		**11,636,183**	**7,405,097**	**19,041,281**			
Comprising							
Cash and cash equivalents		11,636,183	7,405,097	19,041,281			
		11,636,183	**7,405,097**	**19,041,281**			

KEY INFORMATION
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in valu Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 4 - Ot



SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2024

4 RESERVE ACCOUNTS

Reserve name	Budget Opening Balance	Budget Interest Earned	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Actual Opening Balance	Actual Interest Earned	Actual Transfers In (+)	Actual Transfers Out (-)	Actual YTD Closing Balance
	$	$	$	$	$	$	$	$	$	$
Restricted by Council										
LSL, Annual, Sick Leave and Staff Contingency	455,699	14,462	0	0	470,161	455,699	0	0	0	455,699
Plant and Equipment Reserve	1,380,281	43,803	0	(548,726)	875,358	1,380,281	0	0	0	1,380,281
Land and Buildings Reserve	714,103	22,661	500,000	(196,954)	1,039,810	714,103	0	0	0	714,103
Guilderton Caravan Park Reserve	105,014	3,333	100,000	0	208,347	105,014	0	0	0	105,014
Shire Recreation Development Reserve	377,898	11,993	0	(117,477)	272,414	377,898	0	0	0	377,898
Redfield Park Reserve	33,375	1,059	0	0	34,434	33,375	0	0	0	33,375
Ocean Farm Recreation Reserve	33,048	1,049	0	0	34,097	33,048	0	0	0	33,048
Tip Rationalisation Reserve	2,247,610	71,328	346,992	(350,000)	2,315,930	2,247,610	0	0	0	2,247,610
Lancelin Community Sport and Recreation Reserve	135,553	4,302	28,258	0	168,113	135,553	0	0	0	135,553
Community Infrastructure Reserve	50,660	1,608	12,000	0	64,268	50,660	0	0	0	50,660
Staff Housing Reserve	6,090	193	0	0	6,283	6,090	0	0	0	6,090
Future Infrastructure Reserve	561,370	17,815	0	0	579,185	561,370	0	0	0	561,370
Guilderton Country Club Reserve	30,544	969	8,829	0	40,342	30,544	0	0	0	30,544
Coastal Management Reserve - Coastal Inundation	411,494	13,059	100,000	(85,000)	439,553	411,494	0	0	0	411,494
Guilderton Foreshore Reserve	326,964	10,376	104,077	(50,000)	391,417	326,964	0	0	0	326,964
Seniors Housing Reserve	151,327	4,802	25,000	(152,622)	28,507	151,327	0	0	0	151,327
Gingin Railway Station Reserve	6,095	193	0	0	6,288	6,095	0	0	0	6,095
Contributions to Roads Reserve - Cullalla Road Intersection	47,862	1,519	0	0	49,381	47,862	0	0	0	47,862
Contribution to Roads Reserve - Chitna Road	3,191	101	0	0	3,292	3,191	0	0	0	3,191
Contribution to Roads Reserve - Balance of Muni Funds	21,496	682	0	0	22,178	21,496	0	0	0	21,496
Community Infrastructure Reserve - Lower Coastal Fire Control	26,804	851	0	0	27,655	26,804	0	0	0	26,804
Community Infrastructure Reserve - Gingin Logo Plates	9,473	301	300	0	10,074	9,473	0	0	0	9,473
Community Infrastructure Reserve - Gingin Ambulance	63,248	2,007	6,000	0	71,255	63,248	0	0	0	63,248
Community Infrastructure - Lancelin Ambulance	19,637	623	18,000	0	38,260	19,637	0	0	0	19,637
Public Open Space Reserve	69,174	2,195	0	0	71,369	69,174	0	0	0	69,174
Guilderton Trailer Parking Reserve	39,609	1,257	5,976	0	46,842	39,609	0	0	0	39,609
Gingin Outdoor Activity Space	5,628	179	0	0	5,807	5,628	0	0	0	5,628
Gingin Resilience Fund	13,750	436	10,250	0	24,436	13,750	0	0	0	13,750
Contribution to Roads Reserve - Aurisch Road Maintenance	12,500	397	12,500	(12,500)	12,897	12,500	0	0	0	12,500
Community Infrastructure - Development Reserve Fund Lot 601 Brockman Street (Brookview Estate)	45,600	1,447	48,000	0	95,047	45,600	0	0	0	45,600
Community Infrastructure- Development Reserve Lancelin South	0	0	52,000	0	52,000	0	0	0	0	0
	7,405,097	**235,000**	**1,378,182**	**(1,513,279)**	**7,505,000**	**7,405,097**	**0**	**0**	**0**	**7,405,097**

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2024

INVESTING ACTIVITIES

5 CAPITAL ACQUISITIONS

Capital acquisitions	Amended Budget	YTD Budget	YTD Actual	YTD Actual Variance
	$	$	$	$
Land	90,000	0	0	0
Buildings - specialised	538,108	220,954	73,752	(147,202)
Plant and equipment	2,081,735	415,535	368,931	(46,604)
Vehicles	355,200	100,000	62,427	(37,573)
Acquisition of property, plant and equipment	**3,065,043**	**736,489**	**505,111**	**(231,378)**
Infrastructure - roads	4,390,146	670,524	186,367	(484,157)
Infrastructure - footpaths	205,063	0	0	0
Infrastructure - parks & ovals	375,765	175,914	99,650	(76,264)
Infrastructure - other	1,025,776	302,555	175,194	(127,361)
Infrastructure - bridges	3,292,066	0	0	0
Infrastructure - Landfills	350,000	0	48,848	(48,848)
Acquisition of infrastructure	**9,638,816**	**1,148,993**	**510,058**	**(736,630)**
Total capital acquisitions	**12,703,859**	**1,885,482**	**1,015,169**	**(968,008)**
Capital Acquisitions Funded By:				
Capital grants and contributions	7,960,605	0	138,541	138,541
Borrowings	1,000,000	0	0	0
Other (disposals & C/Fwd)	908,909	18,000	36,364	18,364
Reserve accounts				
Plant and Equipment Reserve	548,726	0	0	0
Land and Buildings Reserve	196,954	0	0	0
Seniors Housing Reserve	152,622	0	0	0
Contribution - operations	1,936,043	1,867,482	840,264	(1,027,218)
Capital funding total	**12,703,859**	**1,885,482**	**1,015,169**	**(870,313)**

SIGNIFICANT ACCOUNTING POLICIES

Each class of fixed assets within either plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Assets for which the fair value as at the date of acquisition is under $5,000 are not recognised as an asset in accordance with *Financial Management Regulation 17A (5)* . These assets are expensed immediately.

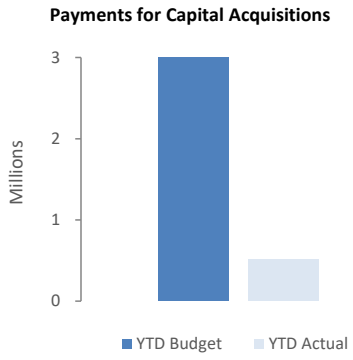
Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Initial recognition and measurement for assets held at cost

Plant and equipment including furniture and equipment is recognised at cost on acquisition in accordance with *Financial Management Regulation 17A.* Where acquired at no cost the asset is initially recognise at fair value. Assets held at cost are depreciated and assessed for impairment annually.

Initial recognition and measurement between mandatory revaluation dates for assets held at fair value

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.



SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2024

5 CAPITAL ACQUISITIONS - DETAILED

Capital expenditure total
Level of completion indicators

- 0%
- 20%
- 40%
- 60%
- 80%
- 100%
- Over 100%

Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

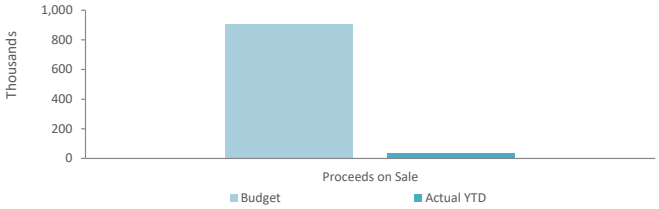
Level of completion indicator, please see table at the end of this note for further detail.

	Account Description		Amended Budget	YTD Budget	YTD Actual	Variance (Under)/Over
			$	$	$	$
	BC11100-141101120	Granville Civic Centre - Building (Capital) Kitchen	60,000	0	0	0
	BC11160-141101120	Guilderton Hall - Building (Capital)	10,000	10,000	7,215	(2,785)
	BC1190-141103120	Ablution Block - Lancelin Pioneer Park - Building	8,300	0	0	0
	BC1192A-141103120	Lancelin Harold Park Gazebo - Building (Capital)	40,000	10,000	0	(10,000)
	BC13260-141302120	Guilderton Caravan Park - Building (Capital)	120,000	40,000	0	(40,000)
	BC13261-141302120	Guilderton Caravan Park Office/Residence - Building	24,999	8,332	0	(8,332)
	BC14200-141402120	Gingin Administration Office - Building (Capital)	82,000	0	0	0
	BC5100-140501120	Gingin Colocation Fire Facility - Building (Capital)	40,187	0	0	0
	BC9490-140904120	Seniors Units - Lancelin - Building (Capital)	152,622	152,622	66,537	(86,085)
	LC13200-141302080	Guilderton Foreshore Road Reserve Land (Capital)	90,000	0	0	0
	P0-141402330	Purchase of CEO Vehicle 0GG - (Capital)	100,000	100,000	62,427	(37,573)
	P002-141203300	Replacement of Prime Mover GG002	378,550	0	0	0
	P045-141203300	Volvo FM13 Prime Mover	378,550	0	0	0
	P056-141203300	Flatbed Crew Cab Truck GG056 - Plant Capital	350,000	0	0	0
	P066-141203300	Replacement of Water Truck GG066	359,035	359,035	366,291	7,256
	P076-140501310	Nilgen/Cowalla Light Tanker GG076 - (Capital)	255,200	0	0	0
	P077-140501300	Gingin West Fire Tanker GG077 - Plant Capital	549,100	0	0	0
	P4-141006310	EMRDS 4GG Replacement- (Capital)	56,500	56,500	0	(56,500)
	PE11200-141102300	Gingin Aquatic Centre - Plant Capital- Coffee Machine	0	0	2,640	2,640
	-140707120		0	0	0	0
	-141102300	Gingin Aquatic Centre Generator	10,000	0	0	0
	BR661-141201670	Weld St Bridge - Bridge (Capital)	3,292,066	0	0	0
	BSR0001-141007900	Bus Shelter Replacement Program	16,557	0	0	0
	DC000-141201650	Drainage Construction	30,750	0	0	0
	DC097-141201660	Brockman Street - Gingin - Drainage Capital	40,000	0	0	0
	FC000-141201700	Footpath Construction	205,063	0	0	0
	LF10100-141007650	Construct Transfer Station at Gingin Landfill	350,000	0	48,848	48,848
	OC1119-141103900	Jim Gordon V.C. Trail	10,000	10,000	0	(10,000)
	OC11302-141103900	Lancelin Bowling Greens - Infrastructure Other (Ca	253,219	253,219	157,483	(95,736)
	OC12290-141201900	Lancelin/Ledge Point Depot- Infrastructure Other (	11,000	11,000	11,428	428
	OC13261-141302900	Guilderton Caravan Park Infrastructure Other (Capi	85,000	28,336	0	(28,336)
	PC1100-141103700	Gingin Granville Park Benches, Seating and Turf (C	34,750	24,750	45,562	20,812
	PC11390-141103700	Lancelin Recreation Grounds Power Upgade	63,500	21,164	54,088	32,924
	PC1189-141103700	Ledge Point Off-Road Vehicle Area - Capital works	57,515	0	0	0
	PC13260-141302700	Guilderton Caravan Park Infrastructure	120,000	40,000	0	(40,000)
	PC14200-141402700	Electronic Sig Board in Shire of Gingin Garden Project Gingin - Management Approval	90,000	90,000	0	(90,000)
	R2R006-141201450	Orange Springs Road (R2R)	1,124,118	0	1,063	1,063
	R2R010-141201440	Ledge Point Road (R2R)	168,669	0	0	0
	R2R012-141201460	Wannamal Road West (R2R)	611,736	305,868	52,810	(253,058)
	R2R059-141201450	Seabird Road (R2R)	162,030	0	0	0
	R2R278-141201450	Sadler Road (R2R)	364,656	364,656	89,485	(275,171)
	RC039-141201420	Cullalla Road (Capital)	428,852	0	0	0
	RRG001-141201490	Mooliabeenee Road (RRG)	1,459,335	0	43,009	43,009
	SC10300-141003900	Guilderton Caravan Park - Replace Waste Water	650,000	0	6,283	6,283
	TD0001-141103700	Gingin Heritage Trail Realign and Upgrade	10,000	0	0	0
	-141007900		0	0	0	0
		Total	**12,703,859**	**1,885,482**	**1,015,169**	**(870,313)**

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2024

6 DISPOSAL OF ASSETS

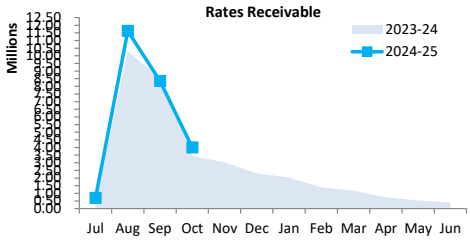
Asset Ref.	Asset description	Budget Net Book Value	Budget Proceeds	Budget Profit	Budget (Loss)	YTD Actual Net Book Value	YTD Actual Proceeds	YTD Actual Profit	YTD Actual (Loss)
		$	$	$	$	$	$	$	$
	Plant and equipment								
	Cowalla BFB Light Tanker	6,700	45,000	38,300	0	0	0	0	0
	Gingin West BFB Fire Tanker	7,299	90,000	82,701	0	0	0	0	0
	GG056 Truck	66,636	15,000	0	(51,636)	0	0	0	0
	GG6015 VMB Trailer	762	5,000	4,238	0	0	0	0	0
	GG12533 Portable Traffic Light Trailer	3,209	5,000	1,791	0	0	0	0	0
	GG12534 Portable Trafflic Light Trailer	2,573	5,000	2,427	0	0	0	0	0
	GG045 Primer Mover	69,853	104,546	34,693	0	0	0	0	0
	GG066 Prime Mover	60,000	36,363	0	(23,637)	60,000	36,364	0	(23,636)
	GG002 Prime Mover	25,334	85,000	59,666	0	0	0	0	0
	4GG Isuzu	18,000	18,000	0	0	0	0	0	0
	Infrastructure - Parks and ovals								
	Granville Park benches and seating replacement	4,368	0	0	(4,368)	0	0	0	0
	Land								
	Lancelin Plaza	0	500,000	500,000	0	0	0	0	0
		264,734	**908,909**	**723,816**	**(79,641)**	**60,000**	**36,364**	**0**	**(23,636)**



SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2024

7 RECEIVABLES

Rates receivable	30 Jun 2024	31 Oct 2024
	$	$
Opening arrears previous years	399,663	757,894
Levied this year	9,437,442	11,107,362
Less - collections to date	(9,079,211)	(7,868,447)
Gross rates collectable	**757,894**	**3,996,809**
Net rates collectable	**757,894**	**3,996,809**
% Collected	92.3%	66.3%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Receivables - general	(1,337)	295,250	25,388	49,063	57,594	425,958
Percentage	(0.3%)	69.3%	6.0%	11.5%	13.5%	
Balance per trial balance						
Trade receivables						425,958
Allowance for credit losses of trade receivables						(23,346)
Legal costs - recovery of rates						58,407
Rubbish fees						356,926
Total receivables general outstanding						**817,945**

Amounts shown above include GST (where applicable)

KEY INFORMATION

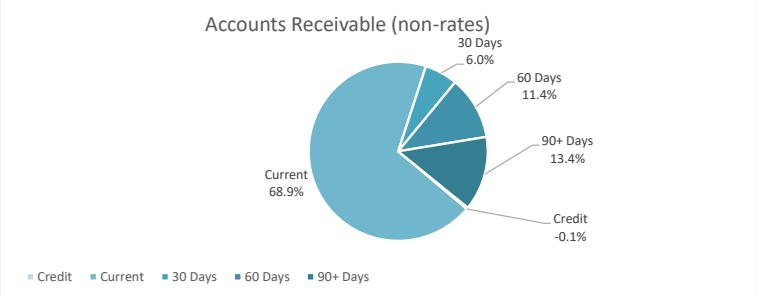
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2024

8 OTHER CURRENT ASSETS

Other current assets	Opening Balance 1 July 2024	Asset Increase	Asset Reduction	Closing Balance 31 October 202
	$	$	$	$
Other financial assets at amortised cost				
Financial assets at amortised cost - self supporting loans	2,378	0	0	2,378
Financial assets at amotised cost - advances	1,999	0	0	1,999
Inventory				
Fuel	18,527	115,246	(116,552)	17,221
History Books	14,087	0	0	14,087
Other assets				
Prepayments	26,861	0	(26,861)	0
Contract assets				
Contract assets	231,651	0	31,812	263,463
Total other current assets	**295,503**	**115,246**	**(111,602)**	**299,148**

Amounts shown above include GST (where applicable)

KEY INFORMATION

Other financial assets at amortised cost

The Shire classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Inventory

Inventories are measured at the lower of cost and net realisable value.
Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Contract assets

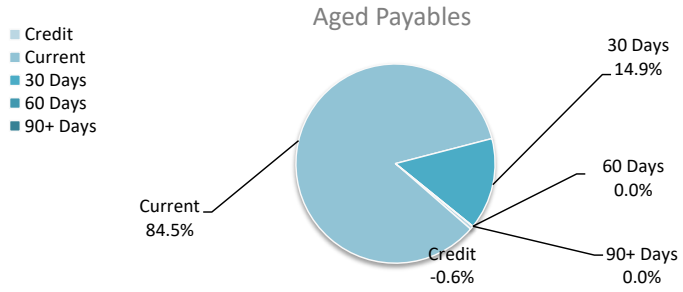
A contract asset is the right to consideration in exchange for goods or services the entity has transferred to a customer when that right is conditioned on something other than the passage of time.

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2024

9 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Payables - general	(1,499)	215,877	37,973	0	0	252,352
Percentage	-0.6%	85.5%	15.0%	0.0%	0.0%	
Balance per trial balance						
Sundry creditors						252,351
Prepaid rates						80,479
Bonds & deposits						876,883
Accrued interest on long term borrowings						43,096
Total payables general outstanding						**1,252,809**
Amounts shown above include GST (where applicable)						

KEY INFORMATION
Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.
The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2024

OPERATING ACTIVITIES

10 RATE REVENUE

General rate revenue

					Budget			YTD Actual	
	Rate in $ (cents)	Number of Properties	Rateable Value	Rate Revenue	Interim Rate Revenue	Total Revenue	Rate Revenue	Interim Rate Revenue	Total Revenue
RATE TYPE				$	$	$	$	$	$
Gross rental value									
GRV Townsites	0.098154	1,605	30,810,226	3,024,147	0	3,024,147	3,024,143	45,786	3,069,929
GRV Other	0.098154	1,006	18,708,225	1,836,287	0	1,836,287	1,836,285	15,159	1,851,444
Unimproved value									
UV Rural	0.004742	448	436,333,000	2,069,091	0	2,069,091	2,063,111	9,688	2,072,799
UV Other	0.004742	3	2,955,000	14,013	0	14,013	14,013	41,817	55,830
UV Intensive/Mining	0.006999	122	107,808,000	754,548	0	754,548	754,548	(1,025)	753,524
UV Exploraton Mining	0.004742	0	0	0	0	0	0	(5,960)	(5,960)
Sub-Total		**3,184**	**596,614,451**	**7,698,086**	**0**	**7,698,086**	**7,692,100**	**105,465**	**7,797,566**
Minimum payment	**Minimum Payment $**								
Gross rental value									
GRV Townsites	1,323	1,029	9,693,909	1,361,367	0	1,361,367	1,361,367	0	1,361,367
GRV Other	1,323	718	4,097,180	949,914	0	949,914	949,914	0	949,914
Unimproved value									
UV Rural	1,531	374	88,854,600	572,594	0	572,594	572,594	0	572,594
UV Other	1,531	36	6,771,000	55,116	0	55,116	55,116	0	55,116
UV Intensive/Mining	2,609	121	28,331,426	315,689	0	315,689	315,689	0	315,689
UV Exploraton Mining	1,531	36	135,529	55,116	0	55,116	55,116	0	55,116
Sub-total		**2,314**	**137,883,644**	**3,309,796**	**0**	**3,309,796**	**3,309,796**	**0**	**3,309,796**
Amount from general rates						**11,007,882**			**11,107,362**
Ex-gratia rates						6,850			0
Total general rates						**11,014,732**			**11,107,362**

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2024

11 BORROWINGS

Repayments - borrowings

Information on borrowings			New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Loan No.	1 July 2024	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		$	$	$	$	$	$	$	$	$
Tip Rationalisation Site	111	352,042	0	0	(11,956)	(24,301)	340,086	327,741	(11,424)	(22,460)
Seabird Sea Wall	127	58,575	0	0	(11,425)	(22,993)	47,150	35,582	(735)	(1,327)
Guilderton Country Club Hall Extension	114	210,889	0	0	0	(47,310)	210,889	163,579	0	(14,228)
Regional Hardcourt Facility	120	165,802	0	0	0	(28,952)	165,802	136,850	0	(10,600)
Regional Hardcourt Facility	124A	164,953	0	0	0	(24,761)	164,953	140,192	0	(6,559)
Gingin Swimming Pool Tiling	126	33,800	0	0	(8,256)	(16,640)	25,544	17,160	(524)	(920)
Gingin Outdoor Activity Space	132	126,526	0	0	0	(17,310)	126,526	109,216	0	(1,750)
Lancelin Cunliffe Street Carpark	133	229,758	0	0	0	(21,175)	229,758	208,583	0	(10,232)
Altus Financials Suite	131	129,737	0	0	0	(9,702)	129,737	120,035	0	(2,468)
Lot 44 Weld Street, Gingin	123	96,348	0	0	(10,652)	(21,674)	85,696	74,674	(3,353)	(6,335)
Land for Future Gingin Sporting Precinct	134	746,000	0	0	0	(21,612)	746,000	724,388	0	(39,508)
Guilderton Caravan Park Stage 1 Upgrade	New	0	0	1,000,000	0	0	0	1,000,000	0	0
		2,314,430	0	1,000,000	(42,289)	(256,430)	2,272,141	3,058,000	(16,036)	(116,387)
Self supporting loans										
Ledge Point Country Club Cool Room		12,417	0	0	0	(2,377)	12,417	10,040	0	0
		12,417	0	0	0	(2,377)	12,417	10,040	0	0
Total		**2,326,847**	**0**	**1,000,000**	**(42,289)**	**(258,807)**	**2,284,558**	**3,068,040**	**(16,036)**	**(116,387)**
Current borrowings		258,807					216,518			
Non-current borrowings		2,068,040					2,068,040			
		2,326,847					**2,284,558**			

All debenture repayments were financed by general purpose revenue.
Self supporting loans are financed by repayments from third parties.

New borrowings 2024-25

Particulars	Amount Borrowed Actual	Amount Borrowed Budget	Institution	Loan Type	Term Years	Total Interest & Charges	Interest Rate	Amount (Used) Actual	Amount (Used) Budget	Balance Unspent
	$	$				$	%	$	$	$
Guilderton Caravan Park Stage 1 Upgrade	0	1,000,000		Council	10	0	4.93	0	(1,000,000)	0
	0	**1,000,000**				**0**		**0**	**(1,000,000)**	**0**

KEY INFORMATION
Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Fair values of borrowings are not materiallly different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature. Non-current borrowings fair values are based on discounted cash flows using a current borrowing rate.

SHIRE OF GINGIN
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FOR THE PERIOD ENDED 31 OCTOBER 2024

12 LEASE LIABILITIES

Movement in carrying amounts

Information on leases			New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Lease No.	1 July 2024	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		$	$	$	$	$	$	$	$	$
Lancelin administration office	1A	7,813	0	0	(2,558)	(7,812)	5,255	1	(88)	(221)
IT Server	4	25,273	0	0	(5,904)	(17,792)	19,369	7,481	0	(222)
Total		**33,086**	**0**	**0**	**(8,463)**	**(25,604)**	**24,623**	**7,482**	**(88)**	**(443)**
Current lease liabilities		25,605					17,142			
Non-current lease liabilities		7,481					7,481			
		33,086					**24,623**			

All lease repayments were financed by general purpose revenue.

KEY INFORMATION
At inception of a contract, the Shire assesses if the contract contains or is a lease. A contract is or contains a lease, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. At the commencement date, a right of use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Shire uses its incremental borrowing rate.

All contracts classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

SHIRE OF GINGIN
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13 OTHER CURRENT LIABILITIES

Other current liabilities	Note	Opening Balance 1 July 2024	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 31 October 2024
		$	$	$	$	$
Other liabilities						
Contract liabilities		816,808	0	0	(135,575)	681,233
Capital grant/contributions liabilities		1,836,861	0	622,197	(72,958)	2,386,100
Total other liabilities		2,653,669	0	622,197	(208,533)	3,067,333
Employee Related Provisions						
Provision for annual leave		625,961	0	0	0	625,962
Provision for long service leave		492,952	0	0	0	492,952
Total Provisions		1,118,913	0	0	0	1,118,914
Total other current liabilities		**3,772,582**	**0**	**622,197**	**(208,533)**	**4,186,247**

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 14 and 15

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.
Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.
The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2024

OPERATING ACTIVITIES

14 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue					
	Liability 1 July 2024	Increase in Liability	Decrease in Liability (As revenue)	Liability 31 Oct 2024	Current Liability 31 Oct 2024	Amended Budget Revenue	YTD Budget	Annual Budget	Budget Variations	Expected	YTD Revenue Actual
	$	$	$	$	$	$	$	$	$	$	$
Grants and subsidies											
General purpose funding											
Financial Assistance Grant - General Purpose	0	0	0	0	0	142,640	35,660	142,640	0	142,640	54,530
Financial Assistance Grant - Roads	0	0	0	0	0	239,583	59,895	239,583	0	239,583	25,631
Law, order, public safety											
DFES Operating Grant	0	0	0	0	0	264,970	132,484	264,970	0	264,970	118,643
Education and Welfare											
Carers Week WA Grant	0	0	0	0	0	0	0	0	0	0	1,800
Community amenities											
Coastal Hazard Risk Management Plan Grant	0	0	0	0	0	10,580	3,528	10,580	0	10,580	0
CAP Grant Funding	0	0	0	0	0	45,000	0	45,000	0	45,000	0
CMPAP Coastal Inundation Integration	0	0	0	0	0	20,000	6,668	20,000	0	20,000	0
Recreation and culture											
State Library Travel Claim Lancelin Library	0	0	0	0	0	12,383	2,383	12,383	0	0	3,830
CSRFF Grant - Lancelin Bowling Club Synthetic Green- 2023-24 CSRFF July Small Grants	0	0	0	0	0	0	0	0	0	0	0
Transport											
Direct Road Grant MRWA	0	0	0	0	0	273,633	273,633	273,633	0	273,633	323,869
Economic Services										0	
	0	**0**	**0**	**0**	**0**	**1,008,789**	**514,251**	**1,008,789**	**0**	**996,406**	**528,304**
Contributions											
General purpose funding											
Rates incentive Prize Night	0	0	0	0	0	12,000	9,600	12,000	0	12,000	10,727
Law, order, public safety											
CESM Grant - DFES	0	0	0	0	0	96,143	39,335	96,143	0	96,143	74,009
BRMO Grant - DFES	108,981	0	(16,369)	92,612	92,612	111,618	111,618	111,618	0	111,618	16,369
MAF Mitigation - DFES	108,606	0	(108,606)	0	0	500,000	0	500,000	0	500,000	192,140
Gingin Resilience Project - Mindaroo Foundation	155,290	0	(10,600)	144,690	144,690	140,000	100,000	140,000	0	140,000	10,600
Community amenities											
Development - Planning contributions	0	0	0	0	0	88,000	29,332	88,000	0	88,000	62,253
Recreation and culture											
Naming Sponsorship - Gingin Aquatic Centre - Image Resources	0	0	0	0	0	10,000	10,000	10,000	0	10,000	0
Contribution income for suite of events	0	0	0	0	0	18,401	6,136	18,401	0	18,401	0
Transport											
Contribution income for Aurisch Road Maintenanc	0	0	0	0	0	12,500	0	12,500	0	12,500	11,250
Economic Services											
Guilderton Caravan Park Deposit Liability	443,931	0	0	443,931	443,931	0	0	0	0	0	0
Market PLI contributions	0	0	0	0	0	2,000	668	2,000	0	2,000	96
Project Gingin Contribution to Digital Sign	0	0	0	0	0	90,000	90,000	0	90,000	90,000	0
	816,808	**0**	**(135,575)**	**681,232**	**681,232**	**1,080,662**	**396,689**	**990,662**	**90,000**	**1,080,662**	**377,445**
TOTALS	**816,808**	**0**	**(135,575)**	**681,232**	**681,232**	**2,089,451**	**910,940**	**1,999,451**	**90,000**	**2,077,068**	**905,748**

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2024

15 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Capital grant/contribution liabilities					Capital grants, subsidies and contributions revenue		
Provider	Liability 1 July 2024	Increase in Liability	Decrease in Liability (As revenue)	Liability 31 Oct 2024	Current Liability 31 Oct 2024	Amended Budget Revenue	YTD Budget	YTD Revenue Actual
	$	$	$	$	$	$	$	$
Capital grants and subsidies								
Law, order, public safety								
DFES - Capital Grant - Buildings	40,187	0	0	40,187	40,187	40,187	0	0
DFES - Capital Grant - Vehicles	0	0	0	0	0	804,300	0	0
Law, order, public safety								
Ledge Point Off-road Vehicle Area	0	58,905	0	58,905	58,905	53,015	0	0
Recreation and culture								
Lancelin Bowling Club - DLGSC Grant and Bendigo Bank Grant	0	72,958	(72,958)	0	0	138,541	0	138,541
Transport								
LRCI - Unspent Funds Roads	67,513	0	0	67,513	67,513	0	0	0
Roads to Recovery	6,504	0	0	6,504	6,504	2,298,205	0	0
Roads to Recovery Special Funding	0	0	0	0	0	0	0	0
Regional Road Group (Mooliabeenee Rd)	0	0	0	0	0	766,898	0	0
Financial Assistance Grants - Special Projects	350,061	490,334	0	840,395	840,395	350,061	0	0
LRCI - Cullulla Road	0	0	0	0	0	428,851	0	0
Footpaths Funding	0	0	0	0	0	100,000	0	0
Main Roads WA - Weld Street Bridge Funding	1,372,596	0	0	1,372,596	1,372,596	2,942,005	0	0
	1,836,861	**622,197**	**(72,958)**	**2,386,100**	**2,386,100**	**7,922,063**	**0**	**138,541**
Capital contributions								
Recreation and culture								
Lancelin Bowling Club Contribution for Lancelin Bowling Greens	0	0	0	0	0	38,542	0	0
	0	**0**	**0**	**0**	**0**	**38,542**	**0**	**0**
TOTALS	**1,836,861**	**622,197**	**(72,958)**	**2,386,100**	**2,386,100**	**7,960,605**	**0**	**138,541**

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2024

14 BUDGET AMENDMENTS

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

Description	GL/Project Code	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Budget Running
				$	$	$	$
Budget adoption							0
Management Approval -Approved to move $7,000 budget to W11314	OC11314A	AUG 2024/2025	Capital expenses		7,000		7,000
Management Approval- Gingin Recreation Centre Hardcourt Maintenance contribution to repairs	W11314	AUG 2024/2025	Operating expenses			(7,000)	0
Management Budget Amendment - Project Gingin Contribution to Digital Sign	131402000	SEP 2024/2025	Operating revenue		90,000		90,000
Management Budget Amendment - Community Digital Signcontribution Project Gingin	PC14200	SEP 2024/2025	Capital expenses			(90,000)	0
Management budget amendment - Reg 17 Audit fees to project AC14200	120402510	SEP 2024/2025	Operating expenses		20,000		20,000
Management budget amendment - Reg 17 Audit fees to project AC14200	AC14200	SEP 2024/2025	Operating expenses			(20,000)	0
OCM 17 September 2024 – Item 12.2 Relocation of Gazebo – Harold Park Lancelin	BC1192A	SEP 2024/2025	Capital expenses		10,000		10,000
OCM 17 September 2024 – Item 12.2 Relocation of Gazebo – Harold Park Lancelin	151005810	SEP 2024/2025	Capital revenue			(40,000)	(30,000)
OCM 17 September 2024 – Item 12.2 Relocation of Gazebo – Harold Park Lancelin	151107810	SEP 2024/2025	Capital revenue		30,000		0
Community and Sporting Club – Request to Increase Transfer of Reserve Funds for Pump Shed	CI11306	SEP 2024/2025	Capital expenses		1,617		1,617
Community and Sporting Club – Request to Increase Transfer of Reserve Funds for Pump Shed	151103810	SEP 2024/2025	Capital revenue			(1,617)	0
OCM 15 October 2024 Item 13.1 Gingin South Volunteer BFB Support Trailer - purchase of trailer	120505690	OCT 2024/2025	Operating expenses		4,182		4,182
OCM 15 October 2024 Item 13.1 Gingin South Volunteer BFB Support Trailer - BFB Contribution	130505000	OCT 2024/2025	Operating revenue			(4,182)	0
CCM 15 October 2024 Item 19.3 Vehicle Replacement 4GG - transfer from reserve	151203810	OCT 2024/2025	Capital revenue		56,500		56,500
Replacement 4GG - transfer sale proceeds to plant reserve	141203810	OCT 2024/2025	Capital expenses			(18,000)	38,500
CCM 15 October 2024 Item 19.3 Vehicle Replacement 4GG - Proceeds on disposal of 4GG	SVI10600	OCT 2024/2025	Capital revenue		18,000		56,500
CCM 15 October 2024 Item 19.3 Vehicle Replacement 4GG - vehicle cost	P4	OCT 2024/2025	Capital expenses			(56,500)	0
Management budget amendment - Pex Pipe Replacement and Wall Repair Guilderton Hall	BC11361	OCT 2024/2025	Capital expenses		10,000		10,000
Management budget amendment - Pex Pipe Replacement and Wall Repair Guilderton Hall	151103810	OCT 2024/2025	Capital revenue		10,000		10,000
Management budget amendment - Pex Pipe Replacement and Wall Repair Guilderton Hall	151107810	OCT 2024/2025	Capital revenue			(10,000)	0
Management budget amendment – Reallocate contribution for Seabird Hall shadecloth replacement	CE11100	OCT 2024/2025	Operating expenses			(7,200)	(7,200)
Management budget amendment – reallocate contribution for Seabird Hall shadecloth replacement	BC11170	OCT 2024/2025	Capital expenses		7,200		0
					264,499	**(264,499)**	**0**

13.2 CONTRACT FOR THE PROVISION OF GINGIN LIBRARY SERVICES

File	GOV/31
Author	Bethwyn Innes - Executive Assistant to EMCCS
Reporting Officer	Les Crichton - Executive Manager Corporate and Community Services
Refer	Nil
Appendices	Nil

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider the continuation of the contract for the Provision of Services: Library between the Shire of Gingin and the Gingin District Community Resource Centre.

BACKGROUND

The Gingin Library is operated from the Gingin Community Resource Centre building located at 1 Lily King Place, Gingin, immediately adjacent to the Shire's Administration Office. The building houses (within separate areas) the Gingin Community Resource Centre (CRC) and the Gingin Library.

The design of the CRC included provision for a library to accommodate the requirement for additional office space within the Shire Administration Centre. On completion of the CRC building in late 2012, the Gingin library located within the Administration Centre was relocated to the CRC together with its 0.4FTE (2 days a week) staffing allocation. With no formal arrangements in place in relation to the staffing and costing of the remaining three days, the CRC staff/volunteers covered these days at a basic level.

As a result of the resignation of the Gingin Library Officer in November 2020, the opportunity arose to review and formalise arrangements for management of staffing levels. A contract for Provision of Services: Library was drafted in consultation with the CRC to allow for provision of full time (5 days per week) library services while retaining costs within budget. The contract was executed under seal on 22 December 2020 for a 12 month term and continued under a periodic arrangement until Council's review and acceptance of the contract renewal at its Ordinary Council Meeting on 16 August 2022.

COMMENT

The Gingin Library has continued to provide an excellent service to the residents of Gingin under the management of the Gingin CRC. In addition to provision of the additional opening hours, the arrangement provides additional synergies through single management of both services.

Over the past year the Gingin CRC, on behalf of the Shire, has obtained additional funding through the State Library of WA for various improvements within the library space, including children's seating furniture (in progress) and digital improvements to assist with end of year stock take. The CRC has also played an integral role in implementing Spydus, an updated cloud-based software system used for library management.

Under the CRC's management there has been a steady increase in memberships, with 46 new members joining last financial year and 15 new memberships to date for this financial year. The Story Time program has also seen an increase in participation, with 89 juniors attending last year and 145 juniors attending this year (an increase of 62%).

With the current contract expiring on 31 December 2024, consultation with the Gingin CRC has been undertaken with the Gingin CRC agreeing to a further 3 year term.

The draft contract is provided as a **Confidential Appendix** for Council's consideration.

STATUTORY/LOCAL LAW IMPLICATIONS

Nil

POLICY IMPLICATIONS

Council Policy 2.33 Execution of Documents

The contract for the Provision of Services – Library is classified as a Category 1B document. Therefore, although Council approval is required to enter into the new contract, a specific approval to affix the Common Seal to the resulting contract document is not necessary.

BUDGET IMPLICATIONS

Funding for the contract is provided within Council's annual Library budget.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	2. Connections & Wellbeing - Grow and Nurture Community Connectedness and Wellbeing
Strategic Objective	2.6 Services - Cost effective services which meet the needs of the community.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Vis SECONDED: Councillor Stewart

That Council agree to enter into a contract with the Gingin Community Resource Centre with respect to the provision of library services for a 3 year term in accordance with the contract for the Provision of Gingin Library Services provided as Confidential Attachment 13.2.1.

CARRIED UNANIMOUSLY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*
AGAINST: *Nil*

13.3 LIST OF PAID ACCOUNTS NOVEMBER 2024

File	FIN/25
Author	Emma Edwards - Accounts Payable Officer
Reporting Officer	Les Crichton - Executive Manager Corporate and Community Services
Refer	Nil
Appendices	1. Voucher List - November 2024 [**13.3.1** - 6 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

For Council to note the payments made in November 2024.

BACKGROUND

Council has delegated authority to the CEO to exercise the power to make payments from the Municipal Fund (Delegation 1.1.13 Payments from the Municipal or Trust Funds). The CEO is required to present a list to Council of those payments made since the last list was submitted.

COMMENT

Accounts totalling $2,243,165.35 were paid during the month of November 2024.

A payment schedule is included as **an appendix** to this report.

The schedule details:

• Municipal Fund electronic funds transfers (EFT)	$1,993,789.52
• Municipal Fund cheques	$239.15
• Municipal Fund direct debits	$249,136.68
TOTAL MUNICIPAL EXPENDITURE	**$2,243,165.35**
TOTAL EXPENDITURE	**$2,243,165.35**

All invoices have been verified, and all payments have been duly authorised in accordance with Council's procedures.

In accordance with Regulation 13A of the *Local Government (Financial Management) Regulations 1996* requiring details of purchasing card expenditure, the list of payments includes details of fuel card purchases in addition to previously supplied credit card purchases.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
s.6.4 – Financial Report

Local Government (Financial Management) Regulations 1996
Reg. 13 – Payments from municipal fund or trust by CEO
Reg. 13A – Payments by employees via purchasing cards.

Shire of Gingin Delegation Register – Delegation 1.1.13 Payments from the Municipal or Trust Funds

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocations.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.4 Strategic & Sustainable Financial Planning - Undertake long-term resource planning and allocation in accordance with the Integrated Planning and Reporting Framework

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Woods SECONDED: Councillor Sorensen

That Council note all payments made by the Chief Executive Officer under Delegation 1.1.13 for November 2024 totalling $2,243,165.35 as detailed in the appendices to this report, comprising:

• Municipal Fund electronic funds transfers (EFT)	$1,993,789.52
• Municipal Fund cheques	$239.15
• Municipal Fund direct debits	$249,136.68

CARRIED UNANIMOUSLY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*

AGAINST: *Nil*

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/11/2024 - 30/11/2024

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially

TYPE	DATE PAID	NAME	DETAILS	AMOUNT	
EFT-42906	6/11/2024	ACS Swan Express Print	Printing DL Window Faced Peel & Seal Envelopes	233.20	
EFT-42907	6/11/2024	Arrow Bronze	Manufacture & Supply Bronze Memorial Plaque	589.85	
EFT-42908	6/11/2024	Asset Infrastructure Management	Asset Management Pickup for RAMMS	12,415.95	
EFT-42909	6/11/2024	Avon Waste	Kerbside Collection Services 23/09/2024 - 18/10/2024	42,809.21	
EFT-42910	6/11/2024	BOC Pty Ltd	Gas & Oxygen Supplies for the Workshop & Gingin Medical Centre	107.40	
EFT-42911	6/11/2024	Brightmark Group Pty Ltd	Cleaning RFT 01/2024 - October 2024	28,071.82	
EFT-42912	6/11/2024	Brown Acres WA Pty Ltd t/as Brown Automotive	Service: GG048	430.00	L
EFT-42913	6/11/2024	Bullsbrook and Districts Glass and Aluminium	Gingin Aquatic Centre: Install frosted glass, Gingin Depot: Replacement security screen door, Guilderton Country Club: Replace broken glass	3,175.00	L
EFT-42914	6/11/2024	Bullsbrook Windscreens and Window Tinting	Finance Office: Frosted Glass Film, Community Development Office: Window Tinting	1,075.00	L
EFT-42915	6/11/2024	Bunnings Buildings Supplies Pty Ltd	CEO Residence: Building Supplies	95.00	
EFT-42916	6/11/2024	Carringtons Traffic Services	Traffic Management: Orange Springs Road, Sadler Road	7,524.13	
EFT-42917	6/11/2024	City of Albany	Libraries: Annual Software subscription fee for Spydus Consortium	13,475.00	
EFT-42918	6/11/2024	Cooee Couriers & Transport	Courier Charges	1,676.40	L
EFT-42919	6/11/2024	CSStech	Mobile and Office Phone Management	165.00	
EFT-42920	6/11/2024	Elizabeth French Consulting	Contract Environmental Health Services	10,804.50	
EFT-42921	6/11/2024	Gingin Fuel and Tyres Pty Ltd	GG028: Tyre replacement and disposal	8,794.00	L
EFT-42922	6/11/2024	Gingin Grading Service Pty Ltd	Gingin Waste Facility project preparation: Fence line, asset protection clearing and gravel supply	15,262.50	L
EFT-42923	6/11/2024	IGA Local Grocer Gingin	Supermarket Purchases: Gingin	553.11	L
EFT-42924	6/11/2024	Jason Industries & Signmakers	GG04, GG083: Replacement Decals BFB Appliances	813.27	
EFT-42925	6/11/2024	Lake Tree Systems Pty Ltd	Planning Department Software: Power PDF	771.65	
EFT-42926	6/11/2024	Lancelin Gull Roadhouse	Fuel Purchases	835.63	L
EFT-42927	6/11/2024	Lancelin Trade and Rural Supplies	Hardware Store Purchases: Lancelin	2,010.87	L
EFT-42928	6/11/2024	Landgate	GRV Interim Valuations, Minor Additions, Mining Tenements, Rural UV Interim Valuations	312.75	
EFT-42929	6/11/2024	LD Total	Mowing Shire Facilities	31,243.64	
EFT-42930	6/11/2024	Moore River Roadhouse	Fuel Purchases: Shire	706.89	L
EFT-42931	6/11/2024	Moore Sands Resources Pty Ltd	Sand supply: Seabird Waste Management	5,745.45	L
EFT-42932	6/11/2024	Novatec Energy Solutions Pty Ltd	Gingin Medical Centre: Split System Air Conditioner	2,915.00	
EFT-42933	6/11/2024	Officeworks	Chambers Restock and Hand Sanitising Gel	122.87	
EFT-42934	6/11/2024	Team Global Express Pty Ltd	Courier Charges	74.97	
EFT-42935	6/11/2024	Vorgee Pty Ltd	Aquatic Centre Kiosk Swim Supplies	1,389.30	
EFT-42936	6/11/2024	West Coast Turf	Supply and deliver Kikuyu Turf Granville Park	9,040.00	
EFT-42937	6/11/2024	Western Australian Local Government Association	Introduction to Local Government eLearning Subscription, Corporate Services Course: Presenting with Confidence Course, Councillor Course: The Role of Mayors and Presidents	3,193.30	
EFT-42938	6/11/2024	David Wilson	Community Resilience Coordinator: Minderoo	1,200.00	L
PAY-129	7/11/2024	Shire of Gingin	Net Pays for PE: 07/11/2024	207,632.66	
EFT-42939	8/11/2024	AFGRI Equipment Pty Ltd	GG012: Gear Lever	583.21	
EFT-42940	8/11/2024	AMPAC Debt Recovery WA Pty Ltd	Debtors Debt Recovery Commission	149.60	
EFT-42941	8/11/2024	Australia Post	Reply Paid Letters Small	3.00	
EFT-42942	8/11/2024	Australian Taxation Office (PAYG)	Payroll deduction for PE: 07/11/2024	42,622.00	
EFT-42943	8/11/2024	Brown Acres WA Pty Ltd t/as Brown Automotive	GG073: Service	425.00	L
EFT-42944	8/11/2024	CFMEU	Payroll deduction for PE: 07/11/2024	60.00	
EFT-42945	8/11/2024	Civil Products WA	RRN plates: Spratton Road	297.00	
EFT-42946	8/11/2024	Complete Office Supplies Pty Ltd	2025 Diary and Planner Order	86.37	
EFT-42947	8/11/2024	Cortec Laboratory Services Pty Ltd	Guilderton Depot: Inspection and certification of emergency eyewash and shower	980.10	
EFT-42948	8/11/2024	Data#3	Microsoft Subscriptions Annual	25,097.38	
EFT-42949	8/11/2024	Department of Mines, Industry Regulation and	Building Services Levy (BSL)	5,189.28	
EFT-42950	8/11/2024	Gingin District Community Resource Centre Inc (CRC	Citizenship Ceremony Gifts	128.00	L
EFT-42951	8/11/2024	Gingin Fuel and Tyres Pty Ltd	GG041: Puncture repair	88.00	L
EFT-42952	8/11/2024	Gingin Trading	Hardware Store Purchases: Gingin	1,883.50	L
EFT-42953	8/11/2024	Iron Mountain Australia Group Services Pty Ltd	Storage Business Cartons	363.56	
EFT-42954	8/11/2024	LGRCEU (WA Division)	Payroll deduction for PE: 07/11/2024	44.00	
EFT-42955	8/11/2024	Nationwide Signs	Gingin Aquatic Centre: Replacement A Frame Signs	1,160.00	
EFT-42956	8/11/2024	PFD Food Services Pty Ltd	Gingin Aquatic Centre: Kiosk Items	597.52	
EFT-42957	8/11/2024	PLE Computers Pty Ltd	2 x Desktop computers and mounting brackets	2,197.00	
EFT-42958	8/11/2024	Sai Global Limited	Annual subscription to Australian Building Standards	3,232.86	
EFT-42959	8/11/2024	Shire of Gingin	Building Services Levy (BSL) Commission	115.00	
EFT-42960	8/11/2024	St John Ambulance Western Australia Ltd	Vehicle Snake Bite Bandages and First Aid Kits	95.00	

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/11/2024 - 30/11/2024

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially

TYPE	DATE PAID	NAME	DETAILS	AMOUNT	
EFT-42961	8/11/2024	Volunteer Centre of Western Australia (Inc) - Volunteering WA	Garden Party Tickets 2024, Volunteering WA Membership	1,650.00	
EFT-42962	8/11/2024	Vorgee Pty Ltd	Gingin Aquatic Centre: Kiosk Display System	231.00	
EFT-42963	8/11/2024	Western Australian Local Government Association	Councillor Course: The Role of Mayors and Presidents	434.50	
EFT-42964	8/11/2024	Colin Wayne Fewster	Pro-Rata Shire President Quarterly Payment	1,662.37	R
EFT-42965	8/11/2024	Helen Sampson	Gingin Waste Management Contract	1,806.75	L
EFT-42966	8/11/2024	Rebecca Foulkes-Taylor	Reimbursement: Gingin Aquatic Centre Kiosk	111.79	R
EFT-42967	12/11/2024	Brown Acres WA Pty Ltd t/as Brown Automotive	GG005: Replacement Fuel Filter	75.00	L
EFT-42968	12/11/2024	Complete Office Supplies Pty Ltd	Heavy duty stapler, staples and tape measure	279.19	
EFT-42969	12/11/2024	CSE Crosscom Pty Ltd	GG066: Removal of Radios, GG070: Radio Fault Find	2,053.37	
EFT-42970	12/11/2024	Frontline Fire and Rescue Equipment	BFB PPE Order	1,790.25	
EFT-42971	12/11/2024	Gingin Fuel and Tyres Pty Ltd	GG045: Tyres fitted, GG082: Replacement Battery, GG041: Puncture repair and new tyre, Gingin Administration Office: Generator batteries, Depot: Bulk Diesel	25,901.00	L
EFT-42972	12/11/2024	GR Thomson Truck Hire	Sadler Road: Water Truck Cartage	1,237.50	L
EFT-42973	12/11/2024	iCatcher Pty Ltd	30% Deposit: Purchase and installation of digital sign for Gingin Administration park gardens	16,863.66	F
EFT-42974	12/11/2024	Juel Enterprises Pty Ltd T/As Stirling Asphalt	Gingin Aged Units: Profiling, machine sweep & asphalt	23,462.45	
EFT-42975	12/11/2024	Ledge's Kanga Service and Skip Bin Hire	Lancelin Jetty: Skip Bin Hire, Ledge Point Depot: Oil Disposal	2,475.00	L
EFT-42976	12/11/2024	McGees Property	Market rental valuation: Experience Lancelin Caravan Park	3,300.00	
EFT-42977	12/11/2024	McLeods Lawyers Pty Ltd	User Agreement template: Requirements over Shire freehold and vested Crown land.	1,613.04	
EFT-42978	12/11/2024	Moore River Electrical Services	Harold Park: Bore Controller Testing	165.00	L
EFT-42979	12/11/2024	Officeworks	Lancelin Office: Replacement Water Cooler, Council Chambers: Desk Planners	308.71	
EFT-42980	12/11/2024	Team Global Express Pty Ltd	Courier Charges	138.73	
EFT-42981	12/11/2024	Westair Pnuematic Systems Pty Ltd	Service: Depot Compressor	600.60	
EFT-42982	12/11/2024	Helen Sampson	Gingin Waste Management Contract	1,806.75	L
EFT-42983	12/11/2024	Tony Pisconeri	Lancelin and Seabird Waste Facility Management	17,374.00	
EFT-42984	14/11/2024	A1 Fire Risk Services (WA) Pty Ltd	Replacement Fire Extinguishers	738.10	
EFT-42985	14/11/2024	ACS Swan Express Print	Printing: Letterhead Paper	525.80	
EFT-42986	14/11/2024	Altus Planning Pty Ltd	Planning Services: RJDAP Lancelin, DeBurgh Street Ledge Point, Gingin Road Lancelin, Lefroy Street Gingin, Waterville Road Neergabby	8,750.50	
EFT-42987	14/11/2024	Autospark Bullsbrook	GG074: Diagnose and repair bull bar harness, GG070: Magnetic Mounting Kit	278.00	L
EFT-42988	14/11/2024	Belgravia PRO Pty Ltd	Guilderton Caravan Park: Replacement Couch Covers	1,782.00	
EFT-42989	14/11/2024	Bunnings Buildings Supplies Pty Ltd	Safety Helmets: Operations and Assets	100.88	
EFT-42990	14/11/2024	ByProgress Pty Ltd (Monsterball Amusements & Hire)	Australia Day Event Deposit: Kids Entertainment	1,445.00	
EFT-42991	14/11/2024	Certex Lifting Pty Ltd t/as The Rigging Shed	Bow shackles, screws, pins and tie downs	280.50	
EFT-42992	14/11/2024	Commercial Locksmiths	Gingin Medical Centre: Additional Key	55.00	
EFT-42993	14/11/2024	Complete Office Supplies Pty Ltd	Stationery Order Community Development	193.65	
EFT-42994	14/11/2024	Construction Training Fund	Construction Training Fund (CTF)	2,705.82	F
EFT-42995	14/11/2024	Cromag Pty Ltd T/A Sigma Telford Group	Gingin Aquatic Centre Chemicals: Chlorine and No Fume Acid	1,789.92	
EFT-42996	14/11/2024	Department of Premier and Cabinet	Local Planning Scheme No. 9 Amendment No.24 Advertising in the Government Gazette	287.82	
EFT-42997	14/11/2024	Gingin Fuel and Tyres Pty Ltd	GG002,GG028: Engine Oils, GG060: Front Tyres	1,825.75	L
EFT-42998	14/11/2024	Gingin Handmade Soap (Terri Mowle)	2024/25 Early Rates Incentive Scheme Prizes	200.00	L
EFT-42999	14/11/2024	Jonas Leisure Pty Ltd	Gingin Aquatic Centre: Envibe Core Seasonal Licence	8,187.80	
EFT-43000	14/11/2024	Kleenheat Gas Pty Ltd	Guilderton Caravan Park: Supply and delivery of LPG Bulk Gas	3,835.06	
EFT-43001	14/11/2024	Lancelin IGA	Supermarket Purchases: Lancelin	190.12	L
EFT-43002	14/11/2024	Leak Detection WA Pty Ltd	Guilderton Caravan Park: Emergency leak detection and repair works	4,999.50	
EFT-43003	14/11/2024	McLeods Lawyers Pty Ltd	Legal Expenses: Transfer of Lot 443.	5,525.70	
EFT-43004	14/11/2024	Minuteman Press Balcatta	Name Badges	164.89	
EFT-43005	14/11/2024	Moore River Roadhouse	Fuel Purchases: Brigade	773.80	L
EFT-43006	14/11/2024	Northern Valley News	Advertising: Country to Coast, Connecting Seniors Expo, Australia Day Catering	1,250.00	L
EFT-43007	14/11/2024	RAC Motoring Pty Ltd T/A RAC Business Wise	GG096, GG098: Community Car Insurance	334.00	
EFT-43008	14/11/2024	Reliable Renovations & Construction	Bus Shed Personal Access Door: Lancelin Community & Sporting Club	628.00	
EFT-43009	14/11/2024	Rural Infrastructure Services	Consultancy Services: Review of Country Heights Estate Stage 3B & 3C design and provide feedback and	3,630.00	

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TYPE	DATE PAID	NAME	DETAILS	AMOUNT	
EFT-43010	14/11/2024	Seek Limited	Employment Advertisements	814.00	
EFT-43011	14/11/2024	Shire of Gingin	Construction Training Fund (CTF) Commission	57.75	F
EFT-43012	14/11/2024	Think Promotional	Shire of Gingin Branded Reusable Shopping Bags	1,870.00	
EFT-43013	14/11/2024	Tiffany's Catering	Catering: Briefing Session, Seniors Week	956.00	L
EFT-43014	14/11/2024	Uniforms at Work	Rangers Uniform: Trousers	338.35	
EFT-43015	14/11/2024	WA Stump Grinding & Tree Services	90 Day Western Power Notice: Cowalla Road	550.00	L
EFT-43016	14/11/2024	WEX Australia Pty Ltd	Fuel Card Purchases	2,304.66	
EFT-43017	14/11/2024	Erik Sorensen	Members Quarterly Travel and Out of Pocket Expenses	733.75	R
EFT-43018	14/11/2024	Stephen Sampson	Dog Registration Refund: Sterilisation	75.00	R
EFT-43019	14/11/2024	Thomas Kusters	Replace Broken Tap Grace Darling Park	70.00	L
EFT-43020	18/11/2024	ACS Swan Express Print	Printing: DL Window Faced Envelopes	468.60	
EFT-43021	18/11/2024	Asset Valuation Advisory	2024/25 Valuation of Land, Building and Other Infrastructure	43,780.00	
EFT-43022	18/11/2024	Cat Haven	Cat Adoption Report	11.00	
EFT-43023	18/11/2024	Cellarbrations Gingin	Refreshments: Early Rates Incentive Prize Night	170.00	L
EFT-43024	18/11/2024	Certex Lifting Pty Ltd t/as The Rigging Shed	Onsite inspection, testing and tagging: Depot Lifting Equipment	2,735.70	
EFT-43025	18/11/2024	Complete Office Supplies Pty Ltd	Stationery Order: Lancelin Office	265.52	
EFT-43026	18/11/2024	Department of Transport	Release of Information Fee Parking Infringement Notices	77.35	
EFT-43027	18/11/2024	Dry Kirkness (Audit) Pty Ltd	Audit of the R2R Grant Acquittal Report 30/06/2024	1,650.00	
EFT-43028	18/11/2024	Dyenamic Sublimation	Gingin Aquatic Centre: Uniform	867.90	
EFT-43029	18/11/2024	Eagleye Technical Services	Gingin Seniors Units: Electrical repairs	1,760.00	L
EFT-43030	18/11/2024	EFTsure Pty Ltd	EFTsure Software Service Fee 12 month subscription	5,946.20	
EFT-43031	18/11/2024	Equip-Safe	Specialist Equipment Training: Operations and Assets	2,615.00	
EFT-43032	18/11/2024	Frontline Fire and Rescue Equipment	GG005: Replace lightbar with DFES specified pursuit lightbar, flash pattern and windscreen mounted pod lights	9,425.55	
EFT-43033	18/11/2024	Full Flow Plumbing and Gas	Guilderton Foreshore Ablutions: Leak repair	165.00	L
EFT-43034	18/11/2024	Gingin Florist	Remembrance Day Wreath	80.00	L
EFT-43035	18/11/2024	Gingin Grading Service Pty Ltd	Gingin Waste Facility: Sand Cartage	1,540.00	L
EFT-43036	18/11/2024	Gingin Tree Services	Western Power 90 Day notice: Dangerous Trees Gingin	9,075.00	L
EFT-43037	18/11/2024	Lo-Go Appointments	Temporary Staffing Rates Department	2,445.70	
EFT-43038	18/11/2024	Minuteman Press Balcatta	Sponsor Banner: Early Rates Incentive Scheme	302.50	
EFT-43039	18/11/2024	Moore Sands Resources Pty Ltd	Sand for Seabird Waste Facility	5,957.09	L
EFT-43040	18/11/2024	Nutrien Water	4 Station Reticulation Controller and Irrigation Fittings: Key Biscayne and Harold Park	399.57	
EFT-43041	18/11/2024	Stewart & Heaton Clothing Co Pty Ltd	BFB PPE Order	1,436.69	
EFT-43042	18/11/2024	Sunny Signs Company Pty Ltd	Health Warning Risk Signs	681.12	
EFT-43043	18/11/2024	Team Global Express Pty Ltd	Courier Charges	36.39	
EFT-43044	18/11/2024	Total Green Recycling	E-Waste Collection: Waste Facilities	3,615.81	
EFT-43045	18/11/2024	WA Stump Grinding & Tree Services	Tree Lopping Casserley Way and Wood Street Lancelin	825.00	L
EFT-43046	18/11/2024	WANT Tree Services	Guilderton Foreshore: Stump grinding	1,738.00	L
EFT-43047	18/11/2024	Waterlogic Australia Pty Ltd	Rental and service of SD5 Cool & Cold Countertop and Clean Stream	167.68	
EFT-43048	18/11/2024	Western Australia Police Force	National Police Checks: BFB Volunteers	36.00	
EFT-43049	18/11/2024	Westpole	Supply 6 light poles for Lancelin South Caravan Park	3,795.00	
EFT-43050	18/11/2024	Woodridge Community Association	Bond Refund	200.00	
EFT-43051	18/11/2024	Amelia Barrett	Rate Refund: Overpayment via BPoint	451.48	R
EFT-43052	18/11/2024	Belinda Dunn	Rate Refund: Overpayment at Settlement	549.52	R
EFT-43053	18/11/2024	Colin Wayne Fewster	Members Travel Expenses	361.14	R
EFT-43054	18/11/2024	Frank Karner	Rate Refund: Pension Rebate	801.50	R
EFT-43055	21/11/2024	Bunnings Buildings Supplies Pty Ltd	Lock and Deadbolts for Aged Units Lancelin	154.50	
EFT-43056	21/11/2024	Carringtons Traffic Services	Traffic Management: Mooliabeenee Road	6,664.46	
EFT-43057	21/11/2024	Country Copiers	Colour Copier Charges	632.35	
EFT-43058	21/11/2024	Eagleye Technical Services	3 Phase Powerpoint for Depot Compressor	281.60	L
EFT-43059	21/11/2024	Full Flow Plumbing and Gas	Repair water leak in Guilderton Foreshore Ablutions	902.00	L
EFT-43060	21/11/2024	Gingin Fuel and Tyres Pty Ltd	Scout Hall generator: Filters, GG049: Replacement battery, GG041: New Tyre	582.20	L
EFT-43061	21/11/2024	Gingin Tree Services	Visibility Pruning: Gingin Brook Road	1,210.00	L
EFT-43062	21/11/2024	Greenway Solutions Pty Ltd t/as Greenway Turf	Supply 200L Bayer Spearhead Herbicide	5,060.00	
EFT-43063	21/11/2024	Hersey's Safety Pty Ltd	PPE Order: Operations and Assets	2,855.20	
EFT-43064	21/11/2024	IT Vision	Delegate Training: Innovate Conference	218.90	
EFT-43065	21/11/2024	Novatec Energy Solutions Pty Ltd	Install New Split System Air Conditioner to Mechanic's Office	1,980.00	
EFT-43066	21/11/2024	Nuford	Purchase New Vehicle: Executive Management	61,188.95	
EFT-43067	21/11/2024	RMRC Services Pty Ltd	Consultancy: New CEO Handover	2,475.00	
EFT-43068	21/11/2024	Seaview Park Community Association SPCA	Community Grants 2024/25: PLI 50%	321.73	F

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TYPE	DATE PAID	NAME	DETAILS	AMOUNT	
EFT-43069	21/11/2024	St John Ambulance Western Australia Ltd	0GG: First Aid Kit	24.95	
EFT-43070	21/11/2024	Truck Centre WA Pty Ltd	GG045: Diagnostics, Remove and Replace Compressor	5,192.60	
EFT-43071	21/11/2024	Tudor House	Replacement Flags: Gingin Administration Office and Emergency Services Centre	1,003.00	
EFT-43072	21/11/2024	WANT Plumbing Services Pty Ltd	Gingin Aged Units, Unit 3: Install Vanity and Fittings	5,929.00	L
PAY-130	21/11/2024	Shire of Gingin	Net Pays for PE: 21/11/2024	158,888.11	
EFT-43073	25/11/2024	Australian Taxation Office (PAYG)	Payroll deduction for PE: 21/11/2024	42,136.00	
EFT-43074	25/11/2024	Belgravia PRO Pty Ltd	Guilderton Caravan Park: Pure Glamping & Hire equipment, Park Management Fee	44,083.49	
EFT-43075	25/11/2024	Bitutek Pty Ltd	Orange Springs Road Bitumen Sealing	861,562.92	
EFT-43076	25/11/2024	CFMEU	Payroll deduction for PE: 21/11/2024	60.00	
EFT-43077	25/11/2024	Copyright Agency	Shire of Gingin 2024/25 Copyright Licence	2,352.23	
EFT-43078	25/11/2024	IP Cameras Australia	Guilderton Car Park CCTV: Hardware and Fitting	1,776.50	
EFT-43079	25/11/2024	LGRCEU (WA Division)	Payroll deduction for PE: 21/11/2024	44.00	
EFT-43080	25/11/2024	Local Government Professionals WA - LGPA	Silver Local Government Subscription 2024/2025	2,200.00	
EFT-43081	25/11/2024	Nutrien Water	Camlock Tank Fittings: Rural Fire-Water Access	69.17	
EFT-43082	25/11/2024	Sunny Signs Company Pty Ltd	Fence Sign: Lancelin Football Club	200.42	
EFT-43083	25/11/2024	Tiffany's Catering	Catering: Staff Meeting, LEMC Meeting	525.00	L
EFT-43084	25/11/2024	Helen Sampson	Gingin Waste Management Contract	1,806.75	L
EFT-43085	27/11/2024	Candeloro Investments Pty Ltd	Early Rates Incentive Scheme Winner	5,000.00	F
EFT-43086	27/11/2024	Dayan Pty Ltd	Early Rates Incentive Scheme Winner	1,000.00	F
EFT-43087	27/11/2024	Colleen Crews	Early Rates Incentive Scheme Winner	1,225.00	F
EFT-43088	27/11/2024	Edward Duda	Early Rates Incentive Scheme Winner	1,000.00	F
EFT-43089	27/11/2024	Frederick MacKean	Early Rates Incentive Scheme Winner	500.00	F
EFT-43090	27/11/2024	Merle Harris	Early Rates Incentive Scheme Winner	1,000.00	F
EFT-43091	27/11/2024	Murray King	Early Rates Incentive Scheme Winner	500.00	F
EFT-43092	27/11/2024	Patricia Elliot	Early Rates Incentive Scheme Winner	1,000.00	F
EFT-43093	27/11/2024	Philip West	Early Rates Incentive Scheme Winner	1,000.00	F
EFT-43094	27/11/2024	Trevor Halls	Early Rates Incentive Scheme Winner	500.00	F
EFT TOTAL				**1,993,789.52**	
CHEQUES					
CHQ-116497	13/11/2024	Shire of Gingin	Petty Cash Float	239.15	
CHEQUES				**239.15**	
DIRECT DEBIT					
DE-5719	1/11/2024	Bendigo Bank	Bendigo Bank: Transfer Fees	62.50	
DE-5720	1/11/2024	Bendigo Bank	Bendigo Bank: FTS DE Process GST Fees	6.77	
DE-5683	1/11/2024	Synergy	Electricity charges Dewar St Guilderton	291.09	
DE-5682	1/11/2024	Synergy	Electricity charges Lot 11 Dewar St Guilderton	736.64	
DE-5681	1/11/2024	Synergy	Electricity charges Loc 3 Ocean Farm Dr Nilgen	1,509.29	
DE-5651	1/11/2024	Water Corporation	Water charges 63 Gingin Rd Lancelin Lot 1037 RES 2401	237.91	
DE-5652	1/11/2024	Water Corporation	Water charged Atkinson Way Lancelin Lot 323 RES 4449	864.80	
DE-5722	1/11/2024	Bendigo Bank	Bendigo Bank: Bpay Biller Fee	2,223.76	
DE-5730	1/11/2024	Go Go Media	Monthly On-Hold Messages Service	75.90	
DE-5732	1/11/2024	Department of Transport	Department of Transport - Police Licensing	4,313.15	
DE-5724	4/11/2024	Bendigo Bank	Bendigo Bank: Tyro Fees September 2024	3,818.14	
DE-5725	4/11/2024	Bendigo Bank	Bendigo Bank: Tyro Fees September 2024	1,014.74	
DE-5726	4/11/2024	Bendigo Bank	Bendigo Bank: CBA Merchant Fees	5,542.41	
DE-5727	4/11/2024	Bendigo Bank	Bendigo Bank: CBA Merchant Fees	414.00	
DE-5728	4/11/2024	Bendigo Bank	Bendigo Bank: CBA Merchant Fees	64.00	
DE-5685	4/11/2024	Synergy	Electricity charges Fraser St Guilderton	268.04	
DE-5684	4/11/2024	Synergy	Electricity charges Lot 232 Wedge St Guilderton	435.92	
DE-5729	4/11/2024	Department of Transport	Department of Transport - Police Licensing	2,620.30	
DE-5733	5/11/2024	Telstra	Telephone Charges Guilderton Caravan Park	240.30	
DE-5678	5/11/2024	Water Corporation	Water charges Ocean Farm Dr Nilgen Lot 4021 RES 35092	11.76	
DE-5677	5/11/2024	Water Corporation	35092	35.27	
DE-5731	5/11/2024	Department of Transport	Department of Transport - Police Licensing	2,229.35	
DE-5679	6/11/2024	Synergy	Electricity charges Lot 99 Weld St Gingin	589.73	
DE-5680	6/11/2024	Synergy	Electricity charges 60 King Dr Woodridge	772.66	
DE-5737	7/11/2024	Precision Administration Services Pty Ltd	Payroll deduction for PE: 07/11/2024	30,350.02	
DE-5738	7/11/2024	Bendigo Bank	Bendigo Bank: DE Fees 393032	20.10	
DE-5739	7/11/2024	Department of Transport	Department of Transport - Police Licensing	1,409.70	
DE-5740	7/11/2024	Department of Transport	Department of Transport - Police Licensing	2,750.45	
DE-5699	8/11/2024	Synergy	Electricity charges Lot 889 Gingin Brook Road, Neergabby	268.71	
DE-5698	8/11/2024	Synergy	Electricity charges 13 King Dr Woodridge	1,814.57	

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TYPE	DATE PAID	NAME	DETAILS	AMOUNT
DE-5734	8/11/2024	Synergy	Electricity charges 708 Ocean Farm Dr Nilgen	541.49
DE-5741	8/11/2024	Bendigo Bank	Bendigo Bank: DE Fees - 393032	4.20
DE-5742	8/11/2024	Department of Transport	Department of Transport - Police Licensing	5,294.85
DE-5736	10/11/2024	Telstra	Telstra Group Plan	953.20
DE-5735	11/11/2024	Telstra	Telstra Group Plan	1,636.73
DE-5700	11/11/2024	Synergy	Electricity charges Lot 269 Seaview Dr, Karakin	373.07
DE-5745	11/11/2024	Department of Transport	Department of Transport - Policing Licensing	2,177.00
DE-5746	12/11/2024	Bendigo Bank	Bendigo Bank: DE Fees 393032 12.11.2024	2.55
DE-5747	12/11/2024	Department of Transport	Department of Transport - Police Licensing	3,560.25
DE-5753	13/11/2024	Department of Transport	Department of Transport - Policing Licensing	1,151.50
DE-5755	14/11/2024	Department of Transport	Department of Transport - Police Licensing	5,290.70
DE-5750	14/11/2024	Credit Card - EMRDS	Credit Card Purchases: EMRDS	1,324.70
DE-5752	14/11/2024	Credit Card - EMCCS	Credit Card Purchases: EMCCS	3,293.44
DE-5756	14/11/2024	Bendigo Bank	Bendigo Bank: DE Fees	5.40
DE-5758	14/11/2024	Western Australian Treasury Corporation (WATC)	Purchase of Lot 7 Dewar Road GINGIN Repayment: 1	30,559.91
DE-5790	14/11/2024	Shire of Gingin	Bendigo Bank (Investments) Terms Deposit Interest	6,986.30
DE-5785	14/11/2024	Credit Card - CEO	Credit Card Purchases: CEO	3,631.77
DE-5749	14/11/2024	Credit Card - CEO	Credit Card Purchases: CEO	4.00
DE-5751	14/11/2024	Credit Card - EMO	Credit Card Purchases: EMOA	4.00
DE-5748	14/11/2024	Credit Card - CESM	Credit Card Purchases: CESM October 2024	4.00
DE-5743	17/11/2024	Business Service Brokers T/A TeleChoice	Mobile charges	171.00
DE-5778	18/11/2024	Department of Transport	Department of Transport - Police Licensing	1,693.10
DE-5779	18/11/2024	Bendigo Bank	Bendigo Bank: Bpoint Direct Transaction Fees	192.90
DE-5781	18/11/2024	Department of Transport	Department of Transport - Police Licensing	2,864.55
DE-5777	18/11/2024	Viva Energy Australia Pty Ltd	Shell Fuel Card Purchases	74.93
DE-5783	19/11/2024	Department of Transport	Department of Transport - Police Licensing	3,015.50
DE-5784	19/11/2024	Bendigo Bank	Bendigo Bank: DE Fees	5.25
DE-5786	20/11/2024	Department of Transport	Department of Transport - Police Licensing	1,091.75
DE-5787	20/11/2024	Western Australian Treasury Corporation (WATC)	Guilderton Country Club (Hall) Extensions Repayment: 33	30,769.06
DE-5788	20/11/2024	Windcave Pty Ltd	Windcave Pty Ltd - Transaction fees	1,970.18
DE-5789	20/11/2024	QPC Group	Epson Printer Toner Freight Charge	33.00
DE-5759	21/11/2024	Synergy	Electricity charges Lot 1 Brockman St, Gingin	129.48
DE-5792	21/11/2024	Bendigo Bank	Bendigo Bank: DE Fees	18.15
DE-5793	21/11/2024	Department of Transport	Department of Transport - Police Licensing	5,645.40
DE-5791	21/11/2024	Precision Administration Services Pty Ltd	Payroll deduction for PE: 21/11/2024	30,770.94
DE-5760	22/11/2024	Synergy	Electricity Charges Streetlights	10,917.80
DE-5795	22/11/2024	Western Australian Treasury Corporation (WATC)	Ledge Point Country Club Coolroom	1,316.71
DE-5744	22/11/2024	Vocus Communications	Vocus Enterprise Internet	808.50
DE-5796	22/11/2024	Department of Transport	Department of Transport - Police Licensing	2,247.45
DE-5757	24/11/2024	Australia Post	Postage charges	2,452.45
DE-5710	25/11/2024	Westnet Internet Services	Internet Service CEO Residence	74.99
DE-5807	25/11/2024	Department of Transport	Department of Transport - Police Licensing	1,144.65
DE-5808	25/11/2024	Bendigo Bank	Bendigo Bank: De-Fees	1.80
DE-5780	25/11/2024	Water Corporation	Sewerage charges Miragliotta St Lancelin Lot 85 RES 240	120.35
DE-5818	26/11/2024	Department of Transport	Department of Transport - Police Licensing	2,260.50
DE-5819	27/11/2024	Department of Transport	Department of Transport - Police Licensing	3,188.30
DE-5821	28/11/2024	Bendigo Bank	Bendigo Bank: De Fees	1.50
DE-5820	28/11/2024	Department of Transport	Department of Transport - Police Licensing	3,610.35
DE-5761	29/11/2024	Telstra	Internet Service Seabird Fire Brigade	107.50
DE-5762	29/11/2024	Synergy	Electricity charges Lot 134 Constanble St Gingin	109.62
DE-5763	29/11/2024	Synergy	Electricity charges Lot 148 Robinson St Gingin	263.51
DE-5761	29/11/2024	Synergy	Electricity charges 1 Weld St Gingin	4,444.56
DE-5837	29/11/2024	Dell Financial Services Pty Ltd	Allocation of Lease Payment	1,651.29
DE-5838	29/11/2024	Department of Transport	Department of Transport - Police Licensing	3,430.05
DE-5839	29/11/2024	HP Financial Services (Australia) Pty Ltd	Allocation of Lease Payment	748.57
DIRECT DEBIT				**249,136.68**
TOTAL MUNICIPAL				**2,243,165.35**

CREDIT CARD BREAK-UP

October	CEO (SW)	Bendigo Bank	Bank Fee	4.00
				4.00
	CEO (AC)	Mailchimp	Subscription and International Fee	113.07
		WALGA Convention	Councillor and CEO Refreshments	674.68
		WALGA Convention	Councillor Travel and Accommodation	1,765.18

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/11/2024 - 30/11/2024

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially

TYPE	DATE PAID	NAME	DETAILS	AMOUNT
		WALGA Convention	CEO Travel and Accommodation	564.09
		AHRI	HR Membership	420.00
		Building Services Levy	Demolition Licence	171.65
		Department of Transport	GG066 Plate Change	31.10
		WALGA Event	Refund	- 108.00
				3,631.77
	EMCCS	Gingin Caravan Park	Asset Valuers Accommodation	444.00
		Department of Transport	GG071 and 1TSP056 Vehicle Licencing	198.70
		Department of Transport	1UAK539 Vehicle Licencing	20.50
		Packqueen	Christmas Gift Boxes for Hampers	197.07
		Department of Transport	GG066 Vehicle Plate Remake	47.90
		Metcash (Campbells)	Gingin Aquatic Centre Kiosk Items	989.33
		Department of Transport	GG066 Vehicle Plate Change	19.40
		Department of Transport	GG034 Vehicle Licencing	60.30
		Department of Transport	GG041 Vehicle Licencing	60.30
		Department of Transport	GG067 Vehicle Licencing	22.60
		Duxton Hotel	Accommodation: It Vision Innovate Conference	299.42
		Royal Life Saving Society	Lifeguard Licence Renewal	747.00
		Spot Me	Subscription Renewal	182.92
		Bendigo Bank	Bank Fee	4.00
				3,293.44
	EMRDS	Safety Culture	iAuditor Subscription	1,320.70
		Bendigo Bank	Bank Fee	4.00
				1,324.70
	CESM	Bendigo Bank	Bank Fee	4.00
				4.00
	EMOA	Bendigo Bank	Bank Fee	4.00
				4.00
	Total			**8,261.91**
CALTEX CARD BREAKUP				
October		WEX Australia Pty Ltd	2GG: 149.36L	258.02
			GG033: 259.67L	487.04
			GG070: 163.04L	309.57
			GG034: 66.75L	125.41
			GG09: 165.08L	290.38
			GG04: 90.89L	172.04
			GG05: 261.32L	480.13
			GG090: 66.27L	114.58
			Small Parts Jerry Cans: 30.01L	57.32
			Fees	10.17
	Total			**2,304.66**

14 REPORTS - REGULATORY AND DEVELOPMENT SERVICES

14.1 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED COMPOSTING ON LOT 7779 WANNAMAL ROAD WEST, CULLALLA

File	BLD/6629
Applicant	Statewest Planning
Location	Lot 7779 Wannamal Road West, Cullalla
Owner	Vinsan Holdings Pty Ltd
Zoning	General Rural
WAPC No	NA
Author	James Bayliss – Executive Manager Regulatory and Development Services
Reporting Officer	James Bayliss – Executive Manager Regulatory and Development Services
Refer	19 September 2023 – Item 13.2
Appendices	1. Aerial Map - Lot 7779 Wannamal Road West, Cullalla [**14.1.1** - 1 page] 2. Location Map - Lot 7779 Wannamal Road West, Cullalla [**14.1.2** - 1 page] 3. Cover Letter [**14.1.3** - 8 pages] 4. Revised Total Site Plan [**14.1.4** - 1 page] 5. Revised Site Plan [**14.1.5** - 1 page] 6. Revised Stockpile Plan [**14.1.6** - 1 page] 7. Bushfire Management Plan (BMP) - v 1.3 [**14.1.7** - 97 pages] 8. Flora Survey [**14.1.8** - 114 pages] 9. Fauna Survey [**14.1.9** - 14 pages] 10. Fire Management and Emergency Plan [**14.1.10** - 10 pages] 11. Transport Impact Assessment - D 4-3 [**14.1.11** - 36 pages] 12. Road Upgrade and Contribution Strategy [**14.1.12** - 76 pages] 13. Schedule of Submissions and Recommended Responses (2) [**14.1.13** - 11 pages] 14. Schedule of Submissions and Applicant's Response [**14.1.14** - 11 pages] 15. Applicant's Response to DFES Comments [**14.1.15** - 6 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider an Application for Development Approval for a Composting Facility on Lot 7779 Wannamal Road West (WRW), Cullalla.

BACKGROUND

This property was the subject of a development proposal lodged in September 2021 for a 25 hectare composting facility to be constructed over five stages. The landowner lodged an appeal to the State Administrative Tribunal (SAT) on 27 June 2022. After 16 months in the SAT, the landowner withdrew their proceeding.

It should be noted that Council, at its Ordinary Meeting on 19 September 2023, resolved to refuse the development due largely to the inability of Wannamal Road West to withstand the increased vehicle movements generated by the proposal and the financial burden this would place on the Shire in relation to ongoing maintenance and, inevitably, sealing of the road. Council Minutes from the abovementioned meeting outline a detailed overview of the earlier process and Council is encouraged to revisit that assessment.

The subject land is 1660 hectares in area and consists predominantly of native vegetation in varying condition. The north-east corner of the property has previously been cleared for farming purposes and is used for low intensity grazing.

Proposal

This proposal has reduced the scale of the development proposed, which consequently reduces the number of heavy vehicles using the local road network. The applicant has described the proposal as follows:

> *The area the subject of this proposal takes up approximately 25 hectares. It will comprise of a 10m wide one-way internal perimeter driveway system. This will be accessed from a crossover at the western end of the proposed development that will be constructed to Main Roads Standards.*
>
> *Compost materials will be delivered to a 7 ha hardstand area comprising 100mm thick asphalt surface over a 300mm thick subgrade constructed of crushed recycled building material with sand added as necessary to optimise compaction. The composting area will comprise three separate areas:*
>
> - *Receival and sorting*
> - *Composting; and*
> - *Final product storage*

A 100mm thick asphalt lined collection basin will be constructed in the centre of the facility to service the composting facility. This collection basin, or dam, will be 2 hectares in area and 4m deep. It will collect run-off from the composting area for re-use in the operation.

A transportable site office is proposed to be placed inside the perimeter driveway adjacent to the composting area. This will be supplemented by a transportable toilet. Potable water will be carted to site and stored in 10,000 litre tank set on top of the site office.

For security purposes, a 1.8m high cyclone mesh fence will be installed on the outside of the perimeter driveway. The development will be setback 20m from Wannamal Road West and a 3 metre wide by 1.5m high landscaped earth bund will be installed in the setback area.

The proposed development will receive organic wastes including green waste, municipal-collected materials (food organics, green organics (FOGO)), grease trap waste and minor amounts of manures and other high nitrogen-containing wastes.

Food organics include waste food, inedible food and parts of food that are not consumed and/or are considered undesirable (such as seeds, bones, coffee grounds, skins and peels). Garden organics include organic wastes that arise from gardening and maintenance activities such as lawn clippings, leaves, cuttings and branches.

The revised proposal will receive 200,000 tonnes of solid waste per annum and 40,000 tonnes of liquid waste per annum, resulting in an output of 100,000 tonnes of compost. This equates to 340,000 tonnes of material entering/exiting the property per annum.

For comparison, the original proposal related to 1,182,000 tonnes of waste input that produces 492,500 tonnes of compost output on an annual basis. At full capacity, the combined tonnage of material received and exported from the property was 1,674,500 tonnes per annum. This revision therefore significantly reduces the scale of operations.

A location plan and aerial photograph are provided **(see appendices).**

A copy of the applicant's proposal is also provided **(see appendices)** and includes the following components:

- Cover Letter;
- Development Plans;
- Bushfire Management Plan;
- Fire Management and Emergency Plan;
- Flora and Vegetation Survey; and
- Fauna Survey.

A copy of the Traffic Impact Assessment is provided **(see appendices).**

The Road Upgrade and Contribution Strategy prepared by Swan Civil during mediation in the previous SAT matter is provided **(see appendices).**

COMMENT

Stakeholder Consultation

The application was advertised to the surrounding landowners for a period of 21 days in accordance with clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The Shire received two comments from ratepayers, one supportive of and one opposed to the development.

The application was also advertised to the following State agencies for a period of 42 days in accordance with clause 66 of the *Planning and Development (Local Planning Scheme) Regulations 2015*:

- Department of Planning, Lands and Heritage (DPLH);
- DPLH – Aboriginal Heritage Council (AHC);
- Department of Water and Environmental Regulation (DWER);
- Department of Primary Industries and Regional Development (DPIRD);
- Department of Mines, Industry Regulation and Safety (DMIRS);
- Department of Biodiversity, Conservation and Attractions (DBCA);
- Department of Fire and Emergency Services (DFES); and
- Department of Health (DoH).

A copy of the Schedule of Submissions and Recommended Responses is provided **(see appendices)**.

A copy of the Schedule of Submissions and Applicant's Responses is provided, with comments from Bushfire Prone Planning in response to DFES included as a separate attachment **(see appendices)**.

PLANNING FRAMEWORK

Local Planning Scheme No. 9 (LPS 9) Planning Assessment

The subject lot is zoned General Rural under LPS 9, the objectives of which are to:

a) Manage land use changes so that the specific local rural character of the zone is maintained or enhanced;

b) *Encourage and protect broad acre agricultural activities such as grazing and more intensive agricultural activities such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use;*

c) *Maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage; and*

d) *Provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the General Rural zone*.

Officer comment

The development proposal is generally consistent with the above objectives. DPIRD did raise concern that the proposal has not demonstrated consistency with objective c) given proximity to onsite wetlands. This will be considered in the report below.

Use Classification

Classification of a proposed use requires a detailed investigation of the character, processes and other related features of a proposal in order to determine its appropriate class.

'Composting' is defined as follows:

> *Means the controlled process whereby compostable organic wastes, which may include liquid organic wastes, but not any liquid wastes classed as Listed Waste, Radioactive Waste or Hazardous Waste, are pasteurised and microbiologically transformed under aerobic and thermophilic conditions.*

The officer notes that the proposed development utilises a 'controlled process' with the throughput consisting of a variety of organic wastes (comprising both solid and liquid waste). The precise composting process is outlined under section 2.2.3 of the applicant's report.

In the officer's view, the facility is appropriately classified as 'composting' under LPS 9, notwithstanding that some FOGO material may contain incidental non-organics that require removal prior to the 'composting' process.

The proposal falls within the above parameters and therefore the officer is satisfied that the development is appropriately classed as 'composting' under LPS 9.

Composting is an 'A' use within the General Rural zone. This means the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the Deemed Provisions.

Planning and Development (Local Planning Scheme) Regulations 2015 (the Regulations)

The Regulations are subsidiary legislation created under the *Planning and Development Act 2005* that include 'Deemed Provisions' which apply to every local planning scheme throughout the State.

In accordance with Schedule 2, Part 9, Clause 67 of the Deemed Provisions, the local government is to have due regard to a range of matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application. In this instance, the following matters are considered to be relevant:

Planning and Development (Local Planning Scheme) Regulations 2015

- *Schedule 2 (Deemed Provisions)*
  - *Clause 64 – Advertising applications*
  - *Clause 66 – Consultation with other authorities*
  - *The following provisions of Clause 67(2) – Consideration of application by local government:*

    (a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;

    (c) Any approved State planning policy;

    (d) Any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);

    (e) Any policy of the Commission;

    (f) Any policy of the State;

    (m) The compatibility of the development with its setting, including -
    (i) The compatibility of the development with the desired future character of its setting; and
    (ii) The relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;

(n) The amenity of the locality including the following -
(i) Environmental impacts of the development;
(ii) The character of the locality;
(iii) Social impacts of the development;

(o) The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;

(p) Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;

(s) The adequacy of -
(i) The proposed means of access to and egress from the site; and
(ii) Arrangements for the loading, unloading, manoeuvring and parking of vehicles;

(t) The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;

(y) Any submissions received on the application;

(za) The comments or submissions received from any authority consulted under clause 66;

The development proposal has been assessed against the relevant requirements of LPS 9, various State planning policies and guidance statements as outlined above and under the Statutory/Local Law and Policy Implications sections of this report. The following matters have been identified as key considerations which subsequently address the suite of applicable planning documents and considerations above.

Road and Traffic Impacts

The officer is of the view that road and traffic issues are still a primary consideration. The burden to demonstrate compliance with the planning framework sits with the applicant, not the Shire. It should be kept in mind that the traffic impacts are considered in the context of the Deemed Provisions outlined below:

(s) The adequacy of –
(i) The proposed means of access to and egress from the site; and
(ii) Arrangements for the loading, unloading, manoeuvring and parking of vehicles;

(t) The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;

Primary access to the facility will be via the Brand Highway and then travelling east along WRW for a distance of approximately 17km. The first 10km of WRW is sealed and in a satisfactory condition. The remainder of the distance (6.78km) to the proposed site entry is unsealed. The TIA indicates that a small percentage (10%) of vehicles will travel east from the property to and from Bindoon Moora Road.

The TIA outlines that the development will generate 65 semi-trailer trips and up to 6 light vehicle per day (VPD) on WRW between the site and Brand Highway and 7 semi-trailer trips between the site and Bindoon/Moora Road. This equates to a 90% increase in vehicle movements between the site and Brand Highway. The TIA goes on to outline that the proposed development is unlikely to result in total traffic volumes on the unsealed section of WRW exceeding 150 vehicles per day (VPD), which is Main Roads WA's threshold volume for sealing of RAV routes.

To be suitable for RAV access, a road should be sealed if Annual Average Daily Traffic (AADT) is over 150 and annual freight tonnage is over 300,000 tonnes per annum. The requirement for the road to be sealed is partly for safety reasons, but more so for road sustainability. However, as outlined in the previous report to Council, the earlier TIA provided by the applicant indicates that sealing may become viable at 100 VPD. The Shire has required road sealing for other composting operators at 75 VPD.

Noting that 10% of vehicles will travel east and not west (as outlined in the TIA), an unresolved or unscrutinised component of the proposal is the intersection between WRW and Bindoon/Moora Road being suitably designed to accommodate the heavy vehicles proposed. The TIA outlines that the distance between the railway crossing and holding line for the intersection between WRW and Bindoon Moora Road is 34m, and that the maximum permitted vehicle length is 27.5m, resulting in an adequate stacking distance. The TIA does not, however, outline the intersection layout, approach sight distances or whether heavy vehicles are able to use this intersection and stay lane correct.

The Contribution Strategy states:

> *It is considered that the "Section 1" road surface is currently in a suitable condition when considering the initial stage of the proposed organics facility however routine maintenance works should be considered for this section of road to resolve areas of loose road surface material and ravelling where this has occurred, in addition to resolving soft shoulders and any areas of steep embankment presenting safety concerns.*

> *"Section 2" of the road surface is considered unsuitable in relation to expected traffic to be generated from the first stage of works as it contains unacceptable amounts of loose, sandy material. When subjected to increased traffic this section of the road surface will be at risk of unravelling completely exposing sections of very loose sandy material which may present safety issues and may hinder vehicle movement. In addition, the carriageway width varies from 7m to 8m which implies that portions of the road do not achieve the minimum carriageway width of 7.9 metres as required by the MRWA RAV Guidelines. Accordingly, it is recommended that re-sheeting works are carried out to the Section 2 road surface similar to that completed for Section 1 prior to commencement of any works onsite.*

The Contribution Strategy also states (pg. 19 - Summary Note - threshold for sealing the road):

> *On the basis of recommended maintenance works and safety improvements being carried out, the existing road surface may be capable of accommodating traffic from a suitably sized Stage 1, as tonnage currently proposed far exceeds advice in current literature. Deferral of sealing works until prior to Stage 2 will assist with funding of road upgrade works.*

It is also noted that Section 5.1 of the Contribution Strategy sets out a broad framework for calculating an annual maintenance contribution. The amended proposal does not take up the opportunity to provide details in relation to a proposed contribution regime by the operator to the Shire for the increased maintenance and upkeep of WRW due to this proposal. This was the primary issue of contention related to the earlier proposal, being the inevitable financial impact on the Shire of Gingin due to the increased upkeep and maintenance of the road.

The applicant is seemingly of the view that it is up to the Shire to present a maintenance regime, however the officer disagrees and notes that this was largely an issue of contention at SAT. It is not the Shire's proposal, and the burden to demonstrate a development's suitability sits with the applicant/landowner.

To repeat comments from the previous assessment, it is not sustainable for the Shire to be financially burdened by road upgrade and/or maintenance obligations to facilitate a commercial development as a priority over other road maintenance and upgrade works throughout the Shire. The lodgement of development proposals requiring upgrades such as this is unpredictable and affords no ability to adequately plan for such scenarios.

For the sake of trying to progress, the officer notes that a separate composting facility provides a $12,500 per annum payment to the Shire as a maintenance contribution for ~2km of unsealed road. Using this same principle, that would equate to a figure of $43,750 per annum as a maintenance contribution for this development based on 7km of unsealed road.

The above issues could potentially be resolved by way of a condition if Council is inclined to do so, but this would be in the absence of policy framework that would ensure consistency of decision-making for other proposals with similar issues in the future. With the benefit of an exhaustive mediation process for the previous proposal, the applicant, being aware of the issues, should have made a road contribution offer with the application for the Shire to consider.

Environmental Considerations

It should be noted that the DPIRD relevantly outlines that environmental impacts should be considered.

The general measures set out in Section 5.1 of SPP 2.9 which are relevant to the proposal are as follows:

(ii) Aim to prevent or, where appropriate, ameliorate the following potential impacts:

- *increased nutrient loads into receiving waters.*

(iii) Promote improved outcomes such as:

- *reduction in nutrient export to receiving waters to a level lower than existing.*

Draft SPP2.9 was prepared in August 2021 and has undergone an advertising period which concluded on 15 November 2021. This policy consolidates the current water-related policy framework and will supersede the current version of SPP 2.9 once gazetted.

The relevant policy outcomes from section 6 of draft SPP 2.9 are as follows:

6.1 Planning and development maintains or enhances water quality and hydrological regimes to protect public health and support healthy ecosystems through the:

iii. appropriate siting and management of land uses;

The policy measures of draft SPP2.9 contained within section 7.2 state that proposals must:

i) minimise export of nutrient and non-nutrient contaminants entering water resources.

l) demonstrate that infrastructure and site management practices are in place to manage contaminants, particularly within sensitive water resource areas and public drinking water source areas.

Officer comment:

The officer notes that composting processes and the process of using liquid waste are potential sources of nutrient emission to the environment if wastewater is allowed to go beyond the hardstand area.

The applicant advises that infrastructure design and management practices sufficiently demonstrate that groundwater emissions/leaching will not arise. While the officer generally concurs, detailed assessment in this regard will also be undertaken by the DWER as part of the works approval/licence.

In the event that approval is forthcoming, the officer is of the view that ongoing soil monitoring should be undertaken to ensure that nutrients are not entering the environment. Ongoing monitoring should include contingency measures for spillages or in the event that ongoing monitoring identifies nutrient loading.

Waste Management

The officer is of the view that storage and handling of raw materials (i.e., poultry manure, animal carcasses) is important to prevent adverse impacts such as odour and the breeding of stable fly.

The applicant has outlined ways for such issues to be mitigated which should form part of an Operational Management Plan (OMP) for measures to manage waste.

Bushfire Considerations

SPP 3.7 provides a foundation for land use planning to address bushfire risk management. The development area is not mapped as being bushfire prone, however it is noted that a majority of the subject property is so mapped.

The officer considers the development as a 'high risk land use' which is defined under SPP 3.7 as follows:

> *A land use which may lead to the **potential ignition, prolonged duration** and/or increased intensity of a bushfire. Such uses may also expose the community, fire fighters and the surrounding environment to dangerous, uncontrolled substances during a bushfire event.*

It is the Shire's experience that composting facilities are a potential source of ignition due to elevated internal temperatures of the composting process, and compost as a fuel source results in a prolonged bushfire event. The applicant has provided a Bushfire Management Plan (BMP) that outlines the installation of adequate asset protection zones (APZ) and sufficient water supply and demonstrates that appropriate BAL ratings (i.e. BAL 29) can be achieved.

Clause 5.6 of the Guidelines that accompany SPP 3.7 suggests that the installation of an appropriate APZ should be supported by a Risk Management Plan (RMP) for high risk uses that addresses site-specific bushfire risk management measures. In the event approval is forthcoming, a condition to this effect should be imposed.

It is noted that the property contains a large amount of vegetation, which on one hand is well suited to assist in odour dispersion, but on the other results in an increased bushfire risk. The officer is of the view that, considering the competing objectives and interests between bushfire, environmental and amenity considerations, the most suitable portion of the site has been identified.

Rather than imposing multiple conditions requiring the submission of individual management plans addressing various matters to the Shire for approval and subsequent implementation, the preferred approach is for a single Operational Environmental Management Plan to incorporate all relevant operational aspects, such as:

a. Operating strategy;
b. Odour mitigating techniques;
c. Waste management;
d. Contaminated material management;
e. Soil/nutrient management (including ongoing monitoring);
f. Storm water management;
g. Stable Fly management;
h. Biosecurity management;
i. Dust management;
j. Noise management;
k. Vermin/mosquito management; and
l. Traffic statement (including the covering of loads, acceptance of road closure during wet weather and a maintenance regime)

Further comments

In the event that Council seeks to defer this proposal until such time as a road contribution regime is prepared and lodged by the applicant consistent with Section 5.1 of the Contribution Strategy, the following wording may be used to reflect this approach.

That Council defer this Item and request that the landowner/applicant provide the following:

1. *A road contribution regime generally in accordance with Section 5.1 of the Road Upgrade and Contribution Strategy prepared by Swan Civil; and*

2. *Further information on the intersection design between Wannamal Road West and Bindoon Moora Road being adequate to accommodate RAV vehicles with adequate sightlines and turning circles.*

In the event that Council is not satisfied that the development is consistent with the planning framework and prefers to refuse the development, the following wording may be used to reflect that approach.

That Council refuse to grant development approval for a composting facility and associated infrastructure on Lot 7779 Wannamal Road West, Cullalla in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, for the following reasons:

1. *Having regard to Clauses 67(2)(s) and 67(2)(t) of the Deemed Provisions, the proposed development is unacceptable given:*

    a. *The inadequacy of Wannamal Road West for providing access to and egress from the site; and*

    b. *The amount and type of traffic likely to be generated by the development, particularly in relation to the capacity and condition of the road system in the locality and the probable effect on safety.*

Advice Notes

Note 1: If you are aggrieved by the conditions of this approval, you have the right to request that the State Administrative Tribunal (SAT) review the decision under Part 14 of the Planning and Development Act 2005.

Conclusion:

In view of the above assessment, the officer is somewhat satisfied that the development is capable of being approved on the subject property from a land use perspective subject to a robust Operational Environmental Management Plan.

The officer notes that there are still unresolved deficiencies with the proposal mainly in relation to heavy vehicle usage of WRW, maintenance contributions and road closure during wet periods. It is entirely reasonable for Council to require such deficiencies to be resolved prior to a favourable determination. However, a set of conditions has been prepared that is able to capture the shortcomings and provide an annual payment for increased road maintenance.

STATUTORY/LOCAL LAW IMPLICATIONS

Planning and Development Act 2005

Environmental Protection Act 1986

Environmental Protection (Noise) Regulations 1997

Planning and Development (Local Planning Scheme) Regulations 2015

Local Planning Scheme No. 9

POLICY IMPLICATIONS

State Planning Policy 2.5 - Rural Planning (SPP 2.5) and the Accompanying Guidelines (Version 3)

State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP3.7)

State Planning Policy 2.9 - Water Resource

Draft State Planning Policy 2.9 - Planning for Water

Environmental Protection Authority - Guidance for the Assessment of Environmental Factors - Separation Distances between Industrial and Sensitive Land Uses No. 3 (2005) (EPA Guidance Statement)

Environmental Protection Authority – Environmental Assessment Guideline for Separation Distances Between Industrial and Sensitive Land Uses (2015) (draft)

Department of Water and Environmental Regulation - Odour Emission Guidelines (June 2019) (Odour Emissions guidelines)

BUDGET IMPLICATIONS

If Council funds road upgrades or maintenance contributions to support the development, then this will have budget implications that are currently unknown.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning and Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Vis

That Council grant development approval for a composting facility and associated infrastructure on Lot 7779 Wannamal Road West, Cullalla subject to the following conditions:

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

2. The approved development plans, together with any requirements and annotations detailed thereon, are the plans approved as part of this application and shall form part of the development approval issued unless conditioned otherwise.

3. The development shall only accept and process compostable organic wastes and shall not accept and process any non-organic wastes including, but not limited to, industry washdown waste, listed waste, radioactive waste and hazardous waste. However, this condition shall not preclude the acceptance and processing of Food Organics and Garden Organics (FOGO) material provided the quantity of contaminated material does not exceed the amount specified in an approved Operational Environmental Management Plan.

4. The approved development is limited to produce up to 90,000 tonnes of compost annually. The landowner/operator is to provide an accurate audit of compost output within 21 days upon written request.

5. Prior to the commencement of site works, an Operational Environmental Management Plan (OEMP) is to be submitted to the Shire of Gingin for approval, and on advice from relevant State agencies (if required), that at a minimum includes the following:

    a. Operating strategy;
    b. Odour mitigating techniques;
    c. Waste management;
    d. Contaminated material management;
    e. Soil/nutrient management (including ongoing monitoring);
    f. Storm water management;
    g. Stable Fly management;
    h. Biosecurity management;
    i. Dust management;
    j. Noise management;

k. Vermin/mosquito management; and
l. Traffic statement (including the covering of loads, acceptance of road closure during wet weather and a maintenance regime).

6. The approved OEMP is to be implemented and adhered to thereafter for the life of the development, to the satisfaction of the Shire of Gingin.

7. The operator shall keep legible, up-to-date soil and nutrient monitoring records as per the approved OEMP, that are to be made available to the Shire of Gingin within 21 days upon written request.

8. Prior to the commencement of site works, an amended Transport Impact Assessment is to be submitted to and approved by the Shire of Gingin that aligns with the approved development's tonnages and satisfactorily evaluates the intersection between Bindoon Moora Road and Wannamal Road West.

9. Restricted Access Vehicles are prohibited from accessing the site until such time as the landowner/operator demonstrates to the Shire of Gingin that relevant permits have been obtained from Main Roads Western Australia in relation to use of Wannamal Road West.

10. Prior to the commencement of site works, the landowner/operator is required to submit a revised Bushfire Management Plan to the Shire of Gingin for approval, in liaison with relevant State agencies (as necessary), that demonstrates compliance with State Planning Policy 3.7 and the associated Guidelines.

11. The approved Bushfire Management Plan is to be implemented and adhered to thereafter for the life of the development, to the satisfaction of the Shire of Gingin.

12. Prior to the commencement of site works, a Risk Management Plan shall be submitted to and approved by the Shire of Gingin, and on advice from the Department of Fire and Emergency Services (if required).

13. The approved Risk Management Plan is to be implemented and adhered to thereafter for the life of the development, to the satisfaction of the Shire of Gingin.

14. Prior to the commencement of the approved use, the landowner shall execute and provide to the Shire of Gingin a notification pursuant to Section 70A of the *Transfer of Land Act 1893* to be registered on the title to the land as notification to prospective purchasers as follows:

Bushfire Prone Area – This lot is located within a bushfire prone area and is subject to a Bushfire Management Plan and Risk Management Plan relating to the operation of an approved composting facility.

Further information may be obtained from the offices of the Shire of Gingin.

15. Prior to the commencement of site works, the landowner shall enter into a Deed of Agreement for a financial contribution to the maintenance of Wannamal Road West, equating to $43,750 per annum, that is to be adjusted annually based on the Perth Consumer Price Index (CPI). The landowner/operator shall be responsible for all costs associated with the preparation of the Deed (including all drafts).

16. Prior to the commencement of the approved use, the obligations specified in the Deed of Agreement shall be undertaken at the expense of the landowner/operator to the satisfaction of the Shire of Gingin.

17. Prior to the commencement of the approved use, the landowner/operator shall install a new crossover to the satisfaction of the Shire of Gingin. The landowner/operator shall be responsible for all costs associated with the crossover installation.

18. Prior to the commencement of site works, the landowner/operator shall prepare and implement a Construction Management Plan (CMP) for the construction phase of the development to the satisfaction of the Shire of Gingin, that at a minimum ensures site works, machinery and materials on the site do not generate unreasonable levels of noise, vibration, dust, wastewater or waste products.

19. Any external lighting located on all approved structures must be designed, baffled and located so as to comply with Australian Standard 4282:2019 'Control of the obtrusive effects of outdoor lighting'.

20. The service delivery hours of the approved use are between 7am - 5pm Monday - Friday and 7am - 12pm Saturday.

Advice Notes:

1. If you are aggrieved by the conditions of this approval, you have the right to request that the State Administrative Tribunal (SAT) review the decision under Part 14 of the *Planning and Development Act 2005*.

2. Where an approval has lapsed, no development may be carried out without further approval having first been sought and obtained.

3. Further to this approval, the applicant is required to submit working drawings and specifications to comply with the requirements of the *Building Act 2011* and *Health Act 2016*, which are to be approved by the Shire of Gingin.

4. Please be advised that the property will be re-rated to reflect the change in intensification and use approved as part of this application.

5. Any composting that includes blending of any biosolids should not be permitted for growing food products for human and animal consumption without the approval of the Department of Health.

6. Please be advised that the development may require registration as an 'offensive trade' by the Shire of Gingin's Environmental Health Section.

7. The definition of 'Composting' under Local Planning Scheme No. 9 for the purpose of this approval is as follows:

   Means the controlled process whereby compostable organic wastes, which may include liquid organic wastes, but not any liquid wastes classed as Listed Waste, Radioactive Waste or Hazardous Waste, are pasteurised and microbiologically transformed under aerobic and thermophilic conditions.

8. It should be noted that the composting facility will require works approval and/or licensing under Part V of the *Environmental Protection Act 1986* which is to be issued by the Department of Water and Environmental Regulation (DWER).

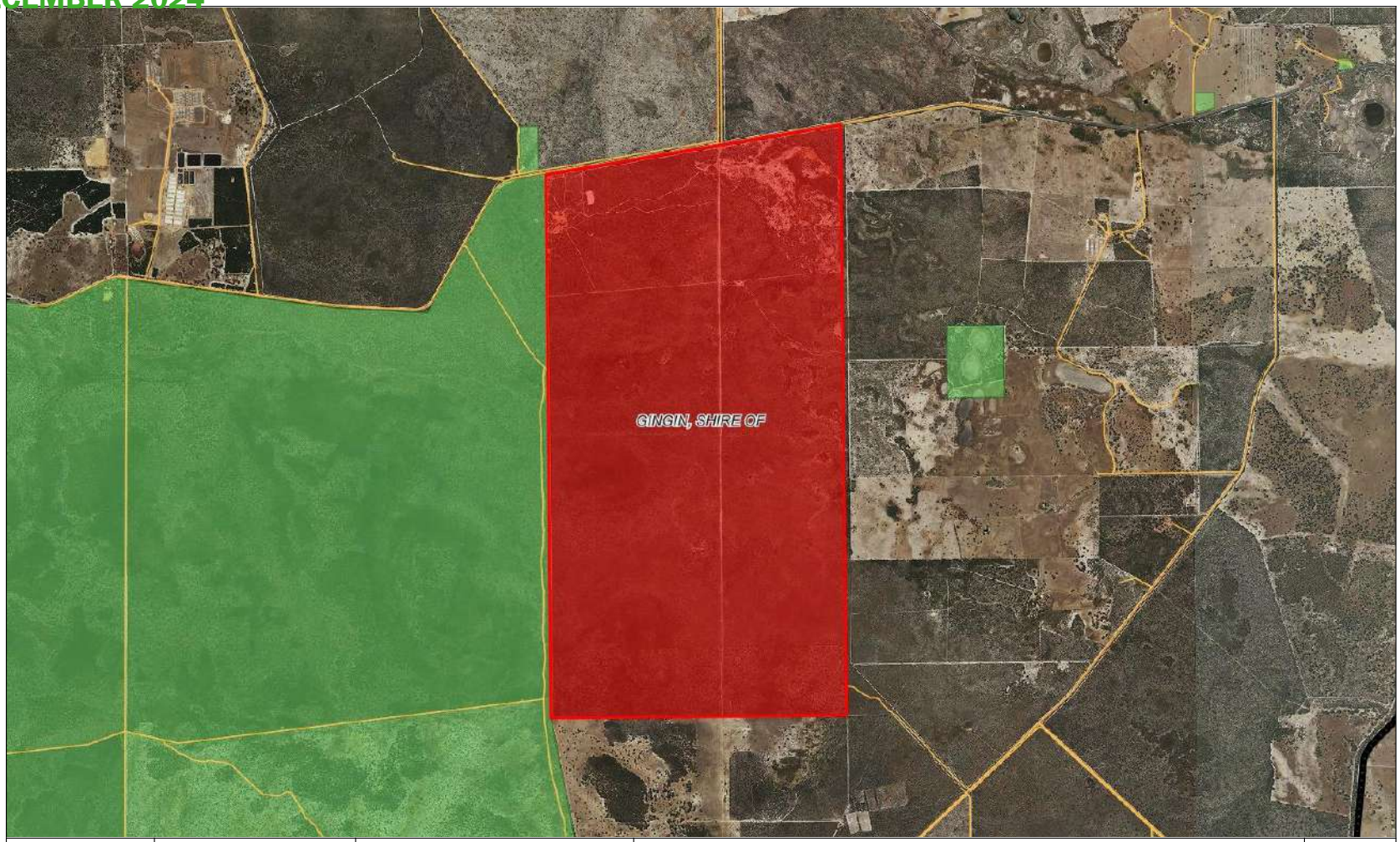
9. This approval is not an approval under any law other than the *Planning and Development Act 2005*. It is the responsibility of the landowner/operator to obtain any other necessary approvals, consents and/or licences required under any other law, and to commence and carry out development in accordance with all relevant laws.

10. The landowner/operator is reminded that this Development Approval is not to be interpreted as an approval to remove native vegetation without a clearing permit issued by the Department of Water and Environmental Regulation (DWER).

11. Please be advised that the Shire of Gingin reserves the right to close Wannamal Road West during wet weather conditions, which prohibits vehicles movements. This may create disruption to the operation of the Composting Facility. The local government is under no obligation, accepts no liability and will pay no costs associated for any disruption created by closure of the local road network.

CARRIED
4 / 3

FOR: *Councillor Kestel, Councillor Sorensen, Councillor Vis and Councillor Woods*
AGAINST: *Councillor Balcombe, Councillor Peczka and Councillor Stewart*



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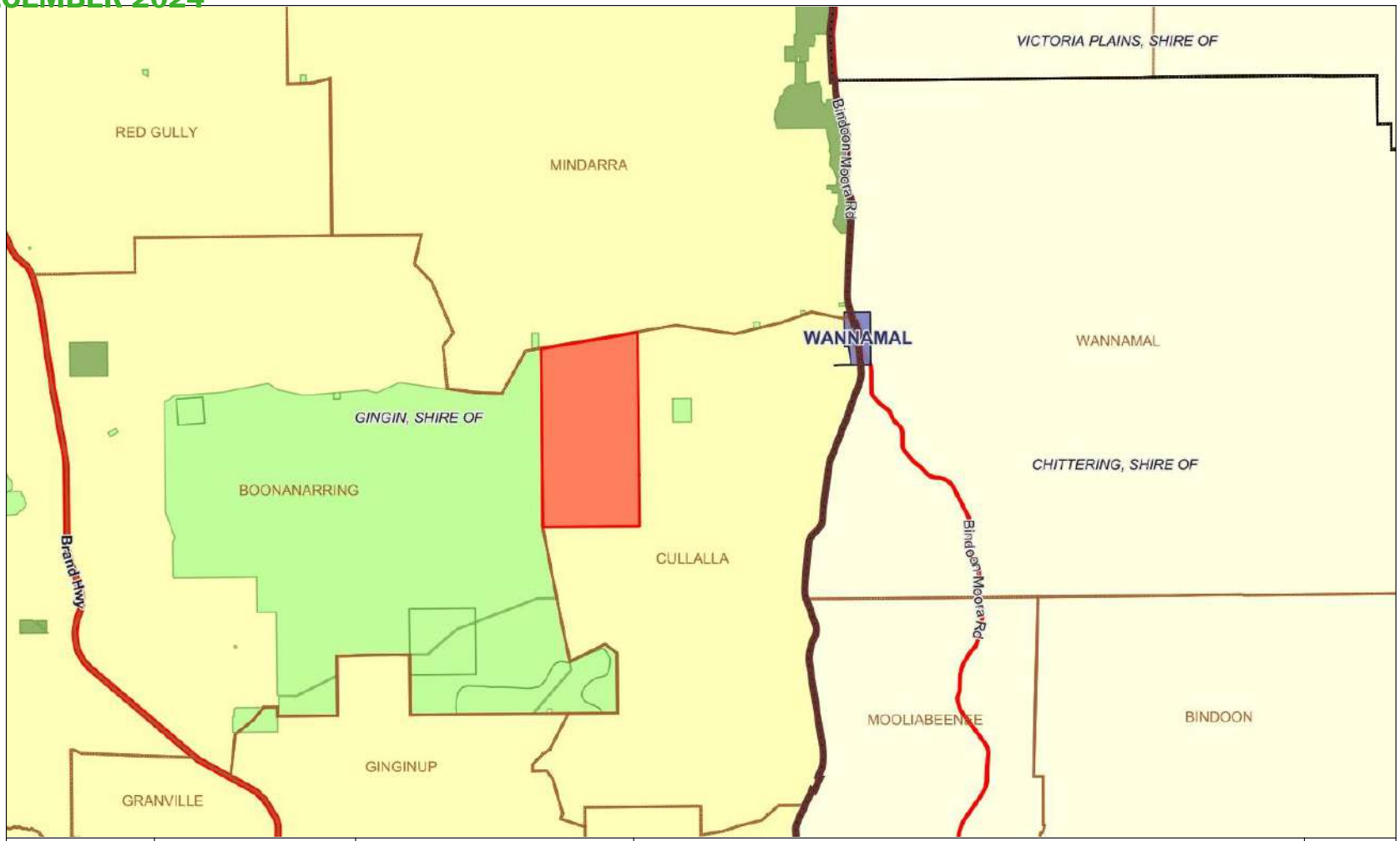
Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.

Aerial Map - Lot 7779 Wannamal Road West, Cullalla

Scale: 1:53431

Date: 3/09/2021



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Location Map - Lot 7779 Wannamal Road West, Cullalla

Scale: 1:163059

Date: 3/09/2021

STATEWEST PLANNING

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5 April 2024
Ref: 22035

Shire of Gingin
PO Box 510
Gingin, WA, 6503

Dear Sir/Madam,

Re: Proposed Composting Facility – Lot 7779 Wannamal Rd West, Cullalla

We act for the owners of the above property. As you are aware, an application for a composting facility on this site was recently withdrawn from the SAT. Our clients are still keen to progress with an application but have agreed to a significant reduction in the size of that proposal. This application reflects that reduction. In support of this we submit this letter and the following documents.

- Completed Application for Development Approval form
- Copy of Certificate of Title
- Plans of the proposed development
- Flora Survey
- Fauna Survey
- Traffic
- Bushfire Management Plan

Please invoice our client, Wannamal Road Organics Pty Ltd for the application fee. It can be sent c/- Statewest Planning and we will arrange payment direct by our client. We would also request that consideration be given to the $12,311.00 fee paid previously (22/6/22, Inv-37475), the application for which was ultimately withdrawn. Our client requests that the new fee for the significantly reduced proposal be credited against that paid fee.

Site Description

Lot 7779 is a 1,660ha, mainly bushland property. It contains a long-standing dwelling and shed in its north-western corner.

There is a Resource Enhancement Wetland (REW) in the north-east corner of the property and another approximately 1.5km south of the road frontage extending into the property from the neighbouring lot to the east. Further south again there are 5 pockets of Conservation Category Wetland (CCW).

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Much of the northern portion of the land has historically been cleared and used for grazing. This activity ceased some years ago and this has allowed native regeneration. A flora study has been carried out. This is discussed below.

Topographically the site is relatively flat at around 172-176m AHD apart from three hillocks – one in the north-west corner that rises to 198m AHD, one in the centre (210m AHD) and one at the southern boundary (222m AHD). This is consistent with Bassendean sands prevalent in this area at the southern end of the Dandaragan Plateau.

The area the subject of this proposal is located at the Wannamal Rd West road frontage and is effectively level at around 175m AHD.

- **Surrounding land uses**

The property to the west of Lot 7779 is a 'Parks & Recreation' reserve known as Boonanarring Nature Reserve. To the north and east the land is zoned 'General Rural' and is mainly undeveloped bushland with some farming land on the eastern side. The property adjoining the southern boundary of the subject site is zoned 'Special Use' SU5 to accommodate a waste management facility. The nearest residence is over 4km away. There are 3 piggeries closer than that.

- **Planning Framework**

The subject property is zoned 'General Rural' under the Shire of Gingin LPS 9. The proposed use, Composting, is an 'A' use in the Zoning Table of that Scheme.

Proposal

The area the subject of this proposal takes up approximately 25ha. It will comprise a 10m wide one-way internal perimeter driveway system. This will be accessed from a crossover at the western end of the proposed development that will be constructed to Main Roads WA standards.

Compost materials will be delivered to a 7ha hardstand area comprising 100mm thick asphalt surface over a 300mm thick subgrade constructed of crushed recycled building material with sand added as necessary to optimize compaction. The composting area will comprise three separate areas:

- Receival & sorting;
- Composting; and
- Final product storage

A 100 mm thick asphalt lined collection basin will be constructed in the centre of the facility to service the composting facility. This collection basin, or dam, will be 2ha in area and 4m deep. It will collect run-off from the composting area for re-use in the operation.

A transportable site office is proposed to be placed inside the perimeter driveway adjacent to the composting area. This will be supplemented by a transportable toilet. Potable water will be carted to site and stored in a 10,000 litre tank set on top of the site office

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For security purposes, a 1.8m high cyclone mesh fence will be installed on the outside of the perimeter driveway. The development will be set back 20m from Wannamal Rd West and a 3m wide x 1.5m high landscaped earth bund will be installed in that setback area.

Operational aspects

- **Volumes**

It is proposed that the site will receive 200,000 tonnes of composting material per annum and 40ML of liquid waste per annum resulting in an output of 100,000 tonnes of compost per annum. The impacts of this are discussed in the Transport Impact Assessment that forms part of this application. The TIA also describes the type of vehicles used to deliver and remove the product.

- **Materials**

The majority by volume of the material to be composted will be greenwaste which results from the pruning and chipping of mostly trees. This material contains leaves, bark and woody materials and typically has high ratios of carbon to nitrogen (80-90).

FoGo (Food organics/Garden organics) is the contents of the "third bin", increasingly being supplied to domestic houses to reduce putrescible waste going to landfill. It is variable in content, depending on the household, but typically contains kitchen scraps and garden waste (weeds and prunings) and has a carbon to nitrogen ratio around 20.

High nitrogen waste is from a very wide range of sources of mostly proteinaceous materials commonly called putrescibles. It includes materials such as animal manures, animal processing waste liquids (e.g. egg washing). Such materials are classified as K materials under DWER's Controlled Waste (Appendix 2) category list.

Grease trap waste is a controlled waste consisting of about 95% water and 5% fats and grease. It assists composting by providing water and by elevating windrow temperatures as grease and fat is metabolised, but leaves no composted residue.

The composting materials outlined above are not considered contaminated within the meaning within the Environmental Protection Act or the Contaminated Sites Act. There is a possibility they may contain pathogenic organisms or weed seeds however the composting process itself "pasteurises" in moderate heat, destroying such potential pathogens and weed seeds. The raw materials may sometimes contain non-compostable materials such as soil, metals, glass and plastics. Most of these are removed in Licensed Waste Transfer facilities. Any such materials that are not removed will be picked up by daily inspection of windrows when they will be removed and placed in skip bins. When such bins become full, they will be removed to a recycling facility (for metals and glass) or to a Licensed landfill facility. Such skip bins will be located in the materials receival area. As windrows are turned, should non-compostable materials be discovered, they will be removed by the machine operator and transferred to skip bins.

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Should animal carcasses be available as a composing material, they will be applied by burial within active windrows immediately upon receipt. Received animal carcasses will have a maximum size of 0.5 Kg.

- **Hours of operation & staffing**

The composting facility will be open for waste acceptance at the following times:

- Monday to Friday: 7:00 AM – 5:00 PM

The composting will be open on public holidays (excluding Good Friday and Christmas Day) except for exceptional circumstances.

Due to the nature of the operations, it is possible that windrow watering may extend beyond the opening hours for waste acceptance by approximately 90 minutes.

It is anticipated that there will be up to 6 staff on site depending on workloads.

- **Composting Process**

It is proposed that tip truck semi trailers will enter the Premises via an access road from Wannamal Road West and proceed to the receival and storage area to deliver green waste and other raw material feedstock. Each load is segregated according to their composition on the receival and storage area floor by manual screening and separating oversized waste (e.g. logs) from waste that is immediately suitable for the composting process.

Oversized waste will be ground into smaller sizes which are suitable for composting using a tub grinder. All equipment will be transportable so that it can be moved around the site as needed.

Waste will be removed from the receival and storage area within 48 hours of delivery. A frontend loader will blend the ground waste material in the receival and storage area which will then be transported to the composting area to be stockpiled into open windrows for processing. Windrows will be 8 metres wide, 4 metres high and will not exceed 50 metres long.

The static compost piles will be aerated by using a front-end loader to turn/relocate the stockpiles. The temperature and moisture of the windrows will be measured in the early morning to determine the stage of composting and the required frequency of turning. Windrows will be closely monitored for temperature and moisture content throughout the composting process, to ensure the composting material has a moisture content between 45- 50%.

To ensure windrows maintain a 45-50% moisture content level, the water collected into the collection basin, bore water and grease trap waste will be added as necessary. The owners have an existing bore license to take 111,430 kL per annum.

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Windrows will be formed by progressive layers, with each layer being wet by a water carts retained on site. Grease trap waste will be immediately applied to windrows when received at the Premises and mixed into windrows with a front-end loader.

Temperatures of the windrows will be maintained above 50 degrees for six weeks to ensure pasteurisation. The duration for windrows to be composted is between 8 to 12 weeks. The adequate decomposition of the composting process will be determined by the temperature of the windrows dropping below 40 degrees.

Once mature, the final product will be tested to meet the standard requirements of AS 4454 certification. A mechanical trommel screen may be brought on site to screen final products to create coarse (mulch) and fine (compost) materials. Once material meets the end product specifications of AS 4454, it is anticipated it will be used mostly for broad acre agriculture.

- **Spontaneous combustion**

Regular monitoring of temperatures within the composting windrows is not only important for efficient composting, but also to prevent spontaneous combustion. Moisture content of the composting windrows will be maintained at above 45% as part of the composting process, and by virtue will reduce the risk of spontaneous combustion.

Moisture content of the greenwaste received on site will not exceed 20% to prevent the generation of heat occurring through biological activity and in turn resulting in spontaneous combustion.

A 21 m separation distance between the final product storage area and composting area will be implemented to prevent fire spreading should it occur.

The composting operations will involve open windrows. These do not produce flammable biogas. The processes used will be aerated composting, however in a practical sense, because of the intense microbial activity, and oxygen added by windrow turning becomes steadily depleted by microbial activity. Facultative anaerobic conditions thus predominate. Biogas is a mixture of methane and carbon dioxide which is produced under strictly anaerobic conditions in a closed system. Commercial biogas systems use compression to remove carbon dioxide. Although some methane is produced under facultative (partially anaerobic) conditions, it is consumed by other organisms, (methanotrophs). Accordingly, as distinct from landfill disposal of organic waste (which form completely anaerobic cells), composting does not cause a risk of flammable biogas.

The major risks of fire are from the self-heating of moist, (but not wet) woody greenwaste when piles are of sufficiently large dimensions to cause convective heat cells which result in temperatures sufficiently high to promote combustion. As per the FEMP, such conditions will be minimized.

A Fire Management Plan has been prepared by Bioscience to deal with this issue and fire fighting on site in the event of any fire on the site. This has been incorporated into the Bushfire Management Plan prepared by Bushfire Prone Planning that forms part of this application.

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- **Pest & vermin management**

Livestock (the primary source of stable flies, along with horticultural crop residues) will not be on site. Stable flies and vermin are not considered to be a risk in composting operation, indeed the WA (3/8/2019) Stable Fly Management Plan lists composting as a preferred control option for stable flies. Similarly, according to AQIS (14/3/2001) on Pest and Vermin Control Procedures, composting is unlikely to attract rodents due to the non-availability of food. The only likely place for vermin to be attracted will be the staff amenity building which will be equipped as necessary with standard rodent baiting stations.

Should raw materials such as untreated poultry manure be received, and be subsequently found to be infested with fly larvae of any Genus, such material will be treated by the application of 0.5% by volume with sodium borate, consistent with WA (3/8/2019) Stable Fly Management Plan. To this end 50 kg of sodium borate will be kept on the site. Likewise rodenticide (brodifacoum wax blocks -) will be kept on site to ensure rodent bait stations remain charged, with monthly inspection and reporting of bait station status by the site manager.

- **Off-site impacts**

Off-site impacts will be minimal due to the remoteness of the site (refer surrounding land uses above). A 20,000 litre "dinosaur" water cart will be kept on site for the purposes of wetting the compost windrows, dust suppression and firefighting, should it be needed for that. Noise and odour will dissipate before reaching sensitive human receptors due to the separation distance (over 4km).

There will be an increase in traffic, which will impact on the road system. This is discussed below and detailed in the attached TIA, which has determined that the proposed volumes of traffic are able to be safely sustained on the existing road system.

Potential impacts on the environment are discussed below.

Environment

- **Flora**

Lot 7779 has been the subject of a number of flora surveys. These have taken place in 2015, 2017, 2018, 2018 (again) & 2019 over all seasons of the year, the 2019 being a spring survey. A report on these has been prepared by Bioscience and forms part of this application. The Flora survey found no Declared Rare Flora or priority species.

- **Fauna**

Fauna surveys were conducted on Lot 7779 in 2015, 2017, 2018, 2021 & 2021 (again). The only native fauna observed was a grey kangaroo and 2 emus in the 2021 surveys. The only other

STATEWEST PLANNING

evidence of fauna was kangaroo, dog and possibly fox scats and tracks and an abandoned sand monitor dugout.

Nine species of bird were observed, none of them black cockatoos. The vegetation doesn't provide suitable habitat for black cockatoos.

The 2021 Level 1 fauna survey prepared by Bioscience (attached) found no evidence of rare or endangered species.

- **Groundwater**

Bioscience has also investigated groundwater in the area. A review of the published hydrogeological reports and DWER monitoring bore data in the local area indicates the direction of groundwater flow is generally to the west. Nearby users that are downgradient (west) of the property are accessing groundwater from the Leederville-Parmelia aquifer and therefore not considered to be affected by groundwater discharge from operations at the site. As groundwater generally flows to the west it is not considered likely that a pathway via groundwater exists to the wetland areas to the east and south of the subject site.

It should be noted as well that the composting area, including the dam, will be sealed and incorporates a 200mm bund around the perimeter to contain any liquids within the area of operation and prevent liquid from escaping the operation area.

As an additional precaution, four groundwater monitoring wells (two up-gradient and two down-gradient) will be constructed on site to determine any potential impacts associated with the proposed activities on site.

- **Surface water**

There is a REW located 50m east of the proposed development. The proposed development will not impact on this wetland as all sealed areas will drain into the 2ha dam, which will itself be sealed. The sealed composting area will incorporate a 1:100 slope grading into the dam.

Traffic

Due to the nature of the activity, involving truck movements bringing greenwaste to the site and taking compost from the site, a Transport Impact Assessment has been carried out by i3 consultants WA. That TIA forms part of this application.

The site is serviced by Wannamal Rd West, which is sealed from Brand Hwy for a distance of approximately 10km. The entrance to the proposed development is approximately 17km east of Brand Hwy, meaning the last 7km is unsealed. Whilst the road is a designated RAV road it carries low volumes of traffic with approximately 32 vehicles per day past the subject site and 4 vehicles per peak hour.

The TIA has established that following recent works the unsealed section of road accessing the site from Brand Hwy was found to be safe and comfortable. The estimated traffic volumes for the

development are included in the TIA. They are based on the potential importing of greenwaste / FOGO and liquid waste and the exporting of compost to and from the site and the type of vehicle used to carry the product. It has determined that the number of vehicle movements do not exceed the Main Roads standards for an unsealed road.

Bushfire

The site is mapped as being bushfire prone. Given this, a Bushfire Management Plan (BMP) has been prepared by Bushfire Prone Planning and accompanies this application. The BMP has determined that the proposal complies with the requirements of SPP 3.7. Key factors in establishing this position include:

- The development can achieve a BAL-29 rating or better without relying on other property owners for the maintenance of an APZ.
- There are two directions of escape and access by a constructed road.
- Adequate water supply is available for firefighting with:
    - 2 x static 30,000 litre water tanks in the composting area;
    - 1 x static 10,000 litre water tank (potable water) at the site office location; and
    - 2 x 20,000 litre mobile 'dinosaur' water tankers, one exclusively for firefighting, to be located in the composting area.

A Fire Management Plan prepared by Bioscience is referenced in, and appended to, the BMP. This deals with fire related operations matters on site.

Summary

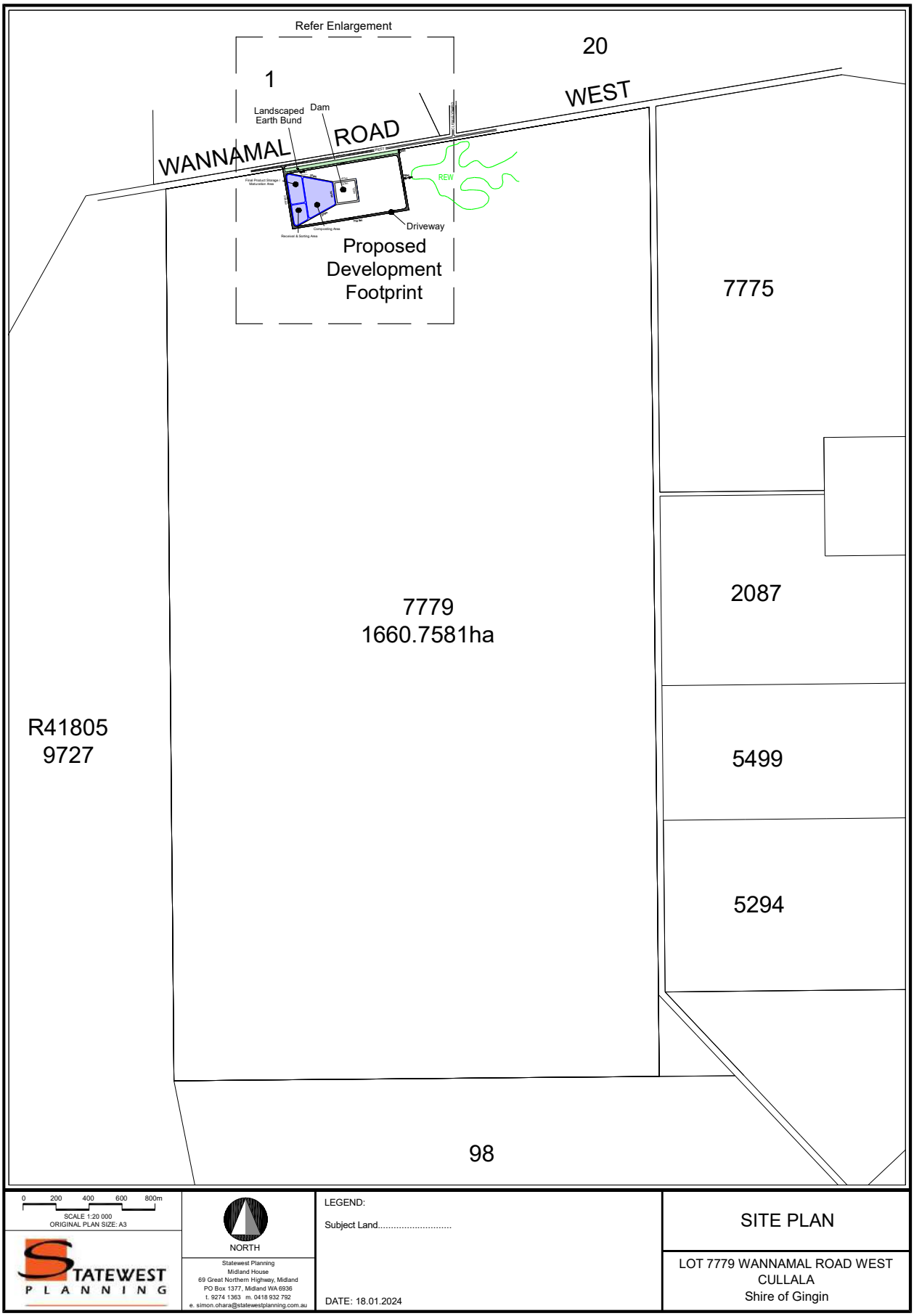
This application is a modified and much reduced version of a previous application for this site. It responds to the concerns raised by Council in relation to the traffic volumes by reducing the scale of the development significantly to a level where Wannamal Rd West doesn't need to be sealed. Should the business prove successful and warrant expansion, a fresh application will be made and the question of the sealing of the road can be revisited.

We look forward to your assistance in supporting this worthwhile project. If you have any questions about this application, please contact the undersigned.

Yours faithfully,

SIMON O'HARA
Director and Principal Planner

encl


Refer Enlargement
1
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WEST
ROAD
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Landscaped Earth Bund
Dam
REW
Driveway
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9727
5499
5294
98
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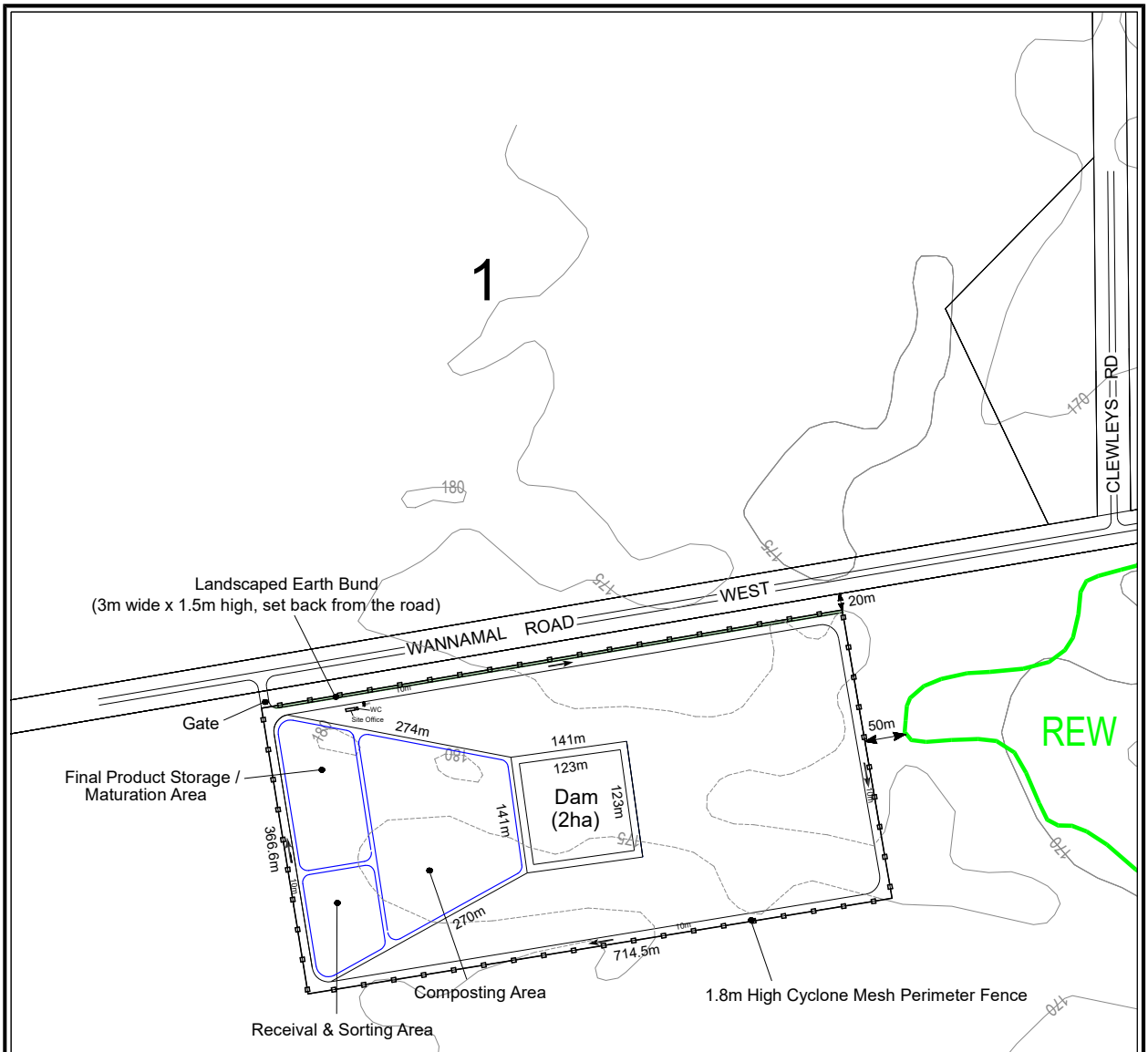
SCALE 1:20 000
ORIGINAL PLAN SIZE: A3
NORTH
STATEWEST PLANNING
Statewest Planning
Midland House
69 Great Northern Highway, Midland
PO Box 1377, Midland WA 6936
t. 9274 1363 m. 0418 932 792
e. simon.ohara@statewestplanning.com.au
LEGEND:
Subject Land.....
DATE: 18.01.2024
SITE PLAN
LOT 7779 WANNAMAL ROAD WEST
CULLALA
Shire of Gingin



Notes:

1. Facilities on site will be mobile. Accordingly, fixed locations are not shown, but will be contained within the perimeter of the development area. Facilities will include:

   a. Site office and ablutions – Site office will be a transportable office. Wastewater will be collected in a sealed tank and pumped out for disposal off-site.

   b. Water supply - Potable water will be provided from a 10,000 litre tank to be filled by water cartage contractors. Non-potable water will be provided for use in the composting process and for firefighting. This will be provided in 2 x 30,000 litre transportable tanks to be placed atop sea containers (so that they are also transportable). They will be filled from the dam. An existing bore on the property can be used as a fallback if necessary.

   c. Car parking – staff parking and work vehicles (front end loader & water cart) will be accommodated on the extensive sealed areas. Parking locations will vary depending on the area of activity.

   d. Weighbridge – It is proposed to utilize a transportable weighbridge, which will be located alongside the internal perimeter driveway.

2. Rural B- Double Driveway / Crossover to be provided in accordance with Main Roads WA drawing 200431-0195-2

7779
1660.7581ha

0 50 100 150 200m
SCALE 1:5000
ORIGINAL PLAN SIZE: A3

NORTH

STATEWEST PLANNING

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Midland House
69 Great Northern Highway, Midland
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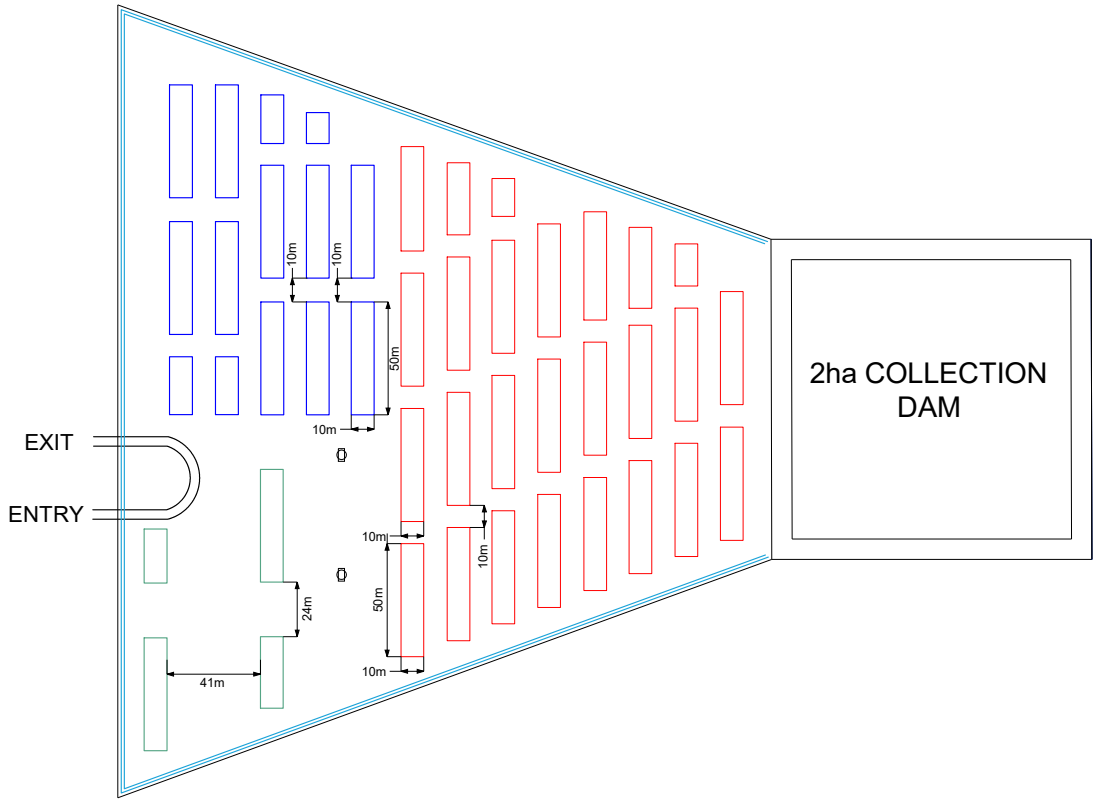
DATE: 31.01.2024

SITE PLAN

LOT 7779 WANNAMAL ROAD WEST
CULLALA
Shire of Gingin



0 20 40 60 80m
SCALE 1:2000
ORIGINAL PLAN SIZE: A3

NORTH

STATEWEST PLANNING

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STOCKPILE LAYOUT WITHIN RECEIVAL AND SORTING AREA
STOCKPILE LAYOUT WITHIN COMPOSTING AREA
FINAL PRODUCT LAYOUT WITHIN STORAGE AREA
200mm BUND MADE OF ASPHALT
30,000 L TANK PLACED ON TOP OF 20' SEA CONTAINER

DATE: 24.01.2024

PROPOSED STOCKPILE LAYOUT

LOT 7779 WANNAMAL ROAD WEST
CULLALA
Shire of Gingin

BUSHFIRE PRONE PLANNING

Wannamal Road Organics

Bushfire Management Plan (BMP)

Produced to meet the relevant requirements of STATE PLANNING POLICY 3.7 Planning in Bushfire Prone Areas & Guidelines

Address / Location: Lot 7779 Wannamal Road West, Cullalla

Shire of Gingin

Development Application

24 July 2024

Job Reference No: 211042

BPP GROUP PTY LTD T/A BUSHFIRE PRONE PLANNING

ACN: 39 166 551 784 | ABN: 39 166 551 784

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DOCUMENT CONTROL

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		-		☐	☐

Limitations: *The protection measures that will be implemented based on information presented in this Bushfire Management Plan are minimum requirements and they do not guarantee that buildings or infrastructure will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating.*

This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required protection measures (including bushfire resistant construction) and any other required or recommended measures, will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control.

All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Prone Planning at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.

Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants.

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SUMMARY STATEMENTS

THIS DOCUMENT – STATEMENT OF PURPOSE

The Bushfire Management Plan (BMP)

The BMP sets out the required package of bushfire protection measures to lessen the risks associated with a bushfire event. It establishes the responsibilities to implement and maintain these measures.

The BMP also identifies the potential for any negative impact on any environmental, biodiversity and conservation values that may result from the application of bushfire protection measures or that may limit their implementation.

Risks Associated with Bushfire Events

The relevant risks are the potential for loss of life, injury, or destroyed or damaged assets which results in personal loss and economic loss. For a given site, the level of that risk to persons and assets (the exposed elements) is a function of the potential threat levels generated by the bushfire hazard, and the level of exposure and vulnerability of the at risk elements to the threats.

Bushfire Protection Measures

The required package of protection measures is established by *State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7),* its associated *Guidelines* and any other relevant guidelines or position statements published by the Department of Planning, Lands and Heritage. These measures are limited to those considered by the WA planning authorities as necessary to be addressed for the purpose of land use planning. They do not encompass all available bushfire protection measures as many are not directly relevant to the planning approval stage. For example:

- Protection measures to reduce the vulnerability of buildings to bushfire threats is primarily dealt with at the building application stage. They are implemented through the process of applying the Building Code of Australia (Volumes 1 and 2 of the national Construction Code) in accordance with WA building legislation and the application of construction requirements based on a building's level of exposure - determined as a Bushfire Attack Level (BAL) rating); or
- Protection measures to reduce the threat levels of consequential fire (ignited by bushfire and involving combustible materials surrounding and within buildings) and measures to reduce the exposure and vulnerability of elements at risk exposed to consequential fire, are not specifically considered.

The package of required bushfire protection measures established by the Guidelines includes:

- The requirements of the bushfire protection criteria which consist of:
  - Element 1: Location (addresses threat levels).
  - Element 2: Siting and Design of Development (addresses exposure levels of buildings).
  - Element 3: Vehicular Access (addresses exposure and vulnerability levels of persons).
  - Element 4: Water (addresses vulnerability levels of buildings).
  - Element 5: Vulnerable Tourism Land Uses (addresses exposure and vulnerability as per Elements 1-4 but in use specific ways and with additional considerations of persons exposure and vulnerability).
- The requirement to develop Bushfire Emergency Plans / Information for 'vulnerable' land uses for persons to prepare, respond and recover from a bushfire event (this addresses vulnerability levels).
- The requirement to assess bushfire risk and incorporate relevant protection measures into the site emergency plans for 'high risk' land uses (this addresses threat, exposure and vulnerability levels).

Compliance of the Proposed Development or Use with SPP 3.7 Requirements

The BMP assesses the capacity of the proposed development or use to implement and maintain the required 'acceptable' solutions and any additionally recommended bushfire protection measures - or its capacity to satisfy the policy intent through the justified application of additional bushfire protection measures as supportable 'alternative' solutions.

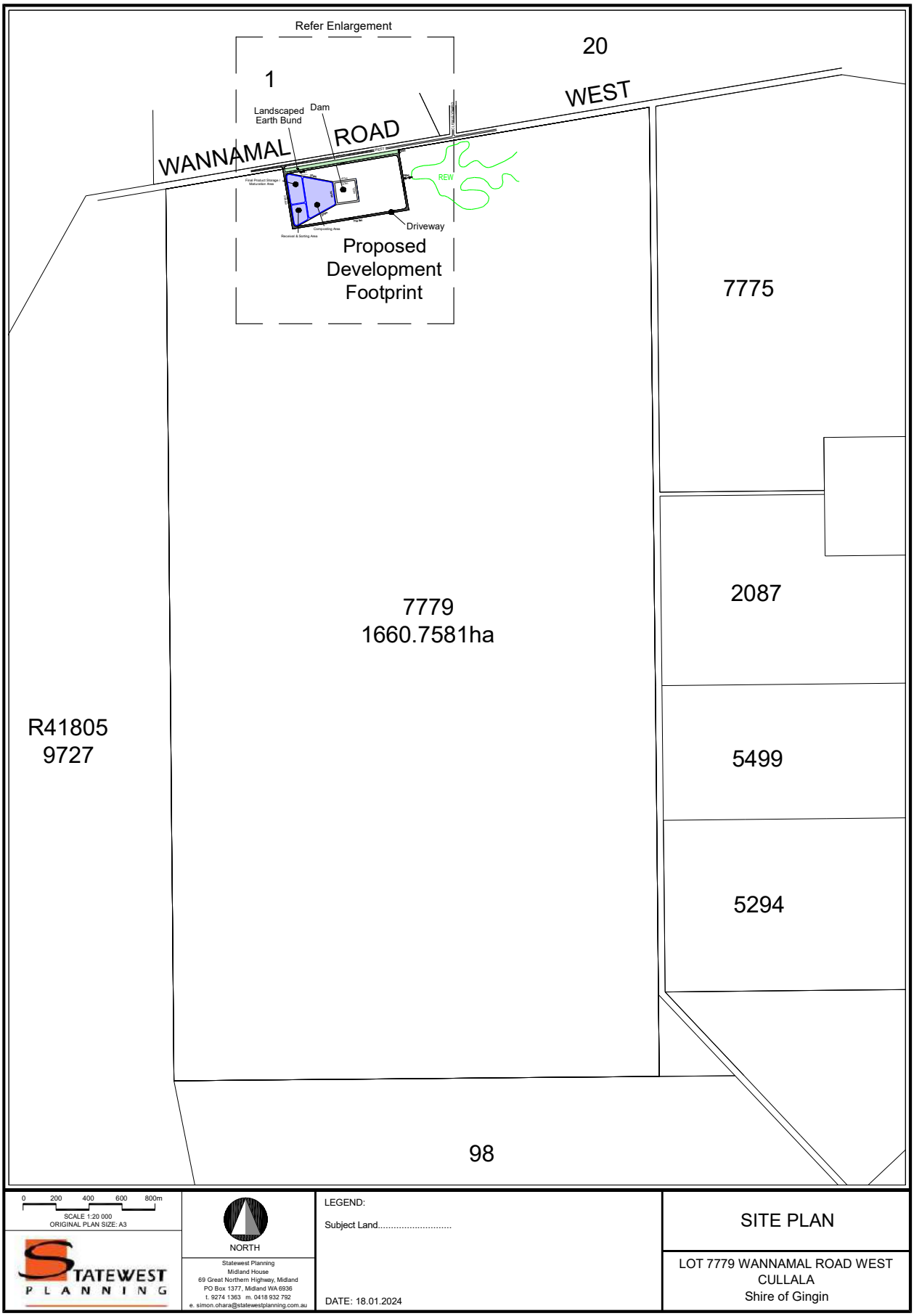
THE PROPOSED DEVELOPMENT/USE – BUSHFIRE PLANNING COMPLIANCE SUMMARY		
Environmental Considerations		**Assessment Outcome**
Will land with identified environmental, biodiversity and conservation values limit the full application of the required bushfire protection measures?		Possible (check)
Will land with identified environmental, biodiversity and conservation values need to be managed in the implementation and maintenance of the bushfire protection measures - but not limit their application?		Possible (check)
Required Bushfire Protection Measures The Acceptable Solutions of the Bushfire Protection Criteria (Guidelines)		**Assessment Outcome**
Element	The Acceptable Solutions	
1: Location	A1 Location	Fully Compliant
	A1.1 Development location	Fully Compliant
2: Siting and Design of Development	A2 Siting and Design of Development	Fully Compliant
	A2.1 Asset Protection Zone (APZ)	Fully Compliant
3: Vehicular Access	A3 Vehicular Access	Fully Compliant
	A3.1 Public roads	Fully Compliant
	A3.2a Multiple access routes	Fully Compliant
	A3.2b Emergency access way	N/A
	A3.3 Through-roads	N/A
	A3.4a Perimeter roads	N/A
	A3.4b Fire service access route	N/A
	A3.5 Battle-axe legs	N/A
	A3.6 Private driveways	Fully Compliant
4: Water	A4 Water	Fully Compliant
	A4.1 Identification of future water supply	N/A
	A4.2 Provision of water for firefighting purposes	Fully Compliant
Other Documents Establishing Bushfire Protection Measure Variations or Additions		**Assessment Outcome**
A 'Planning Approval' or a 'Notice of Determination' which contains 'Conditions' to be met.		N/A
A DPLH/WAPC 'Position Statement'		N/A
Bushfire Management Plan Guidance for the Dampier Peninsula (DPLH 2021 Rev B)		N/A
Other 'Bushfire Planning' Documents to Be Produced This necessity for additional documents is determined by the proposed development/use type and the requirements established by SPP 3.7 and the associated Guidelines (as amended). They may be produced concurrently or subsequent to the BMP. Relevant actions will be identified within Section 6 'Responsibilities for Implementation of Bushfire Protection Measures.		**Required**

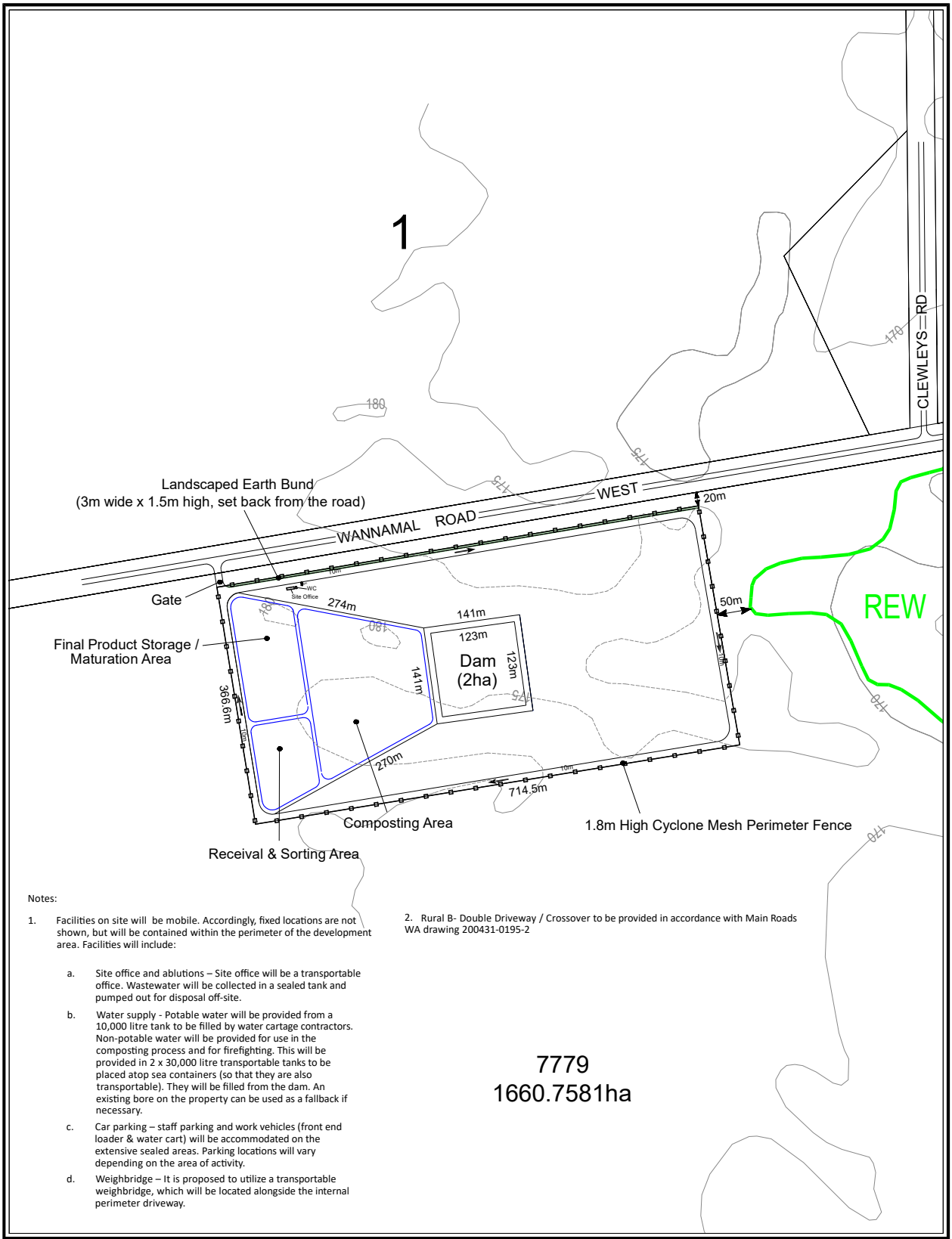
Bushfire Risk Assessment and Management Report:	Yes
Summary Statement: General Comment - The proposed development is considered a 'high-risk' land use as defined by SPP 3.7 and its associated Guidelines. This triggers the requirement, through the development of a Risk Assessment and Management Report to: • Identify the level of exposure and vulnerability of any onsite stored materials and liquids to bushfire attack mechanisms (threats); • Identify any potential source of ignition threat the use may present to adjoining and/or adjacent bushfire prone vegetation; and • Recommend protection measures that can be incorporated into the site operations emergency plan as necessary. The requirement for this report to be developed and any variation to content, can be decided by the planning approval decision maker (e.g., the local government). Otherwise, SPP 3.7 states it 'should' be produced. Refer to Addendum contained within this Bushfire Management Plan – A Risk Management Plan has not been prepared by Bushfire Prone Planning. Any treatments recommended and referenced in this plan to reduce the bushfire risk to this development site and its occupants in a bushfire event have been determined by Bioscience. The Decision Maker is to be satisfied with the treatments recommended and referenced in this plan.	

1 PROPOSAL DETAILS AND THE BUSHFIRE MANAGEMENT PLAN

1.1 The Proposed Development/Use Details, Plans and Maps

The Proposal's Planning Stage For which certain bushfire planning documents are required to accompany the planning application.		Development Application
The Subject Land/Site		Wannamal Road Organics - Lot 7779 Wannamal Road, Cullalla – Shire of Gingin
Total Area of Subject Lot/Site		1660.7581 hectares
Number of Additional Lots Created		N/A
Primary Proposed Construction	**Type(s)**	N/A
	NCC Classification	N/A
The 'Specific' Land Use Type for **Bushfire Planning** When applicable, this classification establishes a requirement to conduct assessments and develop documents that are additional to this Bushfire Management Plan.		High Risk Land Use
Factors Determining the 'Specific Bushfire Planning' Land Use Type		Business operations/activities may include those that are a potential source of ignition for onsite or offsite combustible/flammable materials, including bushfire prone vegetation.
Description of the Proposed Development/Use		
This Bushfire Management Plan has been prepared to accompany a Development Application for the establishment and subsequent operation of a composting facility located at Lot 7779 Wannamal Road, Cullalla, in the Shire of Gingin.		
Description of Planned Staged Development and the Management of Potential Bushfire Planning Issues		
General Note - Refer to Figure 1.1 – While structures, inclusive of a Site Office and associated Ablutions are mobile, Bushfire Prone Planning recommends they be sited in the developable portion of the subject land and be surrounded by a Planning BAL-29 APZ so as to ensure the potential radiant heat impact of a bushfire does not exceed 29kWm^2.		


Refer Enlargement
1
20
WEST
ROAD
WANNAMAL
Landscaped Earth Bund
Dam
REW
Driveway
Proposed Development Footprint
7775
2087
7779
1660.7581ha
5499
R41805
9727
5294
98
0 200 400 600 800m
SCALE 1:20 000
ORIGINAL PLAN SIZE: A3
NORTH
Statewest Planning
Midland House
69 Great Northern Highway, Midland
PO Box 1377, Midland WA 6936
t. 9274 1363 m. 0418 932 792
e. simon.ohara@statewestplanning.com.au
LEGEND:
Subject Land.....
DATE: 18.01.2024
SITE PLAN
LOT 7779 WANNAMAL ROAD WEST
CULLALA
Shire of Gingin



Notes:

1. Facilities on site will be mobile. Accordingly, fixed locations are not shown, but will be contained within the perimeter of the development area. Facilities will include:

   a. Site office and ablutions – Site office will be a transportable office. Wastewater will be collected in a sealed tank and pumped out for disposal off-site.

   b. Water supply - Potable water will be provided from a 10,000 litre tank to be filled by water cartage contractors. Non-potable water will be provided for use in the composting process and for firefighting. This will be provided in 2 x 30,000 litre transportable tanks to be placed atop sea containers (so that they are also transportable). They will be filled from the dam. An existing bore on the property can be used as a fallback if necessary.

   c. Car parking – staff parking and work vehicles (front end loader & water cart) will be accommodated on the extensive sealed areas. Parking locations will vary depending on the area of activity.

   d. Weighbridge – It is proposed to utilize a transportable weighbridge, which will be located alongside the internal perimeter driveway.

2. Rural B- Double Driveway / Crossover to be provided in accordance with Main Roads WA drawing 200431-0195-2

7779
1660.7581ha

0 50 100 150 200m
SCALE 1:5000
ORIGINAL PLAN SIZE: A3

NORTH

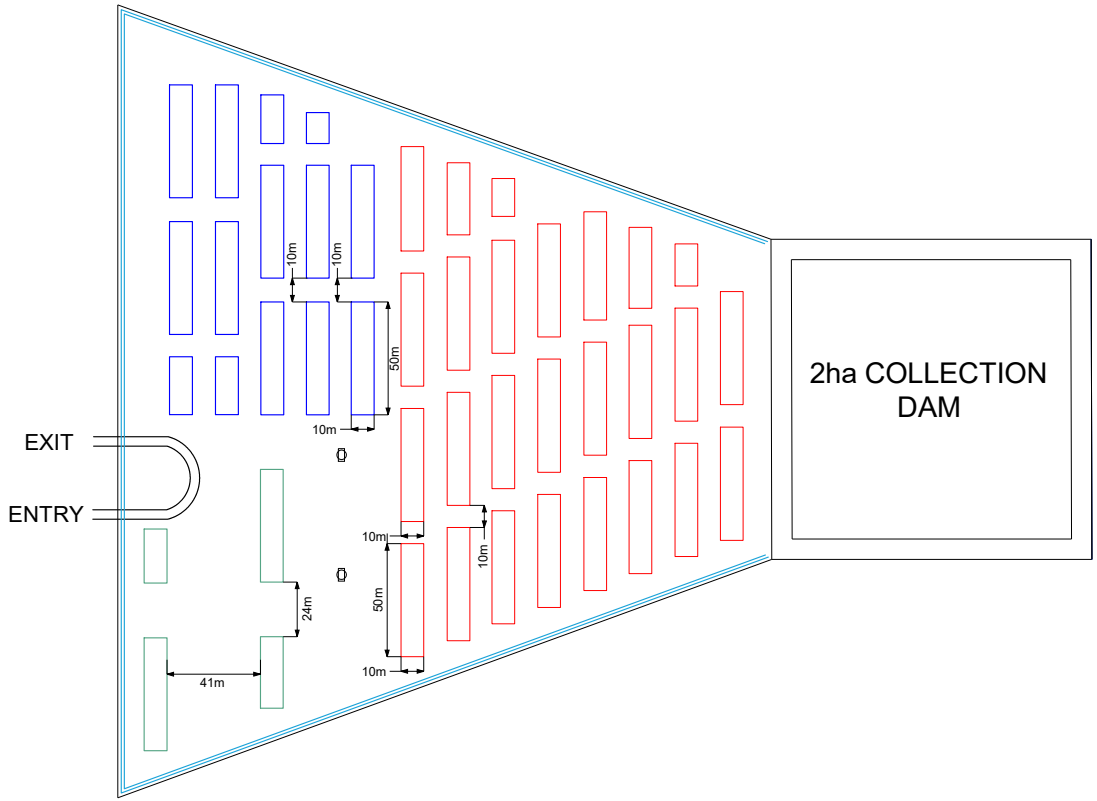
STATEWEST PLANNING

Statewest Planning
Midland House
69 Great Northern Highway, Midland
PO Box 1377, Midland WA 6936
t. 9274 1363 m. 0418 932 792
e. simon.ohara@statewestplanning.com.au

DATE: 31.01.2024

SITE PLAN

LOT 7779 WANNAMAL ROAD WEST
CULLALA
Shire of Gingin



0 20 40 60 80m
SCALE 1:2000
ORIGINAL PLAN SIZE: A3

NORTH

STATEWEST PLANNING

Statewest Planning
Midland House
69 Great Northern Highway, Midland
PO Box 1377, Midland WA 6936
t. 9274 1363 m. 0418 932 792
e. simon.ohara@statewestplanning.com.au

- STOCKPILE LAYOUT WITHIN RECEIVAL AND SORTING AREA
- STOCKPILE LAYOUT WITHIN COMPOSTING AREA
- FINAL PRODUCT LAYOUT WITHIN STORAGE AREA
- 200mm BUND MADE OF ASPHALT
- 30,000 L TANK PLACED ON TOP OF 20' SEA CONTAINER

DATE: 24.01.2024

PROPOSED STOCKPILE LAYOUT

LOT 7779 WANNAMAL ROAD WEST
CULLALA
Shire of Gingin

Figure 1.4

Proposed Development Map

Lot 7779 on Plan / Diagram: P209806, Area 1660.7581ha
Wannamal Road West
Cullalla
Shire of Gingin

------ LEGEND ------

- Cadastral
- Subject Site

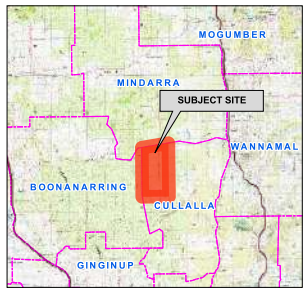
Proposal

- Site Office & WC
- 2ha Collection Dam
- 30,000 L Water Tank
- Composting Area
- Receival & Sorting Area
- Final Product Storage/Maturation Area
- Internal Access Road
- 1.8m Perimeter Fence
- Landscaped Earth Bund

0 25 50 75 100 125

Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercaor Units: Metre
Map by: 12-03-2024
SCALE (A3): 1 : 2500

BUSHFIRE PRONE PLANNING

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211042_Proposal_Stockpile_Lot 7779 Wannamal Road Cullalla (BMP RMP).qgz

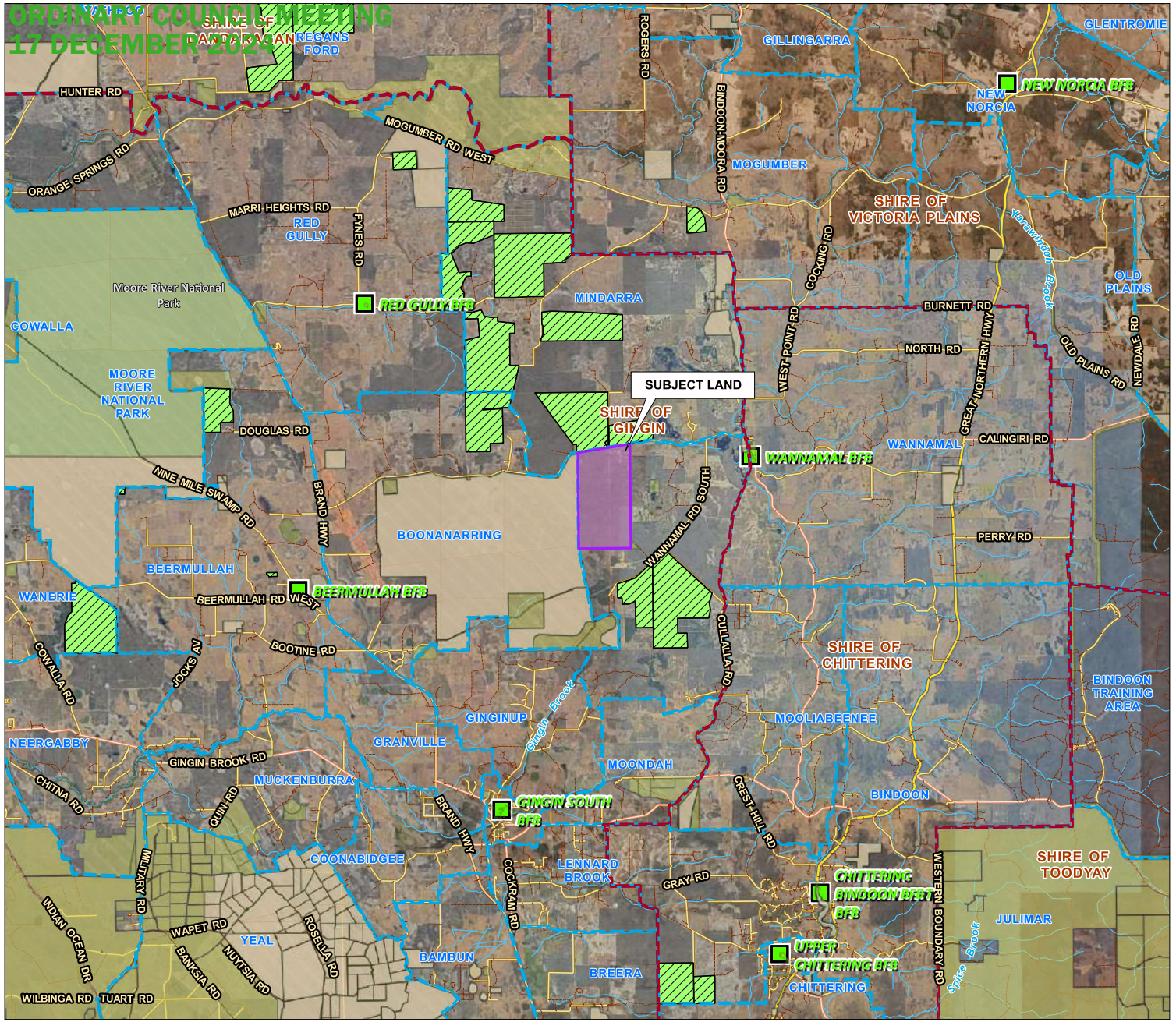


Figure 1.5

Location Map

Lot 7779 on Plan / Diagram: P209806,
Area: 1660.7581ha
Wannamal Road West
Cullalla
Shire of Gingin

------ LEGEND ------

- Subject Site
- Local Government Authority
- Localities/Suburb

DFES Stations (DFES-023)
- Bush Fire Brigade
- Reserves

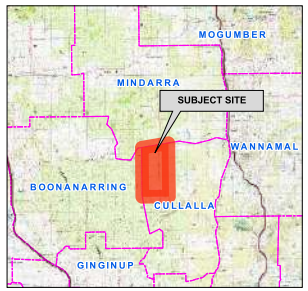
DBCA Legislated Lands & Waters (DBCA-011)
- National Park
- Nature Reserve
- State Forest

DBCA Lands of Interest (DBCA-012)
- Crown Freehold
- Crown Reserve
- Unallocated Crown Land

0 2,500 5,000 7,500 10,000 12,500

Metres

------ LOCALITY ------



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Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercaor Units: Metre
Map by: 01-03-2024
SCALE (A3): 1 : 200000

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211042_Location_Lot 7779 Wannamal Road Cullalla (BMP RMP).qgz

WHERE SPP 3.7 AND THE GUIDELINES ARE TO APPLY – DESIGNATED BUSHFIRE PRONE AREAS

All higher order strategic planning documents, strategic planning proposals, subdivisions and development applications located in designated bushfire prone areas need to address SPP 3.7 and its supporting Guidelines. This also applies where an area is not yet designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard.

For development applications where only part of a lot is designated as bushfire prone and the proposed development footprint is wholly outside of the designated area, the development application will not need to address SPP 3.7 or the Guidelines. (Guidelines DPLH 2021 v1.4, s1.2).

For subdivision applications, if all the proposed lots have a BAL-LOW indicated, a BMP is not required. (Guidelines DPLH 2021 v1.4, s5.3.1).

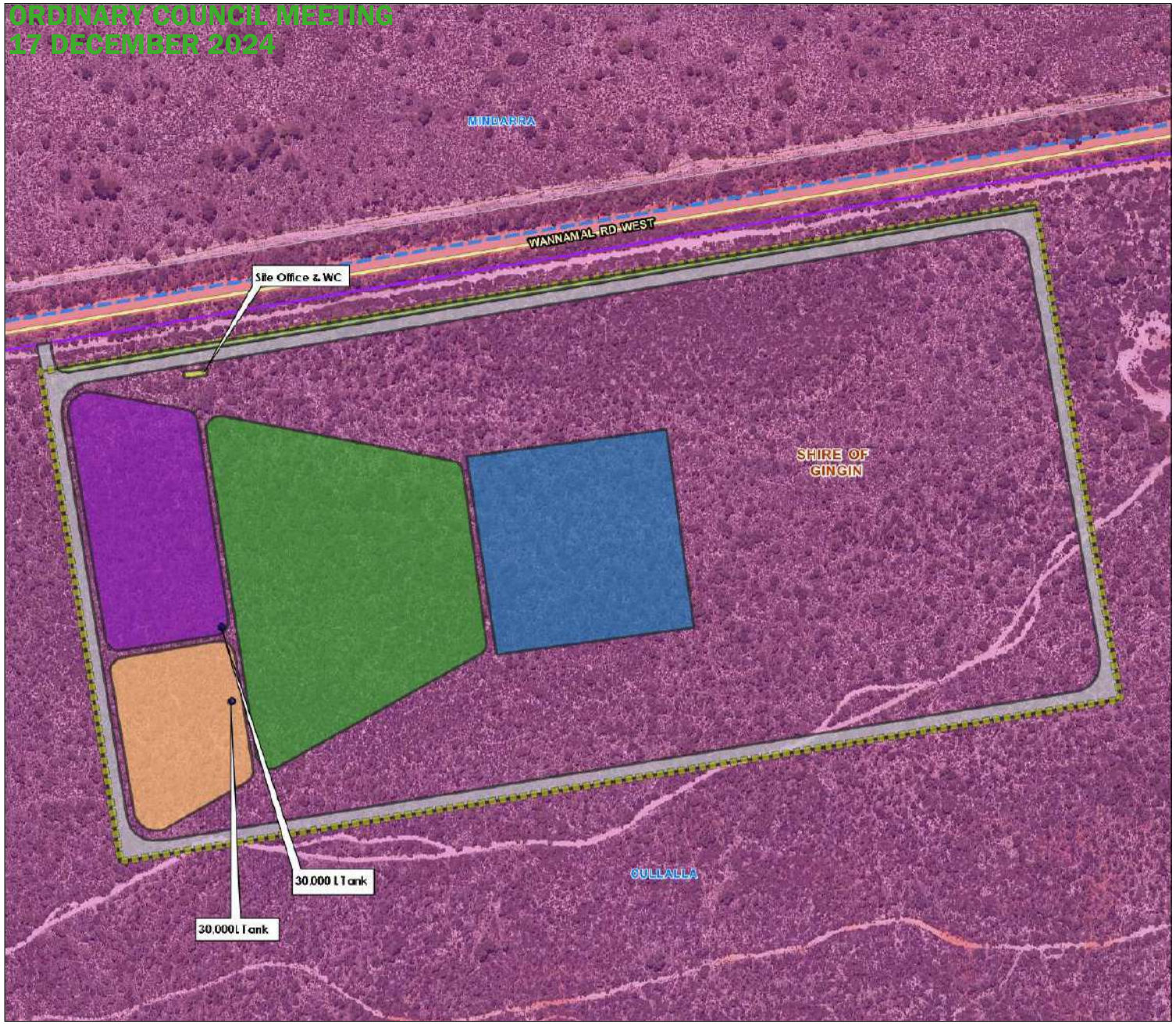


Figure 1.6

Bushfire Prone Area

Lot 7779 on Plan / Diagram: P209806,
Area: 1660.7581ha
Wannamal Road West
Cullalla
Shire of Gingin

------ LEGEND ------

- Bushfire Prone Areas 2021
- Local Government Authority
- Localities/Suburb
- Cadastral
- Subject Site

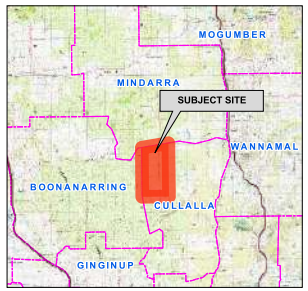
Proposal

- Site Office & WC
- 2ha Collection Dam
- 30,000 L Water Tank
- Composting Area
- Receival & Sorting Area
- Final Product Storage/Maturation Area
- Internal Access Road
- 1.8m Perimeter Fence
- Landscaped Earth Bund

0 25 50 75 100 125

Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercaor Units: Metre
Map by: 12-03-2024
SCALE (A3): 1 : 2500

BUSHFIRE PRONE PLANNING

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211042_BPA_Lot 7779 Wannamal Road Cullalla (BMP RMP).qgz

1.2 The Bushfire Management Plan (BMP)

1.2.1 Commissioning and Purpose

Landowner / proponent:	Wannamal Road Organics – Peter Keating
Bushfire Prone Planning commissioned to produce the BMP by:	Statewest Planning – Simon O'hara
Purpose of the BMP:	To assess the proposal's ability to meet all relevant requirements established by State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7), the associated 'Guidelines and any relevant Position Statements; and To satisfy the requirement for the provision of a Bushfire Management Plan to accompany the development application.
BMP to be submitted to:	Shire of Gingin

1.2.1 Other Documents with Implications for Development of this BMP

This section identifies any known assessments, reports or plans that have been conducted and prepared previously, or are being prepared concurrently, and are relevant to the planned proposal for the subject. They potentially have implications for the assessment of bushfire threats and the identification and implementation of the protection measures that are established by this Bushfire Management Plan.

Table 1.4: Other relevant documents that may influence threat assessments and development of protection measures.

RELEVANT DOCUMENTS					
Document	Relevant	Currently Exists	To Be Developed	Copy Provided by Proponent / Developer	Title
Structure Plan	No	N/A	N/A	N/A	-
Bushfire Management Plan	Yes	Yes	N/A	N/A	Bushfire Management Plan (Prepared by Bushfire Prone Planning – 7 February 2022) - 211042 - Lot 7779 Wannamal Road, Cullalla (BMP) v1.0
Implications for this BMP: Revised Bushfire Management Plan required to account for changes in Standards, State Planning Policies and associated Guidelines in conjunction with changes to the overall proposal.					
Bushfire Emergency Plan or Information	No	N/A	N/A	N/A	-
Bushfire Risk Assessment and Management Report	Yes	Yes	N/A	Yes	Fire Management Plan: Lot 7779 on Deposited Plan 209806 Wannamal Road Cullalla (Prepared by Bioscience – May 2020)
Implications for the BMP: General Comment - The proposed development is considered a 'high-risk' land use as defined by SPP 3.7 and its associated Guidelines. Refer to Addendum contained within this Bushfire Management Plan – A Risk Management Plan has not been prepared by Bushfire Prone Planning. Any treatments recommended and referenced in this plan to reduce the bushfire risk to this development site and its occupants in a bushfire event have been determined by Bioscience. The Decision Maker is to be satisfied with the treatments recommended and referenced in this plan.					
Environmental Asset or Vegetation Survey	Yes	N/A	N/A	No	-
Landscaping and Revegetation Plan	No	N/A	N/A	N/A	-
Land Management Agreement	No	N/A	N/A	N/A	-

2 BUSHFIRE PRONE VEGETATION – ENVIRONMENTAL & ASSESSMENT CONSIDERATIONS

2.1 Environmental Considerations – 'Desktop' Assessment

This 'desktop' assessment must not be considered as a replacement for a full Environmental Impact Assessment. It is a summary of potential environmental values at the subject site, inferred from information contained in listed datasets and/or reports, which are only current to the date of last modification.

These data sources must be considered indicative where the subject site has not previously received a site-specific environmental assessment by an appropriate professional.

Many bushfire prone areas also have high biodiversity values. Consideration of environmental priorities within the boundaries of the land being developed can avoid excessive or unnecessary modification or clearing of vegetation. Approval processes (and exemptions) apply at both Commonwealth and State levels.

Any 'modification' or 'clearing' of vegetation to reduce bushfire risk is considered 'clearing' under the ***Environmental Protection Act 1986*** (EP Act) and requires a clearing permit under the ***Environmental Protection (Clearing of Native Vegetation) Regulations 2004*** (Clearing Regulations) – unless for an exempt purpose.

Clearing native vegetation is an offence, unless done under a clearing permit or the clearing is for an exempt purpose. Exemptions are contained in the EP Act or are prescribed in the Clearing Regulations (note: these do not apply in environmentally sensitive areas).

The ***Department of Water and Environmental Regulation*** (DWER) is responsible for issuing 'clearing' permits and the framework for the regulation of clearing. Approvals under other legislation, from other agencies, may also be required, dependent on the type of flora or fauna present.

Local Planning Policy or Local Biodiversity Strategy: Natural areas that are not protected by the above Act and Regulation (or any other National or State Acts) may be protected by a local planning policy or local biodiversity strategy. Permission from the local government will be required for any modification or removal of native vegetation in these Local Natural Areas (LNA's). Refer to the relevant local government for detail.

For further Information refer to Guidelines v1.4, the Bushfire and Vegetation Factsheet - WAPC, Dec 2021 and https://www.der.wa.gov.au/our-work/clearing-permits

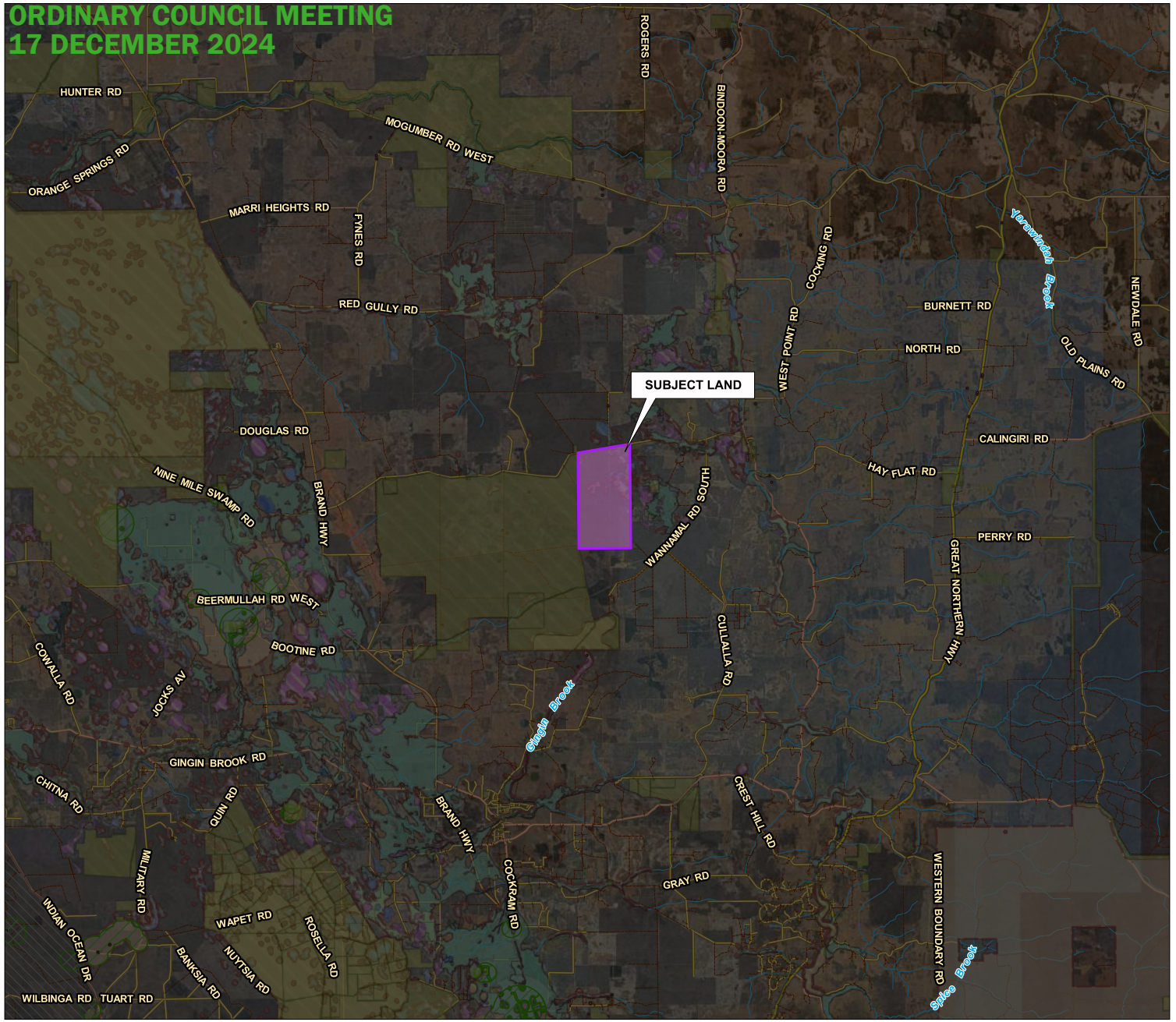


Figure 2.1

Environmental Considerations Map

Lot 7779 on Plan / Diagram: P209806,
Area: 1660.7581ha
Wannamal Road West
Cullalla
Shire of Gingin

------ LEGEND ------

- Subject Site
- Bush Forever Sites
- Clearing Regulations
- Reserves

Environmentally Sensitive Areas

- Declared Rare Fauna
- Threatened Ecological Community
- Declared Rare Flora

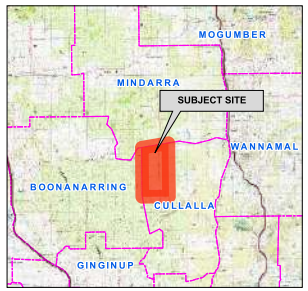
Geomorphic Wetlands Swan Coastal Plain

- Dampland
- Floodplain
- Lake
- Not Assessed
- Palusplain
- Sumpland

0 2,500 5,000 7,500 10,000 12,500

Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Merctaor Units: Metre
Map by: 01-03-2024
SCALE (A3): 1 : 200000

BUSHFIRE PRONE PLANNING

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211042_Enviro_Lot 7779 Wannamal Road Cullalla (BMP RMP).qgz

2.1.1 Declared Environmentally Sensitive Areas (ESA)

IDENTIFICATION OF RELEVANT ENVIRONMENTALLY SENSITIVE AREAS							
ESA Class	Relevant to Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Relevant Dataset	Information Source(s) Applied to Identification of Relevant Vegetation			Further Action Required
				Dataset	Landowner or Developer	Environmental Asset or Vegetation Survey	
Wetlands and their 50m Buffer (Ramsar, conservation category and nationally important)	Yes	Yes - Moderate	DBCA-010 and 011, 019, 040, 043, 044	☒	☐	☐	Confirm with relevant agency
Bush Forever	No	N/A	DPLH-022, SPP 2.8	☒	☐	☐	None
Threatened and Priority Flora + 50m Continuous Buffer	Possible	Possible	DBCA-036	Restricted Scale of Data Available (security)	☐	☐	Confirm with relevant agency
Threatened Ecological Community	Possible	Possible	DBCA-038		☐	☐	Confirm with relevant agency

DESCRIPTION OF THE IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS:

Refer Figure 2.1 Environmental Considerations map for identified environmentally sensitive areas. The relevant State agencies should be further consulted, and details confirmed as part of due diligence for the proposal.

2.1.2 Other Protected Vegetation on Public Land

IDENTIFICATION OF PROTECTED VEGETATION ON PUBLIC LAND							
Land with Environmental, Biodiversity, Conservation and Social Values	Relevant to Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Relevant Dataset	Information Source(s) Applied to Identification of Relevant Vegetation			Further Action Required
				Dataset	Landowner or Developer	Environmental Asset or Vegetation Survey	
Legislated Lands (tenure includes national park/reserve, conservation park, crown reserve and state forest)	No	N/A	DBCA-011	☒	☐	☐	None
Conservation Covenants	Unknown	Unknown	DPIRD-023	Only Available to Govt.	☐	☐	Confirm with relevant agency

2.1.3 Response of Proposed Development to Identified Environmental Limitations

Consideration of the implications that identified protected areas of vegetation (i.e., those with environmental and subject to conservation) have for the proposed development.

PROPOSED DEVELOPMENT RESPONSE TO IDENTIFIED 'PROTECTED' VEGETATION	
The existence of 'protected' areas of vegetation has implications for the ability of the proposed development to reduce potential bushfire impact through modification or removal of vegetation.	No
Application of Design and/or Construction Responses to Limit Vegetation Modification or Removal	
Modify the development location to reduce exposure by increasing separation distance.	N/A
Redesign development, structure plan or subdivision.	N/A
Reduction of lot yield where this can increase available separation distances.	N/A
Cluster development to limit modification or removal of vegetation.	N/A
Construct building(s) to the requirements corresponding to higher BAL ratings to reduce required separation distances.	N/A

2.2 Bushfire Assessment Considerations

2.2.1 Planned Onsite Vegetation Landscaping

Identification of areas of the subject site planned to be landscaped, creating the potential for increased or decreased bushfire hazard for proposed development.

PLANNED LANDSCAPING	
Relevant to Proposal:	Unlikely

2.2.2 Planned / Potential Offsite Rehabilitation or Re-Vegetation

Identification of areas of land adjacent to the subject site on which re-vegetation (as distinct from natural re-generation) will or may occur and is likely to present a greater bushfire hazard for proposed development.

POTENTIAL RE-VEGETATION PROGRAMS		
Land with Environmental, Biodiversity, Conservation and Social Values	Relevant to Proposal	Description
Riparian Zones / Foreshore Areas	No	
Wetland Buffers	No	
Legislated Lands	No	
Public Open Space	No	
Road Verges	No	
Other	No	

2.2.3 Identified Requirement to Manage, Modify or Remove Onsite or Offsite Vegetation

Identification of native vegetation subject to management, modification or removal.

REQUIREMENT TO MANAGE, MODIFY OR REMOVE NATIVE VEGETATION	
Has a requirement been identified to manage, modify or remove **onsite** native vegetation to establish the required bushfire protection measures on the subject site?	Yes
Refer to Figure 3.1b 'Classified Vegetation & Topography Map (Post Development) – Variations Applied' and Refer to Appendix A1.2 for justification details supporting the change.	
Is approval, from relevant state government agencies and/or the local government, to modify or remove **onsite** native vegetation required? (Note: if 'Yes' evidence of its existence should be provided in this BMP).	Yes
Refer to Figure 3.1b 'Classified Vegetation & Topography Map (Post Development) – Variations Applied' and Refer to Appendix A1.2 for justification details supporting the change.	
Has a requirement been identified to manage, modify or remove **offsite** native vegetation to establish the required bushfire protection measures on the subject site?	No
Is written approval required, from relevant state government agencies and/or the local government, that permits the landowner, or another identified party, to modify or remove **offsite**	No

bushfire prone vegetation and/or conduct other works, to establish an identified bushfire protection measure(s)? If 'Yes', appropriate evidence of the approval or how it is to be established, shall be provided in this BMP as an addendum.	
Is a written management agreement required that states the obligation of the landowner, or another responsible party, to manage defined areas of **offsite** bushfire prone vegetation, in perpetuity, to ensure the conditions of no fire fuels and/or low threat vegetation and/or vegetation managed in a minimal fuel condition, continue to be met? If 'Yes', appropriate evidence of the agreement or how it is to be established, shall be provided in this BMP as an addendum.	No

2.2.4 Variations to Assessed Areas of Classified Vegetation to be Applied

FOR THE PROPOSED DEVELOPMENT SITUATIONS TO BE ACCOUNTED FOR IN ASSESSING THE POTENTIAL BUSHFIRE IMPACT (BAL)	
Area(s) of land will be subject to future vegetation rehabilitation or re-vegetation that will require a change to a higher threat classification of vegetation on that land to. (Note: this is not regeneration to the mature natural state which is accounted for in the 'existing state' assessment in accordance with AS 3959:2018).	No
Modification of existing area(s) of classified vegetation due to the implementation of the proposed development and/or prior to the site's occupancy or use. This modification will require a change to a lower threat classification (or exclusion from classification) for that area of vegetation.	Yes
Refer to Figure 3.1b 'Classified Vegetation & Topography Map (Post Development) – Variations Applied' and Refer to Appendix A1.2 for justification details supporting the change.	
Complete removal of existing area(s) of classified vegetation due to the implementation of the proposed development and/or prior to the site's occupancy or use. This modification will require an exclusion from classification for that area of vegetation.	Yes
Refer to Figure 3.1b 'Classified Vegetation & Topography Map (Post Development) – Variations Applied' and Refer to Appendix A1.2 for justification details supporting the change.	

3 BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT

BUSHFIRE ATTACK LEVELS (BAL) - UNDERSTANDING THE RESULTS

The potential transfer (flux/flow) of radiant heat from the bushfire to a receiving object is measured in kW/m^2. The AS 3959:2018 BAL determination methodology establishes the ranges of radiant heat flux that correspond to each bushfire attack level. These are identified as BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ.

The bushfire performance requirements for certain classes of buildings are established by the Building Code of Australia (Vol. 1 & 2 of the NCC). The BAL will establish the bushfire resistant construction requirements that are to apply in accordance with AS 3959:2018 - *Construction of buildings in bushfire prone areas* and the NASH Standard – *Steel framed construction in bushfire areas (NS 300 2021),* whose solutions are deemed to satisfy the NCC bushfire performance requirements.

DETERMINED BAL RATINGS

A BAL Certificate can be issued for a determined BAL. A BAL can only be classed as 'determined' for an existing or future building/structure when:

1. It's final design and position on the lot are known and the stated separation distance from classified bushfire prone vegetation exists and can justifiably be expected to remain in perpetuity; or

2. It will always remain subject to the same BAL regardless of its design or position on the lot after accounting for any regulatory or enforceable building setbacks from lot boundaries as relevant and necessary (e.g., R-codes, restrictive covenants, defined building envelopes) or the retention of any existing classified vegetation either onsite or offsite.

If the BMP derives determined BAL(s), the BAL Certificate(s) required for submission with building applications can be provided, using the BMP as the assessment evidence.

INDICATIVE BAL RATINGS

A BAL Certificate cannot be issued for an indicative BAL. A BAL will be classed as 'indicative' for an existing or future building/structure when the required conditions to derive a determined BAL are not met.

This class of BAL rating indicates what BAL(s) could be achieved and the conditions that need to be met are stated.

Converting the indicative BAL into a determined BAL is conditional upon the currently unconfirmed variable(s) being confirmed by a subsequent assessment and evidential documentation. These variables will include the future building(s) location(s) being established (or changed) and/or classified vegetation being modified or removed to establish the necessary vegetation separation distance. This may also be dependent on receiving approval from the relevant authority for that modification/removal.

BAL RATING APPLICATION – PLANNING APPROVAL VERSUS BUILDING APPROVAL

1. **Planning Approval**: SPP.3.7 establishes that where BAL- LOW to BAL-29 will apply to relevant future construction (or existing structures for proposed uses), the proposed development may be considered for approval (dependent on the other requirements of the relevant policy measures being met). That is, BAL40 or BAL-FZ are not acceptable on planning grounds (except for certain limited exceptions).

   Because planning is looking forward at what can be achieved, as well as looking at what may currently exist, both determined and indicative BAL ratings are acceptable assessment outcomes on which planning decisions can be made (including conditional approvals).

2. **Building Approval:** The Building Code of Australia (Vol. 1 & 2 of the NCC) establishes that relevant buildings in bushfire prone areas must be constructed to the bushfire resistant requirements corresponding to the BAL rating that is to apply to that building. Consequently, a determined BAL rating and the BAL Certificate is required for a building permit to be issued - an indicative BAL rating is not acceptable.

3.1 BAL Assessment Summary (Contour Map Format)

INTERPRETATION OF THE BAL CONTOUR MAP

The BAL contour map is a diagrammatic representation of the results of the bushfire attack level assessment.

The map presents different coloured contours extending out from the areas of classified vegetation. Each contour represents a set range of radiant heat flux that potentially will transfer to an exposed element (building, person or other defined element), when it is located within that contour.

Each of the set ranges of radiant heat flux corresponds to a different BAL rating as defined by the AS 3959:2018 BAL determination methodology.

The width of each shaded BAL contour will vary dependant on both the BAL rating and the relevant parameters (calculation inputs) for the subject site. Their width represents the minimum and maximum vegetation separation distances that correspond to each BAL rating (refer to the relevant table below for these distances).

The areas of classified vegetation to be considered in developing the BAL contours, are those that will remain at the intended end state of the subject development once earthworks, clearing and/or landscaping and re-vegetation have been completed. Variations to this statement that may apply include:

- Both pre and post development BAL contour maps are produced; and/or
- Each stage of a development is assessed independently.

3.1.1 BAL Determination Methodology and Location of Data and Results

LOCATION OF DATA & RESULTS					
BAL Determination Methodology		Location of the Site Assessment Data			Location of the Results
AS 3959:2018	Applied to Assessment	Classified Vegetation and Topography Map(s)	Calculation Input Variables		Assessed Bushfire Attack Levels and/or Radiant Heat Levels
			Summary Data	Detailed Data with Explanatory and Supporting Information	
Method 1 (Simplified)	Yes	Figure 3.1a & 3.1b	Table 3.2	Appendix A1	Table 3.1 Table 3.3 / BAL Contour Map
Method 2 (Detailed)	No	N/A	N/A	N/A	

3.1.2 BAL Ratings Derived from the Contour Map

Table 3.1: Indicative and determined BAL(s) for existing and/or proposed building works.

BUSHFIRE ATTACK LEVEL FOR EXISTING/PLANNED BUILDINGS/STRUCTURE [1]		
Building/Structure Description	Indicative BAL [2]	Determined BAL [2]
Site Office & WC	BAL-29	Not Determined
2ha Collection Dam Area	BAL-29	Not Determined
Receival & Sorting Area	BAL-29	Not Determined
Composting Area	BAL-29	Not Determined
Final Product Storage/Maturation Area	BAL-29	Not Determined

[1] The assessment data used to derive the BAL ratings is sourced from Table 3.1 and Figure 3.2 'BAL Contour Map'.

[2] Refer to the start of Section 3 for an explanation of indicative versus determined BAL ratings.

3.1.3 Site Assessment Data Applied to Construction of the BAL Contour Map(s)

RELEVANT CLASSIFIED VEGETATION	
Identification of Classified Vegetation that is Relevant to the Production of the BAL Contour Map(s)	Relevant Vegetation Map
The relevant vegetation will be all areas of classified vegetation that exist at the time of the site assessment – both within the subject site (onsite) and external to the subject site (offsite).	Figure 3.1a
The relevant vegetation for the post-development BAL contour map will be any area of classified vegetation - both within the subject site (onsite) and external to the subject site (offsite) - that will remain at the intended end state of the subject development once earthworks, any clearing and/or landscaping and re-vegetation have been completed.	Figure 3.2
As depicted in Figures 3.1b and 3.2 - All identified classified vegetation areas, or portions of areas – (i.e. implemented Asset Protection Zones), within the subject lot are excluded. This approach is applied to indicate the achievable bushfire attack levels within the specified lot and the resultant area of developable land where buildings will be subject to BAL-29 or less. It is based on the following assumptions: 1. Any classified vegetation within a lot can potentially be managed or removed by the landowner to meet asset protection zone standards; and 2. Future development and consequent removal/management of vegetation that may take place on any adjoining lot cannot be part of considerations for the subject lot.	Figures 3.1b & 3.2
Supporting Assessment Details: None Required.	

Table 3.2: The calculation inputs applied to determining the site specific separation distances corresponding to levels of potential radiant heat transfer (including BAL's).

SUMMARY OF CALCULATION INPUT VARIABLES APPLIED TO THE DETERMINATION OF SEPARATION DISTANCES CORRESPONDING TO RADIANT HEAT LEVELS [1]												
Applied BAL Determination Method		METHOD 1 - SIMPLIFIED PROCEDURE (AS 3959:2018 CLAUSE 2.2)										
The Calculation Variables Corresponding to the BAL Determination Method Applied												
Methods 1 and 2		Method 1		Method 2								
Vegetation Classification		FDI	Effective Slope		Site Slope	FFDI or GFDI	Flame Temp.	Elevation of Receiver	Flame Width	Fireline Intensity	Flame Length	Modified View Factor
			Applied Range	Determined								
Area	Class		degree range	degrees	degrees		K	metres	metres	kW/m	metres	% Reduction
1	(D) Scrub	80	Upslope or flat 0	flat 0								
2	(D) Scrub	80	Downslope >0-5	d/slope 2								
3	(A) Forest	80	Upslope or flat 0	flat 0								
4	(A) Forest	80	Downslope >0-5	d/slope 2								
5	(B) Woodland	80	Upslope or flat 0	flat 0								
6	Excluded cl 2.2.3.2(e)	N/A	N/A	N/A								

[1] All data and information supporting the determination of the classifications and values stated in this table and any associated justification, is presented in Appendix A.

Where the values are stated as 'default' these are either the values stated in AS 3959:2018, Table B1 or the values calculated as intermediate or final outputs through application of the equations of the AS 3959:2018 BAL determination methodology. They are not values derived by the assessor.

Table 3.3: Vegetation separation distances corresponding to the radiant heat levels illustrated as BAL contours in Figure 3.2.

THE CALCULATED VEGETATION SEPARATION DISTANCES (METRES) CORRESPONDING TO THE STATED LEVEL OF RADIANT HEAT FLUX [1]									
Vegetation Classification		Bushfire Attack Levels						Specific Values	
		BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW		
		Maximum Radiant Heat Flux							
Area	Class	>40 kW/m^2	40 kW/m^2	29 kW/m^2	19 kW/m^2	12.5 kW/m^2	N/A [2]	10 kW/m^2	2 kW/m^2
1	(D) Scrub	<10	10-<13	13-<19	19-<27	27-<100	>100		
2	(D) Scrub	<11	11-<15	15-<22	22-<31	31-<100	>100		
3	(A) Forest	<16	16-<21	21-<31	31-<42	42-<100	>100		
4	(A) Forest	<20	20-<27	27-<37	37-<50	50-<100	>100		
5	(B) Woodland	<10	10-<14	14-<20	20-<29	29-<100	>100		
6	Excluded cl 2.2.3.2(e)	N/A	N/A	N/A	N/A	N/A	N/A		

[1] All calculation input variables are presented in Table 3.2. A copy of the radiant heat calculator output for each area of classified vegetation is presented in Appendix A3.

[2] The BAL-LOW rating is not defined by the level of radiant heat flux. It applies when the vegetation separation distance is 100m or 50m for the Grassland vegetation classification.

Figure 3.1a

Classified Vegetation & Topography (Existing)

Lot 7779 on Plan / Diagram: P209806,
Area: 1660.7581ha
Wannamal Road West
Cullalla
Shire of Gingin

------ LEGEND ------

- Photo and Direction
- Elevation
- Subject Site

Proposal

- Site Office & WC
- 2ha Collection Dam
- 30,000 L Water Tank
- Composting Area
- Receival & Sorting Area
- Final Product Storage/Maturation Area
- Internal Access Road
- 1.8m Perimeter Fence
- Landscaped Earth Bund
- 150m Assessment Area

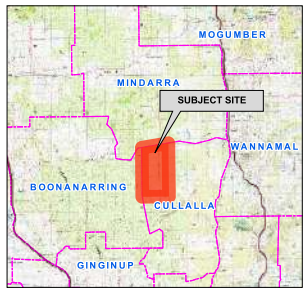
Classified Vegetation

- Class A - Forest
- Class B - Woodland
- Class D - Scrub
- Exclusion 2.2.3.2

0 50 100 150 200 250

Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercaor Units: Metre
Map by: 12-03-2024
SCALE (A3): 1 : 4000

BUSHFIRE PRONE PLANNING

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211042_VegTop_Existing_Lot 7779 Wannamal Road Cullalla (BMP RMP).qgz

Figure 3.1b

Classified Vegetation & Topography (Post Development)

Lot 7779 on Plan / Diagram: P209806,
Area: 1660.7581ha
Wannamal Road West
Cullalla
Shire of Gingin

------ LEGEND ------

- Photo and Direction
- Elevation
- Subject Site

Proposal

- Site Office & WC
- 2ha Collection Dam
- 30,000 L Water Tank
- Composting Area
- Receival & Sorting Area
- Final Product Storage/Maturation Area
- Internal Access Road
- 1.8m Perimeter Fence
- Landscaped Earth Bund

Asset Protection Zone

- APZ - BAL-29
- 150m Assessment Area

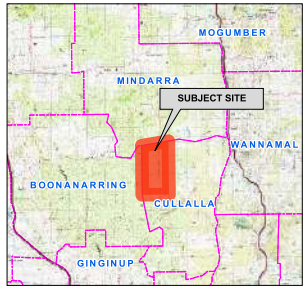
Classified Vegetation

- Class A - Forest
- Class B - Woodland
- Class D - Scrub
- Exclusion 2.2.3.2

0 50 100 150 200 250

Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
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Map by: 12-03-2024
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211042_Stockpile_VegTop_PostDev_Lot 7779 Wannamal Road Cullalla (BMP RMP).qgz

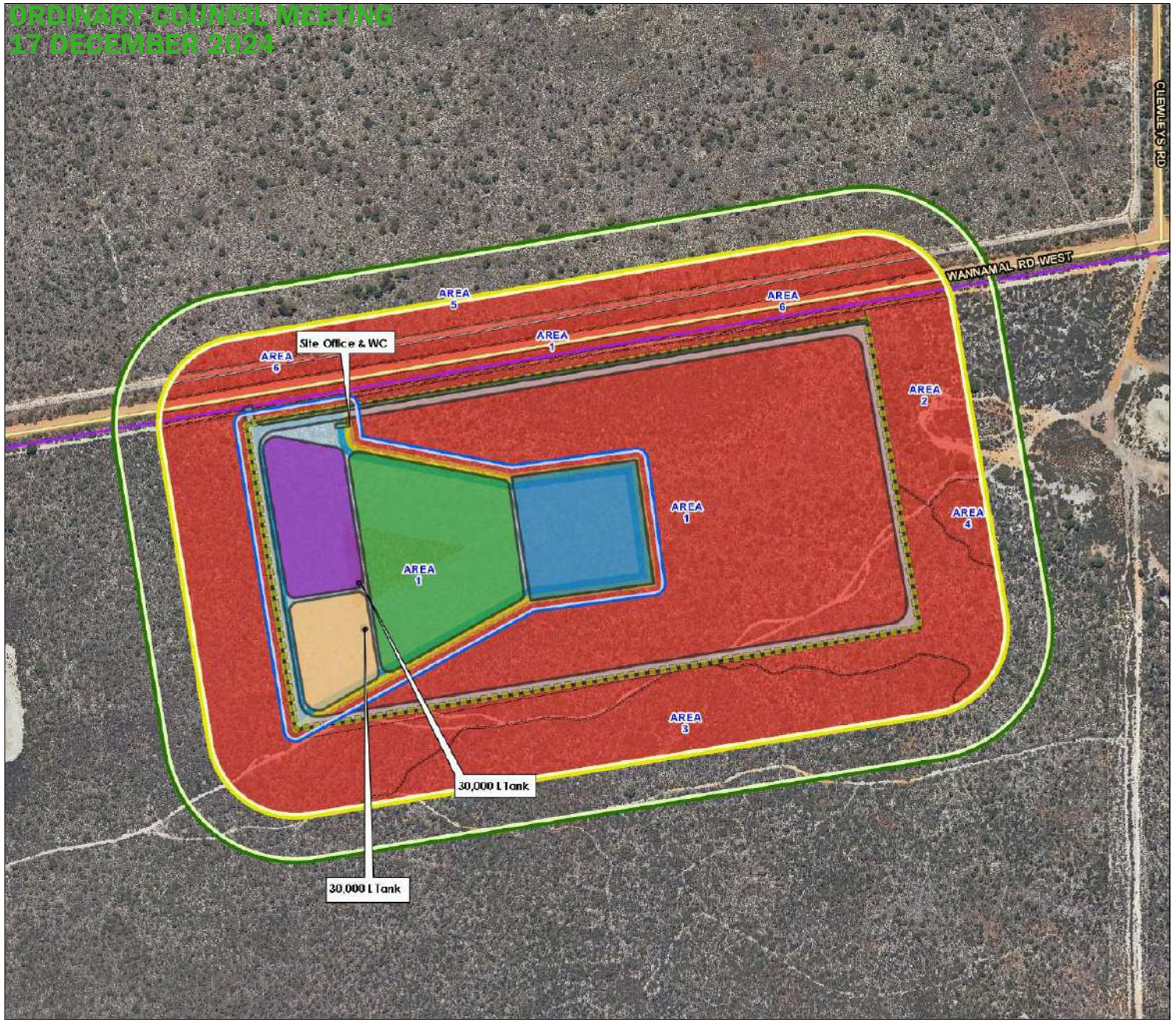


Figure 3.2

BAL Contour Map

Lot 7779 on Plan / Diagram: P209806,
Area: 1660.7581ha
Wannamal Road West
Cullalla
Shire of Gingin

------ LEGEND ------

- Subject Site

Proposal

- Site Office & WC
- 2ha Collection Dam
- 30,000 L Water Tank
- Composting Area
- Receival & Sorting Area
- Final Product Storage/Maturation Area
- Internal Access Road
- 1.8m Perimeter Fence
- Landscaped Earth Bund

Asset Protection Zone

- APZ - BAL-29
- 150m Assessment Area
- 100m Assessment Area

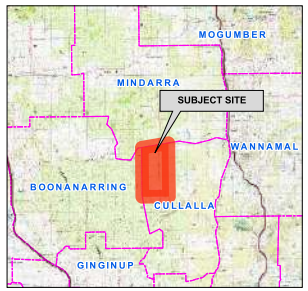
Bushfire Attack Levels

- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5
- BAL-LOW

0 50 100 150 200 250

Metres

------ LOCALITY ------



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercaor Units: Metre
Map by: 12-03-2024
SCALE (A3): 1 : 4000

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211042_BAL_PostDev_Lot 7779 Wannamal Road Cullalla (BMP RMP).qgz

4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

The Guidelines for Planning in Bushfire Prone Areas (WAPC 2021 v1.4), Appendix 5, establish that the application of this section of the BMP is intended to support ***strategic planning*** proposals. At the strategic planning stage there will typically be insufficient proposed development detail to enable all required assessments, including the assessment against the bushfire protection criteria.

Strategic Planning Proposals

For strategic planning proposals this section of the BMP will identify:

- Issues associated with the level of the threats presented by any identified bushfire hazard;
- Issues associated with the ability to implement sufficient and effective bushfire protection measures to reduce the exposure and vulnerability levels (of elements exposed to the hazard threats), to a tolerable or acceptable level; and
- Issues that will need to be considered at subsequent planning stages.

All Other Planning Proposals

For all other planning stages, this BMP will address what are effectively the same relevant issues but do it within the following sections:

- Section 2 – Bushfire Prone Vegetation - Environmental and Assessment Considerations: Assess environmental, biodiversity and conservation values;
- Section 3 – Potential Bushfire Impact: Assess the bushfire threats with the focus on flame contact and radiant heat; and
- Section 5 – Assessment Against the Bushfire Protection Criteria (including the guidance provided by the *Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2'):* Assess the ability of the proposed development to apply the required bushfire protection measures thereby enabling it to be considered for planning approval for these factors.

Is the proposed development a strategic planning proposal?	No

5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA (GUIDELINES V1.4)

5.1 Bushfire Protection Criteria Elements Applicable to the Proposed Development/Use

APPLICATION OF THE CRITERIA, ACCEPTABLE SOLUTIONS AND PERFORMANCE ASSESSMENT

The criteria are divided into five elements – location, siting and design, vehicular access, water and vulnerable tourism land uses. Each element has an intent outlining the desired outcome for the element and reflects identified planning and policy requirements in respect of each issue.

The example acceptable solutions (bushfire protection measures) provide one way of meeting the element's intent. Compliance with these automatically achieves the element's intent and provides a straightforward pathway for assessment and approval.

Where the acceptable solutions cannot be met, the ability to develop design responses (as alternative solutions that meet bushfire performance requirements) is an alternative pathway that is provided by addressing the applicable performance principles (as general statements of how best to achieve the intent of the element).

A merit based assessment is established by the SPP 3.7 and the Guidelines as an additional alternative pathway along with the ability of using discretion in making approval decisions (sections 2.5, 2.6 and 2.7). This is formally applied to certain development (minor and unavoidable – sections 5.4.1 and 5.7). Relevant decisions by the State Administrative Tribunal have also supported this approach more generally.

Elements 1 – 4 should be applied for all strategic planning proposals, subdivision or development applications, except for vulnerable tourism land uses which should refer to Element 5. Element 5 incorporates the bushfire protection criteria in Elements 1 – 4 but caters them specifically to tourism land uses. (Guidelines DPLH 2021v1.4)

The Bushfire Protection Criteria	Applicable to the Proposed Development/Use
Element 1: Location	Yes
Element 2: Siting and Design	Yes
Element 3: Vehicular Access	Yes
Element 4: Water	Yes
Element 5: Vulnerable Tourism Land Uses	No

5.2 Local Government Variations to Apply

Local governments may add to or modify the acceptable solutions to recognise special local or regional circumstances (e.g., topography / vegetation / climate). These are to be endorsed by both the WAPC and DFES before they can be considered in planning assessments. (Guidelines DPLH 2021v1.4).	
Do endorsed regional or local variations to the acceptable solutions apply to the assessments against the Bushfire Protection Criteria for the proposed development /use?	None known or identified

5.3 Assessment Statements for Element 1: Location

LOCATION					
Element Intent	To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.				
Proposed Development/Use – Relevant Planning Stage	(Do) Development application other than for a single dwelling, ancillary dwelling or minor development				
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.				
Pathway Applied to Provide an Alternative Solution	N/A				
Acceptable Solutions - Assessment Statements *All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.*					
Solution Component Check Box Legend	☑ Relevant & met	☒ Relevant & not met	⃠ Not relevant		
E1 Location				**Compliant:**	Yes
A1.1 Development location		**Applicable:**	Yes	**Compliant:**	Yes
ASSESSMENT AGAINST THE REQUIREMENTS ESTABLISHED BY THE GUIDELINES					
☑ ☐ ☐ The development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.					
Supporting Assessment Details: The proposed development will provide an area of land within the lot that can be considered suitable for development as BAL-40 or BAL-FZ construction requirements will not be required to be applied. This meets the requirements established by Acceptable Solution A1.1 and its associated explanatory note. In addition, proposed development will, on completion, be subject to a moderate bushfire hazard level, or BAL-29 or below as depicted in Figure 3.2.					
ASSESSMENTS APPLYING THE GUIDANCE ESTABLISHED BY THE WAPC ELEMENT 1 & 2 POSITION STATEMENT (2019)					
"Consideration should be given to the site context where 'area' is the land both within and adjoining the subject site. The hazards remaining within the site should not be considered in isolation of the hazards adjoining the site, as the potential impact of a bushfire will be dependent on the wider risk context, including how a bushfire could affect the site and the conditions for a bushfire to occur within the site." **Strategic Planning Proposals:** Consider the threat levels from any vegetation adjoining and within the subject site for which the potential intensity of a bushfire in that vegetation would result in it being classified as an Extreme Bushfire Hazard Level (BHL). Identify any proposed design strategies to reduce these threats. **Structure Plans (lot layout known) and Subdivision Applications:** As for strategic planning proposals but within the subject site the relevant threat levels to consider are the radiant heat levels represented by BAL-FZ and BAL-40 ratings.					

The planning proposal is a development application, consequently the referenced position statement is not applicable to the Element 1 assessment.

5.4 Assessment Statements for Element 2: Siting and Design

SITING AND DESIGN OF DEVELOPMENT					
Element Intent	To ensure that the siting and design of development minimises the level of bushfire impact. (BPP Note: not building/construction design)				
Proposed Development/Use – Relevant Planning Stage	(Do) Development application other than for a single dwelling, ancillary dwelling or minor development				
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.				
Pathway Applied to Provide an Alternative Solution	N/A				
Acceptable Solutions - Assessment Statements *All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.*					
Solution Component Check Box Legend	☑ Relevant & met	☒ Relevant & not met	⃠ Not relevant		
E2 Siting and Design of Development				**Compliant:**	Yes
A2.1 Asset Protection Zone (APZ)		**Applicable:**	Yes	**Compliant:**	Yes

APZ DIMENSIONS – DIFFERENCES IN REQUIREMENTS FOR PLANNING ASSESSMENTS COMPARED TO IMPLEMENTATION

A key required bushfire protection measure is to reduce the exposure of buildings/infrastructure (as exposed vulnerable elements at risk), to the direct bushfire threats of flame contact, radiant heat and embers and the indirect threat of consequential fires that result from the subsequent ignition of other combustible materials that may be constructed, stored or accumulate in the area surrounding these structures. This reduces the associated risks of damage or loss.

This is achieved by separating buildings (and consequential fire fuels as necessary) from areas of classified bushfire prone vegetation. This area of separation surrounding buildings is identified as the Asset Protection Zone (APZ) and consists of no vegetation and/or low threat vegetation or vegetation continually managed to a minimal fuel condition. The required separation distances will vary according to the site specific conditions and local government requirements.

The APZ dimensions stated and/or illustrated in this Report can vary dependent on the purpose for which they are being identified.

> *Note: Appendix B 'Onsite Vegetation Management' provides further information regarding the different APZ dimensions that can be referenced, their purpose and the specifications of the APZ that are to be established and maintained on the subject lot.*

THE 'PLANNING BAL-29' APZ DIMENSIONS

Purpose: To provide evidence of the development or use proposal's ability to achieve minimum vegetation separation distances. To achieve 'acceptable solution' planning approval for this factor, it must be demonstrated that the minimum separation distances corresponding to a maximum level of radiant transfer to a building of 29 kW/m^2, either exist or can be implemented (with certain exceptions). These separation distances are the 'Planning BAL-29' APZ dimensions.

The 'Planning BAL-29' APZ is not necessarily the size of the APZ that must be physically implemented and maintained by a landowner. Rather, its sole purpose is to identify if an acceptable solution for planning approval can be met.

THE 'REQUIRED' APZ DIMENSIONS

Purpose: Establishes the dimensions of the APZ to be physically implemented by the landowner on their lot: These will be the minimum required separation distances from the subject building(s) to surrounding bushfire prone vegetation (identified by type and associated ground slope). These are established by:

A. The 'BAL Rating APZ' of the subject building(s) when distances are greater than 'B' below (except when 'B' establishes a maximum distance); or

B. The 'Local Government' APZ' derived from the Firebreak/Hazard Reduction Notice when distances are greater than 'A' above, other than when a maximum distance is established, in which case this will apply; or

C. A combination of 'A' and 'B'.

> *Within this Report/Plan it is the **'Planning BAL-29' APZ** that will be identified on maps, diagrams and in tables as necessary – unless otherwise stated.*
>
> *The **'Required' APZ** dimension information will be presented in Appendix B1.1 and on the Property Bushfire Management Statement, when required to be included for a development application.*

ASSESSMENT AGAINST THE REQUIREMENTS ESTABLISHED BY THE GUIDELINES	
☑ ☐ ☐	**APZ Width:** The proposed (or a future) habitable building(s) on the lot(s) of the proposed development - or an existing building for a proposed change of use – can be (or is) located within the developable portion of the lot and be surrounded by a 'Planning BAL-29' APZ of the required dimensions (measured from any external wall or supporting post or column to the edge of the classified vegetation), that will ensure their exposure to the potential radiant heat impact of a bushfire does not exceed 29 kW/m^2.
☐ ☐ ⦸	**Restriction on Building Location:** It has been identified that the current developable portion of a lot(s) provides for the proposed future (or a future) building/structure location that will result in that building/structure being subject to a BAL-40 or BAL-FZ rating. Consequently, it may be considered necessary to impose the condition that a restrictive covenant to the benefit of the local government pursuant to section 129BA of the Transfer of Land Act 1893, is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of that portion of land (refer to Code F3 of Model Subdivision Conditions Schedule, WAPC June 2021 and Guidelines s5.3.2).
☑ ☐ ☐	**APZ Location:** The required dimensions for a 'Planning BAL-29' APZ can be contained solely within the boundaries of the lot(s) on which the proposed (or a future) habitable building(s) - or an existing building(s) for a proposed change of use – is situated.
☐ ☐ ⦸	**APZ Location:** The required dimensions for a 'Planning BAL-29' APZ can be partly established within the boundaries of the lot(s) on which the proposed (or a future) habitable building(s) - or an existing building(s) for a proposed change of use – is situated. The balance of the APZ would exist on adjoining land that satisfies the exclusion requirements of AS 3959:2018 cl 2.2.3.2 for non-vegetated areas and/or low threat vegetation and/or vegetation managed in a minimal fuel condition.
☐ ☐ ⦸	**APZ Location:** It can be justified that any adjoining (offsite) land forming part of a 'Planning BAL-29' APZ will: • If non-vegetated, remain in this condition in perpetuity; and/or • If vegetated, be low threat vegetation or vegetation managed in a minimal fuel condition in perpetuity.

☑ ☐ ☐	**APZ Management:** The area of land (within each lot boundary), that is to make up the required 'Landowner' APZ dimensions (refer to Appendix B, Part B1), can and will be managed in accordance with the requirements of the Guidelines Schedule 1 'Standards for Asset Protection Zones' (refer to Appendix B).
☐ ☐ ⦸	**Staged Subdivision:** The subdivision proposes development in stages and each stage is to comply with the relevant bushfire protection criteria. A balance lot is created or classified vegetation within a subsequent stage will be removed and/or modified and/or be subject to ongoing management, to ensure that proposed lots within the current stage of the subdivision achieve a development site subject to 29 kW/m^2 or below. The planned approach for achieving the required outcome is described in the supporting assessment details below.
☑ ☐ ☐	**Firebreak/Hazard Reduction Notice:** Any additional requirements established by the relevant local government's annual notice to install firebreaks and manage fuel loads (issued under s33 of the Bushfires Act 1954), can and will be complied with.

Supporting Assessment Details: Asset protection zones can be contained solely within the boundaries of the subject land.

The APZ that will exist will likely consist of, but is not limited to a combination of the following:

- Roads /Hardstand Areas
- Parking bays

APZ Management Within the Subject Land:

Refer to Figures 3.1b and 3.2 - The exclusion requirements of s2.2.3.2 of AS3959 demonstrates that vegetation that is onsite is within the control of the subject site's landowner and therefore can potentially be removed or modified to mitigate the bushfire risk.

APZ Management Outside the Subject Land:

Not Applicable – The Subject Land is of sufficient size to ensure that any proposed habitable buildings can be surrounded by an APZ to ensure their exposure to the potential radiant heat impact of a bushfire does not exceed 29 kW/m^2 (BAL-29).

APZ Management - General: Where any part of the required APZ dimension is vegetated for the purposes of landscaping, it will be managed in accordance with the technical requirements established by the Schedule 1: 'Standards for Asset Protection Zones (Guidelines). The APZ specifications are also detailed in Appendix 1 and the Shire of Gingin.

ASSESSMENTS APPLYING THE GUIDANCE ESTABLISHED BY THE WAPC ELEMENT 1 & 2 POSITION STATEMENT (2019)

Strategic Planning Proposals: "At this planning level there may not be enough detail to demonstrate compliance with this element. The decision-maker may consider this element is satisfied where A1.1 is met."

Structure Plans (lot layout known) and Subdivision Applications: "Provided that Element 1 is satisfied, the decision-maker may consider approving lot(s) containing BAL-40 or BAL-FZ under the following scenarios.

The planning proposal is a development application, consequently the referenced position statement is not applicable to the proposed development.

5.5 Assessment Statements for Element 3: Vehicular Access

VEHICULAR ACCESS					
Element Intent	To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.				
Proposed Development/Use – Relevant Planning Stage	(Do) Development application other than for a single dwelling, ancillary dwelling or minor development				
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.				
Pathway Applied to Provide an Alternative Solution	N/A				
Acceptable Solutions - Assessment Statements *All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.* *The technical construction requirements for access types and components, and for each firefighting water supply component, are also presented in Appendices C and D. The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply (these are included in the relevant appendix if requested by the local government).*					
Solution Component Check Box Legend	☑ Relevant & met		☒ Relevant & not met		⃠ Not relevant
E3 Vehicular Access				**Compliant:**	Yes
A3.1 Public roads		**Applicable**:	Yes	**Compliant**:	Yes
☑ ☐ ☐	The technical construction requirements of vertical clearance and weight capacity (Guidelines, Table 6) can and will be complied with (Refer also to Appendix C in this BMP).				
☑ ☐ ☐	All other applicable technical requirements of trafficable width, gradients and curves, are required to be in "accordance with the class of road as specified in the IPWEA Subdivision Guidelines, Liveable Neighbourhoods, Ausroad Standards and/or any applicable standard in the local government area" (Guidelines, Table 6 and E3.1. Refer also to Appendix C in this BMP). The assessment conducted for the bushfire management plan indicates that it is likely that the proposed development can and will comply with the requirements. However, the applicable class of road, the associated technical requirements and subsequent proposal compliance, will need to be confirmed with the relevant local government and/or Main Roads WA. or The applicable class(s) of road and technical requirements have been confirmed with the relevant local government/Main Roads WA. These can and will be complied with.				
☑ ☐ ☐	A traversable verge is available adjacent to classified vegetation (Guidelines, E3.1), as recommended.				
Supporting Assessment Details: None Required.					

A3.2a Multiple access routes	Applicable:	Yes	Compliant:	Yes
☑ ☐ ☐	For the lot, two-way public road access is provided in two different directions to at least two different suitable destinations with an all-weather surface.			
☐ ☐ ⊘	The two-way access is available at an intersection no greater than 200m from the relevant boundary of each lot, via a no-through road.			
☐ ☐ ⊘	The two-way access is not available at an intersection within 200m from the relevant boundary of each lot. However, the available no-through road satisfies the established exemption for the length limitation in every case. These requirements are: • Demonstration of no alternative access (refer to A3.3 below); • The no-through road travels towards a suitable destination; and • The balance of the no-through road that is greater than 200m from the relevant lot boundary is within a residential built-out area or is potentially subject to radiant heat levels from adjacent bushfire prone vegetation that correspond to the BAL-LOW rating (<12.5 kW/m²).			
Supporting Assessment Details: Refer to Figures 1.4, 1.5 and 3.1a - Public Road access is provided for in two different directions to two different destinations via Wannamal Road West, located immediately adjacent to the Subject Site.				
A3.2b Emergency access way	**Applicable:**	No	**Compliant:**	N/A
☐ ☐ ⊘	The proposed or existing EAW provides a through connection to a public road.			
☐ ☐ ⊘	The proposed or existing EAW is less than 500m in length and will be signposted and gated (remaining unlocked) to the specifications stated in the Guidelines and/or required by the relevant local government.			
☐ ☐ ⊘	The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.2b. Refer also to Appendix C in this BMP), can and will be complied with.			
☐ ☐ ⊘	The subdivision proposes development in stages and each stage is to comply with the relevant bushfire protection criteria. A temporary EAW is planned to facilitate the staging arrangements of a subdivision as an interim second access route until the required second access route is constructed as a public road in a subsequent stage. The planned approach for achieving the required outcome is described in the supporting assessment details below.			
Supporting Assessment Details: None Required.				
A3.3 Through-roads	**Applicable:**	No	**Compliant:**	N/A
☐ ☐ ⊘	A no-through public road is necessary as no alternative road layout exists due to site constraints.			
☐ ☐ ⊘	The no-through public road length does not exceed the established maximum of 200m to an intersection providing two-way access (Guidelines, E3.3).			
☐ ☐ ⊘	The no-through public road exceeds 200m but satisfies the exemption provisions of A3.2a as demonstrated in A3.2a above.			

☐ ☐ ⃠	The public road technical construction requirements (Guidelines, Table 6 and E3.1. Refer also to Appendix C in this BMP), can and will be complied with as established in A3.1 above.
☐ ☐ ⃠	The turnaround area requirements (Guidelines, Figure 24) can and will be complied with.
Supporting Assessment Details: None Required.	
A3.4a Perimeter roads **Applicable**: No **Compliant**: N/A	
☐ ☐ ⃠	The proposed greenfield or infill development consists of 10 or more lots (including those that are part of a staged subdivision) and therefore should have a perimeter road. This is planned to be installed.
☐ ☐ ⃠	The proposed greenfield or infill development consists of 10 or more lots (including those that are part of a staged subdivision). However, it is not required on the established basis of: • The vegetation adjoining the proposed lots is classified Class G Grassland; • Lots are zoned rural living or equivalent; • It is demonstrated that it cannot be provided due to site constraints; or • All lots have existing frontage to a public road.
☐ ☐ ⃠	The technical construction requirements of widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.4a) can and will be complied with.
Supporting Assessment Details: None Required.	
A3.4b Fire service access route **Applicable**: No **Compliant**: N/A	
☐ ☐ ⃠	The FSAR can be installed as a through-route with no dead ends, linked to the internal road system every 500m and is no further than 500m from a public road.
☐ ☐ ⃠	The technical construction requirements of widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.4b. Refer also to Appendix C in this BMP), can and will be complied with.
☐ ☐ ⃠	The FSAR can and will be signposted. Where gates are required by the relevant local government, the specifications can be complied with.
☐ ☐ ⃠	Turnaround areas (to accommodate type 3.4 fire appliances) can and will be installed every 500m on the FSAR.
Supporting Assessment Details: None Required.	
A3.5 Battle-axe access legs **Applicable**: No **Compliant**: N/A	
☐ ☐ ⃠	A battle-axe leg cannot be avoided due to site constraints.
☐ ☐ ⃠	The proposed development is in a reticulated area and the battle-axe access leg length from a public road is no greater than 50m. No technical requirements need to be met.
☐ ☐ ⃠	The proposed development is not in a reticulated area. The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.5. Refer also to Appendix C in this BMP), can and will be complied with.

☐ ☐ ⦸	Passing bays can and will be installed every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m.
Supporting Assessment Details: None Required.	
A3.6 Private driveways	**Applicable**: Yes **Compliant**: Yes
☐ ☐ ⦸	The private driveway to the most distant external part of the development site is within a lot serviced by reticulated water, is accessed via a public road with a speed limit of 70 km/hr or less and has a length is no greater than 70m (measured as a hose lay). No technical requirements need to be met.
☑ ☐ ☐	The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.6. Refer also to Appendix C in this BMP), can and will be complied with.
☑ ☐ ☐	Passing bays can and will be installed every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m.
☑ ☐ ☐	The turnaround area requirements (Guidelines, Figure 28, and within 30m of the habitable building) can and will be complied with.
Supporting Assessment Details: Refer to Figures 1.2 and 1.4 contained within this plan – An internal access road will be available throughout the site. As this access will be in loop formation and a minimum of ten (10) metres in width, this provides both turn-around and passing bay opportunities at regular intervals, thus achieving compliance with this Acceptable Solution.	

5.6 Assessment Statements for Element 4: Water

WATER					
Element Intent	To ensure water is available to enable people, property and infrastructure to be defended from bushfire.				
Proposed Development/Use – Relevant Planning Stage	(Do) Development application other than for a single dwelling, ancillary dwelling or minor development				
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.				
Pathway Applied to Provide an Alternative Solution	N/A				
Acceptable Solutions - Assessment Statements *All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.* *The technical construction requirements for access types and components, and for each firefighting water supply component, are also presented in Appendices C and D. The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply (these are included in the relevant appendix if requested by the local government).*					
Solution Component Check Box Legend	☑ Relevant & met	☒ Relevant & not met	⃠ Not relevant		
E4 Water				**Compliant:**	Yes
A4.1 Identification of future firefighting water supply			**Applicable:** No	**Compliant:**	N/A
☑ ☐ ☐	It can be demonstrated that reticulated or sufficient non-reticulated water for firefighting can be provided at the subdivision and/or development application stage in accordance with the specifications of the relevant water supply authority or the requirements of Schedule 2.				
Supporting Assessment Details: None Required.					
A4.2 Provision of water for firefighting purposes			**Applicable:** Yes	**Compliant:**	Yes
☐ ☐ ⃠	A reticulated water supply is available to the proposed development. The existing hydrant connection(s) are provided in accordance with the specifications of the relevant water supply authority.				
☐ ☐ ⃠	A reticulated water supply will be available to the proposed development. Hydrant connection(s) can and will be provided in accordance with the specifications of the relevant water supply authority.				
☑ ☐ ☐	A static water supply for firefighting purposes will be installed on the lot that is additional to any water supply that is required for drinking and other domestic purposes.				
☐ ☐ ⃠	A strategic water supply (tank or tanks) for firefighting purposes will be installed within or adjacent to the proposed development that is additional to any water supply that is required for drinking and other domestic purposes. The required land will be ceded free of cost to the local government and the lot or road reserve where the tank is to be located will be identified on the plan of subdivision.				

☐ ☐ ⊘	The strategic static water supply (tank or tanks) will be located no more than 10 minutes travel time from a subject site (at legal road speeds).
☑ ☐ ☐	The technical requirements (location, number of tanks, volumes, design, construction materials, pipes and fittings), as established by the Guidelines (A4.2, E4 and Schedule 2) and/or the relevant local government, can and will be complied with.

Supporting Assessment Details:

Refer to the Notes contained within Figure 1.2 of this Plan in conjunction with the Addendum (Fire Management Plan – Prepared by Bioscience) contained within this Bushfire Management Plan - A dedicated static water supply will be available within the subject lot by two (2) 30,000 litre transportable tanks which will be maintained to full capacity via the existing, onsite bore and/or from the existing dam (Refer to Photo ID: 12). Where required - These should include suitable couplings and fittings to protect any onsite assets.

In addition to the above – Two (2) Large water tankers with high volume discharge pumps will be available. Their capabilities include a combination of the following:

- Tanker 1 – "Dinosaur" Water Cart:
  - 20,000 Litre Capacity
  - Dust control during daily operations.
  - Windrow water application.
  - Fire fighting.
- Tanker 2:
  - 20,000 Litre Capacity.
  - Trailer mounted high volume discharge pump.
  - Dedicated solely to fire fighting purposes.

As with the two (2) 30,000 litre transportable tanks mentioned above – The water tankers should also include suitable couplings and fittings to protect any onsite assets.

Refer to information contained in Appendix D for the firefighting water supply specifications and technical requirements in conjunction with the Addendum 'GL-06: Acceptable Sources of Water Supply for Fire Hydrant/Sprinkler Systems. (Bores, Dams, Rivers, Lakes and Seawater)'.

Refer to information contained in Appendix D for the firefighting water supply specifications and technical requirements.

5.7 Additional Bushfire Protection Measures to be Implemented

The following bushfire protection measures are recommended to be implemented and maintained. They are additional to, or a variation of, those established by the relevant acceptable solutions applied to the proposed development/use within Sections 5 of this BMP (as applicable to the proposed development).

The intent of their application is to improve the bushfire performance of the proposed development/use and reduce residual risk levels to persons and property from a bushfire event.

The development of these additional and/or varied protection measures originates the following potential sources (not exhaustive):

1. Out of the relevant merit based assessment when the Section titled 'Non-compliance – Additional Assessments' has been used in this BMP;
2. Out of the relevant performance based assessment when Section titled 'Non-compliance – Additional Assessments' has been used in this BMP;
3. Out of the development of any other required bushfire planning documents. These include a Bushfire Emergency Plan and the Bushfire Risk Assessment and Management Report;
4. Out of any additional bushfire planning guidance documents or position statements issued by the WA Department of Planning, Lands and Heritage;
5. From any 'Conditions' which may be applied to a 'Planning Approval' or a 'Notice of Determination; or
6. As a recommendation from the bushfire consultant.

The following table summarises the requirements/recommendations with the detail provided in the following sections.

When necessary, the implementation responsibility for these additional protection measures will be stated in Section 6 of this BMP and included in other operational documents as relevant.

SUMMARY OF ADDITIONAL BUSHFIRE PROTECTION MEASURES TO BE IMPLEMENTED - AS DETERMINED BY BIOSCIENCE					
No.	Description of the Protection Measure to Apply to the Proposed Development	Risk Reducing Component Being Applied		The Assessment or Document Establishing the Application of the Protection Measure	Application Status
		Type	Protection Principle		
1	**Fire Fighting Equipment** The site will maintain in good order, two large water tankers, equipped with high volume discharge pumps. The major tanker with be a conventional 20,000 L "Dinosaur" water cart. It will have multiple uses, including: 1) Dust control of surfaces during construction and operations, using rear discharge sprays, 2) Windrow water application using a side discharge spray and 3) Firefighting using a top mounted fire-fighting nozzle. The second tanker will also have 20,000 L capacity and a high- volume discharge pump. It will be trailer mounted and only used for fire-fighting. If needed it will be coupled to a front-end loader and towed to the fire. Both water tankers will be gravity filled from 2 overhead 30,000 L tanks which will be maintained full, either from the onsite bore, or from the leachate/stormwater holding dam constructed at the centre of the compost pad (Figure 1).	Threat Reduction	N/A	As determined by Bioscience.	As determined by Bioscience. Future inclusion in relevant responsibilities established in Section 6 will be dependent on the planning decision maker establishing a condition of approval.
		Exposure Reduction - Persons	N/A		
		Exposure Reduction – Structures/Assets	N/A		
		Vulnerability Reduction - Persons	N/A		
		Vulnerability Reduction – Structures/Assets	Establish/Improve Firefighting Capability		
2	**Composting Operations** DFES guidance teaches the risk of fires in green waste are greatest when material moisture content is between 20 to 45% water on a weight/weight basis, and where stockpiles of materials are sufficiently large that surface area to mass ratios are low.	Threat Reduction	Prevent bushfire ignition by controlling heat energy sources.	As determined by Bioscience.	As determined by Bioscience. Future inclusion in relevant responsibilities established in Section 6 will be dependent on the planning decision maker
		Exposure Reduction - Persons	N/A		
		Exposure Reduction – Structures/Assets	N/A		

	The risk of fires by spontaneous combustion are substantially lowered by maintaining moisture above 45%. Where green waste materials are stored prior to grinding, chipping, they should be in a dry state (less than 20% water) with pile dimensions maximally: • Length 50 m • Width 10 m • Height 5 m Further, adequate separation distances between potentially combustible material piles should be separated by: • 24 m separation between each 50 m length windrow. • 41 m separation width between adjacent windrows.	Vulnerability Reduction - Persons	N/A		establishing a condition of approval.
		Vulnerability Reduction – Structures/Assets	Applies Design and Construction (Materials) to Improve Resilience to Bushfire Threats		
3	**Operational Parameters** It is anticipated that materials will be received in one of two possible conditions, being materials that have been ground or chipped to an adequate size suitable for composting, or oversize materials requiring grinding or chipping. Materials that are suitable for composting will be laid out in windrows as soon as practicable. Laid windrows will immediately have water added to 55% w/w. Oversize material requiring grinding or chipping will not have water added to them, but rather will be set aside in piles of stored green waste with the above maximum dimensions until these is sufficient volume to warrant contacted operators to come to the site to undertake grinding and chipping operations. Such piles should be kept as open as possible to allow air circulation.	Threat Reduction	Prevent bushfire ignition by controlling heat energy sources.	As determined by Bioscience.	As determined by Bioscience. Future inclusion in relevant responsibilities established in Section 6 will be dependent on the planning decision maker establishing a condition of approval.
		Exposure Reduction - Persons	N/A		
		Exposure Reduction – Structures/Assets	N/A		
		Vulnerability Reduction - Persons	N/A		
		Vulnerability Reduction – Structures/Assets	Ensure Effectiveness Of Applied Protection Measures is Maintained		
4	**Daily Composting Operations**	Threat Reduction	Prevent bushfire ignition by controlling heat energy sources.	As determined by Bioscience.	As determined by Bioscience. Future inclusion in relevant

	At the beginning of the business day, staff will routinely measure the temperate and moisture content of each operating windrow at least once per 10 linear meters of windrow. Data will be recorded on a field sheet and considered by the operations manager to set the priority task operations schedule for the day. The first priority will be to add water to windrows found to be less that 45%. The second priority will be to use front end loaders to shift piles that are above 55 degrees, to thereby aerate and cool windrows to optimal composting temperature. Each batch windrow a have daily temperature and moisture recorded, and such records will note when water is added and when the pile is turned. It is anticipated that as composting proceeds, windrow size will shrink. Accordingly three adjacent windows will be combined into two windrows. When windrow temperatures drop below 35 degrees for two consecutive days, the composting process will be deemed to have been completed. That windrow will be carried by front end loaders to the finished compost storage area. Green-waste storage windrows should likewise have temperature and moisture content. measured and recorded daily. If the temperature is greater than 45 degrees, the pile should not be watered, but should be aerated using a front-end loader. Stored, finished compost piles will have temperatures measured and recorded weekly. If temperature rise to greater than 40 degrees they will be aerated with a front end loader.	Exposure Reduction - Persons	N/A		responsibilities established in Section 6 will be dependent on the planning decision maker establishing a condition of approval.
		Exposure Reduction – Structures/Assets	N/A		
		Vulnerability Reduction - Persons	N/A		
		Vulnerability Reduction – Structures/Assets	Ensure Effectiveness Of Applied Protection Measures is Maintained		

5	**Avoidance of External Fire Source** No smoking will be allowed on the composting pad. No equipment likely to cause sparks (welding equipment or angle grinders) will be used within the composting pad area	Threat Reduction	Prevent bushfire ignition by controlling heat energy source and fuel interactions	As determined by Bioscience.	As determined by Bioscience. Future inclusion in relevant responsibilities established in Section 6 will be dependent on the planning decision maker establishing a condition of approval.
		Exposure Reduction - Persons	N/A		
		Exposure Reduction – Structures/Assets	N/A		
		Vulnerability Reduction - Persons	N/A		
		Vulnerability Reduction – Structures/Assets	N/A		
6	**Fire Outbreak Response** Any fire outbreak within the composting facility will be responded to immediately by all available staff. Both water carts will be mobilized to direct water at high volume/low pressure at the core of the fire. An excavator will be used to separate the non- burning material from the burning material. Burning materials will be spread out on the compost pad and saturated with water. Operators will remain in attendance until the fire is completely out. A front-end loader will pick up the burned material to verify it is completely extinguished. Once the fire is out, investigations will be undertaken to determine the cause such that this Fire Management Plant will be reviewed and revised as necessary by the operations manager and directors. A report of the fire will be prepared for the Shire of Gingin and DFES.	Threat Reduction	Prevent bushfire ignition and/or severity by controlling the fuel.	As determined by Bioscience.	As determined by Bioscience. Future inclusion in relevant responsibilities established in Section 6 will be dependent on the planning decision maker establishing a condition of approval.
		Exposure Reduction - Persons	Separation from Bushfire Threats		
		Exposure Reduction – Structures/Assets	Separation from Bushfire Threats		
		Vulnerability Reduction - Persons	N/A		
		Vulnerability Reduction – Structures/Assets	Establish/Improve Firefighting Capability		
7	**Bushfire Resilient Construction – Proposed Buildings/Structures** Any future buildings such as a Transportable Site Office, Ablutions and the like are not required to comply with the bushfire performance requirements established by the Building Code of Australia (Vol. 1 & 2 of the National	Threat Reduction	N/A	A recommendation from the bushfire consultant.	Recommended only. Future inclusion in relevant responsibilities established in Section 6 will be dependent on the planning decision maker
		Exposure Reduction - Persons	N/A		
		Exposure Reduction – Structures/Assets	N/A		
		Vulnerability Reduction - Persons	N/A		

	Construction Code) that are referenced by the Building Regulations 2012 (WA Building Act 2011). However, it is recommended (by the bushfire consultant) that these building works be constructed to the requirements corresponding to their determined BAL rating to the greatest extent practical. Consideration may need to be given to the protection principles established by these requirements, rather than specific construction detail, when it does not directly apply to the proposed type of construction – and adjust construction requirements accordingly. The bushfire construction requirements corresponding to BAL ratings are established by AS 3959:2018 – Construction of buildings in bushfire prone areas and/or the NASH Standard (NS 300 2021) – Steel framed construction in bushfire areas (for Class 1 buildings). *At a minimum*, buildings must have exposed subfloor spaces/cavities enclosed, sealed with non-combustible material, have or ember screened. Ember screening mesh is to be maximum 2mm aperture and composed of corrosion-resistant steel, bronze, or aluminium.	Vulnerability Reduction – Structures/Assets	Applies Design and Construction (Materials) to Improve Resilience to Bushfire Threats		establishing a condition of approval.
8	**<u>Site Operating Procedures</u>** The future Site Operating Procedures should contain the following information: • Hot works should not occur near bushfire prone vegetation (particularly during the bushfire season). Mobile equipment should avoid contact with bushfire prone vegetation (e.g. vehicle undercarriage).	Threat Reduction	Prevent bushfire ignition by controlling heat energy source and fuel interactions	A recommendation from the bushfire consultant.	Recommended only. Future inclusion in relevant responsibilities established in Section 6 will be dependent on the planning decision maker establishing a condition of approval.
		Exposure Reduction - Persons	N/A		
		Exposure Reduction – Structures/Assets	Separation from Bushfire Threats		
		Vulnerability Reduction - Persons	Provision of Bushfire Emergency Information and Education		

	• Consequential fire fuels should be maintained >6m from major assets such as vehicle/plant parking and structures. This does not apply to windrows/stockpiles. Consequential hazards include rubbish bins, fuel jerry cans, cardboard boxes, vegetative waste, and any object composed of plastic or wood. • A role/staff member should be nominated as being responsible for identifying and communicating Fire Danger Ratings, Harvest and Vehicle Movement Bans, Total Fire Bans, and bushfire alerts. These may be sourced from the Shire of Gingin, an automatic notification system, Emergency WA, or ABC AM radio (720; 531) or 6PR (882).	Vulnerability Reduction – Structures/Assets	N/A		
9	**Emergency Management Plan** The future Emergency Management Plan should contain the following information: • Identify which (if any) operations are to cease, or actions to take, where a bushfire is identified within 10km. Identified actions/operations should be those susceptible to ember attack. • Consequential fire fuels be moved >6m from major assets as a response to bushfire (ensuring compliance with the Site Operating Procedures above). • The Plan should be prepared in consideration with the *Guidelines for Planning in Bushfire Prone Areas* Section 5.5.4 'Developing a Bushfire Emergency Evacuation Plan'.	Threat Reduction	N/A	A recommendation from the bushfire consultant.	Recommended only. Future inclusion in relevant responsibilities established in Section 6 will be dependent on the planning decision maker establishing a condition of approval.
		Exposure Reduction - Persons	N/A		
		Exposure Reduction – Structures/Assets	Separation from Bushfire Threats		
		Vulnerability Reduction - Persons	Provision of Bushfire Emergency Information and Education		
		Vulnerability Reduction – Structures/Assets	Ensure Effectiveness Of Applied Protection Measures is Maintained		

6 RESPONSIBILITY CHECKLISTS FOR THE IMPLEMENTATION AND MANAGEMENT OF BUSHFIRE PROTECTION MEASURES

The following sections and their associated tables establish:

- The bushfire protection measures that shall be initially implemented and those requiring ongoing maintenance to the stated requirements;
- The persons responsible for the implementation and maintenance of the required bushfire protection measures; and
- The persons responsible and the timing for compliance certification when required.

The necessity for the BMP to contain this information is established by the *Guidelines for Planning in Bushfire Prone Areas* (Version 1.4, WAPC 2021) in Appendices 3 and 5.

6.1 Landowner / Operator Responsibilities Prior To Occupancy or Commencement of Operation

TABLE 6.2(A) REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS (SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)	
1	Prior to occupancy/operation establish the 'Required' Asset Protection Zone (APZ) around any habitable buildings (and other structures as required) to satisfy: • The minimum required dimensions established in Appendix B1; and • The standards established by the *Guidelines for planning in bushfire prone areas,* DPLH, 2021 v1.4, Schedule 1; or • The standards established for an Asset Protection Zone (APZ) by the relevant local government's requirements set out in a section 33 notice under the Bush Fires Act 1954 (annual firebreak/fuel load notice); or • An alternative standard in a gazetted local planning scheme. If native vegetation is required to be modified or removed, ensure that approval has been received from the relevant authority (refer to the applicable local government for advice).
2	Prior to occupancy, construct the private driveways to comply with the technical requirements referenced in the BMP.
3	Prior to occupancy, ensure the required firefighting static water supply complies with the technical requirements stated in the BMP.
4	Prior to operation, for the proposed high risk land use, there is an outstanding obligation, created by this Bushfire Management Plan, for site and use specific, prevent, prepare, respond and recover bushfire procedures (and associated actions) to be incorporated into the operation's Site Emergency Plan that is a required document to address all potential emergencies and developed by the operator – The Decision Maker is to be satisfied with the treatments recommended and referenced in this plan.
5	Implement the additional bushfire protection measures that have been established within Section 5.7 of this BMP as measures additional to those established by the acceptable solutions.

TABLE 6.2(B) REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS (SUBJECT TO COMPLIANCE BEING ESTABLISHED BY THE WAPC AND/OR LOCAL GOVERNMENT)	
1	[Relevant when stated as a condition of planning approval] The landowner/proponent is to register a notification onto the certificate of title and deposited plan (with the required wording stated by the local government). This will be done pursuant to *Section 70A Transfer of Land Act 1893 (as amended) as per 'Factors affecting use and enjoyment of land, notification on title'*. This is to notify owners and prospective purchasers of the land that: 1. The land is in a designated bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner; 2. The land is subject to a Bushfire Management Plan that establishes certain protection measures to manage bushfire risk that are to be implemented and continue to be applied at the owner's cost; and 3. That additional planning and building requirements may apply to development on this land.
2	Prior to operation of the lot, it is to be compliant with current version of Shire of Gingin Firebreak Order & Bushfire Information issued under s33 of the Bushfires Act 1954. Where the Notice includes a standard for asset protection zones, this may differ from the standards established for an Asset Protection Zone (APZ) by the Guidelines DPLH, 2021 v1.4, Schedule 1 (refer to Appendix B), with the intent to better satisfy local conditions. An alternative standard in a gazetted local planning scheme may also apply to the subject lot(s).

TABLE 6.2(C) REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS (NOT SUBJECT TO COMPLIANCE CHECK)	
1	Prior to any potential building work, inform the builder of the existence of this approved Bushfire Management Plan (BMP). The plan identifies that the development site is within a designated bushfire prone area and states the indicative (or determined) BAL rating(s) that may (or will) be applied to buildings/structures. A BAL assessment report may be required to confirm determined ratings and will be required when ratings are indicative. BAL certificates will need to be issued to accompany building applications. The BMP may also establish, as an additional bushfire protection measure, that construction requirements to be applied will be those corresponding to a specified higher BAL rating. Compliance with the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to residential buildings in bushfire prone areas (i.e., Class 1, 2 and 3 and associated Class 10a buildings and decks). Other classes of buildings may also be required to comply with these construction when established by the relevant authority or if identified as an additional bushfire protection measure within the BMP. The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended).

6.2 Landowner / Occupier / Operator Responsibilities – Ongoing Management

TABLE 6.3 REQUIRED BUSHFIRE PROTECTION MEASURES – ONGOING MANAGEMENT ACTIONS	
1	Maintain the 'Required' Asset Protection Zone (APZ) around any habitable buildings (and other structures as required) to satisfy: • The minimum required dimensions established in Appendix B1; and • The standards established by the *Guidelines for planning in bushfire prone areas,* DPLH, 2021 v1.4, Schedule 1; or • The standards established for an Asset Protection Zone (APZ) by the relevant local government's requirements set out in a section 33 notice under the Bush Fires Act 1954 (annual firebreak/fuel load notice); or • An alternative standard in a gazetted local planning scheme; or • As specified in any Landscape Management Plan referenced in the approved BMP.
2	Comply with the Shire of Gingin Firebreak Order & Bushfire Information issued under s33 of the Bush Fires Act 1954. Check the notice annually for any changes.
3	Maintain vehicular access routes within the lot to comply with the technical requirements referenced in the BMP and the relevant local government's annual firebreak / hazard reduction notice.
4	Maintain the static firefighting water supply tank and associated pipes/fittings/pump and vehicle access and hardstand in good working condition.
5	Ensure that builders engaged to construct dwellings/additions and/or other relevant structures on the lot, are aware of the existence of this approved Bushfire Management Plan (BMP). The plan identifies that the development site is within a designated bushfire prone area and states the indicative (or determined) BAL rating(s) that may (or will) be applied to buildings/structures. A BAL assessment report may be required to confirm determined ratings and will be required when ratings are indicative. BAL certificates will need to be issued to accompany building applications. Compliance with the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to residential buildings in bushfire prone areas (i.e., Class 1, 2 and 3 and associated Class 10a buildings and decks). The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended). As an additional bushfire protection measure, other classes of buildings may also be required to comply with these construction requirements when established by the relevant authority or if identified as an additional bushfire protection measure within the BMP. The BMP may also establish that construction requirements to be applied will be those corresponding to a specified higher BAL rating. When applicable, these requirements will be identified in Section 5.7.
6	Maintain the bushfire protection measures that have been established within Section 5.7 of this BMP as measures additional to those established by the acceptable solutions.

7	Any Risk Management Plan containing bushfire risk management measures for flammable onsite hazards and operations with the potential to ignite a bushfire, must be reviewed each year and relevant information updated. All required measures must continue to be complied with.

6.3 Local Government Responsibilities – Ongoing Management

TABLE 6.4 REQUIRED BUSHFIRE PROTECTION MEASURES – ONGOING MANAGEMENT ACTIONS	
1	Monitor landowner compliance with the Bushfire Management Plan and the annual Shire of Gingin Fire Break Orders (firebreak notice).

APPENDIX A: DETAILED BAL ASSESSMENT DATA AND SUPPORTING INFORMATION

A1: BAL Assessment Inputs Common to the Method 1 and Method 2 Procedures

A1.1: FIRE DANGER INDICES (FDI/FDI/GFDI)

When using Method 1 the relevant FDI value required to be applied for each state and region is established by AS 3959:2018, Table 2.1. Each FDI value applied in Tables 2.4 – 2.7 represents both the Forest Fire Danger Index (FFDI) and a deemed equivalent for the Grassland Fire Danger Index (GFDI), as per Table B2 in Appendix B. When using Method 2, the relevant FFDI and GFDI are applied.

The values may be able to be refined within a jurisdiction, where sufficient climatological data is available and in consultation with the relevant authority.

Relevant Jurisdiction:	WA	Region:	Whole State	Method 1	Applied FDI:	80
				Method 2	Applied FFDI:	N/A
					Applied GFDI:	N/A

A1.2: VEGETATION ASSESSMENT AND CLASSIFICATION

Vegetation Types and Classification

In accordance with AS 3959:2018 Clauses 2.2.3 and C2.2.3.1, all vegetation types within 100 metres of the 'site' (defined as "the part of the allotment of land on which a building stands or is to be erected"), are identified and classified. Any vegetation more than 100 metres from the site that has influenced the classification of vegetation within 100 metres of the site, is identified and noted. The maximum excess distance is established by AS 3959: 2018 Clause 2.2.3.2 and is an additional 100 metres.

Classification is also guided by the Visual Guide for Bushfire Risk Assessment in WA (WA Department of Planning February 2016) and any relevant FPA Australia practice notes.

Modified Vegetation

The vegetation types have been assessed as they will be in their natural mature states, rather than what might be observed on the day. Vegetation destroyed or damaged by a bushfire or other natural disaster has been assessed on its expected re-generated mature state. Modified areas of vegetation can be excluded from classification if they consist of low threat vegetation or vegetation managed in a minimal fuel condition, satisfying AS 3959:2018 Clause 2.2.3.2(f), and there is sufficient justification to reasonable expect that this modified state will exist in perpetuity.

The Influence of Ground Slope

Where significant variation in effective slope exists under a consistent vegetation type, these will be delineated as separate vegetation areas to account for the difference in potential bushfire behaviour, in accordance with AS 3959:2018 Clauses 2.2.5 and C2.2.5.

THE INFLUENCE OF VEGETATION GREATER THAN 100 METRES FROM THE SUBJECT SITE	
Vegetation area(s) within 100m of the site whose classification has been influenced by the existence of bushfire prone vegetation from 100m – 200m from the site:	None
Assessment Statement:	No vegetation types exist close enough, or to a sufficient extent, within the relevant area to influence classification of vegetation within 100 metres of the subject site.

VEGETATION AREA 1				
Classification	**D. SCRUB**			
Types Identified	Closed scrub D-13 Open scrub D-14			
Exclusion Clause	N/A			
Effective Slope	Determined	flat 0 degrees	Applied Range (Method 1)	Upslope or flat 0 degrees
Justification Comments	Banksia and dryandra dominant scrub up to 5 metres tall and scattered marri trees. Understory of mixed native heath and some grasses. The vegetation is considered to be in its mature state.			
Post Development Assumptions:	Vegetation Area 1 is within the lot boundary and under the control of the landowner/developer. A portion of the vegetation will be removed to establish hardstand, structures and facilities.			

PHOTO ID: 1

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VEGETATION AREA 2				
Classification	**D. SCRUB**			
Types Identified	Closed scrub D-13 Open scrub D-14			
Exclusion Clause	N/A			
Effective Slope	Determined	d/slope 2 degrees	Applied Range (Method 1)	Downslope >0-5 degrees
Justification Comments	Banksia and dryandra dominant scrub up to 5 metres tall and scattered marri trees. Understory of mixed native heath and some grasses. The vegetation is considered to be in its mature state. Vegetation Area 2 has the same demographic and condition as Vegetation Area 1 and has been identified due to the slope relative to the proposed facility. Photographic evidence of Area 2 is not available.			
Post Development Assumptions:	Not Applicable.			
Vegetation Area 2 is continuous with and contains the same structure as Vegetation Area 1. Separate photographs have not been provided.				

VEGETATION AREA 3				
Classification	**A. FOREST**			
Types Identified	Open forest A-03	Closed scrub D-13	Open scrub D-14	
Exclusion Clause	N/A			
Effective Slope	Determined	flat 0 degrees	Applied Range (Method 1)	Upslope or flat 0 degrees
Justification Comments	Marri trees 10-15 metres tall with 30% canopy cover. Understory of banksia, dryandra, and mixed natives and grasses. Note: the vegetation was set back from cleared areas and difficult to reach for accurate sample photos.			
Post Development Assumptions:	Not Applicable.			

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VEGETATION AREA 4				
Classification	**A. FOREST**			
Types Identified	Open forest A-03	Closed scrub D-13	Open scrub D-14	
Exclusion Clause	N/A			
Effective Slope	Determined	d/slope 2 degrees	Applied Range (Method 1)	Downslope >0-5 degrees
Justification Comments	Marri trees 10-15 metres tall with 30% canopy cover. Understory of banksia, dryandra, and mixed natives and grasses. Vegetation Area 4 has the same demographic and condition as Vegetation Area 3 and has been identified due to the slope relative to the proposed facility. Note: the vegetation was set back from cleared areas and difficult to reach for accurate sample photos.			
Post Development Assumptions:	Not Applicable.			

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VEGETATION AREA 5				
Classification	**B. WOODLAND**			
Types Identified	Low woodland B-07 Low open woodland G-08			
Exclusion Clause	N/A			
Effective Slope	Determined	flat 0 degrees	Applied Range (Method 1)	Upslope or flat 0 degrees
Justification Comments	Banksia trees up to 5 metres tall with approximately 20% canopy cover. Understory of mixed native heath and some grasses. Dryandra and marri absent.			
Post Development Assumptions:	Not Applicable.			

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VEGETATION AREA 6	
Classification	**EXCLUDED**
Exclusion Clause	2.2.3.2 (e) non-vegetated area
Justification Comments	Banksia trees up to 5 metres tall with approximately 20% canopy cover. Understory of mixed native heath and some grasses. Dryandra and marri absent.
Post Development Assumptions:	Not Applicable.

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A1.3: EFFECTIVE SLOPE

EXPLAINING THE ASSESSMENT METHODOLOGY APPLIED BY BUSHFIRE PRONE PLANNING

DEFINITION: Effective slope is "the slope under that classified vegetation which most influences the bushfire attack" (AS 3959:2018, Clause 1.5.11).

"The effective slope under the classified vegetation is not the same as the average slope for the land surrounding the site of the proposed building. The effective slope is that slope which most significantly influences bushfire behaviour" (AS 3959:2018, Clause CB4).

The slope is described as upslope, flat or downslope when viewed from an exposed element (e.g., building) and looking towards the vegetation. It is measured in degrees.

[Note: Additional relevant guidance provided by AS 3959:2018 and NSW RFS, Planning for Bushfire Protection (2019) is incorporated into the applied assessment methodology and is presented at the end of this explanation.]

COMPOUND SLOPES UNDER VEGETATION AND DETERMINING SLOPE SIGNIFICANCE

Non-Linear Slopes: When the slope of ground under the vegetation out to the distance to be assessed (100 m or further if necessary), is not a straight line or nearly straight line slope, then it is made up of several different slopes i.e., it is a compound slope. The different slope angles and lengths must be factored into the determination of the effective slope value to be applied. Different slopes will potentially influence the bushfire rate of spread and intensity, both increasing and decreasing it.

Significant Slope: The AS 3959:2018 bushfire attack level determination methodology, with default inputs, models a fully developed bushfire. Therefore, a 'significant' slope is one that will significantly influence bushfire behaviour. To be 'significant' the length of the slope must be 'sufficient' to support a fully developed fire on that slope. The angle of a significant slope could be the determined effective slope for the area of classified vegetation if it is the one that 'most influences the bushfire attack'.

Sufficient Slope Length: Is a slope that will, as a minimum, allow the entire flame depth (flaming zone) of a fully developed fire (100m flame width) to exist on that slope.

The expected flame depth of a fully developed bushfire is a function of the length of time the flaming phase will exist on a section of the fuel bed (the 'residence time') and the bushfire's 'rate of spread'. For a given rate of spread, longer residence times result in greater flame depths. Greater flame depths are correlated with greater flame temperatures and greater flows of radiant heat.

The primary factors that will increase the residence time are:

- Heavier fine fuel loads of grass, leaf litter, twigs, bark etc less than 6mm in width and existing within the surface and near surface layers (and elevated fuel layers when contiguous with the base layers); and
- A greater percentage of larger fine fuels within the fuel load.

The primary factors that increase the rate of spread (apart from fire weather factors), include finer fuels, drier fuels, horizonal continuity of fuel and steeper upward ground slope in the direction of fire travel.

Example values:

- Residence Time: Grassfire 5 – 15 seconds, Forest fire 25 -50 seconds.
- Rate of Spread: Grassfires of a few km/hr are considered fast moving, 5-10 km/hr is common and fastest in the order of 25km/hr. Forest fire typically recorded in metres/hour with 1-1.5 km/hr being considered fast moving and fastest in the order of 3–4 km/hr.
- Flame Depth: More typically, a few metres for grasses to tens of metres for forest fires.

An Isolated Slope: For scenarios where there is a single significant slope (based on the above criteria) additional consideration would need to be given to the time and distance consumed by a bushfire still in its 'developing' phase. This will require due consideration be given to how it is potentially ignited i.e., from a single or multiple points, as this will influence the time and distance required to fully develop. For such scenarios, a normally significant slope may not be sufficiently long. It may be necessary to determine the potential bushfire impact more accurately by

justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced head fire width (using short fire run modelling).

Determined Effective Slope: Only a 'significant' slope can potentially be the effective slope by itself. In which case, for a defined area of classified vegetation area, the worst significant slope under that vegetation is to apply.

The table below presents Bushfire Prone Planning's considerations applied to assessing short and/or compound slopes in determining the effective slope.

Slope Length (m)	Considered a Significant Slope	Considerations in Determining the Effective Slope
< 5	No	Where these short slopes exist as part of a compound slope under an area of classified vegetation, they can be ignored as they will not influence the fire behaviour in that vegetation.
5-20	No	These slopes will have a range of influence on fire behaviour from very little to a degree of influence that must be accounted for to some extent by the determined effective slope that is applied (i.e., with a greater length apply to a greater extent). But the actual slope of these shorter slopes is likely not to be applied as it is not a 'significant' length.
20-30	Maybe	The same considerations applied to the 5-20m slope lengths should be applied here. However, more justification would need to be presented to support their assessment as not being 'significant' slopes. For these slope lengths, consideration must be given more broadly to the potential level of risks associated with a bushfire event in this location. The risk level will be a function of the bushfire hazard threat levels (direct attack mechanisms) within the immediate and broader assessment area as influenced by local topography, vegetation extents and types and the exposure and vulnerability of persons and/or buildings/structures to these threats. Higer risk levels require greater precaution meaning these slopes should be considered 'significant', and vice versa. Consider the potential for a bushfire on adjoining or nearby land be a source of ignition and/or pre-heating to vegetation on the subject slope. Consider if vegetation on the slope is likely be ignited by a single ignition point or is multipoint ignition possible from bushfire an adjoining slopes or the surrounding area. Single point ignition will require a fire to travel further before being fully developed (DFES considers less than 100m fire runs may be considered a short fire run for forest, woodland and scrub vegetation classifications, RFS NSW applies 150m). Isolated slopes of this length are less likely to be considered significant as compared to when part of a compound slope.
>30	Yes	Likely to always be a significant slope unless isolated (i.e., exists alone) – in which case, justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced head fire width, are approaches that may need to be applied.

BPP Approach - Slope Variation Within Areas of Vegetation

When multiple 'significant' slope lengths with large differences in degrees of effective slope (or different applicable slope ranges when AS 3959:2018 Method 1 is applied), exists under a single vegetation classification, these will be delineated as separate vegetation areas of classified vegetation to account for the difference in potential bushfire behaviour and impact, in accordance with AS 3959:2018 clauses 2.2.5 and C2.2.5.

Effective Slope Variation Due to Multiple Development Sites

When the effective slope, under a single area of bushfire prone vegetation, will vary significantly relative to multiple proposed development sites (exposed elements), then the effective slopes corresponding to each of the different

locations, are separately identified. The relevant (worst case) effective slope is determined in the direction corresponding to the potential directions of fire spread towards the subject building(s).

AS 3959:2018 EFFECTIVE SLOPE DETERMINATION - GUIDANCE

The Standard presents a broad set of guidance statements that indicate the intent of deriving an effective slope value for use in calculations, rather than detailing the 'in the field' determination process. These include:

- Highlighting the importance of the value by stating "The slope of the land under the classified vegetation has a direct influence on the rate of fire spread, the severity of the fire and the ultimate level of radiant heat flux" (Clause C2.2.5). [Note: A common rule of thumb is that for every 10 degrees of upslope, a fire will double its rate of spread if moving in the direction of the prevailing wind].
- It may be necessary to consider the slope under the classified vegetation for distances greater than 100 m in order to determine the effective slope for that vegetation classification.
- "Where there is more than one slope within the classified vegetation, each slope shall be individually assessed, and the worst case Bushfire Attack Level shall apply" (Clause 2.2.5).

NSW RFS 2019, PLANNING FOR BUSHFIRE PROTECTION - APPENDIX A1.5 - ADDITIONAL DETERMINATION GUIDANCE

- "In identifying the effective slope - it may be found that there are a variety of slopes covering different distances within the vegetation. The effective slope is considered to be the slope under the vegetation which will most significantly influence the bushfire behaviour for each aspect. This is usually the steepest slope. In situations where this is not the case, the proposed approach must be justified".
- "Vegetation located closest to an asset may not necessarily be located on the effective slope".

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

The effective slopes determined from the site assessment are recorded in Table 3.2 of this Bushfire Management Plan.

A1.4: SEPARATION DISTANCE

Measuring

The separation distance is the distance in the horizontal plane between the receiver (building/structure or area of land being considered) and the edge of the classified vegetation (AS 3959:2018, clause 2.2.4)

The relevant parts of a building/structure from which the measurement is taken is the nearest part of an external wall or where a wall does not exist, the supporting posts or columns. Certain parts of buildings are excluded including eaves and roof overhangs.

The edge of the vegetation, for forests and woodlands, will be determined by the unmanaged understorey rather than either the canopy (drip line) or the trunk (AS 3959:2018, clause C2.2.5).

Measured Separation Distance as a Calculation Input

If a separation distance can be measured because the location of the building/structure relative to the edge of the relevant classified vegetation is known, this figure can be entered into the BAL calculation. The result is a determined BAL rating.

Assumed Separation Distance as a Calculation Input

When the building/structure location within the lot is not known, an assumed building location may be applied that would establish the closest positioning of the building/structure relative to the relevant area of vegetation.

The assumed location would be based on a factor that puts a restriction on a building location such as:

- An established setback from the boundary of a lot, such as a residential design code setback or a restrictive covenant; or
- Within an established building envelope.

The resultant BAL rating would be indicative and require later confirmation (via a Compliance Report) of the building/structure actual location relative to the vegetation to establish the determined BAL rating.

Separation Distance as a Calculation Output

With the necessary site specific assessment inputs and using the AS 3959:2018 bushfire modelling equations, the range of separation distances that will correspond to each BAL rating (each of which represents a range of radiant heat flux), can be calculated. This has application for bushfire planning scenarios such as:

- When the separation distance cannot be measured because the exact location of the exposed element (i.e., the building, structure or area), relative to classified vegetation, is yet to be determined.

  In this scenario, the required information is the identification of building locations onsite that will correspond to each BAL rating. That is, indicative BAL ratings can be derived for a variety of potential building/structure locations; or

- The separation distance is known for a given building, structure or area (and a determined BAL rating can be derived), but additional information is required regarding the exposure levels (to the transfer of radiant heat from a bushfire), of buildings or persons, that will exist at different points within the subject site.

The calculated range of separation distances corresponding to each BAL rating can be presented in a table and/or illustrated as a BAL Contour Map – whichever is determined to best fit the purpose of the assessment.

For additional information refer to the information boxes in Section 3 'Bushfire Attack Levels (BAL) - Understanding the Results and Section 3.2. 'Interpretation of the BAL Contour Map'.

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

For the subject development/use the applicable separation distances values are derived from calculations applying the assessed site data. They are an output value, not an input value and therefore are not presented or justified in this appendix.

The derived values are presented in Section 3, Table 3.1 and illustrated as a BAL contour map in Figure 3.2.

APPENDIX B: ADVICE - ONSITE VEGETATION MANAGEMENT - THE APZ

THE ASSET PROTECTION ZONE (APZ) – DESCRIPTION AND OBJECTIVES

Description: The asset protection zone (APZ) is the area of land surrounding a building or structure on which any combustible materials will be located and/or managed to reduce the potential impact of the direct and indirect attack mechanisms (threats) of bushfire, and therefore reduce the associated risks of building/structure damage or loss, to acceptable levels.

When cultivated and/or natural vegetation exists within the zone it must present low potential threat levels from the direct fire attack mechanisms of flame contact, radiant heat and ember attack and fire driven wind, and the indirect attack mechanisms of debris accumulation, surface fire, tree strike and consequential fire.

The required low threat levels will be achieved as the result of factors that include persistent higher fuel moisture contents, lower flammability and/or minimal fuel loads, due to either limiting the existence of these fuels through removal and/or modification, and the subsequent ongoing management (reduction) of fuel loads.

When a bushfire attack level (BAL) is required to be determined for a building/structure to establish its bushfire construction requirements, the condition of the vegetation within the APZ must satisfy the requirements established by *clause 2.2.3.2 of AS 3959:2018 Construction of buildings in bushfire prone areas* - to be excluded from classification.

For other combustible structures/materials within the APZ, lower threat levels will be the result of factors such as their appropriate use, lowered vulnerability and location relative to the primary building/structure to be protected.

Objectives: The primary objectives of establishing a low threat area surrounding buildings/structures are to create that performs the following functions:

1. To establis an APZ of specified dimensions ensure the building is sufficiently separated from the identified bushfire hazard to limit the impact of its direct attack mechanisms. The required dimensions of the APZ must:
    - Remove the potential for direct flame contact on the building;
    - Reduce the level of radiant heat to which the building is exposed. The APZ dimensions should ensure that the potential level of radiant heat impact corresponds to the level of vulnerability of the building/structure - as determined by the degree to which bushfire resistant construction has been applied (or not). For example, when constructed to the requirements corresponding to its determined exposure to radiant heat (measured as a bushfire attack level) in accordance with AS 3959 or the NASH Standard.
    - Ensure some reduction in the threat level of the ember/burning debris attack mechanism when higher threat vegetation types are present in the vicinity. Note, the reduction in some scenarios will be minimal given the produced quantity, type, survival time and consequent distance that certain embers/burning debris can travel.

      Be aware of that research has identified that consequential fire, ignited by embers, is the primary cause (>80%) of building loss in past Australian bushfire events. In bushfire prone areas, the importance of applying protection measures to prevent ember entry to buildings/structures and minimising the existence of consequential fire fuels cannot be overstated.
2. To ensure any combustible fuels (debris and structures) or trees that remain within the APZ will be managed and located to limit the potential impact of the indirect attack mechanisms of bushfire by:
    - Minimising the accumulation of debris on, within and around buildings/structures to limit this source of fuel for consequential fires that will result in the direct fire attack mechanisms of flames and greater radiant heat existing closer to the buildings/structures, even though the bushfire hazard exists at a greater distance away;
    - To prevent surface fire moving through the APZ and closer to buildings/structures than the fire in the bushfire hazard itself can;

- Prevent fire weakened or windblown trees/branches impacting buildings/structures and allowing ember/burning debris entry;

- To ensure other combustible materials that can result in a consequential fire ignited by embers/burning debris), within both the APZ and parts of the building, are eliminated, minimised and/or appropriately located or protected (the explanatory notes in the Guidelines provide some guidance for achieving this objective and other sources are available); and

3. To provide a defendable space for firefighting activities.

B1: Asset Protection Zone (APZ) Dimensions

APZ DIMENSIONS – DIFFERENCES IN REQUIREMENTS FOR PLANNING ASSESSMENTS COMPARED TO IMPLEMENTATION

THE 'PLANNING BAL-29' APZ DIMENSIONS

The 'Planning BAL-29' APZ is not necessarily the size of the APZ that must be physically implemented and maintained by a landowner. Rather, its purpose is to identify if an acceptable solution for planning approval can be met i.e., can a specified minimum separation distance from bushfire prone vegetation exist.

An assessment against the Bushfire Protection Criteria is conducted for planning approval purposes. To satisfy 'A2.1: Asset Protection Zone', it must be demonstrated that certain minimum separation distances between the relevant building/structure and different classes of bushfire prone vegetation, either exist or can be created and will remain in perpetuity. These minimum separation distances determine the 'Planning BAL-29' APZ dimensions.

Dimensions: The minimum dimensions are those that will ensure the potential radiant heat impact on subject buildings does not exceed 29 kW/m^2. These dimensions will vary dependent on the vegetation classification, the slope of the land they are growing on and certain other factors specific to the subject site.

Note: For certain purposes associated with vulnerable land uses, the 'Planning BAL-29' APZ may be replaced with dimensions corresponding to radiant heat impact levels of 10 kW/m^2 and 2 kW/m^2 and calculated using 1200K flame temperature.

Location: The identified 'Planning BAL-29' APZ must not extend past lot boundaries onto land the landowner has no control over either now or potentially at some point in the future. Limited exceptions include:

- When adjoining land is not vegetated (e.g., built out, roads, carparks, drainage, rock, water body etc.);
- When adjoining land currently or, will in the short term, contain low threat vegetation and or vegetation managed in a minimal fuel condition as per AS 3959:2018 cl. 2.2.3.2. It must be reasonable (justifiable) to expect this low threat vegetation and/or level of management will continue to exist or be conducted in perpetuity and require no action from the owner of the subject lot.

  Such areas of land include formally managed areas of vegetation (e.g., public open space / recreation areas / services installed in a common section of land). For specific scenarios, evidence of the formal commitment to manage these areas to a certain standard may be required and would be included in the BMP.

  These areas of land can also be part of the required APZ on a neighbouring lot for which the owner of that lot has a recognised responsibility to establish and maintain; and
- When there is a formalised and enforceable capability and responsibility created for the subject lot owner, or any other third party, to manage vegetation on land they do not own in perpetuity. This would be rare, and evidence of the formal authority would be included in the BMP.

The bushfire consultant's 'Supporting Assessment Detail', that is presented in the assessment against the acceptable solution A2.1, will identify and justify how any adjoining land within the 'Planning BAL-29 APZ will meet the APZ standards. Or otherwise, explain how this condition cannot be met.

THE 'BAL RATING' APZ DIMENSIONS

The applicable BAL rating will have been stated in the BAL Assessment Data section of the BAL Assessment Report or BMP (as relevant). The BAL rating can be assessed as 'determined' or 'indicative' or be 'conditional', dependent of the specific conditions associated with the site and the stage of assessment or planning. It is the eventual assessment of the 'Determined' BAL that will establish both the BAL rating that is to apply and its corresponding 'BAL Rating' APZ dimensions.

Dimensions: The minimum dimensions of the 'BAL Rating' APZ to be established and maintained will be those that correspond to the determined BAL rating for the subject building/structure that has accounted for surrounding vegetation types, the slope of the land they are growing on and certain other factors specific to the subject site and surrounding land.

Establishing the 'BAL Rating' APZ will ensure that the potential radiant heat exposure of the building/structure will be limited to the level that the applied construction requirements are designed to resist when that building/structure is required to be constructed to the standard corresponding to the Determined BAL.

Note: For certain purposes associated with vulnerable land uses, the 'BAL Rating' APZ dimensions may be replaced with dimensions corresponding to the specific radiant heat impact levels of 10 kW/m^2 and 2 kW/m^2 and calculated using 1200K flame temperature.

Location: The same conditions will apply as for the 'Planning BAL-29' APZ.

THE 'LOCAL GOVERNMENT' APZ DIMENSIONS

Some Local Government's establish the dimensions of the APZ that must be established surrounding buildings in their annual Firebreak/Hazard Reduction Notice. Or for a specific site they may establish a maximum allowable dimension (typically that corresponding to BAL-29). When established, the landowner will need to be comply with these.

THE 'REQUIRED' APZ DIMENSIONS

This is the APZ that is to be established and maintained by the landowner within the subject lot and surrounding the subject building(s). It will be identified on the Property Bushfire Management Statement when it is required to be included in this Report/Plan.

Dimensions: The 'Required APZ' dimensions are the minimum (or maximum when relevant) distances away from the subject building(s) that the APZ must extend. These distances will not necessarily be the same all around the building(s). They can vary and are dependent on the different vegetation types (and their associated ground slope) that can exist around the building(s), and specific local government requirements. The dimensions to implement are determined by:

A. The 'BAL Rating APZ' of the subject building(s) when distances are greater than 'B' below (except when 'B' establishes a maximum distance); or

B. The 'Local Government' APZ' derived from the Firebreak/Hazard Reduction Notice when distances are greater than 'A' above, other than when a maximum distance is established, in which case this will apply; or

C. A combination of 'A' and 'B'.

Location: The same conditions will apply as for the 'Planning BAL-29' APZ.

B1.1: THE APZ DIMENSIONS REQUIRED TO BE IMPLEMENTED BY THE LANDOWNER

DETERMINATION OF THE 'REQUIRED' APZ DIMENSIONS TO BE IMPLEMENTED AND MAINTAINED BY LANDOWNER WITHIN THEIR LOT											
Relevant Buildings(s)	Vegetation Classification [Refer to Fig 3.1]		Minimum Required Separation Distances from Building to Vegetation (metres)								
			Established by the 'BAL Rating' APZ Dimension						Established by the "Local Government' APZ Dimension		The 'Required' APZ Dimensions [see note]
			Determined Radiant Heat Impact		Stated 'Indicative' or 'Conditional' BAL				Firebreak / Hazard Reduction Notice	Maximum Allowed	
	Area	Class			BAL-29	BAL-19	BAL-12.5	BAL-LOW			
Buildings, feedstock stockpiles, composting windrows, and final product	1	(D) Scrub			13	19	27	100	20		13
	2	(D) Scrub			15	22	31	100	20		15
	3	(A) Forest			21	31	42	100	20		21
	4	(A) Forest			27	37	50	100	20		27
	5	(B) Woodland			14	20	29	100	20		14
	6	Excluded cl 2.2.3.2(e)			N/A	N/A	N/A	N/A	20		N/A

Note: The 'Required' APZ Dimension corresponding to each area of vegetation is the greater of the 'BAL Rating' or the 'Firebreak/Hazard Reduction Notice' APZ dimensions - unless a local government maximum distance(s) is established as a result of their environmental assessment of the subject site. The area of the APZ will also be limited to the subject lot boundary unless otherwise justified in this Report/Plan. Final determination of the dimensions will require that any indicative or conditional BAL becomes a 'Determined' BAL.

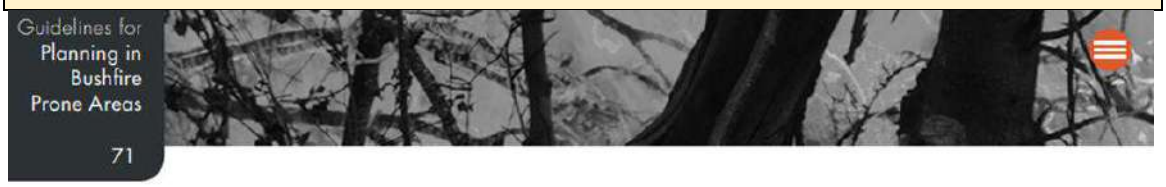
Comments: Refer to Figure 1.1 – While structures, inclusive of a Site Office and associated Ablutions are mobile, Bushfire Prone Planning recommends they be sited in the developable portion of the subject land and be surrounded by a Planning BAL-29 APZ so as to ensure the potential radiant heat impact of a bushfire does not exceed 29kWm^2.

The Shire of Gingin Firebreak Order APZ Dimension may be applicable to feedstock, composting windrows, and final product. This is to be confirmed with the Shire of Gingin.

B2: The Standards for the APZ as Established by the Guidelines (DPLH, v1.4)

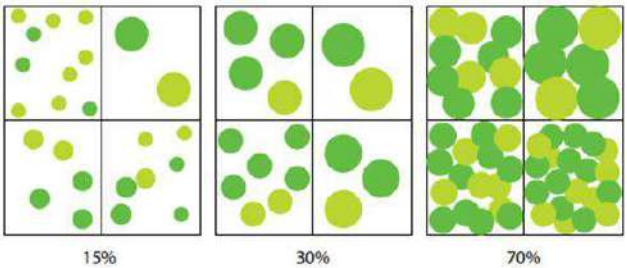
Within the Guidelines (source: https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas), the management Standards are established by:

- Schedule 1: Standards for Asset Protection Zones (see extract below) established by the Guidelines; and
- The associated explanatory notes (Guidelines E2) that address (a) managing an asset protection zone (APZ) to a low threat state (b) landscaping and design of an asset protection zone and (c) plant flammability.



ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Fences within the APZ	• Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)	• Should be managed and removed on a regular basis to maintain a low threat state. • Should be maintained at <2 tonnes per hectare (on average). • Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch >6 millimetres in thickness.
Trees* (>6 metres in height)	• Trunks at maturity should be a minimum distance of six metres from all elevations of the building. • Branches at maturity should not touch or overhang a building or powerline. • Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. • Canopy cover within the APZ should be <15 per cent of the total APZ area. • Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ. **Figure 19**: Tree canopy cover – ranging from 15 to 70 per cent at maturity 

Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub >6 metres in height are to be treated as trees.	• Should not be located under trees or within three metres of buildings. • Should not be planted in clumps >5 square metres in area. • Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground covers* (<0.5 metres in height. Ground covers >0.5 metres in height are to be treated as shrubs)	• Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above. • Can be located within two metres of a structure, but three metres from windows or doors if >100 millimetres in height.
Grass	• Grass should be maintained at a height of 100 millimetres or less, at all times. • Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
Defendable space	• Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
LP Gas Cylinders	• Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building. • The pressure relief valve should point away from the house. • No flammable material within six metres from the front of the valve. • Must sit on a firm, level and non-combustible base and be secured to a solid structure.

** Plant flammability, landscaping design and maintenance should be considered – refer to explanatory notes*

B3: The Standards for the APZ as Established by the Local Government

Refer to the firebreak / hazard reduction notice issued annually (under s33 of the Bushfires Act 1954) by the relevant local government. It may state Standards that vary from those established by the Guidelines and that have been endorsed by the WAPC and DFES as per Section 4.5.3 of the Guidelines.

A copy of the applicable notice is not included here as they are subject to being reviewed and modified prior to issuing each year. Refer to ratepayers notices and/or the local government's website for the current version.

B4: Vegetation and Areas Excluded from Classification - Ensure Continued Exclusion

AS 3959:2018 establishes the methodology for determining a bushfire attack level (BAL). The methodology includes the classification of the subject site's surrounding vegetation according to their 'type' and the application of the corresponding relevant bushfire behaviour models to determine the BAL.

Certain vegetation can be considered as low threat or managed in a minimal fuel condition and can be excluded from classification. Where this has occurred in assessing the site, the extract from AS3959:2018 below states the requirements that must continue to exist for the vegetation on those areas of land to be excluded from classification (including the size of the vegetation area if relevant to the assessment).

2.2.3.2 *Exclusions—Low threat vegetation and non-vegetated areas*

The following vegetation shall be excluded from a BAL assessment:

(a) Vegetation of any type that is more than 100 m from the site.

(b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.

(c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.

(d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.

(e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.

(f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTES:

1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).

2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

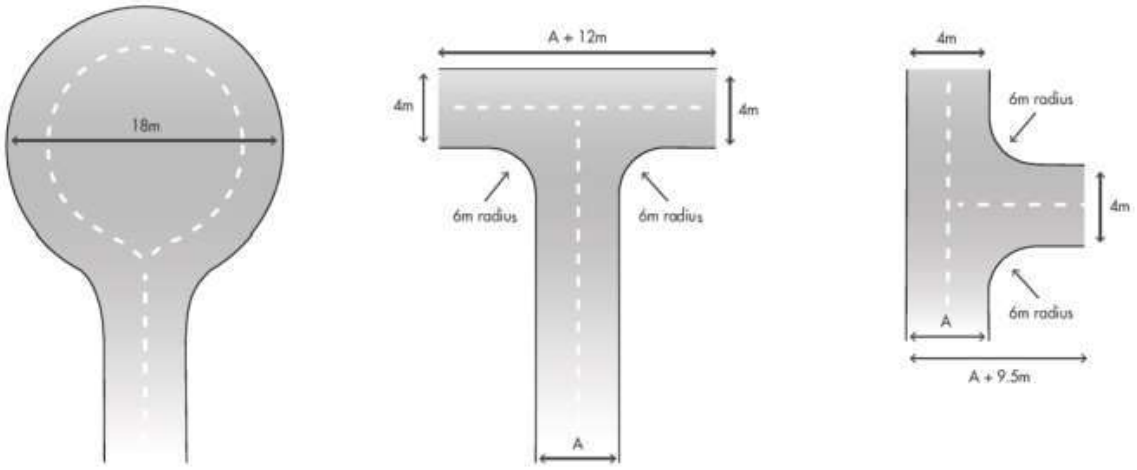
APPENDIX C: TECHNICAL REQUIREMENTS FOR VEHICULAR ACCESS

The design/layout requirements for access are established by the acceptable solutions of the Guidelines (DPLH, 2021 v1.4) Element 3 and vary dependent on the access component, the land use and the presence of 'vulnerable' persons. Consequently, the best reference source are the Guidelines. The technical requirements that are fixed for all components and uses are presented in this appendix.

GUIDELINES TABLE 6, EXPLANATORY NOTES E3.3 & E3.6 AND RELEVANT ACCEPTABLE SOLUTIONS

Technical Component	Vehicular Access Types / Components			
	Public Roads	Emergency Access Way [1]	Fire Service Access Route [1]	Battle-axe and Private Driveways [2]
Minimum trafficable surface (m)	In accordance with A3.1	6	6	4
Minimum Horizontal clearance (m)	N/A	6	6	6
Minimum Vertical clearance (m)	4.5			
Minimum weight capacity (t)	15			
Maximum Grade Unsealed Road [3]	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%)		
Maximum Grade Sealed Road [3]		1:7 (14.3%)		
Maximum Average Grade Sealed Road		1:10 (10%)		
Minimum Inner Radius of Road Curves (m)		8.5		

Turnaround Area Dimensions for No-through Road, Battle-axe Legs and Private Driveways [4]



Passing Bay Requirements for Battle-axe leg and Private Driveway

When the access component length is greater than the stated maximum, passing bays are required every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m (i.e. the combined trafficable width of the passing bay and constructed private driveway to be a minimum 6m).

Emergency Access Way – Additional Requirements

Provide a through connection to a public road, be no more than 500m in length, must be signposted and if gated, gates must be open the whole trafficable width and remain unlocked.

[1] To have crossfalls between 3 and 6%.

[2] Where driveways and battle-axe legs are not required to comply with the widths in A3.5 or A3.6, they are to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision.

[3] Dips must have no more than a 1 in 8 (12.5% or 7.1 degree) entry and exit angle.

[4] The turnaround area should be within 30m of the main habitable building.

APPENDIX D: TECHNICAL REQUIREMENTS FOR FIREFIGHTING WATER SUPPLY

D2: Non-Reticulated Areas – Static Supply

For specified requirements, refer to the Guidelines Element 4: Water – Acceptable Solution A4.2 , Explanatory Notes E4 (that provide water supply establishment detail under the headings of water supply; independent water and power supply; strategic water supplies, alternative water sources and location of water tanks) and the technical requirements established by Schedule 2 (reproduced below).

SCHEDULE 2: WATER SUPPLY DEDICATED FOR BUSHFIRE FIREFIGHTING PURPOSES

2.1 Water supply requirements

Water dedicated for firefighting should be provided in accordance with Table 7 below, and be in addition to water required for drinking purposes.

Table 7: Water supply dedicated for bushfire firefighting purposes

PLANNING APPLICATION	NON-RETICULATED AREAS
Development application	10,000L per habitable building
Structure Plan / Subdivision: Creation of 1 additional lot	10,000L per lot
Structure Plan / Subdivision: Creation of 3 to 24 lots	10,000L tank per lot **or** 50,000L strategic water tank
Structure Plan / Subdivision: Creation of 25 lots or more	50,000L per 25 lots or part thereof Provided as a strategic water tank(s) or 10,000L tank per lot

2.2 Technical requirements

2.2.1 Construction and design

An above-ground tank and associated stand should be constructed of non-combustible material. The tank may need to comply with AS/NZS 3500.1:2018.

Below ground tanks should have a 200mm diameter access hole to allow tankers or emergency service vehicles to refill direct from the tank, with the outlet location clearly marked at the surface. The tank may need to comply with AS/NZS 3500.1:2018. An inspection opening may double as the access hole provided that the inspection opening meets the requirements of AS/NZS 3500.1:2018. If the tank is required under the BCA as part of fire hydrant installation, then the tank will also need to comply with AS 2419.

Where an outlet for an emergency service vehicle is provided, then an unobstructed, hardened ground surface is to be supplied within four metres of any water supply.

2.2.2 Pipes and fittings

All above-ground, exposed water supply pipes and fittings should be metal. Fittings should be located away from the source of bushfire attack and be in accordance with the applicable section below, unless otherwise specified by the local government.

2.2.2.1 Fittings for above-ground water tanks:

- Commercial land uses: 125mm Storz fitting; or
- Strategic water tanks: 50mm or 100mm (where applicable and adapters are available) male camlock coupling with full flow valve; or
- Standalone water tanks: 50mm male camlock coupling with full flow valve; or
- Combined water tanks: 50mm male camlock coupling with full flow valve or a domestic fitting, being a standard household tap that enables an occupant to access the water supply with domestic hoses or buckets for extinguishing minor fires.

2.2.2.2 Remote outlets

In certain circumstances, it may be beneficial to have the outlet located away from the water supply. In such instances in which a remote outlet is to be used, the applicant should consult the local government and DFES on their proposal.

EXAMPLE CONSTRUCTION AND FITTINGS	
Strategic 47,000 Litre Concrete Tank & Protected Fittings	
10,000 Litre Concrete Tank	Storz and Camlock Couplings
Full Flow 50mm Ball Valve	Full Flow 50mm Gate Valve and Male Camlock

ADDENDUM:

- **Fire Management Plan: Lot 7779 on Deposited Plan 209806 Wannamal Road Cullalla (Prepared by Bioscience – May 2020)**
- **GL-06: Acceptable Sources of Water Supply for Fire Hydrant/Sprinkler Systems. (Bores, Dams, Rivers, Lakes and Seawater).**

Bioscience

Integrating Resource Management

Fire Management Plan:
Lot 7779 on Deposited Plan 209806
Wannamal Road, Cullalla

Wannamal Road Organics Pty Ltd
Western Australia
May 2020

FIRE MANAGEMENT
Lot 7779 Wannamal Rd Cullalla

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Document Control

Issue	Date	Author	Reviewer	Approved
1	28/05/2020	P. Keating	D. Alanoix	P. Keating

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4.5 Avoidance of External Fire Source 3
5 Fire Outbreak Response 3

1 Objective

The purpose of this plan is to document how operations at Wannamal Rd Organics will be undertaken to achieve complete compliance with the recommendation of DFES in their September 2014 Information Note Bulk Green Waste Storage Fires.

2 Fire Risk Identification

2.1 Area Risk

The Wannamal Rd site is surrounded by natural bushland vegetation to the north, south and west. As such, bushfires represent a substantial seasonal threat. Further, outside the normal summer bushfire season, there is a risk of lightning strike from passing storms producing fires. Finally, as the site is relatively remote, there is some risk of arson.

2.2 Site Activity Risk

DFES advice, consistent with the experiences of compost operators in the Perth area, states that special fire risks are associated with composting operations. This is due to microbial activity within organic waste which produces exothermic reactions, and heat can build up in stockpiles and windrows to the point where there is spontaneous combustion.

They point out that conditions of spontaneous combustion arise when the amount of heat generated within a pile of organic material is greater than the amount of heat lost to the surrounding environment. Such conditions arise when green waste is moist, but not wet, and when storage pile dimensions are too large creating a low surface area to volume ratio. Dense piles created from combinations of coarse and fine material compact when piles are too high.

3 Fire Risk Management

3.1 Fire Fighting Equipment

The site will maintain in good order two large water tankers, equipped with high volume discharge pumps. The major tanker with be a conventional 20,000 L "Dinosaur" water cart. It will have multiple uses, including:

1) Dust control of surfaces during construction and operations, using rear discharge sprays,
2) Windrow water application using a side discharge spray and
3) Firefighting using a top mounted fire-fighting nozzle.

The second tanker will also have 20,000 L capacity and a high- volume discharge pump. It will be trailer mounted and only used for fire-fighting. If needed it will be coupled to a front-end loader and towed to the fire.

3.2 Water Storage

Both water tankers will be gravity filled from 2 overhead 30,000 L tanks which will be maintained full, either from the onsite bore, or from the leachate/stormwater holding dam constructed at the center of the compost pad (Figure 1).

4 Fire Risk Minimisation

4.1 Bushfires

The composting site will be on a hardstand surrounded by a 1.8 m security fence (Figure 1).

The hard stand area will be kept free of flammable debris. A fire break will be installed and maintained to 3 m width outside the perimeter fence. Existing firebreaks currently installed at the property boundaries will be maintained in condition to enable access to bushfires by DFES and local volunteer firefighting group appliances.

4.2 Composting Operations

DFES guidance teaches the risk of fires in greenwaste are greatest when material moisture content is between 20 to 45% water on a weight/weight basis, and where stockpiles of materials are sufficiently large that surface area to mass ratios are low.

The risk of fires by spontaneous combustion are substantially lowered by maintaining moisture above 45%. Where green waste materials are stored prior to grinding, chipping, they should be in a dry state (less than 20% water) with pile dimensions maximally:

- Length 50 m
- Width 10 m
- Height 5 m

Further, adequate separation distances between potentially combustible material piles should be separated by:

- 24 m separation between each 50 m length window.
- 41 m separation width between adjacent windrows.

4.3 Operational parameters

It is anticipated that materials will be received in one of two possible conditions, being materials that have been ground or chipped to an adequate size suitable for composting, or oversize materials requiring grinding or chipping.

Materials that are suitable for composting will be laid out in windrows and soon as practicable. and immediately have water added to 55% w/w.

Oversize material requiring grinding or chipping will not have water added to them, but rather will be set aside in piles of stored green waste with the above maximum dimensions until these

is sufficient volume to warrant contacted operators to come to the site to undertake grinding and chipping operations. Such piles should be kept as open as possible to allow air circulation.

4.4 Daily composting operations

At the beginning of the business day, staff will routinely measure the temperate and moisture content of each operating windrow at least once per 10 linear meters of windrow. Data will be recorded on a field sheet and considered by the operations manager to set the priority task operations schedule for the day. The first priority will be to add water to windrows found to be less that 45%. The second priority will be to use front end loaders to shift piles that are above 55 degrees, to thereby aerate and cool windrows to optimal composting temperature. Each batch windrow a have daily temperature and moisture recorded, and such records will note when water is added and when the pile is turned.

It is anticipated that as composting proceeds, windrow size will shrink. Accordingly three adjacent windows will be combined into two windrows. When windrow temperatures drop below 35 degrees for two consecutive days, the composting process will be deemed to have been completed. That windrow will be carried by front end loaders to the finished compost storage area.

Greenwaste storage windrows should likewise have temperature and moisture content. measured and recorded daily. If the temperature is greater than 45 degrees, the pile should not be watered, but should be aerated using a front-end loader.

Stored, finished compost piles will have temperatures measured and recorded weekly. If temperature rise to greater than 40 degrees they will be aerated with a front end loader.

During extremely hot weather events, pile temperatures will be measured and recorded in mid-afternoon as well as first thing in the morning.

4.5 Avoidance of External Fire Source

No smoking will be allowed on the composting pad. No equipment likely to cause sparks (welding equipment or angle grinders) will be used within the composting pad area.

5 Fire Outbreak Response

Any fire outbreak within the composting facility will be responded to immediately by all available staff.

Both water carts will be mobilized to direct water at high volume/low pressure at the core of the fire. An excavator will be used to separate the non- burning material from the burning material. Burning materials will be spread out on the compost pad and saturated with water.

Operators will remain in attendance until the fire is completely out. A front end loader will pick up the burned material to verify it is completely extinguished.

Once the fire is out, investigations will be undertaken to determine the cause such that this Fire Management Plant will be reviewed and revised as necessary by the operations manager and directors. A report of the fire will be prepared for the Shire of Gingin and DFES.

2 HA COLLECTION DAM
10 M
10 M
50 M
50 M
10 M
10 M
10 M
10 M
24 M
41 M
EXIT
ENTRY ROAD
NORTH
STOCKPILE LAYOUT WITHIN RECEIVAL AND SORTING AREA
STOCKPILE LAYOUT WITHIN COMPOSTING AREA
FINAL PRODUCT LAYOUT WITHIN STORAGE AREA
200 MM BUND MADE OF ASPHALT
1.8 M PERIMETER FENCE
30,000 L TANK
Bioscience
BIOSCIENCE PTY LTD
488 NICHOLSON ROAD FORRESTDALE WA 6112
PO BOX 5166 CANNINGVALE SOUTH WA 6155
PHONE: (08) 9397 2446 FAX: (08) 9397 2447
EMAIL: bioscience@bioscienceva.com
WEBSITE: www.bioscienceva.com
Rev. A
Date 28/05/2020
Rev. FOR COMMENT
Drawn by DA
Approved PK
CLIENT: WANNAMAL RD ORGANICS
FIGURE 1: PROPOSED STOCKPILE LAYOUT WITHIN STAGE 1
DATE: 28 / 05 /2020
DWG NO.: BIO20200528_001
REV.: A

Government of Western Australia
Department of Fire & Emergency Services

DFES
Department of Fire & Emergency Services

DFES Built Environment Branch Guideline (GL) 06

Revised: 2017
Valid: 2019
Authorised: Manager Built Environment Branch

GL-06: ACCEPTABLE SOURCES OF WATER SUPPLY FOR FIRE HYDRANT/SPRINKLER SYSTEMS. (BORES, DAMS, RIVERS, LAKES AND SEAWATER)

PURPOSE:

To highlight the important issues, related to acceptable sources of water supply for fire hydrant and fire sprinkler systems and to provide guidance when submitting building plan applications to the DFES for assessment.

INTRODUCTION:

Information is contained in AS 2419 Section 4 – Water Supplies, AS 2941 and AS 2118 regarding the use of acceptable water supplies suitable for firefighting purposes, however this guideline will provide additional assistance when preparing proposals for consideration by DFES. This document is a guide and shall not be used to create precedent for future projects. Notwithstanding this, **each project will be assessed on a case-by-case basis.**

COMMENT:

The information contained in AS 2419 relating to the acceptability of certain water supplies must be supported by documentation that demonstrates a level of reliability that can be compared with that of a service provided by a water supply agency. Reference to a Hydrogeology Report is a recognised means of demonstrating an appropriate level of water supply reliability.

1. QUALITY OF WATER

If the water contains dissolved or suspended matter likely to cause accumulation, pump materials shall be selected with due regard to the quality of water.

Where the water supply is obtained from an open source such as a river, pond or wet pit, a compatible, corrosion-resistant strainer shall be attached to the suction inlet and shall have a free area **not less than four times the area of the suction entry**.

Individual openings in the strainer shall be not greater than the pump impeller passage width, up to a maximum allowance of 8 mm by 8 mm.

Firefighting water may not to be required to be potable under the standards, but it must be of suitable use now and in the future.

Confirmation that the water is free from corrosive, bacterial or other contaminants that may affect the operation of the pump, cause health issues in the future for firefighter or compromise the effective firefighting capabilities of the brigade. Items to consider but not limited to.

- ***pH*** (***potential of hydrogen***) both acidity and basicity.
- ***Iron Bacteria*** *contamination*
- **Biofouling** the accumulation of microorganisms, plants, algae, or animals on wetted surfaces.
- **Biofilm** an accumulation of by products that can reduce the efficiency of pumps.
- **Effluent** both animal and human**.**
- **Enterococci** although not harmful themselves, they can indicate a possible presence of harmful microorganisms such as bacteria, viruses and protozoa.
- **Escherichia Coli** or E. Coli for short infection causing bacteria
- **Amoebae** wide range of single celled animal which may cause infection
- **Surface litter** both natural and man made

Biofouling

Biofilm

Iron Bacteria

2. BORES - Reliability of Supply

Bores are no longer considered acceptable **primary** water supplies for fixed fire protection installation pumpset systems and should not be used.

Bores must be approved by the Local Government before they are installed.

Hydrogeology Report

A hydrogeology report shall be submitted by the Building Surveyor and contain sufficient detail for DFES to assess a proposed or existing bore as a source of water for firefighting purposes. The following information must be included in the report:

- **Capacity** – Verification of the amount of water available from the bore.
    - ◊ The water supply shall be capable of supplying the maximum flow requirements

for the duration required by AS 2419 or AS 2118. This capacity must be available all year round.

- **Neighbouring Bores** - Neighbouring bores can interfere with the water level of the proposed bore.

  ◊ Ensure that the submitted hydrogeology report identifies any potential problem(s) from neighbouring bores.

Pumps

- Pumping to tanks - bore pump do not provide direct firefighting flow and pressure and are only intended to fill water storage tanks to the **full** capacity,

  ◊ The full capacity for fire hydrant systems is a minimum of 4 hours and for fire sprinklers as nominated within AS 2118 in accordance with the relevant sprinkler system hazard classification.

  ◊ Pumps downstream of the fire tank which provide firefighting pressures and flows shall comply fully with the requirements of AS 2419, AS 2118 and AS 2941.

  ◊ A bore is not considered to be a reticulated water supply; therefore, a duty and stand-by pump must be provided as per Clause 6.2 of AS 2419.1 (or as amended).

  (DFES interpretation of a reticulated water supply is a water supply from the Water Corporation (or other water utility) main, either connected directly to the hydrant installation or to a water tank(s) that will provide the required flow at a minimum 200kPa.)

  ◊ When used in conjunction with a sprinkler system, the number of pumps required will depend on the grade of water supply in accordance with BCA Specification E1.5 and AS 2118.1, Section 4 – Water supplies.

  ◊ ALL pumps referred to above, shall be maintained in accordance with the requirements of AS 1851 (or as amended).

  ◊ Refer to AS 2941 - Section 2 Water Supplies and Appendix B for additional requirements.

SUMMARY REQUIREMENTS (for BORES):

1. *The reliability of bore water must consider the capacity of the bore, water quality and the effects of neighbouring bores. These aspects must be addressed by submission of a hydrogeology report.*

   Note: Suitable connections and vehicle hardstand shall be provided in accordance with Guideline 11, AS2419 and DFES requirements.

3. *Power supply to the pumps must be proven to be reliable and all pumps must be maintained to AS1851.*

3. PRIVATE DAMS

Hydrogeology Report

A hydrogeology report shall be submitted by the building Certifier and contain sufficient detail for DFES to make an assessment of the proposed or existing dam as a source of water for firefighting purposes.

The following information must be included in the report.

- The water storage capacity of the dam (including the lowest mean level from a 25 year history)
- Likely rainfall and run-off.
- Other sources of infill (if any)
- Any domestic or commercial use throughout the year (if applicable)
- The minimum water supply capacity available for firefighting purposes.
- Estimated evaporation from the dam.
- Water quality
- Details of dam construction
- Water and Rivers Commission Licensing (when applicable)
- All dams to comply with the Australian Engineering standards for 'Small Earth Wall Dams' (when applicable)

Note: The water storage and run-off area must be on the building lot under consideration and under the direct control of the building owner.

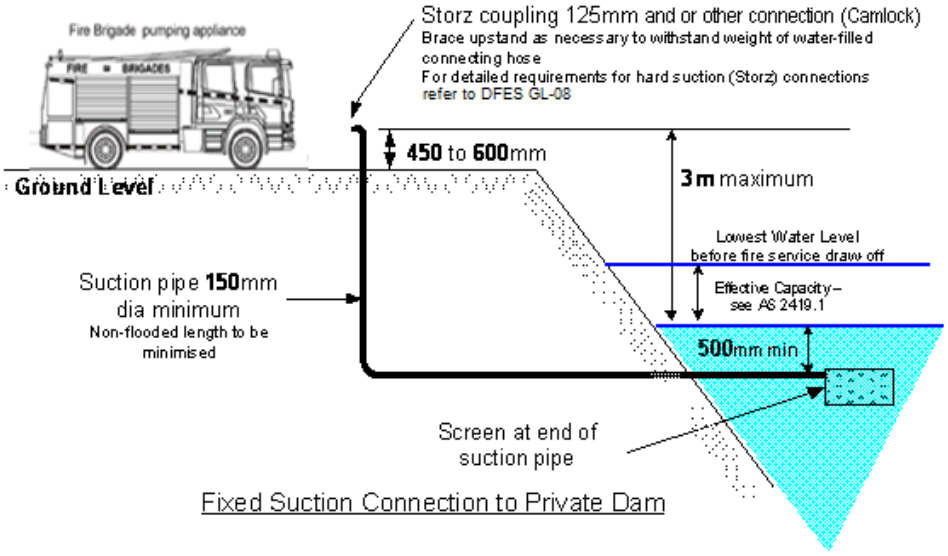
Hard Standing

- Hard standing must be provided to the summer low water line so that DFES appliances can draft water from the dam. It may be necessary to provide a suction pit or other means of ensuring that the inlet to the pump does not become fouled.

- The hard standing must be as defined in AS 2419 and DFES Guideline 11 Site Planning and Fire Application Specifications

- A fixed suction point can be installed where it is not possible to provide hard standing to the water's edge. A pipe (as depicted in the diagram below) can be installed with a strainer attached to the submerged end of the pipe, and a Storz coupling 125mm and two 100mm male Camlock connection above ground. However the maximum practical vertical lift must not exceed 3m.

- Refer to DFES Built Environment Branch, Guideline 8 Hard Suction Connection.



Fire Pumps

- Because a static water supply is not considered to be a reticulated water supply, two fire pumps will be required and must comply with the requirements of BCA part E1.3 and AS 2419.1 and AS 2941.

RIVERS, LAKES AND SEAWATER

Generally the same provisions required for 'private dams' also apply to rivers, lakes and seawater however, the following additional guidelines apply:

- Where it is proposed to use rivers, lakes or seawater, there will be a requirement for the Building surveyor or consultant to contact the Department of Water and/or any other Department with regulatory powers over the body of water to be used, for approval as well as forwarding a **hydrogeology report** similar to the requirements for the use of private dams or bore.

- The law relating to the right to surface water is contained in the "Rights to Water and Irrigation Act 1914 (RIWI Act)", administered by the Department of Water. The RIWI Act defines 'Riparian Rights' for those landholders where there is a water course flowing through their property or the property abuts the water-course. In this situation the landholder has the right to take water for specific non-commercial purposes. Taking water in excess of Riparian Rights or for commercial use may require a license. The RIWI Act doesn't specify the amount that can be taken as a Riparian Right, only the purpose for which it can be used.

  (Department of Water – Western Australia. Rights to Water and Irrigation Act 1914. Available www.water.wa.gov.au)

- As for private dams, consideration needs to be given to the domestic and or commercial connection from the water source. Unlike dams, which are usually singularly owned, rivers and lakes may have a number of unrelated users of the water supply.
- A four-hour supply of water dedicated to firefighting must be available all year round for a hydrant service designed in accordance with AS2419 or if a combined system is proposed, a capacity in accordance with the requirements of AS 2118 for sprinklers, whichever is the greater.

- **Galvanic corrosion and electrolysis can be a major problem in firefighting systems using saltwater.**

- The use of seawater for firefighting will require fixtures, fittings and pump components that will not be adversely affected by corrosion through saltwater. Possibly high quality, stainless steel fittings should be used.

- The storage of seawater is not recommended as over time with the temperatures experienced in Western Australia, the seawater decomposes and the salinity increases.

- Seawater may also contain microscopic organisms that grow or multiple over time.

System designers and consultants are advised to liaise with DFES to ascertain any specific Fire Service requirements when considering the use of sea water for firefighting.

DFES will assess these proposals on a case by case basis and may not support if any other water source is available.

SUMMARY REQUIREMENTS for DAMS, RIVERS, LAKES and SEAWATER

1. A hydrogeology report is to be submitted addressing the reliability of water supplies.
2. Dams, rivers, lakes and seawater are not considered a 'reticulated water supply' therefore a fire hydrant installation will require two pumps installed to the requirements of AS 2419.1 and AS 2941.
3. Provision must be made for hard standing suitable for DFES pumping appliances to access the water supply.
4. Department of Water and/or other regulatory departments, approval must be obtained for using RIVERS or LAKES.
5. Use of seawater will require the use of fittings and pump components considered suitable to avoid corrosion of the firefighting system. Possibly stainless steel.
6. The build of silt and debris in Dams, Rivers, Lakes and the Ocean needs to be considered as to not foul the suction inlet strainer or suction intake pipework.
7. The buildup of surface litter both natural and manmade needs to be considered as to not foul the suction inlet strainer or suction intake pipework.
8. The facility to allow attending fire brigades to flush their equipment with fresh potable water.

REFERENCES:

Australian Standard 2118.1	- Automatic Fire Sprinkler Systems
Australian Standard 2419.1	- Fire hydrant installations
Australian Standard 2941	- Fixed fire protection installations - Pump set systems
Building Code of Australia	- National Construction Code (BCA) Volume 1
Department of Environment &	- Minimum Construction Requirements for
Conservation (WA)	- Water Bores in Australia
Department of Health	- Bore Water
Department of Water (WA)	- Rights to Water and Irrigation Act 1914
Department of Transport	- Marine and Harbours Act
Department	

APPLICABLE LEGISLATION:

Building Act 2011

Building Regulations 2012 (as amended)

***Please note**: This is a controlled document. DFES guidelines are available on the DFES Website: www.dfes.wa.gov.au under Regulation and Compliance, Building Plan Assessment then click on Publications/Guidelines.*

Should the information provided in this guideline require further clarification, please contact DFES Built Environment Branch via email bebadmin@dfes.wa.gov.au

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Bioscience

Integrating Resource Management

Flora Survey:
Lot 7779 on Deposited Plan 209806
Wannamal Road, Cullalla

Wannamal Road Organics Pty Ltd
Western Australia
August 2021

Flora Survey
Lot 7779 Wannamal Rd, Cullalla

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Executive Summary

Vinsan Holdings Pty Ltd, the owners of Lot 7779 on Deposited Plan 209806, Cullalla, is seeking to develop a composting facility which is a Prescribed Activity under the Environmental Protection Act (DWER reference CPS 7612/1). To this end and to conform to regulatory requirements for the development of land, they have commissioned Bioscience Pty Ltd to conduct a Terrestrial Flora and Vegetation Survey to support the clearing of native vegetation from 25 ha of their 1647 ha property.

Several surveys were conducted within the 25 ha area in question and the broader surrounding area (2015 and 2017/2018). The area was defined as a low open Banksia (*Banksia attenuata, B. menziesii*) woodland largely representing a disturbed Cullula Complex (Heddle et al. 1980). Although the defining species *Eucalyptus todtiana* and *B. ilicifolia* were present in low numbers, another key species, *Corymbia calophylla*, was not found during surveys. Given the clearing of the land in 1981 followed by agricultural use, the flora community present does not resemble a threatened ecological community. This finding is supported by cluster analysis of a Bray-Curtis similarity matrix which showed that the vegetation in this area is distinct from floristic community types 21, 22, and 23 (Gibson et al. 1994).

No Declared Rare Flora were found despite a concerted effort using multiple transects and 4 quadrats that were examined in detail five times over 2 years, including searching the 10 m perimeter of each quadrat. In the detailed survey one specimen of the P4 taxon *Verticordia paludosa* was found outside of quadrat 4.

1 Introduction

1.1 Purpose of this Report

Vinsan Holdings Pty Ltd, the owners of Lot 7779 on Deposited Plan 209806, Cullalla, is seeking to develop a composting facility which is a Prescribed Activity under the Environmental Protection Act (DWER reference CPS 7612/1). In order to achieve this development aspiration, and to conform to regulatory requirements for the development of land, they have commissioned Bioscience Pty Ltd to conduct a Terrestrial Flora and Vegetation Survey to support the clearing of native vegetation from 25 ha of their 1647 ha property. This follows a fauna survey conducted by Dr Mark Bundock in 2015 which found no evidence of rare or endangered fauna.

There are two distinct purposes for this report. The first is to undertake work to meet the general requirements of EPA Guidance 51 and the *Technical Guide – Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA and DPaW 2016) to enable regulatory authorities to gauge the conservation value of the area in consideration of a Permit to Clear Native Vegetation. The second purpose is to assist with development of the land by identifying both flora and vegetation complexes present and the vegetation condition, both with the proposed clearing site and adjacent, to facilitate its preservation and conservation of adjacent land.

1.2 Survey Area

The area proposed for clearing is the northern portion of Lot 7779 Wannamal Rd (31.09.44° S, 115.58.04° E), 25 ha of low open Banksia (*Banksia attenuata, B. menziesii*) woodland largely representing a disturbed Cullula Complex (Heddle et al. 1980). Although *Eucalyptus todtiana* and *B. ilicifolia* are present in low numbers, *Corymbia calophylla* was not found. The site is situated approximately 90 km north of Perth and approximately 55 km east of the coast. (Figure 1). It lies within the Shire of Gingin and is surrounded by Boonanarring Nature Reserve to the west, a mix of mostly uncleared rural properties to the north and east, and an approved landfill site proposed on the lot 7778 at the southern boundary.

1.3 Site History and Previous Land Use

The property has been privately owned by Vinsan Holdings Pty Ltd for the last 10 years. Mapviewer shows that in 1981, the land had been cleared of native vegetation for farming, by chaining, windrowing and burning, with distinct burn lines evident (Figures 2 and 3).

According to the current owners the property had been used for low level grazing for approximately 40 years prior to 1981. This prolonged period of grazing use likely resulted in the understory of the property becoming modified. The combined actions of low level grazing, then clearing have likely led to major changes in the vegetation communities present and/or the vegetation unit structure.

In 1996 part of the northern eastern section of the property near the proposed development site was classified as a Resource Enhancement Wetland under the (then) Department of Environment's Wetland Classification guidelines. This area was already cleared, so was sown to oats by the current owners in 2014.

1.4 Geomorphology, Geology and Hydrogeology

The property is located within the southern end of the Dandaragan Plateau which comprises mostly Tertiary laterites with outcroppings of Pleistocene to Quaternary sands over Cretaceous rock. The soils belonging to the Cullalla Association consist of white sands with low dunes and occasional wetlands. The specific site is exclusively white Bassendean sands, being well drained deep light grey sands with fine to coarse quartz and feldspar with a gentle relief to a central east/west dune ridge. The central dune is 165 m AHD, grading to 160 m at the northern and southern edges.

The proposal development envelope lies within the Gingin Groundwater Area (GGA) which is a gazetted groundwater area under the RIWI Act 1914, subject to a range of management protocols overseen by the Department of Water and Environmental Regulation (DWER). It is within the Red Gully Sub-area associated with the unconfined superficial formations and surficial resources over the confined Leederville and Yarragadee Aquifers. Adjoining the Red Gully Sub-area to the west is the Beermullah Plain Sub-area. Within the superficial formations there is lateral groundwater flow from east to west from the Red Gully Sub-area to the Beermullah Plain Sub-area and to the west and down-gradient there is groundwater flow within the Leederville and Yarragadee aquifer systems.

1.4.1 Local Hydrogeology

The hydrogeology of the proposed development area and surrounding area is characterised by four principle aquifers :

- Mirrabooka Aquifer – perched, surficial formations of the Red Gully Sub-area, beneath the Dandaragan Plateau;
- Superficial Aquifer – superficial formations of sub-areas Red Gully and Beermullah Plain, thus beneath the Gingin Scarp and Beermullah Plain;
- Leederville Aquifer – beneath the surficial formations (Dandaragan Plateau) and superficial formations (Gingin Scarp and Beermullah Plain); and
- Yarragadee Aquifer – unconformably underlies the Leederville Aquifer in this area, and is separated from the Leederville Aquifer by a clay layer.

1.4.2 Wetlands

The original information regarding classification of the wetlands of the sand plain was first published in the *Wetlands of the Swan Coastal Plain Volume 2B Wetland Mapping, Classification and Evaluation: Wetland Atlas* which was captured at a scale of 1:25,000 (Hill et al. 1996). According to this dataset a significant portion of the north eastern part of the

property consists of a Resource Enhancement Sumpland (UFI 11503).The investigation area is 60 m to the west of this Sumpland.

In the central part of the property there are 14 discrete Conservation Category Wetlands and three Resource Enhancement damplands, however, these are not located in the subject area.

1.5 Climate

The south west of Western Australia is characterised by a Mediterranean climate comprising hot dry summers and cool wet winters. According to the Bureau of Meteorology the mean annual rainfall within the vicinity of the property is 651.3 mm (Gingin Aero, 009178). The monthly distribution of rainfall (Figure 4) indicates approximately 85% of the rainfall occurs during the months of May to October. The potential annual evaporation of the area is 1800 mm (BOM, 2019), which is significantly more than annual precipitation, the daily evaporation is closer to 5.2 mm/day. The prevailing wind is from a south-westerly direction, however westerly and easterly winds are common, particularly in the summer months.

2 Botanic Background

The south-west of Western Australia is one of the richest but most threatened reservoirs of plant and animal life on earth. It is one of the most biologically diverse areas on Earth. It contains approximately 13,000 species of plants, of which 3,000 are yet to be formally named, and has a high level of endemism. There are over 700 genera of plants, with more being discovered each year. The major families present are Myrtaceae (over 807 species) Proteaceae (681 species) Papilionaceae (424 species) and Mimosaceae (398 species) (FloraBase). It also has the highest concentration of rare and endangered species in Australia (Hopper and Gioia, 2004). For these reasons, the South West of Australia Floristic Region (SWAFR) is valued socially, culturally, economically and ecologically, making it increasingly important to protect for future generations. The SWAFR has been listed by Conservation International as one of 34 Global Biodiversity Hotspots, by WWF as one of the Global 200 Ecoregions, and by BirdLife International as an Endemic Bird Area. Furthermore, it is one of only five globally significant Mediterranean-climate regions in the world and is considered a global Centre of Plant Diversity.

2.1 Swan Coastal Plain Flora, Floristic Community Types and Vegetation Complexes

The work of Gibson *et al.* (1994) adopts an approach to vegetation complexes which recognises that flora species occur in groups depending on environmental factors. By sampling 509 plots on publicly owned land containing different vegetation types in generally very good condition, this study divided the Swan Coastal Plain into four major groups based on the predominating geomorphological elements present. The four groups are the eastern edge of the Swan Coastal Plain (The Pinjarra Plain and Ridge Hill Shelf), the seasonal wetlands (which include a range of soil types and geomorphologies), the Bassendean Dunes, and the Spearwood and Quindalup Dunes mostly adjacent to the coast. Within these four groups, thirty major floristic community types were described, with some further refined by subdivision to give 43 total groups.

The approach of Gibson et al. (1994) has some shortcomings relative to modern ecological metrics, in that it only considers the presence or absence of species in a vegetation unit, rather than their relative abundance. As such the method requires a complete list of all species at a site, irrespective of abundance or dominance. Given the seasonal nature of some ephemeral species, the approach requires detailed work over a number of seasons. However, it is very useful in assessing the conservation value of a particular site's flora because it enables comparisons with other areas and to determine how well represented such community types are in the conservation estate.

Vegetation complexes can be considered as broad ecosystems that contain a range of habitats depending on relief, aspect and local geomorphology. According to Gibson et al. (1994) the swan coastal plan has 30 defined floristic communities, of which only four are located within the Bassendean dune system. These four groups (i.e. 20 to 23) can be subdivided into nine different subgroups (i.e. 20a, 20b, 20c, 21a, 21b, 21c, 22, 23a, and 23b).

Notwithstanding that the Dandaragan Plateau is not part of the Swan Coastal Plain, the study by Gibson *et. al.* (1994) remains salient for understanding the nature of the flora and vegetation units at the site.

2.2 Previous Area Studies

Heddle et al. (1980) described the vegetation in the survey area as being Cullala Complex which occurs in the Dandaragan Plateau and consists of Low Open Forest of *Banksia attenuata, B. menziesii, B. ilicifolia* and *Eucalyptus todtiana* with open woodland of *Corymbia calophylla*.

Within the immediate area, flora and vegetation studies have been undertaken in the adjoining Boonanarring Nature Reserve to the west (Burbridge et al. 1996) as have fauna surveys (DPAW 2015), and to the immediate south (Lot 7778 Wannamal Rd) by Coffey Environments 2007, and to the south east by GHD (2014).

3 Methodology and Limitations of the Survey

3.1 Methods

3.1.1 Initial Survey

Environmental appraisal of Lot 7779 by reconnaissance surveys began in 2015 and were conducted by Bioscience's Drs Mark Bundock and Peter Keating assisted by graduate staff including Kylie Macpherson, Genevieve Massam and Genette Keating who collectively have over 100 years experience with the flora and fauna of South Western Australia. This work showed that the northern quarter of the property had poorer environmental values due to development history, stocking, cropping and construction of houses, sheds, dams and roadways. The original intention of the property owners had been to develop an olive business, but after initial preparation and planting, this plan was put aside. The southern 75% of the property had less disturbance, and due to greater diversity of geomorphology, contains a wider range of floristic community structures.

This Bioscience team concluded the least environmental impact of the proposed development would be by locating composting operations within the north east area of the property that was essentially cleared, and under Vinsan Holdings ownership, had been sown to oats. However, the team was aware this area was mapped as a Resource Enhancement Wetland. An application to change the wetland management category to Multiple Use was prepared and submitted (Appendix 1), but was refused.

In 2017, the current north central site was investigated in more detail by walking east/west and north/south transects. The area was found to have no Declared Rara Flora and had a generally very uniform vegetation structure, with minor changes associated with aspect. In the autumn and summer of 2017/18, equipped with lists of Priority and Rare flora, further transects were examined in detail, and no DRF or priority species were found, thus in early winter of 2018, 4 quadrats of 10 x 10 m were laid out and detailed work began.

3.1.2 Detailed Survey

The detailed survey followed EPA (Dec 2016) *Technical Guidance, Flora and Vegetation Surveys for Environmental Impact Assessment.*

As the vegetation community was ascertained to be essentially similar across 25 ha, four quadrats of 10 x 10 m were selected based on slight differences in the condition of vegetation, trees present, in aspect and/or surface soil colour. Boundary corners were marked out by stakes and recorded by GPS. A complete inventory of flora species was recorded five times between late winter (July) of 2018 to late Spring (November) of 2019 in each quadrat. Size and percentage cover of each species were also recorded.

Quadrat surveys were conducted by Dr Peter Keating and Ms Genette Keating, who both have tertiary qualifications and over 25 years' experience each with the flora of Western Australia. A fresh survey sheet was completed for each site visit, which looked within the quadrat in fine detail, and in the surrounding 10 m area for additional taxa in lesser detail.

Specimens were collected from quadrats and from transects to represent all species present (except for trees and larger species well known to the authors). Samples were pressed and dried for preservation and vouchering if required in the WA Herbarium. Photographs were also taken as an aid to identification.

Identification relied on the use of several taxonomic keys, principally Blackall and Grieve (1988), Marchant et al. (1998), and Meney and Pate (1999) and then by further reference and nomenclature updated using the WA Herbarium FloraBase.

3.2 Limitations of the Flora Survey

The survey was restricted to the angiosperms in the survey areas, even though a number of fungi, mosses and lichens were observed.

Although a significant time was spent in the field recording flora, the probability is that some species of very restricted distribution or very small population size may have been missed. A number of native species only germinate and become abundant after fire, whereas no substantial fires had been experienced in the site for at least the last ten years, thus such species may be present but were not recorded.

The main survey year, 2018 was somewhat drier than average with the nearest BOM weather station recording 501 mm compared to the average 644 mm. Although August was wetter than average, spring was much drier. The site was revisited in October and November 2019 and again in July 2021 which was a very wet month.

Dieback caused by *Phytophthora cinnamomi* is prevalent in many areas throughout the state, particularly in Banksia and Jarrah woodlands. Because this pathogen has a wide and diffuse host range amongst the flora of the Swan Coastal Plain, it may represent another selective pressure changing species presence, and thus obscuring the original community type present prior to disturbance. Dr Keating is an executive committee member of the Dieback Working Group and experienced in dieback assessments. He concluded that based on the predominance of species within the site that are known to be susceptible to die-back (https://www.cpsm-phytophthora.org/resources_supRes.php) there was no evidence of dieback being present, but it could not be completely excluded.

3.3 Details of Quadrats

Each quadrat was marked with permanent stakes at each corner and the precise location recorded by GPS and marked on the map (Figure 5).

3.4 Details of Transects

Transects were conducted in 2017, 2018, and 2019 (Figures 6 and 7) Transect walks involved four or two scientists, walking about 5 m apart.

4 Conservation Value

The conservation value of flora and vegetation in any area can be assessed according to parameters including:

- The scarcity of vegetation within the area.
- The diversity of vegetation communities and floristic types present.
- Whether the area falls within the accepted geographic range of the species of vegetation present, or is an extension of that range.
- The condition of the vegetation in the area.
- The presence of rare species (particularly Declared Rare Flora) or priority taxa, poorly known species, poorly protected species or geographically restricted species.

4.1 DBCA Declared Rare and Priority Flora

Prior to the surveys, a desktop survey was carried out through NatureMap (DBCA, 2015) to build a list of species categorised as Declared Rare Flora or Priority Flora possibly present at the site (Appendix 3). This record was updated each year of the work. In initial transects to select areas for detailed study, none of the species on the list were found within the site.

During the detailed survey, no declared rare flora were found within quadrats. A single individual of another species was found outside Quadrat 3, *Verticordia paludosa* A.S.George which is classified as P4 (Appendix 3). A specimen originally identified as *Grevillea althoferorum*. threatened species with two subspecies was found in Quadrat 4. Subsequently, the pressed specimen was re-examined and dissected. This dissection revealed the fruit was not consistent with Grevillea, and the name was reassigned to *Petrophile macrostacya*

Because of the limitations of the survey, and despite the intensity of the work undertaken, the presence of DRF and further Priority Flora cannot be completely excluded.

4.2 Regional and Local Significance

The ecological criteria for classifying regional and local significance have been summarised by EPA (June 2015) as part of the South West Biodiversity Projects (SWBP). Five headings are considered within Table 1 of this publication:

1. regional representation;
2. diversity;
3. rarity;
4. maintenance of ecological processes or natural systems - connectivity; and/or
5. protection of wetland, streamline, estuarine or coastal natural areas.

The first heading refers to "regional representation" whereby, if the area is not already recognised as being of international, national or local value, it is considered in the context of Swan Coastal Plain Vegetation Systems as described by Heddle et al. (1980) and the extent to which such systems remain (as at 2015).

The criteria of diversity and rarity both score poorly. Based on the species richness for the floristic community types described by Gibson et al. (1994), the floristic communities present have lost between 50% and 60% of the species which may have been originally present.

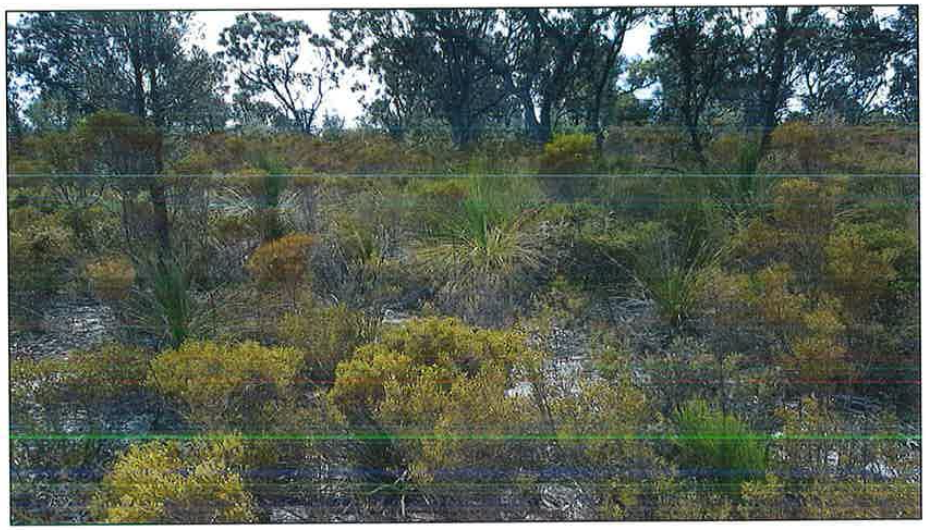
The species found are predominantly common, as they are robust, resilient and pioneers of natural revegetation after clearing.

5 Flora Survey Results

5.1 Description of Quadrats

Quadrat W01

Descriptor	Details
Peg Locations (UTM)	6552040 N 6552039 N 6552048 N 6552048 N 0401735 E 0401745 E 0401746 E 0401736 E
Landform	West facing slope approximately 1:35
Soil Type	White medium to coarse sand under 75% leaf litter cover.
Vegetation	Low open woodland of *Banksia menziesii*, *Banksia attenuata and Eucalyptus todtiana*.
Condition	Very good to excellent
Fire Age	+ 20 years
Search Intensity	+95% of flora recorded
Quadrat size/shape	10 x 10m square



Species	Family	Height (cm)	Ground cover (%)
Adenanthos cygnorum Diels	Proteaceae Juss.	200.0	2
Banksia attenuata R.Br.	Proteaceae Juss.	300.0	1
Banksia ilicifolia R.Br.	Proteaceae Juss.	400.0	1
Banksia menziesii R.Br..	Proteaceae Juss.	500.0	6
Banksia sphaerocarpa R.Br. var. *sphaerocarpa*	Proteaceae Juss.	25.0	10
Boronia ramosa subsp. *anethifolia*	Rutaceae Juss.	30.0	1
Burchardia congesta Lindl.	Colchicaceae DC.	60.0	1
Conospermum boreale E.M.Benn.	Proteaceae Juss.	120.0	1
Conostephium pendulum Benth.	Ericaceae Juss.	60.0	1
Conostylis setigera R.Br.	Haemodoraceae R. Br.	10.0	10
Dampiera alata Lindl.	Goodeniaceae R. Br.	15.0	1
Daviesia triflora Crisp	Fabaceae Lindl.	40.0	2
Desmocladus flexuosus (R.Br.) B.G.Briggs & L.A.S.Johnson	Restionaceae R. Br.	20.0	5
Drosera erythrorhiza Lindl.	Droseraceae Salisb.	<1	1
Drosera spilos N.G.Marchant & Lowrie	Droseraceae Salisb.	0.4	1
Eremaea pauciflora (Endl.) Druce	Myrtaceae Juss.	70.0	30
Gastrolobium linearifolium G.Chandler & Crisp	Fabaceae Lindl.	25.0	1
Hakea lissocarpha R.Br.	Proteaceae Juss.	300.0	1
Hemiandra pungens R.Br.	Lamiaceae Martinov	15.0	1
Hibbertia hypericoides (DC.) Benth.	Dilleniaceae Salisb.	50.0	1
Hibbertia racemosa (Endl.) Gilg	Dilleniaceae Salisb.	30.0	1
Jacksonia floribunda Endl.	Fabaceae Lindl.	20.0	5
Melaleuca seriata Lindl.	Myrtaceae Juss.	100.0	7
Patersonia occidentalis R.Br.	Iridaceae Juss.	40.0	2
Petrophile linearis R.Br.	Proteaceae Juss.	50.0	1
Philotheca spicata (A.Rich.) Paul G.Wilson	Rutaceae Juss.	30.0	1
Stirlingia latifolia (R.Br.) Steud	Proteaceae Juss.	50.0	10
Stylidium adpressum Benth.	Stylidiaceae R. Br.	10.0	1
Tetraria octandra (Nees) Kük.	Cyperaceae Juss.	50.0	1
Verticordia nitens (Lindl.) Endl.	Myrtaceae Juss.	150.0	10
Xanthorrea preisii	Xanthorrhoeaceae Dumort.	90.0	1
Total number of species 31			

Quadrat W02

Descriptor	Details
Peg Locations (UTM)	6551912N 6551914N 6551924N 6551921N 0401542E 0401550E 0401550E 0401539 E
Landform	Flat with a sight depression from hilltop to the East.
Soil Type	White medium to coarse sand under 75% leaf litter cover.
Vegetation	Semi closed woodland of *Banksia menziesii, Banksia attenuata and Eucalyptus todtiana.*
Condition	Very good to excellent
Fire Age	+ 20 years
Search Intensity	+ 95% of flora recorded
Quadrat size/shape	10 x 10m square

Species	Family	Height (cm)	Ground cover (%)
Acacia pulchella R.Br.	Fabaceae Lindl.	150.0	1
Adenanthos cygnorum Diels	Proteaceae Juss.	100.0	1
Anarthria humilis Nees	Anarthriaceae D.F.Cutler & Airy Shaw	35.0	1
Banksia attenuata R.Br.	Proteaceae Juss.	1200.0	40
Banksia ilicifolia R.Br.	Proteaceae Juss.	350.0	20
Banksia menziesii R.Br..	Proteaceae Juss.	30.0	1
Calytrix flavescens A.Cunn.	Myrtaceae Juss.	20.0	1
Chamaescilla corymbosa (R.Br.) Benth.	Xanthorrhoeaceae Dumort.	15.0	1
Conostephium pendulum Benth.	Ericaceae Juss.	20.0	2
Conostylis aculeata R.Br.	Haemodoraceae R. Br.	10.0	1
Dampiera alata Lindl.	Goodeniaceae R. Br.	15.0	1
Dampiera trigona R. Br.	Goodeniaceae R. Br.	40.0	1
Desmocladus flexuosus (R.Br.) B.G.Briggs & L.A.S.Johnson	Restionaceae R. Br.	25.0	1
Drosera spilos N.G.Marchant & Lowrie	Droseraceae Salisb.	0.4	1
Eremaea pauciflora (Endl.) Druce	Myrtaceae Juss.	150.0	5
Eucalyptus todtiana F.Muell.	Myrtaceae Juss.	500.0	30
Lechenaultia biloba Lindl.	Goodeniaceae R. Br.	20.0	1
Leucopogon conostephioides DC.	Ericaceae Juss.	70.0	5
Leucopogon sprengelioides Sond.	Proteaceae Juss.	40.0	2
Lysinema pentapetalum R.Br.	Ericaceae Juss.	30.0	1
Patersonia occidentalis R.Br.	Iridaceae Juss.	40.0	1
Petrophile linearis R.Br.	Proteaceae Juss.	40.0	3
Philotheca spicata (A.Rich.) Paul G.Wilson	Rutaceae Juss.	30.0	1
Pterostylis vittata Lindl. Banded Greenhood	Orchidaceae Juss.	10.0	0
Stirlingia latifolia (R.Br.) Steud	Proteaceae Juss.	100.0	1
Stylidium adpressum Benth. Trigger-on-stilts	Stylidiaceae R. Br.	10.0	1
Stylidium araeophylium Wege Stilt Walker	Stylidiaceae R. Br.	40.0	1
Thysanotus sparteus R.Br.	Asparagaceae Juss.	20.0	1
Verticordia nitens (Lindl.) Endl.	Myrtaceae Juss.	120.0	3
Total number of species: 29			

Quadrat W03

Descriptor	Details
Peg Locations (UTM)	6551876 N 6551884 N 6551881 N 6551871 N 0401597E 0401601 E 0401609 E 0401603 E
Landform	Gentle west facing slope approximately 1:45
Soil Type	White medium to coarse sand under 75% leaf litter cover.
Vegetation	Low open woodland of *Banksia menziesii*, *Banksia attenuata* over Myrtaceous shrubland
Condition	Very good to excellent
Fire Age	+ 20 years
Search Intensity	+95% of flora recorded
Quadrat size/shape	10 x 10m square

Species	Family	Height (cm)	Ground cover (%)
Adenanthos cygnorum Diels	Proteaceae Juss.	150.0	1
Anarthria humilis Nees	Anarthriaceae D.F.Cutler & Airy Shaw	60.0	1
Banksia attenuata R.Br.	Proteaceae Juss.	500.0	10
Banksia menziesii R.Br.	Proteaceae Juss.	550.0	10
Conostephium pendulum Benth.	Ericaceae Juss.	70.0	2
Daviesia triflora Crisp	Fabaceae Lindl.	100.0	5
Desmocladus flexuosus (R.Br.) B.G.Briggs & L.A.S.Johnson	Restionaceae R. Br.	10.0	1
Eremaea pauciflora (Endl.) Druce	Myrtaceae Juss.	70.0	20
Eucalyptus todtiana F.Muell.	Myrtaceae Juss.	500.0	5
Hibbertia huegelii (Endl.) F.Muell.	Dilleniaceae Salisb.	20.0	1
Hibbertia hypericoides (DC.) Benth.	Dilleniaceae Salisb.	40.0	1
Hibbertia racemosa (Endl.) Gilg	Dilleniaceae Salisb.	20.0	1
Lechenaultia expansa R.Br.	Goodeniaceae R. Br.	40.0	1
Lepidosperma pubisquameum Steud.	Cyperaceae Juss.	70.0	2
Lyginia imberbis R.Br.	Anarthriaceae D.F.Cutler & Airy Shaw	80.0	2
Petrophile linearis R.Br.	Proteaceae Juss.	40.0	1
Philotheca spicata (A.Rich.) Paul G.Wilson	Rutaceae Juss.	40.0	1
Stirlingia latifolia (R.Br.) Steud	Proteaceae Juss.	70.0	10
Stylidium adpressum Benth. Trigger-on-stilts	Stylidiaceae R. Br.	10.0	1
Stylidium schoenoides DC.	Stylidiaceae R. Br.	50.0	1
Synaphea spinulosa subsp. *spinulosa*	Proteaceae Juss.	100.0	1
Verticordia nitens (Lindl.) Endl.	Myrtaceae Juss.	150.0	10
Total number of species 22			

Quadrat W04

Descriptor	Details
Peg Locations (UTM)	6552110 N 6552119 N 6552117 N 6552110 N 0401712 E 0401711 E 0401704 E 0401705 E
Landform	Gently facing slope SW ->NE approximately 1:45
Soil Type	White medium to coarse sand under 75% leaf litter cover.
Vegetation	Open woodland of *Banksia menziesii, Banksia attenuata and Eucalyptus todtiana. Allocasuarina campestris*
Condition	Very good to excellent
Fire Age	+ 20 years
Search Intensity	+95% of flora recorded
Quadrat size/shape	10 x 10m

Species	Family	Height (cm)	Ground cover (%)
Allocasuarina campestris (Diels) L.A.S.Johnson	Casuarinaceae R. Br.	400.0	2
Banksia attenuata R.Br.	Proteaceae Juss.	600.0	20
Banksia menziesii R.Br.	Proteaceae Juss.	500.0	10
Calytrix fraseri A.Cunn.	Myrtaceae Juss.	25.0	1
Conospermum boreale E.M.Benn.	Proteaceae Juss.	140.0	1
Conospermum filifolium Meisn. subsp. *filifolium*	Proteaceae Juss.	30.0	1
Daviesia triflora Crisp	Fabaceae Lindl.	40.0	1
Eremaea pauciflora (Endl.) Druce	Myrtaceae Juss.	180.0	30
Eucalyptus todtiana F.Muell.	Myrtaceae Juss.	100.0	1
Petrophile macrostachya R.Br.	Proteaceae Juss.	60.0	1
Hibbertia huegelii (Endl.) F.Muell.	Dilleniaceae Salisb.	10.0	1
Hibbertia hypericoides (DC.) Benth.	Dilleniaceae Salisb.	10.0	1
Hibbertia racemosa (Endl.) Gilg	Dilleniaceae Salisb.	20.0	1
Mesomelaena tetragona (R.Br.) Benth.	Cyperaceae Juss.	50.0	5
Patersonia occidentalis R.Br.	Iridaceae Juss.	20.0	1
Petrophile linearis R.Br.	Proteaceae Juss.	20.0	1
Stirlingia latifolia (R.Br.) Steud	Proteaceae Juss.	50.0	10
Synaphea spinulosa subsp. *spinulosa*	Proteaceae Juss.	80.0	2
Total Species 18			

Species found to 10 m outside quadrats:

Species	Family
Verticordia paludosa A.S.George	Myrtaceae Juss.
Beaufortia aestiva K.J.Brooks	Myrtaceae Juss.
Leucopogon propinquus R.Br.	Ericaceae Juss.
Bossiaea eriocarpa Benth.	Fabaceae Lindl.
Hemiphora bartlingii (Lehm.) B.J.Conn & Henwood	Lamiaceae Martinov
Gompholobium scabrum Sm.	Fabaceae Lindl.
Anigozanthos humilis Lindl.	Haemodoraceae R. Br.
Thelymitra campanulata Lindl.	Orchidaceae Juss.
Total Species 8	

5.2 Vegetation Survey Results

The concept of vegetation complexes for the Swan Coastal Plain was developed in the recognition that different vegetation types grow in soils with different geomorphic characteristics (Heddle et al. 1980). Vegetation complexes can be considered as broad ecosystems that contain a range of habitats depending on relief, aspect and local geomorphology. Gibson et al. (1994) extended the previous work by Heddle et al. (1980) by identifying 43 vegetation subtypes.

Of the 43 subtypes, 11 occur within the Bassendean system, and of these only two could be possibly ascribed to the survey area:

- Type 23a - Central *Banksia attenuata / Banksia menziesii* woodland
- Type 23b – Northern *Banksia attenuata / Banksia menziesii* woodland.

The entire site is low open Banksia-Eucalyptus woodland with *Banksia attenuata*, *Banksia menziesii* and, to a lesser extent, *Eucalyptus todtiana* and *Banksia ilicifolia* the defining species throughout. There was no discernible difference across the 25 ha site for soil, geology hydrology, fire period or past history.

A total of 65 species were found in quadrats (Appendix 4), and a further eight species were identified in transects or outside but not withiin quadrats. There were 23 families, of which Proteaceae has the greatest number of species (13), followed by Myrtaceae (9 species), Fabaceae (5 species) and Ericaceae and Goodeniaceae (4 species each).

The number of species found in each quadrat was: 31 for quadrat 1, 30 for quadrat 2, 22 for quadrat 3 and 18 for quadrat 4. Gibson et al. (1994) describes species richness in 23a (mean of 19 quadrats) as 62.8, and species richness in 23b as 53.2 (mean of 21 quadrats). This compares to a mean of 25 species per quadrat in this study, suggesting 50% to 60% of species originally present have been lost.

Multivariate analysis of quadrats was undertaken using Bray-Curtis analysis in PRIMER-e (Clarke and Gorley, 2015), producing dendrograms comparing the vegetation to that described in Gibson et.al. (1994).

The community composition of the four quadrats were similar and thus clustered closely together in dendrograms. However, quadrats did not cluster within the 23a and 23b floristic community types as would be expected given the restricted species diversity (Figure 8). This result did not change when the species lists of all quadrats were combined to represent the overall floristic diversity at the site (Figure 9).

The study area is clearly a low open banksia woodland. Whether it belongs to the vegetation types described by Gibson et al (1994) as 23a, 23b or the more recently described 23c (EPBC *Approved Conservation Advice for Banksia Woodlands of the Swan Coastal Plain Ecological Community* (Sept 2016)) cannot be determined based on the flora species present, given significant diversity has been lost and only species common to all three vegetation types remain. However, based on the geographic location within the Dandaragan Plateau, the site was most likely Floristic Community Type 23c.

6 Vegetation Condition

6.1 Condition Scoring System Used

In Western Australia, particularly on the Swan Coastal Plain, vegetation condition reporting has become an important tool for judging the relative conservation value of bushland, particularly for areas being considered for either conservation or clearing. The rationale is that biodiversity conservation is much harder in severely degraded bushland, but more easily and cost effectively implemented for bushland in good condition.

The first published condition rating method was by Trudgen in the early 1990's, who broke condition into 6 groupings, ranging from excellent to completely degraded, with intermediate grading of very good, good, poor and very poor.

Later Keighery, acknowledging Trudgen, modified the names and descriptions of the various divisions. This was adopted in the Bush Forever publications, and since 2000 has been widely cited. Accordingly we have sought to rate vegetation condition objectively, using the same criteria adopted by Trudgen and by Keighery (Table below).

	VEGETATION CONDITION RATING SCALE
PRISTINE	Pristine or nearly so, no obvious signs or disturbances.
EXCELLENT	Vegetation structure intact, disturbance affecting individual species and weeds are non- aggressive species.
VERY GOOD	Vegetation structure altered, obvious signs of disturbance, for example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and grazing.
GOOD	Vegetation structure significantly altered by very obvious signs of multiple disturbance. Retains basic vegetation structure of ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and grazing.
DEGRADED	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management, For example disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and grazing.
COMPLETELY DEGRADED	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees of shrubs.

The factors they mention which impact on condition are physical disturbance, and disease and weed invasion. Collectively these reduce "naturalness", reduce native biodiversity and promote the "unnatural selection" of hardy and robust taxa over more delicate and sensitive species. The physical disturbance of grazing and past land clearing likely has significantly and/or severely reduced species richness at the site to less than 50%. Large burnt trunks of former *Corymbia calophylla* remain from past windrow burning, but no living specimens have

regenerated. However, there was no evidence of pests such as rabbits. No weeds were found, and this was believed to be due to no application of fertilisers to the study area. Also there was no evidence of disease. We thus conclude the areas vegetation condition is very good to good to degraded (based on physical disturbance and reduced species diversity) to excellent (based on absence of pests, weeds and disease).

6.2 Conservation Significance of Flora and Vegetation

The December 2016 EPA Technical Guide for terrestrial Flora and Vegetation surveys describes features of significance.

Flora species, subspecies, varieties, hybrids and ecotypes may be significant for a range of reasons, including the following:

- a keystone role in a particular habitat for threatened or Priority flora or fauna species, or large populations representing a considerable proportion of the local or regional total population of a species;
- relictual status, being representative of taxonomic or physiognomic groups that no longer occur widely in the broader landscape;
- anomalous features that indicate a potential new discovery;
- being representative of the range of a species (particularly at the extremes of range, recently discovered range extensions, or isolated outliers of the main range);
- the presence of restricted subspecies, varieties or naturally occurring hybrids;
- local endemism (a restricted distribution) or association with a restricted habitat type (e.g. surface water or groundwater dependent ecosystems); and
- being poorly reserved.

Vegetation may be significant for a range of reasons, including the following:

- restricted distribution;
- degree of historical impact from threatening processes;
- local endemism in restricted habitats;
- novel combinations of taxa;
- a role as a refuge;
- being representative of a vegetation unit in 'pristine' condition in a highly cleared landscape, recently discovered range extensions, or isolated outliers of the main range; and
- being poorly reserved.

In this study, one individual outside the quadrats *(Verticordia paludosa)* is classified as P4, the vast majority of flora species described do not fit the criteria of significance, but rather are common and hardy survivors of disturbance by grazing and clearing.

Further, it is noted in the Conservation Advice for Banksia Woodlands related to the EPBC (26 August 2016), the Banksia woodland type 23c is not a Threatened Ecological Community in WA.

6.3 Threatened Ecological Communities

Many Banksia woodlands of the Swan Coastal Plain are classified as Threatened Ecological Communities. The Approved Conservation Advice (26 August 2016) at Table 1 classifies TEC's according to Floristic Community Type that are mostly derived from Gibson *et al* (1994).

Despite using multivariate analysis of the data collected, due to the loss of the original species that may have been present, it is no longer possible to precisely define the Floristic Community Type now present. Based on the geographic location within the Dandaragan Plateau, and the elevation at 160 – 165 mAHD, it was most likely to have been FCT 23 c, North-eastern *Banksia attenuate Banksia Menziesii* woodlands. An average of 25 species was found in 4 very similar quadrats (based on Bray Curtis similarity). According to table 1 of the Approved Conservation Advice, 53% of the species have been lost. If it originally was FCT 23a, then 58% of the species have been lost. If it originally was FCT 23b , then 47% of the species have been lost. Of the three possible FCT's, Table 1 has only 23b listed as a P3 TEC, whereas 23 a and 23 c are not listed as TEC's.

The Approved Conservation Advice (26 August 2016) at Section 2 details guidance for determining whether a TEC is present, in particular Section 2.2.1, at p20 under *Contra-indicators,* states:

- FCT 20c – Eastern shrublands and woodlands, corresponds with a separated EPBC ecological community listing, Shrublands and Woodlands of the Swan Coastal Plain.
-

However, the description contained within this reference refers strictly to the Forrestfield Unit of the Hill Ridge system, which has clayey soil. with only 2 occurrences known. One area of 39 ha is vested in the Commonwealth of Australia (Army) 36 ha is vested with the Shire of Swan and 5 ha is unvested.

The Approved Conservation Advice at 2.2.2 precisely describes how the intensity of the flora survey undertaken is appropriate.

Step 4 goes to "significant impacts". Interestingly, although the preceding sections (Table 1) Records only 23b is a P3 TEC, at Table 4 in Section 2, FCT 23 a,b,and c are grouped together as P3 TEC', however Table 5 says Banksia Woodands in the Dandaragan Plateau subregion SWA1 are 30.43% Protected.

In summary, it becomes objectively unclear whether the area proposed to be cleared is a TEC. Some of the guidance says it is, some is contradictory. However the overriding consideration is how much native species diversity has declined. There is no metric provided to gauge whether more that 50% species loss is "Moderate", or Low". On balance, and considering the generally much greater species diversity and variation in vegetation units in the environmental offset area offered, the clearing of this land is judged to be inconsequential to Banksia Woodland TECs, whereas approval for clearing would, through environmental offsets, put a more biodiverse area 24 time the size into the conservation estate by way of a conservation covenant.

6.4 Context of conservation significance within the area and the proposed development

The 25 ha site is proposed to be cleared for the construction and operation of a composting facility. It is located on a property of 1647 ha which is adjacent to the Boonanarring Nature Reserve which covers 9250 ha.

The nature reserve has at least 573 different flora species in 10 different vegetation types.

The landowners recognise their obligation to provide an environmental offset in order to clear part of their land for a commercial purpose, even though that purpose, being the recycling and beneficiation of organic waste, has considerable strategic environmental benefits. They are accordingly prepared to place a significant part of their land (600 ha) into the conservation estate at no cost to the state through the implementation of a conservation covenant.

The proposed covenanted land contains a very large tract of Banksia woodland of the same type as is proposed to be cleared. However, as described by Burbridge et al. (1996) in the Flora and Vegetation survey of the Nature Reserve, the land to the south of the site, due to the absence of any grazing, exhibits a much higher biodiversity in excellent condition, and displays a mosaic of interwoven vegetation types, including low banksia healthland, wetlands and eucalyptus woodlands.

Detail of this area which is to be protected with a Conservation Covenant is contained in Appendix 5.

Earlier versions of this report believed two priory species were present, being *Eucalyptus absita, and Grevillia althofereum*. A subsequent visit to the site and inspection of preserved samples by Malcolm Trudgen, one of the state's most experienced and respected botanists, pointed out that these identifications were in error. The Eucalypt originally identified as *absita* was more likely a hydrid between *Eucalyptus marginata* and *Eucalyptus todtiana*, This opinion was confirmed by Genetic studies by Bioscience, comparing extracted DNA from the Wannamal Road samples with DNA from authentic Jarrah and Blackbut.

Mr Trudgen Could immediately identify that, despite a very similar leaf shape, what had been identified as *Grevillea althoferorum*, was in fact *Petrophile macrostachya*.

Mr Trudgen's report is contained as Appendix 6.

The report on DNA identification of Eucalyptus hybris as contained as Appendix 7.

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Figures

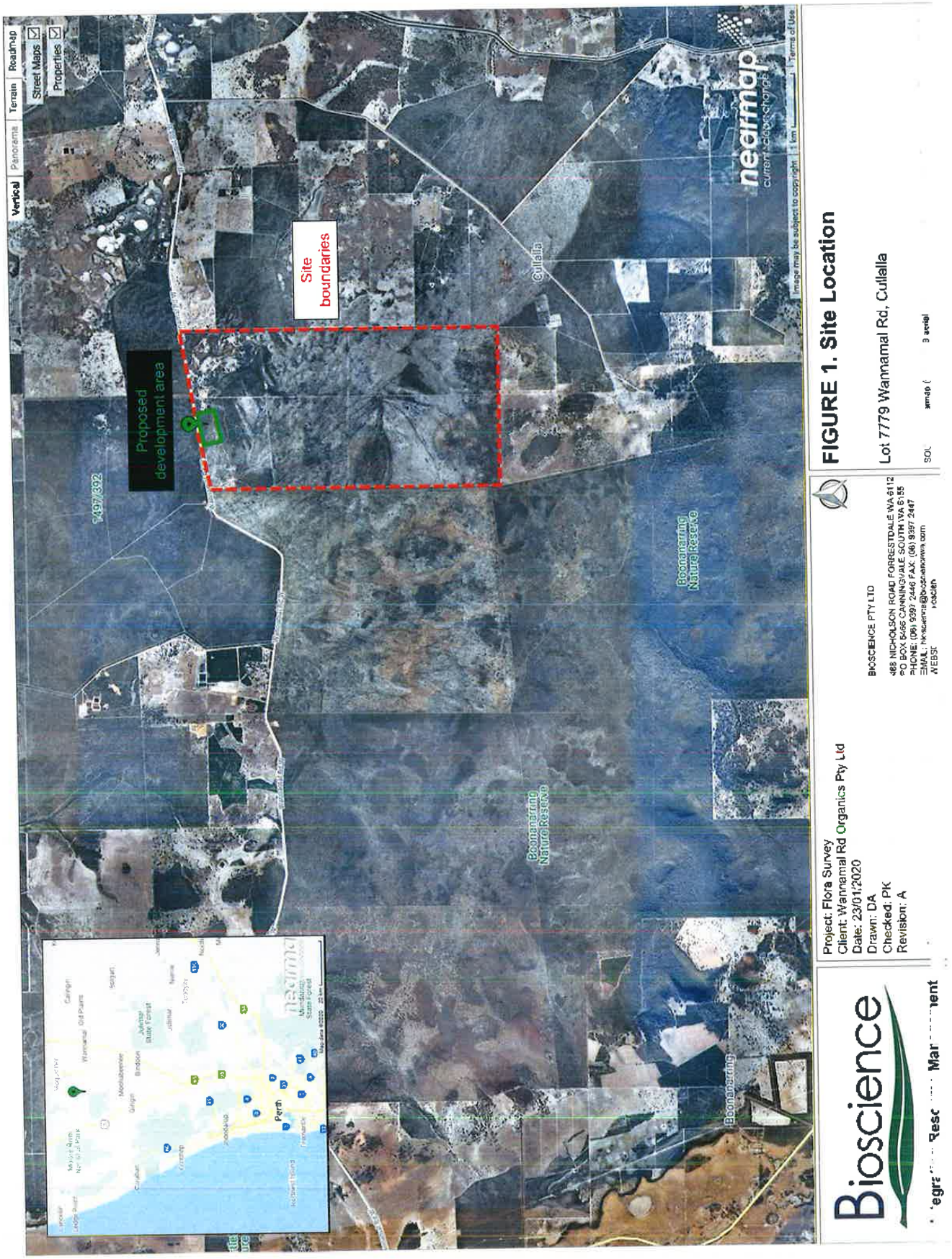
Vertical
Panorama
Terrain
Roadmap
Street Maps
Properties
Site boundaries
Proposed development area
497/392
Cullalla
Boonanarring Nature Reserve
Boonanarring
nearmap
current / slope change
Image may be subject to copyright
Terms of Use
FIGURE 1. Site Location
Lot 7779 Wannamal Rd, Cullalla
Project: Flora Survey
Client: Wannamal Rd Organics Pty Ltd
Date: 23/01/2020
Drawn: DA
Checked: PK
Revision: A
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FIGURE 2. 1981 Site Layout

Lot 7779 Wannamal Rd, Cullalla

SOURCE: Landgate Map Viewer Plus

Project: Flora Survey
Client: Wannamal Rd Organics Pty Ltd
Date: 23/01/2020
Drawn: DA
Checked: PK
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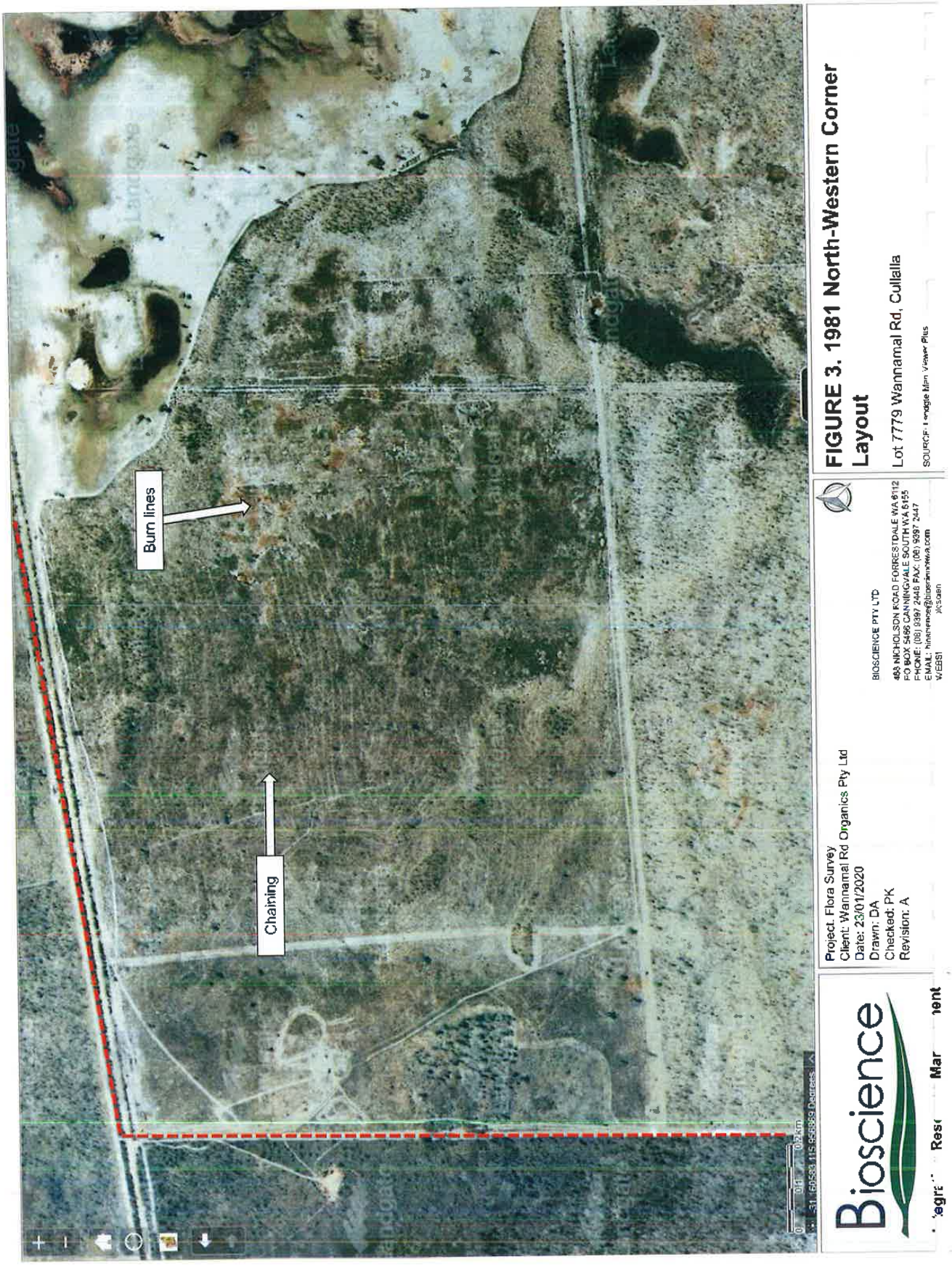
Burn lines
Chaining
Bioscience
Project: Flora Survey
Client: Wannamal Rd Organics Pty Ltd
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WEBSI
jkissen
FIGURE 3. 1981 North-Western Corner Layout
Lot 7779 Wannamal Rd, Cullalla
SOURCE: Imagine Mm Viewer Plus

RAINFALL (MM)
0
20
40
60
80
100
120
140
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
FIGURE 4. Average Monthly Rainfall
Lot 7779 Wannamal Rd, Cullalla
SOURCE: BOM – Wannamal Weather Station
Project: Flora Survey
Client: Wannamal Rd Organics Pty Ltd
Date: 23/01/2020
Drawn: DA
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Quadrat 4
Quadrat 1
Quadrat 3
Quadrat 2
COMPOST FACILITY FOOTPRINT
0m 50m 100m 150m 200m
Bioscience
Integrated Resource Management
Project: Flora Survey
Client: Wannamal Rd Organics Pty Ltd
Date: 23/01/2020
Drawn: DA
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FIGURE 5. Quadrat Locations
Lot 7779 Wannamal Rd, Cullalla

2017 Transects
2018 Transects
COMPOST FACILITY FOOTPRINT
Wannamal Rd W
Wannamal Rd W
Wannamal Rd W
Wannamal Rd W
Wannamal Rd W
Project: Flora Survey
Client: Wannamal Rd Organics Pty Ltd
Date: 23/01/2020
Drawn: DA
Checked: PK
Revision: A
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FIGURE 6. 2017 and 2018 Transects
Lot 7779 Wannamal Rd, Cullalla
SOURCE: Nearmap (08/02/2009 aerial picture)

Wannamal Rd W
COMPOST FACILITY FOOTPRINT
FIGURE 7. 2019 Transects
Lot 7779 Wannamal Rd, Cullalla
Project: Flora Survey
Client: Wannamal Rd Organics Pty Ltd
Date: 23/01/2020
Drawn: DA
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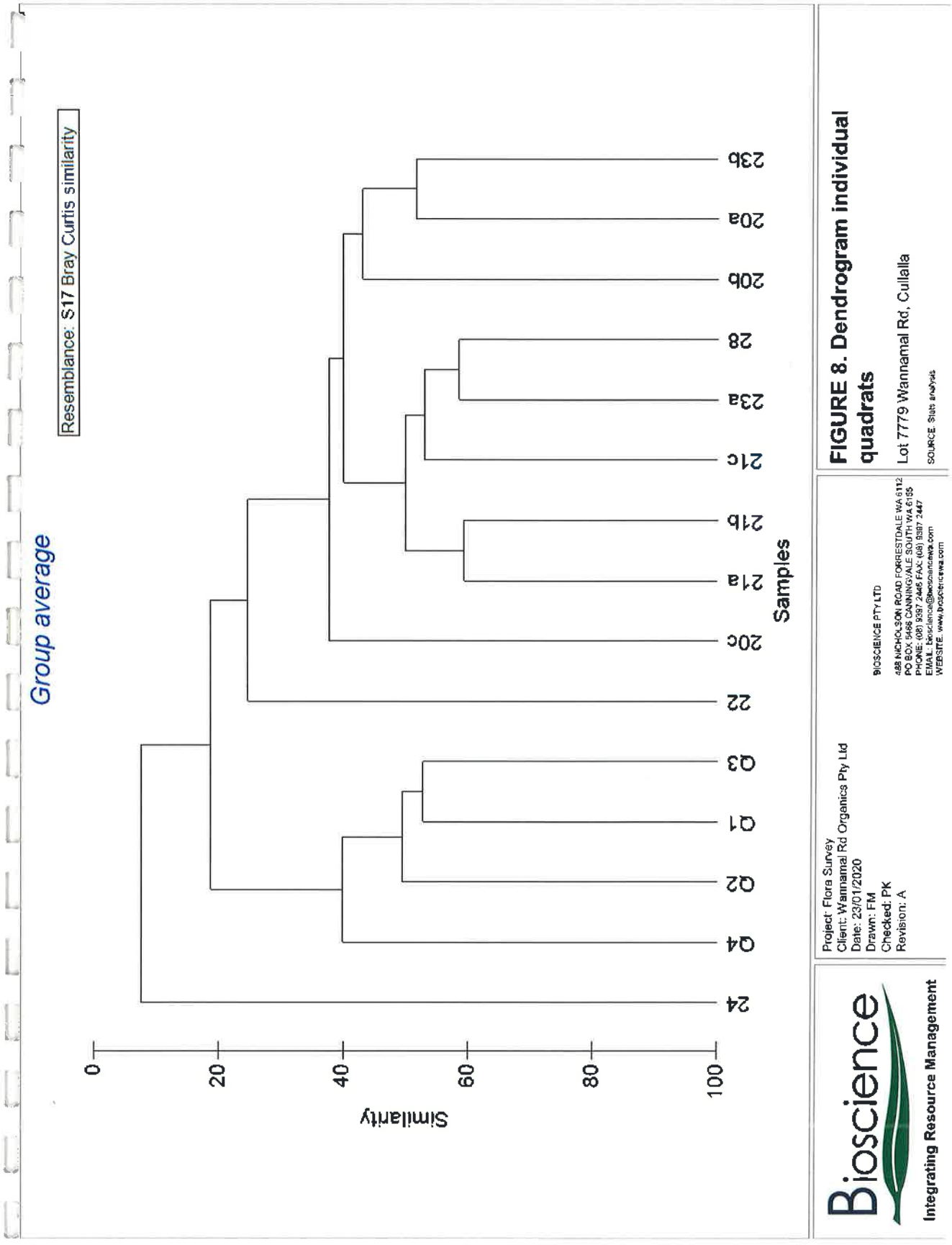

FIGURE 8. Dendrogram individual quadrats

Lot 7779 Wannamal Rd, Cullalla

SOURCE: Stats analysis

Project: Flora Survey
Client: Wannamal Rd Organics Pty Ltd
Date: 23/01/2020
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Group average
Resemblance: S17 Bray Curtis similarity
Similarity
0
20
40
60
80
100
Samples
24
Qall
22
20c
21a
21b
21c
23a
28
20b
20a
23b
FIGURE 9. Dendrogram combined quadrats
Lot 7779 Wannamal Rd, Cullalla
Project: Flora Survey
Client: Wannamal Rd Organics Pty Ltd
Date: 23/01/2020
Drawn: FM
Checked: PK
Revision: A
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Appendix 1: Wetland Report – Request for Modification of Resource Enhancement Dampland

Bioscience

REQUEST FOR MODIFICATION OF RESOURCE ENHANCEMENT DAMPLAND UFI 11428

7779 Wannamal Rd.

Cullala

Request for Modification of Resource Enhancement Sumpland UFI11428
Wetland Reclassification
7779 Wannamal Rd. Cullala
Wannamal Rd. Organics Pty Ltd

Prepared by: Mark Bundock
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Document Control

Issue	Date	Author	Reviewer	Approved
1	16/11/2016	M. Bundock	P. Keating	P. Keating

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1. Introduction

Lots 7779 Wannamal Rd. Gingin is located approximately 90km north of Perth and 55 km east of the coast (Fig.1). The properties cover an area of approximately 1674Ha, the site is mostly native vegetation in varying condition. There are some areas which have been cleared for farming, which have rehabilitated which is found in the North east corner (Fig.2). This area has been used for low intensity grazing and the land is a mixture of native regrowth and pasture composed mostly of annual/perennial grasses and dicot weeds. There is a single residential house, sheds and parking in the north west frontage against Wannamal Rd. Bioscience was engaged by Mr J. Wynn to review the current Resource Enhancement Wetland classification on this lot, in order to submit a request to modify the Swan Coastal Plain Geomorphic Wetlands dataset.

2. Site Description and Investigations

2.1 Land use

According to the current owners the property has been used as agricultural land for approximately 40 years. This prolonged period of low level grazing use has resulted in the understory of the property becoming modified. The general appearance of the land and the overall structure of most of the bushland is largely unchanged. In addition, the land on site and in the surrounding area has been drained in the past, which appears to have altered the hydrology. The area of concern in this survey is an REW, that has been modified considerably compared with the remainder of the property, including harrowing and clearing of native vegetation.

2.2. Climate

The south west of Western Australia is characterised by a Mediterranean climate comprising hot dry summers and cool wet winters. According to the Bureau of Meteorology the mean annual rainfall within the vicinity of the property is 651.3mm (Gingin Aero, 009178). The monthly distribution of rainfall (Fig. 3) indicates approximately 85% of the rainfall occurs during the months of May to October. The potential annual *evaporation* of the area is 1800/200mm (BoM, 2016), which is significantly more than annual precipitation (Davidson and Yu, 2006), the daily evaporation is closer to 5.2mm/day (BOM). The prevailing wind is from a south-westerly direction, however westerly and easterly winds are common, particularly in the summer months.

2.3. Geomorphology and Topography

The area has a undulating relief with numerous variations in topography (Fig.4), the south western end of the Lot has sand and lateritic hills of 220m Australian Height Datum (AHD), the western portion of the lot has undulating lateritic hills with heights of 210m the north eastern corner (the site in question) has a low relief, but is surrounded by low sand hills spot heights of up to 170m (Fig. 5).

2.4. Regional Geology

The property is located on the Northern Swan Coastal Plain within the Quaternary colluvial dune systems, a gently undulating sand plain with discrete sand rises. It comprises of a mixture of well to moderately well drained deep light grey sands with fine to coarse quartz and feldspar and poorly drained deep siliceous or bleached sands. This is underlain by poorly drained clay or less frequently a pale yellow B-horizon or iron-inorganic hardpan 1-2m below the surface The south and west of the property have large hills of massive, cemented and vesicular laterite, overlain by ferruginous gravels in a clay-sand matrix (Fig. 6).

The subject site is characterised by poor drainage due to the low permeability of Bassendean formation sub-soil clays, which prevent the downward infiltration of rainfall, consequently during the winter month's waterlogging and surface inundation can occur, this results in acidic soils (Fig. 7). In addition, the clay fraction of the soil is known to have highly variable Plasticity Indices (Hillman et al., 2003). Soil Organic content varies between 1-3% of volume in the surface layers, dropping to between 0.2-1% in subsoils *(ASRIS).*

2.5. Acid Sulfate Soils

Acid Sulfate soils are soils that contain reduced forms of sulfur, which typically originate from the reducing conditions associated with anaerobic soils in wetlands. In Western Australia, Acid Sulfate Soils occur in low-lying coastal lands such as Holocene swamps and Lakes. If such soils are exposed to oxygen, for example by excavation or dewatering, reduced sulfides convert to sulfuric acid and significantly lower pH, causing a range of undesirable environmental consequences. If they remain undisturbed and inundated, they are stable.

According to the Planning bulletin 64 on Acid Sulfate Soils (WAPC 2003), the majority of the site has been classified as having a low-risk of Acid Sulfate Soils (ASS) occurring within 3 m of the natural soil surface and activities disturbing soils at depths greater than 3m carry a high to moderate risk of disturbing ASS. However there is an area of high-risk soil, in the north east of the properties (Fig. 7).

2.6. *Vegetation*

A full vegetation survey usually means a level 2 Survey as per EPA Guidance 51, in this instance this was not warranted. Guidance 51 surveys are appropriate for native vegetation in much better condition, and where vegetation units and structure are clearly discernible and comparable to the state's flora database. Accordingly, Bioscience undertook a modified vegetation survey of the subject land involving a careful assessment of all the wetland and surrounding areas to document all native species present at two points in time. These site visits indicated that a large amount of native vegetation has been cleared in parts of the site and using the condition rating system of "Bush forever", is degraded. However, there is regrowth in areas and there the condition could be described as good.

The local vegetation complexes are Predominantly Cullala Complex with areas of Wannamal complex to the north-eastern corner and across the southern part of the property.

The dominant species should be: a mixture of low open forest of banksia species, eucalyptus todtiana and open woodlands of *Corymbia calophylla with Eucalyptus todtiana, Banksia illicifolia, Banksia menziesii* and *Banksia attenuata.* In the lower lying areas it becomes a mixture of low shrublands of *Melaleuca species, Eucalyptus wandoo* and *eucalyptus loxophleba*. (Heddle et al. 1980)

The Site can be subdivided into five vegetation zones or areas (Fig. 8):

- Melaleuca zone – Several low-lying areas across the property are populated by *Melaleuca sp.* of varying size. These include *Melaleuca preissiana, Melaleuca raphiophylla and Melaleuca urceolaris.* Understorey includes *Regelia ciliata, Conostephium pendulum* and *Verticordia lindleyi*

- Cleared zone - Clearing has been carried out historically around the Melaleuca zone and these areas, although showing signs of regeneration are mainly populated by invasive grasses and weeds.
- Banksia zone – Raised dune areas surrounding the melaleuca zone are populated by Banksia woodlands mainly *Banksia illicifolia*, *Banksia attenuata* and *Banksia menziesii*. The understorey consisting of, *Hibbertia sp.*, *Calothamnus sp.*, *Drosera sp.*, *Grevillea sp.* and *Stylidium sp.*
- Eucalyptus zone – Lateritic hills in the West and South of the property
- Mixed Eucalyptus/Banksia woodlands – Found between the Banksia and eucalyptus woodlands

2.7. Hydrogeology

2.7.1. Regional Hydrogeology

The proposal development envelope lies within the Gingin Groundwater Area (GGA) which is a gazetted groundwater area under the RIWI Act 1914, subject to a range of management protocols overseen by the Department of Water (DoW). It is within the Red Gully Sub-area associated with the unconfined superficial formations and surficial resources for the confined Leederville and Yarragadee Aquifers. Adjoining the Red Gully Sub-area to the west is the Beermullah Plain Sub-area. Within the superficial formations there is lateral groundwater flow from east to west from the Red Gully Sub-area to the Beermullah Plain Sub-area and to the west and down-gradient there is groundwater flow within the Leederville and Yarragadee aquifer systems.

2.7.2. Local Hydrogeology

The hydrogeology of the proposal development envelope and surrounding area is characterised by four principle aquifers :

- Mirrabooka Aquifer – perched, surficial formations of the Red Gully Sub-area, beneath Dandaragan Plateau;
- Superficial Aquifer – superficial formations of sub-areas Red Gully and Beermullah Plain, thus beneath the Gingin Scarp and Beermullah Plain;
- Leederville Aquifer – beneath the surficial formations (Dandaragan Plateau) and superficial formations (Gingin Scarp and Beermullah Plain); and

- Yarragadee Aquifer – unconformably underlies the Leederville Aquifer in this area, and separated from the Leederville Aquifer by a clay layer.

Mirrabooka Aquifer – Surficial Formations

The Mirrabooka Aquifer is a perched aquifer on the Gingin Scarp and Dandaragan Plateau, comprising sandstones with interbedded siltstone and shale. This aquifer is located to the east of the proposal development envelope, occurring at relatively higher elevations than the proposal development envelope. Recharge to the Mirrabooka Aquifer is provided by rainfall percolating through the Dandaragan Plateau.

Both the Mirrabooka Aquifer and Kardinya Shale Member pinch-out towards the west and the Gingin Scarp. Intersections of the Kardinya Shale Member with the Gingin Scarp and incised watercourses provide potential for local discharge from the Mirrabooka Aquifer in the form of natural springs and seeps. Natural springs within and or adjoining the Bartlett's Well Nature Reserve and incised watercourses on the escarpment are attributed to the Mirrabooka Aquifer.

The water table elevations of this aquifer range from about 120m AHD to 175m AHD, reflecting depths to the water table of 75m to 130m, expressing at the surface on occasion as natural springs.

Groundwater flow in the Mirrabooka Aquifer broadly conforms to the ground surface topography.

Superficial Aquifer – Superficial Formations

The Superficial Aquifer is an unconfined, uppermost aquifer occurring within the superficial formations beneath the Swan Coastal Plain, comprising of Bassendean Sands, Guildford Clay, Yoganup Formation and Ascot Formation. The Superficial Aquifer has an eastern limit beneath the Gingin Scarp.

There is potential for the Mirrabooka Aquifer, beneath the Gingin Scarp, to recharge the eastern limits of the Superficial Aquifer. On the escarpment and Swan Coastal Plain, recharge to the Superficial Aquifer occurs from rainfall infiltration and in selected settings upward leakage from the Leederville Formation. Net recharge to the proposal area from rainfall infiltration is estimated at less than five percent of annual average rainfall (DoW, September 2008).

Water table elevations in the Superficial Aquifer beneath the proposal development envelope range from 65m AHD to 90m AHD, at depths approximately 20m to 30m below ground level. The water table broadly follows the ground surface topography. Groundwater flow is to the west-southwest and the Swan Coastal Plain.

The highest water table elevations occur opposite the topographical ridges on the Gingin Scarp crest. The depth to the water table progressively decreases beneath the foot-slopes of the Gingin Scarp. A shallow water table occurs at the toe of the escarpment. In settings where Guildford Clay occurs at the toe of the escarpment, the water table may be locally expressed on the ground surface. To the west, beneath the Beermullah Plain, the water table occurs at shallow depths.

The depth to the water table progressively decreases beneath the foot-slopes of the Gingin Scarp. A shallow water table occurs at the toe of the escarpment. In settings where Guildford Clay occurs at the toe of the escarpment, the water table may be locally expressed on the ground surface. To the west, beneath the Beermullah Plain, the water table occurs at shallow depths.

Leederville Aquifer

The Leederville Aquifer, a significant regional multi-layered groundwater flow system comprised of interbedded sandstones, siltstones and shale ranging in thickness up to 20m.

Under the Dandaragan Plateau, the Leederville Aquifer is interpreted to be confined by Kardinya Shale and Osborne Formation. Further west, beneath the Gingin Scarp and the proposal area, the confining beds may include the Otorowiri Member, Parmelia Formation and/or upper shale beds of the Pinjar Member. Beneath the local Swan Coastal Plain and locally, the Leederville Aquifer is semi-confined, supporting the groundwater levels within the superficial formations with some upward leakage.

Recharge to the Leederville Aquifer beneath the Dandaragan Plateau occurs when the sediments are exposed to watercourses and stream flow. Beneath the Swan Coastal Plain, recharge occurs via the overlying Superficial Aquifer.

Local discharge from the Leederville Aquifer occurs where the superficial formations are fully incised by the Gingin Brook (DoW, January 2011 in Supporting Study 4.1). The

reaches of the Gingin Brook that host these discharge zones occur where the Guildford Clay is absent and the Ascot Formation is overlain by Bassendean Sands.

The transition of the Leederville Aquifer transition from confined to semi-confined conditions beneath the Swan Coastal Plain occurs to the west of the eastern-most Guildford Clay settings, approximately along the alignment of Whitfield Brook and Beermullah Lake (to the west of the proposal development envelope). The perennial nature of Beermullah Lake may reflect accentuated local recharge by upward leakage from the Leederville Aquifer.

If the Leederville aquifer is assumed to be unconfined, the natural water level is likely to range from 120m AHD (potentiometric surface beneath the northeast Dandaragan Plateau) to 35m AHD associated with discharge zones on reaches of Gingin Brook near its confluence with the Moore River. Groundwater flow is from the northeast to the southwest, under steeper hydraulic gradients beneath the Dandaragan Plateau compared to the Beermullah Plain.

Yarragadee Aquifer

The Yarragadee Aquifer is a regional confined multi-layered groundwater flow system. Studies show that the local Yarragadee Aquifer successions have a thickness greater than 2,800m comprised of interbedded sandstones, siltstones and shales. The top of the Yarragadee Formation was estimated at minus 177m AHD.

The potentiometric surface elevations of the Yarragadee Aquifer in the area of the proposal development envelope range from 40m AHD to 66m AHD in the vicinity of the Moore River to approximately 20km southwest of the proposal area, with flow being from a north to south direction from Moore River to Gingin Brook.

2.7.3. Wetlands

The original information regarding classification of the wetlands of the sand plain was first published in the *Wetlands of the Swan Coastal Plain Volume 2B Wetland Mapping, Classification and Evaluation: Wetland Atlas* (Fig. 9), which was captured at a scale of 1:25,000 (Hill et al. 1996b). According to this dataset a large portion of the site consists of Resource Enhancement Wetlands, with some Conservation Category Wetlands to the south of the site. The new digitised version (Fig. 10) has re-numbered these wetlands, but none have been re-assigned (Summary Table 1)

Summary Table 1

Old Wetland ID	Category	New Wetland ID	New Category
40087654993	C	11519	C
40103654966	C	11434	C
40180654968	C	11436	C
40180654987	C	11426	C
40210655186	M	11430	M
40230655048	R	11432	R
40277655240	R	11503	R
40301654983	C	11513	C
40320655002	R	11518	R
40272654896	R	11443	R
40288655018	C	11515	C
40295655043	C	11510	C
402965497	C	11437	C
40285655197	R	11428	R
40122654998	C	11516	C
40204655030	C	11512	C
40231655021	C	11514	C
40234655007	C	11517	C

However, some of the REW's have been cleared for farmland for a number of years, suggesting an error in the mapping. Field investigation and NearMap reveals that these areas are cleared farmland, which had been heavily degraded by grazing pressure, although some regeneration is evident most of these areas are weed strewn.

2.8. *Swan Coastal Plain Wetland Evaluation*

As part of the site investigation, a series of photographs were taken (Appendix 1). As per DEC requirements a SCP wetland evaluation was conducted on site to determine the conservation status of the wetland (Appendix 2 - 4). From the results of this survey parts of the wetland is best described by the multiple use category.

3. Justification for Wetland Re-classification

Wetlands are defined as areas where the soil can become inundated or waterlogged, either permanently or seasonally, with fresh or saline water. Where natural soils become waterlogged, their chemistry changes, due mainly to soil microbes and plant roots removing oxygen at a rate greater than it can be replenished from the atmosphere. The altered chemistry is manifested as decreasing redox potential, the gradual accumulation of organic carbon, and depending on soil mineralogy, the potential accumulation of reduced iron and sulphur. Such soils are not conducive to the growth of many plants, so a selection occurs for those plant species, which have special adaptive mechanisms to cope with anaerobic soil. As such, wetlands develop a characteristic vegetation community.

Driven by the recognition of the importance of wetlands in the Swan Coastal Plain ecosystem, and the fact that European settlement had caused a rapid loss of wetlands, studies were initiated in the 1990's to map wetlands in the Perth area, and to assign management categories in order for them to be protected from future decline.

Initially five management categories were assigned, but later this became three categories:

- Conservation Category Wetlands have high conservation significance where the wetland functions, values and attributes are to be protected by preventing activities, which may cause their decline. The surrounding land is likewise protected in order to provide a buffer against threats to the wetland function and attributes. The management objective should be to preserve and protect all the ecological, hydrological and social functions.
- Resource Enhancement Wetlands are those which retain functions, values and attributes which, although somewhat compromised and degraded, are still worthy of preservation. The management objective is to restore the values and attributes of such areas towards those of Conservation category Wetlands.
- Multiple Use Wetlands are areas where wetland functions, values and attributes have been seriously degraded such that they no longer serve any substantial ecological role. They are typically cleared of native vegetation and most wetland fauna. The management objective is to preserved hydrological functions, but otherwise they can be developed for more beneficial use.

The location and management category of wetlands was originally determined and published in 1996 in Hill et al, Wetlands of the Swan Coastal Plain Volumes 2a and 2b (1996). Since that time, maps have been converted to digital format as the Wetlands geomorphic dataset, which is administered by the Wetland Program Office of the Department of Environment Regulation.

The location and classification of wetlands are determined by the presence or absence of these three features:

- The presence of water at or above the soil surface either permanently or intermittently.
- Changes in soil chemistry characterised as becoming hydritic.
- Vegetation which includes plants adapted to inundated soils.

From a comparison of the original and digitised datasets with a satellite image of the properties (Fig.11a &11b), it can be inferred that there is some discrepancy between the two and the satellite image. The satellite image shows large cleared areas with adjacent Melaleuca woodlands, but with a degraded understorey.

Whilst Bioscience accepts that parts of this area will become waterlogged in the winter months and thus still retain some wetland function, we believe that its boundaries have become altered by normal farming practices.

The nearest bush forever site is Wilbinga (BF406) which is 41 km from the site. This does not give a good representation of what the vegetation communities on site may have been pre-clearing a it is a different vegetation type.

The closest accessible area for reference is a Sumpland Conservation area (13482) to the east of the site.
This is relatively intact and has a similar composition to the site. However, the *Melaleucas* and wetland are far more established with less disturbance.

It is on this basis that Biosclence maintains that areas of the wetland, which have vbeen cleared historically are more appropriately classified as a multiple use wetland, as the values and attributes that constitute a wetland have been so seriously degraded, that they no longer serve any substantial ecological role.

4. Conclusion

Bioscience would like you to consider the re-classification of the cleared areas of Sumpland Resource Enhancement area 11428 to a more appropriate Multiple use category (Fig 11b). This part of the wetland is more appropriately classified as a multiple use wetland, as the values and attributes have been seriously degraded via clearing and grazing over the last 40 years, so that they no longer serve any substantial ecological role.

In summary, the cleared areas of the wetland;

- Have lost wetland function, values and attributes.
- The vegetation is dominated by weeds, introduced species and is largely cleared and grazed.
- The Swan coastal plain survey results indicate that is better described as a multiple use wetland using Bulletin 686.

5. References

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HILLMAN, M., COCKS, G., AMERATUNGA, J. (2003) *Guildford Formation.* Australian Geomechanics, 38, 31-39.

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6. Figures

Figure 1. Position of the site

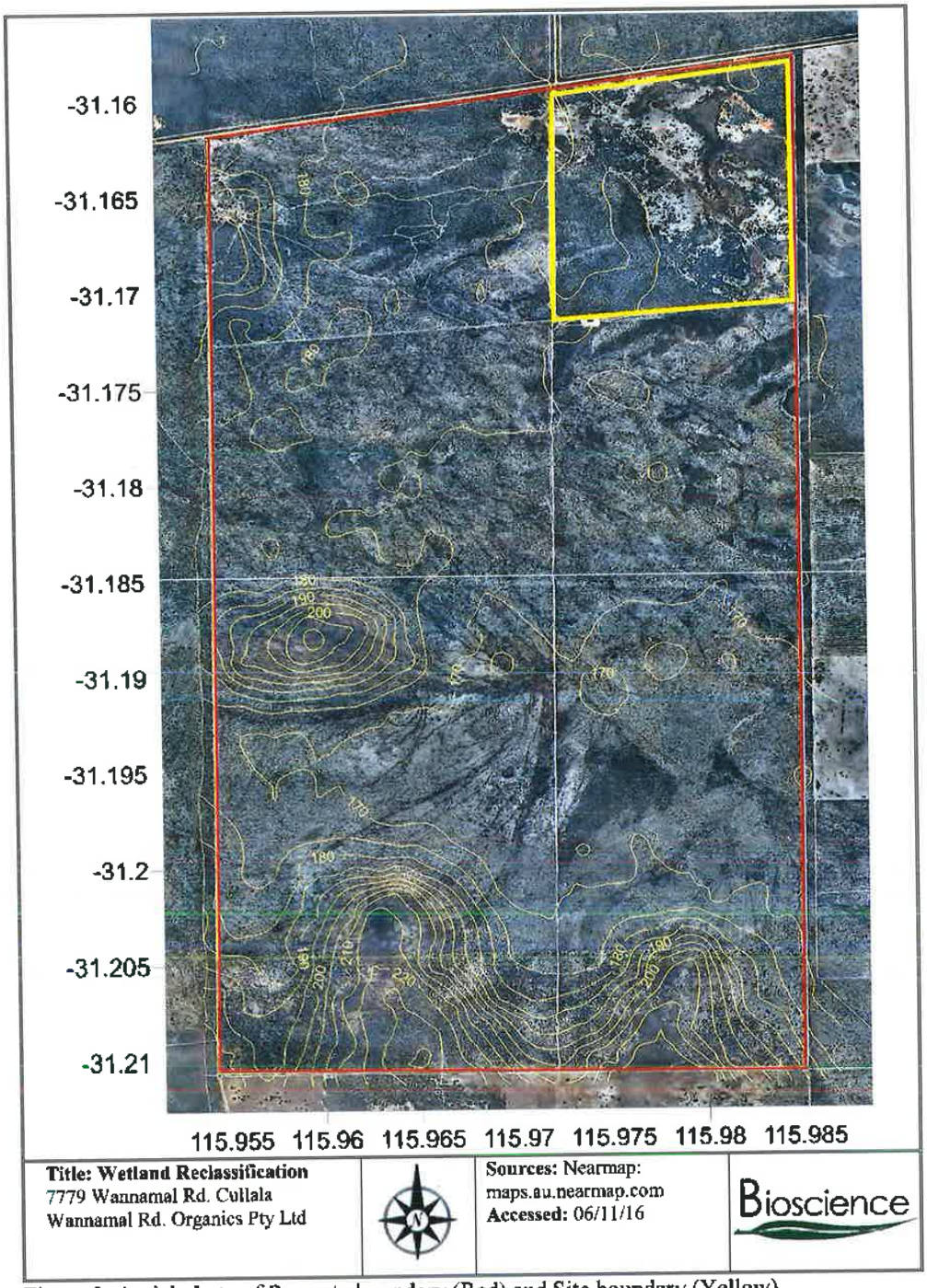

Figure 2. Aerial photo of Property boundary (Red) and Site boundary (Yellow)

15

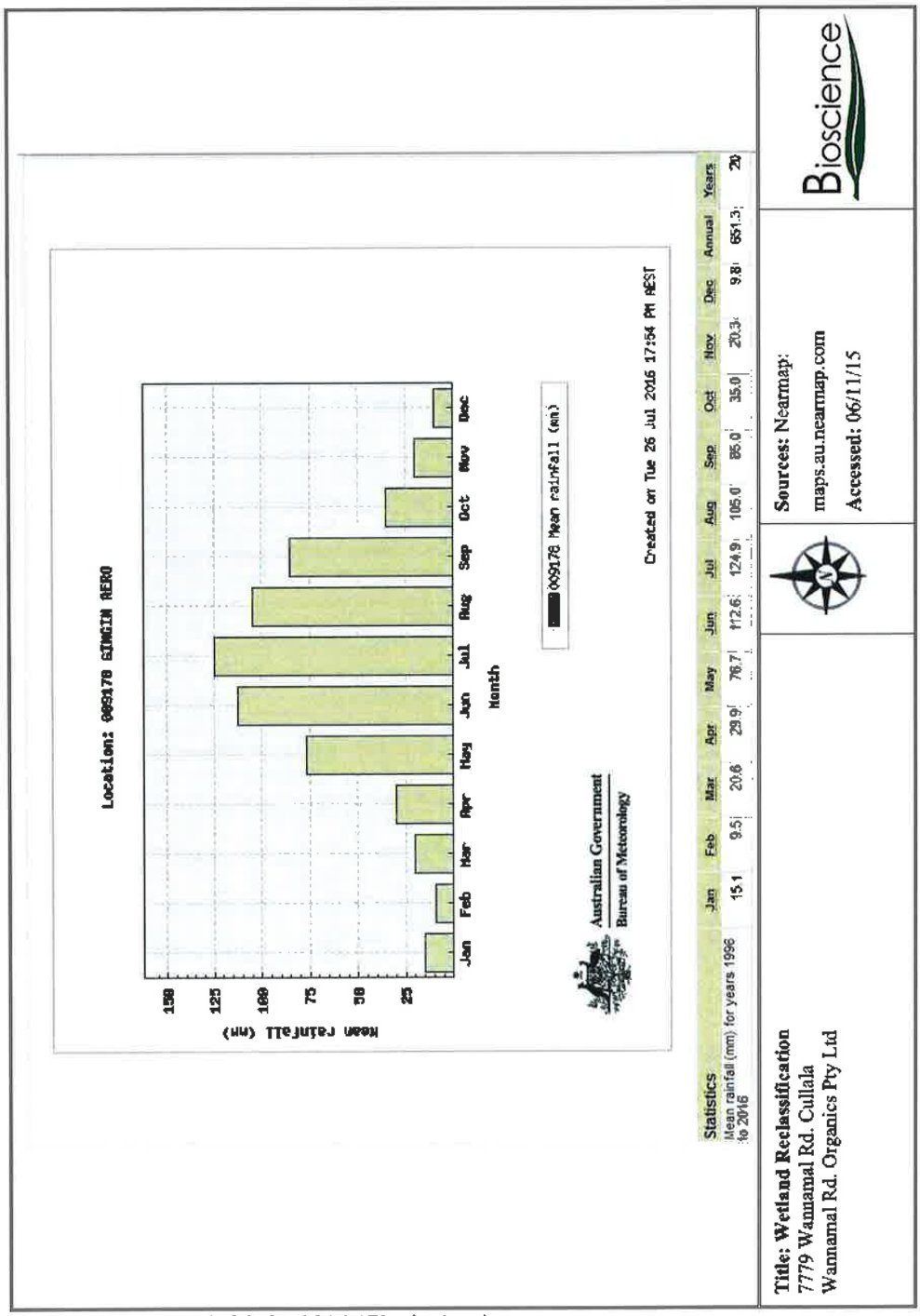

Figure 3. Average rainfall for 2016 (Gingin Aero)

16

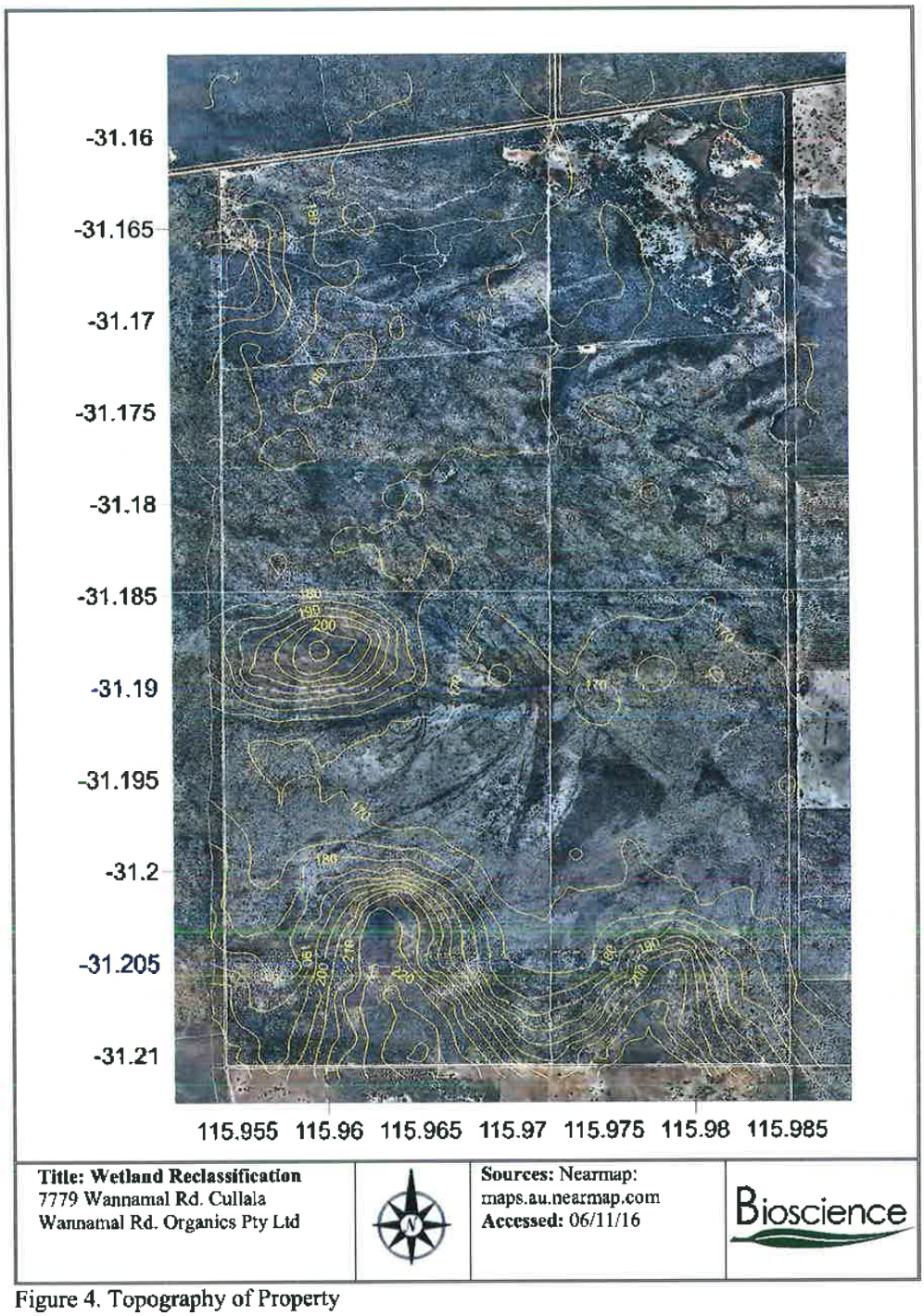

Figure 4. Topography of Property

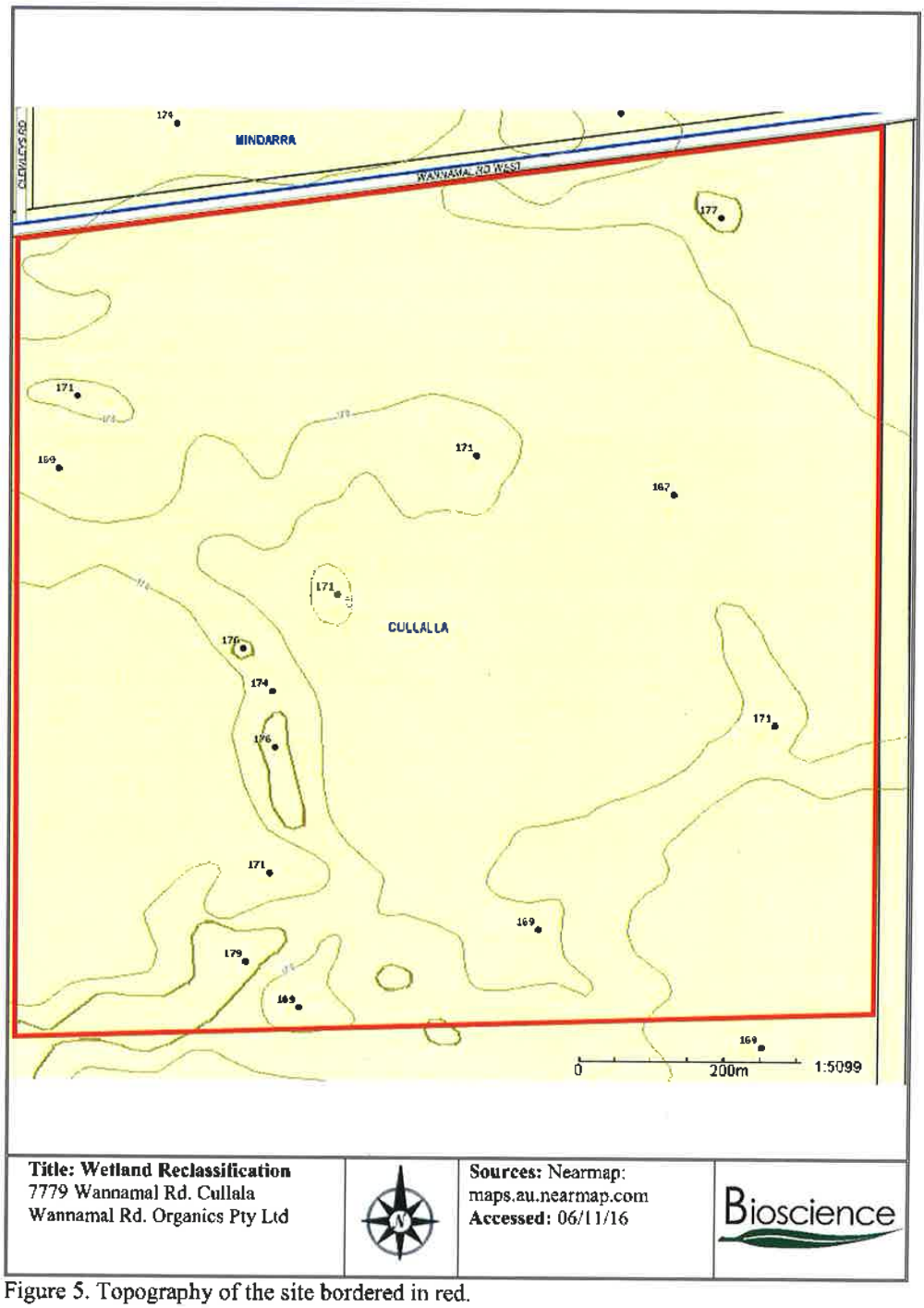

Figure 5. Topography of the site bordered in red.

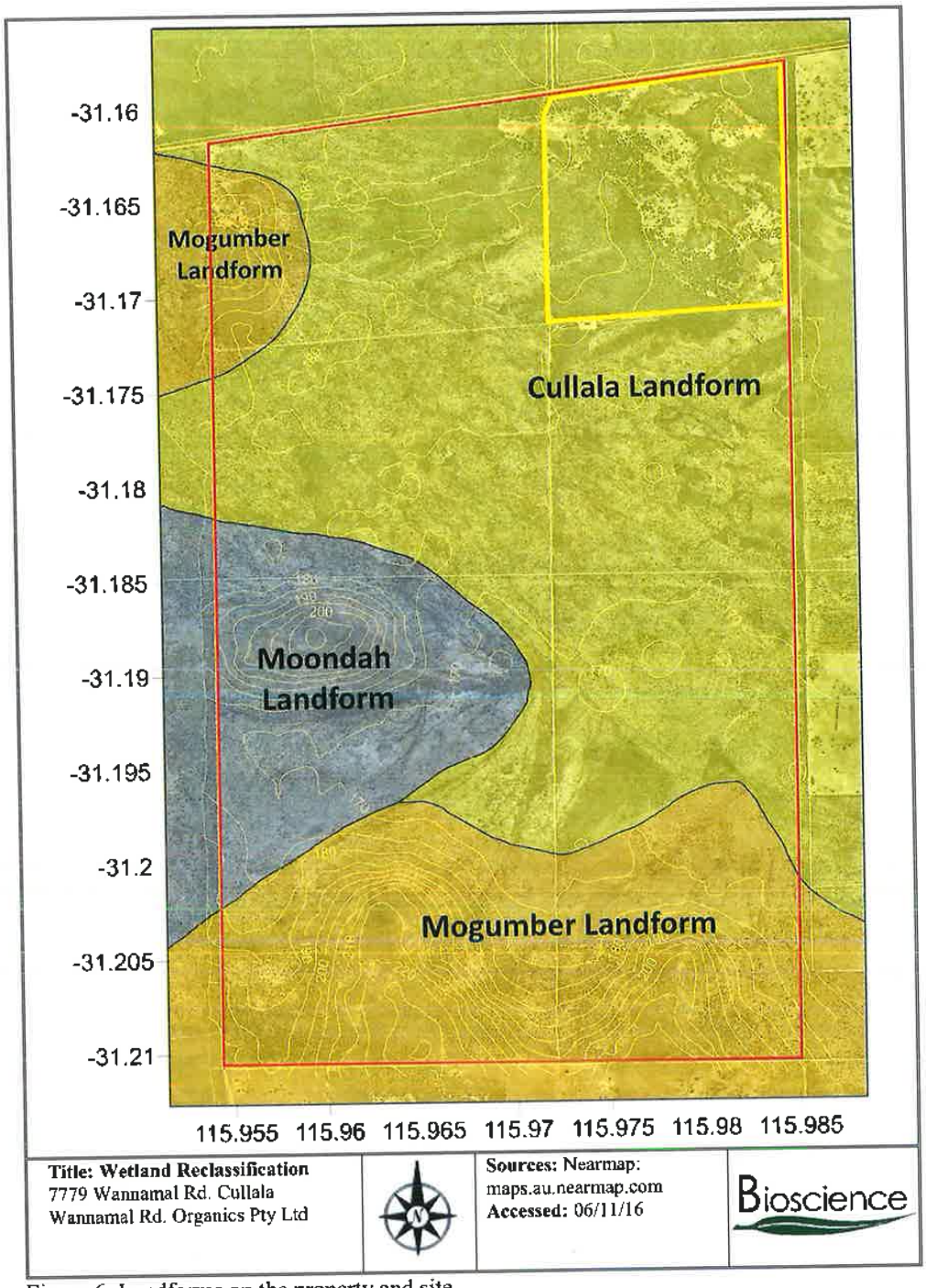

Figure 6. Landforms on the property and site

Figure 7. Acid sulfate risk on the property (green - low, red -high)

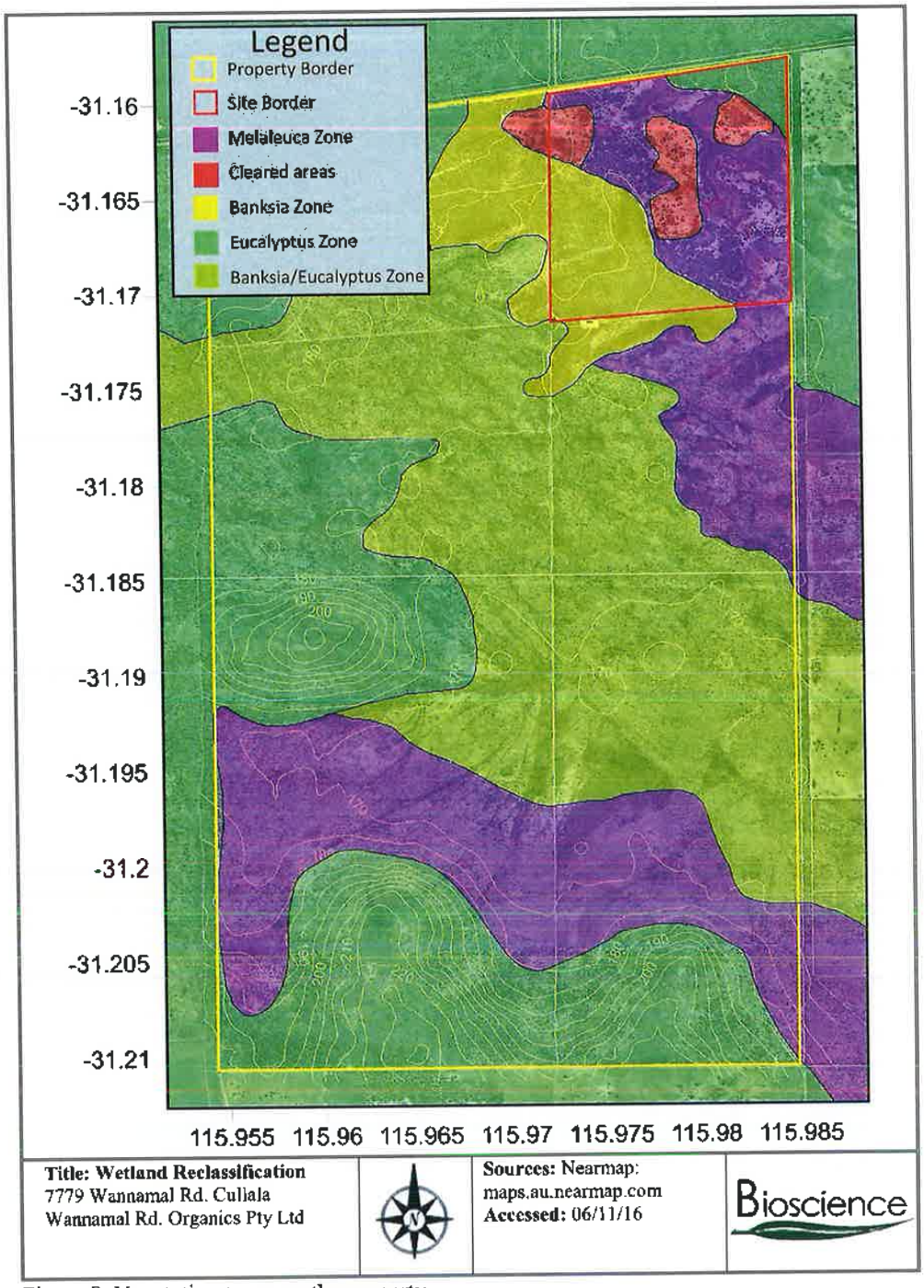

Figure 8. Vegetation types on the property

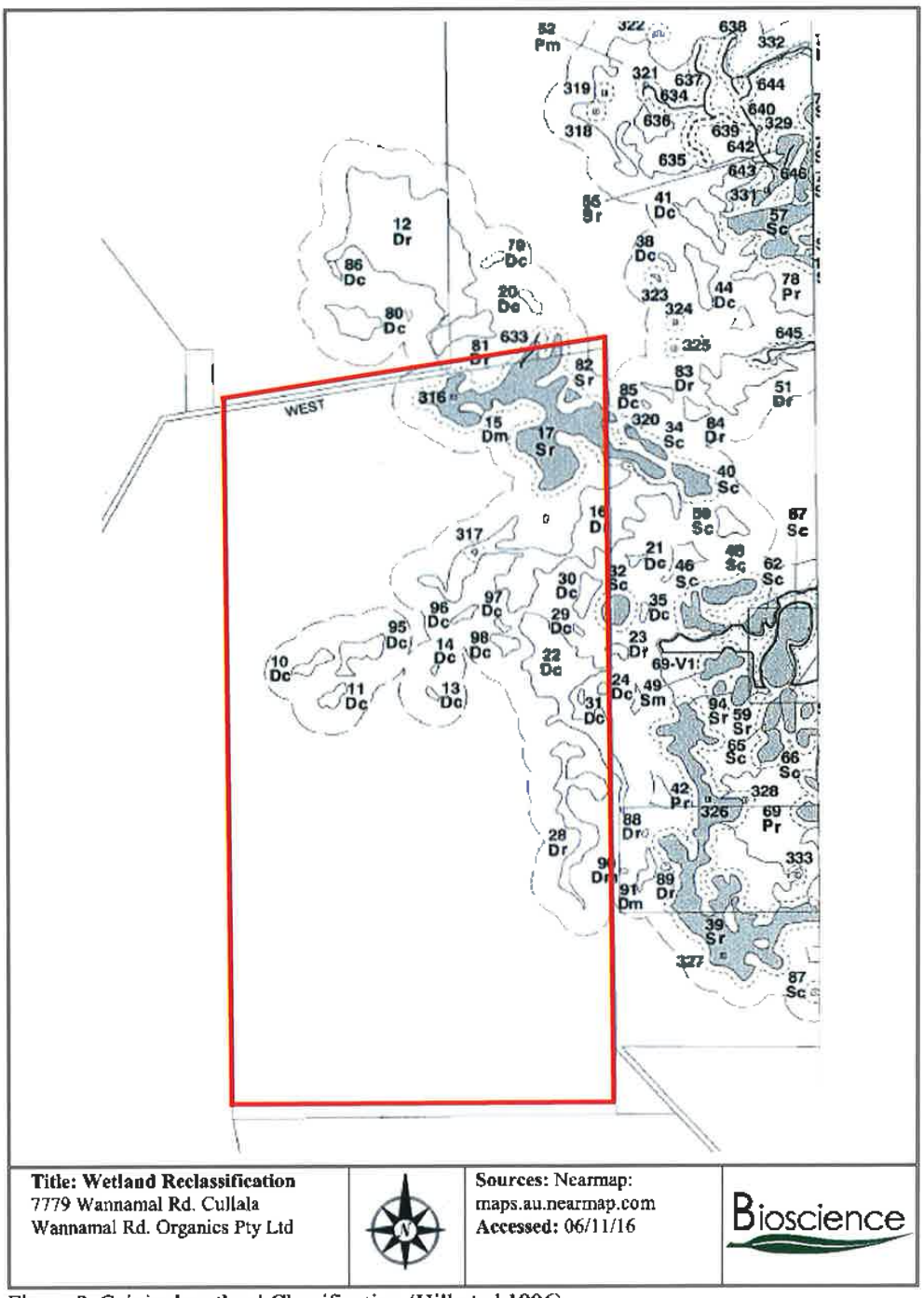

Figure 9. Original wetland Classification (Hill et al 1996)

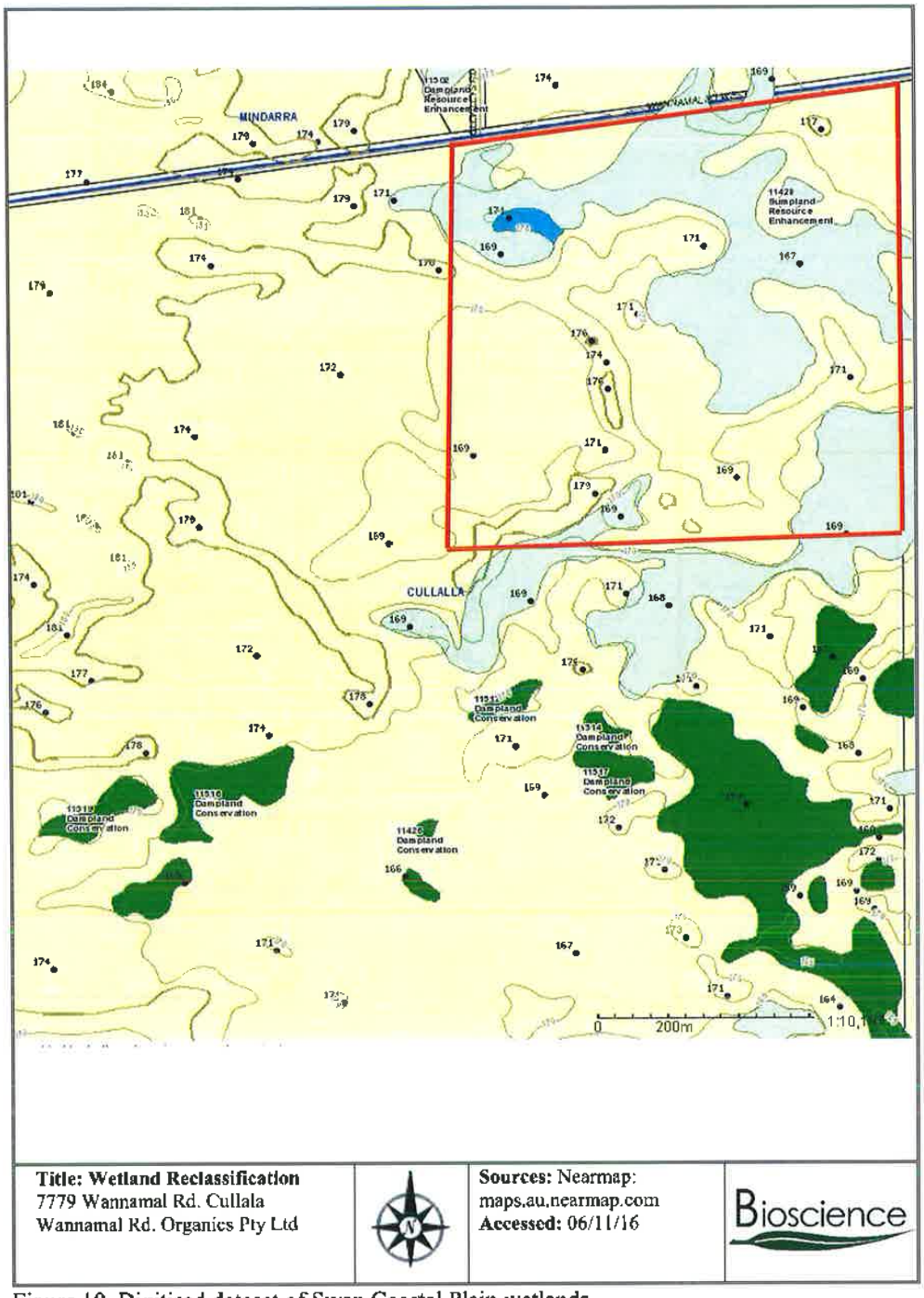

Figure 10. Digitised dataset of Swan Coastal Plain wetlands

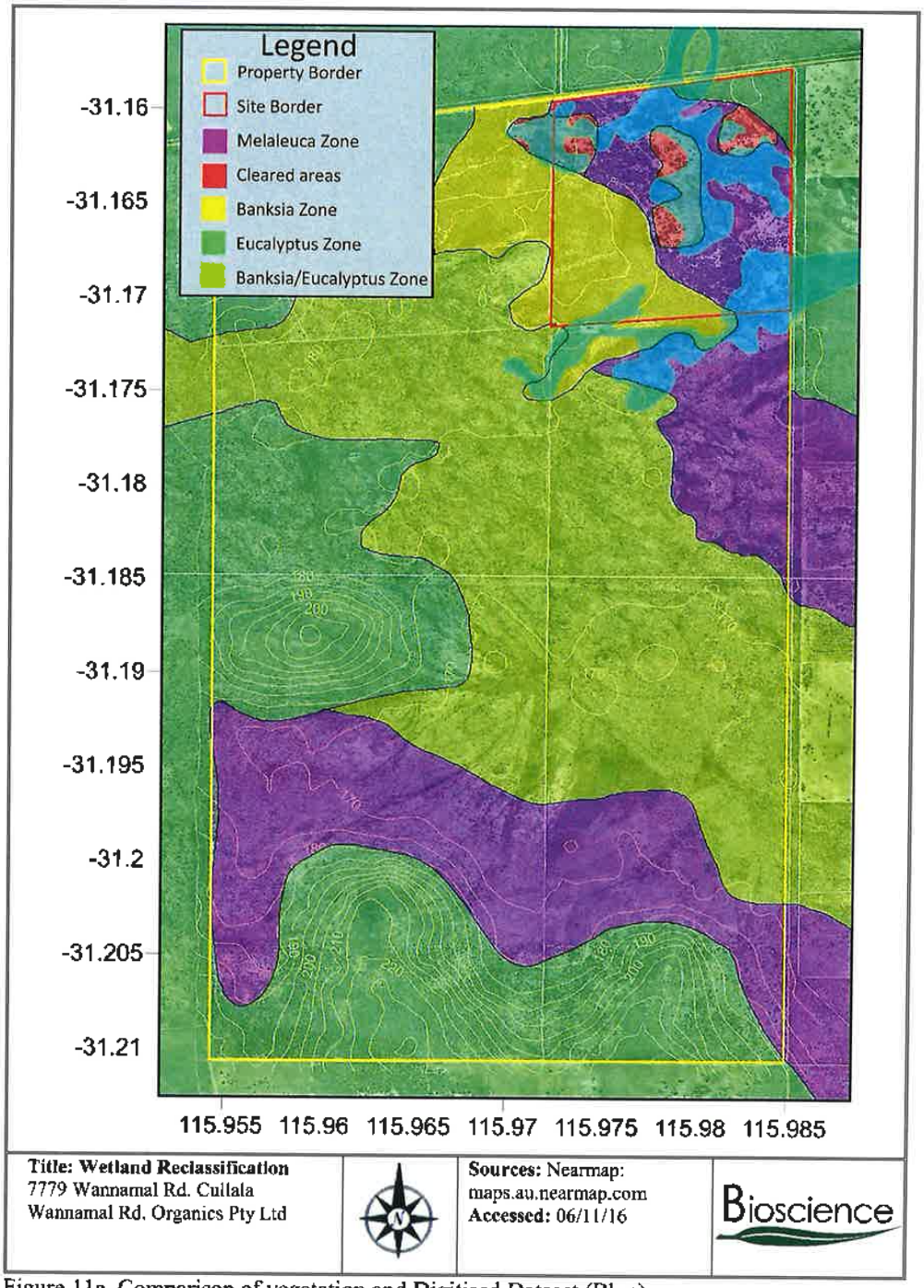

Figure 11a. Comparison of vegetation and Digitised Dataset (Blue)

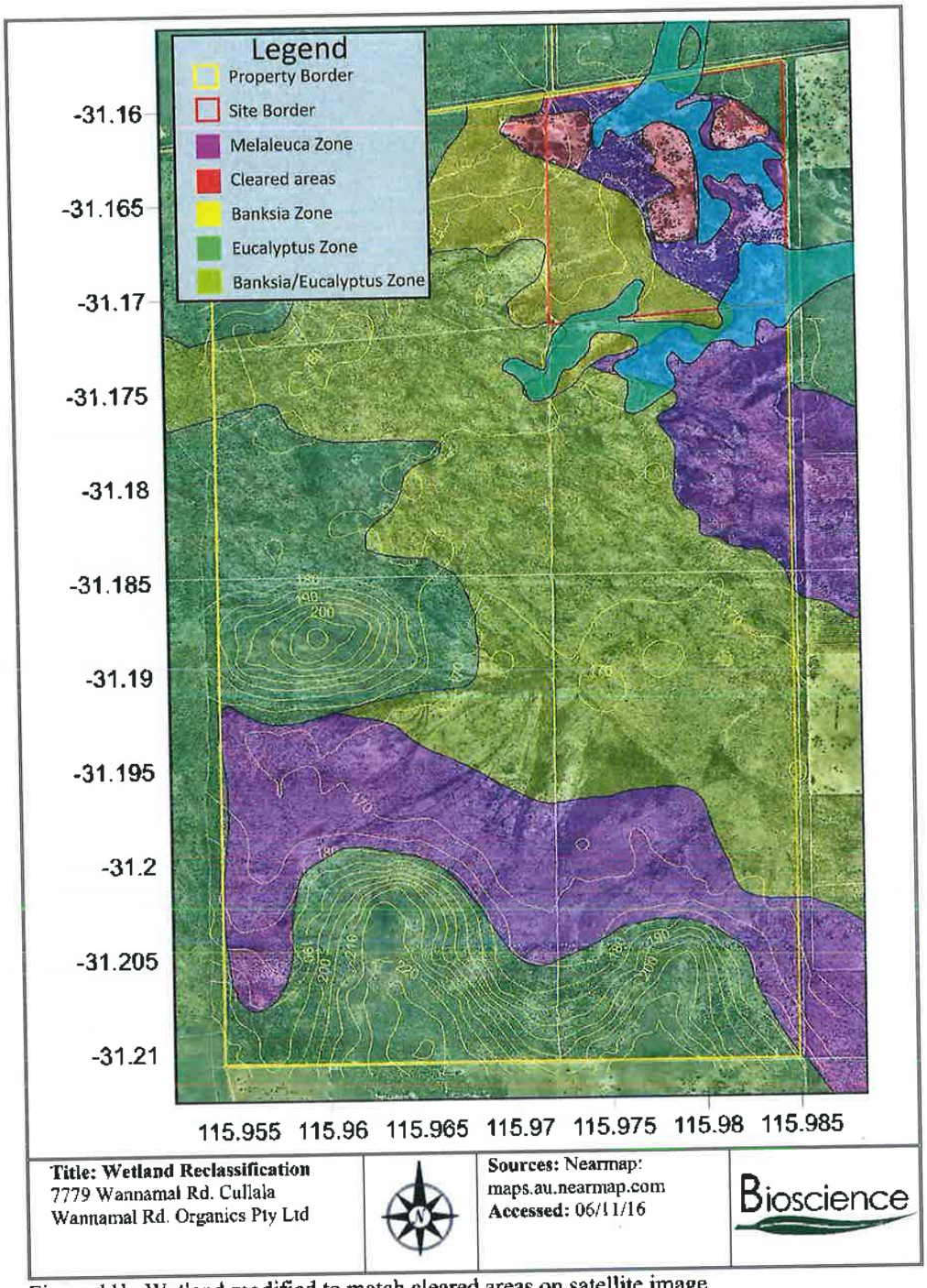

Figure 11b. Wetland modified to match cleared areas on satellite image

25

Photo Positions

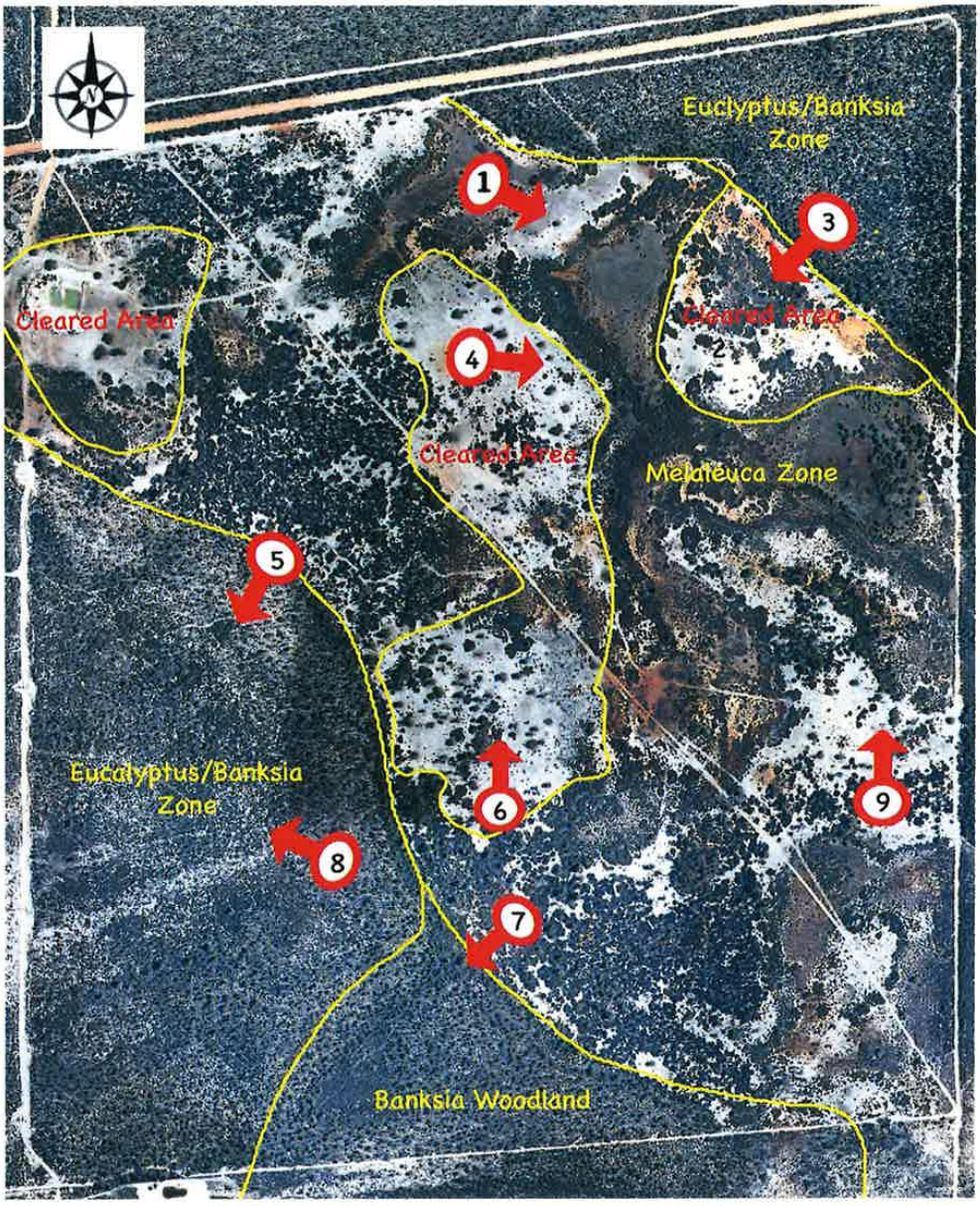

Image 1

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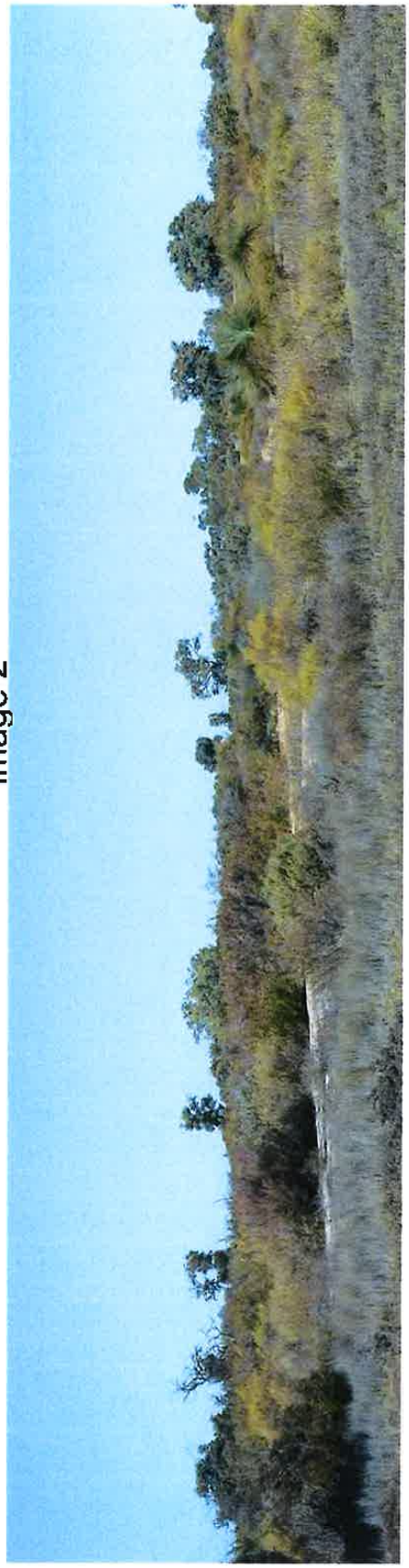
Image 2



28

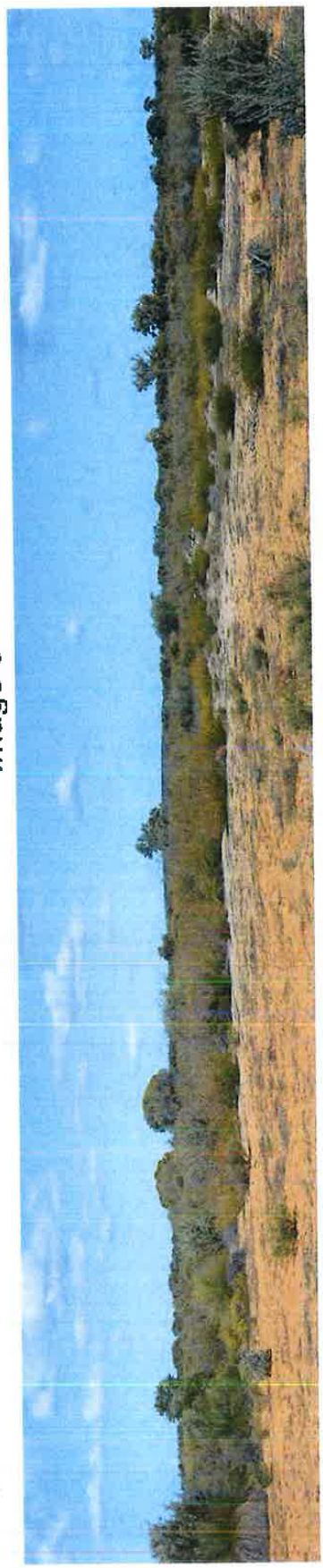


Image 3

29

Image 4

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Image 5

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Image 6

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Image 7

Image 8

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Image 9

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Appendix 2

Wetland evaluation desktop and site assessment form

The Wetland evaluation desktop and site assessment form has been designed to simplify the collection and processing of information required to complete a wetland evaluation on the Swan Coastal Plain. It is applicable to lake, Sumpland, Dampland, Palusplain and pal slope wetland classifications.

This form is divided into two questionnaires:

1) Preliminary desktop and site assessment questions: should be completed prior to commencement of the preliminary evaluation.

2) Full site assessment questions: should be completed if the preliminary evaluation indicates that a secondary evaluation is required. The full site assessment questions should be completed prior to the commencement of the secondary evaluation.

Information sources to assist in the collection of wetland data are outlined in Appendix B.

Once completed, the information collected can be adapted for use in wetland management plans and local and regional planning. It is recommended that the completed Wetland evaluation desktop and site assessment form along with the results of the wetland evaluations be submitted to DPaW to ensure current wetland information is available for the Swan Coastal Plain.

The following information should be collected during a desktop and site assessment prior to completing the preliminary evaluation and secondary evaluation for wetlands on the Swan Coastal Plain.

GENERAL INFORMATION

Assessor details

Name/s: **Dr. D M Bundock**

Date/s of site visit: **30/02/16, 18/10/16**

Agency/Company: **Bioscience**

Contact number: **0437 882440**

Email address: **Mark.Bundock@biosciencewa.com**

Weather during site visit: **Sunny, light breezes, 27^{0}C**

Land ownership and contact details

Landowner: **Mr S Di Angelo, Mr. V Di Angelo:**

Tel: 9279 3880 Fax: 9279 8081

Address: 25, Katanning St. Bayswater. WA 6053

E-Mail: contracting@vinsan.com.au

Land manager (if different to owner): -

Consultant (if applicable): **Bioscience**

Contact for site visit: **9279 3880**

Landowner permission received for site access: **yes** / no

Property details

Location (e.g. lot, street, suburb): **7779 Wannamal Rd. Cullala. WA**

Latitude and longitude/MGA: **-31°10'0", 115°58'48" (-31.166691, 115.979919)**

Wetland details

Name: **Sumpland Resource Enhancement area UFI 11428**

Unique feature identifier number/s: ***(17Sr)***.

Hill et al. (1996) map sheet number and wetland identification number/s (WIN): **-**

2035 1 SE Win No: 40277655240

Consanguineous suite: **Red Gully**

Area (hectares) of the wetland: **53.3Ha**

Area (hectares) subject to this evaluation: Approx. **25.5 Ha**

Is the wetland being assessed as a portion of a wetland with varying areas of value: **yes** / no.

Mapped management category: Conservation / **Rehabilitation Potential** / Multiple Use. Wetland type:

Water permanence	Host landform				
	Basin	Flat	Slope	Highland	Channel
Permanent inundation	Lake	-	-	-	River*
Seasonal inundation	**Sumpland**	Floodplain*	-	-	Creek*
Intermittent inundation	Playa*	Barlkarra*	-	-	Wadi*
Seasonal waterlogging	Dampland	Palusplain	Paluslope	Palusmont*	Trough*

Appendix 3.

PRELIMINARY DESKTOP AND SITE ASSESSMENT QUESTIONS

Answer the following desktop based questions using the information outlined in Appendix B, Appendix D and a preliminary site visit. Once the desktop questions have been completed and the wetland's values verified, the preliminary evaluation can commence.

Land uses

Current ownership of wetland: **private** / local government / another government / unknown

Current land use: **Agricultural -Grazing**

Past land use: **Agricultural Surrounding land use: Agricultural Existing management: none**

Fire history/regime: - **Unknown**

International, national or regional significance

Indicate whether the wetland is identified (permanent or interim) on one of the following international, national or state registers or listings.

Conservation significance	Y/N
Ramsar Convention on Wetlands (Ramsar 1971)	N
Directory of Important Wetlands in Australia (Environment Australia 2001)	N
Register of National Estate (Commonwealth of Australia 2007)	N
Conservation Reserves for Western Australia Systems 1, 2, 3, 5 (Department of Conservation and Environment, 1976)	N
Conservation Reserves for Western Australia, The Darling System – System 6 (Department of Conservation and Environment, 1983)	N
A Systematic Overview of Environmental Values of the Wetlands, Rivers and Estuaries of the Busselton – Walpole Region (Pen 1997)	N
The Environmental Significance of Wetlands in the Perth to Bunbury Region (Le Provost et al. 1987)	N
Bush Forever (Government of Western Australia 2000)	N
Swan Bioplay (Environmental Protection Authority 2010)	N
Environmental Protection (Swan Coastal Plain Lakes) Policy 1992	N
Environmental Protection (Western Swamp Tortoise Habitat) Policy Approval Order 2002	N
Conservation Estate (e.g. National Park, Nature Reserve, A Class Reserve)	N
Other (list):	N

Does the wetland retain the values for which it was originally registered or listed, describe: **No - the area described as REW, contains areas of pastureland.**

Fauna

Note the presence (recorded or observed) or evidence of fauna in or surrounding the wetland which is listed by the Commonwealth (e.g. Environment Protection and Biodiversity Conservation Act 1999, CAMBA, Riobamba, JAMBA) or State (e.g. Threatened or Specially Protected Fauna under the Wildlife Conservation Act 1950) or Priority Fauna or Priority or Threatened Ecological Communities related to fauna which are listed by DPaW.

Species / name of ecological community	Significance (e.g. EPBC Act, CAMBA)	Observations (e.g. population size, age, evidence, activities, habitat requirements)	Source of information (e.g. observatory, literature, DPaW, WA Museum)
None noted			

Scientific value

List any scientific values including geigerite or geo-conservation values (e.g. important sediments or geological features, fossils, pollen records, stromatolites, thrombolites, evidence of evolutionary processes, evidence of a change in climate, unique flora or fauna adaptations) that the wetland may contain.

Scientific, geigerite or geoconservation values	Significance and observations	Source of information (e.g. observatory, literature, DPaW, WA
None noted		
None noted		

Flora

Use aerial photography and a site visit to determine and confirm the condition of the vegetation within and 50 metres surrounding the wetland. Using the scale outlined in Appendix B, display the locations of the vegetation conditions in the attached map and calculate their total area:

Vegetation condition	Total area (%) within the wetland	Area (%) 50 metres surrounding the wetland
Pristine		
Excellent		

Very Good	52	20
Good		40
Degraded	48	30
Completely Degraded		10

Using this information, is the wetland dominated by vegetation in a good or better condition: yes / no

What vegetation complex (Heddle et al. 1980) does the wetland belong to:

Predominantly Cullala Complex with areas of Wannamal Complex

Using the information sources outlined in Appendix B, what extent of the vegetation complex is remaining on the Swan Coastal Plain (circle): < 10 % / 10-30 % / >30 %

List any occurrences of Priority and Threatened Ecological Communities related to flora and wetland systems which are known to occur within and 5 kilometres surrounding the wetland. If they are located within or adjacent to the wetland display their boundary in the attached map:

Name of ecological community	Significance (e.g. priority, threatened)	Observations (e.g. condition, area, habitat type)	Source of information (e.g. observatory, literature, DPaW)
None			

List any occurrences of Declared Rare flora or Priority flora known to occur within and 1 kilometer surrounding the wetland and display their location in the attached map:

Species	Significance (e.g. Declared Rare, Priority 1)	Population measure (number, single record, abundance comment)	Observations (e.g. habitat type, flowering season)	Source of information (e.g., literature, DPaW, surveyed population, Herbarium record)
Banksia mimica (Summer	T	None Observed	None Observed	NatureMap
Calyptorhynchus latirostris	T	None Observed	None Observed	NatureMap
Banksia kippistiana var.	3	None Observed	None Observed	NatureMap

Isopogon drummondii	3	None Observed	None Observed	NatureMap
Stylidium nonscandens	3	None Observed	None Observed	NatureMap
Banksia chamaephyton	4	None Observed	None Observed	NatureMap
Hypolaena robusta	4	None Observed	None Observed	NatureMap
Verticordia paludosa	4	None Observed	None Observed	NatureMap

Note: Although the Priority flora are listed from Nature Map as occurring in the area, only Anthotium junciforme is listed in the DPaW publication 'Vascular flora of Forrestdale Lake Nature Reserve' Keighery G.J. (2002) – (Appendix 6)

Representativeness

Using the wetlands data outlined in section 4.3, Appendix D and available on DPaW's website record the corresponding area:

	% area
What is the % area of wetlands with the same classification assigned a Conservation management category on the Swan Coastal Plain	**37.0 – Sumpland**
What is the % area of wetlands in the same consanguineous suite assigned a Conservation management category	**34.0 - Sumpland**
What is the % area of wetlands with the same classification in the same consanguineous suite assigned a conservation management category	**67.3 - Sumpland**

Is the wetland rare? (e.g. only wetland in its consanguineous suite, best wetland example in its consanguineous suite or region, only Conservation management category wetland in the consanguineous suite or region, primary saline wetland within a consanguineous suite predominated by freshwater): No

Once the above preliminary desktop and site assessment questions are completed the preliminary evaluation outlined in section 5.3 can commence.

Appendix 4.

FULL SITE ASSESSMENT QUESTIONS

Answer the following site assessment questions after the desktop questions and the preliminary evaluation has been completed and the wetland is required to be evaluated using the secondary evaluation method. If the results of the preliminary evaluation indicate that the wetland should be assigned a Conservation management category, then it is only optional to complete the site assessment questions. Once the site assessment questions have been completed the secondary evaluation may commence.

Geomorphology

What geomorphic unit does the wetland belong to (e.g. Pinjarra Plain, Bassendean Dune): **Bassendean**

Can all areas of the wetland be visited? **Yes** / no. Comment:

Describe the wetland's surface soil (e.g. peat, quartz sand): **Sandy loam, with some clay**

What is the slope of the wetland: flat / gentle undulations / steep banks: **flat**

Indicate whether any of the following human induced alterations have occurred to the wetland's geomorphology:

Human induced alterations	Y/N - describe
fill	**N**
excavation	**N**
partition	**N**
alienation along boundaries	**Y**
damming	**N**
structural control	**N**
mining	**N**
dredging	**N**
drains	**N**
other	**Grazing**

What extent (%) of the wetland's geomorphology is altered (circle): <10 / 10-25 / 25-50 / **50-75** / 75-90 />90

Compare the wetland's geomorphology to other wetlands of the same type in the same consanguineous suite domain. List any differences, similarities or unusual

characteristics observed: **The cleared area of the REW area is nearly completely devoid of native plants. It is populated by several invasive weeds, including grasses, lupines, cape weed and wetland species.**

Additional notes:

Wetland processes

Identify the processes occurring in the wetland (e.g. sedimentological, hydrological, geochemical). Identify whether they are inferred or observed: **Limited processes, Grazing pressures and weed infestation**

To what extent have each of these processes been altered: negligible / low / medium / **high** / unknown. Describe:

Have alterations to the processes affected the wetland's natural attributes and functions: no / low impacts/ **high impacts**. Describe: **Grazing over an extended period and weed invasion have reduced the attributes of the wetland**

Compare the wetland's processes to other wetlands of the same type. List any differences, similarities or unusual characteristics observed: **This wetland, although waterlogged, contained no native animals, other than grey Kangaroo, some frogs were heard calling.**

The wetland is: fresh (< 1000 mg/L) / hyposaline (1000 – 10 000 mg/L) / saline (10 000 – 100 000 mg/L) /hypersaline (>100 000 mg/L) / **unknown**

The wetland is: **groundwater dependent** / perched / both / unknown. State whether **inferred** or based on data.

Did the wetland contain surface water at the time of the survey or evidence of inundation: **yes** / no. Explain: **No rains preceded the survey, some water was found in the depressions.**

Does the wetland contain artificial attributes and functions which contribute to the hydrological cycle (e.g. detention basins, artificial drains or channels): yes / **no.**

Describe and map:

Linkages

Describe if the wetland is part of a hydrological link in a larger or more complex system (e.g. wetland linked to estuary ecology, wetland linked to river system, Beeliar Wetland Chain): **Yes**

Is the wetland part of an ecological linkage or wildlife corridor or, is it connected by vegetation or waterways to other nearby bushlands or wetlands? If yes, describe: **No**

Is a portion of the wetland vegetated and thus functions as a fragmented ecological linkage or wildlife corridor? If yes, describe: **Yes**

Habitats

List any native fauna (e.g. frogs, oblong turtle) or flora (e.g. macrophytes, algae) observed to be dependent on the wetland's surface water:

Species	Observations (e.g. form, population size, location in the substrate, habitat type)
Crinia georgiana, Crinia glauertii	***Heard calling***

Is the wetland important for maintaining the genetic and ecological diversity in a regional or local context? (circle): yes / **no**. Describe:

Describe whether the wetland supports or is likely to support fauna populations at a vulnerable stage of their life cycle (e.g. turtle eggs, tadpoles) or provides a nursery for fauna (e.g. nursery for cygnets): **possibly**

List or select from below the various habitats located within and 50 metres surrounding the wetland:

large trees with canopy	trees with hollows	dead wood	**low dense shrubland**	**scattered shrubland**
fringing sedges/rushes	**scattered sedges/rushes**	inundated sedges/rushes	submerged aquatic vegetation	samphire/salt marsh
seasonally inundated	mud flats	shallow open water	deep open water	islands (natural or man-made)
rocky outcrops	**sandy substrate**	heavy leaf litter	feral fauna burrows	**thickets scrub**
other:	other:	other:	other:	other:

Compare the wetland's habitats to other habitats of wetlands of the same type, consanguineous suite or the surrounding area. Describe any differences, similarities or unusual characteristics observed: **a wetland of the same classification in the same consanguineous suite was visited. The site was**

more mature, indicating that the subject site was the result of regrowth after clearing.

Determine whether habitat diversity is the result of disturbance or natural complexity (i.e. is the diversity evident in the wetland a result of disturbance, e.g. fire generating small holes and microhabitats, or sand wash into wetland margins generating new peripheral habitats, or excavations and drains creating avifaunal and aquatic environments by generating free standing water). Describe these habitat features:

Diversity in habitat was a result of natural complexity along with regrowth due to periodic clearing for grazing..

Additional notes:

Confirm the occurrence or believed to be occurrence of Threatened or Priority Ecological Communities, Declared Rare Flora and Priority Flora recorded during the desktop assessment. Note any additional observations or occurrences and include advice on search effort in any area of suitable habitat for these communities or species:

List any significant flora confirmed to be present within the wetland or whether it is a known location for significant flora.

Species	Observations (e.g. population's size, percentage cover,	Known (K) or new (N) occurrence?
None Seen		

List the dominant flora species located within the wetland in each growth form layer and estimate them per cent cover in the wetland.

Growth form layer	Dominant species	Percentage cover (to the nearest 10%)
Trees over 30 m		
Trees 10–30 m	*Nuytsia floribunda*	*5*
Trees under 10 m		
Mallee over 8 m		
Mallee under 8 m		
Shrub over 2 m	*Melaleuca preissiana*	*10*
Shrubs 1–2 m	*Melaleuca lissocarpha, Melaleuca spathulata*	*10*
Shrubs under 1 m	*Stirlingia latifolium*	*3*

Herbs	Arctotheca calendula, Avena fatua, Brunonis diandrus, Disa bracteole, Asphodelus sp. Petrorhagia dubia, Wahlenbergia capensis, Sonchus oleracea, Ursinia anthemoides and Taraxacum officinalis.	30
Sedges/rushes		
Grasses	Kikuyu grass (Cenchrus clandestinus), Briza major, Briza minor,	20
Open water		2
Bare ground		20
Other		

List the most common weed species occurring in the wetland:
Lupinus cosentinii, Arctotheca calendula, Zantedeschia aethiopica, Romulea rosacea, Briza major, Briza minor, Avena fatua, Brunonis diandrus, Disa bracteole, Oxalis pes-capae, oxalis glabra, Asphodelus sp. Petrorhagia dubia, Wahlenbergia capensis, Sonchus oleracea, Senecio vulgaris, Hypochaeris glabra, Ursinia anthemoides and Taraxacum officinalis. Kikuyu grass (Cenchrus clandestinus)
Use aerial photography and the site visit to determine the percentage of the wetland boundary, which is surrounded by land dominated by native vegetation. Describe any observations: 100 – 75% / **75 – 50%** / 50-10% / <10%
Using site observations, compare the diversity of native flora in the wetland to other wetlands of the same type. List reference sites used. Does the wetland have a high diversity of native flora: yes / no / **similar** Explain: **Areas on the REW wetland are largely grass and weed covered. The areas which are still intact have a good diversity of flora, when compared to a similar wetland to the east (RE Sumpland 13482)**
Has the vegetation been changed by direct disturbance during the last 24 months? For example, grazing, clearing, ploughing, fire: yes / **no.**
If yes, provide details, including information regarding the type of disturbance, extent and nature of the impact to the vegetation e.g. continuous or periodic, and if periodic, the last known occasion. **Continuous grazing, ploughing over approx. 50%**
Identify whether any form of clearing is legal. If yes, is regeneration evident? If regeneration is not evident, outline the potential for regeneration and rehabilitation of

vegetation if direct disturbance (a) continues and (b) ceases. **The clearing was legal, and some regeneration has occurred where a long period between clearance has occured.**

Has the flora diversity or composition changed due to human induced disturbances other than direct impacts in the last 24 months? If yes, provide information. **No**

Fauna

Document all other observations of individuals and evidence (e.g. tracks and scats) of native fauna species utilizing the wetland as a feeding, breeding, roosting or refuge site.

Species	Native / introduced	Observations (e.g. habitat type, populations size, age)	Source of information (e.g. observatory, literature, DPaW, WA Museum)
Grey Kangaroo			
None seen			

Does the wetland function or have the potential to function as an ecological refuge: yes / **not in the cleared areas..**

Comment on whether fauna is residing in the wetland for feeding, breeding and roosting purposes or if they migrate between other natural wetlands or bushlands. **There is a some likelihood of the wetland being used as a refuge for native fauna, but on areas where there is very little cover this becomes unlikely. The less disturbed areas may be used, as it has a relatively good cover and natural plant composition.**

Using site observations compare the fauna occurring in the wetland to other wetlands of the same type. Does the wetland support a variety of fauna species compared to the other wetlands: yes / **no** / similar?

Explain:

Large areas of the REW is degraded and consists of pasture land. Birds and grey kangaroo are the only animals recorded during the visit and most of these were found in the more vegetated areas.

Cultural

Is the wetland identified (either interim or permanently) on a national (e.g. National Heritage List), state (e.g. Heritage Council of Western Australia), regional or local (e.g. Local Government Municipal Inventory of Heritage Places) heritage list: yes / **no**.

Document all heritage values for the wetland and its immediate surrounds. Display their location on the attached map. **None**

Is the wetland identified for its Aboriginal cultural value (interim or permanently) e.g. by the Department of Aboriginal Affairs: yes / **no**

Document all the Aboriginal cultural value of the wetland and its immediate surrounds. Display their location on the attached map: **N/A**

Are there any important social values of the wetland to the national, state, regional or local community? (e.g. friends group, iconic picnic area): **No**

Select the passive and active recreational based activities, which currently or potentially occur in or directly surrounding the wetland.

bushwalking	dog walking	bird watching	4-wheel driving
wind sailing	spiritual activities e.g. meditation	picnic	photography
play equipment	bike riding	horse riding	boating
swimming	canoeing	hunting	fishing

Education and scientific

Is there a primary, secondary or tertiary institution or scientific agency which is known or is previously known to use the wetland for educational or scientific purposes: yes / **no** / unknown? Details:

Is there potential for the wetland to be used in the future for education by one of these institutions: yes /**no** / unknown

Draft A methodology for the evaluation of specific wetland types on the Swan Coastal Plain, Western Australia

Plane view of wetland

Scale ≅ 1000m 0 100 200
50 150 250m

Cross–sectional view of wetland

NatureMap
Mapping Western Australia's Biodiversity

NatureMap Species Report

Created By Guest user on 29/01/2015

Current Names Only Yes
Core Datasets Only Yes
Method 'By Circle'
Centre 115°57' 48" E,31°10' 44" S
Buffer 5km
Group By Conservation Status

Conservation Status	Species	Records
Non-conservation taxon	112	155
Priority 3	3	5
Priority 4	3	5
Rare or likely to become extinct	2	4
TOTAL	120	169

	Name ID	Species Name	Naturalised	Conservation Code	Endemic To Query Area
Rare or likely to become extinct					
1.	32211	*Banksia mimica (Summer Honeypot)*		T	
2.	24734	*Calyptorhynchus latirostris (Carnaby's Cockatoo (short-billed black-cockatoo), Carnaby's Cockatoo)*		T	
Priority 3					
3.	32216	*Banksia kippistiana var. paenepecosia*		P3	
4.	2228	*Isopogon drummondii*		P3	
5.	7766	*Stylidium scandens*		P3	
Priority 4					
6.	1810	*Banksia chamaephyton (Fishbone Banksia)*		P4	
7.	17622	*Hypocalymma robustum*		P4	
8.	12446	*Verticordia paludosa*		P4	
Non-conservation taxon					
9.	30033	*Acacia saligna subsp. lindleyi*			
10.	24261	*Acanthiza chrysorrhoa (Yellow-rumped Thornbill)*			
11.	24560	*Acanthorhynchus superciliosus (Western Spinebill)*			
12.	24312	*Anas gracilis (Grey Teal)*			
13.	24316	*Anas superciliosa (Pacific Black Duck)*			
14.	11434	*Anigozanthos humilis subsp. humilis*			
15.	24562	*Anthochaera lunulata (Western Little Wattlebird)*			
16.	3892	*Aotus procumbens*			
17.	24285	*Aquila audax (Wedge-tailed Eagle)*			
18.	1264	*Arnocrinum preissii*			
19.	25566	*Artamus cinereus (Black-faced Woodswallow)*			
20.	6339	*Astroloma xerophyllum*			
21.	32556	*Banksia echinata*			
22.	32214	*Banksia kippistiana*			
23.	11714	*Banksia leptophylla var. leptophylla*			
24.	1835	*Banksia micrantha*			
25.	32202	*Banksia nivea (Honeypot Dryandra, Pudjatn)*			
26.	32163	*Banksia platycarpa*			
27.	5390	*Beaufortia purpurea*			
28.	42307	*Cacomantis pallidus (Pallid Cuckoo)*			
29.	5460	*Calytrix fraseri (Pink Summer Calytrix)*			
30.	5461	*Calytrix sylvana*			
31.	760	*Caustis dioica*			
32.	1133	*Centrolepis pilosa*			
33.	24321	*Chenonetta jubata (Australian Wood Duck, Wood Duck)*			
34.	25675	*Colluricincla harmonica (Grey Shrike-thrush)*			
35.	15518	*Conospermum filifolium subsp. filifolium*			
36.	1876	*Conospermum incurvum (Plume Smokebush)*			
37.	6348	*Conostephium pendulum (Pearl Flower)*			

NatureMap
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	Name ID	Species Name	Naturalised	Conservation Code	[1]Endemic To Query Area
38.	6349	*Conostephium preissii*			
39.	11826	*Conostylis aculeata subsp. aculeata*			
40.	1423	*Conostylis aurea (Golden Conostylis)*			
41.	1436	*Conostylis juncea*			
42.	11543	*Conostylis teretifolia subsp. planoscans*			
43.	25568	*Coracina novaehollandiae (Black-faced Cuckoo-shrike)*			
44.	25592	*Corvus coronoides (Australian Raven)*			
45.	25595	*Cracticus tibicen (Australian Magpie)*			
46.	7453	*Dampiera lindleyi*			
47.	7454	*Dampiera linearis (Common Dampiera)*			
48.	15506	*Daviesia incrassata subsp. teres*			
49.	24470	*Dromaius novaehollandiae (Emu)*			
50.	13381	*Drosera citrina*			
51.	13216	*Drosera menziesii subsp. penicillaris*			
52.	11766	*Drosera neesii subsp. neesii*			
53.	1643	*Elythranthera brunonis (Purple Enamel Orchid)*			
54.	1644	*Elythranthera emarginata (Pink Enamel Orchid)*			
55.	13949	*Eremaea asterocarpa*			
56.	5542	*Eremaea purpurea*			
57.	5616	*Eucalyptus decurva (Slender Mallee)*			
58.	25521	*Falco berigora (Brown Falcon)*			
59.	20483	*Gastrolobium linearifolium*			
60.	25530	*Gerygone fusca (Western Gerygone)*			
61.	24443	*Grallina cyanoleuca (Magpie-lark)*			
62.	2148	*Hakea costata (Ribbed Hakea)*			
63.	12234	*Hakea spathulata*			
64.	24295	*Haliastur sphenurus (Whistling Kite)*			
65.	5108	*Hibbertia acerosa (Needle Leaved Guinea Flower)*			
66.	5173	*Hibbertia subvaginata*			
67.	25734	*Himantopus himantopus (Black-winged Stilt)*			
68.	24491	*Hirundo neoxena (Welcome Swallow)*			
69.	12741	*Hyalosperma cotula*			
70.	5829	*Hypocalymma xanthopetalum*			
71.	4010	*Jacksonia floribunda (Holly Pea)*			
72.	945	*Lepidosperma squamatum*			
73.	6360	*Leucopogon australis (Spiked Beard-heath)*			
74.	19579	*Leucopogon sp. Murdoch (M. Hislop 1037)*			
75.	20086	*Leucopogon sp. Northern Scarp (M. Hislop 2233)*			
76.	6444	*Leucopogon sprengelioides*			
77.	25661	*Lichmera indistincta (Brown Honeyeater)*			
78.	1239	*Lomandra preissii*			
79.	6458	*Lysinema elegans*			
80.	25854	*Malurus splendens (Splendid Fairy-wren)*			
81.	24583	*Manorina flavigula (Yellow-throated Miner)*			
82.	5958	*Melaleuca radula (Graceful Honeymyrtle)*			
83.	5986	*Melaleuca urceolaris*			
84.	24407	*Ocyphaps lophotes (Crested Pigeon)*			
85.	8143	*Olearia paucidentata (Autumn Scrub Daisy)*			
86.	24618	*Oreoica gutturalis (Crested Bellbird)*			
87.	25661	*Pardalotus punctatus (Spotted Pardalote)*			
88.	2272	*Persoonia rufiflora*			
89.	24659	*Petroica goodenovii (Red-capped Robin)*			
90.	16874	*Petrophile recurva*			
91.	1478	*Phlebocarya ciliata*			
92.	24596	*Phylidonyris novaehollandiae (New Holland Honeyeater)*			
93.	5231	*Pimelea angustifolia (Narrow-leaved Pimelea)*			
94.	5244	*Pimelea floribunda*			
95.	24230	*Pseudomys albocinereus (Ash-grey Mouse)*			
96.	25614	*Rhipidura leucophrys (Willie Wagtail)*			
97.	12585	*Scaevola repens*			
98.	984	*Schoenus curvifolius*			
99.	986	*Schoenus sibiricus*			
100.	1002	*Schoenus nanus (Tiny Bog Rush)*			
101.	1007	*Schoenus pedicellatus*			
102.	17551	*Sphaerolobium drummondii*			
103.	4207	*Sphaerolobium medium*			
104.	2316	*Stirlingia latifolia (Blueboy)*			
105.	7879	*Stylidium adpressum (Trigger-on-stilts)*			
106.	12646	*Stylidium alboliacinum*			
107.	20521	*Stylidium rigidulum*			

NatureMap
Mapping Western Australia's Biodiversity

	Name ID	Species Name	Naturalised	Conservation Code	[1]Endemic To Query Area
108.	6476	*Styphelia tenuiflora (Common Pinheath)*			
109.	2329	*Synaphea spinulosa*			
110.	24331	*Tadorna tadornoides (Australian Shelduck, Mountain Duck)*			
111.	4528	*Tetratheca confertifolia*			
112.	11194	*Thomasia glutinosa var. latifolia*			
113.	1320	*Thysanotus asper (Hairy Fringe Lily)*			
114.	1338	*Thysanotus manglesianus (Fringed Lily)*			
115.	1348	*Thysanotus reclanthenus*			
116.	12898	*Venator immensuela*			
117.	7666	*Verreauxia reinwardtii (Common Verreauxia)*			
118.	12411	*Verticordia densiflora var. cespitosa*			
119.	10822	*Verticordia nobilis*			
120.	25765	*Zosterops lateralis (Grey-breasted White-eye, Silvereye)*			

Conservation Codes
T - Rare or likely to become extinct
X - Presumed extinct
IA - Protected under international agreement
S - Other specially protected fauna
1 - Priority 1
2 - Priority 2
3 - Priority 3
4 - Priority 4
5 - Priority 5

[1] For NatureMap's purposes, species flagged as endemic are those whose records are wholly contained within the search area. Note that only those records complying with the search criterion are included in the calculation. For example, if you limit records to those from a specific datasource, only records from that datasource are used to determine if a species is restricted to the query area.

Threatened

Banksia mimica (A.S.George) A.R.Mast & K.R.Thiele Summer HoneypotAustral.Syst.Bot. 20:68 (2007)

Conservation Code: Threatened Flora (Declared Rare Flora — Extant)
Naturalised Status: Native to Western Australia
Name Status: Current

Banksia mimica

Brief Description

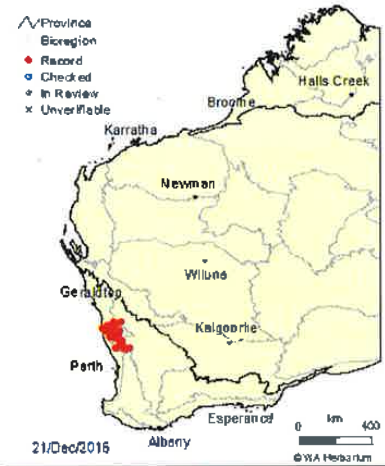
Prostrate, lignotuberous shrub, 0.15-0.4 m high. Fl. yellow-brown, Dec or Jan to Feb. White or grey sand over laterite, sandy loam.

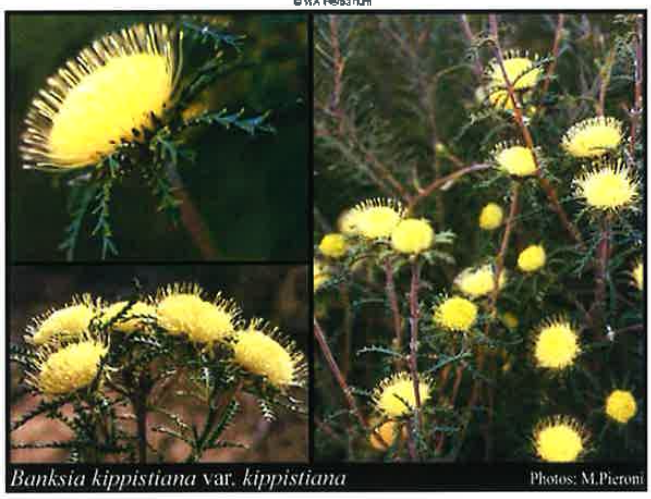
Priority 3

Banksia kippistiana (Meisn.) A.R.Mast & K.R.Thiele var. *kippistiana*

Conservation Code: Not threatened
Naturalised Status: Native to Western Australia
Name Status: Current

Banksia kippistiana var. *kippistiana*





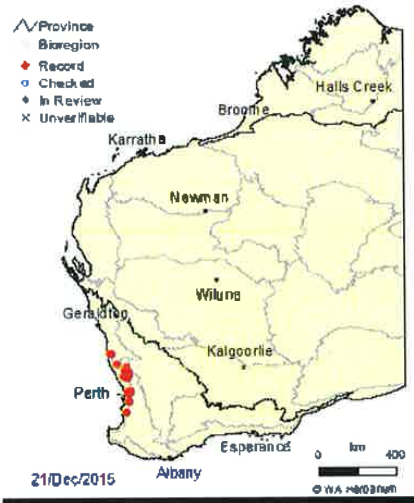
Brief Description

Erect, prickly, non-lignotuberous shrub, 0.4-1.5 m high. Fl. yellow-cream, Aug to Oct. Sand, laterite.

Isopogon drummondii Benth.
Fl.Austral. 5:344-345 (1870)

Conservation Code: Priority Three
Naturalised Status: Native to Western Australia
Name Status: Current

Isopogon drummondii



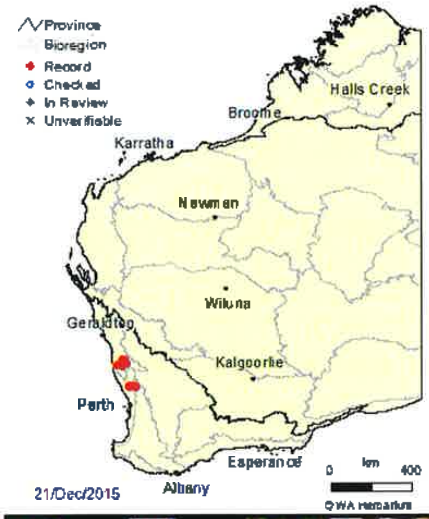
Brief Description

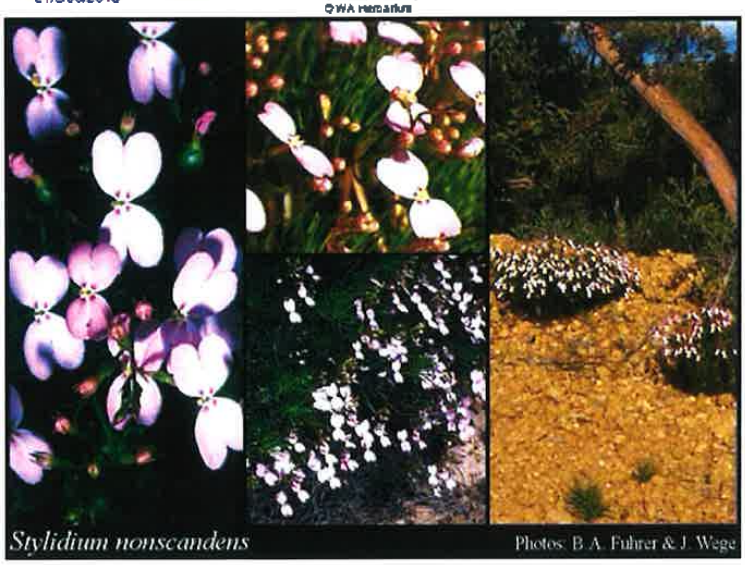
Erect, lignotuberous shrub, 0.4-1 m high. Fl. yellow/cream-yellow, Feb to Jun. White, grey or yellow sand, often over laterite.

Stylidium nonscandens Carlquist
Aliso 8:447-453 (1976)

Conservation Code: Priority Three
Naturalised Status: Native to Western Australia
Name Status: Current

Stylidium nonscandens





Brief Description

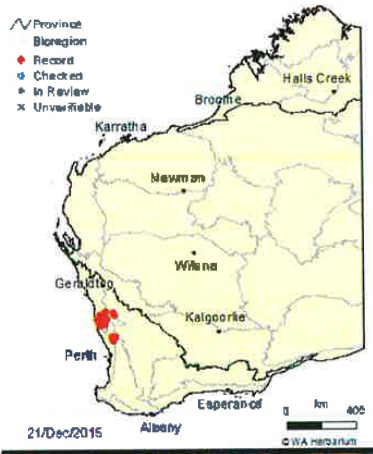
Erect perennial, herb, 0.18-0.46 m high, Leaves in whorls, linear, 0.2-4.2 cm long, 0.4-1.2 mm wide, apex subacute to acute, margin entire, glabrous. Scape glabrous. Inflorescence racemose. Fl. pink, Sep to Nov. Sand over laterite. Hillslopes and crests. Banksia woodland, heath, mallee shrubland.

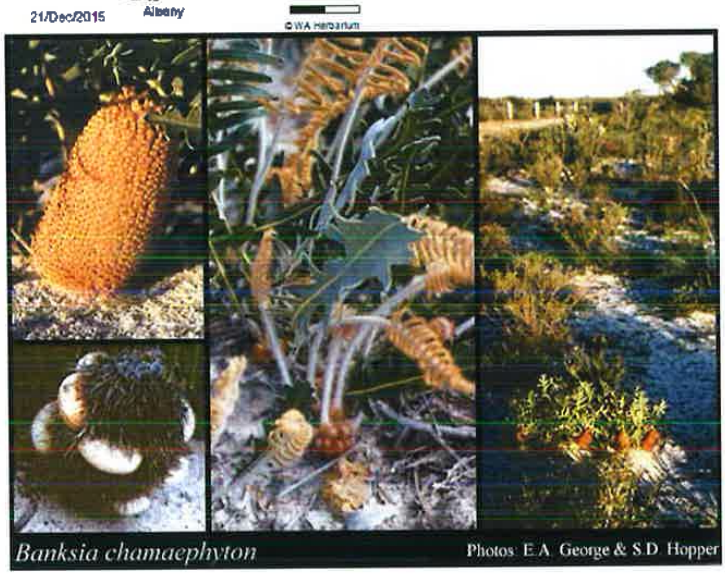
Priority 4

Banksia chamaephyton A.S.George Fishbone BanksiaNuytsia 3:375-376 (1981)

Conservation Code: Priority Four
Naturalised Status: Native to Western Australia
Name Status: Current

Banksia chamaephyton





Brief Description

Low, lignotuberous shrub, to 0.4 m high, up to 2 m wide. Fl. cream & brown, Oct to Dec. Grey or white sand over laterite.

Hypolaena robusta Meney & Pate
Telopea 6:653,Fig.3 (1996)

Conservation Code: Priority Four
Naturalised Status: Native to Western Australia
Name Status: Current

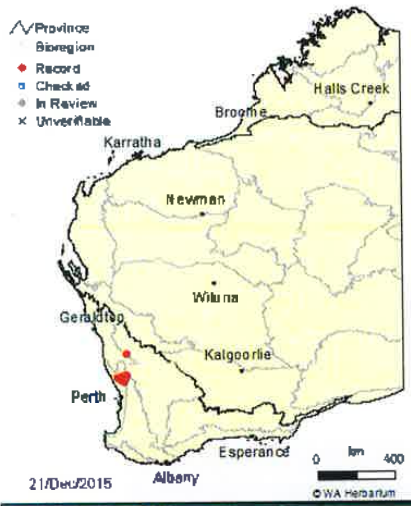
Brief Description

Dioecious rhizomatous, perennial, herb, ca 0.5 m high. Fl. Sep to Oct. White sand. Sandplains.

Verticordia paludosa A.S.George
Nuytsia 7: 349, Fig.26 (1991)

Conservation Code: Priority Four
Naturalised Status: Native to Western Australia
Name Status: Current

Verticordia paludosa



Brief Description

Erect shrub, 0.3-0.9 m high. Fl. pink-white, Jan to May. White/grey sand. Winter-wet flats.

Species	Family
Anarthria humilis Nees	Anarthriaceae D.F.Cutler & Airy Shaw
Lyginia imberbis R.Br.	Anarthriaceae D.F.Cutler & Airy Shaw
Thysanotus sparteus R.Br.	Asparagaceae Juss.
Allocasuarina campestris (Diels) L.A.S.Johnson	Casuarinaceae R. Br.
Burchardia congesta Lindl.	Colchicaceae DC.
Lepidosperma pubisquameum Steud.	Cyperaceae Juss.
Mesomelaena tetragona (R.Br.) Benth.	Cyperaceae Juss.
Tetraria octandra (Nees) Kük.	Cyperaceae Juss.
Hibbertia huegelii (Endl.) F.Muell.	Dilleniaceae Salisb.
Hibbertia hypericoides (DC.) Benth.	Dilleniaceae Salisb.
Hibbertia racemosa (Endl.) Gilg	Dilleniaceae Salisb.
Drosera erythrorhiza Lindl.	Droseraceae Salisb.
Drosera spilos N.G. Marchant & Lowrie	Droseraceae Salisb.
Conostephium pendulum Benth.	Ericaceae Juss.
Leucopogon conostephioides DC.	Ericaceae Juss.
Lysinema pentapetalum R.Br.	Ericaceae Juss.
Conostephium pendulum Benth.	Ericaceae Juss.
Leucopogon propinquus R.Br.	Ericaceae Juss.
Gastrolobium linearifolium G.Chandler & Crisp	Fabaceae Lindl.
Acacia pulchella R.Br.	Fabaceae Lindl.
Bossiaea eriocarpa Benth.	Fabaceae Lindl.
Daviesia triflora Crisp	Fabaceae Lindl.
Gompholobium scabrum Sm.	Fabaceae Lindl.
Jacksonia floribunda Endl.	Fabaceae Lindl.
Dampiera alata Lindl.	Goodeniaceae R. Br.
Dampiera trigona R. Br.	Goodeniaceae R. Br.
Lechenaultia biloba Lindl.	Goodeniaceae R. Br.
Lechenaultia expansa R.Br.	Goodeniaceae R. Br.
Anigozanthos humilis Lindl.	Haemodoraceae R. Br.
Conostylis aculeata R.Br.	Haemodoraceae R. Br.
Conostylis setigera R.Br.	Haemodoraceae R. Br.
Patersonia occidentalis R.Br.	Iridaceae Juss.
Hemiandra pungens R.Br.	Lamiaceae Martinov
Hemiphora bartlingii (Lehm.) B.J.Conn & Henwood	Lamiaceae Martinov
Calytrix flavescens A.Cunn.	Myrtaceae Juss.
Calytrix fraseri A.Cunn.	Myrtaceae Juss.
Eremaea pauciflora (Endl.) Druce	Myrtaceae Juss.

Complete species list at the site. **Continued.**

Species	Family
Eucalyptus todtiana F.Muell.	Myrtaceae Juss.
Melaleuca seriata Lindl.	Myrtaceae Juss.
Verticordia nitens (Lindl.) Endl.	Myrtaceae Juss.
Verticordia paludosa A.S.George	Myrtaceae Juss.
Pterostylis vittata Lindl. Banded Greenhood	Orchidaceae Juss.
Thelymitra campanulata Lindl.	Orchidaceae Juss.
Adenanthos cygnorum Diels	Proteaceae Juss.
Banksia attenuata R.Br.	Proteaceae Juss.
Banksia ilicifolia R.Br.	Proteaceae Juss.
Banksia menziesii R.Br.	Proteaceae Juss.
Banksia sphaerocarpa R.Br. var. *sphaerocarpa*	Proteaceae Juss.
Conospermum boreale E.M.Benn.	Proteaceae Juss.
Conospermum filifolium Meisn. subsp. *filifolium*	Proteaceae Juss.
Petrophile macrostachya R.Br.	Proteaceae Juss.
Hakea lissocarpha R.Br.	Proteaceae Juss.
Leucopogon sprengelioides Sond.	Proteaceae Juss.
Petrophile linearis R.Br.	Proteaceae Juss.
Stirlingia latifolia (R.Br.) Steud	Proteaceae Juss.
Synaphea spinulosa subsp. *spinulosa*	Proteaceae Juss.
Desmocladus flexuosus (R.Br.) B.G.Briggs & L.A.S.Johnson	Restionaceae R. Br.
Boronia ramosa subsp. *anethifolia*	Rutaceae Juss.
Philotheca spicata (A.Rich.) Paul G.Wilson	Rutaceae Juss.
Stylidium schoenoides DC.	Stylidiaceae R. Br.
Stylidium adpressum Benth.	Stylidiaceae R. Br.
Stylidium araeophyllum Wege Stilt Walker	Stylidiaceae R. Br.
Chamaescilla corymbosa (R.Br.) Benth.	Xanthorrhoeaceae Dumort.
Xanthorrea preisii	Xanthorrhoeaceae Dumort.
Total number of species: 64	

Appendix 5:

PROPOSED CONSERVATION COVENANT:

Suitability of Offset

The area proposed as an environmental offest Is 600 Hectares In the south eastern corner of Lot 7779 Wannamal Rd, lodged as a conservation covenant on the title of Lot 7779. The area is bounded by the Boonanarring Nature Reserve to the west and by a powerline easement to the east, an adjoining mostly cleared rural property to the south, and the remainder of Lot 7779 to the north.

This land has already been identified by the WA Government as suitable for an offset by way of a previous offer to purchase the land by Alex Errington on behalf of the WAG, but the offer was rejected by the land owners who want to retain the land for their ongoing enjoyment of it's environmental value.

Topology:

Whereas the land proposed to be cleared has uniform vegetation and is relatively flat at 160 – 165 m AHD, the offset area is more undulating with two conspicuous hills to 230 m AHD at the mid southern boundary of the area and another hill to 205 mAHD in he middle western portion The eastern half of the area is relatively flat and low lying at 170 m AHD. (Figure 1).

Soil

The surface soil is mostly white sandy soil as in the area proposed to be cleared. The exceptions are the southern hill where the soils become gravelly, then transition to yellow sand towards southwestern boundary, then northwards for 100 m.

Wetlands

There are a number of low lying areas near the eastern edge of the area to be conserved that have a wetland character, in that they contain paperbarks *Melaleuca pressiana* and flooded gums *Eucalyptus rudis*. However, the understorey is mostly casuarina, adenanthus and banksia rather than more typical sedges found in lowland wetlands. The wetlands locations found do not correspond to the mapped wetland in the wetland digital dataset.

Banksia Heathland

The eastern side of the boundary of the area to be conserved has some unique plants that are not found in the area where clearing is sought. For example in the northern part is a stand of *Callitris preissii* Rottnest Island Pine, and different banksias, including *Banksia littoralis*, and a healthland of a low form of *Banksia prionotes* among *Adenathus cingornum*.

Gravely Southern Hilltop

This area has no trees, but rather is a very dense healthland of *Adenanthus*, *Hakia* and *Casuarina*.

Overall comparison

The vast majority of the area belongs to the same vegetation unit as the area to be cleared, being north eastern open banksia woodland (FCT 32c). The only substantial difference is it has a greater diversity of *Banksia* species, has regenerated marri trees (particularly in the north west section) and

has a richer understory, including orchids *Lyperanthus sp.*, *Stylidium sp.* and *Drosera sp* (none sufficiently advanced in July to be identified.)

The total area is 24 times the size of the area proposed to be cleared. This is double the area of "like-for-like" ordinarily required for an environmental offset. It has overall a much denser vegetation cover and is in excellent condition with no weeds found.

Photo 1. Stand of *Callitris preissii* east of wetland area.

Photo 2. Unidentified *Drosera sp* in wetland.

Photo 3 Unidentified *Lyperanthus sp* in open area of Banksia healthland.

Photo 4. *Eucalyptus rudis* against wetland boundary.

Photo 5. *Melaleuca Preissiana* in central wetland area.

Photo 6. Banksia heathland in central easters portion.

3.90 km
1.54 km
Wetland
Photo 1
Photo 2
Photo 3
Wetland
Photo 4
Photo 5
Photo 6
600 ha
Covenant
Banksia
Heath
Gravel
Hill
Cullalla
PROPOSED 600 HA COVENANT
Lot 7779 Wannamal Rd, Cullalla
SOURCE: Google Map
Project: Clearing Permit – Offset
Client: Wannamal Rd Organics Pty Ltd
Date: 29/05/2020
Drawn: DA
Checked: PK
Revision: A
BIOSCIENCE PTY LTD
488 NICHOLSON ROAD FORRESTDALE WA 6112
PO BOX 5466 CANNINGVALE SOUTH WA 6155
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Bioscience
Integrating Resource Management

Malcolm Trudgen
Consultant Botanist

P.O. Box 365
Burswood,
W.A. 6100
20 April 2021

Dr Peter Keating
Bioscience
448 Nicholson Road
Forrestdale W.A. 6112

Dear Peter,

Specimens previously identified as *Eucalyptus absita* and *Grevillea althoferorum* from Lot 7779 Wannamal Road redetermined as *Eucalyptus todtiana* and *Petrophile macrostachya*

***"Grevillea althoferorum"* specimen:** The specimen identified as *Grevillea althoferorum* from your 7779 Wannamal Road survey area is in fact *Petrophile macrostachya*. *Petrophile macrostachya* has similar leaves to *Grevillea althoferorum*, they are in fact both from the family Proteaceae, and so the resemblance is not surprising. However, the presence of an old fruiting spike and a young inflorescence conclusively show that the specimen is the *Petrophile*.

***Eucalyptus* specimens:** The specimens collected by Bioscience from your 7779 Wannamal Road survey area previously identified as *Eucalyptus absita* were made when the trees were in poor reproductive condition and the buds were inconspicuously affected by insect predation affecting their development and thus usefulness for identification (in fact making them potentially misleading). However, the leaves seemed likely to be those of *Eucalyptus todtiana* (Prickly Bark), but were not as thick or the veins as well developed as is often the case in that species.

After discussion with Bioscience staff it was thought likely that the material was misidentified as *Eucalyptus absita* when keyed out due to its poor state. To be quite certain of the identity of the trees on the Wannamal Road property it was decided that I should accompany you to the site and inspect the trees concerned. This was done on the 24 March 2021.

Inspection of five trees in the area the Bioscience specimens were collected from on the property (in and near quadrat 2 of the Bioscience survey of the 7779 Wannamal Road property) confirmed that the trees are in fact within the current circumscription of *Eucalyptus todtiana*. This included the bark type and fruit type. However, in the field it was noted that all five trees had leaves that were less thick and not as prominently veined as *Eucalyptus todtiana* specimens often are. It was also noted that there was variation in the size of the fruit of the five trees from near that of *Eucalyptus marginata* (Jarrah) to the larger size more typical of *Eucalyptus todtiana*. As the two species are known to hybridise and Jarrah is found not far from the property it is likely that the population inspected has at some time in the past had transfer of Jarrah genetic material into it by hybridisation followed by introgression. This would explain both the thinner than typical leaves and the range of fruit sizes. This is also likely to have affected the earlier identification of the specimens collected by Bioscience staff.

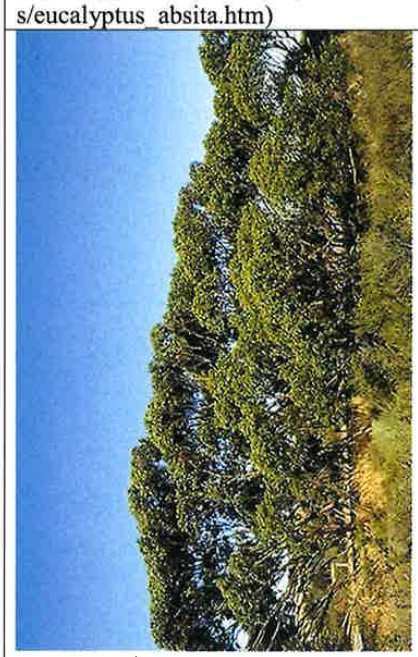
Additionally, the bark and habit photographs below show clearly that the tree at Quadrat 2 of the Wannamal Road property is very unlikely to be *Eucalyptus absita* (see photographs below)

Yours faithfully

Malcolm Trudgen
Email: metrubot@hotmail.com

The bark of *Eucalyptus absita* (From: https://apps.lucidcentral.org/euclid/text/entities/eucalyptus_absita.htm)

The bark of the tree in Quadrat 2 on the Wannamal Road property.



A large indivuidual of *Eucalyptus absita* (From: https://apps.lucidcentral.org/euclid/text/entities/eucalyptus_absita.htm)

Form of the tree in Quadrat 2 of the Wannamal Road property. This is a relatively young individual. The remains of older plants remaining on the ground were more robust and some mallee individuals with a few stems were observed outside the quadrat.

Appendix 7:

Eucalyptus Genetic Identity

Background

In the first version of the Flora Survey, *Eucalpypus absita,* A DRF was identified in Quadrat 2. DWER requested a floristic survey to determine the species' local population size and distribution. It was noted that the specimen ascribed to being *E. absita* from Quadrat 2 was well outside it's known range at Badgingarra.

The site was revisited twice. Whereas when the original specimen was collected, the suspect tree was in overall poor condition. On the first revisit, (In early January 2021) it had grown considerably, and had produced fruit which was collected. The fruit size was somewhat larger than expected for the now suspected species, *E. todtiana.*

After consultation with our colleague, Malcolm Trudgen, we viewed the samples we had collected and he believed they were all from *E. todtiana,* but as the leaves were somewhat thinner than is typical of *todtiana,* he offered to come to the site do get a more thorough understanding of the species in the area.

This site inspection did not occur until 24th March. Mr Trudgen concluded that the trees present on Quadrat 2 were very unlikely to be *Eucalyptus absita,* but were more likely to be a form of *E. todtiana* that had hybridized with *E. marginata.* Mr Trudgens report is attached as Appendix 6.

During this visit samples were collected from the suspect tree, and from four other *E.todtiana* in the immediate area outside the quadrat for DNA analysis. Samples were also collected from two *E. todtiana* specimens growing at the Bioscience premises at Forrestdale, as was a sample of *E. marginata* and *E. gomphocephala.* Further outliers *Puncta gramatum* (pomegranate) and *Araucaria heterophylla* (Norfolk Island Pine) were included in the analysis from samples in the Bioscience DNA collection.

DNA was extracted from all samples using a Qiagen DNeasy Plant kit according to the manufacturers instructions. Recovered DNA quality was determined using a Nanodrop 2000 spectrometer, and found to be poor quality. The extraction was repeated, with both samples pooled, then purified using a Promega Wizard SV PCR clean up system according to the manufacturers instructions. Only one sample (WR2) failed to produce suitable quality of DNA for further analysis.

DNA was subject to PCR analysis using a technique developed by Bioscience called SPACE (Single Primer Amplification of Conserved Elements.) The technique produces multiple fragments of amplified DNA of different lengths. The amplified products are conserved relicts of palindromic retroviral inserts. Product sizes are either specific to Kingdom, Order, Phylum, Class, Genus, Species, or Strain. Some products are unique to individual specimens. SPACE thus produces a genetic fingerprint that reflects the phylogenetic origins of all metazoan organisms.

For comparative linkage analysis (i.e. genetic relatedness) the size of each of the (typically 150) fragments is log transformed, then put through linkage analysis using S17 Bray Curtis similarity metrics. Position on the vertical axis reflects genetic closeness of the samples

For this analysis, parallel PCR's were also performed using very distant, through to more closely related species, with the outliers being *Punica granatum* (Pomegranate) *Araucaria heterophyla* (Norfolk Island Pine) *E. calmaldulensis* (River Red Gum) and *E. gomphocephala* (Tuart) .

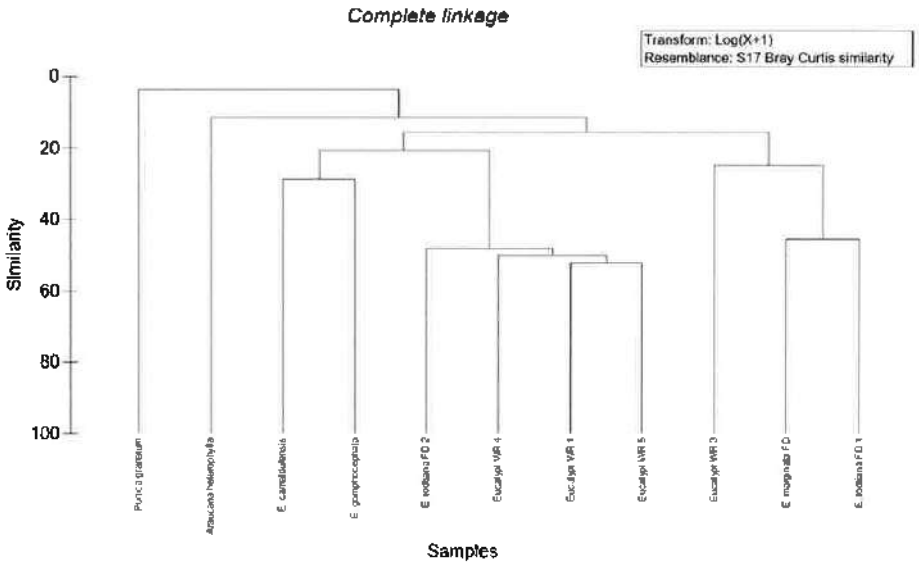


Figure 1: Linkage analysis based on SPACE. Sample WR1 is from Quadrat 2. Comparison trees are labelled FD from Forrestdale.

As expected, the putative *E. todtiana* generally clustered with the closest similarity (position on the vertical axis.) However, one tree from Wannamal Rd (WR3) had a quite different genetic fingerprint. The similarity between the Jarrah and the *E.todtianas* from Forrestdale suggest a genetic similarity underpins the observation of frequent hybridization between these species. We thereby interpret that all the trees except WR3 are hybrids of *todtiana* and *marginata*.

The conclusion from this analysis is that the tree in quadrat 2 (WR1) is closest to *E.todtiana*, and probably an F_x hybrid with Jarrah. The Vegetation and Flora Survey Report has thus been modified.

Bioscience

Integrating Resource Management

Fauna Survey:
Lot 7779 on Deposited Plan 209806
Wannamal Road, Cullalla

Wannamal Road Organics Pty Ltd
Western Australia
August 2021

Flora Survey
Lot 7779 Wannamal Rd, Cullalla

Prepared by
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Document Control

Issue	Date	Author	Reviewer	Approved
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Executive Summary

Vinsan Holdings Pty Ltd, the owners of Lot 7779 on Deposited Plan 209806, Cullalla, are seeking to develop a composting facility which is a Prescribed Activity under the Environmental Protection Act (DWER reference CPS 7612/1). To this end and to conform to regulatory requirements for the development of land, they have commissioned Bioscience Pty Ltd to conduct both a Terrestrial Flora and Vegetation Survey and a Fauna survey (this report) to support the clearing of native vegetation from 25 ha of their 1647 ha property.

Several surveys were conducted within the 25 ha area in question and the broader surrounding area (2015 and 2017/2018, and in 2020 and 2021). The area was defined as mostly low open Banksia (*Banksia attenuata, B. menziesii*) woodland largely representing a disturbed Cullula Complex (Heddle et al. 1980). The broader area outside the area proposed to be cleared is likewise mostly low open banksia woodland, but also contains a mosaic of cleared land, low Banksia heathland and *Melalueca preissiana* wetlands.

Preliminary background desktop investigations relied on surveys previously conducted in the adjoining Boonanarring Nature reserve and nearby land to the south east.

During the wetland and fauna surveys, which were intensive, very little evidence of fauna was found. During field work, very few fauna species were found.This is consistent with other fauna surveys which concluded the area is relatively depauperate.

1 Introduction

1.1 Purpose of this Report

Vinsan Holdings Pty Ltd, the owners of Lot 7779 on Deposited Plan 209806, Cullalla, is seeking to develop a composting facility which is a Prescribed Activity under the Environmental Protection Act (DWER reference CPS 7612/1). To achieve this development aspiration, and to conform to regulatory requirements for the development of land, they have commissioned Bioscience Pty Ltd to conduct a Terrestrial Flora and Vegetation Survey to support the clearing of native vegetation from 25 ha of their 1647 ha property. This follows a fauna survey conducted by Dr Mark Bundock in 2015 which found no evidence of rare or endangered fauna.

There are two distinct purposes for this report. The first is to undertake work to meet the general requirements of EPA Guidance 56 and the *Technical Guide – Terrestrial Fauna Surveys* (EPA December 2016) to enable regulatory authorities to gauge the conservation value of the area in consideration of a Permit to Clear Native Vegetation. The second purpose is to assist with development of the land by identifying both fauna, flora and vegetation complexes present and the vegetation condition, to facilitate its preservation as well as the conservation of adjacent land.

1.2 Survey Area

The area proposed for clearing is the northern portion of Lot 7779 Wannamal Rd (31.09.44° S, 115.58.04° E), 25 ha of low open Banksia (*Banksia attenuata, B. menziesii*) woodland largely representing a disturbed Cullula Complex (Heddle et al. 1980). Although *Eucalyptus todtiana* and *B. ilicifolia* are present in low numbers, *Corymbia calophylla* was not found. The site is situated approximately 90 km north of Perth and approximately 55 km east of the coast. (Figure 1). It lies within the Shire of Gingin and is surrounded by Boonanarring Nature Reserve to the west, a mix of mostly uncleared rural properties to the north and east, and an approved landfill site proposed on the lot 7778 at the southern boundary.

1.3 Site History and Previous Land Use

The property has been privately owned by Vinsan Holdings Pty Ltd for the last 10 years. Mapviewer shows that in 1981, the land had been cleared of native vegetation for farming, by chaining, windrowing, and burning, with distinct burn lines evident (Figures 2 and 3).

According to the current owners, the property had been used for low level grazing for approximately 40 years prior to 1981. This prolonged period of grazing most likely resulted in the understory of the property becoming modified. The combined actions of low level grazing, then clearing have likely led to major changes in the vegetation communities present and/or the vegetation unit structure.

In 1996 part of the northern eastern section of the property near the proposed development site was classified as a Resource Enhancement Wetland under the (then) Department of

Environment's Wetland Classification guidelines. This area was already cleared, so was sown to oats by the current owners in 2014.

1.4 Geomorphology, Geology and Hydrogeology

The property is located within the southern end of the Dandaragan Plateau which comprises mostly Tertiary laterites with outcroppings of Pleistocene to Quaternary sands over Cretaceous rock. The soils belonging to the Cullalla Association consist of white sands with low dunes and occasional wetlands. The specific site is exclusively white Bassendean sands, being well drained deep light grey sands with fine to coarse quartz and feldspar with a gentle relief to a central east/west dune ridge. The central dune is 215 m AHD, grading to 210 m at the northern and southern edges.

The proposal development envelope lies within the Gingin Groundwater Area (GGA) which is a gazetted groundwater area under the RIWI Act 1914, subject to a range of management protocols overseen by the Department of Water and Environmental Regulation (DWER). It is within the Red Gully Sub-area associated with the unconfined superficial formations and surficial resources over the confined Leederville and Yarragadee Aquifers. Adjoining the Red Gully Sub-area to the west is the Beermullah Plain Sub-area. Within the superficial formations there is lateral groundwater flow from east to west from the Red Gully Sub-area to the Beermullah Plain Sub-area and to the west and down-gradient there is groundwater flow within the Leederville and Yarragadee aquifer systems.

1.4.1 Local Hydrogeology

The hydrogeology of the proposed development area and surrounding area is characterised by four principle aquifers:

- Mirrabooka Aquifer – perched, surficial formations of the Red Gully Sub-area, beneath the Dandaragan Plateau.
- Superficial Aquifer – superficial formations of sub-areas Red Gully and Beermullah Plain, thus beneath the Gingin Scarp and Beermullah Plain.
- Leederville Aquifer – beneath the surficial formations (Dandaragan Plateau) and superficial formations (Gingin Scarp and Beermullah Plain).
- Yarragadee Aquifer – unconformably underlies the Leederville Aquifer in this area and is separated from the Leederville Aquifer by a clay layer.

1.4.2 Wetlands

The original information regarding classification of the wetlands of the sand plain was first published in the *Wetlands of the Swan Coastal Plain Volume 2B Wetland Mapping, Classification and Evaluation: Wetland Atlas* which was captured at a scale of 1:25,000 (Hill et al. 1996). According to this dataset a significant portion of the northeastern part of the property consists of a Resource Enhancement Sumpland (UFI 11503). The investigation area is 60 m to the west of this Sumpland.

In the central part of the property there are 14 discrete Conservation Category Wetlands and three Resource Enhancement damplands, however, these are not located in the subject area.

1.5 Climate

The south-west of Western Australia is characterised by a Mediterranean climate comprising of hot dry summers and cool wet winters. According to the Bureau of Meteorology the mean annual rainfall within the vicinity of the property is 651.3 mm (Gingin Aero, 009178). The monthly distribution of rainfall (Figure 4) indicates approximately 85% of the rainfall occurs during the months of May to October. The potential annual evaporation of the area is 1800 mm (BOM, 2019), which is significantly more than annual precipitation, the daily evaporation is closer to 5.2 mm/day. The prevailing wind is from a south-westerly direction, however westerly and easterly winds are common, particularly in the summer months.

2 Botanic Background

The botanic background of the area is described in the submitted flora survey of the site.
In a nutshell, the entire 25 ha area is a uniform Banksia low open woodland belonging to Floristic Community Type 23c.

The detailed survey followed EPA (Dec 2016) *Technical Guidance, Flora and Vegetation Surveys for Environmental Impact Assessment.*

2.1 Previous Area Studies

Heddle et al. (1980) described the vegetation in the survey area as being Cullala Complex which occurs in the Dandaragan Plateau and consists of Low Open Forest of *Banksia attenuata, B. menziesii, B. ilicifolia* and *Eucalyptus todtiana* with open woodland of *Corymbia calophylla*.

Within the immediate area, flora, vegetation, and fauna studies have been undertaken in the adjoining Boonanarring Nature Reserve to the west (Burbridge et al. 1996) as have fauna surveys (DPAW 2015), and to the immediate south (Lot 7778 Wannamal Rd) by Coffey Environments 2007. Another fauna survey in the vicinity (Lot 7776 Wannamal Rd which is 2 – 3 km east of the site) was undertaken by GHD in 2014 as part of a potential offsets area for Main Roads.

3 Methodology and Limitations of the Survey

3.1 Methods

3.1.1 Initial Survey

Environmental appraisal of Lot 7779 by reconnaissance surveys began in 2015 and were conducted by Bioscience's Dr Mark Bundock and Dr Peter Keating assisted by graduate staff including Kylie Macpherson, Genevieve Massam and Genette Keating who collectively have over 100 years' experience with the flora and fauna of south-western Australia. This work showed that the northern quarter of the property had poorer environmental values due to development history, stocking, cropping and construction of houses, sheds, dams, and roadways. The original intention of the property owners had been to develop an olive business, but after initial preparation and planting, this plan was put aside. The southern 75% of the property had less disturbance, and due to greater diversity of geomorphology, contains a wider range of community structures.

In 2017, the current north central site was investigated in more detail by walking east/west and north/south transects. The area was found to have no Declared Rare Flora or Fauna and had a generally very uniform vegetation structure, with minor changes associated with aspect. In the autumn and summer of 2017/18, equipped with lists of Priority and Rare flora, further transects were examined in detail, and no DRF or priority species were found, thus in early winter of 2018, 4 quadrats of 10 x 10 m were laid out and detailed work began. The site was repeatedly visited until July 2021.

3.1.2 Detailed Flora Survey

The Level 2 survey followed EPA (Dec 2016) *Technical Guidance, Flora and Vegetation Surveys for Environmental Impact Assessment.*

As the vegetation community was ascertained to be essentially similar across 25 ha, four quadrats of 10 x 10 m were selected based on slight differences in trees present, in aspect and/or surface soil colour. Boundary corners were marked out by stakes and recorded by GPS. A complete inventory of flora species was recorded five times between late winter (July) of 2018 to late Spring (November) of 2019 in each quadrat. Size and percentage cover of each species were also recorded.

Quadrat surveys were conducted by Dr Peter Keating and Ms Genette Keating, who both have tertiary qualifications and over 25 years' experience each with the flora of Western Australia. A fresh survey sheet was completed for each site visit, which looked within the quadrat in fine detail, and in the surrounding 10 m area for additional taxa in lesser detail.

Specimens were collected from quadrats and from transects to represent all species present (except for trees and larger species well known to the authors). Samples were pressed and dried for preservation and vouchering if required in the WA Herbarium. Photographs were also taken as an aid to identification.

Identification relied on the use of several taxonomic keys, principally Blackall and Grieve (1988), Marchant et al. (1998), and Meney and Pate (1999) and then by further reference and nomenclature updated using the WA Herbarium FloraBase.

3.2 Fauna Background (desktop & anecdotal) Investigations.

The most relevant nearby fauna studies have been in the Boonanarring Nature Reserve which adjoins the site. Of particular relevance to the request to undertake a formal fauna survey, the DPAW (2015) *The Fauna of Boonanarring Nature Reserve,* which revisited the work of Burbridge in 1986. Further nearby studies of fauna on nearby (2 – 3 Km east) uncleared land of essentially similar vegetation units were undertaken by GHD (2014) as part of seeking a potential offsets area for Main Roads.

These Boonabarring studies note that the 9250 ha reserve has 10 vegetation types as a mosaic. The proposed 25 ha clearing area has only one vegetation type. We note that the 1986 and 2015 studies included study areas (pit traps) within banksia woodland over mixed understory – the vegetation unit most like the area of the flora survey. The 2015 study was quite intensive, setting 3142 night traps in autumn and spring, as well as examining scats and tracks. What was captured most (78%) was the common house mouse. Whereas of the 3 native mammals captured, none are considered endangered. We note that the most common mammal tracks seen were of foxes and cats. The authors do not attribute the presence of feral predators with the reduction in abundance (between 1986 and 2012) of reptiles, mammals, and birds, whereas amphibian abundance is unchanged. Note there are no wetlands to support amphibians in the area proposed to be cleared.

Discussion with the landowners suggested the only animals they had encountered in their 10 years of ownership were rabbits, whose numbers swelled when they attempted to grow oats, but have subsequently declined. Grey kangaroos were very rarely encountered.

3.3 Fauna Field work

No native fauna were encountered during the hundreds of hours of field work during the flora survey. An exception occurred in January 2021 where one grey kangaroo was seen in the distance, then again in July 2021, when 2 emus were found in the northern part of the property.

The recently ploughed firebreaks surrounding the area were carefully scanned in January 2021. The only tracks found were of kangaroos. The only scats found were of kangaroos and a canid, possibly a fox. An abandoned dugout nest, likely belonging to *Varanus gouldii* (sand monitor) was found. Fallen stumps from previous land clearing were carefully examined for evidence of fauna habitat – no evidence was found. Dr David Bundock, a keen ornithologist, had identified 9 species of native birds from their calling. The most abundant fauna on the site were ants.

July 2021 field work was undertaken on the broader extent of the property to characterise the vegetation present in the proposed 600 Ha environmental offset. July 2021 was particularly wet, with an estimated 300 mm of rainfall. This essentially smoothed out all firebreaks, allowing

for better interpretation of animal tracks. Without exception, the only tracks found belonged to grey kangaroos. Interestingly, no fresh kangaroo scats were present.

Of the species trapped in the 2015 study above, it is likely the site is potentially a suitable habitat for three of the native mammals trapped in the DPAW study, being the Honey Possum *Tarsipes rostratus,* the ash grey mouse *Pseudomus albinocenereus* and the grey belted dunnart *Sminthopsis griseoventer.* Likewise, 12 of the small reptiles (skinks and geckos) commonly trapped could be present. None of the species found are considered rare or endangered.

The work undertaken by Bioscience thus constitutes a level 1 Survey according to EPA's Technical Guidance: Terrestrial Fauna Surveys (December 2016), as defined in Appendix 2. The Background research and the numerous reconnaissance surveys undertaken during the level 2 Flora survey led to the conclusion that there is a general paucity of fauna present at the site. The species seen (1 mammal, grey kangaroo,) and the 10 bird species identified by call, are all common. Detailed fauna surveys in the adjoining Nature Reserve point to the possible occurrence of a further 3 native mammals being present.

The extreme paucity of fauna found is most likely because the land contains very low levels of available feed. Kangaroos prefer to eat grasses, whereas virtually no grassy weeds are present.

The conclusion that very few faunae are present is consistent with the 2014 GHD report, with the caveat that the land they studied had not been previously cleared or grazed, and contained mostly similar Banksia woodland, but also had intact Marri woodland and Marri Jarrah woodland. They found 27 bird species were present, 6 reptile species, but the only mammal was the grey kangaroo.

It should be noted that if the land is cleared there is an abundance of refugia in the surrounding land for any native species present to escape to. Further, the environmental offset associated with the clearing will further assure the survival of any escapees.

4 Possible Cockatoo Habitat.

The survey site is within the known range of Carnaby's Black Cockatoo (*Calyptorhynchus latirostris).* No black cockatoos were seen or heard during field work.

4.1 Breeding Habitat

Black cockatoos breed in Jarrah/Marri Forest with tall trees. The study area does not contain any such habitat.

4.2 Foraging Habitat

Black cockatoos feed in banksia woodland, however as Carnaby's Black Cockatoo is highly mobile and adaptive, there are a number of nearby alterative foraging sites within the Boonanarring reserve, including more suitable banksia woodland in the proposed adjacent

environmental offset area, as well as a preferred foraging habitat of pine plantations west of Wannamal Rd. It is considered unlikely that clearing the proposed 25 ha will have any impact on Black Cockatoos.

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Appendix 1

Species List From Site Visits (2015 - 2021)

A) Identified from calls and song

*Acanthiza inornata (*Western Thornbill*)*
Anthochaera carunculata (Red Wattlebird*)*
*Artamus cinereus (*Black-faced Woodswallow*)*
*Coracina novaehollandiae (*Black-faced Cuckoo-shrike*)*
*Corvus bennetti (*Little Crow*)*
*Corvus coronoides (*Australian Raven*)*
*Lichmera indistincta (*Brown Honeyeater*)*
*Phylidonyris novaehollandiae (*New Holland Honeyeater*)*
*Rhipidura leucophrys (*Willie Wagtail*)*

B) Identified from sighting

Macropus giganteus (Grey Kangaroo)
Dromaius novaehollandiae (Emu)

C) Suspected from abandoned ground nests

Vananus gouldii (Gould's monitor)

Appendix D: Fire Management and Emergency Plan

Bioscience

Integrating Resource Management

Fire Management Plan:
Lot 7779 on Deposited Plan 209806
Wannamal Road, Cullalla

Wannamal Road Organics Pty Ltd
Western Australia
May 2020

FIRE MANAGEMENT
Lot 7779 Wannamal Rd Cullalla

Prepared by
Peter Keating
Managing Director

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Document Control

Issue	Date	Author	Reviewer	Approved
1	28/05/2020	P. Keating	D. Alanoix	P. Keating

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2 Fire Risk Identification 1
2.1 Area Risk 1
2.2 Site Activity Risk 1
3 Fire Risk Management 1
3.1 Fire Fighting Equipment 1
3.2 Water Storage 2
4 Fire Risk Minimisation 2
4.1 Bushfires 2
4.2 Composting Operations 2
4.3 Operational parameters 2
4.4 Daily composting operations 3
4.5 Avoidance of External Fire Source 3
5 Fire Outbreak Response 3

1 Objective

The purpose of this plan is to document how operations at Wannamal Rd Organics will be undertaken to achieve complete compliance with the recommendation of DFES in their September 2014 Information Note Bulk Green Waste Storage Fires.

2 Fire Risk Identification

2.1 Area Risk

The Wannamal Rd site is surrounded by natural bushland vegetation to the north, south and west. As such, bushfires represent a substantial seasonal threat. Further, outside the normal summer bushfire season, there is a risk of lightning strike from passing storms producing fires. Finally, as the site is relatively remote, there is some risk of arson.

2.2 Site Activity Risk

DFES advice, consistent with the experiences of compost operators in the Perth area, states that special fire risks are associated with composting operations. This is due to microbial activity within organic waste which produces exothermic reactions, and heat can build up in stockpiles and windrows to the point where there is spontaneous combustion.

They point out that conditions of spontaneous combustion arise when the amount of heat generated within a pile of organic material is greater than the amount of heat lost to the surrounding environment. Such conditions arise when green waste is moist, but not wet, and when storage pile dimensions are too large creating a low surface area to volume ratio. Dense piles created from combinations of coarse and fine material compact when piles are too high.

3 Fire Risk Management

3.1 Fire Fighting Equipment

The site will maintain in good order two large water tankers, equipped with high volume discharge pumps. The major tanker with be a conventional 20,000 L “Dinosaur” water cart. It will have multiple uses, including:

1) Dust control of surfaces during construction and operations, using rear discharge sprays,
2) Windrow water application using a side discharge spray and
3) Firefighting using a top mounted fire-fighting nozzle.

The second tanker will also have 20,000 L capacity and a high- volume discharge pump. It will be trailer mounted and only used for fire-fighting. If needed it will be coupled to a front-end loader and towed to the fire.

3.2 Water Storage

Both water tankers will be gravity filled from 2 overhead 30,000 L tanks which will be maintained full, either from the onsite bore, or from the leachate/stormwater holding dam constructed at the center of the compost pad (Figure 1).

4 Fire Risk Minimisation

4.1 Bushfires

The composting site will be on a hardstand surrounded by a 1.8 m security fence (Figure 1).

The hard stand area will be kept free of flammable debris. A fire break will be installed and maintained to 3 m width outside the perimeter fence. Existing firebreaks currently installed at the property boundaries will be maintained in condition to enable access to bushfires by DFES and local volunteer firefighting group appliances.

4.2 Composting Operations

DFES guidance teaches the risk of fires in greenwaste are greatest when material moisture content is between 20 to 45% water on a weight/weight basis, and where stockpiles of materials are sufficiently large that surface area to mass ratios are low.

The risk of fires by spontaneous combustion are substantially lowered by maintaining moisture above 45%. Where green waste materials are stored prior to grinding, chipping, they should be in a dry state (less than 20% water) with pile dimensions maximally:

- Length 50 m
- Width 10 m
- Height 5 m

Further, adequate separation distances between potentially combustible material piles should be separated by:

- 24 m separation between each 50 m length window.
- 41 m separation width between adjacent windrows.

4.3 Operational parameters

It is anticipated that materials will be received in one of two possible conditions, being materials that have been ground or chipped to an adequate size suitable for composting, or oversize materials requiring grinding or chipping.

Materials that are suitable for composting will be laid out in windrows and soon as practicable. and immediately have water added to 55% w/w.

Oversize material requiring grinding or chipping will not have water added to them, but rather will be set aside in piles of stored green waste with the above maximum dimensions until these

is sufficient volume to warrant contacted operators to come to the site to undertake grinding and chipping operations. Such piles should be kept as open as possible to allow air circulation.

4.4 Daily composting operations

At the beginning of the business day, staff will routinely measure the temperate and moisture content of each operating windrow at least once per 10 linear meters of windrow. Data will be recorded on a field sheet and considered by the operations manager to set the priority task operations schedule for the day. The first priority will be to add water to windrows found to be less that 45%. The second priority will be to use front end loaders to shift piles that are above 55 degrees, to thereby aerate and cool windrows to optimal composting temperature. Each batch windrow a have daily temperature and moisture recorded, and such records will note when water is added and when the pile is turned.

It is anticipated that as composting proceeds, windrow size will shrink. Accordingly three adjacent windows will be combined into two windrows. When windrow temperatures drop below 35 degrees for two consecutive days, the composting process will be deemed to have been completed. That windrow will be carried by front end loaders to the finished compost storage area.

Greenwaste storage windrows should likewise have temperature and moisture content. measured and recorded daily. If the temperature is greater than 45 degrees, the pile should not be watered, but should be aerated using a front-end loader.

Stored, finished compost piles will have temperatures measured and recorded weekly. If temperature rise to greater than 40 degrees they will be aerated with a front end loader.

During extremely hot weather events, pile temperatures will be measured and recorded in mid-afternoon as well as first thing in the morning.

4.5 Avoidance of External Fire Source

No smoking will be allowed on the composting pad. No equipment likely to cause sparks (welding equipment or angle grinders) will be used within the composting pad area.

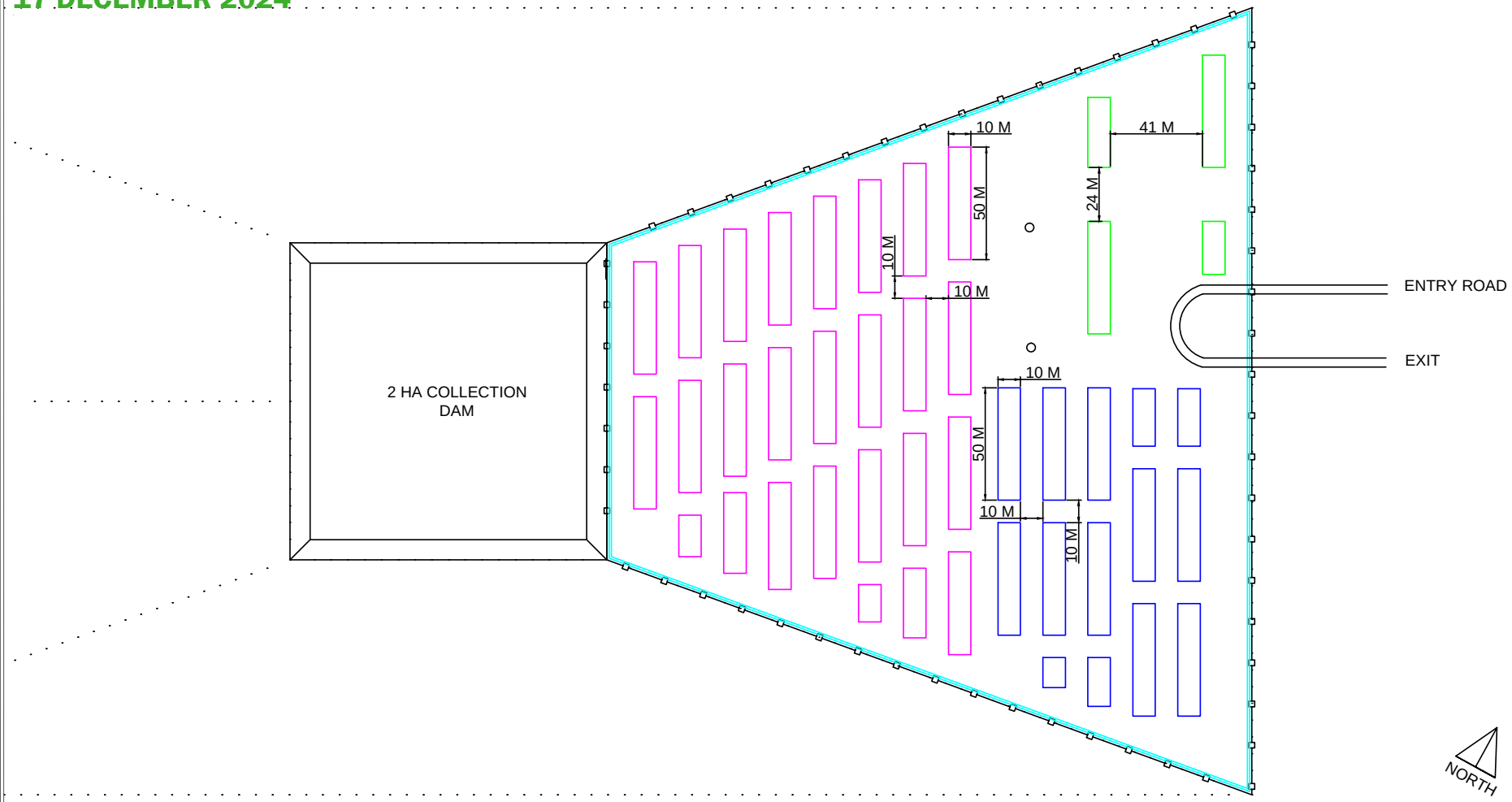
5 Fire Outbreak Response

Any fire outbreak within the composting facility will be responded to immediately by all available staff.

Both water carts will be mobilized to direct water at high volume/low pressure at the core of the fire. An excavator will be used to separate the non- burning material from the burning material. Burning materials will be spread out on the compost pad and saturated with water.

Operators will remain in attendance until the fire is completely out. A front end loader will pick up the burned material to verify it is completely extinguished.

Once the fire is out, investigations will be undertaken to determine the cause such that this Fire Management Plant will be reviewed and revised as necessary by the operations manager and directors. A report of the fire will be prepared for the Shire of Gingin and DFES.



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Rev.	Date	Rev.	Drawn by	Approved
A	28/05/2020	FOR COMMENT	DA	PK

STOCKPILE LAYOUT WITHIN RECEIVAL AND SORTING AREA
STOCKPILE LAYOUT WITHIN COMPOSTING AREA
FINAL PRODUCT LAYOUT WITHIN STORAGE AREA
200 MM BUND MADE OF ASPHALT
1.8 M PERIMETER FENCE
30,000 L TANK

CLIENT: WANNAMAL RD ORGANICS

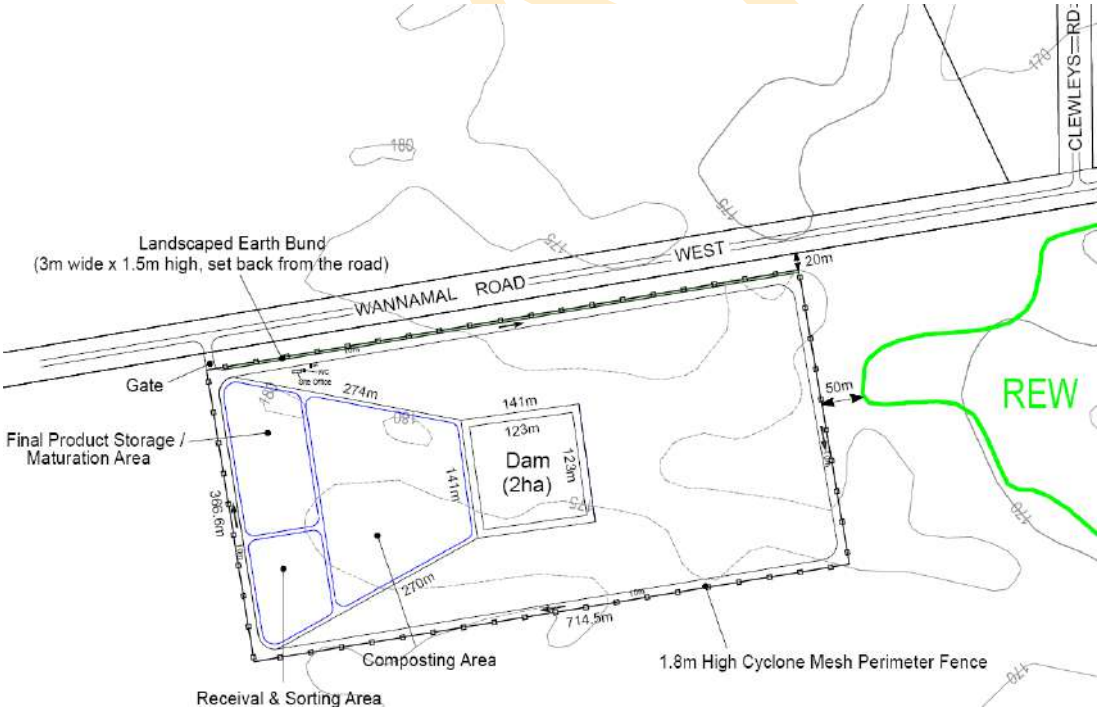
FIGURE 1: PROPOSED STOCKPILE LAYOUT WITHIN STAGE 1

DATE: 28 / 05 /2020
DWG NO.: BIO20200528_001
REV.: A

PROPOSED COMPOSTING FACILITY

LOT 7779 WANNAMAL ROAD WEST, CULLALLA (SHIRE OF GINGIN)

TRANSPORT IMPACT ASSESSMENT



Draft (D4-3)

Prepared by i3 consultants WA for

Statewest Planning

Proposed Composting Facility | Lot 7779 Wannamal Road West, Cullalla (Shire of Gingin) | Transport Impact Assessment

Prepared by

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Description

A Transport Impact Assessment for the development of a proposed composting facility on the south side of Wannamal Road West near Clewleys Road (Lot No 7779) in the Shire of Gingin locality of Cullalla, prepared in accordance with the 2016 WAPC Transport Impact Assessment Guidelines.

Client

Statewest Planning

Project ID 42201

Version Draft (D4-3)

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Pages 36

File Name 42201-TIA-F3

This is not an approved document unless certified below.

About the Author

David Wilkins is an RTA NSW Certified Level 3 Lead Auditor (RSA-08-0178) and Main Roads Western Australia (MRWA) accredited Senior Road Safety Auditor (SRSA 0101). In addition to this, David is an MRWA accredited Crash Investigation Team Leader and Roadworks Traffic Manager (MRWA-RTM-10-RTM20). David has undertaken over 550 road safety audits in Australia since 2001 across the full range of stages from feasibility through to pre-opening, including roadworks, existing roads, schools, events & mine sites.

David specialises in undertaking and preparing traffic impact assessments in accordance with either the WAPC *Transport Impact Assessment Guidelines* or Austroads *Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments* (1). David has authored over 250 of these since 2001.

David is a member of Engineers Australia and committee member of Transport Australia society and is guided by its Charter and Code of Ethics which states that its members act in the interest of the community, ahead of sectional or personal interests towards a sustainable future.

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1 SUMMARY

The key components of a Transport Impact Assessment (*TIA)* for a development proposal are to:

- assess the proposed internal transport networks with respect to accessibility, circulation, and safety.
- assess the level of transport integration between the development proposal and the surrounding land uses,
- determine the impacts of the traffic generated by the development proposal on the surrounding land uses, and
- determine the impacts of the traffic generated by the development proposal on the surrounding transport networks.

This *TIA* has determined that:

- the proposed development will not result in an adverse impact on the road network in terms of capacity.
- Main Roads WA has formally assessed the suitability of Wannamal Rd West for use by Restricted Access Vehicles and has approved it for use by RAV 2-4 with conditions. On the basis that it has been assessed by Main Roads WA as safe for use by 27.5 m long combination vehicles it is reasonable to ascertain that it is also safe for use by 19 m semi-trailers.
- the proposed development is likely to result in an additional 8 semi-trailer trips and 1 light vehicle trip during the road network peak hours on Wannamal Rd West between the site and Brand Hwy.
- the proposed development is likely to result in an additional 65 semi-trailer trips and up to 6 light vehicle trips per day on Wannamal Rd West between the site and Brand Hwy.
- the proposed development is unlikely to result in total traffic volumes on the unsealed section of Wannamal Rd West exceeding 150 vehicles per day. This is Main Roads WA's threshold volume for sealing of RAV routes.

It is recommended that this TIA is adopted by the Shire of Gingin and Main Roads WA as an independent assessment of the traffic and transport impacts of the proposed development.

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2 INTRODUCTION

This Transport Impact Assessment (*TIA*) report has been prepared in accordance with the WAPC publication *Transport Impact Assessment Guidelines* (2). These guidelines indicate that the level of assessment is to be discussed with the approving authority, in this case the Shire of Gingin, as shown in Table 1 below.

LAND USE	MODERATE IMPACT	HIGH IMPACT
	Transport Impact Statement required	Transport Impact Assessment required
	10 – 100 vehicle trips in the peak hour	> 100 vehicle trips in the peak hour
Residential	10–100 dwellings	>100 dwellings
Schools	10–100 students	>100 students
Entertainment venues, restaurants, etc.	100–1000 persons (seats) OR 200–2000 m² gross floor area	>1000 persons (seats) OR >2000 m² gross floor area
Fast food restaurants	50–500 m² gross floor area	>500 m² gross floor area
Food retail /Shopping centres with a significant food retail content	100–1000 m² gross floor area	>1000 m² gross floor area
Non-food retail	250–2500 m² gross floor area	>2500 m² gross floor area
Offices	500–5000 m² gross floor area	>5000 m² gross floor area
Service Station	1–7 refuelling positions	>7 refuelling positions
Industrial/Warehouse	1000–10,000 m² gross floor area	>10,000 m² gross floor area
Other Uses	Discuss with approving authority	Discuss with approving authority

Table 1 – Level of assessment required (Source Table 1: WAPC Guidelines Vol 4)

The Shire of Gingin has indicated that a Transport Impact Assessment (*TIA*) is required.

An extract from the Design Drawing for the proposed development, showing the layout, is provided on the Cover Page.

The preparation of a *TIA* in accordance with the WAPC Guidelines is consistent with, and ensures compliance with, Clause 67(t) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (3) which state "*due regard should be given to the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety*".

The following sections have been prepared in a format that clearly identifies the items that are required to be assessed in a *TIA* and the responses and/ or assessments relative to these items.

Name of applicant and consultant.	Statewest Planning (**applicant**) and i3 consultants WA (**consultant**).
Development location and context.	Lot 7779 Wannamal Road West, Cullalla (Shire of Gingin). The subject site is located in Cullalla, approximately 16 km north of Gingin township and 100 kms north of Perth. It is well served by Primary Distributor Roads at both ends of Wannamal Rd West, i.e., Brand Hwy to the west and Bindoon Moora Rd to the east, with a Local Distributor connection (Hay Flat Rd) to Great Northern Hwy (Refer Figure 1 on page 8). 90% of input and output material is expected to be transported to and from the west, i.e., Brand Hwy, and then north and south via this highway. The property is farmland and has been privately owned by Vinsan Holdings Pty Ltd for the last 10 years. Lot 7779 is 1,607.581 hectares, of which 25 hectares will be used as a composting facility (refer **Cover** page). The development will require clearing 25 hectares of regenerated native vegetation. The **applicant** has emphasised that the proposed clearing consists of the area where the vegetation is in the poorest condition, thereby avoiding and minimising impacts on the environment. The proposed access location is 1 km west of Clewleys Rd to avoid influencing the Wannamal Road/ Clewleys Rd intersection.
Brief description of development proposal.	The intention is to commence a business which receives organic wastes, including green waste, municipal-collected materials (food organics, green organics), grease trap waste and manures and other high nitrogen containing wastes. The source of such materials will include licensed waste transfer stations. Materials will be sorted on site, setting aside oversized woody material for subsequent tub grinding under contract. Appropriately sized materials will be blended, placed into windrows then have moisture added (from either a licensed bore, grease trap waste or a storm water/ leachate retention dam) to start the composting process. Upon completion of the composting process, oversized material will be sent to a mulch storage area, and finer material will be matured on static piles prior to being sold. The construction phase is expected to take approximately three months to complete.
Key issues	The identified transport issues are: • The development of the site is likely to result in up to 50 additional 19 m semi-trailer trucks per day on Wannamal Rd West, west of the site and up to 5 additional 19 m semi-trailer trucks per day on Wannamal Rd West east of the development site (Refer **Section 6** for details). • Wannamal Rd West is a Main Roads WA approved Tandem Drive 2-4 Restricted Access Vehicle (*RAV*) route for its full length between Brand Hwy and Bindoon-Moora Rd, with conditions regarding its use (Refer **Section 6** for details).

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- The Shire of Gingin is concerned that the portion of unsealed road, in its current condition, may not be structurally capable of accommodating the increased number of vehicle movements, and type of heavy vehicles associated with the proposed development, without damaging Wannamal Rd West.

The development site is currently zoned 'Rural', as defined by the Shire of Gingin's Local Planning Scheme No.9 (*LPS9*) (4)

Background information

The Proponent for the proposed composting facility is Wannamal Rd Organics Pty Ltd (ACN 604 725 019), an Australian company consisting of four co-directors:

- Vincent and Santo DiAngelo, trading as Vinsan Holding Pty Ltd (landowner of Lot 7779 Wannamal Rd);
- John Wynne; and,
- Peter Keating

Vincent and Santo DiAngelo (brothers) have owned and operated a demolition and salvage business for 30 years. They have been involved in concrete crushing and green waste processing industries.

John Wynne has been involved in recycling industries for over 30 years, starting on of the first recycling business in Jandakot in 1990. Processing 150,000 cubic meters of building rubble per year into reusable materials. This was eventually sold to a multinational corporation with John staying on to manage the business during an 18-month handover before he returned to earthmoving.

Peter Keating is an independent scientist who has run commercial companies, both private and public for over 35 years. Peter Keating's company, Bioscience Pty Ltd has for 30 years provided analytical and technical services for agriculture, horticulture, and aquaculture, as well as environmental and hydrogeological services and investigations.

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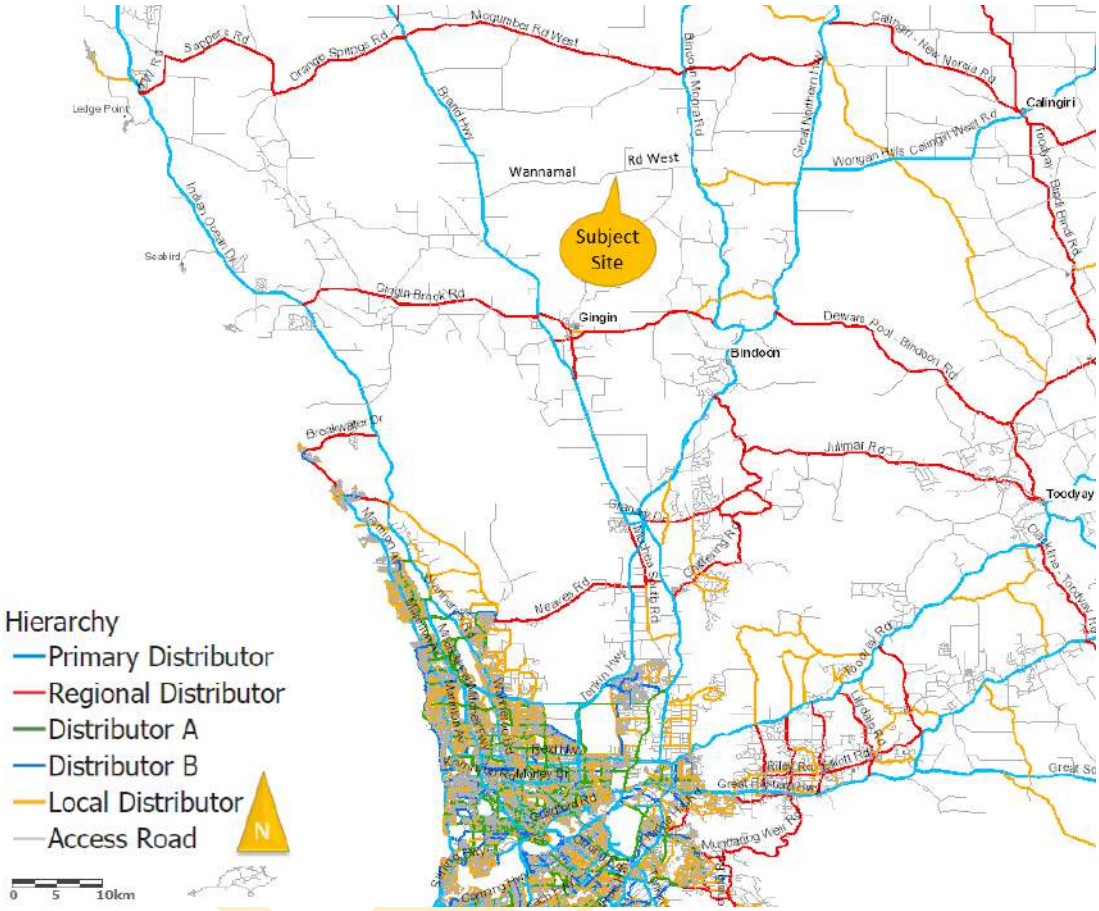

Figure 1 – Development location and road network (Hierarchy)

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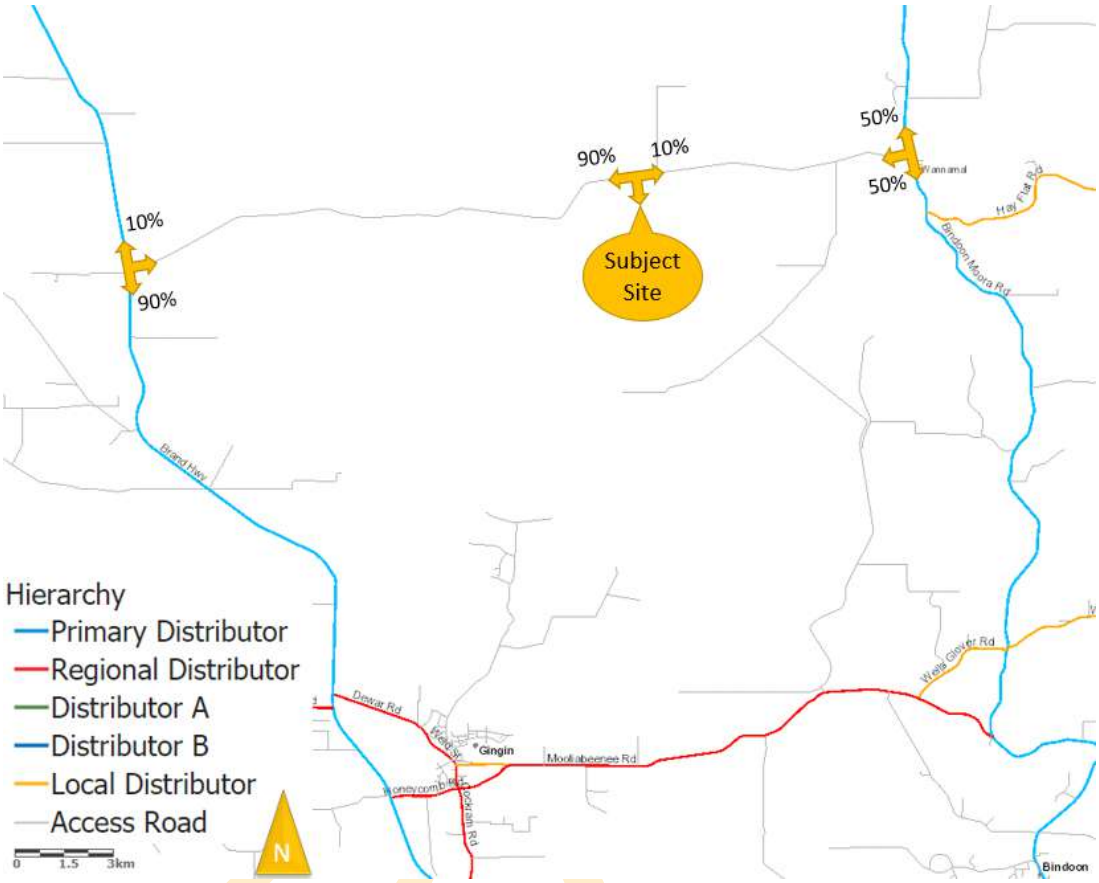

Figure 2 – Arrival & Departure Routes dictated by the road network layout and applicant's indicated % input and output transport trip assignment north, south, east, and west

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3 EXISTING SITUATION

Existing site uses.

Land area of Lot 7779 = 1,607,851 m^2. Farmland with Single Residence and Farm Shed in north-west quadrant. Not currently in use.

Existing parking and demand.

Limited to Single Residence and Farm Shed (not currently in use).

Existing access arrangements

Existing Single Residence and Farm Shed accessed via 500 m unsealed access driveway meeting Wannamal Road West at the north western boundary, approximately 1,750 m west of the proposed access and Clewleys Rd.

Existing access to subject site on Wannamal Rd West opposite Clewleys Rd, as shown in Figure 3 below.

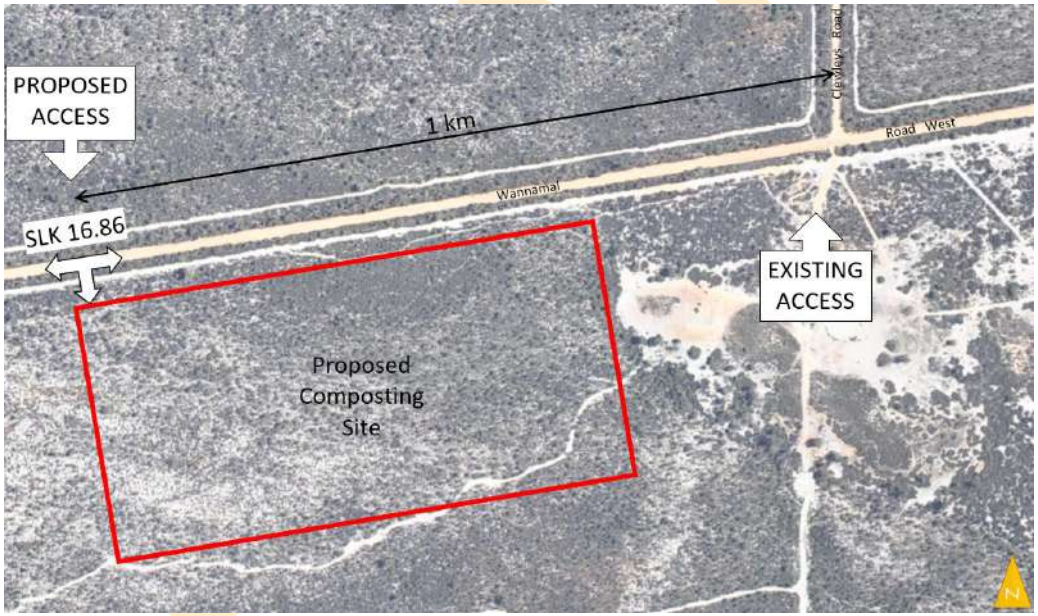

Figure 3 – Existing and proposed access off Wannamal Rd West, west of Clewleys Rd

Existing site traffic.

Limited to existing single residence and Farm Shed. The applicant has advised that the owners only use the property on weekends for recreational pursuits (i.e., it is currently non-residential). Normal use of a residential property would result in approximately 8 trips per day (4 IN / 4 OUT).

Surrounding land uses.

Properties situated to the north, east and south of the subject site are zoned 'General Rural,' as per Lot 7779. The land situated immediately to the west of the Premises is zoned as 'Parks and Recreation' and is known as the 'Boonanarring Nature Reserve.'

Surrounding road network.

The closest road to the site, and the only frontage road to Lot 7779, is Wannamal Rd West, a Local Access Road (5070012). The road hierarchy in the vicinity of the development site is shown in Figure 7 on page 16.

Traffic management on frontage roads.

Wannamal Rd West is a Main Roads WA approved Tandem Drive 2-4 Restricted Access Vehicle route for its full length between Brand Hwy and Bindoon Moora Rd, with conditions regarding its use (Refer **Section 6** for details). A sign at the Bindoon Moora Rd end states "R.A.V. NO THROUGH ROUTE," as shown in Photograph 1 below.

Photograph 1 – RAV sign on Wannamal Rd West just west of Bindoon Moora Rd

Wannamal Rd West is a 10-12 m wide unsealed gravel road between SLK 10.08 and SLK 20.75, a distance of 10.67 kms. The remainder of the road (15.02 kms) is a 7 m wide sealed road with 0.0-0.5 m sealed shoulders, as shown in Photograph 2 and Photograph 3 on the following page.

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Photograph 2 – Typical layout of unsealed section of Wannamal Rd West (12 March 2024)

Photograph 3 – Typical layout of sealed section of Wannamal Rd West (12 March 2024)

The proposed access to the subject site is at SLK 16.86, resulting in 6.80 kms unsealed road towards Brand Hwy and 3.80 kms unsealed road towards Bindoon-Moora Rd. All existing signs on Wannamal Rd West are shown in Figure 4 below.

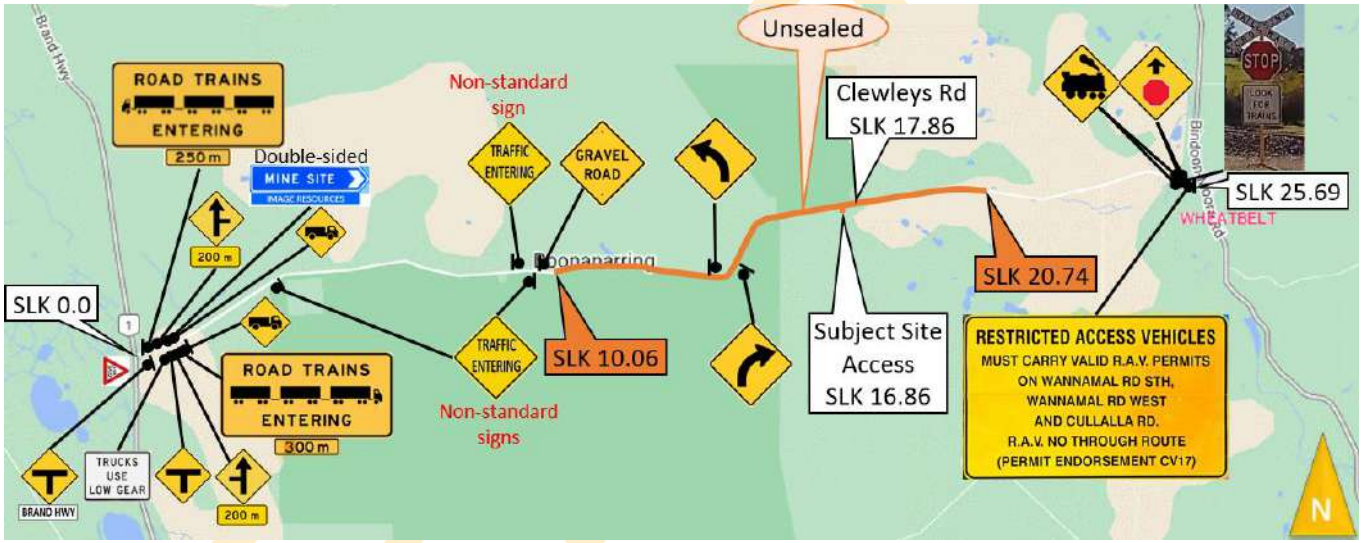

Figure 4 – Extent of unsealed road and existing traffic management signs on Wannamal Road West

Traffic flows on surrounding roads.

The Shire of Gingin has undertaken a number of traffic surveys on Wannamal Road West in recent years but not all have been successful in collecting data for a full week.

Main Roads WA has 2021/22 average annual data for Wannamal Rd West just west of Bindoon Moora Rd that indicates an average weekday flow of 48 vehicles with 31.3% of these heavy vehicles. The maximum hourly volume is 5 vehicles.

Main Roads WA also has a 24 hour/ 365 days per year 'Network Performance Site' on Brand Hwy north of Dewar Rd that indicates an average 2022/23 weekday volume of 2,974 vehicles with 26.3% of these heavy. The maximum hourly volume is 247 vehicles.

A summary of recent traffic survey data on Wannamal Road West is provided as Figure 5 on the following page.

Figure 5 – Summary of recent average daily traffic volume data collected by Shire of Gingin (SoGg) and Main Roads WA (MRWA)

The author undertook video surveys at the intersections at both ends of Wannamal Rd, i.e., at Brand Hwy and at Bindoon Moora Rd between 6 AM and 6 PM on Friday 12th August 2022 and supplemented this data with the Main Roads WA data to determine the existing road network peak hour volumes shown in Figure 7 on the following page. A video camera was also installed at the Wannamal Rd West/ Clewleys Rd intersection, but this suffered technical difficulties and only recorded between 3.30 PM and 6.25 PM.

Traffic flows at major and/ or impacted intersections.

Shown in Figure 7 on page 16.

Operation of surrounding intersections.

Video surveys and observations indicate very good operation with plenty of spare capacity.

Intersection Videos Link

Existing pedestrian/ cycle networks.

Not applicable. Remote location with commercial land use.

Existing public transport services.

There are no public transport services in this remote rural area.

Crash data.

There have not been any reported crashes on the unsealed section of Wannamal Rd West in the five-year reporting period ending 31 Dec 2022. A Property Damage Only crash was recorded at SLK 1.06 at 6 PM on Fri 19 June 2020 as shown in an extract from the Main Roads WA Crash Map reporting system provided as Figure 6 below.

Figure 6 – Extract from Main Roads WA Crash Map reporting system for Wannamal Rd West (full length) 5 years ending 31 Dec 2022

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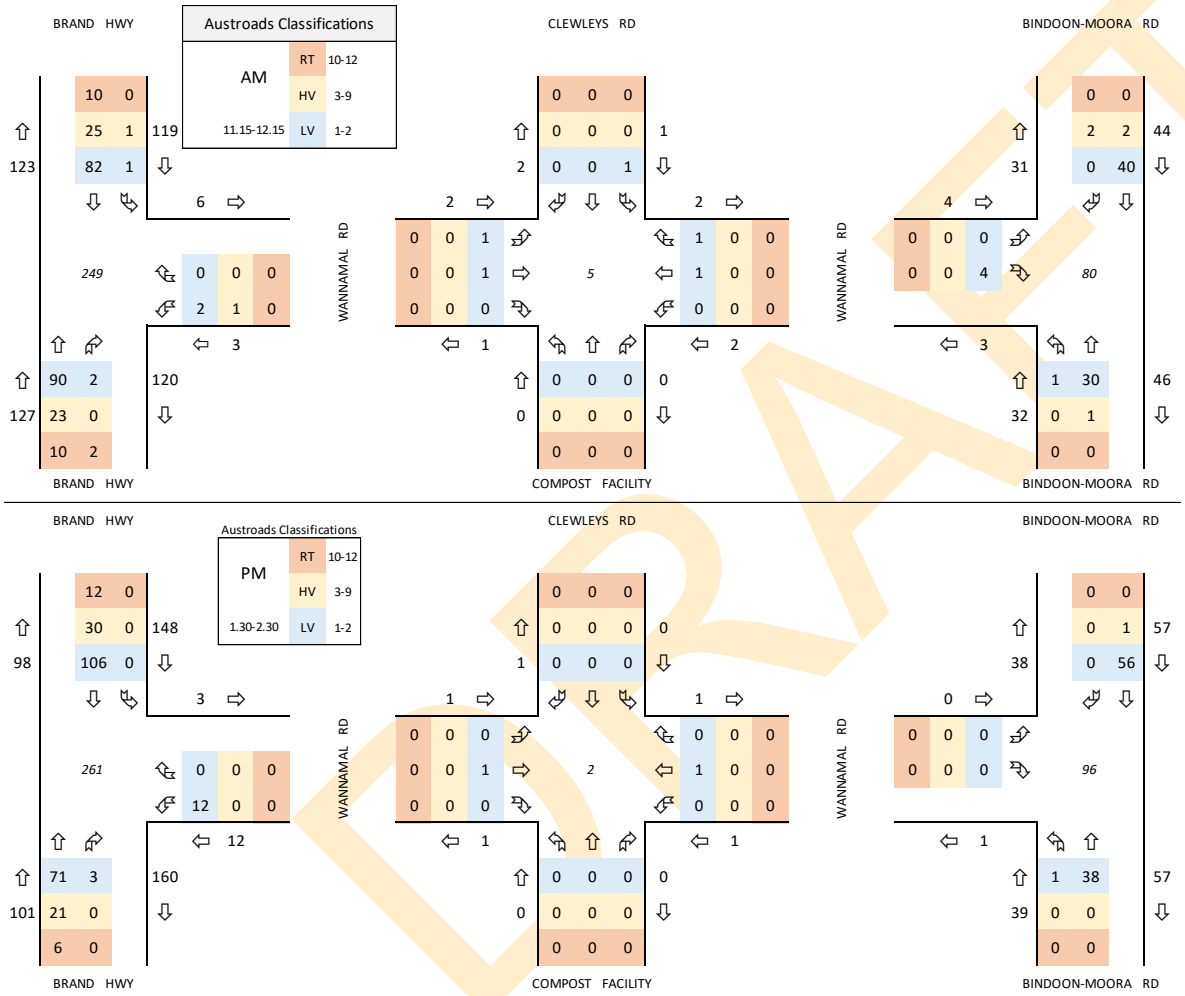

Figure 7 – Existing (2022) road network AM and PM Peak Hour Volumes showing Road Trains (RT), other Heavy Vehicles (HV), and Light Vehicles (LV)

4 DEVELOPMENT PROPOSAL

Regional context.

The Shire of Gingin is predominantly a rural area within the Central Coastal Region of the Wheatbelt in Western Australia.

The Shire has an area of 3,223 km² and was home to a population of approximately 5,576 permanent residents in 2,026 dwellings in 2021. This is expected to grow to a population of 6,180 by 2031, a growth rate of 11%.* There are five townships: Gingin, Guilderton, Lancelin, Ledge Point and Seabird. Gingin (≈800 residents) and Lancelin (≈600 residents) are the larger of the townships.

Geographically the Shire stretches from the coastline across the flat sandy soils of the Swan Coastal Plain in the west to the hinterland and foothills of the Darling Scarp in the east. It also embraces the lower reaches of the Moore River together with a system of fresh water lakes, streams and swamps and the watercourse of the Gingin Brook.

Agriculture is the Shire's primary economic contributor. It accounts for 41.9% of local business and some 137,145 ha of land. However, peri-urban growth and associated pressure on market gardening has resulted in the Shire broadening its focus from traditional broad acre farming to intensive horticulture. Local industries within the Shire include cattle and sheep grazing, apiaries, irrigated horticulture, viticulture, olive groves, aquaculture, piggeries, poultry farms, wineries, abattoirs, feedlots, and cray fishing. In addition to rural industries the Shire's economy is also based around tourism with coastal areas experiencing a large influx of people during the summer holiday season.

Proposed land uses.

It is proposed to build the composting facility within the northern section of the lot where the vegetation is in the poorest condition. The proposed development consists of the construction of a 7 ha composting hardstand and a 2 ha dam, both made of 100 mm of asphalt overlying 300 mm of recycled demolition waste.

Table of land uses and quantities.

Land Use	Quantity
Composting Facility	25 hectares

Access arrangements.

It is proposed to provide access to Lot 7779 off Wannamal Rd West 1 km west of Clewleys Road, as shown in Figure 3 on page 10.

Parking provision.

Staff parking and work vehicles (front end loader & water cart) will be accommodated on the extensive sealed areas. Parking locations will vary depending on the area of activity.

End of trip facilities.

NA (no employees will walk or cycle to the site given its remote location).

* MOSAIC data

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Any specific issues.

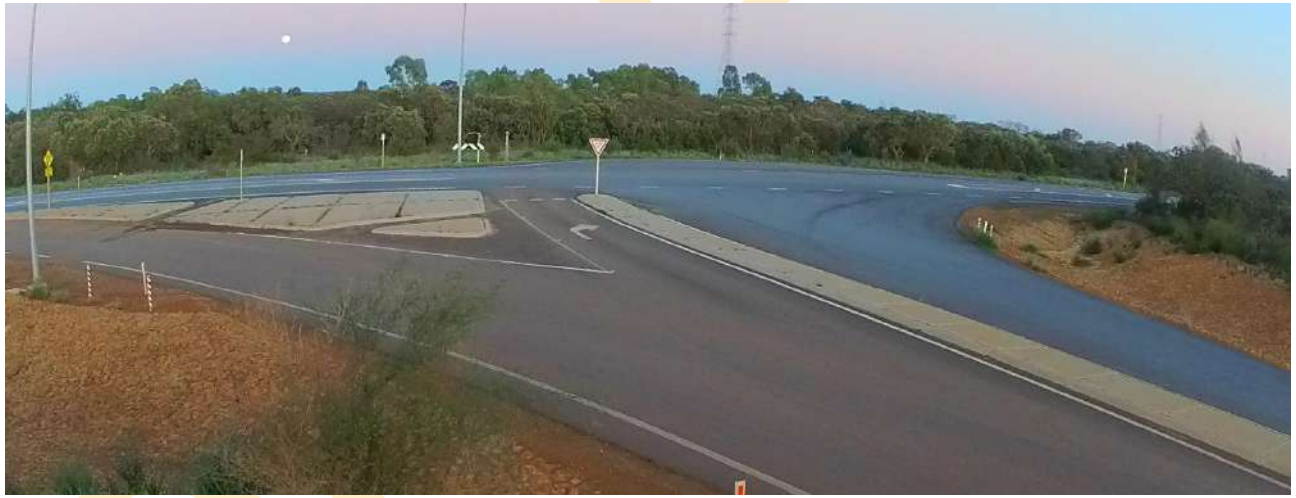
As per 'Key Issues' in **Section 2** (pages 6 & 7).

Road network.

The road network, including classifications (hierarchy) and peak hour traffic volumes, is shown in Figure 1, Figure 2, and Figure 7 on pages 8, 9 and 16 respectively.

Intersection layout and controls.

The Brand Hwy/ Wannamal Rd West intersection was upgraded from a simple 'T' to a channelised intersection with a continuous left turn from Wannamal Rd West and protected right and left turns from Brand Hwy into Wannamal Rd West to provide safe access to the Image Resources mine site on the southeast corner, as shown in Photograph 4 below.



Photograph 4 – Looking west at Brand Hwy/ Wannamal Rd West intersection from south side of Wannamal Rd West

The Bindoon Moora Rd/ Wannamal Rd West intersection is an uncontrolled 'T' intersection with Wannamal Rd West the terminating road. There is a passive railway level crossing on Wannamal Rd West 34 m west of Bindoon Moora Rd, as shown in Photograph 5 and Photograph 6 on the following page.

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Photograph 5 – Wannamal Rd West/ Bindoon Moora Rd intersection and railway level crossing layout

Photograph 6 – Looking east on Wannamal Rd West towards Railway Level Crossing and Bindoon Moora Rd intersection

Pedestrian/ cycle networks and crossing facilities.	There are no pedestrian or cycle facilities, or networks, in this remote rural area.
Public transport services.	There are no public transport services in this remote rural area.

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5 INTEGRATION WITH SURROUNDING AREA

Surrounding major attractors/ generators.

There are three piggeries within 4 kms of the subject site. The Karamarah Intensive Piggery is located approximately 1.4 km north-east, Westpork Intensive Piggery 3.4 kms west and an unlicenced Piggery 3.9 kms south-east. Manure from these piggeries may be used in the composting process.

The proposed composting facility is proposed to accept an annual throughput of up to 200,000 tonnes of raw green waste and FoGo material and 40,000,000 litres (40 ML) of grease trap waste. Raw green waste material will be sourced from licenced waste transfer stations while greased trap waste will be sourced from a licensed waste management transporter. The road network supports the transportation of imported and exported materials, as shown in Figure 2 on page 9.

Committed developments and transport proposals.

The Shire of Gingin has advised the following:

- *The Mid West Wheatbelt (Central) Joint Development Assessment Panel approved a Landfill Site on Lot 98 Wannamal Road South, Cullalla in 2016. The construction phase is in process for this development. The approval relates to 150,000 tpa of waste entering the property using 27.5m Class 2 (Restricted Access Vehicle) pocket road trains over a 6-day working week, a total of 14 vehicle movements per day. Traffic will be utilising Wannamal Road West via Brand Highway and then onto Wannamal Road South. The operators entered into a Deed of Agreement with the Shire in 2009 that covers various matters, one being a road upgrade/contribution. Please note that the road upgrade is not imminent, and the Shire has had limited communication with the operators over the last 12 months due to staff changes internally, and an incident on the operators end where the point of contact unfortunately passed away. This is however on the Shire's agenda to follow-up and work through the existing deed commitments with the operator.*
- *Westpork (Lot 10 (1340) Wannamal Road West, Boonanarring) received approval in 2019 to undertake composting in addition to their piggery operation. Information in relation to this development can be found within the Council minutes at the following link (22 January 2019): https://www.gingin.wa.gov.au/council-meetings/past/2019. I note that this development was amended in 2021 (16 March), however I am unaware if this development has progressed, I suspect not given various conditions are outstanding.*
- *I am unaware of any other developments that may assist the preparation of the TIA in relation to this matter, or that may impact the particular area of concern (unsealed portion of Wannamal Road West).*

There are no known transport proposals in the vicinity of the subject site or the assessed road network.

Proposed changes to land uses within 1.2 kms.

There are no known land use changes within 1.2 kms of the subject site.

Travel desire lines from development to these attractors/ generators.

Shown in Figure 2 on page 9.

Adequacy of existing transport networks.

All assessed intersections operate at a very good level with plenty of spare capacity and no reported crashes in the last 5-year reporting period. The Shire of Gingin is concerned that the portion of unsealed road, in its current condition, may not be structurally capable of accommodating the increased number of vehicle movements, and type of heavy vehicles associated with the proposed development, without damaging Wannamal Rd West.

Deficiencies in existing transport networks.

Main Roads WA has formally assessed the suitability of Wannamal Rd West for use by Restricted Access Vehicles and has approved it for use by RAV 2-4 with conditions, as described in **Appendix A**. The RAV 2-4 Assessment Vehicle is a 27.5 m long B-double, as described in the extract from the Main Roads WA *Standard Restricted Access Vehicle Route Assessment Guidelines (May 2022)* (5), provided as Figure 8 below. On the basis that it has been assessed by Main Roads WA as safe for use by 27.5 m long combination vehicles it is reasonable to ascertain that it is also safe for use by 19 m semi-trailers

The author inspected and assessed the condition of Wannamal Road West on 12th March 2024 when the weather was clear, 30°C and the surface was dry and found it to be safe and comfortable for travel at a speed of 80 km in a 4WD with High 4WD activated.

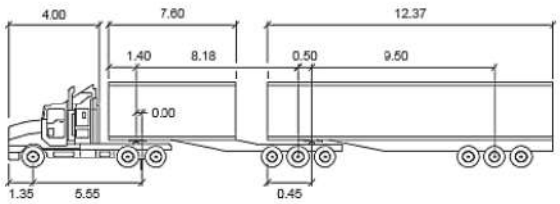
RAV Categories	Assessment Vehicle	Maximum Length (m)
2-4	B-double 	27.5

Figure 8 – Extract from Main Roads WA Standard Restricted Access Vehicle Route Assessment Guidelines (May 2022)

There are no identified deficiencies at the recently upgraded Brand Hwy/ Wannamal Rd West intersection.

	The distance between the railway crossing westbound approach holding line and the Bindoon Moora Rd/ Wannamal Rd West intersection is 34 m. It is therefore only 'substandard' if used by 36 m long vehicles. The maximum permitted vehicle length under the RAV Tandem Drive 2-4 permit is 27.5 m, as shown in Figure 8 on the previous page.
Remedial measures to address deficiencies.	Not applicable.

6 ANALYSIS OF TRANSPORT NETWORKS

Assessment years.	As indicated in **Section 5** of this report, the Shire of Gingin has advised there are currently two development proposals they are aware of that would result in an increase in traffic volumes on Wannamal Rd past, or west of the proposed development if and when they are approved, i.e., A Landfill site on Lot 98 Wannamal Rd South, and a composting facility at the Westpork site on Lot 10 (1340) Wannamal Rd West. The Shire has indicated that it has no confirmed dates regarding these developments and it therefore remains a possibility that they may not proceed. Existing traffic volumes on Wannamal Rd West indicate that these have remained fairly low for several years, i.e., 37 in 2017 and 32 in 2022, as shown in Figure 5 on page 14. On this basis, this *TIA* assesses the impact of increased traffic associated with this proposed development only, on the basis that there is no significant annual background through traffic growth and that increased traffic from other developments can be assessed in the TIAs for those developments if and when they proceed.
Time periods.	The Composting Facility will be open for waste acceptance Monday to Friday: 7:00 AM – 5:00 PM. In order to assess the 'worst case scenario,' the TIA assumes that peak transportation times to and from the Composting Facility occurs at the same time as peak volumes on the road network, i.e., 11.15 AM to 12:15 PM and 1.30 PM to 2.30 PM.
Development generated traffic.	An estimate of the daily and peak hour volumes of truck traffic by mode, day and time of day has been undertaken based on first principles, i.e., the tonnage of material in and out per year, the volume and carrying capacity of the 19 m Semi Trailer (ST) high sided truck and tanker and the indicated operating hours (10 hours per weekday, as per above). The forecast daily and peak hour truck volumes based on the indicated input of 200,000 tonnes per annum (tpa) compost material and 40 ML per annum Liquid Waste and output of 100,000 tpa of compost (including empty trucks to ensure that the number of arriving trucks per day is the same as the number of departing trucks) per day, is shown in Figure 10 on page 27. A summary of forecast daily and hourly development generated trips is provided as Table 2 and Table 2 on the following page.

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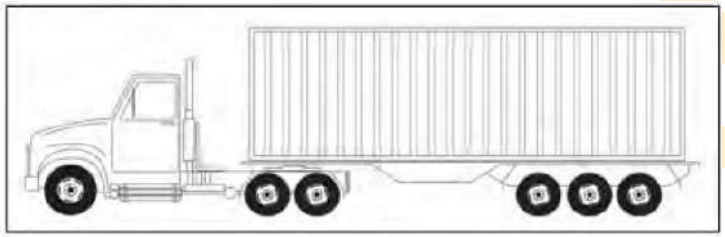
Truck Type	Hourly (operating hours)		Daily		Annually	
	IN	OUT	IN	OUT	IN	OUT
19 m Semi Trailer	5	5	36	36	9,072	9,072

Table 2 – Forecast Daily, Hourly (operating hours) & Annual Trip Generation (Trucks Only). Allow 6 light vehicles per day for staff.

The 19 m Semi Trailer is permitted to use the full length of Wannamal Rd West without a permit as it is a non-restricted vehicle use. Characteristics of the 19 m semi-trailer are shown in Figure 9 below.



Maximum Permitted Mass (tonnes)	42.5
Estimated Payload (tonnes)	25
Number of axles	6
ESA per fully loaded vehicle (based on 8.15t std axle)	5.21
ESA per unloaded vehicle (based on 8.15t std axle)	2.15

Figure 9 – Characteristics of the 19 m semi-trailer

In accordance with information provided by the Proponent, the assessment considers the use of a 19 m semi-trailer for the transport of waste and compost to and from the site. A depiction of this vehicle, including assumed operating mass and number of axles is provided above. The assumed vehicle specifications have been provided to the Proponent and no objections have been received. In accordance with advice from the Proponent, liquid waste is assumed to have a density of 1 tonne per cubic metre and that it has been assumed that the liquid waste will be transported via 19 m semi-trailer tankers.

Distribution & assignment of generated traffic.	The distribution (Arrival/ Departure volumes) and assignment of traffic to and from the Primary Distributor (State Road) road network has been undertaken in accordance with Figure 2 on page 9, i.e., 90% to and from Brand Hwy and 10% to and from Bindoon Moora Rd.
Parking supply and demand.	Staff parking and work vehicles (front end loader & water cart) will be accommodated on the extensive sealed areas. Parking locations will vary depending on the area of activity.
Base and 'with development' traffic flows.	The assessed Base (2022) volumes and forecast volumes through each intersection during the AM and PM road network peak hours using Semi-trailers for the transport task and 1 light vehicle IN and OUT during each assessed hour are shown in Figure 10 on page 27.
Analysis of development accesses.	The preliminary design shows it is proposed to provide an access driveway off Wannamal Rd West approximately 1 km west of Clewleys Rd. This avoids influencing the Wannamal Rd West Clewleys Rd intersection. The driveway will be designed according to the 'rural driveway' details for Semi Trailers shown on Main Roads WA Drawing 200431-0194, as per the Main Roads WA Technical Specifications for Driveways.
Impact on surrounding roads.	Section 2.4 of the *MRWA RAV Guidelines* (6) notes that a road should be sealed if Average Annual Daily Traffic (AADT) is over 150 **and** annual freight tonnage is over 300,000 tonnes per annum for reasons of both sustainability and safety. It also states that in the absence of any traffic data, if the road is used by more than 10 RAVs per day this may also factor into whether the road requires sealing or not. The proposed 19 m semi-trailers are not RAV vehicles and the forecast AADT with development generated traffic is less than 150. On this basis, the warrant for sealing of the road, as per the *MRWA RAV Guidelines*, is not met.
Impact on intersections.	The *WAPC Guidelines* indicates increased volumes less than 10 per hour is a low impact that does not warrant assessment. In addition to this, the existing volumes at each assessed intersection are low and these intersections perform at a very good level with plenty of spare capacity.
Impact on neighbouring areas.	There are no residential properties or accesses in the vicinity of the proposed development.
Road Safety.	Refer **Section 7**.
Public transport access.	There are no public transport services in this remote rural area, and none are warranted or proposed.
Pedestrian access/ amenity.	There is no existing pedestrian access to the site, and none is warranted or proposed.

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Cycle access/ amenity.	Cyle access is very unlikely due to the remote location, nature of the business and gravel road sections.
Analysis of pedestrian/ cycle networks.	Not applicable. Remote rural location with no pedestrian or cycle networks in the vicinity.
Traffic Management Plan.	Not applicable as standard 19 m semi-trailers will be used and this results in 5 trucks IN and 5 trucks out during each hour of the 10 hour operating days, Monday to Friday.
Site specific issues.	This *TIA* has provided sufficient assessment of the forecast increased volumes and types of traffic on the unsealed section of Wannamal Rd West to demonstrate that the proposed development will not generate sufficient volumes of traffic to warrant sealing of Wannamal Road West, as described in the *MRWA RAV Guidelines.*

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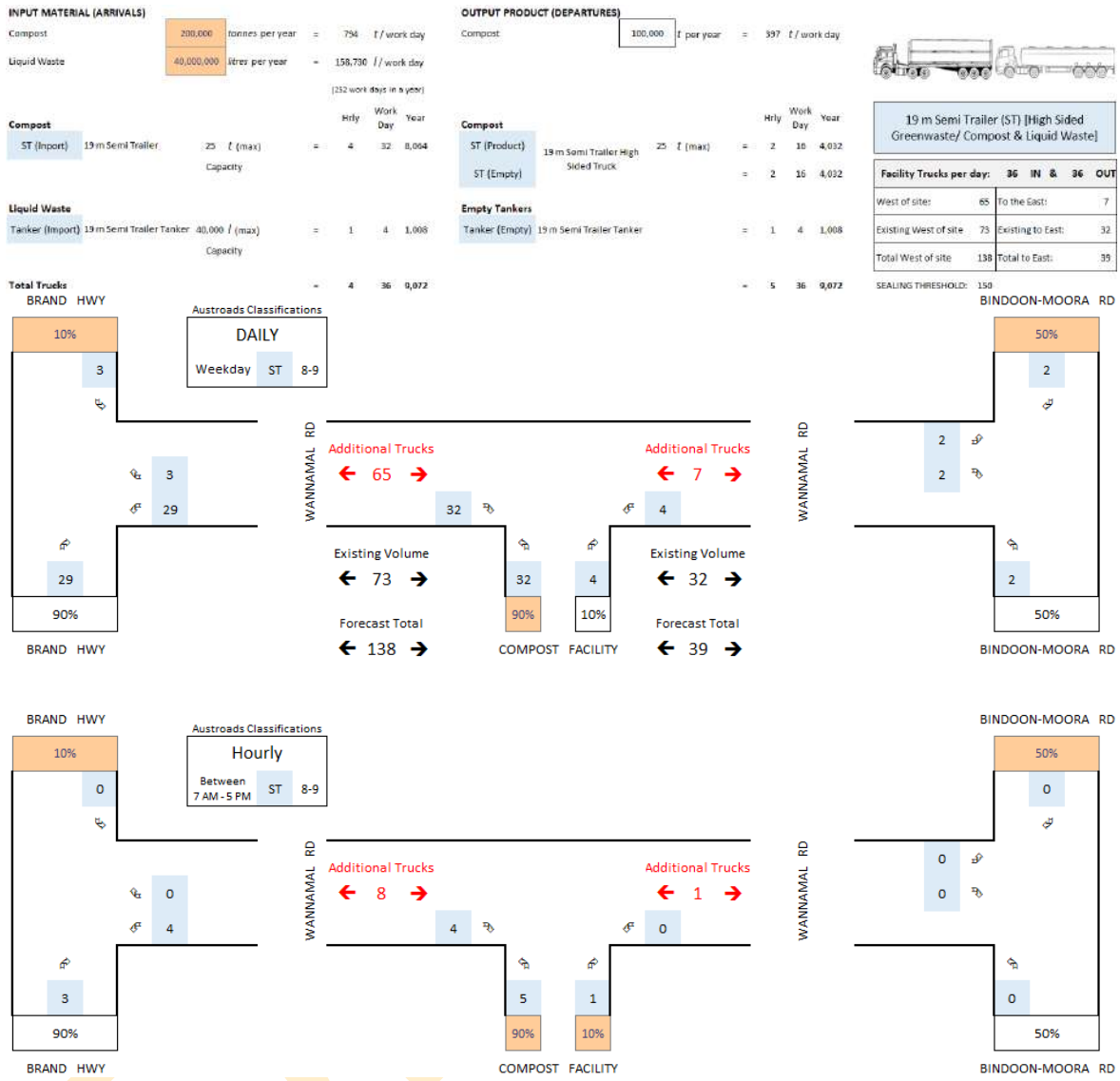

Figure 10 – Forecast daily and hourly truck trip generation volumes by input and output volumes indicated

7 SAFETY

As indicated in **Section 3**, there have not been any reported crashes on the unsealed section of Wannamal Rd West in the five-year reporting period ending 31 December 2022.

The Brand Hwy/ Wannamal Rd West intersection has recently been upgraded and an assessment of the existing sight lines at this intersection, as well as Bindoon Moora Rd/ Wannamal Rd West intersection has not revealed any concerns. The Railway crossing on Wannamal Rd West is only 34 m from the Bindoon Moora Rd intersection but the low volumes (existing and forecast) as well as the restriction on vehicle lengths to 19 m, addresses this concern.

The author drove the and inspected the full length of Wannamal Rd West in both directions on 13 March 2024 with Dash Cams and an electronic ball bank (to check safe operating speeds on curves). This indicated that the condition of the road was safe and comfortable when driving a 4WD with 4WD activated at speeds up to 80 km/h in hot, clear and dry conditions. The condition of unsealed roads can change significantly in adverse weather conditions and/ or between grading and it is for this reason that speed limit signs and advisory speed signs on curve warding signs are not used as indicated speeds may not be safe in all conditions.

It is for this reason that the Shire has recently installed the following unsealed road warning signs on the westbound and eastbound approaches to the unsealed road section.

Figure 11 – Unsealed Road Warning Signs (Source Fig 3.6 *Unsealed Roads Best Practice Guide*)

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8 CONCLUSIONS

This *TIA* has determined that:

- the proposed development will not result in an adverse impact on the road network in terms of capacity.
- Main Roads WA has formally assessed the suitability of Wannamal Rd West for use by Restricted Access Vehicles and has approved it for use by RAV 2-4 with conditions. On the basis that it has been assessed by Main Roads WA as safe for use by 27.5 m long combination vehicles it is reasonable to ascertain that it is also safe for use by 19 m semi-trailers.
- the proposed development is likely to result in an additional 8 semi-trailer trips and 1 light vehicle trip during the road network peak hours on Wannamal Rd West between the site and Brand Hwy.
- the proposed development is likely to result in an additional 65 semi-trailer trips and up to 6 light vehicle trips per day on Wannamal Rd West between the site and Brand Hwy.
- the proposed development is unlikely to result in total traffic volumes on the unsealed section of Wannamal Rd West exceeding 150 vehicles per day. This is Main Roads WA's threshold volume for sealing of RAV routes.

It is recommended that this TIA is adopted by the Shire of Gingin and Main Roads WA as an independent assessment of the traffic and transport impacts of the proposed development.

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References

1. **Austroads.** *Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments.* Austroads. Sydney, NSW : Austroads Ltd, April 2020. p. 113, Guide to Traffic Management. ISBN 978-1-925854-86-2.

2. **Western Australian Planning Commission.** *Transport Impact Assessment Guidelines.* Department of Planning, Government of Western Australia. Perth, Western Australia : Western Australian Planning Commission, August 2016. p. 182, Revised August 2016. The current version of the TIA guidelines (August 2016) has been endorsed by the WAPC.

3. **Government of Western Australia.** *Planning and Development (Local Planning Schemes) Regulations 2015.* Perth : Government of Western Australia, As at 01 Jul 2016. p. 205. Version 00-d0-02.

4. —. *Shire of Gingin Local Planning Scheme No 9.* Department of Planning, Lands and Heritage. Perth : Department of Planning, Lands and Heritage., Updated tio include AMD 21 GG 15/09/2020. p. 81, Scheme Text.

5. **Sarre, R.** Liability in negligence and the High Court decisions in Brodie and Ghanatous: where to from here for road authorities? *Road Transport Reserach.* 2003, Vol. 12, 4, pp. 3-12.

6. **Government of Western Australia.** *Standard Restricted Access Vehicle (RAV) Route Assessment Guidelines.* Main Roads Western Australia. Perth, WA : Main Roads Western Australia, May 2022. p. 29. D14#493277.

7. **Standards Australia.** *AS 2890.2-2002 Parking facilities Part 2: Off-street commercial vehicle facilities.* Second. Sydney : Standards Australia International, 2002. p. 49. Vol. 2. ISBN 0 7337 4870 8.

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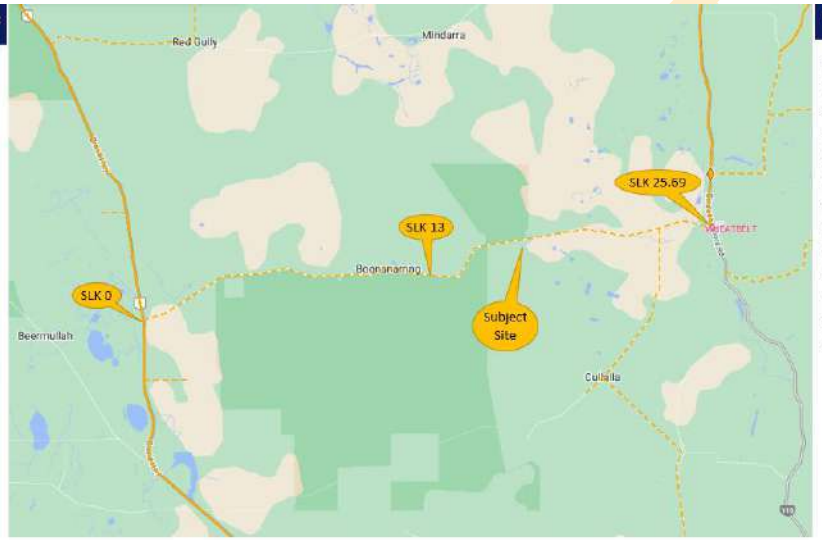
APPENDIX A RESTRICTED ACCESS VEHICLE ROUTE LENGTH AND CONDITIONS

Tandem Drive Network 2 With Conditions Wannamal Rd West

Road	5070012
Road Name	Wannamal Rd West
Start SLK	0
End SLK	13
Network Type	Local Road
Local Government	Gingin
Network	Tandem Drive Network 2
From Intersection	Brand Hwy
To Intersection	4.85km From Clewleys Rd
Comments	
Max Speed	Maximum speed 60 km/h
Curfew	
Conditions	All operators must carry written support from the road manager acknowledging the operator's use of the road. No operation on unsealed road segment when visibly wet, without road owner's approval.



Tandem Drive Network 2 With Conditions Wannamal Rd West

Road	5070012
Road Name	Wannamal Rd West
Start SLK	13
End SLK	25.69
Network Type	Local Road
Local Government	Gingin
Network	Tandem Drive Network 2
From Intersection	
To Intersection	Wannamal West Rd
Comments	
Max Speed	Maximum speed 60 km/h
Curfew	
Conditions	All operators must carry written support from the road manager acknowledging the operator's use of the road. Headlights to be switched on at all times No operation on unsealed road segment when visibly wet, without road owner's approval. Operation is not permitted while the school bus is operating on the road. Operators must contact the relevant schools and obtain school bus timetables; or where direct contact can be made with the school bus driver, operation is permitted once the school bus driver confirms all school drop-offs/pick-ups have been completed on the road. When travelling at night, the RAV must travel at a maximum speed of 40km/h and display an amber flashing warning light on the prime mover.

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Tandem Drive Network 3 With Conditions Wannamal Rd West

Road	5070012
Road Name	Wannamal Rd West
Start SLK	0
End SLK	13
Network Type	Local Road
Local Government	Gingin
Network	Tandem Drive Network 3
From Intersection	Brand Hwy
To Intersection	4.88km From Clewleys Rd
Comments	
Max Speed	Maximum speed 60 km/h
Curfew	
Conditions	All operators must carry written support from the road manager acknowledging the operator's use of the road. No operation on unsealed road segment when visibly wet, without road owner's approval.

Tandem Drive Network 3 With Conditions Wannamal Rd West

Road	5070012
Road Name	Wannamal Rd West
Start SLK	13
End SLK	25.69
Network Type	Local Road
Local Government	Gingin
Network	Tandem Drive Network 3
From Intersection	
To Intersection	Wannamal West Rd
Comments	
Max Speed	Maximum speed 60 km/h
Curfew	
Conditions	All operators must carry written support from the road manager acknowledging the operator's use of the road. Headlights to be switched on at all times No operation on unsealed road segment when visibly wet, without road owner's approval. Operation is not permitted while the school bus is operating on the road. Operators must contact the relevant schools and obtain school bus timetables; or where direct contact can be made with the school bus driver, operation is permitted once the school bus driver confirms all school drop-offs/pick-ups have been completed on the road. When travelling at night, the RAV must travel at a maximum speed of 40km/h and display an amber flashing warning light on the prime mover.

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Tandem Drive Network 4 With Conditions Wannamal Rd West

Road	5070012
Road Name	Wannamal Rd West
Start SLK	0
End SLK	13
Network Type	Local Road
Local Government	Gingin
Network	Tandem Drive Network 4
From Intersection	Brand Hwy
To Intersection	4.85km From Clewleys Rd
Comments	
Max Speed	Maximum speed 60 km/h
Curfew	
Conditions	All operators must carry written support from the road manager acknowledging the operator's use of the road. No operation on unsealed road segment when visibly wet, without road owner's approval.

Tandem Drive Network 4 With Conditions Wannamal Rd West

Road	5070012
Road Name	Wannamal Rd West
Start SLK	13
End SLK	25.69
Network Type	Local Road
Local Government	Gingin
Network	Tandem Drive Network 4
From Intersection	
To Intersection	Wannamal West Rd
Comments	
Max Speed	Maximum speed 60 km/h
Curfew	
Conditions	All operators must carry written support from the road manager acknowledging the operator's use of the road. Headlights to be switched on at all times No operation on unsealed road segment when visibly wet, without road owner's approval. Operation is not permitted while the school bus is operating on the road. Operators must contact the relevant schools and obtain school bus timetables; or where direct contact can be made with the school bus driver, operation is permitted once the school bus driver confirms all school drop-offs/pick-ups have been completed on the road. When travelling at night, the RAV must travel at a maximum speed of 40km/h and display an amber flashing warning light on the prime mover.

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APPENDIX B WAPC TRANSPORT IMPACT ASSESSMENT CHECKLIST

(Checklist for a transport impact assessment of a planning scheme, structure plan or activity centre plan)

Tick the 'provided' column for items for which information is provided.

Enter N/A in the 'provided' column if the item is not appropriate and enter the reason in the Comments/ Proposals column.

Provide brief comments on any relevant issues.

Provide a brief description of any proposed transport improvements, for example, new bus routes or new traffic signals or extending existing footpath to the site.

ITEM	PROVIDED	COMMENTS/ PROPOSALS
Summary	✓	**Section 1.**
Introduction/Background	✓	**Section 2.**
name of applicant and consultant	✓	Page 6.
development location and context	✓	Page 6.
brief description of development proposal	✓	Page 6.
key issues	✓	Pages 6 and 7.
background information	✓	Pages 7 to 9.
Existing situation	✓	**Section 3.**
existing site uses (if any)	✓	Page 10.
existing parking and demand (if appropriate)	✓	Page 10.
existing access arrangements	✓	Page 10.
existing site traffic	✓	Page 11.
surrounding land uses	✓	Page 11.
surrounding road network	✓	Page 11.
traffic management on frontage roads	✓	Pages 11 to 13.
traffic flows on surrounding roads (usually AM and PM peak hours)	✓	Pages 13 and 14 and Figure 5.
traffic flows at major intersections (usually AM and PM peak hours)	✓	Pages 14 to 16 and Figure 7.
operation of surrounding intersections	✓	Page 15 and Intersection Videos Link.
existing pedestrian/cycle networks	✓	Page 15.
existing public transport services surrounding the development	✓	Page 15.
crash data	✓	Page 15 and Figure 6.

ITEM	PROVIDED	COMMENTS/ PROPOSALS
Development proposal	✓	**Section 4.**
regional context	✓	Page 17.
proposed land uses	✓	Page 17.
table of land uses and quantities	✓	Page 17.
access arrangements	✓	Page 17.
parking provision	✓	Page 17.
end of trip facilities	✓	Page 17.
any specific issues	✓	Page 18 and **Section 2** (Pages 6 & 7).
road network	✓	Page 18, Figure 1, Figure 2, and Figure 7 on pages 8, 9 and 16.
intersection layouts and controls	✓	Page 18 and Photograph 4.
pedestrian/cycle networks and crossing facilities	✓	Page 20.
public transport services	✓	Page 20.
Integration with surrounding area	✓	**Section 5.**
surrounding major attractors/ generators	✓	Page 21.
committed developments and transport proposals	✓	Page 21.
proposed changes to land uses within 1200 metres	✓	Page 22.
travel desire lines from development to these attractors/ generators	✓	Page 22 and Figure 2 on page 9.
adequacy of existing transport networks	✓	Page 22.
deficiencies in existing transport networks	✓	Page 22.
remedial measures to address deficiencies	✓	Page 23.
Analysis of transport networks	✓	**Section 6.**
assessment years	✓	Page 23.
time periods	✓	Page 23.
development generated traffic	✓	Page 23 and 24 and Figure 10 on page 27.
distribution of generated traffic	✓	Page 25 and Figure 2 on page 9.
parking supply and demand	✓	Page 25.
base and 'with development' traffic flows	✓	Page 25 and Figure 10 on page 27.
analysis of development accesses	✓	Page 25.
impact on surrounding roads	✓	Page 25.
impact on intersections	✓	Page 25.

ITEM	PROVIDED	COMMENTS/ PROPOSALS
impact on neighbouring areas	✓	Page 25.
road safety	✓	Page 25 (refers **Section 7**).
public transport access	✓	Page 25.
pedestrian access/amenity	✓	Page 25.
cycle access/amenity	✓	Page 26.
analysis of pedestrian/cycle networks	✓	Page 26.
safe walk/cycle to school (for residential and school site developments only)	×	Not applicable.
traffic management plan (where appropriate)	✓	Page 26.
Conclusions	✓	**Section 8.**

Proponent's name

Company Statewest Planning **Date**

Transport assessor's name David Wilkins

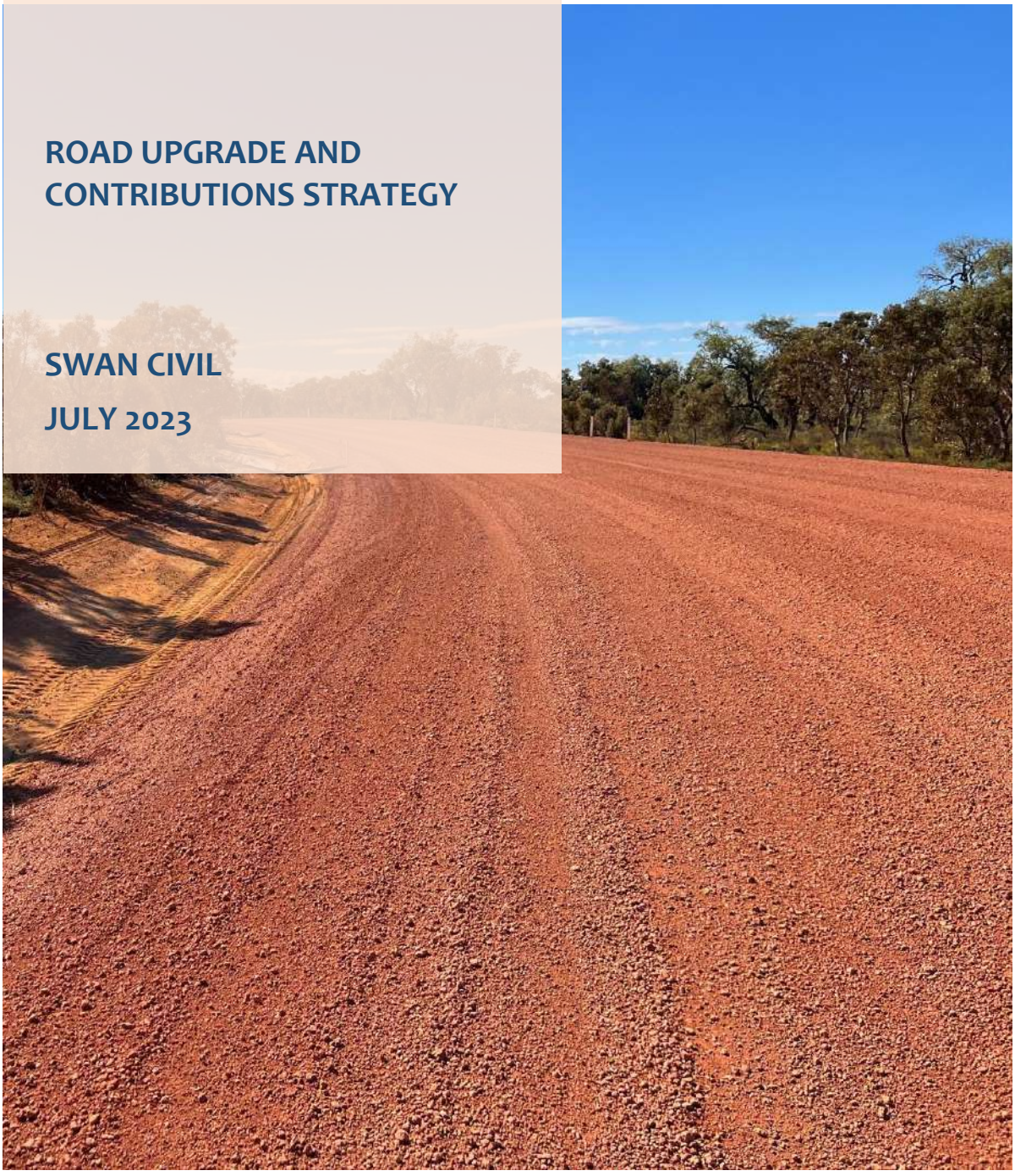
Company i3 consultants WA **Date** 13 March 2024

DRAFT

WANNAMAL ROAD WEST COMPOST FACILITY

SWAN CIVIL

ROAD UPGRADE AND CONTRIBUTIONS STRATEGY



SWAN CIVIL

JULY 2023

Prepared for: Wannamal Road Organics Pty Ltd and the Shire of Gingin

Revision Control

Date	Revision	Status	Approved
02/07/2023	1	Preliminary Issue for Review	DJF
27/07/2023	2	Client comments included	DJF

Checked and approved:

Name: **Damien Fitzgerald**

Signature:

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Executive Summary

Wannamal Road Organics Pty Ltd are seeking to establish an organics waste facility in the Shire of Gingin. The completed facility will cover an area of 25 hectares over five stages and is projected to transport over 1,500,000 tonnes per annum once fully complete. The development will result in an increase in heavy vehicle use on Wannamal Rd West including a section of unsealed road approximately 7km in length, which is the subject of this report.

This report aims to develop a fair and equitable model to offset the additional maintenance costs that will inevitably arise due to the increase in heavy vehicle use on the unsealed section of road, and to determine a reasonable contribution towards the capital cost of sealing the section of road in question.

The WALGA User Guide for "Estimating the Incremental Cost Impact on Unsealed Local Roads from Additional Freight Tasks" was used to determine a per truck levy for additional costs that would arise prior to the road being sealed with results provided in Section 5.1.

Section 6.2 of the report discusses the threshold point at which to seal the road. It is recommended that the road is sealed as soon as practical (for road sustainability and safety reasons), but certainly no later than prior to the commencement of Stage 2.

The Shire of Gingin have provided a set of design drawings for the upgrade of Wannamal Roads West and South which were prepared by Shawmac Consulting Engineers in 2019, to use as a reference point when considering the requirements for road upgrade. The designs for these works, which did not proceed, were generally considered appropriate for the current proposal, however an increased pavement thickness is necessary for the proposed facility to account for an increased traffic load. In addition, some efficiencies can be found in the design by better matching the existing surface levels and minimising earthworks costs.

Total construction costs for upgrading and sealing the section of Wannamal Rd West from the existing seal up to the site entry are estimated to be in the order of $4,250,000 including allowances for Professional Fees, 15% contingency and 10% GST. A contribution strategy is provided in Section 6 of this report for proposed recovery of these costs.

1 Introduction

Wannamal Road Organics Pty Ltd are seeking to establish an organics waste facility at Lot 7779 Wannamal Rd West, Cullalla in the Shire of Gingin. The completed facility will cover an area of 25 hectares over five stages and will include the construction of hardstand areas for composting, containment ponds and administration facilities. The facility will see an increase in heavy vehicle use on the surrounding road network including a 7km section of Wannamal Rd West that is currently unsealed.

This report has been authorised by Wannamal Road Organics Pty Ltd and the Shire of Gingin to develop a fair and equitable cost model to offset the additional maintenance costs that will inevitably arise due to the increase in heavy vehicle use, and to determine a reasonable contribution towards the capital cost of sealing the section of road in question.

The Shire of Gingin has provided an engineering design report prepared by Shawmac in 2019 for a similar development in the vicinity as a suitable reference point when considering required upgrades for Wannamal Rd West. The associated development did not proceed past the design stage, however incorporated the same section of road the subject of this proposal. Associated road upgrade drawings have been provided, in addition to the corresponding geotechnical report upon which the pavement design was based on. The Technical Specification for the works has not been provided.

A detailed Traffic Impact Assessment (TIA) was prepared by i3 Consultants WA in December 2022 on behalf of the Proponent which summarises the status of the associated road network in addition a number of constraints and recommendations.

1.1 Site Location

The proposed development is located approximately 20km north of the Gingin town centre on Wannamal Rd West and can be accessed via Brand Highway or the Bindoon-Moora Road as shown in Figure 1 below.

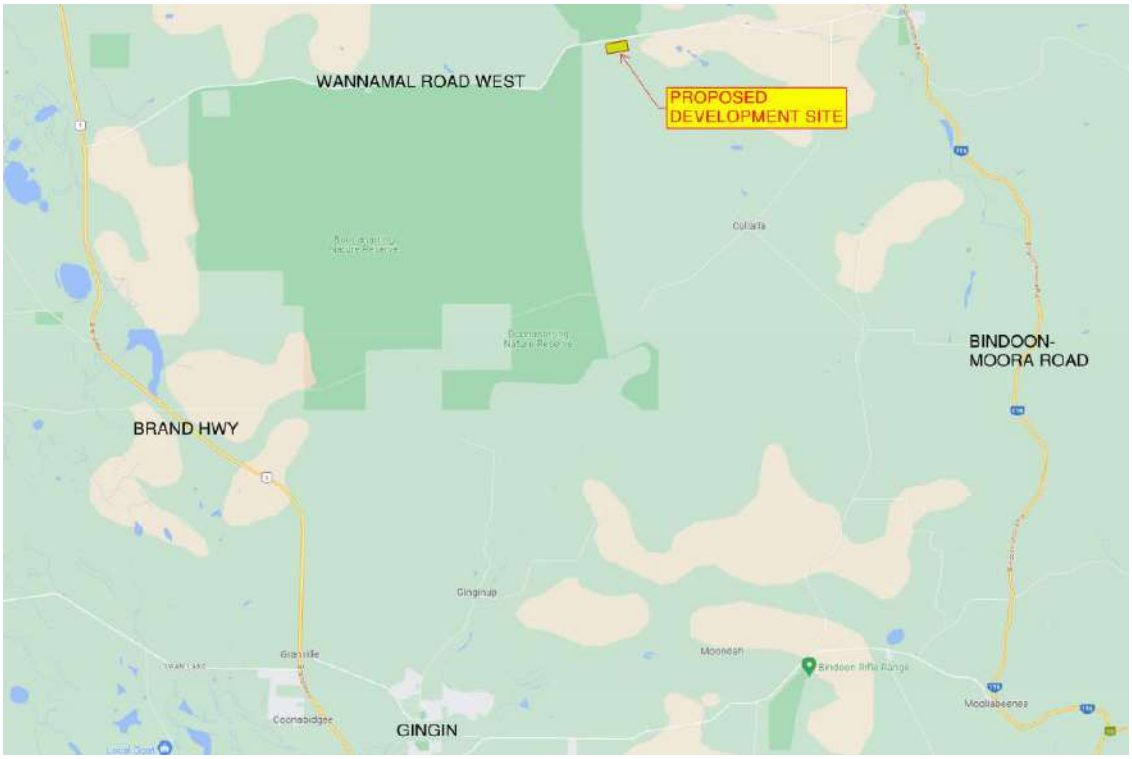


Figure 1 – Location of Proposed Organics Waste Facility.

Primary access to the proposed facility will be via the Brand Highway travelling east along Wannamal Rd West for a distance of approximately 17km. The first 10km of Wannamal Rd West is sealed and understood to be in a sound condition. The remainder of the distance to the proposed site entry is unsealed and understood to be subject to rutting with the formation of depressions and potholes in the past. According to the TIA recent maintenance was undertaken by the Shire of Gingin in October 2022.

The Subject Site and Scope of Works for the purposes of this report cover a 6.78km stretch of Wannamal Rd West from SLK 10.08 where the existing seal currently terminates, to the proposed facility entry point located at SLK 16.86. These Straight-Line-Kilometre (SLK) measurements correspond to road chainages of Ch 60 at the end of the existing seal and Ch 6840 at the proposed site entry when read in accordance with the Shawmac design drawings, as shown in Figure 2 below. Additional allowance for a site entry intersection has been made in the cost estimate taking the full extent of the sealing works up to Ch 6875 / SLK 16.90.

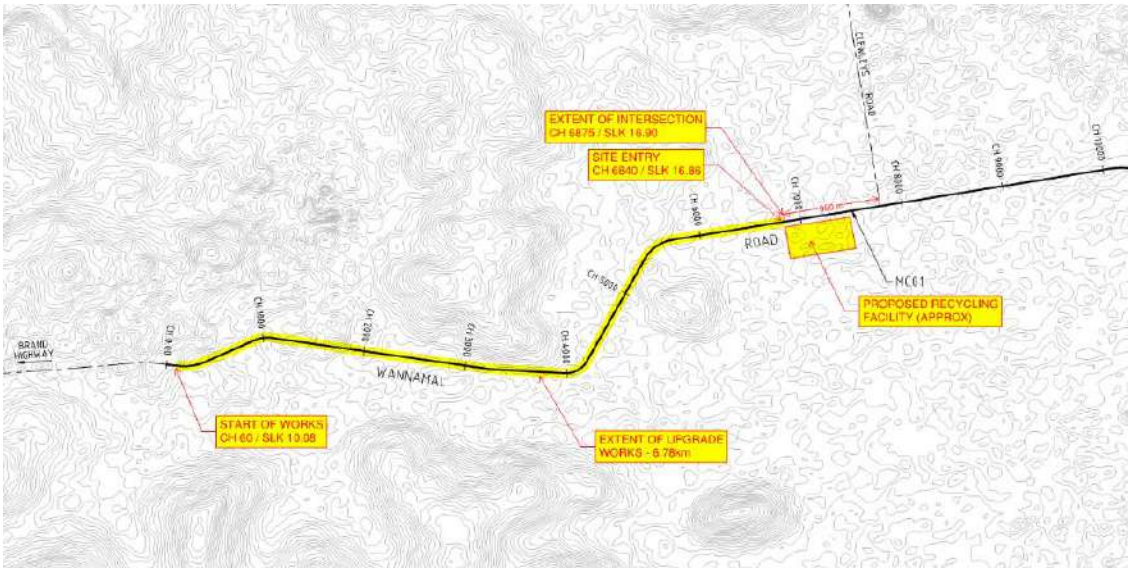


Figure 2 – Subject Site and Scope of Works of Wannamal Rd West under consideration.

1.2 Documentation Provided

Design Documentation provided to Swan Civil for the purpose of this review is listed below:

- Wannamal Road West and South Upgrade Design Report Ref: 1812005-REP-001 Rev B (Shawmac 2019).
- Geotechnical Pavement Study and Upgrade Design Wannamal Road West and South Cullalla Ref: J1801260 001 R Rev 0 (GALT 2019), included as Appendix A in the Shawmac Report.
- 100% Detailed Design drawing set for "Wannamal Roads West & South Upgrade" Drawing Ref: 1812005-101 to 1812005-719 inclusive (Shawmac 2019).
- Lot 7779 Wannamal Road West, Cullalla Traffic Impact Assessment Ref: 42201-TIA-F2-1 (i3 Consultants 2022).
- Traffic count data in various formats for Shire of Gingin surveys completed in 2017 and 2022, and MWRA survey completed in 2020-2021.
- Staging plan provided by the Proponent showing site entry at the west of the development ~950m west of Clewleys Rd intersection dated May 2023.

Note: the Technical Specification referenced in the Shawmac Report has been requested but not available. Appendix B of Shawmac Report has not been provided however does not appear to be relevant to the scope of works. Reference to any of the above information by Swan Civil is in relation to this contributions strategy and no design responsibility is assumed.

2 Development Staging & Traffic

This section summarises the information provided by the Proponent in relation to development staging, proposed design vehicles and design traffic. This information is used to assess the suitability of the Shawmac design for the current proposal including suitability of the road cross-section and pavement design and the impact on the existing (unsealed) road surface in terms of recommended timing for upgrade / maintenance works, an important input into the Cost Contribution Strategy.

2.1 Development Staging

In accordance with information provided by the Proponent, the completed facility will cover an area of 25 hectares over a planned five stages as shown in Figure 3 below.

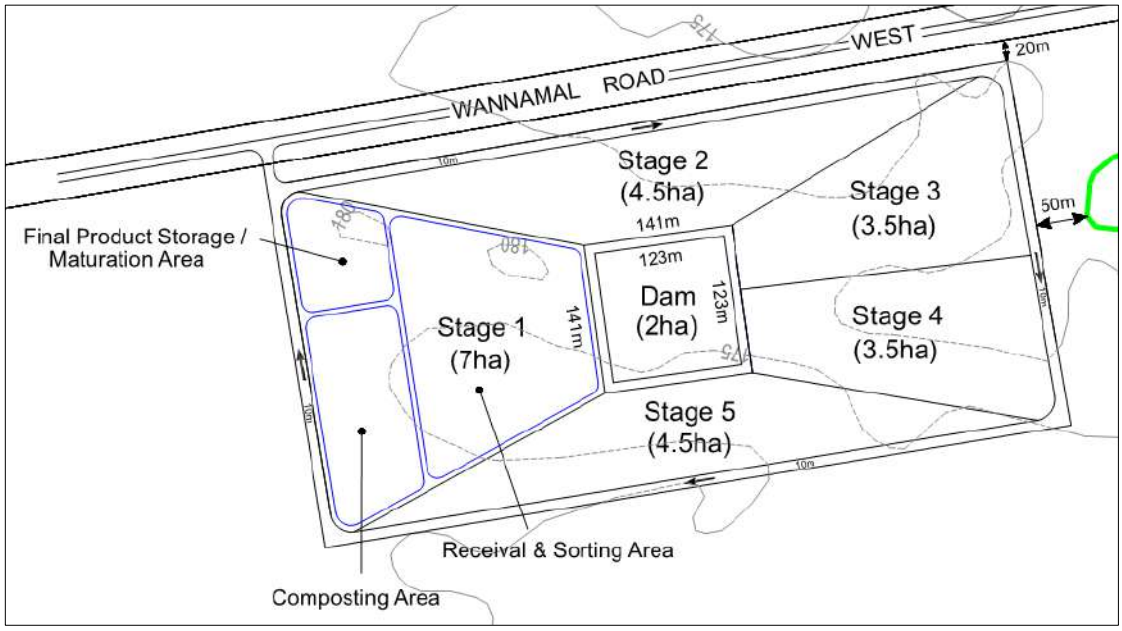


Figure 3 – Development Staging Plan.

In the absence of any timeframes nominated by the Proponent, Swan Civil have assumed that the first stage will be completed in 2024, with a further stage being completed every two years. This will see the facility completed over a ten-year timeframe. Swan Civil are unaware of any objections to this proposed staging.

The Proponent has advised expected annual tonnages of green waste and liquid waste entering the facility, in addition to compost tonnages exported from site as summarised in Table 1 below.

Table 1 – Development staging and associated material tonnages.

Stage	Year	Area (ha)	Green Waste (t)	Liquid Waste (t)	Compost (t)
1	2024	7	300,000	60,000	150,000
2	2026	4.5	192,500	38,500	96,250
3	2028	3.5	150,000	30,000	75,000
4	2030	3.5	150,000	30,000	75,000
5	2032	4.5	192,500	38,500	96,250
Total		**23**	**985,000**	**197,000**	**492,500**

In order to utilise the staging and tonnage data for traffic volumes, the material throughputs can be expressed as a cumulative tonnage per annum for both incoming waste and outgoing compost, as shown in Table 2.

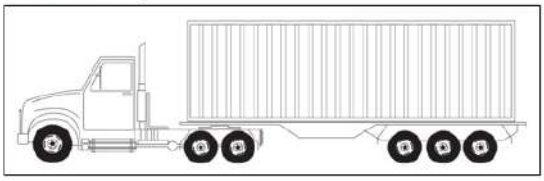
Table 2 – Cumulative Material Tonnages In and Out of Site

Stage	Incoming Waste Per Annum (Tonnes)				Outgoing Compost Per Annum (Tonnes)	
	Green Waste	Liquid Waste	Total Waste	Cumulative	Per Stage	Cumulative
1	300,000	60,000	360,000	**360,000**	150,000	**150,000**
2	192,500	38,500	231,000	**591,000**	96,250	**246,250**
3	150,000	30,000	180,000	**771,000**	75,000	**321,250**
4	150,000	30,000	180,000	**951,000**	75,000	**396,250**
5	192,500	38,500	231,000	**1,182,000**	96,250	**492,500**

2.2 Design Vehicles

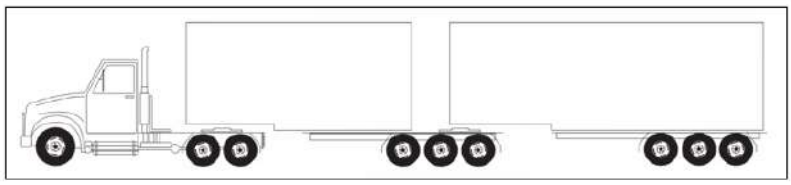
In accordance with the design brief and information provided by the Proponent, the assessment is required to consider the use of a 19m semi-trailer and 27.5m B-Double for the transport of waste and compost to and from the site. A depiction of these vehicles including assumed operating mass and number of axles is provided below. The assumed vehicle specifications have been provided to the Proponent and no objections have been received. In accordance with advice from the Proponent, liquid waste is assumed to have a density of 1 tonne per cubic metre and that it has been assumed that the liquid waste can be transported via each of the same vehicles (as per green waste and compost) in line with the details provided below.

19m Semi-Trailer



Maximum Permitted Mass (tonnes)	42.5
Estimated Payload (tonnes)	25
Number of axles	6
ESA per fully loaded vehicle (based on 8.15t std axle)	5.21
ESA per unloaded vehicle (based on 8.15t std axle)	2.15

27.5m B-Double



Maximum Permitted Mass (tonnes)	67.5
Estimated Payload (tonnes)	45
Number of axles	9
ESA per fully loaded vehicle (based on 8.15t std axle)	8.28
ESA per unloaded vehicle (based on 8.15t std axle)	2.76

If the vehicles are not able to achieve the estimated payload, this will likely affect the calculations as an increase in truck movements would be required.

2.3 Existing Traffic

A variety of traffic surveys have been conducted along Wannamal Road West during recent years. These are discussed to varying extents in the TIA prepared by i3 Consultants and the Shawmac design report. The TIA includes a comment stating that the Shire consider data collected in 2017 is of no value as it does not reflect current traffic volumes.

Traffic count data was provided by both i3 Consultants and Altus Planning in various formats for the Shire of Gingin 2017 survey located west of the Wannamal Rd South intersection (SLK 22.29), the MRWA annualised survey of 2020/2021 located off the Bindoon-Moora Rd (SLK 25.0) and the Shire of Gingin December 2022 survey located 100m east of the Clewleys Rd intersection (SLK 17.92). The Shawmac Report provides details relating to a Shire of Gingin 2017 survey located at SLK 11.05, however no traffic data has been provided with only summary information available in the report.

The TIA makes reference to an additional traffic survey completed by the Shire in October 2022 however no supporting information has been provided to Swan Civil at the time of writing so this survey has not been taken into account.

Correspondence with i3 Consultants suggests that some of the traffic data provided by the Shire is incomplete (not all supporting files provided, errors present) and may not be completely reliable where tube counters have been used on gravel roads. In any case, the traffic count data provided to Swan Civil has been summarised in Table 3 as the best information available.

Table 3 – Summary of Existing Traffic Data for Wannamal Rd West

Dataset	Shire of Gingin 2017	Shire of Gingin 2017	MRWA 2020/2021	Shire of Gingin 2022
Location	SLK 11.05	SLK 22.29	SLK 25.0	SLK 17.92
Start Date	17 Jan 2017	17 Jan 2017	Annualised	28 Oct 2022
End Date	1 Feb 2017	1 Feb 2017	Annualised	08 Dec 2022
Duration (Days)	14*	16	Annualised	42
Total Vehicles	1021	470	Annualised	1900
Vehicles / Day	**73**	**30**	**48**	**45**
% Heavy Vehicles	**29.2%**	**34.7%**	**31.3%**	**60.1%**

*Note: Swan Civil calculate 16 days however but 14 days is listed in the table above to be consistent with the Shawmac Report.

In relation to the above traffic counts, it should be noted that the Shire of Gingin 2017 survey located at SLK 11.05 captures traffic to the Westpork facility, which likely explains the increased traffic volumes recorded during this survey. In addition, the MRWA 2021/2022 data includes all traffic travelling along Wannamal Rd South.

Following from the above, Swan Civil have opted to use the Shire of Gingin 2022 traffic survey located 100m east of the Clewleys Rd intersection as the basis for existing traffic along Wannamal Rd West for the purpose of this assessment, as it represents the most recent survey in the area, the location is in close proximity to the proposed waste facility, and the daily vehicle count is similar to the annualised MRWA survey. Whilst the percentage of heavy vehicles does appear an outlier to other traffic surveys, this will provide a conservative basis in relation to any traffic volume assumptions.

2.4 Development Traffic

Traffic generated by the development has been calculated in Vehicles per Annum (VPA) by combining the annual tonnages provided in Section 2.1 with the estimated payload for each of the respective design vehicles listed in Section 2.2. The VPA is calculated by dividing the cumulative tonnage per stage per annum by the estimated vehicle payload. For instance, Semi-Trailer movements entering the site in Stage 1 are calculated as follows:

- Stage 1 (In) VPA = Cumulative Waste (t) / Estimated Payload (t/V) = 360,000 / 25 = 14,400 VPA

The Average Annual Daily Traffic (AADT) figure is calculated simply by dividing the VPA by 365 days of the year. Traffic volumes can therefore be calculated for full trucks entering the site with green/liquid waste, and full trucks leaving the site with compost. The difference between the two will provide the number of empty trucks leaving the site.

Traffic volumes for the development are provided in Tables 4 and 5 below, for semi-trailer and B-Double movements, respectively. The tables are provided on the basis that either all movements are completed by semi-trailers, or all movements are completed by B-Doubles. Combinations of differing vehicle types have not been considered.

Table 4 – Total Movements In and Out of Site (Semi-Trailer Only)

Stage	Total Semi's In		Total Semi's Out (Full)		Total Semi's Out (Empty)	
	VPA	AADT	VPA	AADT	VPA	AADT
1	14,400	39	6,000	16	8,400	23
2	23,640	65	9,850	27	13,790	38
3	30,840	84	12,850	35	17,990	49
4	38,040	104	15,850	43	22,190	61
5	47,280	130	19,700	54	27,580	76

Table 5 – Total Movements In and Out of Site (B-Double Only)

Stage	Total B-Double's In		Total B-Double's Out (Full)		Total B-Double's Out (Empty)	
	VPA	AADT	VPA	AADT	VPA	AADT
1	8,000	22	3,333	9	4,667	13
2	13,133	36	5,472	15	7,661	21
3	17,133	47	7,139	20	9,994	27
4	21,133	58	8,806	24	12,328	34
5	26,267	72	10,944	30	15,322	42

When comparing the above traffic volumes to those contained in the TIA, it is important to note that the TIA focuses on daily and hourly peak traffic volumes whereas this review focuses on annual tonnages in line with pavement design and the WALGA process for road maintenance. Accordingly there will be some variance between respective traffic volumes.

In accordance with the TIA, the proportion of traffic travelling along Wannamal Rd West from the proposed development site to Brand Highway is 90%. Accordingly the above traffic volumes are factored by 90% where appropriate including for the review of pavement designs and traffic related issues specific to that section of road being the Subject Site as outlined in Figure 2.

3 Site Inspection

Swan Civil inspected Wannamal Rd West on 16 May 2023 and drove the full length of the road under consideration for upgrade in both directions. Frequent stops were made at key points along the route, with notes taken in relation to the Shawmac design and possible impact on the scope of works. Conditions on the day were fine and sunny and a series of photographs are included in **Appendix A**.

3.1 Observations

The main observations made during the site visit are listed below:

- Recent maintenance works by the Shire in October 2022 have seen the road surface re-sheeted between Ch 60 and Ch 4875 (approx.). The gravel used appears to be of a reasonable quality with a good range of particle sizes present allowing for a dense soil matrix when compacted. The dark orange-red colour of the gravel is consistent with pisolitic laterite commonly used for road construction in the Perth region.

  Note: The gravel used for the maintenance works between the above chainages is visibly different to the descriptions provided in the GALT geotechnical report, accordingly not all assumptions provided in the geotechnical report will still hold true, however generally the maintenance works have improved the road surface. Furthermore, the existing road levels and formation width will have changed which may also affect the road design and construction cost estimate.

- Despite the good visual appearance of the gravel, significant areas of loose gravel material and ravelling were observed within the re-sheeted section of the road. The level of compaction of the road surface in the wheel path appeared better leading up to the Westpork facility, with substantially more loose gravel and ravelling present east of the entrance. This may indicate that additional compaction of the road surface has occurred as a result of the increased traffic using that facility along the typical wheel path.

- In areas where re-sheeting has occurred, the road shoulders were observed to be very soft in places indicating a lack of compaction. In addition, the shoulders have not been trimmed and drop off at a steep grade. In most cases this results in a slight vertical drop only, however the road embankment was observed to fall away quite steeply at heights over 1m at Chainage 1100 (northern verge) and at Chainage 4100 (southern verge). Furthermore, these areas were located on the outside edge of horizontal bends, increasing the risk of vehicle overrun. This was advised to the Shire representative on 19 May 2023 via email.

- The previous two bullet points may indicate some short-comings in the methodology for the re-sheeting works completed by the Shire and further review of internal processes may be warranted.

- The quality of gravel between Ch 4875 and the site entry drops off considerably, in that the road pavement contains a lot of loose material with a high proportion of sand evident. Whilst the gravel surface does appear to match the description provided in the geotechnical report, it is likely that some level of degradation to the road surface would have occurred from the time of the geotechnical investigation in December 2018 to the current date, and it is highly questionable as to whether the pavement in its current form would be suitable for use.

- The formation width was typically 10m to 11m where recent maintenance works had taken place between Ch 60 and 4875, and 7m to 8m for the remainder of the route.

- The section of road under consideration for upgrade was driven at a comfortable speed to assess safe sight distances at horizontal bends and crests, to assist with an assessment of the suitability of the Shawmac design. It was frequently necessary to drop speed to less than 80 km/hr at steep crests and bends to maintain comfortable control of the vehicle, supporting the general design philosophy adopted by Shawmac which involves general re-grading of the road surface to achieve compliant sight distances where possible.

- In some areas it appears that the existing road level may have changed following the recent maintenance works, with variations in the road surface appearing as less severe when comparing with the Shawmac design. It may be possible for the design surface to match the existing levels more closely, and this is discussed in further detail in Section 4.5 along with comments relating to sight distances more generally.

- The existing 300mm diameter drainage culvert at Ch 750 could not be located despite the guideposts being installed at this location and the culvert appears to have been buried. Questions relating to why the design shows this being upgraded when the roadside drain is being graded out are raised in Section 4.7.

- The Shawmac report notes that drainage issues have been reported in the past at the horizontal bend at Ch 4100, albeit minimal upgrade works were included in their design. Additional works appear to have recently taken place at this location including re-grading of the roadside drain in the northern verge and the installation of a 300mm diameter drainage culvert draining from north to south. Based on a visual inspection, it was not clear whether the low point in the roadside drain was picked up by the culvert due to the very flat grades present. As noted above this area coincides with a very steep drop-off at the southern embankment presenting safety concerns.

- The power pole located at chainage 950 was observed to be very close to the road edge supporting the need for this to be relocated. The power pole stay-wires located at chainages 250 and 1300 do not appear to achieve the required 7.5m clearance and accordingly an allowance to replace these will be made in the cost estimate in accordance with the Shawmac design.

3.2 Road Pavement Structural Condition

A summary of the current structural condition of the road pavement is noted as follows:

- Section 1 (Ch 60 to Ch 4875): Recent maintenance works have been completed using good quality gravel dark orange/red in colour consistent with pisolitic gravel commonly used in the Perth region. Where good compaction has occurred the range of particle sizes allow for a tightly bound surface, however areas of loose, unravelled gravel and soft shoulders are present indicating potential shortcomings in the construction methodology. An average formation width of 10m to 11m is present.

- Section 2 (Ch 4875 to Ch 6875): Minimal maintenance works appear to have been carried out and the gravel material is light brown in colour and appears to be low-quality with a high sand content, with a substantial amount of loose material on the surface. An average formation width of 7m to 8m is present.

It is considered that the “Section 1” road surface is currently in a suitable condition when considering the initial stage of the proposed organics facility however routine maintenance works should be considered for this section of road to resolve areas of loose road surface material and ravelling where this has occurred, in addition to resolving soft shoulders and any areas of steep embankment presenting safety concerns.

“Section 2” of the road surface is considered unsuitable in relation to expected traffic to be generated from the first stage of works as it contains unacceptable amounts of loose, sandy material. When subjected to increased traffic this section of the road surface will be at risk of unravelling completely exposing sections of very loose sandy material which may present safety issues and may hinder vehicle movement. In addition, the carriageway width varies from 7m to 8m which implies that portions of the road do not achieve the minimum carriageway width of 7.9 metres as required by the MRWA RAV Guidelines. Accordingly, it is recommended that re-sheeting works are carried out to the Section 2 road surface similar to that completed for Section 1 prior to commencement of any works onsite.

4 Design Review

As part of a landfill development previously proposed by Fernview Farms, a design for an upgraded road system along Wannamal Rd West and South was completed by Shawmac Consulting Engineers. Swan Civil have completed a review of the suitability of the Shawmac design in comparison to the current proposal under consideration, being the Organics Compositing Facility located off Wannamal Rd West.

The purpose of this review is to establish a scope of roadworks upgrades agreeable to both Wannamal Rd Organics Pty Ltd and the Shire of Gingin that will form the basis of a construction cost estimate that will provide important input into the Cost Contribution Strategy. It should be noted that Swan Civil take no design responsibility for these existing designs as part of this process as it is purely to inform the scope of works to be costed.

Technical literature and authority guidelines referenced as part of this review are listed below:

- Standard Restricted Access Vehicle (RAV) Route Assessment Guidelines (MRWA 2022)
- Guide to Pavement Technology Part 2 – Pavement Structural Design (Austroads 2017)
- Guide to Road Design Part 3 – Geometric Design (Austroads 2021)
- Engineering Road Note 9 (MRWA 2013)

4.1 Extent of Roadworks Upgrades

The extent of the roadworks upgrades along Wannamal Rd West as confirmed in the design brief range from the existing edge of seal located at SLK 10.08 to the site entry located SLK 16.86 approximately 950m west of the Wannamal Rd West / Clewleys Rd intersection. The SLK measurements correspond to Shawmac road design chainages Ch 60 to Ch 6840 and are based on the access point to the site located at the western end of the development as shown in the staging plan extract contained in Figure 3. Additional allowance for a site entry intersection is allowed for taking the full extent of the sealing works up to Ch 6875 / SLK 16.90. The scope of works of this upgrade is fully contained within the previous design prepared by Shawmac.

4.2 Traffic / Tonnage

The road upgrade design completed by Shawmac was based on the facility receiving 150,000 tonnes of waste per annum. This was to be transported via pocket road trains (27.5m long A-Double) requiring up to 10 vehicle movements per day. Pocket road trains are classified as an MRWA RAV 4 vehicle. As noted in Section 2.3 existing traffic volumes were based on the Shire of Gingin survey of 2017. Shawmac considered the existing traffic count of 73 vehicles to be conservative, with the resultant Average Annual Daily Traffic (AADT) not expected to exceed 150 vehicles.

The development proposed by Wannamal Rd Organics will see a substantial increase in tonnage to over 1,500,000 tonnes per annum including incoming waste and outgoing compost, proposed to be constructed over 5 stages (i.e. an order of magnitude larger). Even with the use of a less conservative value for existing daily traffic of 45 vehicles (based on the recent Shire of Gingin traffic surveys completed in December 2022), the resultant AADT will quickly rise to in excess of 150 vehicles following completion of Stage 2, and close to 300 vehicles at completion of Stage 5.

Summary Note: The new development proposed by Wannamal Rd Organics will result in a significant increase in the number of design vehicles and total tonnage transported along the road, when compared to the Shawmac design

4.3 Pavement Design

The pavement design for Fernview Farms was completed by GALT Geotechnical Engineers and adopted by Shawmac in their design, based on the existing traffic volumes recorded during the Shire of Gingin survey of 2017 as noted above.

4.3.1 New Road Construction

For areas of new road construction, GALT have used the empirical design process described by Austroads and MRWA Engineering Note 9 commonly adopted for flexible pavements with thin bituminous seals. The design includes conservative estimates of the baseline (existing) traffic data and the resultant pavement thicknesses derived from that data are considered more than appropriate for the road upgrade works associated with the Fernview Farms landfill facility. The assumptions for subgrade strength appear sound however this is not based on any actual site testing. The outcome of the GALT report was to adopt a new pavement thickness of 270mm, consisting of a 160mm thick crushed gravel basecourse overlying a 110mm thick sub-base.

However, as noted in the traffic data section above, the resultant traffic volumes that will be generated by the Wannamal Rd Organics facility will be significantly higher than that associated with the GALT design, by an order of magnitude. Using the same process adopted by GALT, Swan Civil have completed a preliminary review of the total traffic load based on the Shire of Gingin traffic survey of December 2022 (as noted in Section 2.3), combined with expected development traffic and staging. This process has resulted in a total pavement thickness of 300mm, consisting of a 180mm thick crushed gravel basecourse overlying a 120mm thick sub-base as being considered suitable for the Wannamal Rd Organics facility. Corresponding increases in pavement thickness have been estimated for the intersection to the site entry.

Pavement design calculations including estimates of design vehicles and the number of Equivalent Standard Axles (ESA) generated over a projected 40-year design life are contained in **Appendix B**.

4.3.2 Pavement Overlay

A falling weight deflectometer survey was completed by GALT to inform the requirements for gravel overlays of the existing pavement where new design levels allow. The outcome of this survey and corresponding analysis was that a 100mm overlay was suitable. The only item of note coming out of the GALT report was the inconsistent pavement CBR (strength) values when compared to their particle grading, which presents a level of risk from a design point of view and possibly cause for further testing to be undertaken.

As discussed in Section 3, gravel re-sheeting works have recently been completed along Wannamal Rd West from Chainage 60 to ~4875, and Swan Civil are of the opinion that the pavement in its current form is suitable for the 100mm overlay design. The section of road east of Chainage 4875 has not been maintained recently and given the high variation of CBR values noted above, in addition to increased traffic volumes, it is considered appropriate to apply an overlay thickness of 120mm for costing purposes at these locations, noting that additional testing and design work would be required prior to any construction works being carried out.

Summary Note: The pavement design completed by GALT is based on conservative traffic data, but nonetheless considered to be appropriate for the road upgrade works previously proposed. To accommodate for increased traffic load arising from the development in question, an increased pavement profile will need to be adopted for costing purposes.

4.4 Road Cross-Section

Section 2.4 of the MRWA RAV Guidelines notes that a road should be sealed if AADT is over 150 and annual freight tonnage is over 300,000 tonnes per annum for reasons of both sustainability and safety. It also states that in the absence of any traffic data, if the road is used by more than 10 RAVs per day this may also factor into whether the road requires sealing or not. Accordingly there is an argument to be made that the traffic generated by the Fernview Farms development was not sufficient to warrant sealing, however as RAV Category 4 vehicles were proposed to be used (and given current restrictions on the road) it was more than likely decided that sealing would be required.

The road cross-section selected in the Shawmac design consists of a 7.2m seal and total carriageway width of 9m. Section 3.4 of the Shawmac report notes that the minimum seal width should be 7m in accordance with Appendix C of the MRWA

RAV Guidelines, however this Appendix applies to rural road widths in urban and town centres and appears to have been applied in error.

For a design traffic AADT value of less than 150 vehicles, and along straight sections of road along open terrain, the cross-section could arguably be reduced to either a 3.4m seal & 7.9m carriageway (in reference to MRWA RAV Guidelines Appendix A), or a 3.7m seal & 8.7m carriageway (in reference to Austroads Guide to Road Design Part 3 – Geometric Design Table 4.5). It should be noted that these represent a minimum standard of road and may not be desirable for other reasons noted above, in addition to the road restrictions for RAV Category 2-4 vehicles currently in place. Refer also to Section 4.1 of the Shawmac Report for further discussion of the road cross section selected.

For the proposed organics composting development, the traffic volume AADT quickly exceeds 150 vehicles by Stage 2 and therefore the next category of road cross-section should apply, being a 5.9m seal & 7.9m carriageway (in reference to MRWA RAV Guidelines), or a 7.2m seal & 9.2m carriageway (in reference to Austroads guidelines). When viewing the two available standards, the Shawmac design is considered appropriate for costing purposes.

Summary Note: Whilst the proposed Shawmac cross-section is arguably over and above the minimum standard based on its design traffic, it does actually represent an appropriate cross-section for the increased design traffic associated with the Wannamal Rd Organics development.

4.5 Layout and Long Section

The Shawmac layout and longitudinal design is based on stopping sight distances in accordance with Austroads and MRWA RAV Guidelines (e.g. 4.0 second reaction time and deceleration values of 0.28g/0.29g used for trucks). In many cases Shawmac have constrained the design speed to 80 km/hr as a result of existing sharp horizontal bends (noting that some areas of pavement are located outside of road reserve) with further reductions to 90 km/hr proposed at crest locations to achieve compliant sight distances. Otherwise the design speed of 110 km/hr for light vehicles and 100 km/hr for trucks applies.

In general, the vertical profile selected by Shawmac appears appropriate in relation to striking a balance between earthworks costs and maximising sections of the road where the design speed limit can be adopted. It does appear that some sections of the road could be refined to slightly reduce the earthworks cost, however this cannot be confirmed without detailed analysis utilising road design software.

One area of the profile design which will inadvertently raise construction costs is the relationship between the new design surface and existing pavement levels, combined with an absence of any guidance as to where the 100mm gravel overlay option can be applied. An example of this is provided in Figure 4 below which shows an extract of the design long section between chainage 2600 and 2800. The design profile is extremely close to the natural surface and arguably the overlay option could be used in this section and still achieve compliant sight distances.

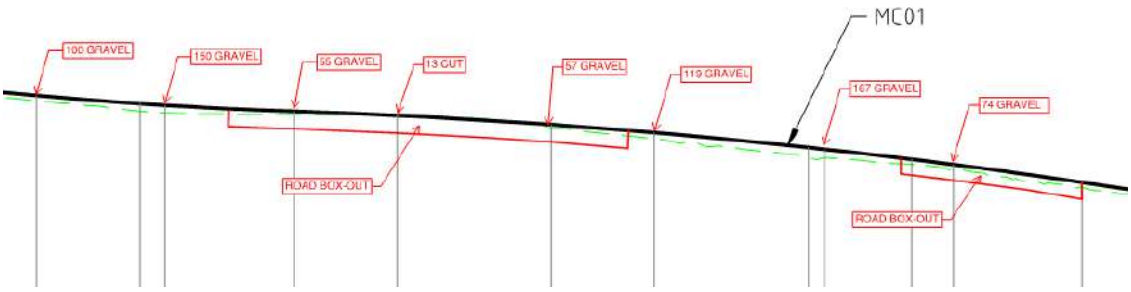


Figure 4 – Extract from the Shawmac Design between Chainages 2600 and 2800 showing excessive box-out zones.

However, based on Shawmac's road profile, the required gravel thickness overlay varies from 100mm up to 170mm for areas of fill, with large sections requiring full road box-out for only slight reductions to the finished pavement surface. Provided sight distances prove acceptable, a much more economical solution is to adopt the existing surface and apply the 100mm gravel overlay option for this section.

The outcome of the Shawmac design is that the depth of pavement overlays will be excessive in some areas, with other areas of pavement needing to be ripped up and earth-worked to obtain required levels which will prove inefficient.

Swan Civil have reviewed the design profile and proposed sections of the road where the gravel overlay option could reasonably be applied (highlighted in green), with remaining areas requiring full earthworks to be completed to achieve safe stopping sight distances in accordance with the Shawmac design (highlighted magenta). The marked up set of drawings upon which the construction cost estimate is based are included in **Appendix C**.

It should be noted that areas where the overlay option is proposed do not constitute a verified design and is based on experience only for the purposes of providing a fair and equitable cost estimate. A detailed design process will need to be carried out in order to verify the suitability of such a road profile.

Note: Recent gravel maintenance from Chainage 60 to 4875 has changed the level of the existing pavement, which may further influence comments regarding (and further support) the viability of the gravel overlay option. In addition, a feature survey would need to be completed prior to any further detailed design to account for such level changes.

Summary Note: The road profile is considered appropriate in terms of maximising the extent of road that can achieve the posted speed limit. The gravel overlay option should be considered for a large portion of the road (where the design profile is in close proximity to the natural surface) to minimise earthwork and gravel costs.

4.6 Drainage

The 300mm diameter drainage culvert located at Chainage 750 has been buried and could not be located onsite. In any case, it is unclear why this culvert is being upgraded to 375mm when it does not appear on the major catchment points and when the low point of the road is being graded out.

Summary Note: It is proposed to leave out the drainage culvert upgrade at Chainage 750 from the cost estimate and make allowance for cleaning instead.

4.7 Crossovers

A total of 4 existing crossovers to the Westpork facility are proposed to be upgraded as part of the Shawmac design. This includes new drainage culverts and in some cases extensive pavement upgrades. Whilst this is good practice, it is proposed to leave the upgrade of private culverts out of the cost estimate, and only allow for tying in with existing public access points.

Summary Note: It is proposed to exclude the Westpork crossover upgrades from the cost estimate.

5 Cost Estimates

This section provides details of the assumptions made and calculations used to determine the cost of maintaining the existing unsealed surface as a result of increased traffic associated with the development, and also the estimate of construction costs for upgrading and sealing the road.

5.1 Unsealed Maintenance Costs

In accordance with the brief, maintenance costs for the unsealed section of road arising from the additional traffic generated by the development have been calculated as set out in the "WALGA User Guide for Estimating the Incremental Cost Impact on Unsealed Roads from Additional Freight Tasks" (March 2019). The WALGA User Guide nominates a 9-step process to determine the maintenance costs, and these are repeated below with details provided relevant to the proposed development.

STEP 1: Determine the total freight tonnage, route, distance and duration of the task:
Task duration and total freight tonnages are provided in Tables 1 and 2 respectively. Cumulative tonnages for incoming waste are used as Step 3 of the process ensures that two-way traffic is taken into account. Empty trucks can do substantial damage to an unsealed road so there is no differentiation here. In accordance with Figure 2 the route distance is 6.78km.

STEP 2: Determine the vehicle type/s undertaking the freight task:
Details of the vehicles undertaking the freight task as advised by the Proponent are confirmed in Section 2.2, being a standard 19m Semi-Trailer and 27.5m B-Double.

STEP 3: Calculate the number of one-way trips and the total axle passes for two-way trips per annum:
The number of one-way trips are based on the freight tonnages and respective vehicle payload, as outlined in Section 2.4. In accordance with the Traffic Impact Assessment, it is expected that approximately 90% of the site generated traffic will travel along Wannamal Rd West. Accordingly the traffic volumes listed in Table 4 and 5 have been factored by 90% to provide the number of one-way trips expected on the section of Wannamal Rd West in question. The number of one-way and two-way Axle Passes (AP) are then calculated based on the number of axles for the respective design vehicles listed in Section 2.2.

STEP 4: Select the cost zone for the road network:
The site is located in Cost Zone 2 being the Wheatbelt North Region.

STEP 5: Select the category of gravel compliance:
Minimal testing data is available for the subject site, with only two testing locations included in the GALT Geotechnical Report. These results indicate a gravel classification of "non-compliant below" should apply for the site, however it should be noted that gravel re-sheeting has been completed by the Shire for a portion of the road and as such overrides the test information contained in the geotechnical report. Whilst the gravel quality used for the re-sheeting works appears to be of better quality than the in-situ material / geotechnical report, no supporting testing information has been provided by the Shire and it is still subject to ravelling. Accordingly the "non-compliant below" classification will be applied unless further, improved testing data can be provided by the Shire.

STEP 6: Select the applicable marginal cost chart:
Based on the Axle Passes and location in Cost Zone 2, Figure B5 can be applied.

STEP 7: Determine the marginal cost for the additional freight task:
A marginal cost of 8.25 cents / AP / km applies in accordance with Figure B5.

STEP 8: If necessary, adjust the marginal cost based on actual costs:
The Shire of Gingin have advised costs of $45,000 per kilometre generally apply for 150mm thick re-sheeting of existing roads, however they have noted this is highly variable and dependant on gravel source, freight and construction water. This

is used to adjust the average cost rate provided in the WALGA User Guide for Cost Zone 2, being $43,747 per kilometre, to arrive at an adjusted marginal cost of 8.49 cents / AP / km.

STEP 9: Calculate the total annual cost attributable to the freight task:
The total annual cost is then calculated by multiplying the marginal cost by the total AP and the route distance. A summary of annual costs for each vehicle and stage of operation are provided below in Table 6.

Table 6 – Summary of Annual Unsealed Maintenance Costs (Incl. 90% Direction Factor)

Stage	Total Semi-Trailer Annual Cost	Total B-Double Annual Cost
1	$ 89,482	$ 74,568
2	$ 146,899	$ 122,416
3	$ 191,640	$ 159,700
4	$ 236,381	$ 196,984
5	$ 293,798	$ 244,832

Detailed calculations and further information is included in **Appendix D**. The annual costs can also be converted to a cost per vehicle as noted below (charged for the truck entering the facility including allowance for return journey).

Unsealed road maintenance cost per Semi-Trailer movement: $6.90

Unsealed road maintenance cost per B-Double movement: $10.36

Further to that noted in Step 3, whilst traffic volumes have been factored by 90% to take into account actual volumes expected travelling west from the site entry, the rate could be applied to all vehicles given similar maintenance will be required east of the site (although it is noted this section of road is excluded from this study) and for reasons of practicality.

As a purely theoretical exercise, total maintenance costs are provided in Table 7 for both design vehicles assuming the road remained unsealed for the assumed construction program of 10 years.

Table 7 – Theoretical Maintenance Costs for Duration of Development Construction (Incl. 90% Direction Factor)

Stage	Year	Semi-Trailer Cost (per Annum)	B-Double Cost (per Annum)
1	2024	$ 89,482	$ 74,568
	2025	$ 89,482	$ 74,568
2	2026	$ 146,899	$ 122,416
	2027	$ 146,899	$ 122,416
3	2028	$ 191,640	$ 159,700
	2029	$ 191,640	$ 159,700
4	2030	$ 236,381	$ 196,984
	2031	$ 236,381	$ 196,984
5	2032	$ 293,798	$ 244,832
	2033	$ 293,798	$ 244,832
Total		**$ 1,916,399**	**$ 1,596,999**

As can be seen from the above table, the costs associated with maintenance of the unsealed road surface quickly escalate with ongoing development.

5.2 Construction Cost Estimate

The estimate of construction costs associated with upgrading and sealing Wannamal Rd West up to the site entry are based on the Shawmac design drawings, combined with the findings made during site inspection (see Section 3) and Scope of Work amendments arising from the design review (see Section 4). A marked up set of the Shawmac drawings upon which the construction cost estimate is based are included in **Appendix C**.

Deviations from the Shawmac design in relation to the cost estimate are listed below:

- Increased pavement thicknesses have been allowed for to accommodate the significant increase in traffic loading that will be generated by the development as planned. This will see the overall pavement thickness increase from 270mm in the Shawmac design to 300mm total thickness, with an increase from 300mm to 330mm at the intersection with the site entry (Refer Section 4.3 and also **Appendix B**). This increased pavement thickness does not take into account other possible developments apart from an assumed 2% growth in existing traffic.

- As noted in Section 4.4, the Shawmac design does not specify where the overlay option is to be applied and where full road construction is required, leaving the scope of works somewhat ambiguous. Furthermore, the Shawmac design does not appear to maximise areas where the overlay option can be used, and as a result the depth of pavement overlays will be excessive in some areas, with other areas of pavement needing to be ripped up and earth-worked to obtain required levels, proving inefficient. Swan Civil have reviewed the design profile and proposed sections of the road where the gravel overlay option could reasonably be applied (highlighted in green in **Appendix C**), with remaining areas requiring full earthworks to be completed to achieve safe stopping sight distances in accordance with the Shawmac design (highlighted magenta in **Appendix C**).

- The existing drainage culvert located at Ch 750 is buried and the Shawmac design shows this to be upgraded to a 375mm diameter culvert. Revised road levels at this location effectively grade out this culvert making it redundant, as such a nominal allowance for locating and cleaning the existing culvert is allowed for only.

- The Shawmac design includes full reconstruction of four existing crossovers to the Westpork facility including earthworks, drainage culvert installation and extensive road pavement construction. Whilst these works will no doubt be required and/or desirable, it is suggested that they should not be funded by the Proponent. Rather, the Shire should engage with Westpork for discussions regarding funding for these items.

- Additional allowance is made for a sealed asphalt intersection at the site entry located at Ch 6840, as this is not shown in the Shawmac design for obvious reasons. The intersection increases the full extent of upgrade and re-surfacing works to Ch 6875, including works up to but not beyond the road reserve boundary.

General notes, allowances or assumptions made in relation to the Scope of Works upon which the cost estimate is based, and additional to the above points, are listed below:

- The Shawmac technical specification has not been made available, as such any specific construction requirements or methodologies have not been allowed for in the cost estimate.

- Nominal allowances are made for typical overheads such as mobilisation, site compound, insurances, survey and supervision, construction water and accommodation based on a 10-week construction period. Additional costs may apply should a longer contract period be required.

- Traffic management costs are included based on a 10-week construction period and on the assumption that total road closures will be acceptable where work is completed in areas of significant cut and fill. Additional costs may apply should a longer contract period be required, or if road closures are not acceptable.

- A nominal allowance for clearing has been made based on 80% of the embankment area.

- Allowance has been made to strip, stockpile and re-spread topsoil for revegetation and erosion control. It is assumed that topsoil can be stockpiled at regular intervals and that excessive carting is not required.
- Digital earthwork levels have not been provided and manual hand calculations have been completed to estimate earthworks volumes based on road chainage information at 50m intervals. As such there may be a high degree of error in the earthwork's volumes included in the estimate.
- It is assumed that all insitu material is sand and that no unsuitable or contaminated materials are present. It is assumed that excess sand material can be disposed of at the proposed development site.
- No allowance is made for dewatering or acid sulphate soils.
- Allowance is made to strip and stockpile the existing gravel surface in areas of cut/fill and that it will be suitable for re-use as sub-base material. It is assumed that the existing gravel material can be stockpiled at regular intervals and that excessive carting is not required.
- Import of gravel material is based on rates from a similar project to MRWA standards. Given the large quantity and rates associated with this item this will have a large impact on the final construction cost for the works.
- Allowance is made for cast in-situ drainage headwalls as noted in the MRWA reference drawings.
- Nominal allowances are made for traffic signage, and Provisional Allowances made for stone pitching and power pole relocation works.
- Allowance is made for Professional Fees and 15% contingency.

The cost estimate summary is provided in Table 8 below, and a detailed cost breakdown is available in **Appendix E**.

Table 8 – Construction Cost Estimate Summary

Item	Description	Amount
1	Preliminaries	$ 289,000.00
2	Nata Testing	$ 37,269.10
3	Traffic management	$ 250,000.00
4	Earthworks	$ 528,457.70
5	Stormwater Drainage	$ 76,471.13
6	Pavements & Surfacing	$ 1,952,772.22
7	Traffic Facilities	$ 29,130.00
P	Provisional Sums	$ 60,000.00
F	Consultant Fees	$ 140,000.00
S	Sub-Total (Excl. GST)	$ 3,363,100.14
C	Contingency (15%)	$ 504,465.02
T	**Total (Excl. GST)**	**$ 3,867,565.17**
	Total (Incl. GST)	**$ 4,254,321.68**

6 Cost Contribution Strategy

6.1 General Discussion

In accordance with **Appendix B**, estimates of axle loads extending over a 40-year design period (including development generated traffic and allowing for a 2% existing traffic growth) indicate that between 80% and 90% of the total traffic using Wannamal Rd West up to the site entry will be solely for the purpose of travelling to and from the proposed waste facility. The above percentages are based on the Shire's December 2022 traffic survey which had an unusually high proportion of heavy vehicles; if standard high vehicle counts were used the proportion of traffic dedicated to the site using the road may be as high as 85% to 95% at any time during the life of the pavement.

In other words, the road will be used almost exclusively by traffic generated from the development.

Based on discussions to date with the respective Client Representatives, it is understood that the Shire have been requested to manage funding and construction of the road. This represents a significant risk to the Shire in the instance where the development does not achieve expected tonnages or any unforeseen issues occur which prevent ongoing operation of the facility. In this case the Shire would be exposed to ongoing repayment costs should the income generated not be sufficient to cover interest charges or saddled with a large debt with no users to pay it off.

In relation to council rates, the Shire advises that any monies generated from a particular development are not assigned to that specific site. Rather, funds generated are assigned to capital and maintenance projects extending across the entire road network based on priorities determined by the Council from year to year. In addition, the Shire have advised that the proportion of council rates that are allocated to roadwork projects and maintenance is so small that there will be a negligible impact on an any contribution strategy. Accordingly, council rates have not been taken into account in this assessment.

Generally speaking, the contribution strategy excludes any areas outside of the subject site being the section of Wannamal Rd West from where the existing seal ends at SLK 10.08 / Ch 60 to the site entry and associated intersection located at SLK 16.90 / Ch 6875. Accordingly, the first 10km of Wannamal Rd West which is sealed is excluded from this assessment. Furthermore, the Cost Contribution Strategy does not take into account existing traffic specifically associated with the Westpork facility located at SLK 11.0 (as it is assumed these are factored into the existing traffic data), nor assumes any contribution from them (discussed further in Section 6.5). Similarly, the section of Wannamal Rd West heading east of the site is also excluded.

It is assumed that Government Grants or other sources of funding are not available for the project; should alternative funding for the works become available, this could be considered under "Mechanisms for Additional Development" which is discussed in further detail in Section 6.5.

As noted in Section 5.1 and in accordance with the TIA, the calculation of maintenance costs for unsealed roads has been based on traffic volumes being factored by 90% to account for the actual traffic expected to travel along Wannamal Rd West in a westerly direction to and from the site. This process generates a "per truck rate" to account for additional maintenance of the unsealed surface. The Cost Contribution Strategy provided in Section 6.3 will be based on 100% of the development-generated traffic at the "per truck rate" to account for truck movements in other directions and for reasons of practicality, so the scope is effectively expanded for this particular aspect of the works in this sense only.

6.2 Threshold for Sealing Road

When considering the threshold point for sealing the existing road, it is important to note that significant restrictions are currently in place for Wannamal Rd West for Category 2-4 RAV's, which applies to the B-Double design vehicle. The restrictions include a maximum speed of 60 km/hr during the day and 40 km/hr at night, headlights on at all times and no operation during school bus hours or in wet conditions. Whilst these restrictions do not apply to the 19m semi-trailer (which is classified as a Category 1 RAV), these vehicles will no doubt suffer delays or other hindrances as a result of the existing road condition, including potential road closures during extended wet periods.

In terms of available literature, the MRWA RAV Guidelines note that the road should be sealed if the Average Annual Daily Traffic (AADT) exceeds 150 ***and*** annual freight tonnage is over 300,000 tonnes. In terms of traffic volume, 150 AADT is exceeded at the commencement of Stage 2. As Stage 1 freight tonnage totals 510,000 tonnes, there is a strong case to be made that the road should be sealed at commencement of transport operations, as this tonnage far exceeds the recommended 300,000 tonnes.

Further reasons for sealing prior to site activities include the fact that all maintenance costs are essentially abortive and in that sense are not in the interest of the Proponent (apart from deferring capital costs). In addition, significant disruptions to freight movements may occur during periods of maintenance – which could be extensive – leading to interruptions and potential downtime (these disruptions are in addition to those naturally occurring as a result of current road condition which will be exacerbated during periods of wet weather). If the road upgrade and sealing works were deferred until prior to Stage 2, which is considered the latest possible time, further disruption to traffic movements will occur during the construction phase. Over and above these reasons there is also the issue of road safety which plays a contributing factor when considering when the road should be sealed.

For the purpose of this exercise, it is assumed that it will be possible to defer the road sealing works until prior to commencement of Stage 2. This is made on the basis that the Stage 1 AADT is less than 150, and that semi-trailers can be used to minimise both pavement wear and safety risk. It may be necessary to curtail the size of Stage 1 to limit the tonnage being freighted and further discussions with MRWA and the Shire are recommended in this regard. In accordance with the following section, deferral of sealing until prior to Stage 2 will assist with funding of the construction works.

Deferral of sealing works until after Stage 1 will require a risk assessment to be made by the operator in terms of safety, including the impact of potential disruptions to their operations.

Summary Note: On the basis of recommended maintenance works and safety improvements being carried out, the existing road surface may be capable of accommodating traffic from a suitably sized Stage 1, as tonnage currently proposed far exceeds advice in current literature. Deferral of sealing works until prior to Stage 2 will assist with funding of road upgrade works.

6.3 Cost Contribution Strategy

This Cost Contribution Strategy has been prepared in accordance with industry norms in Western Australia whereby the Proponent or user generally pays for construction of assets which are then transferred to the relevant authority who is responsible for ongoing operation and maintenance.

As noted in Section 6.1, the upgraded section of road will be used almost exclusively by traffic generated from the development, and as the Shire are expected to manage funding and construction of the road, it is considered appropriate for the Proponent to fund full construction of the road.

Following on from Section 6.2, it is assumed that the road will remain unsealed for Stage 1 of operations, with upgrading and sealing works to occur prior to Stage 2 activities commencing. It is also assumed that the facility will be fully constructed in 5 stages over 10 years as noted in Section 2.1, and this Cost Contributions Strategy has been prepared such that the road is fully paid for at the same time the facility has been fully built-out. Capital cost contributions have been nominated at 10% of the total construction cost per stage per year, in accordance with the cost estimate provided in Section 5.2 to ensure equitable recovery of funding.

The proposed Cost Contribution Strategy is summarised in Table 9 (based on Semi-Trailer use) and Table 10 (based on B-Double use).

Table 9 – Cost Contribution Summary Table (Semi-Trailer)

Stage	Year	VPA	Maintenance Cost	Road Contribution	Interest Costs	Total Cost	Cost per Vehicle
1	2024	14,400	$ 99,360.00	$ 425,432.20	$ -	$ 524,792.20	$ 36.44
	2025	14,400	$ 99,360.00	$ 425,432.20	$ -	$ 524,792.20	$ 36.44
2	2026	23,640	$ -	$ 425,432.20	$ 170,172.88	$ 595,605.08	$ 25.19
	2027	23,640	$ -	$ 425,432.20	$ 148,901.27	$ 574,333.47	$ 24.29
3	2028	30,840	$ -	$ 425,432.20	$ 127,629.66	$ 553,061.86	$ 17.93
	2029	30,840	$ -	$ 425,432.20	$ 106,358.05	$ 531,790.25	$ 17.24
4	2030	38,040	$ -	$ 425,432.20	$ 85,086.44	$ 510,518.64	$ 13.42
	2031	38,040	$ -	$ 425,432.20	$ 63,814.83	$ 489,247.03	$ 12.86
5	2032	47,280	$ -	$ 425,432.20	$ 42,543.22	$ 467,975.42	$ 9.90
	2033	47,280	$ -	$ 425,432.20	$ 21,271.61	$ 446,703.81	$ 9.45
Total		**308,400**	**$ 198,720.00**	**$ 4,254,322.00**	**$ 765,777.96**	**$ 5,218,819.96**	

Table 10 – Cost Contribution Summary Table (B-Double)

Stage	Year	VPA	Maintenance Cost	Road Contribution	Interest Costs	Total Cost	Cost per Vehicle
1	2024	8,000	$ 82,880.00	$ 425,432.20	$ -	$ 508,312.20	$ 63.54
	2025	8,000	$ 82,880.00	$ 425,432.20	$ -	$ 508,312.20	$ 63.54
2	2026	13,133	$ -	$ 425,432.20	$ 170,172.88	$ 595,605.08	$ 45.35
	2027	13,133	$ -	$ 425,432.20	$ 148,901.27	$ 574,333.47	$ 43.73
3	2028	17,133	$ -	$ 425,432.20	$ 127,629.66	$ 553,061.86	$ 32.28
	2029	17,133	$ -	$ 425,432.20	$ 106,358.05	$ 531,790.25	$ 31.04
4	2030	21,133	$ -	$ 425,432.20	$ 85,086.44	$ 510,518.64	$ 24.16
	2031	21,133	$ -	$ 425,432.20	$ 63,814.83	$ 489,247.03	$ 23.15
5	2032	26,267	$ -	$ 425,432.20	$ 42,543.22	$ 467,975.42	$ 17.82
	2033	26,267	$ -	$ 425,432.20	$ 21,271.61	$ 446,703.81	$ 17.01
Total		**171,333**	**$ 165,760.00**	**$ 4,254,322.00**	**$ 765,777.96**	**$ 5,185,859.96**	

The contributions to the capital cost of the road are structured in such a way that the vehicle levy generated from the first stage of operation will be sufficient to use as a deposit to secure funding. Interest costs are the included at 5% of the remaining debt for each year of operation after this time.

By structuring the cost contributions in this way, the total "Cost per Vehicle" is weighted more heavily to the earlier stages tapering off towards latter stages. The Cost per Vehicle includes maintenance costs of the unsealed road during Stage 1, the capital cost of the road upgrade works and funding costs.

6.4 Reduced Maintenance Costs

One of the main benefits of road sealing is to reduce the necessary maintenance of the road. In its current form, Wannamal Rd West receives little traffic and accordingly the maintenance requirements are relatively minor. Once sealed and under

high levels of traffic, maintenance will still be required and possibly higher than the current cost of the unsealed maintenance. Accordingly, reduced maintenance of the road has not been considered on the above basis and in accordance with industry norms noted at the beginning of Section 6.3.

6.5 Mechanism for Additional Developments

Additional developments may arise in future which seek to benefit from the upgraded road. An additional traffic allowance may need to be made at the time of design to account for such occurrences, however this is typically difficult to predict and would otherwise be accounted for in the % of existing traffic growth.

Should any additional developments make use of the road, these will need to be assessed on a case-by-case basis at the time, which can be done by incorporating the number of Equivalent Standard Axles (ESA) into the spreadsheets contained in **Appendix B** to determine the proportion of traffic that applies to the additional development, thereby generating a unique levy for that development. The "Cost per Vehicle" levy payable by Wannamal Rd Organics can then be reduced accordingly to take advantage of the additional funds.

The following example will consider a Future Development (FD) which commences freight activities at the completion of Stage 4 of the Wannamal Rd Organics facility. In this example, it is assumed that once pre-development traffic counts are excluded, the respective traffic loadings for each development (calculated in accordance with **Appendix B**), are 70% for Wannamal Road Organics and 30% for the Future Development. The total cost contribution from the respective developments would then be equated as follows:

Wannamal Road Organics Contribution (70%) = $ 3,653,173.97

Future Development Contribution (30%) = $ 1,565,645.99

The above costs are based on the semi-trailer model and incorporate all costs including Stage 1 maintenance works which are considered a necessary component of project realisation. The amended Cost Contribution Strategy would appear similar to the summary below in Table 11. Depending on the volume of traffic and timing, a refund to Wannamal Road Organics may actually apply.

Table 11 – Amended Cost Contribution Example for Additional Development

Stage	Year	Total Road Cost	VPA (WRO)	Cost / Vehicle (WRO)	Cost Contribution (WRO)	VPA (FD)	Cost Contribution (FD)	Cost / Vehicle (FD)
1	2024	$ 524,792.20	14,400	$ 36.44	$ 524,792.20	0	$ -	$ 0.00
	2025	$ 524,792.20	14,400	$ 36.44	$ 524,792.20	0	$ -	$ 0.00
2	2026	$ 595,605.08	23,640	$ 25.19	$ 595,605.08	0	$ -	$ 0.00
	2027	$ 574,333.47	23,640	$ 24.29	$ 574,333.47	0	$ -	$ 0.00
3	2028	$ 553,061.86	30,840	$ 17.93	$ 553,061.86	0	$ -	$ 0.00
	2029	$ 531,790.25	30,840	$ 17.24	$ 531,790.25	0	$ -	$ 0.00
4	2030	$ 510,518.64	38,040	$ 9.17	$ 348,798.91	20,263	$ 391,411.50	$ 19.32
	2031	$ 489,247.03	38,040	$ 0.00	$ -	20,263	$ 391,411.50	$ 19.32
5	2032	$ 467,975.42	47,280	$ 0.00	$ -	20,263	$ 391,411.50	$ 19.32
	2033	$ 446,703.81	47,280	$ 0.00	$ -	20,263	$ 391,411.50	$ 19.32
Total		**$ 5,218,819.96**	**308,400**		**$ 3,653,173.97**	**81,052**	**$ 1,565,645.99**	

Note: An appropriate sunset clause may need to be agreed to by the respective parties.

In accordance with advice provided by the respective Client Representatives, it is understood that Westpork were recently requested to make a similar upgrade contribution to the unsealed section of Wannamal Rd West used by that facility (which is approximately 1.5km to 2.0km in length). At the time of writing, those discussions are still unresolved and any details associated with the Westpork facility have not been factored into this assessment.

Given the lifespan and duration of the proposed development, this Cost Contribution Strategy should not be considered static and should be revised accordingly as other developments come online. Key milestones for updating this strategy would include (but not necessarily limited to) the following stages:

- Completion of the updated road design prior to the commencement of site operations. This would include more reliable and detailed traffic data, a more accurate cost estimate, and any variations to the development staging or planning.
- Separately at both award and completion of the road construction contract.
- At any time should Government Grants or alternative sources of funding become available.
- At any time should further development be approved, which utilises the upgraded section of road.

6.6 Recommendations

The following recommendations are made in relation to the findings of this report:

- Proceed with another traffic survey to use for the basis of further design, and to eliminate concerns raised by the TIA with existing surveys to date. The traffic survey can then also be used to check the % contribution from the facility to make sure it is still equitable, prior to commencement.
- Complete re-sheeting works from CH 4875 onwards and address any safety concerns with the remainder of the route prior to commencement of site activities. These works should be completed by the Shire and can be seen as an additional contribution towards the project on their behalf. These works may also serve to reduce the final construction cost of the road, albeit only minimal savings should be expected.
- Consider including a requirement for an updated road design to be completed prior to commencement of works. This will enable an updated (and more accurate) construction cost levy to be confirmed. This will also ensure that designs are in place and ready to be used should the road condition prove inadequate for the Stage 1 traffic.
- Consider liaising with the Westpork facility to see if they would contribute towards upgrade and sealing of the road from the edge of existing seal to their primary site access.
- It is recommended that semi-trailers are used for Stage 1 only if the road is to remain unsealed, due to restrictions currently in place for RAV Category 2-4 vehicles.
- Trial vehicles and actual payloads based on material being transported, as this may have a significant impact on maintenance rates, design traffic and pavement design.
- The Proponent / Operator should consider completing a risk assessment addressing issues of road safety and the potential impact of disruptions to Stage 1 operations, should the road remain unsealed during that time.

Appendix A | Site Photographs

Photo 1 (Ch 0.00) Wannamal Rd West – End of existing seal

Photo 2 (Ch 0.00) Condition of existing gravel showing tightly bound surface along the wheel path

Photo 3 (Ch 0.00) Existing gravel loose outside of wheel path

Photo 4 (Ch 0.00) Condition of existing gravel showing tightly bound surface along the wheel path

Photo 5 (Ch 250) Existing power pole stay cable

Photo 6 (Ch 250) Vertical curve

Photo 7 (Ch 350) Condition of existing gravel showing tightly bound surface along the wheel path

Photo 8 (Ch350) Condition of existing gravel showing tightly bound surface along the wheel path

Photo 9 (Ch 750) Existing buried culvert

Photo 10 (Ch 950) Existing power pole requiring relocation

Photo 11 (Ch 950) Soft road shoulders present

Photo 12 (Ch 1100) Steep embankments and soft shoulders pose a potential safety hazard

Photo 13 (Ch 1300) Main entry to Westpork facility

Photo 14 (Ch 1300) Main entry to Westpork facility

Photo 15 (Ch 1600) Gravel less tightly bound east of the Westpork facility

Photo 16 (Ch 1600) Gravel less tightly bound east of the Westpork facility

Photo 17 (Ch 2100) Entry to Westpork accommodation area

Photo 18 (Ch 2850) Low point in road profile, no drainage issues apparent

Photo 19 (Ch 3350) Series of crests and sags affecting sight distance

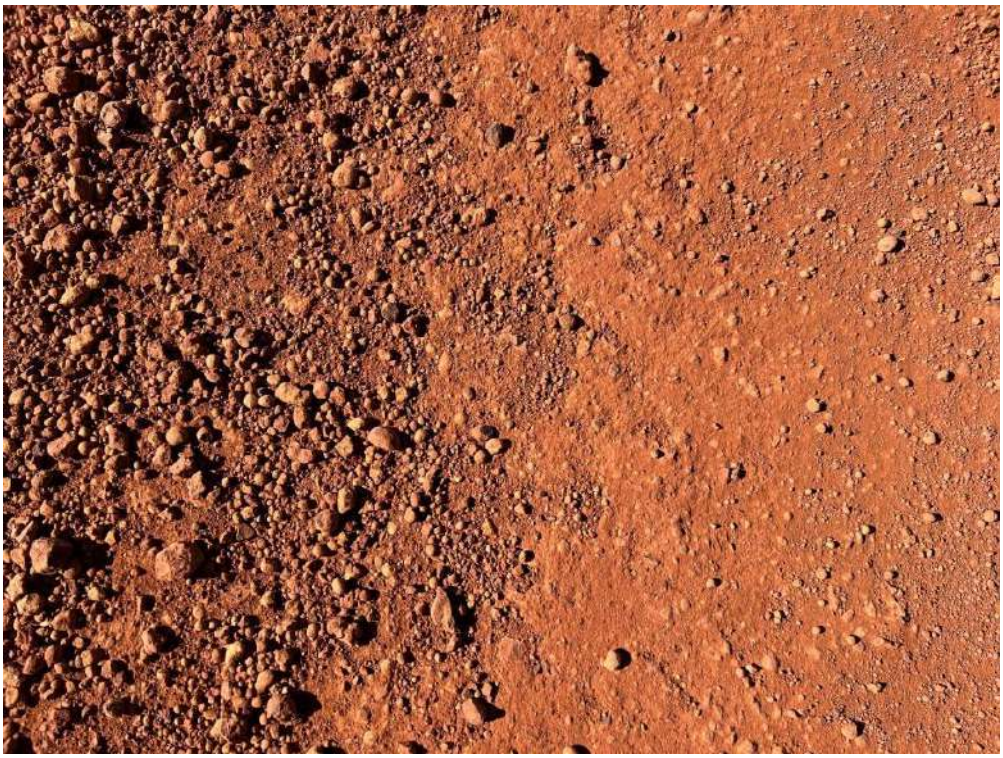


Photo 20 (Ch 3350) Gravel condition showing tightly bound material and loose gravel

Photo 21 (Ch 4100) Horizontal bend with recent drainage works completed

Photo 22 (Ch 4100) New culvert installed – upstream end

Photo 23 (Ch 4100) New culvert installed – downstream end, has created steep embankment

Photo 24 (Ch 4100) Steep embankment poses safety hazard

Photo 25 (Ch 4900) Extent of recent gravel re-sheeting works (looking west)

Photo 26 (Ch 4900) Extent of recent gravel re-sheeting works, old gravel present (looking east)

Photo 27 (Ch 4900) Gravel east of Chainage 4900 contains significantly more sand

Photo 28 (Ch 4900) Sandy gravel present

Photo 29 (Ch 4900) Sandy gravel present

Photo 30 (Ch 5500) Pavement width increases at horizontal bend, sandy gravel present

Photo 31 (Ch 6000) Poor gravel quality, high sand content

Photo 32 (Ch 6000) Poor gravel quality, high sand content

Photo 33 (Ch 6800) Proposed site entry, very sandy gravel

Photo 34 (Ch 6800) Proposed site entry, very sandy gravel

Photo 35 (Ch 6800) Material sample at site entry, contains significant amount of sand

Appendix B | Pavement Design Review

Pavement Design Review

CBR	**12%**

Independent Review of GALT Design

Pavement Area	ESA	t(min) Eqn 16	t(min) Fig 6	Selected Thickness (mm)	Base Thickness (mm)	Sub-Base Thickness (mm)
Straights	2.50E+06	254	254	260	160	100
Intersection	7.50E+06	282	280	290	170	120

GALT Specification (for comparison)

Pavement Area	ESA			Selected Thickness (mm)	Base Thickness (mm)	Sub-Base Thickness (mm)
Straights	2.50E+06			270	160	110
Intersection	7.50E+06			300	180	120

Swan Civil Pavement Estimate for Increased Traffic Load

Pavement Area	ESA*	t(min) Eqn 16	t(min) Fig 6	Selected Thickness (mm)	Base Thickness (mm)	Sub-Base Thickness (mm)
Straights	1.50E+07	300	298	300	180	120
Intersection	4.50E+07	328	325	330	200	130

*Note: For the purpose of this assessment, an average ESA across semi-trailer and B-double movements has been assumed

Pavement Design Review (Semi-Trailer)

Existing Traffic Based on Shire of Gingin Dec 2022 Traffic Survey

Duration of survey	42	days
Total number of vehicles	1900	vehicles
Average Annual Daily Traffic (n)	45	
Annual heavy vehicle growth rate (r)	0.02	
Design lane distribution (d)	100	%
Pavement Design Life (P)	40	years
Compound Growth Factor (R)	60.4	
Design Traffic Loading (ESA)	2.40E+06	

Austroads Vehicle Class													
Vehicle class as % of total traffic (c)	1	2	3	4	5	6	7	8	9	10	11	12	Total
	38.20	1.70	5.60	1.50	8.60	0.20	0.30	0.60	41.10	0.80	1.30	0.10	**100%**
Axle Equivalency Factor (F)	0	0	0.77	2.57	4.23	2.29	1.59	3.4	4.2	8.08	10.03	11.54	-
% Class x Axle Factor (c x F)	0	0	4.3	3.9	36.4	0.5	0.5	2.0	172.6	6.5	13.0	1.2	**240.8**

SoGG Nov/Dec 2022 Survey Data													
Austroads Vehicle Class													
Survey	1	2	3	4	5	6	7	8	9	10	11	12	**Total**
	726	33	106	29	164	3	6	12	780	15	24	2	**1900**
AADT	17.3	0.8	2.5	0.7	3.9	0.1	0.1	0.3	18.6	0.4	0.6	0.0	**45**
VPA	6309	287	921	252	1425	26	52	104	6779	130	209	17	**16512**

Existing Traffic Volume (VPA) over 40 year period using 2% growth rate													
Austroads Vehicle Class													
Year	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**Total**
2024	6,309	287	921	252	1,425	26	52	104	6,779	130	209	17	**16,512**
2025	6,435	293	940	257	1,454	27	53	106	6,914	133	213	18	**16,842**
2026	6,564	298	958	262	1,483	27	54	108	7,052	136	217	18	**17,179**
2027	6,695	304	978	267	1,512	28	55	111	7,193	138	221	18	**17,523**
2028	6,829	310	997	273	1,543	28	56	113	7,337	141	226	19	**17,873**
2029	6,966	317	1,017	278	1,574	29	58	115	7,484	144	230	19	**18,230**
2030	7,105	323	1,037	284	1,605	29	59	117	7,634	147	235	20	**18,595**
2031	7,247	329	1,058	289	1,637	30	60	120	7,786	150	240	20	**18,967**
2032	7,392	336	1,079	295	1,670	31	61	122	7,942	153	244	20	**19,346**
2033	7,540	343	1,101	301	1,703	31	62	125	8,101	156	249	21	**19,733**
2034	7,691	350	1,123	307	1,737	32	64	127	8,263	159	254	21	**20,128**
2035	7,845	357	1,145	313	1,772	32	65	130	8,428	162	259	22	**20,530**
2036	8,002	364	1,168	320	1,808	33	66	132	8,597	165	265	22	**20,941**
2037	8,162	371	1,192	326	1,844	34	67	135	8,769	169	270	22	**21,360**
2038	8,325	378	1,215	333	1,881	34	69	138	8,944	172	275	23	**21,787**
2039	8,491	386	1,240	339	1,918	35	70	140	9,123	175	281	23	**22,223**
2040	8,661	394	1,265	346	1,957	36	72	143	9,306	179	286	24	**22,667**
2041	8,835	402	1,290	353	1,996	37	73	146	9,492	183	292	24	**23,121**
2042	9,011	410	1,316	360	2,036	37	74	149	9,681	186	298	25	**23,583**
2043	9,191	418	1,342	367	2,076	38	76	152	9,875	190	304	25	**24,055**
2044	9,375	426	1,369	374	2,118	39	77	155	10,073	194	310	26	**24,536**
2045	9,563	435	1,396	382	2,160	40	79	158	10,274	198	316	26	**25,027**
2046	9,754	443	1,424	390	2,203	40	81	161	10,480	202	322	27	**25,527**
2047	9,949	452	1,453	397	2,247	41	82	164	10,689	206	329	27	**26,038**
2048	10,148	461	1,482	405	2,292	42	84	168	10,903	210	335	28	**26,558**
2049	10,351	471	1,511	413	2,338	43	86	171	11,121	214	342	29	**27,090**
2050	10,558	480	1,542	422	2,385	44	87	175	11,343	218	349	29	**27,631**
2051	10,769	490	1,572	430	2,433	45	89	178	11,570	223	356	30	**28,184**
2052	10,985	499	1,604	439	2,481	45	91	182	11,802	227	363	30	**28,748**
2053	11,204	509	1,636	448	2,531	46	93	185	12,038	231	370	31	**29,323**
2054	11,428	519	1,669	457	2,582	47	94	189	12,278	236	378	31	**29,909**
2055	11,657	530	1,702	466	2,633	48	96	193	12,524	241	385	32	**30,507**
2056	11,890	540	1,736	475	2,686	49	98	197	12,774	246	393	33	**31,117**
2057	12,128	551	1,771	484	2,740	50	100	200	13,030	251	401	33	**31,740**
2058	12,370	562	1,806	494	2,794	51	102	204	13,291	256	409	34	**32,374**
2059	12,618	574	1,842	504	2,850	52	104	209	13,556	261	417	35	**33,022**
2060	12,870	585	1,879	514	2,907	53	106	213	13,828	266	425	35	**33,682**
2061	13,128	597	1,917	524	2,965	54	108	217	14,104	271	434	36	**34,356**
2062	13,390	609	1,955	535	3,025	55	111	221	14,386	277	443	37	**35,043**
2063	13,658	621	1,994	546	3,085	56	113	226	14,674	282	452	38	**35,744**
Total	**381,093**	**17,322**	**55,642**	**15,223**	**86,087**	**1,575**	**3,150**	**6,299**	**409,439**	**7,874**	**12,598**	**1,050**	**997,352**

Development Traffic (VPA)			
Semi's In (Loaded)	**Semi's Out (Loaded)**	**Semi's Out (Empty)**	**Total**
9	**9**	**9**	
12,960	5,400	7,560	**25,920**
12,960	5,400	7,560	**25,920**
21,276	8,865	12,411	**42,552**
21,276	8,865	12,411	**42,552**
27,756	11,565	16,191	**55,512**
27,756	11,565	16,191	**55,512**
34,236	14,265	19,971	**68,472**
34,236	14,265	19,971	**68,472**
42,552	17,730	24,822	**85,104**
42,552	17,730	24,822	**85,104**
42,552	17,730	24,822	**85,104**
42,552	17,730	24,822	**85,104**
42,552	17,730	24,822	**85,104**
42,552	17,730	24,822	**85,104**
42,552	17,730	24,822	**85,104**
42,552	17,730	24,822	**85,104**
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42,552	17,730	24,822	**85,104**
42,552	17,730	24,822	**85,104**
42,552	17,730	24,822	**85,104**
42,552	17,730	24,822	**85,104**
1,554,120	**647,550**	**906,570**	**3,108,240**

Combined Traffic	
VPA	**AADT**
42,432	116
42,762	117
59,731	164
60,075	165
73,385	201
73,742	202
87,067	239
87,439	240
104,450	286
104,837	287
105,232	288
105,634	289
106,045	291
106,464	292
106,891	293
107,327	294
107,771	295
108,225	297
108,687	298
109,159	299
109,640	300
110,131	302
110,631	303
111,142	304
111,662	306
112,194	307
112,735	309
113,288	310
113,852	312
114,427	313
115,013	315
115,611	317
116,221	318
116,844	320
117,478	322
118,126	324
118,786	325
119,460	327
120,147	329
120,848	331
4,105,592	

Pavement Design Review (Semi-Trailer)

Existing Traffic Based on Shire of Gingin Dec 2022 Traffic Survey

Duration of survey	42	days
Total number of vehicles	1900	vehicles
Average Annual Daily Traffic (n)	45	
Annual heavy vehicle growth rate (r)	0.02	
Design lane distribution (d)	100	%
Pavement Design Life (P)	40	years
Compound Growth Factor (R)	60.4	
Design Traffic Loading (ESA)	2.40E+06	

Austroads Vehicle Class													
Vehicle class as % of total traffic (c)	1	2	3	4	5	6	7	8	9	10	11	12	Total
	38.20	1.70	5.60	1.50	8.60	0.20	0.30	0.60	41.10	0.80	1.30	0.10	**100%**
Axle Equivalency Factor (F)	0	0	0.77	2.57	4.23	2.29	1.59	3.4	4.2	8.08	10.03	11.54	-
% Class x Axle Factor (c x F)	0	0	4.3	3.9	36.4	0.5	0.5	2.0	172.6	6.5	13.0	1.2	**240.8**

SoGG Nov/Dec 2022 Survey Data													
Austroads Vehicle Class													
Survey	1	2	3	4	5	6	7	8	9	10	11	12	**Total**
	726	33	106	29	164	3	6	12	780	15	24	2	**1900**
AADT	17.3	0.8	2.5	0.7	3.9	0.1	0.1	0.3	18.6	0.4	0.6	0.0	**45**
VPA	6309	287	921	252	1425	26	52	104	6779	130	209	17	**16512**

Estimated ESA over 40 year period using 2% growth rate for Existing Traffic													
Austroads Vehicle Class													
Year	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**Total**
2023	0	0	709	648	6,029	60	83	355	28,470	1,053	2,092	201	**39,699**
2024	0	0	724	661	6,149	61	85	362	29,039	1,074	2,134	205	**40,493**
2025	0	0	738	674	6,272	62	86	369	29,620	1,096	2,176	209	**41,303**
2026	0	0	753	687	6,398	63	88	376	30,213	1,118	2,220	213	**42,129**
2027	0	0	768	701	6,526	65	90	384	30,817	1,140	2,264	217	**42,971**
2028	0	0	783	715	6,656	66	92	391	31,433	1,163	2,310	221	**43,831**
2029	0	0	799	729	6,789	67	93	399	32,062	1,186	2,356	226	**44,707**
2030	0	0	815	744	6,925	69	95	407	32,703	1,210	2,403	230	**45,601**
2031	0	0	831	759	7,064	70	97	415	33,357	1,234	2,451	235	**46,513**
2032	0	0	848	774	7,205	71	99	424	34,024	1,259	2,500	240	**47,444**
2033	0	0	865	790	7,349	73	101	432	34,705	1,284	2,550	245	**48,393**
2034	0	0	882	805	7,496	74	103	441	35,399	1,310	2,601	249	**49,360**
2035	0	0	900	821	7,646	76	105	450	36,107	1,336	2,653	254	**50,348**
2036	0	0	918	838	7,799	77	107	459	36,829	1,363	2,706	259	**51,355**
2037	0	0	936	855	7,955	79	109	468	37,566	1,390	2,760	265	**52,382**
2038	0	0	955	872	8,114	80	112	477	38,317	1,418	2,816	270	**53,429**
2039	0	0	974	889	8,276	82	114	487	39,083	1,446	2,872	275	**54,498**
2040	0	0	993	907	8,442	84	116	496	39,865	1,475	2,929	281	**55,588**
2041	0	0	1,013	925	8,611	85	118	506	40,662	1,504	2,988	286	**56,700**
2042	0	0	1,033	944	8,783	87	121	517	41,475	1,534	3,048	292	**57,834**
2043	0	0	1,054	962	8,958	89	123	527	42,305	1,565	3,109	298	**58,990**
2044	0	0	1,075	982	9,138	90	126	537	43,151	1,596	3,171	304	**60,170**
2045	0	0	1,097	1,001	9,320	92	128	548	44,014	1,628	3,234	310	**61,374**
2046	0	0	1,119	1,021	9,507	94	131	559	44,894	1,661	3,299	316	**62,601**
2047	0	0	1,141	1,042	9,697	96	133	570	45,792	1,694	3,365	323	**63,853**
2048	0	0	1,164	1,063	9,891	98	136	582	46,708	1,728	3,432	329	**65,130**
2049	0	0	1,187	1,084	10,089	100	139	593	47,642	1,763	3,501	336	**66,433**
2050	0	0	1,211	1,106	10,290	102	142	605	48,595	1,798	3,571	342	**67,761**
2051	0	0	1,235	1,128	10,496	104	144	617	49,567	1,834	3,642	349	**69,117**
2052	0	0	1,260	1,150	10,706	106	147	630	50,558	1,870	3,715	356	**70,499**
2053	0	0	1,285	1,173	10,920	108	150	642	51,569	1,908	3,789	363	**71,909**
2054	0	0	1,311	1,197	11,139	110	153	655	52,601	1,946	3,865	371	**73,347**
2055	0	0	1,337	1,221	11,361	113	156	668	53,653	1,985	3,942	378	**74,814**
2056	0	0	1,363	1,245	11,589	115	159	682	54,726	2,025	4,021	386	**76,310**
2057	0	0	1,391	1,270	11,820	117	163	695	55,820	2,065	4,102	393	**77,836**
2058	0	0	1,419	1,295	12,057	119	166	709	56,937	2,106	4,184	401	**79,393**
2059	0	0	1,447	1,321	12,298	122	169	723	58,076	2,149	4,267	409	**80,981**
2060	0	0	1,476	1,348	12,544	124	173	738	59,237	2,192	4,353	417	**82,601**
2061	0	0	1,505	1,375	12,795	127	176	753	60,422	2,235	4,440	426	**84,253**
2062	0	0	1,535	1,402	13,051	129	179	768	61,630	2,280	4,529	434	**85,938**
Total	**0**	**0**	**42,844**	**39,122**	**364,149**	**3,606**	**5,008**	**21,417**	**1,719,644**	**63,621**	**126,359**	**12,115**	**2.40E+06**

Development Traffic (ESA)			
Semi's In (Loaded)	**Semi's Out (Loaded)**	**Semi's Out (Empty)**	**Total**
9	**9**	**9**	
67,583	28,160	16,233	**111,975**
67,583	28,160	16,233	**111,975**
110,948	46,229	26,649	**183,826**
110,948	46,229	26,649	**183,826**
144,740	60,308	34,766	**239,814**
144,740	60,308	34,766	**239,814**
178,531	74,388	42,883	**295,802**
178,531	74,388	42,883	**295,802**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
221,897	92,457	53,299	**367,653**
8.10E+06	**3.38E+06**	**1.95E+06**	**1.34E+07**

Combined Traffic	
ESA	**% Dev**
151,674	74%
152,468	73%
225,129	82%
225,955	81%
282,785	85%
283,645	85%
340,509	87%
341,403	87%
414,166	89%
415,096	89%
416,045	88%
417,013	88%
418,000	88%
419,007	88%
420,034	88%
421,082	87%
422,151	87%
423,241	87%
424,352	87%
425,486	86%
426,643	86%
427,823	86%
429,026	86%
430,254	85%
431,506	85%
432,783	85%
434,085	85%
435,414	84%
436,769	84%
438,152	84%
439,562	84%
441,000	83%
442,467	83%
443,963	83%
445,489	83%
447,046	82%
448,634	82%
450,253	82%
451,905	81%
453,591	81%
1.58E+07	**85%**

Pavement Design Review (B-Double)

Existing Traffic Based on Shire of Gingin Dec 2022 Traffic Survey

Duration of survey	42	days
Total number of vehicles	1900	vehicles
Average annual VPD (n)	45	
Annual heavy vehicle growth rate (r)	0.02	
Design lane distribution (d)	100	%
Pavement Design Life (P)	40	years
Compound Growth Factor (R)	60.4	
Design Traffic Loading (ESA)	2.40E+06	

Austroads Vehicle Class													
Vehicle class as % of total traffic (c)	1	2	3	4	5	6	7	8	9	10	11	12	Total
	38.20	1.70	5.60	1.50	8.60	0.20	0.30	0.60	41.10	0.80	1.30	0.10	**100%**
Axle Equivalency Factor (F)	0	0	0.77	2.57	4.23	2.29	1.59	3.4	4.2	8.08	10.03	11.54	-
% Class x Axle Factor (c x F)	0	0	4.3	3.9	36.4	0.5	0.5	2.0	172.6	6.5	13.0	1.2	**240.8**

SoGG Nov/Dec 2022 Survey Data													
Austroads Vehicle Class													
Survey	1	2	3	4	5	6	7	8	9	10	11	12	**Total**
	726	33	106	29	164	3	6	12	780	15	24	2	**1900**
VPD	17.3	0.8	2.5	0.7	3.9	0.1	0.1	0.3	18.6	0.4	0.6	0.0	**45**
VPA	6309	287	921	252	1425	26	52	104	6779	130	209	17	**16512**

Existing Traffic Volume (VPA) over 40 year period using 2% growth rate													
Austroads Vehicle Class													
Year	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**Total**
2024	6,309	287	921	252	1,425	26	52	104	6,779	130	209	17	**16,512**
2025	6,435	293	940	257	1,454	27	53	106	6,914	133	213	18	**16,842**
2026	6,564	298	958	262	1,483	27	54	108	7,052	136	217	18	**17,179**
2027	6,695	304	978	267	1,512	28	55	111	7,193	138	221	18	**17,523**
2028	6,829	310	997	273	1,543	28	56	113	7,337	141	226	19	**17,873**
2029	6,966	317	1,017	278	1,574	29	58	115	7,484	144	230	19	**18,230**
2030	7,105	323	1,037	284	1,605	29	59	117	7,634	147	235	20	**18,595**
2031	7,247	329	1,058	289	1,637	30	60	120	7,786	150	240	20	**18,967**
2032	7,392	336	1,079	295	1,670	31	61	122	7,942	153	244	20	**19,346**
2033	7,540	343	1,101	301	1,703	31	62	125	8,101	156	249	21	**19,733**
2034	7,691	350	1,123	307	1,737	32	64	127	8,263	159	254	21	**20,128**
2035	7,845	357	1,145	313	1,772	32	65	130	8,428	162	259	22	**20,530**
2036	8,002	364	1,168	320	1,808	33	66	132	8,597	165	265	22	**20,941**
2037	8,162	371	1,192	326	1,844	34	67	135	8,769	169	270	22	**21,360**
2038	8,325	378	1,215	333	1,881	34	69	138	8,944	172	275	23	**21,787**
2039	8,491	386	1,240	339	1,918	35	70	140	9,123	175	281	23	**22,223**
2040	8,661	394	1,265	346	1,957	36	72	143	9,306	179	286	24	**22,667**
2041	8,835	402	1,290	353	1,996	37	73	146	9,492	183	292	24	**23,121**
2042	9,011	410	1,316	360	2,036	37	74	149	9,681	186	298	25	**23,583**
2043	9,191	418	1,342	367	2,076	38	76	152	9,875	190	304	25	**24,055**
2044	9,375	426	1,369	374	2,118	39	77	155	10,073	194	310	26	**24,536**
2045	9,563	435	1,396	382	2,160	40	79	158	10,274	198	316	26	**25,027**
2046	9,754	443	1,424	390	2,203	40	81	161	10,480	202	322	27	**25,527**
2047	9,949	452	1,453	397	2,247	41	82	164	10,689	206	329	27	**26,038**
2048	10,148	461	1,482	405	2,292	42	84	168	10,903	210	335	28	**26,558**
2049	10,351	471	1,511	413	2,338	43	86	171	11,121	214	342	29	**27,090**
2050	10,558	480	1,542	422	2,385	44	87	175	11,343	218	349	29	**27,631**
2051	10,769	490	1,572	430	2,433	45	89	178	11,570	223	356	30	**28,184**
2052	10,985	499	1,604	439	2,481	45	91	182	11,802	227	363	30	**28,748**
2053	11,204	509	1,636	448	2,531	46	93	185	12,038	231	370	31	**29,323**
2054	11,428	519	1,669	457	2,582	47	94	189	12,278	236	378	31	**29,909**
2055	11,657	530	1,702	466	2,633	48	96	193	12,524	241	385	32	**30,507**
2056	11,890	540	1,736	475	2,686	49	98	197	12,774	246	393	33	**31,117**
2057	12,128	551	1,771	484	2,740	50	100	200	13,030	251	401	33	**31,740**
2058	12,370	562	1,806	494	2,794	51	102	204	13,291	256	409	34	**32,374**
2059	12,618	574	1,842	504	2,850	52	104	209	13,556	261	417	35	**33,022**
2060	12,870	585	1,879	514	2,907	53	106	213	13,828	266	425	35	**33,682**
2061	13,128	597	1,917	524	2,965	54	108	217	14,104	271	434	36	**34,356**
2062	13,390	609	1,955	535	3,025	55	111	221	14,386	277	443	37	**35,043**
2063	13,658	621	1,994	546	3,085	56	113	226	14,674	282	452	38	**35,744**
Total	**381,093**	**17,322**	**55,642**	**15,223**	**86,087**	**1,575**	**3,150**	**6,299**	**409,439**	**7,874**	**12,598**	**1,050**	**997,352**

Development Traffic (VPA)			
B-Double's In (Loaded)	**B-Double's Out (Loaded)**	**B-Double's Out (Empty)**	**Total**
9	**9**	**9**	
7,200	3,000	4,200	**14,400**
7,200	3,000	4,200	**14,400**
11,820	4,925	6,895	**23,640**
11,820	4,925	6,895	**23,640**
15,420	6,425	8,995	**30,840**
15,420	6,425	8,995	**30,840**
19,020	7,925	11,095	**38,040**
19,020	7,925	11,095	**38,040**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
23,640	9,850	13,790	**47,280**
863,400	**359,750**	**503,650**	**1,726,800**

Combined Traffic	
VPA	**VPD**
30,912	85
31,242	86
40,819	112
41,163	113
48,713	133
49,070	134
56,635	155
57,007	156
66,626	183
67,013	184
67,408	185
67,810	186
68,221	187
68,640	188
69,067	189
69,503	190
69,947	192
70,401	193
70,863	194
71,335	195
71,816	197
72,307	198
72,807	199
73,318	201
73,838	202
74,370	204
74,911	205
75,464	207
76,028	208
76,603	210
77,189	211
77,787	213
78,397	215
79,020	216
79,654	218
80,302	220
80,962	222
81,636	224
82,323	226
83,024	227
2,724,152	

Pavement Design Review (B-Double)

Existing Traffic Based on Shire of Gingin Dec 2022 Traffic Survey

Duration of survey	42	days
Total number of vehicles	1900	vehicles
Average annual VPD (n)	45	
Annual heavy vehicle growth rate (r)	0.02	
Design lane distribution (d)	100	%
Pavement Design Life (P)	40	years
Compound Growth Factor (R)	60.4	
Design Traffic Loading (ESA)	2.40E+06	

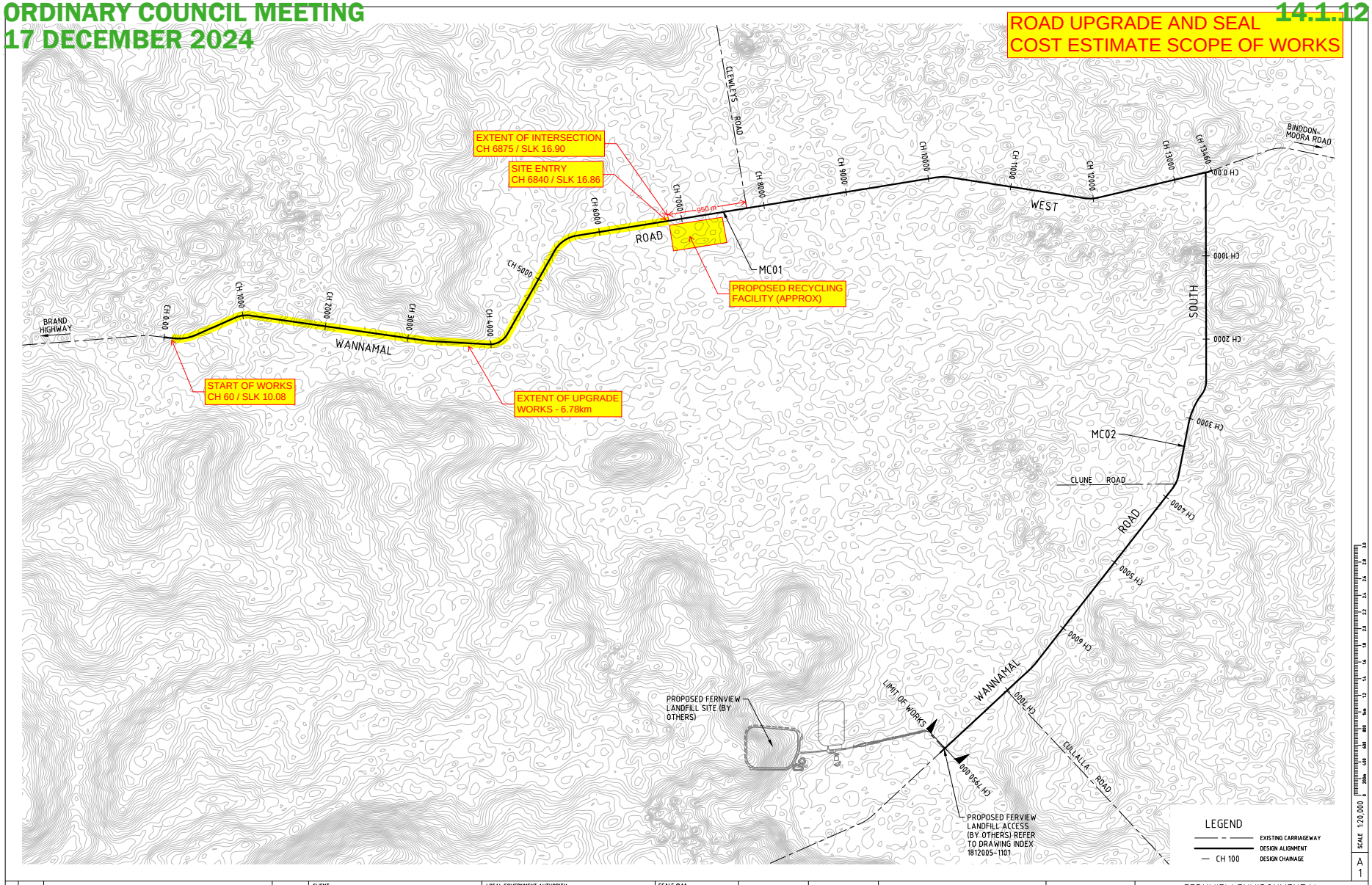
Austroads Vehicle Class													
Vehicle class as % of total traffic (c)	1	2	3	4	5	6	7	8	9	10	11	12	Total
	38.20	1.70	5.60	1.50	8.60	0.20	0.30	0.60	41.10	0.80	1.30	0.10	**100%**
Axle Equivalency Factor (F)	0	0	0.77	2.57	4.23	2.29	1.59	3.4	4.2	8.08	10.03	11.54	-
% Class x Axle Factor (c x F)	0	0	4.3	3.9	36.4	0.5	0.5	2.0	172.6	6.5	13.0	1.2	**240.8**

SoGG Nov/Dec 2022 Survey Data													
Austroads Vehicle Class													
Survey	1	2	3	4	5	6	7	8	9	10	11	12	**Total**
	726	33	106	29	164	3	6	12	780	15	24	2	**1900**
VPD	17.3	0.8	2.5	0.7	3.9	0.1	0.1	0.3	18.6	0.4	0.6	0.0	**45**
VPA	6309	287	921	252	1425	26	52	104	6779	130	209	17	**16512**

Estimated ESA over 40 year period using 2% growth rate for Existing Traffic													
Austroads Vehicle Class													
Year	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**Total**
2023	0	0	709	648	6,029	60	83	355	28,470	1,053	2,092	201	**39,699**
2024	0	0	724	661	6,149	61	85	362	29,039	1,074	2,134	205	**40,493**
2025	0	0	738	674	6,272	62	86	369	29,620	1,096	2,176	209	**41,303**
2026	0	0	753	687	6,398	63	88	376	30,213	1,118	2,220	213	**42,129**
2027	0	0	768	701	6,526	65	90	384	30,817	1,140	2,264	217	**42,971**
2028	0	0	783	715	6,656	66	92	391	31,433	1,163	2,310	221	**43,831**
2029	0	0	799	729	6,789	67	93	399	32,062	1,186	2,356	226	**44,707**
2030	0	0	815	744	6,925	69	95	407	32,703	1,210	2,403	230	**45,601**
2031	0	0	831	759	7,064	70	97	415	33,357	1,234	2,451	235	**46,513**
2032	0	0	848	774	7,205	71	99	424	34,024	1,259	2,500	240	**47,444**
2033	0	0	865	790	7,349	73	101	432	34,705	1,284	2,550	245	**48,393**
2034	0	0	882	805	7,496	74	103	441	35,399	1,310	2,601	249	**49,360**
2035	0	0	900	821	7,646	76	105	450	36,107	1,336	2,653	254	**50,348**
2036	0	0	918	838	7,799	77	107	459	36,829	1,363	2,706	259	**51,355**
2037	0	0	936	855	7,955	79	109	468	37,566	1,390	2,760	265	**52,382**
2038	0	0	955	872	8,114	80	112	477	38,317	1,418	2,816	270	**53,429**
2039	0	0	974	889	8,276	82	114	487	39,083	1,446	2,872	275	**54,498**
2040	0	0	993	907	8,442	84	116	496	39,865	1,475	2,929	281	**55,588**
2041	0	0	1,013	925	8,611	85	118	506	40,662	1,504	2,988	286	**56,700**
2042	0	0	1,033	944	8,783	87	121	517	41,475	1,534	3,048	292	**57,834**
2043	0	0	1,054	962	8,958	89	123	527	42,305	1,565	3,109	298	**58,990**
2044	0	0	1,075	982	9,138	90	126	537	43,151	1,596	3,171	304	**60,170**
2045	0	0	1,097	1,001	9,320	92	128	548	44,014	1,628	3,234	310	**61,374**
2046	0	0	1,119	1,021	9,507	94	131	559	44,894	1,661	3,299	316	**62,601**
2047	0	0	1,141	1,042	9,697	96	133	570	45,792	1,694	3,365	323	**63,853**
2048	0	0	1,164	1,063	9,891	98	136	582	46,708	1,728	3,432	329	**65,130**
2049	0	0	1,187	1,084	10,089	100	139	593	47,642	1,763	3,501	336	**66,433**
2050	0	0	1,211	1,106	10,290	102	142	605	48,595	1,798	3,571	342	**67,761**
2051	0	0	1,235	1,128	10,496	104	144	617	49,567	1,834	3,642	349	**69,117**
2052	0	0	1,260	1,150	10,706	106	147	630	50,558	1,870	3,715	356	**70,499**
2053	0	0	1,285	1,173	10,920	108	150	642	51,569	1,908	3,789	363	**71,909**
2054	0	0	1,311	1,197	11,139	110	153	655	52,601	1,946	3,865	371	**73,347**
2055	0	0	1,337	1,221	11,361	113	156	668	53,653	1,985	3,942	378	**74,814**
2056	0	0	1,363	1,245	11,589	115	159	682	54,726	2,025	4,021	386	**76,310**
2057	0	0	1,391	1,270	11,820	117	163	695	55,820	2,065	4,102	393	**77,836**
2058	0	0	1,419	1,295	12,057	119	166	709	56,937	2,106	4,184	401	**79,393**
2059	0	0	1,447	1,321	12,298	122	169	723	58,076	2,149	4,267	409	**80,981**
2060	0	0	1,476	1,348	12,544	124	173	738	59,237	2,192	4,353	417	**82,601**
2061	0	0	1,505	1,375	12,795	127	176	753	60,422	2,235	4,440	426	**84,253**
2062	0	0	1,535	1,402	13,051	129	179	768	61,630	2,280	4,529	434	**85,938**
Total	**0**	**0**	**42,844**	**39,122**	**364,149**	**3,606**	**5,008**	**21,417**	**1,719,644**	**63,621**	**126,359**	**12,115**	**2.40E+06**

Development Traffic (ESA)				Combined Traffic	
B-Double's In (Loaded)	**B-Double's Out (Loaded)**	**B-Double's Out (Empty)**	**Total**		
9	**9**	**9**		**ESA**	**% Dev**
59,632	24,847	11,595	**96,074**	135,772	71%
59,632	24,847	11,595	**96,074**	136,566	70%
97,896	40,790	19,035	**157,721**	199,023	79%
97,896	40,790	19,035	**157,721**	199,850	79%
127,712	53,213	24,833	**205,758**	248,729	83%
127,712	53,213	24,833	**205,758**	249,588	82%
157,528	65,637	30,630	**253,794**	298,502	85%
157,528	65,637	30,630	**253,794**	299,396	85%
195,791	81,580	38,071	**315,442**	361,955	87%
195,791	81,580	38,071	**315,442**	362,885	87%
195,791	81,580	38,071	**315,442**	363,834	87%
195,791	81,580	38,071	**315,442**	364,802	86%
195,791	81,580	38,071	**315,442**	365,789	86%
195,791	81,580	38,071	**315,442**	366,796	86%
195,791	81,580	38,071	**315,442**	367,823	86%
195,791	81,580	38,071	**315,442**	368,871	86%
195,791	81,580	38,071	**315,442**	369,940	85%
195,791	81,580	38,071	**315,442**	371,030	85%
195,791	81,580	38,071	**315,442**	372,141	85%
195,791	81,580	38,071	**315,442**	373,275	85%
195,791	81,580	38,071	**315,442**	374,432	84%
195,791	81,580	38,071	**315,442**	375,612	84%
195,791	81,580	38,071	**315,442**	376,815	84%
195,791	81,580	38,071	**315,442**	378,043	83%
195,791	81,580	38,071	**315,442**	379,295	83%
195,791	81,580	38,071	**315,442**	380,572	83%
195,791	81,580	38,071	**315,442**	381,874	83%
195,791	81,580	38,071	**315,442**	383,203	82%
195,791	81,580	38,071	**315,442**	384,558	82%
195,791	81,580	38,071	**315,442**	385,941	82%
195,791	81,580	38,071	**315,442**	387,351	81%
195,791	81,580	38,071	**315,442**	388,789	81%
195,791	81,580	38,071	**315,442**	390,256	81%
195,791	81,580	38,071	**315,442**	391,752	81%
195,791	81,580	38,071	**315,442**	393,278	80%
195,791	81,580	38,071	**315,442**	394,835	80%
195,791	81,580	38,071	**315,442**	396,423	80%
195,791	81,580	38,071	**315,442**	398,042	79%
195,791	81,580	38,071	**315,442**	399,694	79%
195,791	81,580	38,071	**315,442**	401,379	79%
7.15E+06	**2.98E+06**	**1.39E+06**	**1.15E+07**	**1.39E+07**	**83%**

Appendix C | Road Upgrade Scope of Works



REV	DATE	DESCRIPTION	APPROVED
B	30.04.19	100% DETAILED DESIGN	IB
A	16.01.19	85% DETAILED DESIGN	IB

ISSUE AND REVISION HISTORY

CLIENT: FERNVIEW ENVIRONMENTAL

LOCAL GOVERNMENT AUTHORITY: GINGIN

SCALE @A1: HORIZ: NTS

DATUM: HORIZONTAL: HUG94; VERTICAL: AHD

NOT FOR CONSTRUCTION

DATE DRAWN:	09.01.19
DESIGNED:	TM
DRAWN:	CRF
CHECKED:	JB
APPROVED:	IB

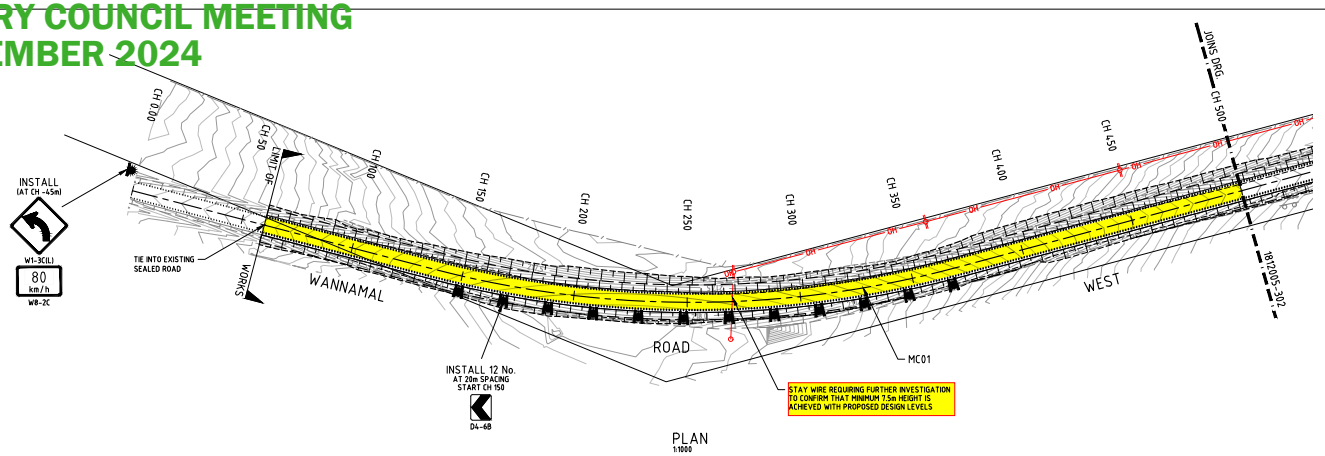
FERNVIEW ENVIRONMENTAL
WANNAMAL ROAD WEST & SOUTH UPGRADE
GENERAL ARRANGEMENT

DRAWING NUMBER: 1812005-201

REV. B

FILE REF: Y:\Jobs Active 2019\CE - Roads and Drainage\Fernview_ Wannamal Rd West & South Upgrades_ 1812005\Drawings\1812005-201

LAST SAVED BY: Tmacpherson DATE: 30 April 2019 4:00 PM



PLAN
1:1000

NOTES:

1. ALL DIMENSIONS SHOWN ARE IN METRES UNLESS NOTED OTHERWISE
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4. THE CONTRACTOR IS TO LOCATE AND VERIFY EXISTING TELSTRA SERVICE DEPTHS AFFECTED BY THE WORKS TO ENSURE THAT EXISTING TELSTRA SERVICE HAS THE MINIMUM COVER AS DESCRIBED WITHIN THE SPECIFICATION
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WARNING
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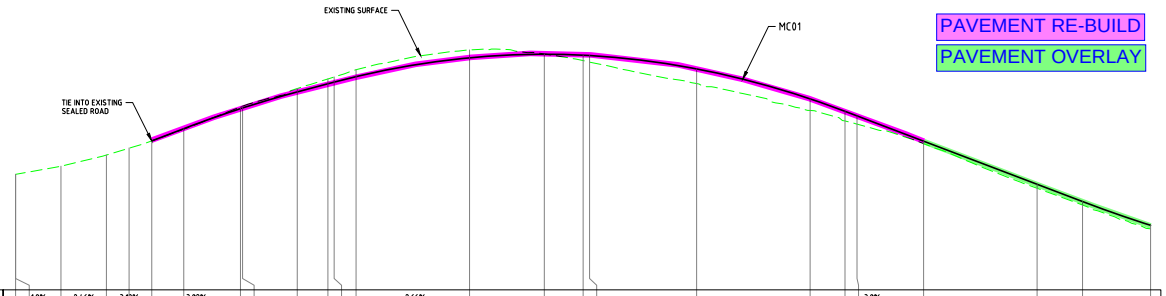

Datum R.L. 208.000

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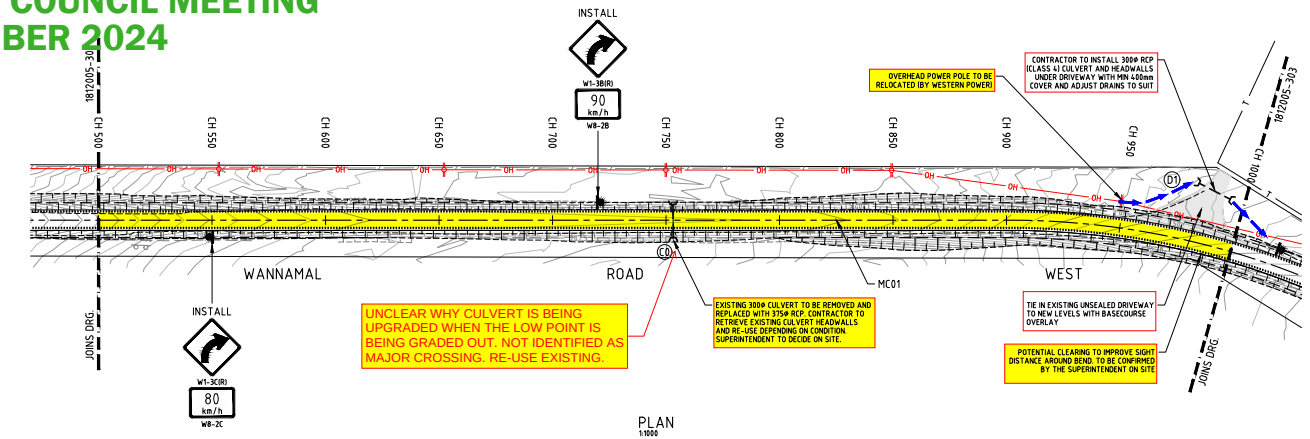

PLAN
1:1000

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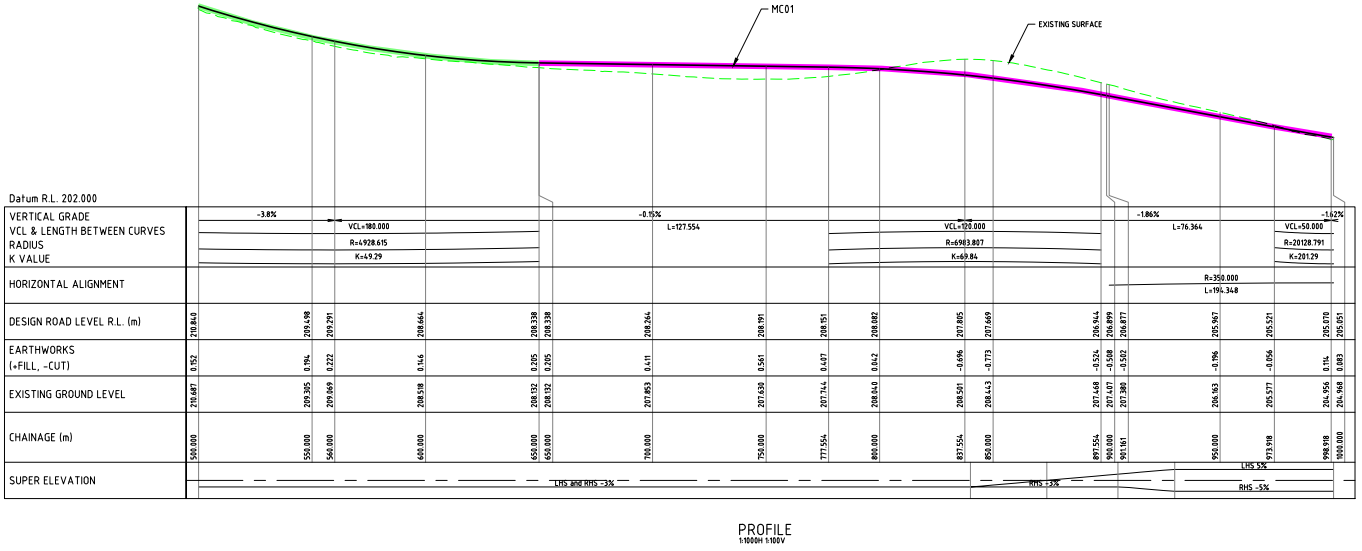
PAVEMENT RE-BUILD
PAVEMENT OVERLAY



PROFILE
1:1000H 1:100V

LEGEND

- EXISTING CADASTRAL BOUNDARY
- EXISTING FENCE
- EXISTING EDGE OF SEAL
- EXISTING EDGE OF UNSEALED ROAD
- EXISTING DRAIN
- EXISTING TOP OF BANK
- EXISTING SIGN
- EXISTING CULVERT & HEADWALLS
- EXISTING O/H POWER, POWER POLE
- EXISTING TELSTRA
- DESIGN ALIGNMENT
- CH 100 DESIGN CHAINAGE
- DESIGN EDGE OF SEAL
- DESIGN ROAD SHOULDER
- DESIGN OPEN DRAIN
- DESIGN EARTHWORKS INTERFACE
- DESIGN CONTOURS
- C1 D1 DESIGN CULVERT & HEADWALLS
- PROPOSED SINGLE POLE SIGN
- PROPOSED DOUBLE POST SIGN
- DRAINAGE FLOW
- ASPHALT SURFACING

SCALE 1:1000 A1

REV	DATE	DESCRIPTION	APPROVED
B	30.04.19	100% DETAILED DESIGN	IB
A	16.01.19	85% DETAILED DESIGN	IB

ISSUE AND REVISION HISTORY

CLIENT: FERNVIEW ENVIRONMENTAL

LOCAL GOVERNMENT AUTHORITY: GINGIN

SCALE @A1: HORIZ: 1:1000 VERT: 1:100

DATUM: HORIZONTAL: HUG94 VERTICAL: AHD

NOT FOR CONSTRUCTION

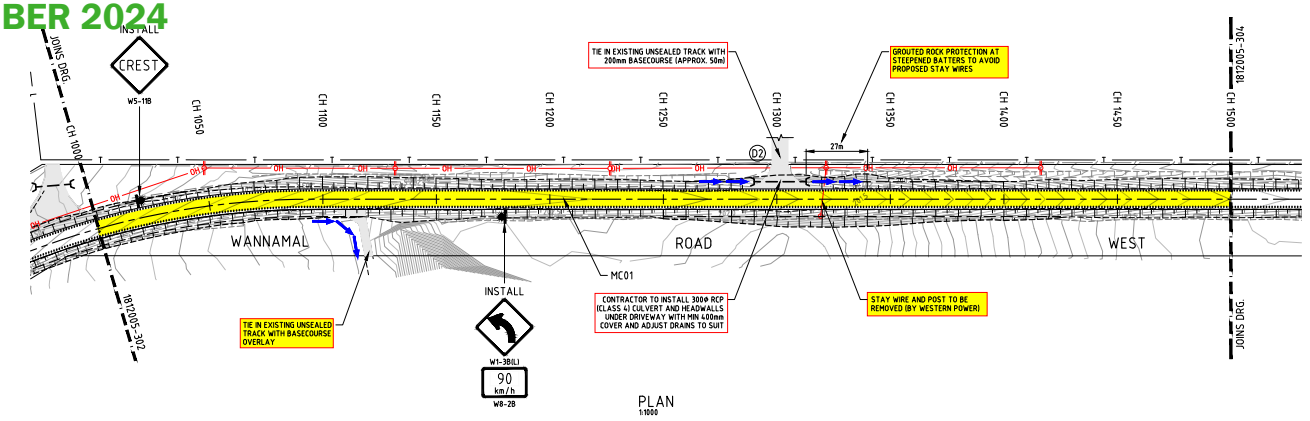
DATE DRAWN:	09.01.19
DESIGNED:	TM
DRAWN:	CRF
CHECKED:	JB
APPROVED:	IB

FERNVIEW ENVIRONMENTAL
WANNAMAL ROAD WEST & SOUTH UPGRADE
MC01 PLAN & PROFILE
CH 500.00 TO CH 1000.00

DRAWING NUMBER: 1812005-302 REV. B

FILE REF: Y:\Jobs Active 2019\CE - Roads and Drainage\Fernview_ Wannamal Rd West & South Upgrades_ 1812005\Drawings\1812005-303 MC01

LAST SAVED BY: Treacpherson DATE: 30 April 2019 4:00 PM



PLAN
1:1000

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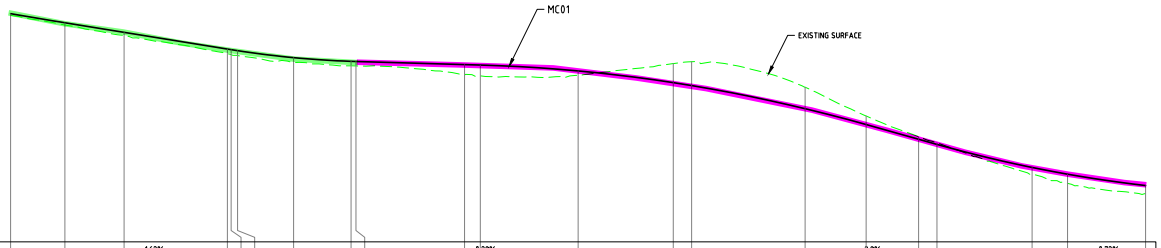
PAVEMENT OVERLAY



Datum R.L. 195.000

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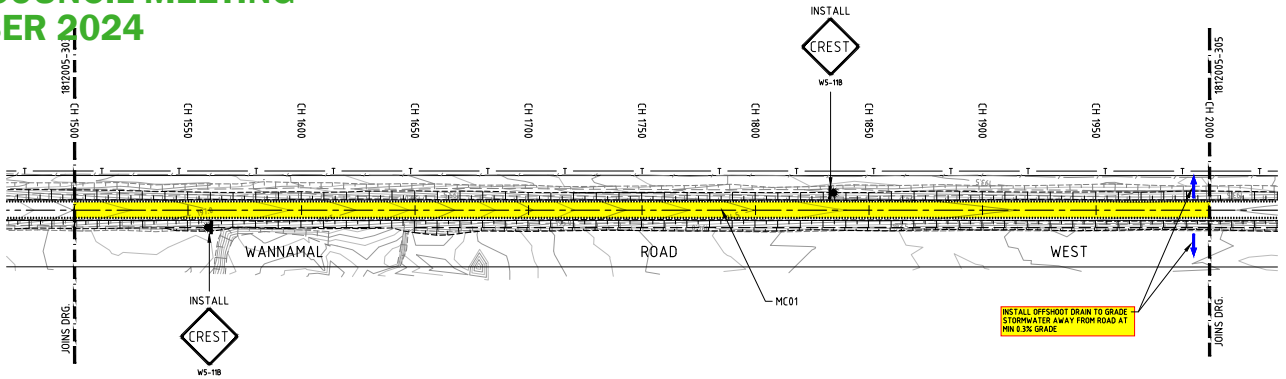

PLAN
1:1000

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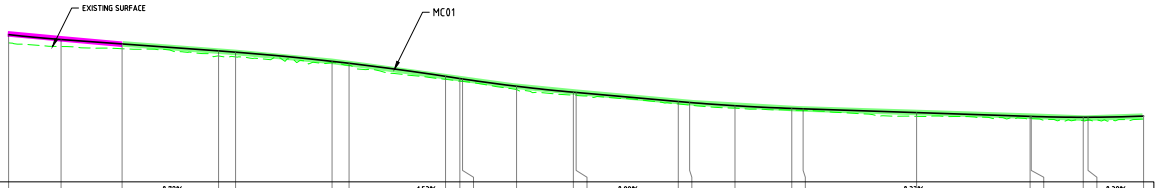
PAVEMENT OVERLAY



Datum R.L. 191.000

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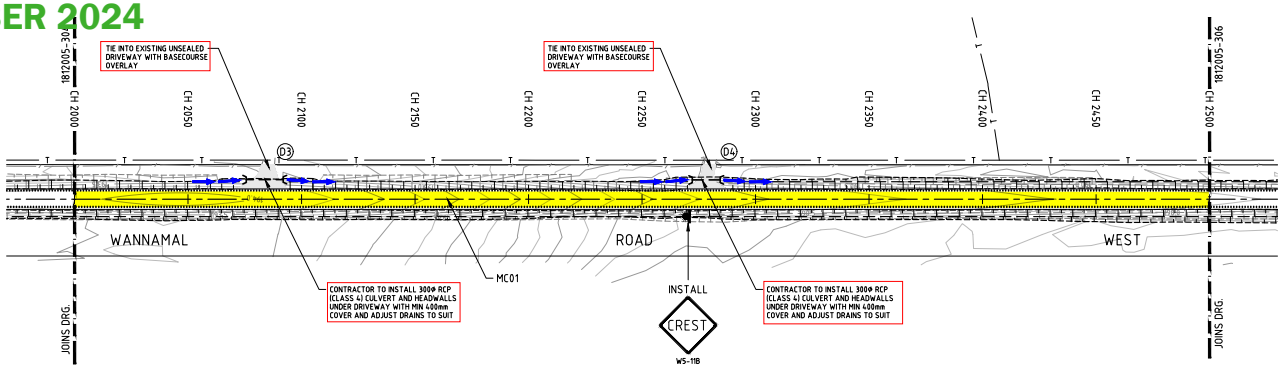

PLAN
1:1000

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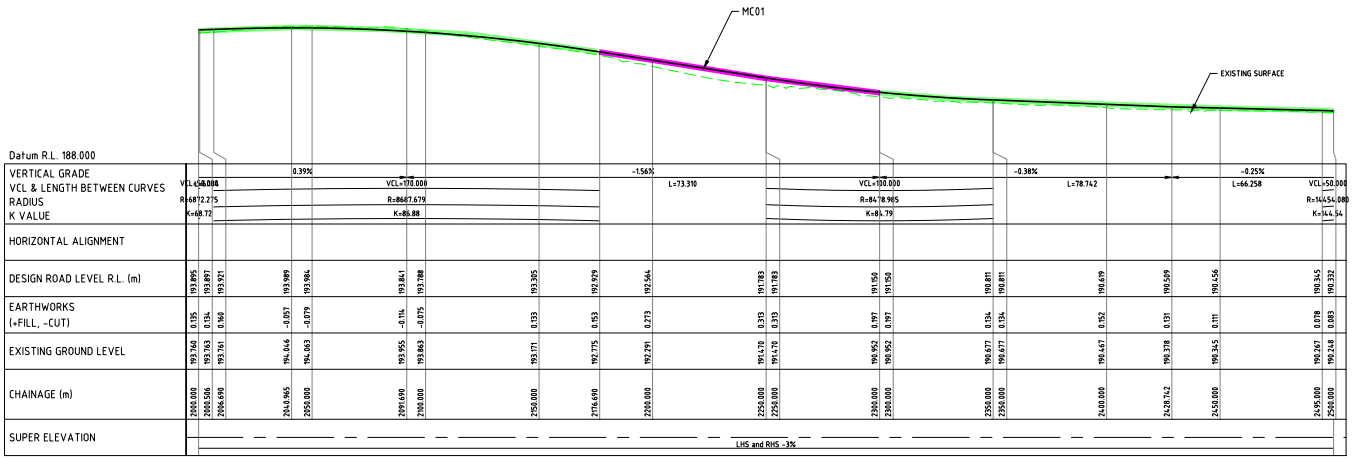
PAVEMENT RE-BUILD
PAVEMENT OVERLAY



PROFILE
1:1000H 1:100V

LEGEND

- EXISTING CADASTRAL BOUNDARY
- EXISTING FENCE
- EXISTING EDGE OF SEAL
- EXISTING EDGE OF UNSEALED ROAD
- EXISTING DRAIN
- EXISTING TOP OF BANK
- EXISTING SIGN
- EXISTING CULVERT & HEADWALLS
- EXISTING O/H POWER, POWER POLE
- EXISTING TELSTRA
- DESIGN ALIGNMENT
- CH 100 DESIGN CHAINAGE
- DESIGN EDGE OF SEAL
- DESIGN ROAD SHOULDER
- DESIGN OPEN DRAIN
- DESIGN EARTHWORKS INTERFACE
- DESIGN CONTOURS
- C1 D1 DESIGN CULVERT & HEADWALLS
- PROPOSED SINGLE POLE SIGN
- PROPOSED DOUBLE POST SIGN
- DRAINAGE FLOW
- ASPHALT SURFACING

REV	DATE	DESCRIPTION	APPROVED
B	30.04.19	100% DETAILED DESIGN	IB
A	16.01.19	85% DETAILED DESIGN	IB

ISSUE AND REVISION HISTORY

CLIENT: FERNVIEW ENVIRONMENTAL

LOCAL GOVERNMENT AUTHORITY: GINGIN

SCALE @A1: HORIZ: 1:1000 VERT: 1:100

DATUM: HORIZONTAL: HUG94 VERTICAL: AHD

NOT FOR CONSTRUCTION

DATE DRAWN: 09.01.19
DESIGNED: TM
DRAWN: CRF
CHECKED: JB
APPROVED: IB

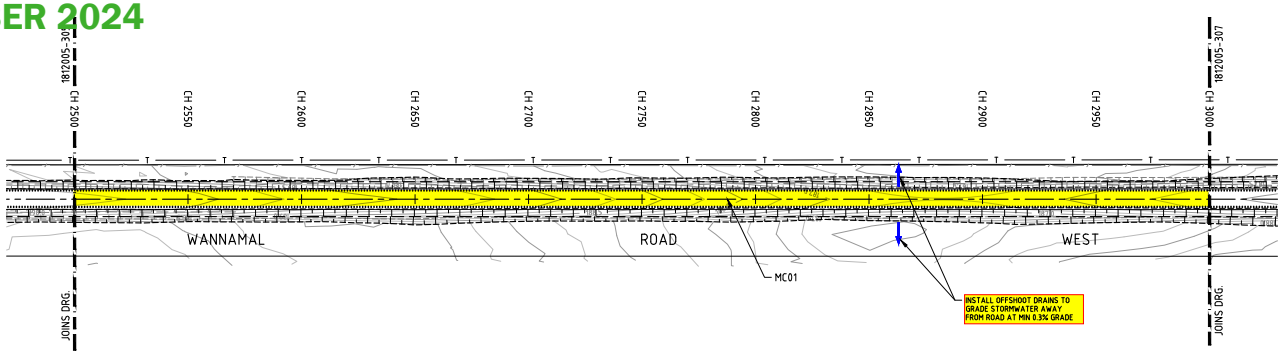
FERNVIEW ENVIRONMENTAL
WANNAMAL ROAD WEST & SOUTH UPGRADE
MC01 PLAN & PROFILE
CH 2000.00 TO CH 2500.00

DRAWING NUMBER: 1812005-305
REV. B

SCALE 1:1000 A1

FILE REF: Y:\Jobs Active 2019\CE - Roads and Drainage\Fernview_ Wannamal Rd West & South Upgrades_ 1812005\Drawings\1812005-300 MC01

LAST SAVED BY: Treaytherson DATE: 30 April 2019 4:00 PM



PLAN
1:1000

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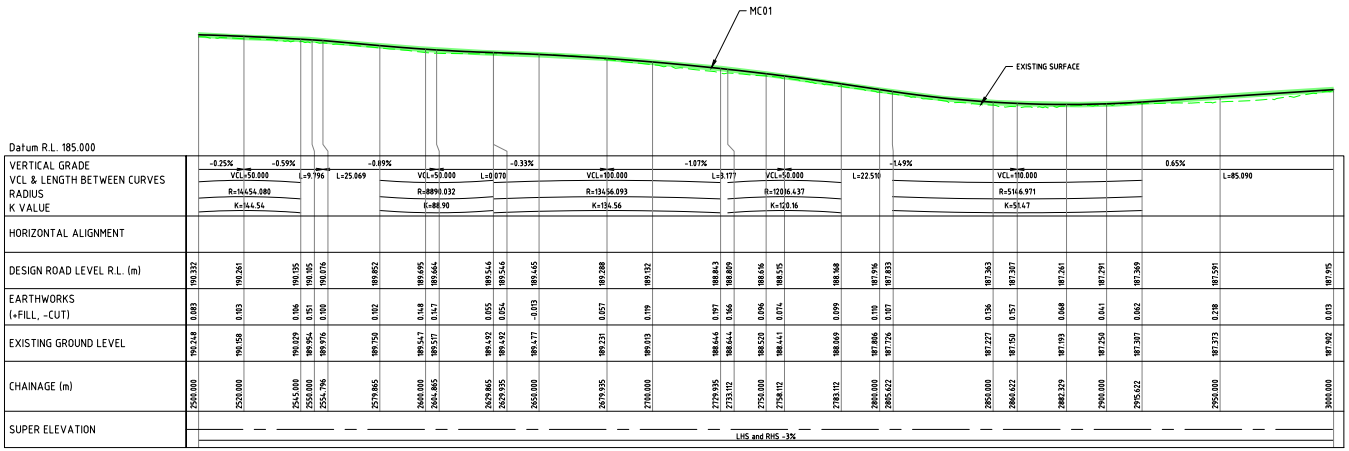
PAVEMENT RE-BUILD
PAVEMENT OVERLAY



PROFILE
1:1000H 1:100V

LEGEND

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SCALE 1:1000 A1

REV	DATE	DESCRIPTION	APPROVED
B	30.04.19	100% DETAILED DESIGN	IB
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ISSUE AND REVISION HISTORY

CLIENT: FERNVIEW ENVIRONMENTAL

LOCAL GOVERNMENT AUTHORITY: GINGIN

SCALE @A1: HORIZ: 1:1000 VERT: 1:100
DATUM: HORIZONTAL: HUG94 VERTICAL: AHD

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DATE DRAWN: 09.01.19
DESIGNED: TM
DRAWN: CRF
CHECKED: JB
APPROVED: IB

FERNVIEW ENVIRONMENTAL
WANNAMAL ROAD WEST & SOUTH UPGRADE
MC01 PLAN & PROFILE
CH 2500.00 TO CH 3000.00

DRAWING NUMBER: 1812005-306
REV. B

FILE REF: Y:\Jobs Active 2019\CE - Roads and Drainage\Fernview_ Wannamal Rd West & South Upgrades_ 1812005\Drawings\1812005-300 MC01

LAST SAVED BY: Teagpherson DATE: 30 April 2019 4:00 PM

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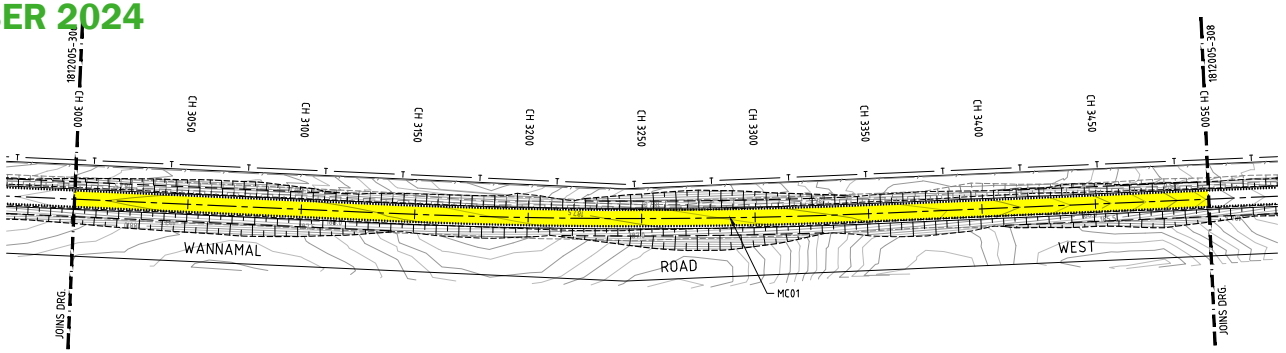
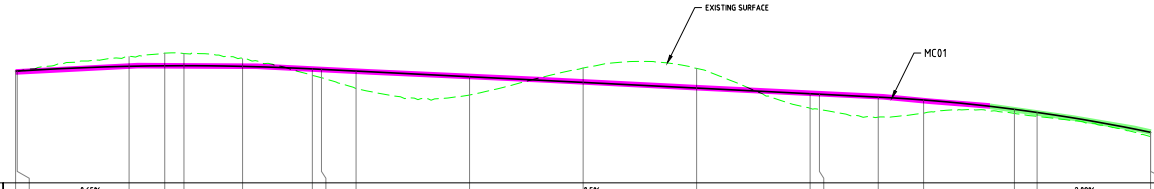


PLAN
1:1000

PAVEMENT RE-BUILD
PAVEMENT OVERLAY



Datum R.L. 183.000

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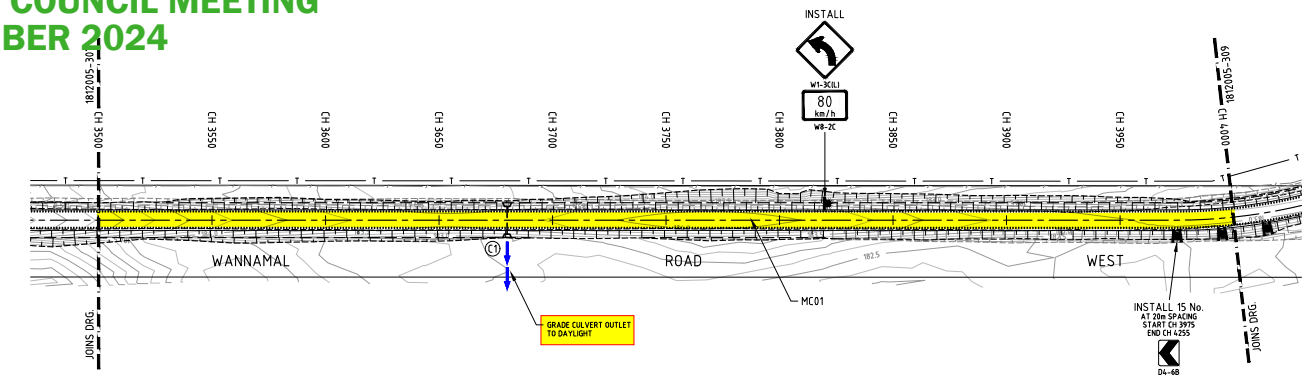

PLAN
1:1000

NOTES:

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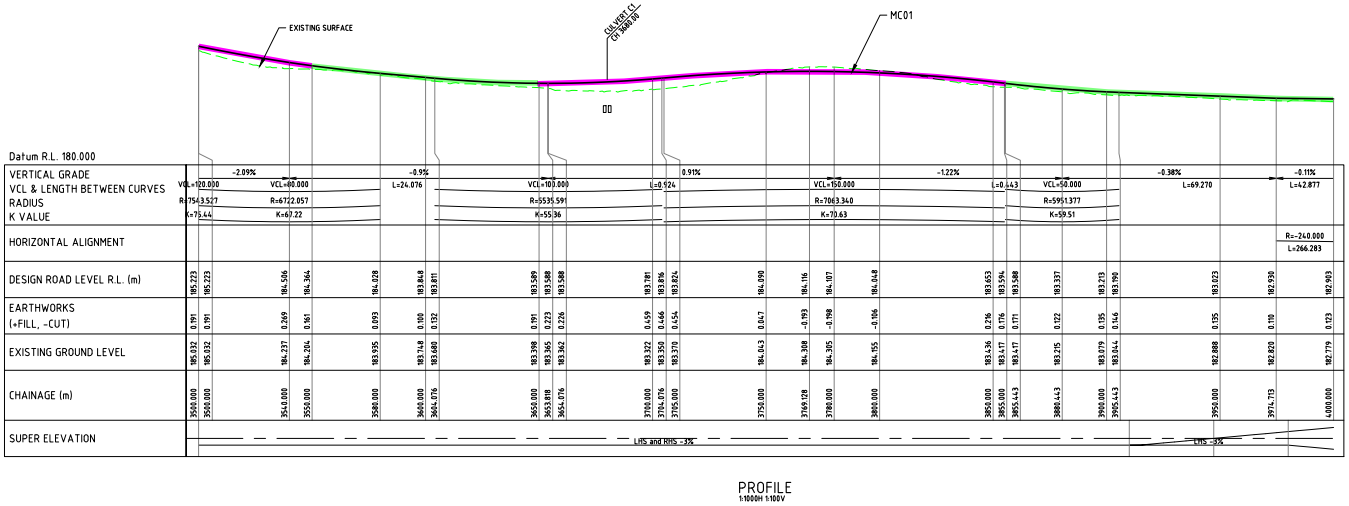
PAVEMENT RE-BUILD
PAVEMENT OVERLAY



PROFILE
1:1000H 1:100V

LEGEND

- EXISTING CADASTRAL BOUNDARY
- EXISTING FENCE
- EXISTING EDGE OF SEAL
- EXISTING EDGE OF UNSEALED ROAD
- EXISTING DRAIN
- EXISTING TOP OF BANK
- EXISTING SIGN
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- EXISTING O/H POWER, POWER POLE
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- DESIGN ALIGNMENT
- CH 100 DESIGN CHAINAGE
- DESIGN EDGE OF SEAL
- DESIGN ROAD SHOULDER
- DESIGN OPEN DRAIN
- DESIGN EARTHWORKS INTERFACE
- DESIGN CONTOURS
- DESIGN CULVERT & HEADWALLS
- PROPOSED SINGLE POLE SIGN
- PROPOSED DOUBLE POST SIGN
- DRAINAGE FLOW
- ASPHALT SURFACING

SCALE 1:1000 @ A1

REV	DATE	DESCRIPTION	APPROVED
B	30.04.19	100% DETAILED DESIGN	IB
A	16.01.19	85% DETAILED DESIGN	IB

ISSUE AND REVISION HISTORY

CLIENT: FERNVIEW ENVIRONMENTAL

LOCAL GOVERNMENT AUTHORITY: GINGIN

SCALE @A1: HORIZ: 1:1000 VERT: 1:100

DATUM: HORIZONTAL: HUG94 VERTICAL: AHD

NOT FOR CONSTRUCTION

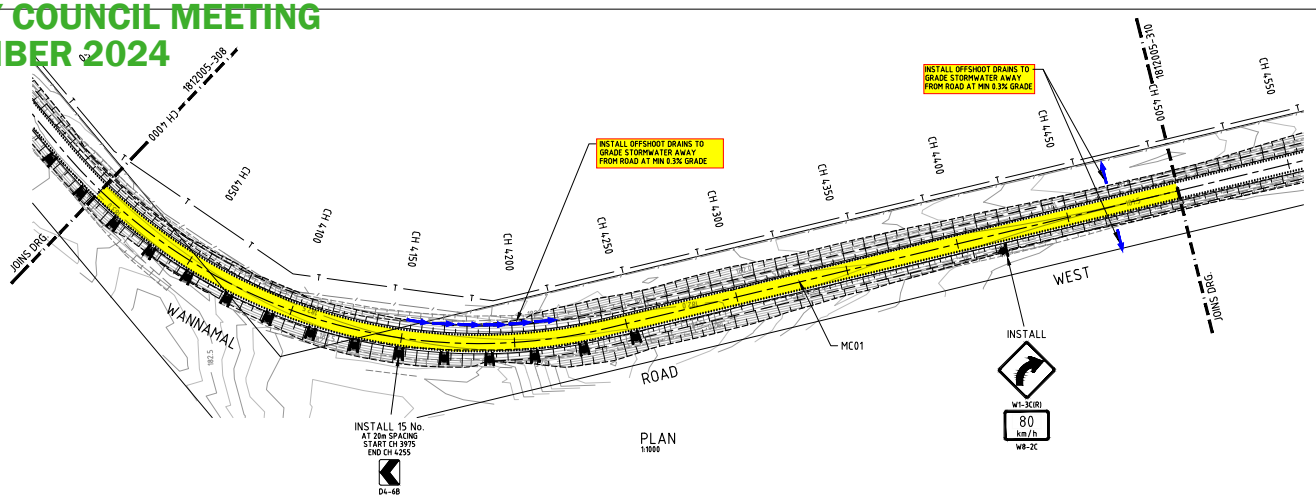
DATE DRAWN: 09.01.19
DESIGNED: TM
DRAWN: CRF
CHECKED: JB
APPROVED: IB

FERNVIEW ENVIRONMENTAL
WANNAMAL ROAD WEST & SOUTH UPGRADE
MC01 PLAN & PROFILE
CH 3500.00 TO CH 4000.00

DRAWING NUMBER: 1812005-308
REV. B

FILE REF: Y:\Jobs Active 2019\CE - Roads and Drainage\Fernview_ Wannamal Rd West & South Upgrades_ 1812005\Drawings\1812005-300 MC01

LAST SAVED BY: Teaopherson DATE: 30 April 2019 4:00 PM



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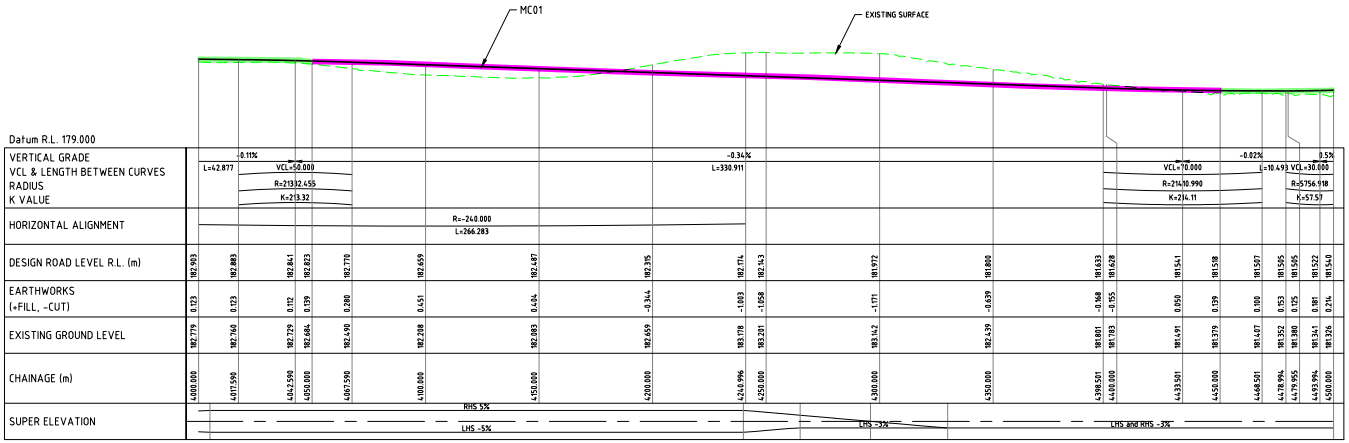
PAVEMENT OVERLAY



LEGEND

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- DESIGN CONTOURS
- C1 D1 DESIGN CULVERT & HEADWALLS
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- PROPOSED DOUBLE POST SIGN
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- ASPHALT SURFACING

SCALE 1:1000 A1

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DATUM: HORIZONTAL: HUG94 VERTICAL: AHD

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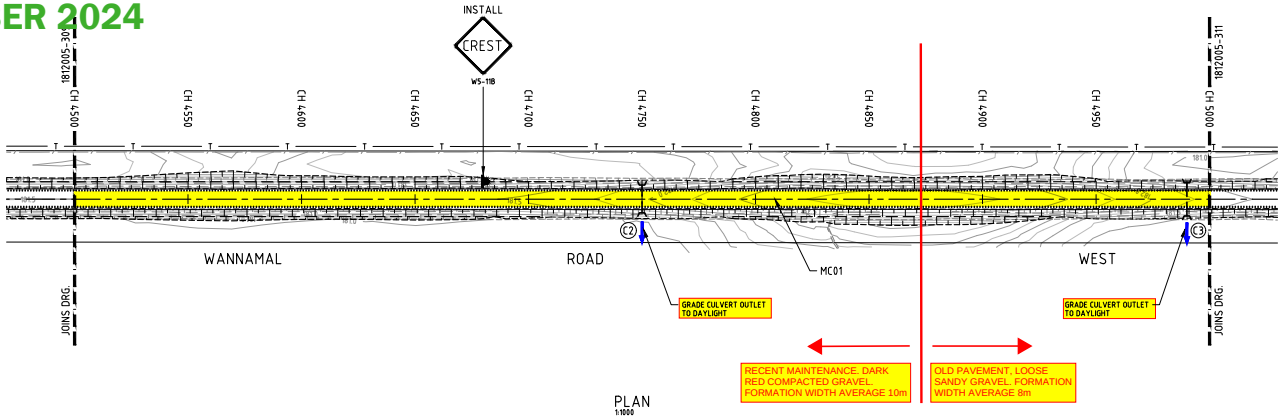
DATE DRAWN:	09.01.19
DESIGNED:	TM
DRAWN:	CRF
CHECKED:	JB
APPROVED:	IB

FERNVIEW ENVIRONMENTAL
WANNAMAL ROAD WEST & SOUTH UPGRADE
MC01 PLAN & PROFILE
CH 4000.00 TO CH 4500.00

DRAWING NUMBER: 1812005-309
REV. B

FILE REF: Y:\Jobs Active 2019\CE - Roads and Drainage\Fernview_ Wannamal Rd West & South Upgrades_ 1812005\Drawings\1812005-309 MC01

LAST SAVED BY: Treatpherson DATE: 30 April 2019 4:00 PM



PLAN
1:1000

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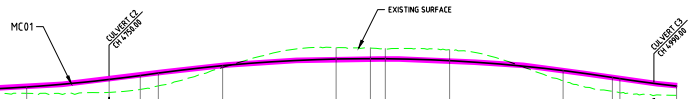
PAVEMENT OVERLAY



Datum R.L. 179.000

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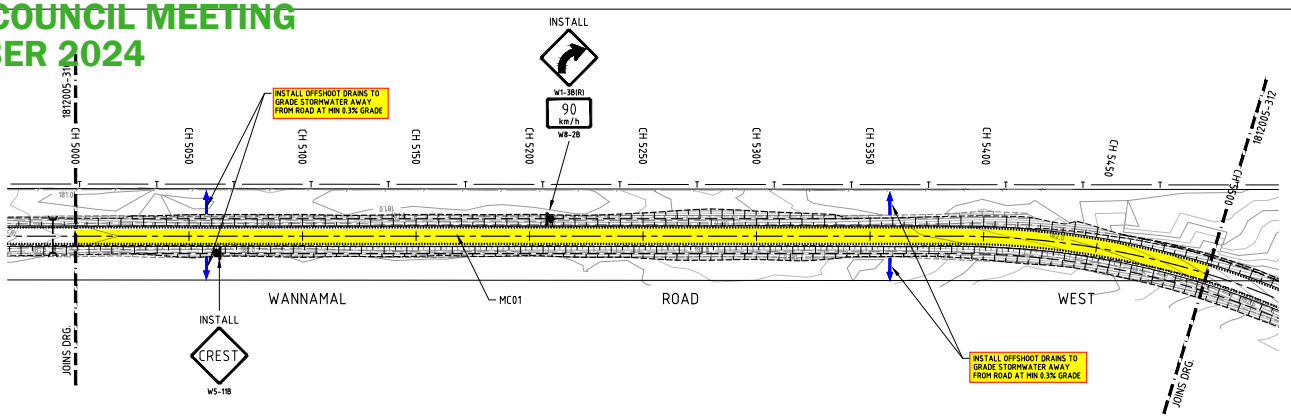

PLAN
1:1000

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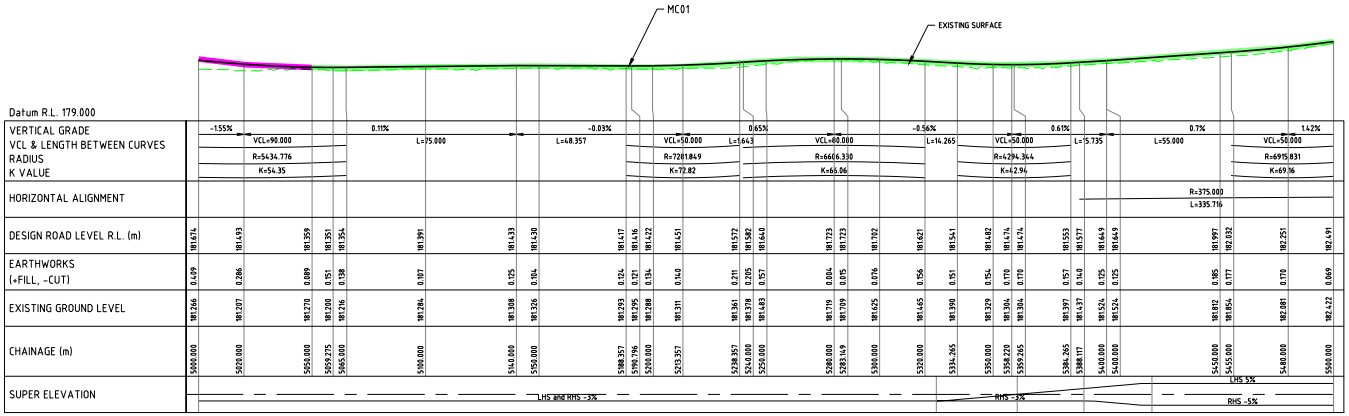
PAVEMENT RE-BUILD
PAVEMENT OVERLAY



PROFILE
1:1000H 1:100V

LEGEND

- EXISTING CADASTRAL BOUNDARY
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SCALE 1:1000 A1

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LOCAL GOVERNMENT AUTHORITY: GINGIN

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DATUM: HORIZONTAL: HUG94 VERTICAL: AHD

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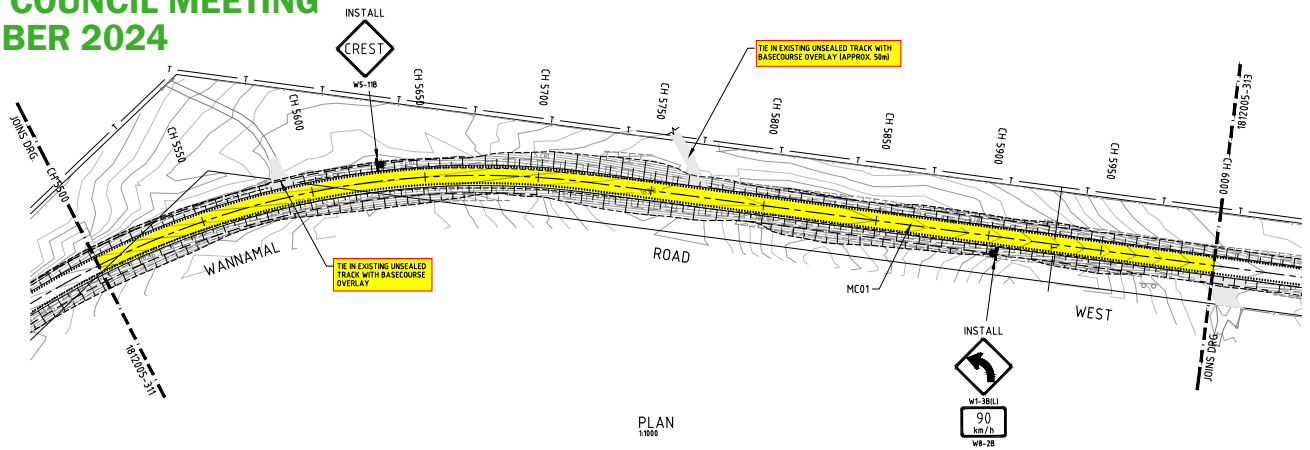
DATE DRAWN:	09.01.19
DESIGNED:	TM
DRAWN:	CRF
CHECKED:	JB
APPROVED:	IB

FERNVIEW ENVIRONMENTAL
WANNAMAL ROAD WEST & SOUTH UPGRADE
MC01 PLAN & PROFILE
CH 5000.00 TO CH 5500.00

DRAWING NUMBER: 1812005-311 REV. B

FILE REF: Y:\Jobs Active 2019\CE - Roads and Drainage\Fernview_ Wannamal Rd West & South Upgrades_ 1812005\Drawings\1812005-300 MC01

LAST SAVED BY: Teaopherson DATE: 30 April 2019 4:00 PM



PLAN
1:1000

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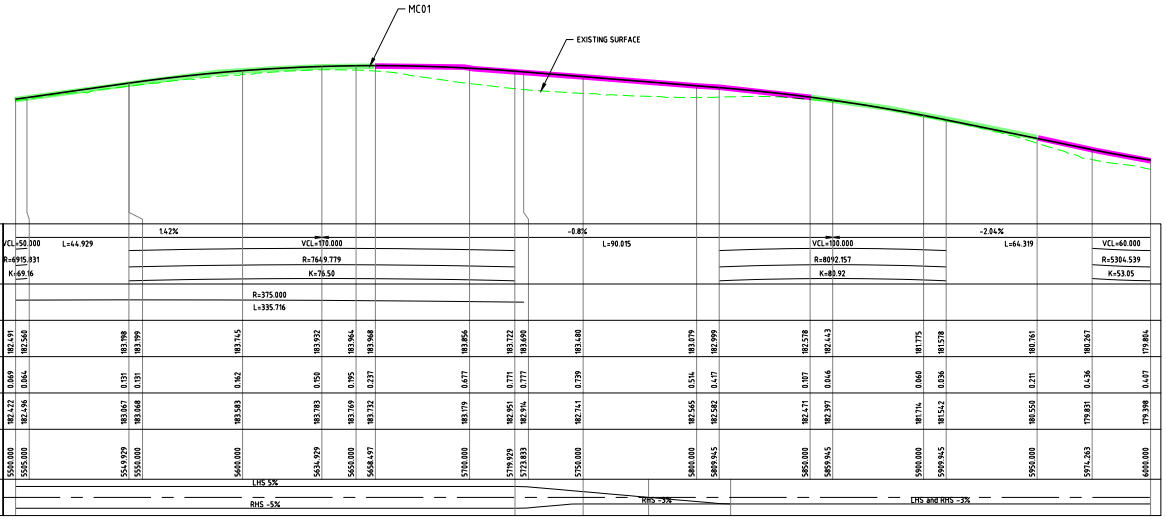

Datum R.L. 177.000

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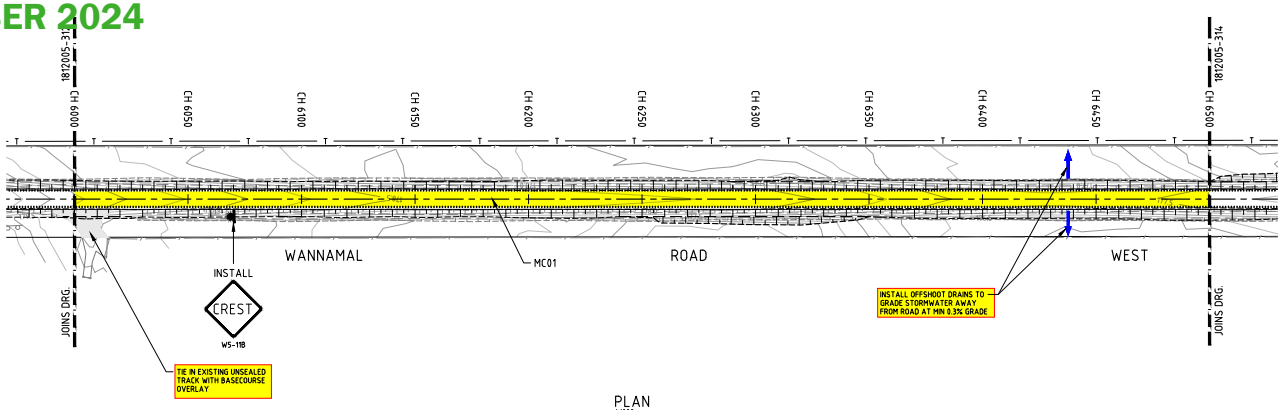

PLAN
1:1000

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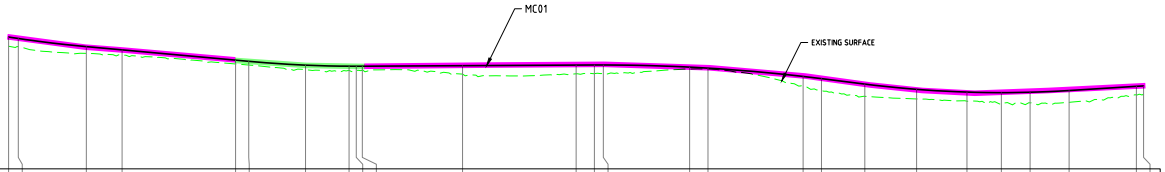
PAVEMENT OVERLAY



Datum R.L. 174.000

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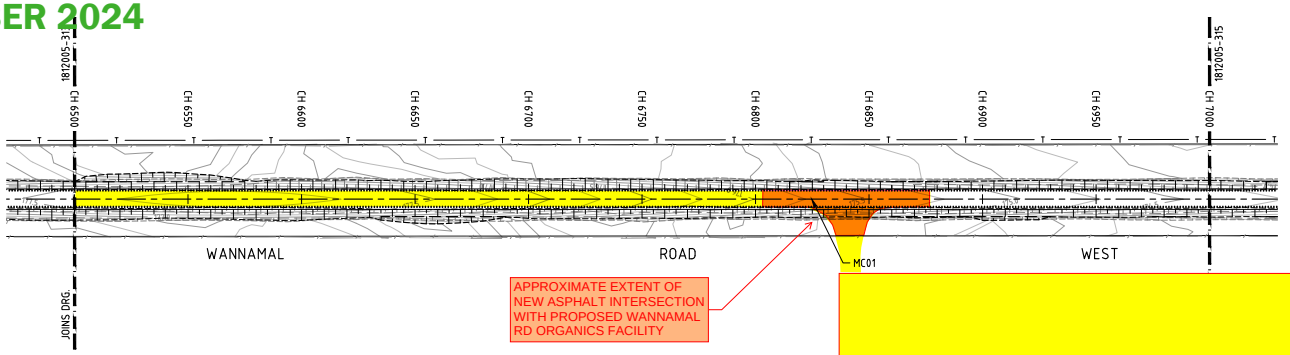


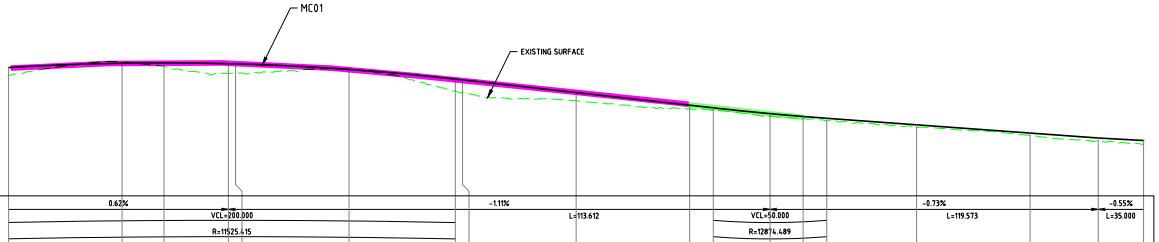
APPROXIMATE EXTENT OF NEW ASPHALT INTERSECTION WITH PROPOSED WANNAMAL RD ORGANICS FACILITY

PROPOSED WANNAMAL RD ORGANICS FACILITY (APPROX)

PLAN
1:1000

PAVEMENT RE-BUILD

PAVEMENT OVERLAY



Datum R.L. 172.000

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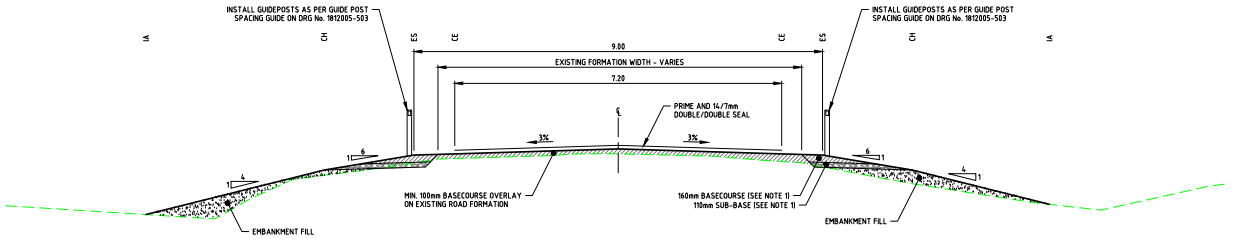
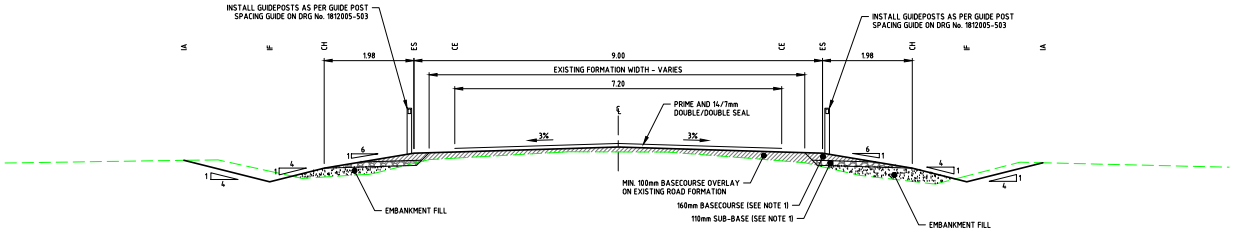
NOTES:

1. PAVEMENT DEPTH TO BE INCREASED TO 180mm BASECOURSE AND 120mm SUB-BASE AT INTERSECTIONS. REFER PAVEMENT DETAILS ON DRG No. 1812005-503

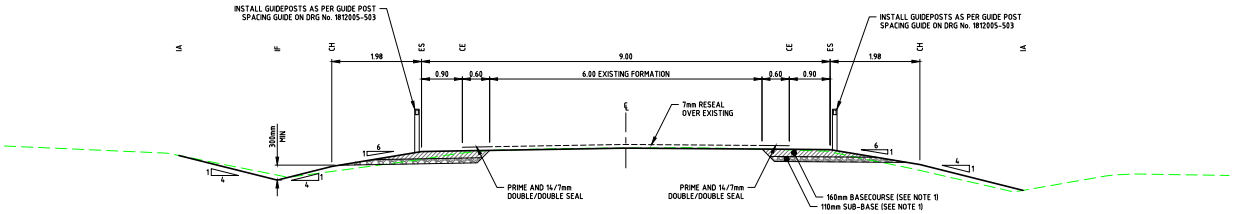


TYPICAL SECTION - OVERLAY
(WANNAMAL ROAD SOUTH)
1:50



TYPICAL SECTION - OVERLAY
(WANNAMAL ROAD WEST)
1:50

MIN. OVERLAY 100mm (WEST OF CH 4875)
MIN. OVERLAY 120mm (EAST OF CH 4875)



TYPICAL SECTION - WIDENING
(WANNAMAL ROAD WEST)
1:50

REV	DATE	DESCRIPTION	APPROVED
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LOCAL GOVERNMENT AUTHORITY: GINGIN

SCALE @A1 HORIZ: AS SHOWN
DATUM
HORIZONTAL: HUG94
VERTICAL: AHD

SHAWMAC

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CHECKED:	JB
APPROVED:	IB

FERNVIEW ENVIRONMENTAL
WANNAMAL ROAD WEST & SOUTH UPGRADE
TYPICAL SECTIONS
SHEET 1 OF 2

DRAWING NUMBER: 1812005-501
REV. B

SCALE 1:50
A1

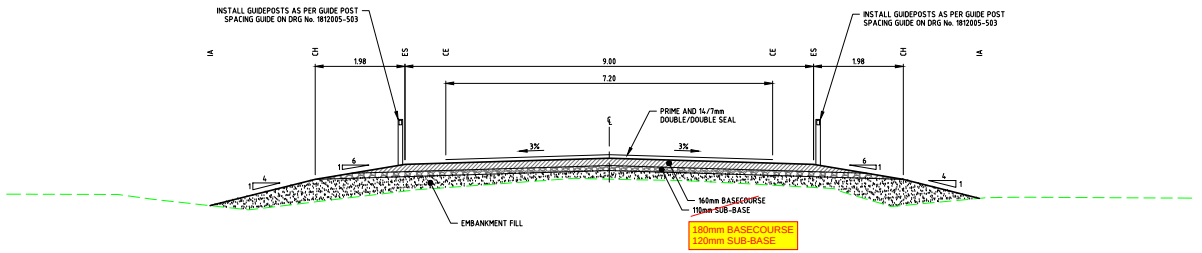
FILE REF: Y:\Jobs Active 2018\CE - Roads and Drainage\Fernview_ Wannamal Rd West & South Upgrades_ 1812005\Drawings\1812005-503

LAST SAVED BY: Tmacpherson DATE: 30 April 2019 4:00 PM

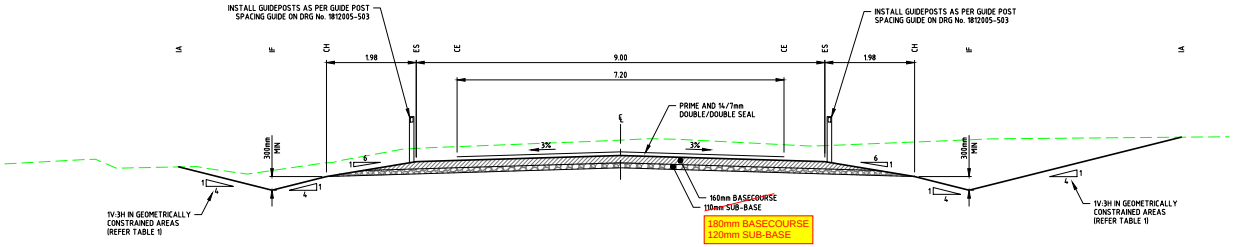
NOTES:

1. PAVEMENT DEPTH TO BE INCREASED TO 180mm ~~BASECOURSE AND 120mm SUB-BASE~~ AT INTERSECTIONS. REFER PAVEMENT DETAILS ON DRG No. 1812005-503

200mm BASECOURSE & 130mm SUB-BASE



TYPICAL SECTION – FILL
WANNAMAL ROAD WEST & SOUTH)
1:50



TYPICAL SECTION – CUT
WANNAMAL ROAD WEST & SOUTH)
1:50

TABLE 1 – 1:3 BATTER LOCATIONS

WANNAMAL ROAD WEST		WANNAMAL ROAD SOUTH	
LHS	RHS	LHS	RHS
CH 1255 – 1400 (NOTE 1)	CH 7430 – 7460	CH 925 – 960	CH 925 – 960
CH 3800 – 3808*	CH 8720 – 8770	CH 1135 – 1190	CH 1220 – 1280
CH 9580 – 9645	CH 9580 – 9645	CH 1555 – 1615	CH 2145 – 2220
	CH 9860 – 9940	CH 1795 – 1930	CH 6020 – 6150
	CH 10205 – 10260	CH 2145 – 2220	CH 6020 – 6150
		CH 6020 – 6150	CH 6410 – 6485
		CH 6410 – 6485	

* TO AVOID POWER POLES

NOTES:
1. CH 1325 BATTERS LOCALLY STEEPENED TO 1:2 TO AVOID FUTURE STAY WIRE. BATTER STEEPER THAN 1:3 TO BE PROTECTED BY GROUTED ROCK

REV	DATE	DESCRIPTION	APPROVED
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DATUM: HORIZONTAL: HUG94; VERTICAL: AHD

SHAWMAC

NOT FOR CONSTRUCTION

DATE DRAWN: 09.01.19
DESIGNED: TM
DRAWN: CRF
CHECKED: JB
APPROVED: IB

FERNVIEW ENVIRONMENTAL
WANNAMAL ROAD WEST & SOUTH UPGRADE
TYPICAL SECTIONS
SHEET 2 OF 2

DRAWING NUMBER: 1812005-502
REV.: B

SCALE 1:50
A1

FILE REF: Y:\Jobs Active 2019\CE – Roads and Drainage\Fernview_ Wannamal Rd West & South Upgrades_ 1812005\Drawings\1812005-503

LAST SAVED BY: Tmacpherson DATE: 30 April 2019 4:00 PM

Appendix D | Unsealed Maintenance Calculations

Maintenance Cost Calculation (Unsealed Road)

Wannamal Road Direction Factor		90%	
Route Distance		6.78	km
Indicative Re-Sheeting Cost (2017 Zone 2)	$	43,747	per km
Actual Re-Sheeting Cost (2023 Shire of Gingin)	$	45,000	per km
Marginal Cost (WALGA Guide Figure B5)	$	0.0825	per AP per km
Adjusted Marginal Cost	$	0.0849	per AP per km

Stage	Total Semi Movements (VPA)	Total Axle Passes per Annum (AP)	Total 2-Way Axle Passes (AP)	Total Annual Cost	Cost per Truck Movement
1	12,960	77,760	155,520	$ 89,482	$ 6.90
2	21,276	127,656	255,312	$ 146,899	$ 6.90
3	27,756	166,536	333,072	$ 191,640	$ 6.90
4	34,236	205,416	410,832	$ 236,381	$ 6.90
5	42,552	255,312	510,624	$ 293,798	$ 6.90

Stage	Total B-Double Movements (VPA)	Total Axle Passes (AP)	Total 2-Way Axle Passes (AP)	Total Annual Cost	Cost per Truck Movement
1	7,200	64,800	129,600	$ 74,568	$ 10.36
2	11,820	106,380	212,760	$ 122,416	$ 10.36
3	15,420	138,780	277,560	$ 159,700	$ 10.36
4	19,020	171,180	342,360	$ 196,984	$ 10.36
5	23,640	212,760	425,520	$ 244,832	$ 10.36

Stage	Year	Semi Cost (per Annum)	B-Double Cost (per Annum)
1	2024	$ 89,482	$ 74,568
	2025	$ 89,482	$ 74,568
2	2026	$ 146,899	$ 122,416
	2027	$ 146,899	$ 122,416
3	2028	$ 191,640	$ 159,700
	2029	$ 191,640	$ 159,700
4	2030	$ 236,381	$ 196,984
	2031	$ 236,381	$ 196,984
5	2032	$ 293,798	$ 244,832
	2033	$ 293,798	$ 244,832
Total		**$ 1,916,399.31**	**$ 1,596,999.42**

File: SC23-002-Wannamal-Rd-West-Contributions-Strategy-Rev-02 Tab: Unsealed Maintenance

Date: 5/07/2023

Appendix E | Construction Cost Estimate

WANNAMAL ROAD WEST - INDEPENDENT REVIEW

Subject: Construction Cost Estimate
Project Code: SC23-002
Date: 02/07/2023

SUMMARY SHEET

Item	Description	Amount
1	PRELIMINARIES	$ 289,000.00
2	NATA TESTING	$ 37,269.10
3	TRAFFIC MANAGEMENT	$ 250,000.00
4	EARTHWORKS	$ 528,457.70
5	STORMWATER DRAINAGE	$ 76,471.13
6	PAVEMENTS & SURFACING	$ 1,952,772.22
7	TRAFFIC FACILITIES	$ 29,130.00
P	PROVISIONAL SUMS	$ 60,000.00
F	CONSULTANT FEES	$ 140,000.00
S	SUB-TOTAL (Excl. GST)	$ 3,363,100.14
C	CONTINGENCY (15%)	$ 504,465.02
T	TOTAL (Excl. GST)	$ 3,867,565.17
	TOTAL (Incl. GST)	$ 4,254,321.68

Notes and Assumptions:

1 Refer to Contribution Strategy Report for detailed description of scope of works
2 Assumed cut/fill areas as marked
3 Road closures likely required due to depth of cut/fill in areas
4 Assume excess material can be disposed onsite
5 Assumes regular locations available for temporary stockpile of topsoil / gravel
6 Assumes all sand / no unsuitable material
7 Assumes existing pavement suitable for sub-base
8 No dewatering or acid sulphate soils
9 Topsoil stripped, stockpiled and re-spread for revegetation purposes

WANNAMAL ROAD WEST - INDEPENDENT REVIEW

Subject: Construction Cost Estimate
Project Code: SC23-002
Date: 02/07/2023

SWAN CIVIL

Item	Description	Qty	Unit	Rate	Amount
1	**PRELIMINARIES**				
1.1	Mobilisation / Demobilisation	1	Item	$ 15,000.00	$ 15,000.00
1.2	Accomodation	10	wks	$ 2,500.00	$ 25,000.00
1.3	Works Insurances	1	Item	$ 10,000.00	$ 10,000.00
1.4	Contractor Supervision	10	wks	$ 6,000.00	$ 60,000.00
1.5	Construction Survey, Control and Setting out of the Works	10	wks	$ 4,800.00	$ 48,000.00
1.6	Site Compound & Facilities	1	Item	$ 10,000.00	$ 10,000.00
1.7	Construction Water	10	wks	$ 9,600.00	$ 96,000.00
1.8	Environmental Management	1	Item	$ 12,500.00	$ 12,500.00
1.9	Safety Management	1	Item	$ 7,500.00	$ 7,500.00
1.10	As-constructed Drawings / QA Documentation	1	Item	$ 5,000.00	$ 5,000.00
	Sub-Total				***$ 289,000.00***
2	**NATA TESTING**				
2.1	Materials testing	10	No.	$ 500.00	$ 5,000.00
2.2	Subgrade + Existing Pavement Compaction	32	No.	$ 250.00	$ 7,972.25
2.3	Pavement Compaction	64	No.	$ 250.00	$ 16,073.70
2.4	Earthworks Compaction	33	No.	$ 250.00	$ 8,223.15
	Sub-Total				***$ 37,269.10***
3	**TRAFFIC MANAGEMENT**				
3.1	Traffic Management Plan	1	Item	$ 5,000.00	$ 5,000.00
3.2	Traffic Control Devices	1	Item	$ 25,000.00	$ 25,000.00
3.3	Traffic Controllers	10	wks	$ 20,000.00	$ 200,000.00
3.4	Temporary Roadworks / Maintenance of Existing Roads	1	Item	$ 20,000.00	$ 20,000.00
	Sub-Total				***$ 250,000.00***
4	**EARTHWORKS**				
4.1	*Clearing*				
4.1.1	Clearing (80% of embankment area assumed)	51,407	m^2	$ 2.00	$ 102,814.07
4.1.2	Vegetation Pruning	1	Item	$ 25,000.00	$ 25,000.00
4.1.3	Remove 100mm Topsoil and Stockpile Onsite	64,259	m^2	$ 1.00	$ 64,258.80
4.2	*Earthworks (Embankment Areas)*				
4.2.1	Embankment foundation compaction (fill areas)	19,698	m^2	$ 1.50	$ 29,546.77
4.2.2	Cut to fill within embankment areas	8,011	m^3	$ 10.00	$ 80,108.41
4.2.3	Cut excess embankment material to waste	10,111	m^3	$ 6.00	$ 60,668.86
4.3	*Earthworks (Pavement Areas)*				
4.3.1	Strip existing pavement in cut/fill areas and stockpile for re-use as sub-base	5,378	m^3	$ 6.00	$ 32,265.00
4.3.2	Cut to fill within pavement areas	5,146	m^3	$ 6.00	$ 30,877.20
4.3.3	Cut excess pavement material to waste	1,633	m^3	$ 4.00	$ 6,530.40
4.4	*Topsoil Re-spread*				
4.4.1	Re-spread 100mm topsoil to embankment areas	64,259	m^2	$ 1.50	$ 96,388.19
	Sub-Total				***$ 528,457.70***
5	**STORMWATER DRAINAGE**				
5.1	Trench excavation (0-2m) and backfill	39.1	m	$ 30.00	$ 1,171.50
5.2	Supply & Install 375mm diameter culvert (Class 4)	26.9	m	$ 400.00	$ 10,740.00
5.3	Supply & Install 300 x 900 twin box culvert	12.2	m	$ 1,500.00	$ 18,300.00
5.4	E/O Stabilised sand backfill	19.5	m^3	$ 85.00	$ 1,659.63
5.5	Cast insitu concrete headwalls to suit 375mm diameter (MRWA standard)	4	No.	$ 5,000.00	$ 20,000.00
5.6	Cast insitu concrete headwalls to suit twin box culvert (MRWA standard)	2	No.	$ 10,000.00	$ 20,000.00
5.7	Clean out existing culvert at Ch 750	1	Item	$ 4,000.00	$ 4,000.00
5.8	Construct offshoot drains (Ch2850/Ch4200/Ch4450)	120	m	$ 5.00	$ 600.00
	Sub-Total				***$ 76,471.13***
6	**PAVEMENTS & SURFACING**				
6.1	*Pavement Construction (cut/fill areas)*				
6.1.1	Subgrade Preparation	49,595	m^2	$ 1.80	$ 89,271.00
6.1.2	120mm thick sub-base using recycled pavement	5,036	m^3	$ 20.00	$ 100,716.00
6.1.3	120mm thick sub-base using imported material	0	m^3	$ 87.07	$ -
6.1.4	180mm thick basecourse using imported material	6,867	m^3	$ 95.90	$ 658,545.30
6.2	*Pavement Construction (overlay areas)*				
6.2.1	Subgrade Preparation (shoulder widening)	10,450	m^2	$ 2.09	$ 21,840.50
6.2.2	120mm thick sub-base using recycled pavement	342	m^3	$ 20.00	$ 6,834.00
6.2.3	120mm thick sub-base using imported material to shoulders	204	m^3	$ 91.42	$ 18,677.11
6.2.4	180mm thick basecourse using imported material to shoulders	482	m^3	$ 100.70	$ 48,484.64
6.2.5	Proof roll existing pavement	28,300	m^2	$ 1.80	$ 50,940.00
6.2.6	100mm / 120mm thick basecourse overlay	2,853	m^3	$ 95.90	$ 273,602.70

WANNAMAL ROAD WEST - INDEPENDENT REVIEW

Subject: Construction Cost Estimate
Project Code: SC23-002
Date: 02/07/2023

SWAN CIVIL

Item	Description	Qty	Unit	Rate	Amount
6.3	*Surfacing*				
6.3.2	First coat primerseal (14mm aggregate)	49,068	m^2	$ 8.00	$ 392,544.00
6.3.3	Second coat primerseal (7mm aggregate)	49,068	m^2	$ 4.00	$ 196,272.00
6.4	*E/O for Site Intersection*				
6.4.1	Subgrade Preparation	880	m^2	$ 2.09	$ 1,839.20
6.4.2	130mm thick sub-base using imported material	114	m^3	$ 91.42	$ 10,458.45
6.4.3	200mm thick basecourse using imported material	176	m^3	$ 100.70	$ 17,722.32
6.4.4	40mm Thick dense graded Intersection Mix asphalt	670	m^2	$ 35.00	$ 23,450.00
6.5	Construct Pavement Batters	13,630	m	$ 2.50	$ 34,075.00
6.6	Tie-into existing access tracks	3	No.	$ 2,500.00	$ 7,500.00
	Sub-Total				***$ 1,952,772.22***
7	**TRAFFIC FACILITIES**				
7.1	Supply and install warning signs	16	No.	$ 800.00	$ 12,800.00
7.2	Supply and install chevron markers	27	No.	$ 400.00	$ 10,800.00
7.3	Supply and install guide posts	158	No.	$ 35.00	$ 5,530.00
	Sub-Total				***$ 29,130.00***
P	**PROVISIONAL SUMS**				
P.1	Stone pitching to steep batter areas	1	Item	$ 10,000.00	$ 10,000.00
P.2	Relocate existing power poles / stay wires	1	Item	$ 50,000.00	$ 50,000.00
	Sub-Total				***$ 60,000.00***
F	**CONSULTANT FEES**				
F.1	Feature Survey	1	Item	$ 20,000.00	$ 20,000.00
F.2	Geotechnical Investigations	1	Item	$ 20,000.00	$ 20,000.00
F.3	Environmental Management (clearing permit)	1	Item	$ 20,000.00	$ 20,000.00
F.4	Engineering Design & Documentation	1	Item	$ 50,000.00	$ 50,000.00
F.5	Contract Admininistration and Construction Supervision	1	Item	$ 30,000.00	$ 30,000.00
	Sub-Total				***$ 140,000.00***
	SUB-TOTAL				***$ 3,363,100.14***
	CONTINGENCY (15%)				***$ 504,465.02***
	TOTAL (EXCL. GST)				***$ 3,867,565.17***
	TOTAL (INCL. GST)				***$ 4,254,321.68***

SCHEDULE OF SUBMISSIONS AND RECOMMENDED RESPONSES

DEVELOPMENT APPLICATION: PROPOSED COMPOSTING FACILITY ON LOT 7779 WANNAMAL ROAD WEST, CULLALLA

No.	Submitter	Submission details	Officers' response
1.	DEMIRS	The submitter provides the following general comment: *The Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials. DEMIRS lodges no objections to the above development application.*	Noted.
2.	Ratepayer	The submitter provides the following general comment: *Whilst Perth Airport has no objection to the subject proposal, should the Shire resolve to approve the application, Perth Airport recommends the following condition and advice note:* *Condition* *1. The operator shall implement all operational related commitments as outlined in the Statewest Planning correspondence dated 5 April 2024 (Ref: 22035) to the Shire's satisfaction, for the duration the land use is conducted from the subject site.* *Advice note* *i. In relation to Condition 1, commitments relate to matters including (but not limited to) pest and vermin management, combustion and fire processes and waste management (for example the removal of waste from the storage area within 48 hours of delivery). This is recommended to ensure environmental impacts to surrounding and off-site areas are minimised.*	Noted – various conditions have been imposed to ensure the development operates in accordance with information produced as part of the proposal.
3.	DWER	The submitter provides the following general comment: ***1. Native Vegetation Clearing***	Noted. The applicant/landowner is aware of other approval regimes that must be satisfied prior to works commencing. This is the basis

		Under section 51C of the Environmental Protection Act 1986 (EP Act), clearing of native vegetation is an offence unless: *• it is undertaken under the authority of a clearing permit • it is done after the person has received notice under Section 51DA(5) that a clearing permit is not required* *• the clearing is subject to an exemption* *Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas (ESAs) are contained in the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (the Clearing Regulations).* *Based on the information provided, the proposed clearing is not exempt and a clearing permit is required.* *The Department has not received a clearing permit application for this proposal. Application forms and additional information on how to apply for a clearing permit is available from: Native vegetation clearing permits | Western Australian Government (www.wa.gov.au).* *Information regarding clearing permit fees can be found here: Clearing fees – frequently asked questions | Western Australian Government (www.wa.gov.au).* *If further clarification is required, please contact the Department's Native Vegetation Regulation section at admin.nvp@dwer.wa.gov.au or on 6364 7098.* ***2. Industry Regulation*** *The Department regulates emissions and discharges from the construction and operation of prescribed premises through a works approval and licensing process, under Part V, Division 3 of the Environmental Protection Act 1986 (EP Act). The categories of prescribed premises are outlined in Schedule 1 of the Environmental Protection Regulations 1987 (EP Regulations).*	for a 4 years substantial commencement period and advice notes to this affect.

Based on the information provided, the proposed operations will cause the premises to be considered a prescribed premise as per Schedule 1 of the EP Regulations for the following categories:

Category no.	Category description	Production or design capacity
61	Liquid waste facility: premises on which liquid waste produced in other premises (other than sewerage waste) is stored, reprocessed, treated or irrigated.	100 tonnes or more per year
67A	Compost manufacturing and soil blending: premises on which organic material (excluding silage) or waste is stored pending processing, mixing, drying or composting to produce commercial quantities of compost or blended soils.	1 000 tonnes or more per year

The EP Act requires a works approval to be obtained before constructing a prescribed premises and makes it an offence to cause an emission or discharge from an existing prescribed premises unless they are the holder of a works approval or licence (or registration) and the emission is in accordance with any conditions to which the licence or works approval is subject.

The Department has previously granted a works approval for this premises (W6306/2019/1) which expired on 10 June 2023. On 20 July 2023, the Department advised the applicant that a new works approval (or licence) must be applied for to reinstate the authorisation. The applicant was advised of the information required by the Department to process a new application for a works approval, including the Guideline: Better practice organics recycling, which was published in December 2022 after the former works approval was granted. No application has been received by the Department to date.

Please note that this advice is provided based on information provided. Should this information change, the works approval and/or licensing requirements may also change. Applicants are encouraged to contact the Department at info@dwer.wa.gov.au or 6364 7000 to clarify requirements, should there be changes to information.

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

4.	DPLH – Aboriginal Heritage	The submitter provides the following general comment: *A review of the Register of Places and Objects, as well as the DPLH Aboriginal Heritage Database, concludes that the subject area does not intersect with any known Aboriginal heritage Places or Registered Sites.* *Therefore, based on the current information held by DPLH, no approvals under the Aboriginal Heritage Act 1972 (AHA) are required in this instance. Please note that limited Aboriginal heritage surveys have been completed over the subject land, as such it is unknown if there is Aboriginal heritage present. Therefore, Shire of Gingin needs to be made aware of its obligations under the AHA.* *DPLH also advises you regularly checks the Aboriginal Cultural Heritage Inquiry System (ACHIS) should new Aboriginal Cultural Heritage be reported within your subject area. You can search ACHIS by using the following link: Aboriginal Cultural Heritage Inquiry System (dplh.wa.gov.au).*	Noted.
5.	*DPIRD*	*The submitter provides the following general comment:* *The proponent outlines in the 'operational aspects - materials' that the majority of the green waste, by volume, will be comprised of pruning and chipping of trees. DPIRD is currently responding to the confirmed detections of a number of declared species including the exotic beetle Polyphagous Shot-Hole Borer[1] (PSHB) and European house borer[2] (EHB) in the Perth metropolitan area. Quarantine requirements for these and other declared species will need to be adhered to when handling pruning and chipping of trees, to ensure these declared species can be contained and eradicated. DPIRD requests that the proponent develops a comprehensive biosecurity management plan to ensure that declared species (i.e. weed seeds, insects) are not introduced into the area.* *It is noted that the size of the proposed facility has reduced from the previous proposal, but the fenced footprint is the same. DPIRD requests that the fencing surrounding the facility should be reduced to match the facilities footprint. This would increase the buffer distance between this facility and the Resource Enhancement Wetland.*	Noted. Refer to applicant response which the officer concurs with.

		Permission to clear vegetation is administered by the Department of Water and Environmental Regulation (DWER). The proponent will need to obtain the relevant permits. *[1] Polyphagous shot-hole borer. https://www.agric.wa.gov.au/borer* *[2] European house borer https://www.agric.wa.gov.au/biosecurity-biosecurity-quarantineeuropean-houseborer* *The DA cover letter (p7) states:* *'A review of the published hydrogeological reports and DWER monitoring bore data in the local area indicate the direction of groundwater flow is generally to the west.'* *DPIRD would need to check the published reports reviewed (a list was not provided) to determine if the reports apply to this specific site or are more general in nature. A map of the local piezometric groundwater levels is needed to determine the actual direction of flow into these local wetlands.* *The DA cover letter (p7) states:* *'As the groundwater generally flows to the west it is not considered likely that a pathway via groundwater exists to the wetland areas to the east and south of the subject site.'* *This conclusion cannot be supported as the site perimeter fence is only 50m from the Resource Enhancement Wetland and the localised direction of flow is not known. The underlying geology will not be a smooth surface and will include features which directs groundwater flow. A visible example of this phenomenon is the Avon catchment. Overall water flow east to west, but at individual locations and its tributaries flow direction is more random. Consequently, it should not be assumed that as the composting facility is located directly west of the wetland, water draining from this facility, as groundwater, will move away from the wetlands. Wetlands usually form in areas where groundwater is accumulating from the surrounding area. As a precaution, a local hydrological study should be conducted to confirm the local dynamics of this area, to ensure that the Resource Enhancement Wetland and*	

		Conservation Category Wetlands would not be at risk of nutrient enrichment from the facility. DPIRD recommends that advice on groundwater risks should be sought from DWER. *As this activity does carry risks to the Resource Enhancement Wetland and Conservation Category Wetlands, the shire should seek advice from the Department of Biodiversity, Conservation and Attractions (DBCA) about possible impacts on wetland flora and fauna.* *The Shire of Gingin Local Planning Scheme (No.9) includes an objective for the General Rural Zone to:* *c) maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.* *If it is shown that there are risks to the nearby Resource Enhancement Wetland, then proposal would not be consistent with the Scheme.* *Prior correspondence from DPIRD (1 November 2021) responding to the initial proposal to install a larger composting facility at this Lot is provided as additional information (Attachment 1).*	
6.	DoH	*The submitter provides the following general comment:* *The DoH provides the following comment:* *1. The disposal of wastewater generated on site is required to comply with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations, 1974.* *2. A secondary onsite wastewater treatment system will be required as the proposed development is located within a sewage sensitive area.* *3. Composts and related products manufactured from biosolids need to comply with the Western Australian Guidelines for Biosolids Management:*	Noted. The applicant is aware of the other approval regimes that must be satisfied.

		a. https://www.wa.gov.au/government/publications/western-australianguidelines-biosolids-management b. *Any composting that includes blending of any biosolids should not be permitted for growing food products for human and animal consumption without the DoH's approval. For more detailed information on the process of seeking approval to use biosolids in composting, please refer to the Guidance on applying for approval to use biosolids in compost:* c. https://www.health.wa.gov.au/Articles/F_I/Guidance-on-applying-forapproval-to-use-biosolids-in-compost *4. All drinking water provided on site must meet the health-related requirements of the Australian Drinking Water Quality Guidelines 2011.*	
7.	DFES	*The submitter provides the following general comment:* *Assessment* • *DFES acknowledge the site is largely vegetated as either Class A Forest or Class D Scrub, and the development application seeks to establish and operate a composting facility. The BMP states in the compliance statement against Element 1: Location that the surround vegetation is 'moderate'. Both Class A Forest and Class D Scrub are classed as 'extreme' vegetation types.* • *It is noted that the covering letter to the application notes a number of Resource Enhancement Wetland (REW) and Conservation Category Wetland (CCW) areas within the subject lot. None of them are referred to within the BMP. It is assumed that there is no impact to these areas from the proposed composting facility.* • *The decision maker has confirmed this to be a high-risk land use, and an intensification of development, therefore SPP 3.7 is triggered.* • *Further clarification is required within the BMP of the requirements of SPP3.7 and the supporting Guidelines as outlined in our assessment below.*	Bushfire Prone Planning have provided a response to the concerns raised. This revised comment has not been referred back to DFES, and on that basis a condition has been imposed that captures this process and any further changes that may be required.

1. *Policy Measure 6.5 a) (ii) Preparation of a BAL contour map*

Issue	*Assessment*	*Action*
Administration Error	*Area 6 is excluded as low threat however there are separation distances included for this area in Table 3.3. Excludable areas should have no separation distances.*	*Modification to the BMP is required.*

2. *Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria*

Element	*Assessment*	*Action*
Location and Sitting and Design	***A1.1 and A2.1 – comment only*** *The BMP has stated that the facility complies with the acceptable solution by achieving BAL-29. Given the risk of ignition for such a facility with surrounding extreme vegetation the BMP should demonstrate that the separation distance to achieve BAL-29 is sufficient. BAL-29 is a construction standard for a dwelling and may not necessarily provide enough separation distance for fire fighting operations around such a facility. DFES Regional Office have concerns with the lack of separation distance currently provided.*	*Comment only.*
Water	***A4.2 – insufficient information*** *The compliance statement for Element 4 refers to Figure 1.2 and a Fire Management Plan for details on proposed water provisions. Figure 1.2 is a site plan*	*Modification to the BMP is r*

		and has no detail regarding water provisions. *The Fire Management Plan submitted by BioScience (Issue 1, dated 28 May 2020) states that the 2 x 30,000l tanks onsite will be filled by an onsite bore and hydrology report supporting the use of the bore will submitted as part of the building permit.* ***Recommendation – compliance with acceptable solutions not demonstrated – modifications required*** *It is critical the bushfire management measures within the BMP are refined to ensure they are accurate and can be implemented to reduce the vulnerability of the development to bushfire. The proposed development is not supported for the following reasons:* *1. The development design has not demonstrated compliance to: Element 4: Water.*	
8	DBCA	*The submitter provides the following general comment:* ***Clearing of native vegetation*** *The proposed composting facility will result in the clearing of 25 hectares of native vegetation. The proposed development site contains native vegetation that appears to be in excellent condition. The vegetation provides potential breeding habitat for the threatened Carnaby's Black Cockatoo, listed as endangered under the Biodiversity Conservation Act 2019 and occurrences of 'Banksia Woodlands of the Swan Coastal Plain' threatened ecological community (TEC) listed as endangered under the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).* *The clearing of native vegetation in Western Australia is prohibited, unless the clearing is authorised by a clearing permit obtained from the Department of Water and Environmental Regulation (DWER) or is of a kind that is exempt in accordance with Schedule 6 of the*	Noted. Clearing will be considered by the DWER, with the officer noting that this has previously been assessed by the Native Vegetation Branch. Conditions have been suggested to capture other comments raised.

		Environmental Protection Act 1986 or Environmental Protection (Clearing of Native Vegetation) Regulations 2004. DBCA understands that an application for a clearing permit was submitted by the proponent to DWER's Native Vegetation Branch (CPS 8930/1) however this application was withdrawn on 11 March 2024. Accordingly, it is recommended that the proponent liaise with DWER to determine their continuing responsibilities in regards to a clearing permit. Should the flora and vegetation survey information provided to DWER during the assessment of the Native Vegetation Clearing Permit application identify the presence of threatened flora species, the proponent will require an authorisation from the Minister for Environment under section 40 of the Biodiversity Act 2016 (BC Act) before taking the flora. *DBCA understands that the proposal has been submitted to the Commonwealth Department of Climate Change, Energy, the Environment and Water for consideration of impacts under the EPBC Act (reference No. 2020/8685) with a final decision still pending.* ***Edge effects*** *The proposed location of the composting facility on Lot 7779 may lead to a number of potential environmental impacts such as the introduction and spread of weeds and dieback (Phytophthora species), rubbish, dust and noise emissions., and increased populations of feral animals. The proposed composting facility may increase feral animal numbers through the unintended provision of feeding, shelter and breeding sites. Given the close proximity of the proposed composting facility to large intact bushland remnants and conservation reserves such as Boonanarring Nature Reserve, adequate management of feral animals will be required to ensure that populations do not increase and disperse into these areas.* *Adequate management of these factors is required to ensure that the adjacent vegetation is not impacted and should be addressed in an environmental management plan for the proposed facility.* *It is understood that the DWER Works Approval for the proposal under the Environmental Protection Act 1986 outlines required standards for dust.*	

		Bush Fire Management *The development application report outlines that a suitable consultant will be commissioned to prepare a bush fire management plan. The City of Gingin should ensure that all necessary bush fire protection requirements are provided within the development site and do not place reliance or impositions on the management of Boonanarring Nature Reserve or nearby Conservation reserves. Satisfactory measures should be provided in the Bush Fire Management Plan to minimise the risk of fires being ingnited within the facility and spreading to the surrounding bushland.*	

SCHEDULE OF SUBMISSIONS AND APPLICANTS RESPONSES

DEVELOPMENT APPLICATION: PROPOSED COMPOSTING FACILITY ON LOT 7779 WANNAMAL ROAD WEST, CULLALLA

No.	Submitter	Submission details	Applicants response
1.	DEMIRS	The submitter provides the following general comment: *The Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials. DEMIRS lodges no objections to the above development application.*	Noted.
2.	Ratepayer	The submitter provides the following general comment: *Whilst Perth Airport has no objection to the subject proposal, should the Shire resolve to approve the application, Perth Airport recommends the following condition and advice note:* *<u>Condition</u>* *1. The operator shall implement all operational related commitments as outlined in the Statewest Planning correspondence dated 5 April 2024 (Ref: 22035) to the Shire's satisfaction, for the duration the land use is conducted from the subject site.* *Advice note* *i. In relation to Condition 1, commitments relate to matters including (but not limited to) pest and vermin management, combustion and fire processes and waste management (for example the removal of waste from the storage area within 48 hours of delivery). This is recommended to ensure environmental impacts to surrounding and off-site areas are minimised.*	Noted.
3.	DWER	The submitter provides the following general comment:	

		1. Native Vegetation Clearing *Under section 51C of the Environmental Protection Act 1986 (EP Act), clearing of native vegetation is an offence unless:* *• it is undertaken under the authority of a clearing permit • it is done after the person has received notice under Section 51DA(5) that a clearing permit is not required* *• the clearing is subject to an exemption* *Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas (ESAs) are contained in the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (the Clearing Regulations).* *Based on the information provided, the proposed clearing is not exempt and a clearing permit is required.* *The Department has not received a clearing permit application for this proposal. Application forms and additional information on how to apply for a clearing permit is available from: Native vegetation clearing permits | Western Australian Government (www.wa.gov.au).* *Information regarding clearing permit fees can be found here: Clearing fees – frequently asked questions | Western Australian Government (www.wa.gov.au).* *If further clarification is required, please contact the Department's Native Vegetation Regulation section at admin.nvp@dwer.wa.gov.au or on 6364 7098.* ***2. Industry Regulation*** *The Department regulates emissions and discharges from the construction and operation of prescribed premises through a works approval and licensing process, under Part V, Division 3 of the Environmental Protection Act 1986 (EP Act). The categories of prescribed premises are outlined in Schedule 1 of the Environmental Protection Regulations 1987 (EP Regulations).*	A clearing permit application for a previous Development Application on this site was made but not issued because DWER required a Development Approval to be granted first. Upon Development Approval being granted, conditional upon a clearing permit being issued, our client will lodge that application with DWER. As stated in the submission, a Works Approval was previously issued for a more significant proposal on this site. As it has now expired our client will make application for a fresh one upon receipt of Development

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Based on the information provided, the proposed operations will cause the premises to be considered a prescribed premise as per Schedule 1 of the EP Regulations for the following categories:
<table>
<tr><th>Category no.</th><th>Category description</th><th>Production or design capacity</th></tr>
<tr><td>61</td><td>Liquid waste facility: premises on which liquid waste produced in other premises (other than sewerage waste) is stored, reprocessed, treated or irrigated.</td><td>100 tonnes or more per year</td></tr>
<tr><td>67A</td><td>Compost manufacturing and soil blending: premises on which organic material (excluding silage) or waste is stored pending processing, mixing, drying or composting to produce commercial quantities of compost or blended soils.</td><td>1 000 tonnes or more per year</td></tr>
</table>
The EP Act requires a works approval to be obtained before constructing a prescribed premises and makes it an offence to cause an emission or discharge from an existing prescribed premises unless they are the holder of a works approval or licence (or registration) and the emission is in accordance with any conditions to which the licence or works approval is subject.

The Department has previously granted a works approval for this premises (W6306/2019/1) which expired on 10 June 2023. On 20 July 2023, the Department advised the applicant that a new works approval (or licence) must be applied for to reinstate the authorisation. The applicant was advised of the information required by the Department to process a new application for a works approval, including the Guideline: Better practice organics recycling, which was published in December 2022 after the former works approval was granted. No application has been received by the Department to date.

Please note that this advice is provided based on information provided. Should this information change, the works approval and/or licensing requirements may also change. Applicants are encouraged to contact the Department at info@dwer.wa.gov.au or 6364 7000 to clarify requirements, should there be changes to information.

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management,
</td>
<td>Approval. Imposition of a condition to this effect is anticipated.</td>
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		the Department should be notified to enable the implications to be assessed.	
4.	DPLH – Aboriginal Heritage	The submitter provides the following general comment: *A review of the Register of Places and Objects, as well as the DPLH Aboriginal Heritage Database, concludes that the subject area does not intersect with any known Aboriginal heritage Places or Registered Sites.* *Therefore, based on the current information held by DPLH, no approvals under the Aboriginal Heritage Act 1972 (AHA) are required in this instance. Please note that limited Aboriginal heritage surveys have been completed over the subject land, as such it is unknown if there is Aboriginal heritage present. Therefore, Shire of Gingin needs to be made aware of its obligations under the AHA.* *DPLH also advises you regularly checks the Aboriginal Cultural Heritage Inquiry System (ACHIS) should new Aboriginal Cultural Heritage be reported within your subject area. You can search ACHIS by using the following link: Aboriginal Cultural Heritage Inquiry System (dplh.wa.gov.au).*	We note that there are no known sites of significance to Aboriginal people affected by the proposal. We will advise contractors of their obligations under the Aboriginal Heritage Act 1972
5.	*DPIRD*	*The submitter provides the following general comment:* *The proponent outlines in the 'operational aspects - materials' that the majority of the green waste, by volume, will be comprised of pruning and chipping of trees. DPIRD is currently responding to the confirmed detections of a number of declared species including the exotic beetle Polyphagous Shot-Hole Borer[1] (PSHB) and European house borer[2] (EHB) in the Perth metropolitan area. Quarantine requirements for these and other declared species will need to be adhered to when handling pruning and chipping of trees, to ensure these declared species can be contained and eradicated. DPIRD requests that the proponent develops a comprehensive biosecurity management plan to ensure that declared species (i.e. weed seeds, insects) are not introduced into the area.* *It is noted that the size of the proposed facility has reduced from the previous proposal, but the fenced footprint is the same. DPIRD requests that the fencing surrounding the facility should be reduced to match the facilities footprint. This would increase the buffer*	The requirement for a biosecurity management plan is noted. The perimeter fence encompasses an area that will be used for multiple purposes. It is a catchment for the dam, it provides a cleared area to spread product in the event of a fire on site and provides security for the catchment. A by-product is that is also provides additional safety in the event of a fire approaching the site. It also encompasses the internal driveway. Bringing

		distance between this facility and the Resource Enhancement Wetland. *Permission to clear vegetation is administered by the Department of Water and Environmental Regulation (DWER). The proponent will need to obtain the relevant permits.* *[1] Polyphagous shot-hole borer. https://www.agric.wa.gov.au/borer* *[2] European house borer https://www.agric.wa.gov.au/biosecurity-biosecurity-quarantineeuropean-houseborer* *The DA cover letter (p7) states:* *'A review of the published hydrogeological reports and DWER monitoring bore data in the local area indicate the direction of groundwater flow is generally to the west.'* *DPIRD would need to check the published reports reviewed (a list was not provided) to determine if the reports apply to this specific site or are more general in nature. A map of the local piezometric groundwater levels is needed to determine the actual direction of flow into these local wetlands.* *The DA cover letter (p7) states:* *'As the groundwater generally flows to the west it is not considered likely that a pathway via groundwater exists to the wetland areas to the east and south of the subject site.'* *This conclusion cannot be supported as the site perimeter fence is only 50m from the Resource Enhancement Wetland and the localised direction of flow is not known. The underlying geology will not be a smooth surface and will include features which directs groundwater flow. A visible example of this phenomenon is the Avon catchment. Overall water flow east to west, but at individual locations and its tributaries flow direction is more random. Consequently, it should not be assumed that as the composting facility is located directly west of the wetland, water draining from this facility, as groundwater, will move away from the wetlands. Wetlands usually form in areas where groundwater is accumulating from the surrounding area. As a precaution, a local hydrological*	the fence in to surround the proposal, eg, the operational area and the dam, would result in trucks having to go up and down slopes to get around the dam. DWER comments and responses detailed above. As described in the application on page 7, *"the composting area, including the dam, will be sealed and incorporates a 200mm bund around the perimeter to contain any liquids within the area of operation and prevent liquid from escaping…."*. Further, and also stated on page 7 of the application, groundwater monitoring wells will be installed up and down gradient for on-going monitoring. A local hydrological study will achieve no benefit as the proposal is isolated from the local hydrology. We note that DPIRD recommends comment be obtained from DWER & DBCA on this matter. We note that both of those Agencies were asked for comment and neither raised this as an issue.

		study should be conducted to confirm the local dynamics of this area, to ensure that the Resource Enhancement Wetland and Conservation Category Wetlands would not be at risk of nutrient enrichment from the facility. DPIRD recommends that advice on groundwater risks should be sought from DWER. *As this activity does carry risks to the Resource Enhancement Wetland and Conservation Category Wetlands, the shire should seek advice from the Department of Biodiversity, Conservation and Attractions (DBCA) about possible impacts on wetland flora and fauna.* *The Shire of Gingin Local Planning Scheme (No.9) includes an objective for the General Rural Zone to:* *c) maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.* *If it is shown that there are risks to the nearby Resource Enhancement Wetland, then proposal would not be consistent with the Scheme.* *Prior correspondence from DPIRD (1 November 2021) responding to the initial proposal to install a larger composting facility at this Lot is provided as additional information (Attachment 1).*	In view of no objections being raised by DWER and DBCA about impacts on the REW there is no reason to suggest that the proposal is inconsistent with LPS 9 General Rural zone objective (c).
6.	DoH	*The submitter provides the following general comment:* *The DoH provides the following comment:* *1. The disposal of wastewater generated on site is required to comply with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations, 1974.* *2. A secondary onsite wastewater treatment system will be required as the proposed development is located within a sewage sensitive area.*	1. Noted. 2. It is proposed to discharge effluent into sealed containers that will be transported off-site for disposal. 3. DoH requirements must and will be met. 4. Drinking water will be carted onto site and stored in 10,000 litre tanks as described in the application letter (page 2).

		3. Composts and related products manufactured from biosolids need to comply with the Western Australian Guidelines for Biosolids Management: a. *https://www.wa.gov.au/government/publications/western-australianguidelines-biosolids-management* b. *Any composting that includes blending of any biosolids should not be permitted for growing food products for human and animal consumption without the DoH's approval. For more detailed information on the process of seeking approval to use biosolids in composting, please refer to the Guidance on applying for approval to use biosolids in compost:* c. *https://www.health.wa.gov.au/Articles/F_I/Guidance-on-applying-forapproval-to-use-biosolids-in-compost* *4. All drinking water provided on site must meet the health-related requirements of the Australian Drinking Water Quality Guidelines 2011.*	
7.	DFES	*The submitter provides the following general comment:* *Assessment* • *DFES acknowledge the site is largely vegetated as either Class A Forest or Class D Scrub, and the development application seeks to establish and operate a composting facility. The BMP states in the compliance statement against Element 1: Location that the surround vegetation is 'moderate'. Both Class A Forest and Class D Scrub are classed as 'extreme' vegetation types.* • *It is noted that the covering letter to the application notes a number of Resource Enhancement Wetland (REW) and Conservation Category Wetland (CCW) areas within the subject lot. None of them are referred to within the BMP. It is assumed that there is no impact to these areas from the proposed composting facility.* • *The decision maker has confirmed this to be a high-risk land use, and an intensification of development, therefore SPP 3.7 is triggered.*	Refer to attached response provided by Bushfire Prone Planning.

- *Further clarification is required within the BMP of the requirements of SPP3.7 and the supporting Guidelines as outlined in our assessment below.*

1. ***Policy Measure 6.5 a) (ii) Preparation of a BAL contour map***

Issue	*Assessment*	*Action*
Administration Error	*Area 6 is excluded as low threat however there are separation distances included for this area in Table 3.3. Excludable areas should have no separation distances.*	*Modification to the BMP is required.*

2. ***Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria***

Element	*Assessment*	*Action*
Location and Sitting and Design	***A1.1 and A2.1 – comment only*** *The BMP has stated that the facility complies with the acceptable solution by achieving BAL-29. Given the risk of ignition for such a facility with surrounding extreme vegetation the BMP should demonstrate that the separation distance to achieve BAL-29 is sufficient. BAL-29 is a construction standard for a dwelling and may not necessarily provide enough separation distance for fire fighting operations around such a facility. DFES Regional Office have concerns with the lack of separation distance currently provided.*	*Comment only.*
Water	***A4.2 – insufficient information*** *The compliance statement for Element 4 refers to Figure 1.2 and a Fire Management Plan for details*	*Modification to the BMP is r*

			on proposed water provisions. Figure 1.2 is a site plan and has no detail regarding water provisions. *The Fire Management Plan submitted by BioScience (Issue 1, dated 28 May 2020) states that the 2 x 30,000l tanks onsite will be filled by an onsite bore and hydrology report supporting the use of the bore will submitted as part of the building permit.*	
		Recommendation – compliance with acceptable solutions not demonstrated – modifications required *It is critical the bushfire management measures within the BMP are refined to ensure they are accurate and can be implemented to reduce the vulnerability of the development to bushfire. The proposed development is not supported for the following reasons:* 1. *The development design has not demonstrated compliance to: Element 4: Water.*		
8	DBCA	*The submitter provides the following general comment:* ***Clearing of native vegetation*** *The proposed composting facility will result in the clearing of 25 hectares of native vegetation. The proposed development site contains native vegetation that appears to be in excellent condition. The vegetation provides potential breeding habitat for the threatened Carnaby's Black Cockatoo, listed as endangered under the Biodiversity Conservation Act 2019 and occurrences of 'Banksia Woodlands of the Swan Coastal Plain' threatened ecological community (TEC) listed as endangered under the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).* *The clearing of native vegetation in Western Australia is prohibited, unless the clearing is authorised by a clearing permit obtained from the Department of Water and Environmental Regulation (DWER) or*		Clearing requirements are discussed at Submission 3 above.

		is of a kind that is exempt in accordance with Schedule 6 of the Environmental Protection Act 1986 or Environmental Protection (Clearing of Native Vegetation) Regulations 2004. DBCA understands that an application for a clearing permit was submitted by the proponent to DWER's Native Vegetation Branch (CPS 8930/1) however this application was withdrawn on 11 March 2024. Accordingly, it is recommended that the proponent liaise with DWER to determine their continuing responsibilities in regards to a clearing permit. Should the flora and vegetation survey information provided to DWER during the assessment of the Native Vegetation Clearing Permit application identify the presence of threatened flora species, the proponent will require an authorisation from the Minister for Environment under section 40 of the Biodiversity Act 2016 (BC Act) before taking the flora. *DBCA understands that the proposal has been submitted to the Commonwealth Department of Climate Change, Energy, the Environment and Water for consideration of impacts under the EPBC Act (reference No. 2020/8685) with a final decision still pending.* ***Edge effects*** *The proposed location of the composting facility on Lot 7779 may lead to a number of potential environmental impacts such as the introduction and spread of weeds and dieback (Phytophthora species), rubbish, dust and noise emissions., and increased populations of feral animals. The proposed composting facility may increase feral animal numbers through the unintended provision of feeding, shelter and breeding sites. Given the close proximity of the proposed composting facility to large intact bushland remnants and conservation reserves such as Boonanarring Nature Reserve, adequate management of feral animals will be required to ensure that populations do not increase and disperse into these areas.* *Adequate management of these factors is required to ensure that the adjacent vegetation is not impacted and should be addressed in an environmental management plan for the proposed facility.* *It is understood that the DWER Works Approval for the proposal under the Environmental Protection Act 1986 outlines required standards for dust.*	Correct. DCCEEW are waiting for the outcome of the Development Application to complete its assessment. A site management plan can be prepared should approval be granted to address the issue of edge effects.

		Bush Fire Management *The development application report outlines that a suitable consultant will be commissioned to prepare a bush fire management plan. The City of Gingin should ensure that all necessary bush fire protection requirements are provided within the development site and do not place reliance or impositions on the management of Boonanarring Nature Reserve or nearby Conservation reserves. Satisfactory measures should be provided in the Bush Fire Management Plan to minimise the risk of fires being ingnited within the facility and spreading to the surrounding bushland.*	Bushfire management is discussed in Submission 7 above.

BUSHFIRE PRONE PLANNING

Suite 11, 36 Johnson Street Guildford WA 6055
PO Box 388 Guildford WA 6935
T: 08 6477 1144 | E: admin@bushfireprone.com.au

Our Ref: 211042

24 July 2024

Simon O'hara
Director & Principal Planner
Statewest Planning – 69 Great Eastern Highway,
MIDLAND, WA, 6056

Dear Simon

Re: Response to DFES comments – Contained within the Schedule of Submissions Word Document Provided to Bushfire Prone Planning (27 June 2024) – No reference provided.

Please find my response to the DFES comments, as requested, on the following pages.

If you wish to discuss these further, please do not hesitate to contact this office.

Yours sincerely

Mike Scott

Director

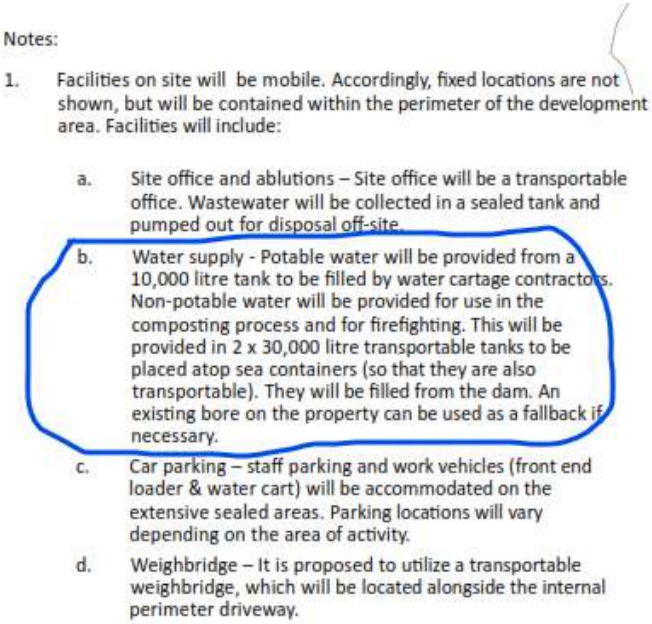
Bushfire Prone Planning

BPP RESPONSE TO DFES COMMENTS	
Relevant Authority:	Shire of Gingin
Relevant Application:	Development Application
Relevant Document:	Bushfire Management Plan – 211042 – Lot 7779 Wannamal Road, Cullalla (BMP) – v1.2
DFES Comments - Date and Reference Number:	DFES Comments – Received via email (dated 27 June 2024) – Contained within Schedule of Submissions Word Document provided to Bushfire Prone Planning DFES Reference – None Provided
DFES Comments – Subject Matter(s)	- Administrative - Bushfire Protection Criteria
Bushfire Prone Planning (BPP) – Response Date and Reference Number:	Response Date – 24 July 2024 Reference Number: 211042

Subject Matter 1	General Comment		
DFES Comments			BPP Response
Issue	Assessment	Action	
General Comment	• DFES acknowledge the site is largely vegetated as either Class A Forest or Class D Scrub, and the development application seeks to establish and operate a composting facility. The BMP states in the compliance statement against Element 1: Location that the surround vegetation is 'moderate'. Both Class A Forest and Class D Scrub are classed as 'extreme' vegetation types. • It is noted that the covering letter to the application notes a number of Resource Enhancement Wetland (REW) and Conservation Category Wetland (CCW) areas within the subject lot. None of them are referred to within the BMP. It is assumed that there is no impact to these areas from the proposed composting facility. • The decision maker has confirmed this to be a high-risk land use, and an intensification of development, therefore SPP 3.7 is triggered. • Further clarification is required within the BMP of the requirements of SPP3.7 and the supporting Guidelines as outlined in our assessment below.	-	- Noted – The BMP has been amended to correct this. Of note – the proposed development would be, upon completion be subject to either a moderate bushfire hazard level or BAL-29 or below. - Refer to Section 2.1.1 in conjunction with Figure 2.1 contained within the BMP. The BMP has identified that there are environmentally sensitive areas (inclusive of a CCW/REW) on the Subject Site and that relevant Stakeholders should be further consulted as part of due diligence for the proposed development. - General Comment Relating to SPP3.7 – The BMP makes reference to the development being considered a 'high risk' land use as defined under the policy and the necessary documentation that 'should' be produced. .

Subject Matter 2	Policy Measure 6.5 a) (ii) Preparation of a BAL Contour Map		
DFES Comments			BPP Response
Issue	Assessment	Action	
Administration Error	Area 6 is excluded as low threat however there are separation distances included for this area in Table 3.3. Excludable areas should have no separation distances.	Modification to the BMP is required.	Bushfire Prone Planning acknowledges this administrative error. The BMP has been amended to correct this error.

Subject Matter 3	Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria		
DFES Comments			BPP Response
Issue	Assessment	Action	
Location and Siting and Design	**A1.1 and2.1 – comment only** The BMP has stated that the facility complies with the acceptable solution by achieving BAL-29. Given the risk of ignition for such a facility with surrounding extreme vegetation the BMP should demonstrate that the separation distance to achieve BAL-29 is sufficient. BAL-29 is a construction standard for a dwelling and may not necessarily provide enough separation distance for fire fighting operations around such a facility. DFES Regional Office have concerns with the lack of separation distance currently provided.	Comment Only.	Bushfire Prone Planning acknowledges the DFES Comments. It should be noted that the BMP is a planning document that demonstrates that the proposed facility can achieve compliance with the acceptable solutions as established by the Guidelines for Planning in Bushfire Prone Areas. The BMP can be amended if required should the Decision Maker have additional requirements with respect to separation distances associated with this land use.

Subject Matter 3	Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria		
DFES Comments			BPP Response
Issue	Assessment	Action	
Water	**A4.2 – insufficient information** The compliance statement for Element 4 refers to Figure 1.2 and a Fire Management Plan for details on proposed water provisions. Figure 1.2 is a site plan and has no detail regarding water provisions. The Fire Management Plan submitted by BioScience (Issue 1, dated 28 May 2020) states that the 2 x 30,000l tanks onsite will be filled by an onsite bore and hydrology report supporting the use of the bore will submitted as part of the building permit.	Modification to the BMP is required.	Refer to Figure 1.2: Proposed Development – Site Plan and the snapshot below – This figure does provide details regarding water provisions.  Notes: 1. Facilities on site will be mobile. Accordingly, fixed locations are not shown, but will be contained within the perimeter of the development area. Facilities will include: a. Site office and ablutions – Site office will be a transportable office. Wastewater will be collected in a sealed tank and pumped out for disposal off-site. b. Water supply - Potable water will be provided from a 10,000 litre tank to be filled by water cartage contractors. Non-potable water will be provided for use in the composting process and for firefighting. This will be provided in 2 x 30,000 litre transportable tanks to be placed atop sea containers (so that they are also transportable). They will be filled from the dam. An existing bore on the property can be used as a fallback if necessary. c. Car parking – staff parking and work vehicles (front end loader & water cart) will be accommodated on the extensive sealed areas. Parking locations will vary depending on the area of activity. d. Weighbridge – It is proposed to utilize a transportable weighbridge, which will be located alongside the internal perimeter driveway. Furthermore – The BMP is a planning document that demonstrates that compliance with the acceptable solution can be achieved, and any actions/recommendations required to achieve them. **BPP Action:** No action at this time.

14.2 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED INDUSTRY - LIGHT ON LOT 8021 (27) WATERVILLE ROAD, NEERGABBY

File	BLD/7844
Applicant	Rise Urban
Location	Lot 8021 (27) Waterville Road, Neergabby
Owner	Giuseppe Scarvaci, Damian Michael Cicchini, Gloria Cicchini, and Jeltel Pty Ltd
Zoning	General Rural - Uncoded
WAPC No	NA
Author	Jayden Pope – Altus Planning (contracted planning consultant)
Reporting Officer	James Bayliss - Executive Manager Regulatory and Development Services
Refer	18 July 2023 - Item 13.4; 21 November 2023 - Item 13.8
Appendices	1. Aerial Map [**14.2.1** - 1 page] 2. Location Plan [**14.2.2** - 1 page] 3. Applicant's Proposal [**14.2.3** - 13 pages] 4. Schedule of Submissions and Recommended Responses [**14.2.4** - 6 pages] 5. Schedule of Submissions including Applicant's Responses [**14.2.5** - 7 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider an Application for Development Approval for an Additional Use (Industry - Light) on part of Lot 8021 (27) Waterville Road, Neergabby.

BACKGROUND

At the Ordinary Meeting on 21 November 2023, Council resolved to support Amendment No. 24 to Local Planning Scheme No. 9 (LPS 9) which sought to introduce an Additional Use (Industry - Light) over part of the subject land. This proposal is a consequence of that amendment being gazetted.

The proposal comprises of the following:

- Approximately 3ha of hardstand in and/or adjacent to the homestead area;
- No new buildings or structures except for a transportable office and toilet block to be assembled on site;
- Use of an existing shed (340m^2) with 700m^2 of additional concrete hardstand under and adjacent to the existing roofed shed;
- 4 shipping containers for storage;
- 4 25,000L water tanks;
- Upgrade and use of the existing driveway connecting to Waterville Road;
- 20 car bays, a truck circulation area and a loading zone;
- Removal of paddock trees to accommodate the proposed development;
- Assembly of an average of 180 buildings per year;
- Approximately 20 employees and contractors on site at any given time; and
- 1-2 truck movements in and out of the site per week are anticipated in the first year, with potential to grow to approximately 4 per week afterwards.

The applicant's proposal references the development being serviced by B-Double heavy vehicles, whereas the development plans indicate 19m semi-trailers. For the purpose of the assessment, it has been assumed the development does not use B-Doubles, as the supporting information to enable an assessment of this scenario has not been provided as part of the submission package.

Assembly of the buildings will require the use of a forklift and water cart, with all other machinery to be of a smaller scale (i.e., handheld).

It is anticipated that each transportable building will take approximately 1 month to build, with approximately 10-20 buildings under construction at any given time.

A location plan and aerial photograph are provided **(see appendices).**

The applicant's proposal is provided **(see appendices).**

COMMENT

Stakeholder Consultation

The application was advertised to surrounding landowners for a period of 21 days in accordance with clause 64 of Schedule 2 ('Deemed Provisions') of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The Shire received 4 submissions from surrounding landowners, all opposing the proposal. The main concerns raised in the submissions were:

- Land use conflicts with the zoning of the land – 3 submissions.
- Adverse amenity impacts – 3 submissions.
- Traffic and access – 4 submissions.
- Insufficient plans – 1 submission.
- Duration of the development – 1 submission.
- Removal of native vegetation - 1 submission.

Each is discussed in the following sections, along with applicable technical matters. It is noted that many of the comments and concerns pertaining to this application are relevant to, and were considered as part of, the recent Scheme amendment process.

A copy of the Schedule of Submissions and the assessing officer's response is provided **(see appendices).**

A copy of the applicant's response to the Schedule of Submissions is provided **(see appendices).**

PLANNING FRAMEWORK

Local Planning Scheme No. 9 (LPS 9) Planning Assessment

The following tables are an assessment of the proposed development against the provisions of Part 4 – General Development Requirements and the requirements of the recently amended Additional Use – 28 of LPS 9.

LPS No. 9 Part 4 - General Development Requirements	Officer comments
4.8.6.2 No more than one single dwelling house shall be erected on a lot zoned General Rural unless the Local Government is satisfied that an additional house is necessary or desirable for the continuation of a bona fide agricultural activity and is satisfied that the land can be adequately serviced, surrounding amenity is not adversely impacted on or any other consideration it considers relevant.	The development does not propose any habitable buildings, and therefore this provision is not applicable to the proposal.
4.8.6.3 The presence of more than one dwelling unit on a lot in the General Rural zone shall not be considered by itself to be sufficient grounds for subdivision.	The proposal is not for subdivision, and therefore this provision is not applicable to the proposal.
4.8.6.4 No dwelling shall be erected unless the lot is connected to a reticulated water supply or the local government is satisfied that there is an adequate potable water supply consisting of a roof water tank of not less than 90,000 litres, a bore, well, spring, soak or dam.	The development does not propose any habitable buildings, and therefore this provision is not applicable to the proposal.
4.8.6.5 Fencing shall conform to the standard of rural fencing in the district, and the use of solid panel fencings except in the immediate vicinity of the residence will only be permitted with the approval of local government.	The development does not propose any new or amendments to existing fencing, and therefore this provision is not applicable to the proposal.
4.8.6.6 No natural vegetation shall be removed without prior written approval of local government, unless its removal is necessary for construction of a building, firebreak or boundary fence.	The proposed vegetation to be removed is considered to be acceptable. Whilst several paddock trees are proposed for removal, as part of the recent Scheme amendment process these trees were deemed to not have a significant environmental value by the Environmental Protection Agency ('EPA'). The proposed removal of trees is consistent with the trees proposed as part of the Scheme amendment and is therefore considered acceptable.

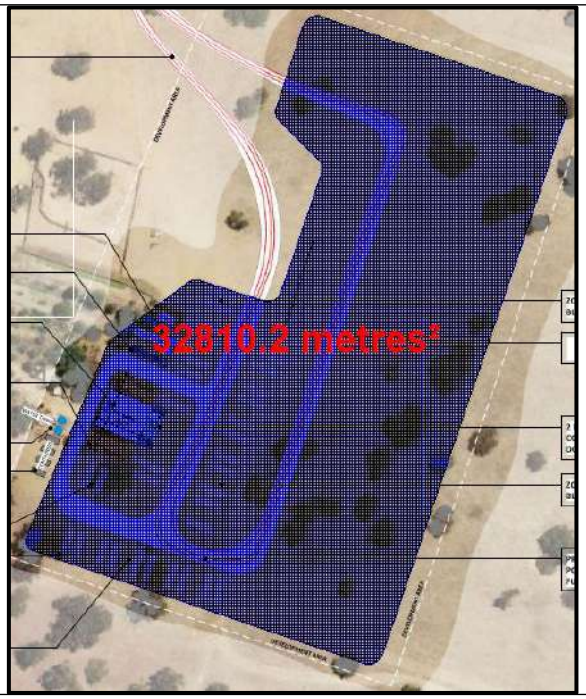
4.8.6.7 The siting and design of any buildings on any lot should not significantly impact on the natural vegetation or visual landscape amenity of the site.	The development is generally within a cleared location and is considered unlikely to adversely impact the existing natural vegetation onsite, with the exception of the proposed paddock trees to be removed which is considered acceptable as detailed throughout this report. The development is centrally located on the land, set back over 500m from any boundary and will therefore not create any adverse visual landscape impact.
4.8.6.8 The keeping of horses, sheep, goats and other grazing animals, where permitted, shall not exceed the stocking rates recommended by Agriculture Western Australia for the applicable pasture types.	The development does not propose any keeping of animals, and therefore this provision is not applicable to the proposal.
4.8.6.9 Local government may, at its discretion, permit the land uses "retirement village" and "aged persons accommodation" in the General Rural zone, but only within the Gingin townsite (as defined by the suburb boundary), and subject to appropriate zoning of the site at a later stage.	The development does not propose any of the mentioned land uses, and therefore this provision is not applicable to the proposal.

The proposal is considered to satisfy all of the general development requirements contained within Part 4 of LPS9 and is therefore considered acceptable.

LPS No. 9 Additional Use 28 - Conditions	Officer comments
1. Development is not permitted unless the local government has exercised its discretion by granting development approval.	The development application, should it be approved, will satisfy this condition.
2. Development approval is to be time limited to an initial period of 10 years. Further time extensions are not to exceed 5 years and will be subject to an assessment of the development against the planning framework as it applies at that time.	The applicant acknowledges this position and is not seeking a longer period. The applicant does request for a condition to read that, once the 10 year period has concluded, a 5 year extension is a possible option subject to a new application. The Shire has no issues with this request.

3. The development is to remain as a secondary use to the primary agricultural use of the land at all times.	The development appears to be secondary in nature, due to its scale compared to the balance of the property which can continue the existing agricultural use. A condition is recommended to be imposed where, should the development no longer be secondary and indeed primary, the development approval will cease to have effect.
4. The development is restricted to the assembly of modular/transportable buildings, associated structures and any incidental operations to the satisfaction of the local government.	The development proposal is strictly for the assembly (not manufacturing) of modular/transportable buildings. The associated structures (staff amenities and an outbuilding) are considered to be incidental to the proposed use.
5. The development area is to be located in one contiguous area within the lot that meets the following criteria: a. partially located on land that is not required for the primary agricultural use of the lot; b. does not conflict with any area of consolidated remnant native vegetation or habitat of the Carnaby black cockatoo; c. is not visible from any adjoining lot or public road; and d. is set back a minimum of 500m from any lot boundary.	a. The proposal is located on a relatively degraded part of land, and whilst 3ha could be considered a large development site, it is only a small portion of the overall property and would allow for the existing agricultural use to remain the predominant use of the site. b. The proposed native vegetation has already been assessed as having no significant environmental value by the EPA, which includes the habitat and feeding site for the Carnaby black cockatoo. The development is not considered to cause a conflict in this regard. c. As the development is relatively low in height, is set back by over 500m to any boundary and is partly shielded by sparse trees between the boundary and the development site, the development is not considered to be clearly visible from any boundary. Should there be some component that is visible, it would be very minimal and is therefore considered acceptable. d. The proposed development is set back a minimum of 500m from any lot boundary.

6. The development area is limited to a maximum area of 3 hectares.	The hardstand area (areas in yellow inclusive of internal roads and structures within this area) is approximately 3.28ha in size in lieu of the maximum requirement of 3ha. In addition to the 3.28ha of hardstand, other areas such as the brown shading (which appears to be batter but is unclear) is to also be included within this calculation. It is therefore determined that the development area is greater than the maximum requirement of 3ha. Whilst a departure can potentially be sought in accordance with clause 4.5 of LPS 9, 3ha is already considered significant and has been specifically limited by the previous scheme amendment. In addition, it has been an issue raised during numerous submissions received during the advertising period. Accordingly, a development area of over 3ha (inclusive of any incidental works or structures) is not supported. A condition of approval is therefore recommended for amended plans to be submitted that reduce the development area to at or less than 3ha in area.

	
7. Access and egress for the development is limited to Waterville Road.	Access and egress occurs from Waterville Road and therefore complies with this condition.
8. The presence of the development is not grounds to progress subdivision of the land.	The development is not proposing for any form of subdivision, nor does it appear that this is the intention.

The proposed development is considered to be largely consistent with the requirements of the Additional Use 28 within LPS 9 and is therefore considered to be acceptable, subject to the recommended conditions being imposed.

Local Planning Strategy 2012

The Local Planning Strategy ('Strategy') is a planning tool that enables Council to set out its vision for the municipality and the longer-term directions for land use and development. The Strategy provides a strategic direction for longer term planning, mainly on the matter of identifying general rural land for subdivision.

As the subject site has recently been subject to the consideration of Additional Use 28 of the Scheme and development is largely consistent with the relevant requirements, it is considered that the proposed development is not inconsistent with any strategic objectives of the Strategy.

Deemed Provisions

In accordance with the Deemed Provisions, the local government is to have due regard to the relevant matters for consideration outlined under Clause 67(2).

The following matters are considered relevant to the proposed development and are addressed in the following table.

LPS Regulations Schedule 2: Clause 67(2)	
Requirement	**Proposed Development**
(a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The relevant provisions under the Shire's LPS 9 have been addressed within this report. The proposed development is for an additional land use as described by the Scheme.
(b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the *Planning and Development (Local Planning Schemes) Regulations 2015* or any other proposed planning instrument that the local government is seriously considering adopting or approving;	This report has justified the proposal under the relevant provisions of LPS 9 and the broader planning framework. The proposal is therefore considered to be in accordance with the requirements of orderly and proper planning.
(c) any approved State planning policy;	Refer to the relevant assessments of State planning policies within this report.
(fa) any policy of the State;	The development is required to provide an adequate system for wastewater management in accordance with the Government Sewerage Policy. Noting that the applicant's report stipulates that wastewater is to be removed from site by a private contractor. A condition requiring a waste management plan is therefore recommended to ensure compliance.
(fa) any local planning strategy for this Scheme endorsed by the Commission;	The proposed development is considered to be consistent with the Shire's Local Planning Strategy.
(g) any local planning policy for the Scheme area;	Refer to the relevant assessments of local planning policies within this report.

(m) the compatibility of the development with its setting, including — (i) the compatibility of the development with the desired future character of its setting; and (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	The proposal is considered to be generally consistent with the requirements of Additional Use 28. As part of this scheme amendment, compatibility of the development was considered and found to be appropriate.
(n) the amenity of the locality including the following — (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;	The proposal is considered to be generally consistent with the requirements of Additional Use 28. As part of this scheme amendment, the amenity of the locality was considered and found to be appropriate.
(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;	It is considered that the development will not have any adverse impacts on the natural environment, subject to the recommended conditions being imposed.
(p) adequate provision been made for the landscaping of the land to which the application relates and whether any trees or other vegetation should be preserved;	Due to the sparse amount of vegetation within the development area, it is recommended that a condition of approval be imposed requiring the planting of 1 canopy shade tree per 4 parking bays. The development is significantly set back from all boundaries with some native vegetation between the development and these boundaries, and therefore no further landscaping (other than the canopy shade trees) is considered to be necessary.
(s) the adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, maneuvering and parking of vehicles;	The proposal does not alter the existing access arrangements. Waterville Road is not RAV rated and whilst the application suggests the use of B-double trucks, the site plan indicates semi-trailer trucks of no more than 19m and all swept paths appear to be based on this. The existing crossover will need to be upgraded to a sealed standard, and this can be conditioned accordingly.

	Subject to the application being limited to non-RAV vehicles (as indicated on the plan), access, parking and loading/unloading areas are considered acceptable. In the event the development requires use of RAV vehicles, supporting documents such as a Transport Impact Statement would be required to ensure the road network is suitable, particularly the intersection between Waterville Road and Cowalla Road. Given the suggested conditions, this scenario would require an amended development application accompanied by the required level of technical studies.
(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	The application suggests that the increase to traffic numbers on the adjacent road network is negligible. Noting that Waterville Road is a relatively quiet road in terms of vehicular numbers, in addition to objections received, a Traffic Impact Statement (TIS) is not required under the relevant state guidelines. However, if the applicant seeks to amend the application in future to include RAV vehicles, a TIS will be considered necessary together with a Road Safety Audit. The latter in particular is necessary given the geometry of the Waterville and Cowalla Road intersection.
(w) the history of the site where the development is to be located;	The proposal is generally consistent with the previously approved scheme amendment for the site allowing for an additional use.

State Planning Policy No. 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)

The subject site has portions of the property designated as being bushfire prone and therefore the requirements of SPP 3.7 would ordinarily apply. However, as the proposed development and the development area are outside of the bushfire prone area (with the exception of a small portion of driveway towards the Waterville Road boundary), it is considered that a Bushfire Management Plan pursuant to SPP 3.7 is not required.

State Planning Policy 4.1 - Industrial Interface (SPP 4.1)

As mentioned previously, there is a relationship between SPP 4.1 and SPP 2.5. Consequently, an assessment against the relevant requirements of SPP 4.1 has been provided in the table below.

SPP4.1: Industrial Interface Requirements	Officer comments
Section 6.1.6 (a): Development associated with off-site impacts and/or safety risks is located within the appropriate zone or reserve and there is provision of a compatible land use transition between industry and sensitive zones and reserves.	The development is capable of compliance with the conditions of the Additional Use 28 of LPS 9 and is therefore capable of approval.
Section 6.1.6 (b): Development on land within impact areas is to be consistent with the purpose of providing a compatible land use transition between industries and sensitive land uses and should not include industrial proposals that would affect the integrity of the interface.	Whilst the proposal is industrial in nature, it accords with a 'light' industry use. The development is strictly for the assembly of materials, and not for the manufacturing or fabrication of them. Noting the strict conditions of the Additional Use, it is considered that the development is compatible with its rural setting.
Section 6.1.6 (c): Information on the nature and extent of any off-site impacts, which may include technical assessments and reports and/or proposed management plans to support development applications.	All necessary technical reports were prepared and assessed under the recent scheme amendment. It is considered that the current proposal is consistent with the proposal under the previous technical documents. It is, however, still considered appropriate that a condition for an Operational Management Plan be imposed to ensure that all activity is strictly restricted to what has been proposed and that there will be no ongoing management issues post-determination.
Section 6.1.6 (d): Identification of any approvals, permits or licences required under other legislation, as they relate to the planning application.	There are no specific approvals, permits or licences that would impact this application. Standard advice notes are recommended to advise the applicant about the need for other approvals (where required).
Section 6.3 (a): Health, amenity and environmental impacts arising from proposals.	Due to the large, cleared portion of land in addition to the reporting conducted by external agencies as part of the recent scheme amendment, there are unlikely to be any adverse impacts resulting from the proposal.

Section 6.3 (b): Existing and proposed future land uses within the impact area and wider context, particularly the location of sensitive land uses.	Due to the location of the development being relatively central on such a large parcel of land, it is not considered that there will be any adverse impacts on existing or future land uses within the vicinity of the site.
Section 6.3 (c): Current monitoring and future modelling of any cumulative impacts from other industries in the industrial area including both point source and fugitive emissions.	This requirement is mainly aimed at strategic planning proposals and is therefore not applicable.
Section 6.3 (d): Potential for intensification of industrial land uses in the industrial area that may result in increased cumulative off-site impacts and/or safety risks over time.	Due to the size of the land and the technical reporting conducted at the scheme amendment stage, the proposal is considered to have very limited off-site impacts and is therefore deemed acceptable.
Section 6.3 (e): Cost and benefit of any associated mitigation and management measures, and whether it is sustainable in perpetuity.	The management measures that will be needed will be solely at the cost of the operator as outlined in a management plan that will be conditioned in any approval. If the measures are not in place, the operator will be in breach of their development approval.

As determined within the table above, the proposal is considered to meet the relevant requirements of SPP 4.1 and is therefore acceptable.

Shire of Gingin Local Planning Policy 4.1 – Industrial Development in Rural Areas

The below table is an assessment of the proposed development against the requirements of the Shire's Local Planning Policy 4.1 – Industrial Development in Rural Areas ('LPP4.1').

LPP No. 4.1	Officer comments
3.1 Industrial Developments in the rural areas will be considered if they fall within one of two broad categories: (a) Noxious Industries and other industries that require extensive areas of land for buffer areas or the disposal and management of effluent; and, (b) Light manufacturing industries that may be producing farm equipment and operates in conjunction with the rural activities of the property.	It is noted that Additional Use 28 of LPS9 supersedes this requirement of LPP4.1. However, due regard will still be given to this policy.
3.2 Generally light manufacturing type industries will be considered in accordance with the Light Industry provisions of the Scheme.	It is considered that the development falls within the definition of 'Industry – Light'. The proposal has been considered against all relevant provisions under LPS 9.
3.3 Any proposal involving an industry producing significant amounts of effluent or other waste must be accompanied by a management plan detailing how the waste is proposed to be contained and/or treated.	Not applicable. No significant waste generated or proposed.
3.4 All industrial developments in rural areas should be located and incorporate landscape elements to ensure they do not visually intrude on the rural landscape.	Due to the sparse amount of vegetation within the development area, it is recommended that a condition of approval be imposed requiring the planting of 1 canopy shade tree per 4 parking bays. The development is significantly set back from all boundaries with large amounts of native vegetation between the development and these boundaries, and therefore no further landscaping (other than the canopy shade trees) is considered to be necessary.

Whilst LPP 4.1 is a matter of due regard only, the development is considered to be consistent with the general intent of LPP 4.1 and is therefore considered acceptable.

Other Considerations – Traffic Access

There appears to be some inconsistency between the development plans and the applicant's justification report with respect to the types of trucks to be utilised onsite. As per the Proposed Site Operations Layout Plan (Revision D), the truck that has been used for the swept paths is a single trailer truck that is 19m in length. However as per the applicant's justification report, a B-double truck is continually referenced which is classified as a Restricted Access Vehicle (RAV) by Main Roads Western Australia (MRWA).

It is noted that Waterville Road does not permit RAVs to utilise this road. Should the applicant obtain approval from MRWA to utilise Waterville Road for RAVs, then an amendment to this application will be required. As part of any future application that proposes RAVs, a TIS and Road Safety Audit will likely be required in conjunction with a likely condition for the intersection of Cowalla Road and Waterville Road to be upgraded.

Summary

In view of the above, the assessing officer is of the view that the proposed development is generally consistent with the planning framework and the conditions imposed as part of Amendment No. 24. On that basis, the assessing officer recommends that the proposal be conditionally approved.

STATUTORY/LOCAL LAW IMPLICATIONS

Planning and Development Act (2005)

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Gingin Local Planning Scheme No.9

Shire of Gingin Local Planning Strategy 2012

POLICY IMPLICATIONS

State Planning Policy No. 2.5 - Rural Planning

State Planning Policy No. 3.7 – Planning in Bushfire Prone Areas

State Planning Policy 4.1 - Industrial Interface

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning and Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

SUBSTANTIVE MOTION/OFFICER RECOMMENDATION

MOVED: Councillor Stewart SECONDED: Councillor Vis

That Council grant Development Approval for an Additional Use (Industry - Light) on Lot 8021 (27) Waterville Road, Neergabby subject to the following conditions:

1. This approval is valid for 10 years only, after which time the land shall not be used for the purpose approved unless a new Application for Development Approval has been submitted and approved.

2. This approval is valid whilst a bona-fide agricultural use is being undertaken on the balance land. In the event an agricultural use ceases to be undertaken, this approval will cease to have effect and shall lapse.

3. The land use and development shall be undertaken in accordance with the approved plans and specifications unless otherwise conditioned in this Approval.

4. Prior to the commencement of site works, the development plans are to be amended to ensure the aggregate development area is at or less than 3 hectares in area, to the satisfaction of the Shire of Gingin.

5. Prior to commencement of site works, an Operational Management Plan must be prepared which includes the following detail to the satisfaction of the Shire of Gingin:

    a. Hours of operation;
    b. Maximum number of staff and visitors to site per day;
    c. Maximum number of truck movements per day;
    d. Maximum size truck to use the site at any given time;
    e. Vehicle access route (i.e. vehicles will not use the unsealed portion of Waterville Road);
    f. Maximum number of buildings being assembled at any given time; and
    g. Dust and noise mitigation measures.

6. Prior to commencement of site works, a Waste Management Plan must be prepared which includes the following detail to the satisfaction of the Shire of Gingin:

   a. The location of bin storage areas and bin collection areas;
   b. The number, volume and type of bins, and the type of waste to be placed in the bins;
   c. Management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas;
   d. Frequency of bin collections; and
   e. Details of wastewater collection.

7. Prior to the commencement of site works, a Construction Management Plan for the construction phase of the development shall be submitted to and approved by the Shire of Gingin, and thereafter implemented, that at a minimum:

   a. Ensures site works, machinery and materials on the site do not generate unreasonable levels of noise, vibration, dust, wastewater, or waste products; and
   b. Outlines the location of construction amenities.

8. Prior to occupation of the development, vehicle parking, manoeuvring and circulation areas shall be designed, constructed, sealed and drained to the satisfaction of the Shire of Gingin. The car parking is to be maintained to the satisfaction of the Shire of Gingin for the duration of the development.

9. Prior to occupation of the development, the car parking area is to provide 1 canopy shade tree per every 4 car parking bays to the satisfaction of the Shire of Gingin. The landscaping and irrigation are thereafter to be maintained for the life of the development to the satisfaction of the Shire of Gingin.

10. Prior to occupation of the development, the driveway shall be serviced by a new sealed crossover from Waterville Road, which is to be designed and constructed to the satisfaction of the Shire of Gingin at the landowner's cost. A Vehicle Crossover Application is required to be submitted and approved by the Shire of Gingin prior to the installation of the crossover.

11. The proposed development is not to be serviced by Restricted Access Vehicles.

12. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Shire of Gingin. Any lighting should be consistent with the International Dark Sky Association's LED Practical Guide.

Advice Notes:

1. In regard to Condition 1, any extension in time is not to exceed 5 years pursuant to Condition 2 of Additional Use 28 of the Shire of Gingin's *Local Planning Scheme No.9* (as amended).

2. In relation to installation of a new sealed crossover, this includes providing adequate sightlines to enable safe access and egress to the site and may require the modification of existing vegetation in the road reserve in liaison with the Shire's Operations and Assets Department.

3. In relation to a prohibition on Restricted Access Vehicles (RAV) servicing the development, Waterville Road is not currently RAV rated. Should the applicant seek to use RAV vehicles, further planning approval will require a Transport Impact Statement and Road Safety Audit. Such an application may trigger a condition for an upgrade of the Waterville Road/Cowalla Road intersection and ongoing road maintenance contributions.

4. In relation to the time/event limited condition, upon removal of the development the relevant portion of the site is to be rehabilitated to pre-development condition which comprises of a bare earth lot, free of any buildings, demolition rubble or remnants of the approved development.

5. The applicant is advised that the development is to comply with the *Environmental Protection (Noise) Regulations 1997*.

6. The applicant is advised that the development must comply with the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. The applicant should liaise with the Department of Water and Environmental Regulation in this regard.

7. The applicant is advised that the proposed development is required to comply with all other relevant legislation, including but not limited to the *Environmental Protection Act 1986* and Regulations, *Health (Miscellaneous Provisions) Act 1911* and Regulations, *Contaminated Sites Act 2003* and the National Construction Code.

8. If you are aggrieved by the conditions of this approval, you have the right to request that the State Administrative Tribunal (SAT) review the decision under part 14 of the *Planning and Development Act 2005*.

9. Further to this approval, the applicant is required to submit working drawings and specifications to comply with the requirements of the *Building Act 2011* and *Health Act 2016*, which are to be approved by the Shire of Gingin.

AMENDMENT

MOVED: Councillor Peczka SECONDED: Councillor Stewart

That the motion be amended in Condition 1 by deleting "10 years" and inserting "5 years".

LOST
3 / 4

FOR: *Councillor Balcombe, Councillor Peczka and Councillor Stewart*
AGAINST: *Councillor Kestel, Councillor Sorensen, Councillor Vis and Councillor Woods*

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Stewart SECONDED: Councillor Vis

That Council grant Development Approval for an Additional Use (Industry - Light) on Lot 8021 (27) Waterville Road, Neergabby subject to the following conditions:

1. This approval is valid for 10 years only, after which time the land shall not be used for the purpose approved unless a new Application for Development Approval has been submitted and approved.

2. This approval is valid whilst a bona-fide agricultural use is being undertaken on the balance land. In the event an agricultural use ceases to be undertaken, this approval will cease to have effect and shall lapse.

3. The land use and development shall be undertaken in accordance with the approved plans and specifications unless otherwise conditioned in this Approval.

4. Prior to the commencement of site works, the development plans are to be amended to ensure the aggregate development area is at or less than 3 hectares in area, to the satisfaction of the Shire of Gingin.

5. Prior to commencement of site works, an Operational Management Plan must be prepared which includes the following detail to the satisfaction of the Shire of Gingin:

    a. Hours of operation;
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    e. Vehicle access route (i.e. vehicles will not use the unsealed portion of

Waterville Road);
f. Maximum number of buildings being assembled at any given time; and
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6. Prior to commencement of site works, a Waste Management Plan must be prepared which includes the following detail to the satisfaction of the Shire of Gingin:

   a. The location of bin storage areas and bin collection areas;
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   c. Management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas;
   d. Frequency of bin collections; and
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7. Prior to the commencement of site works, a Construction Management Plan for the construction phase of the development shall be submitted to and approved by the Shire of Gingin, and thereafter implemented, that at a minimum:

   a. Ensures site works, machinery and materials on the site do not generate unreasonable levels of noise, vibration, dust, wastewater, or waste products; and
   b. Outlines the location of construction amenities.

8. Prior to occupation of the development, vehicle parking, manoeuvring and circulation areas shall be designed, constructed, sealed and drained to the satisfaction of the Shire of Gingin. The car parking is to be maintained to the satisfaction of the Shire of Gingin for the duration of the development.

9. Prior to occupation of the development, the car parking area is to provide 1 canopy shade tree per every 4 car parking bays to the satisfaction of the Shire of Gingin. The landscaping and irrigation are thereafter to be maintained for the life of the development to the satisfaction of the Shire of Gingin.

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Practical Guide.

Advice Notes:

1. In regard to Condition 1, any extension in time is not to exceed 5 years pursuant to Condition 2 of Additional Use 28 of the Shire of Gingin's *Local Planning Scheme No.9* (as amended).

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3. In relation to a prohibition on Restricted Access Vehicles (RAV) servicing the development, Waterville Road is not currently RAV rated. Should the applicant seek to use RAV vehicles, further planning approval will require a Transport Impact Statement and Road Safety Audit. Such an application may trigger a condition for an upgrade of the Waterville Road/Cowalla Road intersection and ongoing road maintenance contributions.

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7. The applicant is advised that the proposed development is required to comply with all other relevant legislation, including but not limited to the *Environmental Protection Act 1986* and Regulations, *Health (Miscellaneous Provisions) Act 1911* and Regulations, *Contaminated Sites Act 2003* and the National Construction Code.

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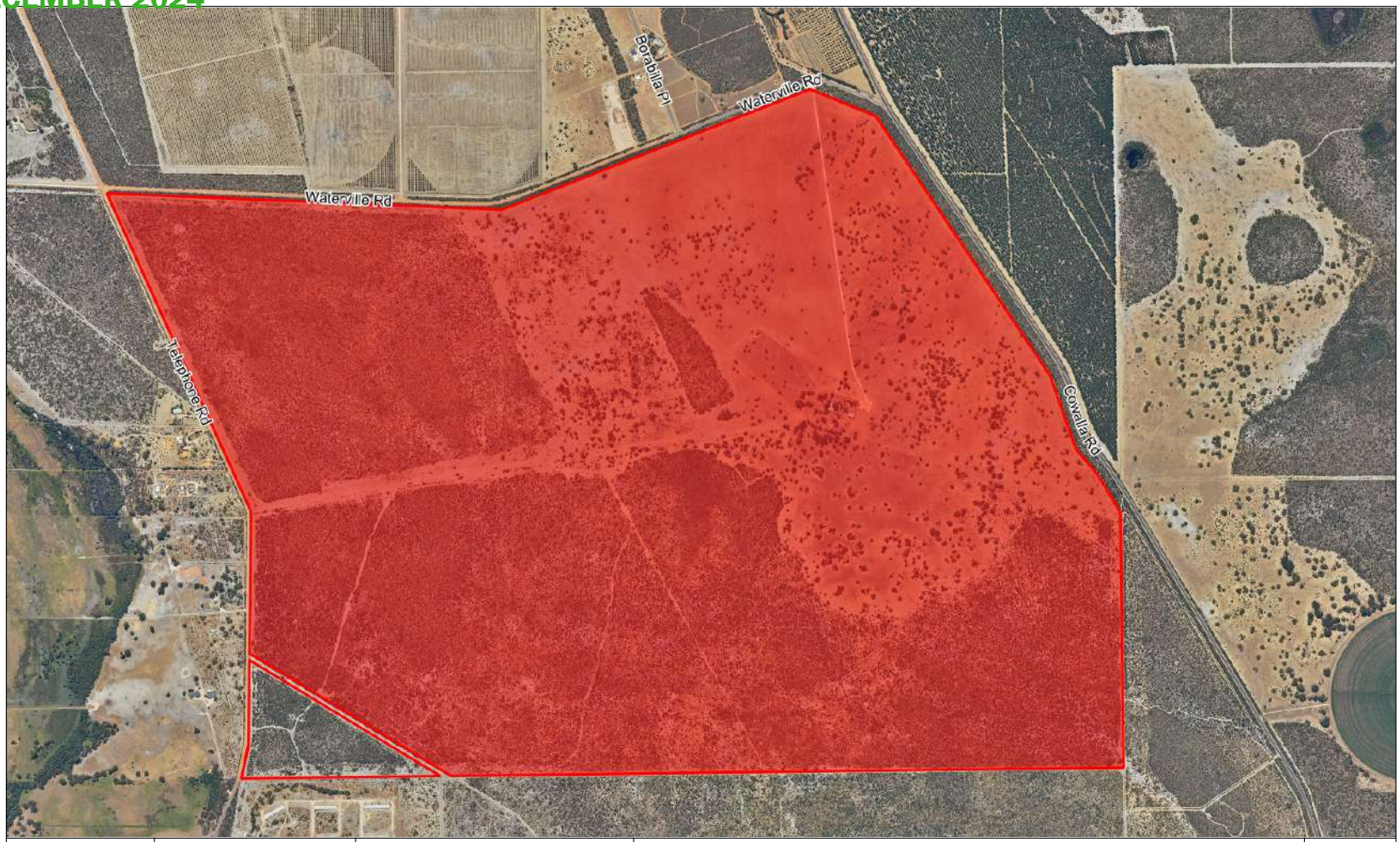
9. Further to this approval, the applicant is required to submit working drawings and specifications to comply with the requirements of the *Building Act 2011* and *Health Act 2016*, which are to be approved by the Shire of Gingin.

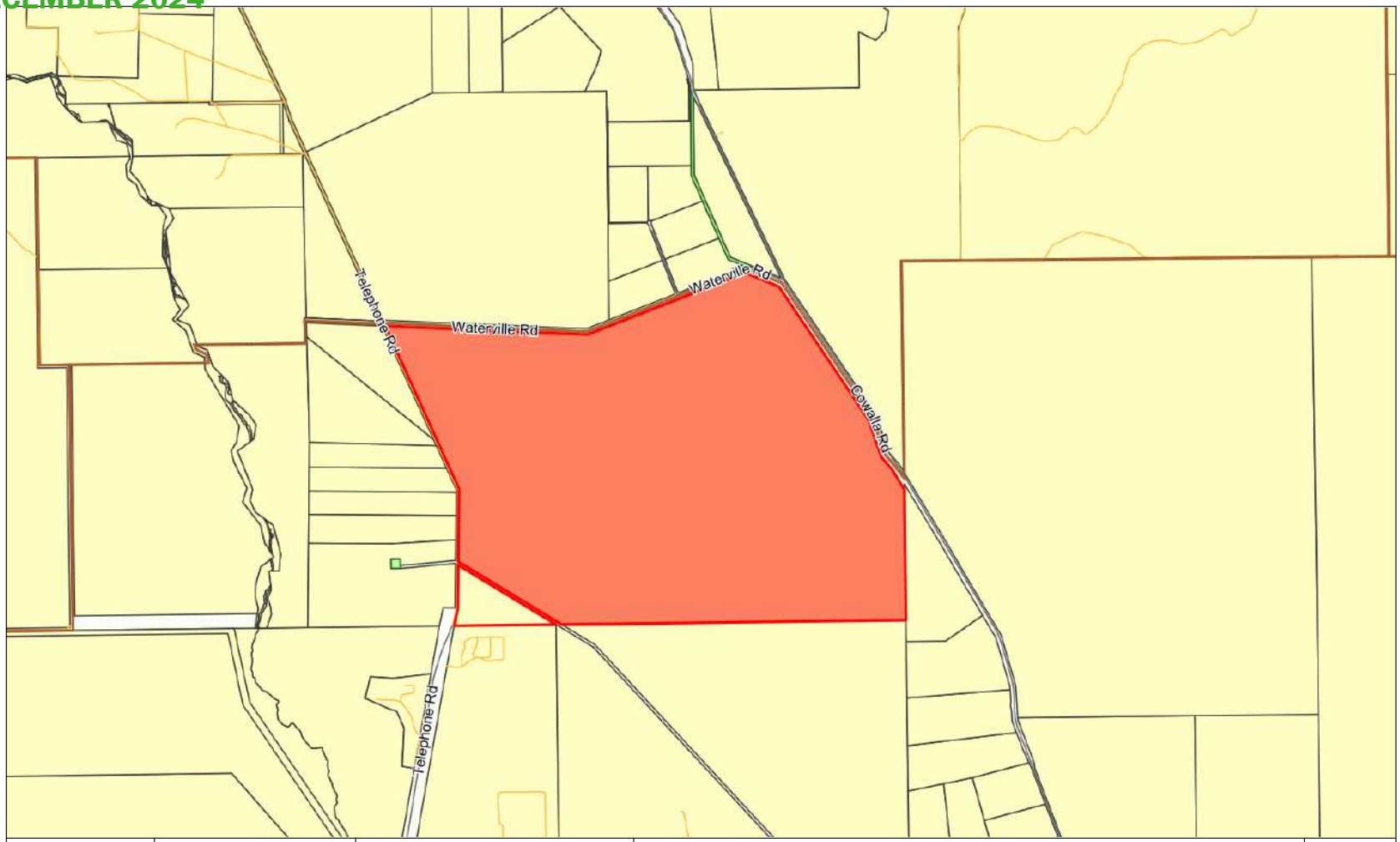
LOST
1 / 6

FOR: *Councillor Kestel*

AGAINST: *Councillor Balcombe, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*



SHIRE OF GINGIN	7 Brockman St Gingin WA 6503 P: 08 9575 5100 255 Vins Way Lancelin WA 6044 P: 08 9575 5155 E: mail@gingin.wa.gov.au	Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.	Aerial Map - Lot 8021 (27) Waterville Road, Neergabby Scale: 1:19066 Date: 11/09/2024	N



SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

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Location Plan - Lot 8021 (27) Waterville Road, Neergabby

Scale: 1:37239

Date: 11/09/2024

N

Rise Urban

Our reference: Ltr08-1202023
Enquiries: Nick Grindrod

02 September 2024

Shire of Gingin
7 Brockman Street
GINGIN WA 6503

Attention: James Bayliss, Manager Planning and Building

Dear James

RE: DEVELOPMENT APPLICATION – LOT 8021 (27) WATERVILLE ROAD, NEERGABBY – ASSEMBLY OF TRANSPORTABLE BUILDINGS AND ASSOCIATED HARDSTAND

On behalf of Vintian Construction, Rise Urban is pleased to lodge this development application for construction of hardstand and assembly of transportable buildings at a portion of lot 8021 (27) Waterville Road, Neergabby.

This submission sets out justification demonstrating that the proposal satisfies the planning requirements for the site, and is supported by the following documentation:

- Completed Shire of Gingin Form of Application for Development Approval;
- Current certificate of title; and
- Plans of the proposal.

Site Context

Lot 8021 (27) Waterville Road, Neergabby is a 635ha parcel of land located approximately 2km north of Gingin Brook Road and immediately adjacent to the west of Cowalla Road in Neergabby.

The north-eastern third of Lot 8021 (approximately 210ha) is cleared farmland with sparse paddock trees. The remainder of the lot (approximately corresponding with the western and southern halves) is remnant and degraded native vegetation. A rectangular fenced 2ha area in the central east part of the lot contains the homestead and associated outbuildings, storage areas and gardens. The homestead and associated outbuildings and gardens occupy approximately 6,000m^2 of the 2ha homestead area, with the remainder (to the west, east and south of the homestead) disused.

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The part of Lot 8021 that is the subject of this development application ('the site') is located immediately to the east of the gardens associated with the homestead. The hardstand is proposed to be 30,000m^2.

A local context map depicting Lot 8021, the portion that is proposed to be developed with hardstand and the immediate surrounds is shown at Figure 1 below.

Figure 1 – Local Context Map – 27 Waterville Road, Neergabby (source: MNG Access, 2023)

Proposal

This development application seeks approval for 30,000m^2 of hardstand and assembly of transportable buildings on the hardstand. Assembly of transportable buildings is an 'industry – light' land use for the purposes of the Shire of Gingin Local Planning Scheme No. 9.

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The proposed works are as follows:

- 30,000m^2 of compacted hardstanding extending on the eastern side of the homestead. This includes areas identified as Zone A, B and C to be used for transportable blocks.
- 700m^2 of additional concrete hardstand will be constructed under and adjacent to an existing roofed shed (340m^2) located adjacent to the hardstand area. Roller doors are to be added to the shed.
- A transportable site office and WC will be assembled on site and set down to the north of the shed. No permanent buildings or structures are proposed.
- Four shipping containers to be used for storage.
- Four 25,000L water tanks.
- Marking of 20 car bays adjacent to Zone B, as well as a truck circulation area and a loading zone for deliveries and dispatches.
- Extension of a power line from the main meter box underground to the transportable buildings and existing shed to provide a source of power.
- Removal of paddock trees to accommodate the development.

The operational details of the land use are as follows:

- Assembly of an average of 180 buildings per year, with approximately 10-20 buildings to be under construction at any given time. It is anticipated that each transportable building will take approximately 1 month to build.
- The maximum size of the assembled buildings would be 14m x 3m.
- Approximately 20 employees and contractors on site at any given time.
- 1-2 truck movements in and out of the site per day are anticipated in the first year, with potential to grow to approximately 4 afterwards.
- Vehicles accessing the site to range from personal vehicles owned by employees to B-double trucks (or smaller) delivering materials or picking up completed transportable buildings. The largest vehicle would be 16m long as indicated on the submitted drawing;
- Assembly of the buildings will require use of a forklift and water cart, with all other machinery to be of a smaller scale (ie. handheld).
- Potable water for use in the staff kitchen and ablutions and water for the water cart will be delivered by a contractor, and waste water from these buildings will be collected from the site by a contractor.

It is important to note that the operation is limited to *assembly* (as opposed to fabrication or manufacturing) of modular transportable buildings. The operation will be limited to pre-made modular parts being delivered to the site, assembled into buildings and then dispatched.

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This proposal will generate the following types of traffic to the site:

- Employee vehicles;
- B-double trucks (or smaller) delivering the materials from which the transportable buildings will be assembled;
- B-double trucks (or smaller) collecting the completed transportable buildings; and
- Other smaller trucks or vehicles for incidental and ancillary purposes, such as delivering potable water, collecting waste or delivering or picking up smaller parts or machinery/equipment related to assembly of the transportable buildings.

There will be opportunities for local people to seek employment opportunities related to this development with the landowner using the Gingin Forum, Community Resource Centre, Gingin.net local directory, Gingin Buzz and Indeed.

Planning Assessment

The key planning instruments relevant to the site and the proposal are:

1. The *Shire of Gingin Local Planning Scheme No. 9*, which details the broad planning aims and intentions of the Shire and establishes requirements for land use and car parking;
2. The *Shire of Gingin Local Planning Policy 4.1 – Industrial Development in Rural Areas*, which limits the circumstances where industrial proposals are capable of being supported in rural areas in the Shire; and
3. *Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 – Deemed provisions for local planning schemes* (Deemed provisions), which sets out specific considerations to be made when assessing development applications.

The following sections demonstrate how the proposal meets the requirements of the above planning framework.

Shire of Gingin Local Planning Scheme No. 9
The proposed 'Industry – Light' land use is permissible in the location proposed, as it is included as Additional Use 28 in Schedule 2 of LPS 9. Additional use 28 is subject of a scheme amendment that will be gazetted by the time this application is determined.

The proposal is wholly located within the boundary of the Additional Use shown on the LPS 9 map and complies with all conditions to be attached to the Additional Use as follows:

Conditions	Assessment
1. Development is not permitted unless the local government has exercised its discretion by granting development approval.	This development application is intended to satisfy this condition.

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2. Development approval is to be time limited to an initial period of 10 years. Further time extensions are not to exceed 5 years and will be subject to an assessment of the development against the planning framework as it applies at that time.	It is open to the Shire to apply a condition to this effect. We request that any condition to this effect includes the 5 year extension option in order to provide flexibility in the future.
3. The development is to remain as a secondary use to the primary agricultural use of the land at all times.	The primary agricultural use of the land is intended to continue operating for the foreseeable future over a much larger area of the lot than the transportable building assembly operation.
4. The development is restricted to the assembly of modular/transportable buildings, associated structures and any incidental operations to the satisfaction of the local government.	This proposal is limited to assembly of modular/transportable buildings and parts thereof. The only associated structures include staff amenities and the existing shed.
5. The development area is to be located in one contiguous area within the lot that meets the following criteria:	The development is proposed within one contiguous area within the Additional Use area on the lot shown on the LPS 9 map.
a. partially located on land that is not required for the primary agricultural use of the lot;	Part of the hardstand area is located within the 2ha homestead area that is not used for agricultural purposes.
b. does not conflict with any area of consolidated remnant native vegetation;	The hardstand area has been located so as not to conflict with any of the consolidated areas of remnant native vegetation on the lot.
c. is not visible from any adjoining lot or public road; and	The hardstand area is located on top of a hill and set back sufficiently from all adjoining lots and public roads, which will ensure that it is not visible from these locations.
d. is set back a minimum of 500m from any lot boundary.	The hardstand is proposed to be set back over 650m from the closest lot boundary.
6. The development area is limited to a maximum area of 3 hectares.	The proposed hardstanding covers 3 hectares.
7. Access and egress for the development is limited to Waterville Road.	Access and egress for the development is proposed via the existing driveway, which connected to Waterville Road.

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8.	The presence of the development is not grounds to progress subdivision of the land.	No subdivision is proposed.

- Car Parking

Table 3 of LPS 9 provides that the parking standard to be applied to 'Industry' uses is 1 bay per 100m^2 gross leaseable area or 2 bays per unit, whichever is the greatest. No units are proposed and there is no definition to determine whether 'gross leaseable area' includes hardstand in this case. The closest comparable definition is 'net lettable area (nla)', which only relates to areas inside buildings. On this basis it is reasonable to apply the gross leaseable area calculation to the proposed staff room and office buildings only, rather than the shed (as it is only walled on one side) and hardstand.

The proposed office and WC have a footprint of less than 100m^2 and the 20 proposed parking bays significantly exceed the requirement set out above. This number of bays is proposed to reflect the anticipated maximum number of employees, which will ultimately drive demand for car parking.

- Vegetation Clearing

Clause 4.8.6.6 prevents natural vegetation from being removed without prior written approval of the Shire. This application seeks the Shire's approval to remove numerous paddock trees where the proposed hardstanding is located on the basis that these trees have no known recognised environmental significance, the EPA has supported the Scheme amendment, and these trees will no longer be necessary to support the primary grazing use of the property. The substantial number of paddock trees that do not conflict with the hardstand, and all remnant native vegetation on the property, will not be affected by this proposal.

Shire of Gingin Local Planning Policy 4.1 – Industrial Development in Rural Areas
This proposal meets the requirements of this Policy as detailed in the table below.

Policy Requirement		Comment
3.1	Industrial Developments in the rural areas will be considered if they fall within one of two broad categories:	Additional Use 28 of LPS 9 supersedes this requirement for this proposal.
a)	Noxious Industries and other industries that require extensive areas of land for buffer areas or the disposal and management of effluent; and	
b)	Light manufacturing industries that may be producing farm equipment and operates in conjunction with the rural activities of the property.	

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3.2	Generally light manufacturing type industries will be considered in accordance with the Light Industry provisions of the Scheme.	This proposal falls within the broad 'light manufacturing type industry' category and this submission demonstrates that it meets the relevant Scheme requirements.
3.3	Any proposal involving an industry producing significant amounts of effluent or other waste must be accompanied by a management plan detailing how the waste is proposed to be contained and/or treated.	N/A – this proposal will not generate significant amounts of effluent or other waste.
3.3.1	Before making a decision regarding any application regarding a waste producing industry the Council will refer details of the application including the management plan to the Department of Environment and Conservation and the Department of Water for comment and defer consideration of the matter for at least two weeks to allow the Authorities opportunity to comment.	N/A – this proposal is not for a waste producing industry.
3.4	All industrial developments in rural areas should be located and incorporate landscape elements to ensure they do not visually intrude on the rural landscape.	The location of this development is limited by the boundary of the Additional Use area on the Scheme map and Condition 5 to the top of a hill in the centre of the lot that is not visible from adjacent roads or nearby properties. No permanent buildings are proposed and construction of the transportable buildings will not require any large equipment. On this basis the proposal will not visually intrude on the rural landscape.

Deemed Provisions – Traffic and Access

Cl. 67(2)(s)-(t) of the Deemed provisions requires the Shire to give due regard to:

"*(s) the adequacy of –*
(i) the proposed means of access to and egress from the site; and
(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;
(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;"

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The means of access and egress to and from the site is fit for purpose. The largest trucks generated by this proposal will be B-double size, will not require traffic management and in most cases will likely be shorter and without a trailer. The trucks (and all other traffic unless any future employees live north of the site) will travel via the site driveway to/from Waterville Road, along Cowalla Road and then Gingin Brook Road to Brand Highway. Each road is described below.

- Gingin Brook Road forms part of Main Roads' 27.5m oversize B-double truck network.
- Cowalla Road also forms part of Main Roads' 27.5m oversize B-double truck network, and trucks of this size regularly use the 5km section of Cowalla Road between Waterville Road and Gingin Brook Road to service other primary production uses nearby. Cowalla Road is therefore capable of accommodating the trucks generated by this proposal.
- Waterville Road only provides access to 8 rural properties and the 280m section that trucks will use is sealed at the same width as Cowalla Road. Therefore, the construction of Waterville Road is suitable to accommodate the trucks.
- The driveway into the site has recently been upgraded and will be able to cater for the trucks and any 2 wheel drive vehicles owned by employees.

The submitted drawing shows swept paths that demonstrate how large vehicles will access and circulate the site. Furthermore, as detailed above, sufficient car parking bays are provided for the operation.

The development will generate up to 20 employee vehicle movements at the beginning and end of each workday, along with a maximum of four truck movements per day (mostly 1-2 movements, particularly for the period shortly after commencement of operation). Any other vehicle movements will be incidental and occasional.

The surrounding road network will readily be able to handle the negligible additional vehicle movements generated by this development, given it is constructed to handle both the volume and size of the vehicles that will use it.

In this regard, the WAPC's Transport Impact Assessment Guidelines provide that a Transport Impact Statement or Assessment is optional for unusual proposals that do not neatly fit into a category, such as this. Given this proposal does not include any warehouses, is not a typical industrial use and is very low impact, it does not fall into the Guidelines' 'Industrial/Warehouse' category. This application seeks for the Shire not to require a Transport Impact Statement to be prepared to support this application on the basis that the volume and size of the vehicles using the road network has been demonstrated to be negligible, and there would therefore be no benefit in preparing one.

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Deemed Provisions – Amenity
Cl. 67(2)(m)-(n) of the Deemed provisions requires the Shire to give due regard to:

"*(m) the compatibility of the development with its setting, including –*
- *(i) the compatibility of the development with the desired future character of its setting; and*
- *(ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*

(n) the amenity of the locality including the following –
- *(i) environmental impacts of the development;*
- *(ii) the character of the locality;*
- *(iii) social impacts of the development;*"

The principle of this operation in this location has already been determined by the Minister for Planning (via approval of the Scheme Amendment for an Additional Use) to be consistent with the desired future character of the locality, and the conditions attached to the additional use (which this proposal complies with) will ensure that the height, bulk, scale, orientation and appearance of a development such as this in this location is compatible with the rural setting.

The Environmental Protection Authority also assessed the potential environmental impacts of this development through the Scheme amendment process and determined to support the proposal. Removal of paddock trees will not cause any environmental impacts as these trees do not have any specific environmental value.

This development will have positive social impacts on the broader community by providing employment opportunities for locals.

As the transportable buildings are proposed to be assembled in the open air, there is potential for noise to travel from the hardstand area. The closest landholding to the hardstand area is approximately 750m to the east at lot 10 Cowalla Road, which comprises a paddock and horticultural activity with no buildings on the site. The closest dwellings to the hardstand area (on another lot) are located approximately 1.3km north-west at lot 122 Borabilla Place. Other dwellings are located further north along Borabilla Place and approximately 2.5km to the west and south near Telephone Road and Cowalla Road respectively.

The significant distances between the hardstand area and these lots and dwellings will allow for noise generated by construction of the transportable buildings to dissipate, such that at receiver points any noise is likely to be at a level that would be reasonably expected in a rural area. The operation will also need to comply with the *Environmental Protection (Noise) Regulations 1997*.

As detailed previously, the changes in topography over these significant distances will also prevent the hardstand and assembly activities from being visible from nearby lots and dwellings. On this basis the development will not cause any visual amenity impacts.

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Conclusion

As demonstrated by this letter, this proposal to assemble transportable buildings on hardstand satisfies the relevant planning requirements of LPS 9, the Shire's Local Planning Policy 4.1 and the Deemed provisions through the size and location of the hardstand on the lot, the limited scale of the light industrial operation in the context of the primary agricultural land use of the lot, and restriction of access to Waterville Road via the existing driveway.

This development application is consistent with the recently approved Scheme amendment for an Additional Use of 'Industry – Light' in the very small part of lot 8021 (27) Waterville Road, Neergabby that is subject to this proposal.

The proposed operation will support the ongoing viability of the primary production use on the site, support the local economy, will not impact the rural amenity of the locality, and will also not impact the operation of the broader road network.

We look forward to working with the Shire of Gingin to progress this application to a favourable determination.

Should you require any further advice or information in relation to this matter, please contact Nick Grindrod of this office on 0424 365 276 or via email at Nick@riseurban.com.au.

Yours sincerely

Cameron Leckey
Director
Rise Urban Pty Ltd

Enc: Completed Shire of Gingin application form; Certificate of title; Plans of the proposal.

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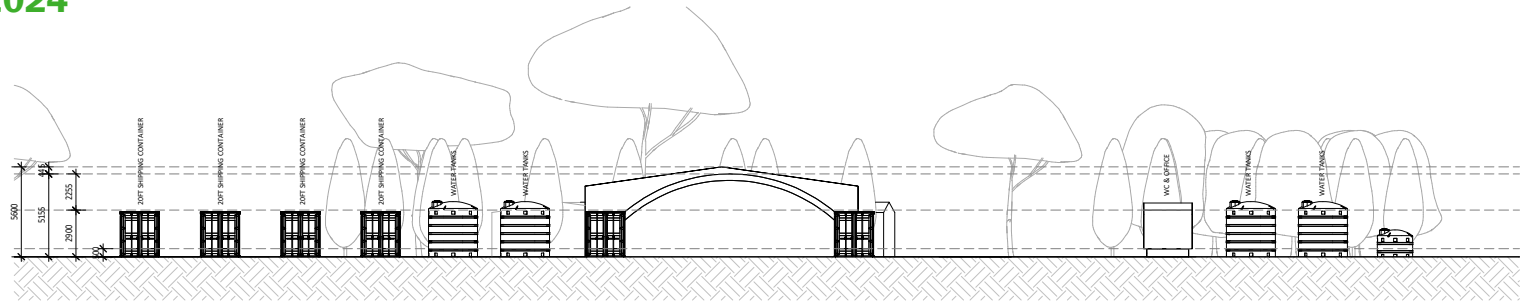
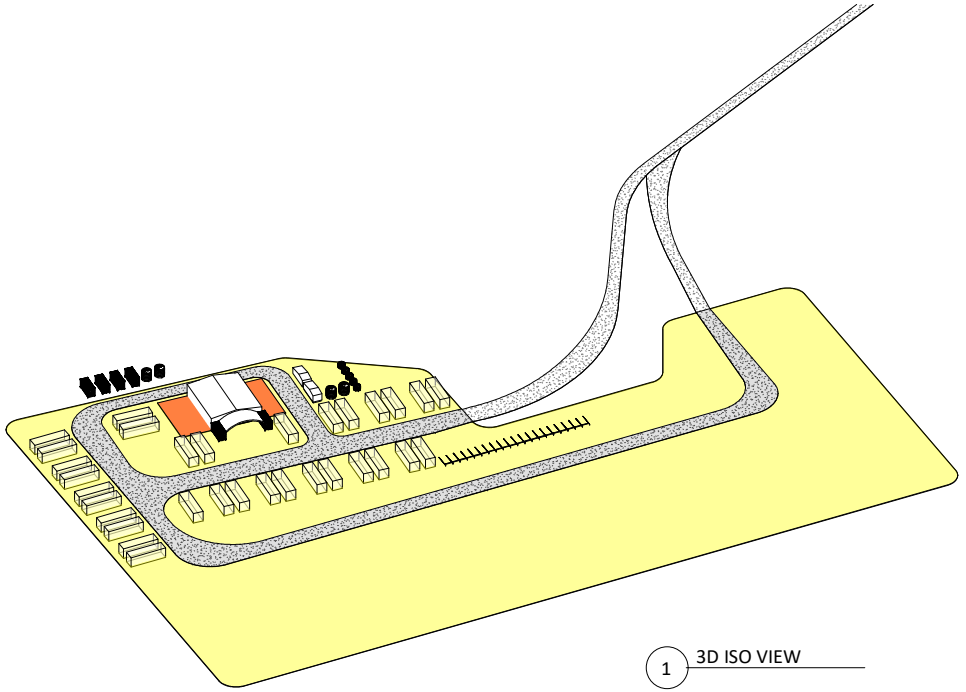
LEGEND

- YELLOW SOLID HATCHING INDICATES COMPACTED HARDSTAND AREA - APPROXIMATE AREA = 30 000m²
- GREY SOLID HATCHING INDICATES EXISTING AND PROPOSED BUILDING STRUCTURES ON SITE
- ORANGE SOLID HATCHING INDICATES PROPOSED CONCRETE HARDSTAND - APPROXIMATE AREA = 700m²
- GREY HATCHING INDICATES PROPOSED ROADWAYS



2 SITE OPERATIONS EAST ELEVATION
1 : 200



1 3D ISO VIEW

No.	Description	Date
A	CONCEPT ELEVATION ISSUED	30/08/2024

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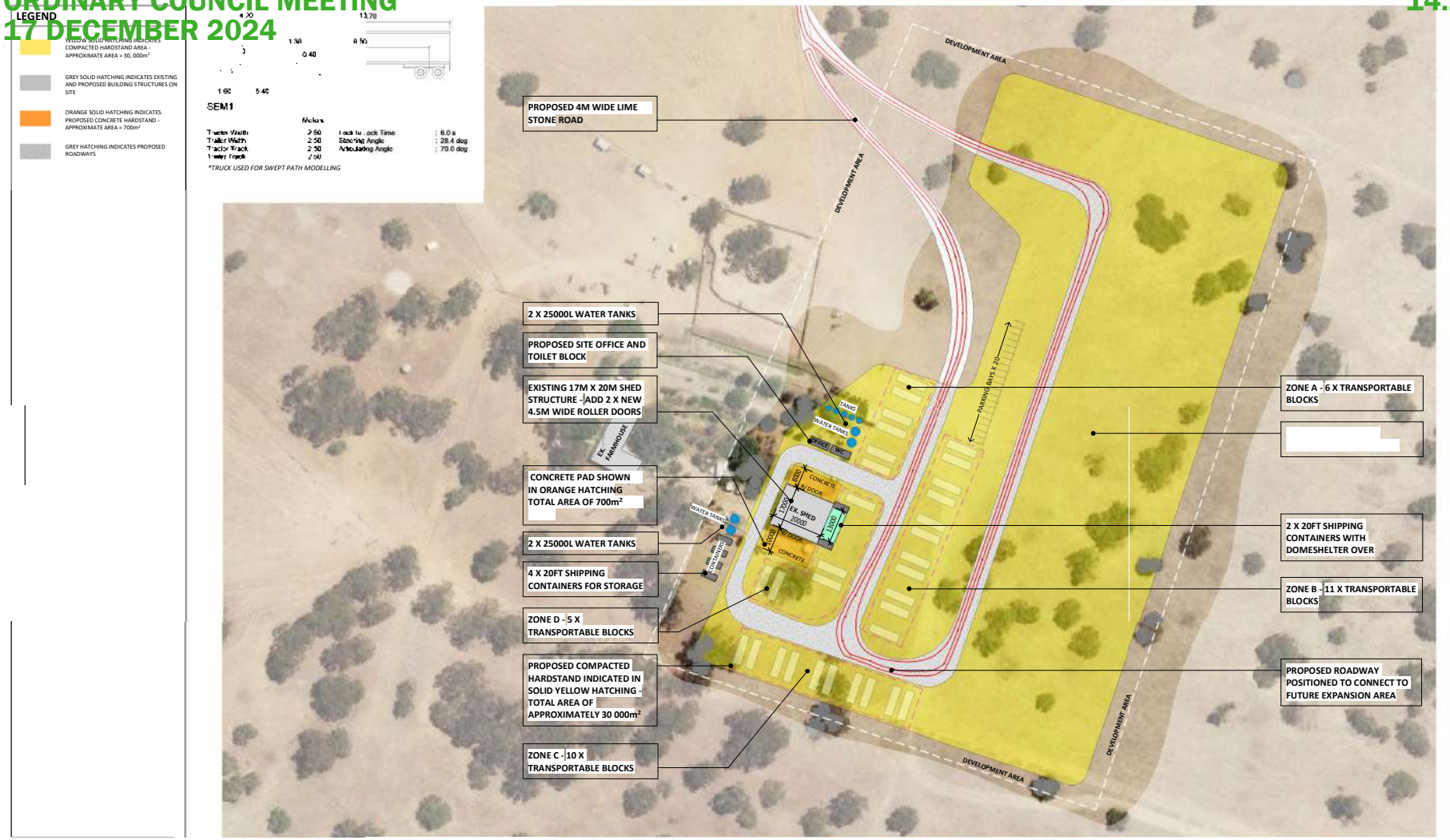
Project Name
LOT 8021 - PROPOSED SITE PLAN
.
CONCEPT DESIGN
.
#27 WATERVILLE ROAD, NEERGABBY

OVERALL ELEVATION

Project number	0118-23	Sheet Number	Current Revision
Date	FEBRUARY 2023	A201	A
Drawn by	LN		
Checked by	LN	Scale As indicated	ON A2 SHEET

30/08/2024 3:33:12 PM



0 12.5 m 25.0 m 50.0 m
SCALE: 1:1000

1 SITE OPERATIONS LAYOUT
1 : 1000

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EXO MAKING VISION REALITY

No.	Description	Date
A	CONCEPT DESIGN ISSUED FOR REVIEW	01/03/2023
B	CONCEPT DESIGN UPDATED	02/03/2023
C	CONCEPT DESIGN UPDATED	24/05/2023
D	REVISED FOR DA	21/08/2024

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Project Name
LOT 8021 - PROPOSED SITE PLAN
.
CONCEPT DESIGN
.
#27 WATERVILLE ROAD, NEERGABBY

PROPOSED SITE OPERATIONS LAYOUT

Project number	0118-23	Sheet Number	Current Revision
Date	FEBRUARY 2023	A200	D
Drawn by	LN		
Checked by	LN	Scale	As indicated ON A2 SHEET

21/08/2024 5:35:10 PM

SITE PLAN
Lot 8021 Waterville Road, Neergabby

NOTE:
Base Data supplied by Landgate
Areas and dimensions shown are
subject to final survey calculations.

Revision	Date	Item

LEGEND
SUBJECT LOT BOUNDARY
DEVELOPMENT AREA

	:	CLIENT
A3 @ 1:20,000	:	SCALE
24th OCTOBER 2024	:	DATE
	:	PLAN No.
	:	REVISION
Z.C.	:	PLANNER
S.B.	:	DRAWN

Rise Urban
AGILE PLANNING FOR THE NEW NORMAL

SCHEDULE OF SUBMISSIONS AND APPLICANTS RESPONSES

DEVELOPMENT APPLICATION: PROPOSED LIGHT INDUSTRY ON LOT 8021 (27) WATERVILLE ROAD, NEERGABBY

No.	Submitter	Submission details	Officer response
1.	Ratepayer	The submitter **does not support** the application and provides the following general comment: *We would like to lodge our opposition to the abovementioned application on the following grounds.* *As per Shire of Gingin Town Planning Scheme 9, light industry is not permitted by the scheme. The reason for this, as stated by scheme 9, is that the objectives of the General Rural Zone are.* • *Manage land use changes to ensure local rural character in maintained or enhanced, this application will noticeably damage the local rural character.* • *Encourage and protect broad acre agricultural activities such as grazing and horticulture. This application again will not achieve either of these objectives. If anything, I believe that success of this venture will decrease agricultural pursuits. Furthermore, changing the zoning of this property could encourage more industrial applications in this rural area.* • *Maintain and enhance the environmental qualities of the landscape. This development will destroy and environment qualities for those rural properties overlooking this site.* • *Provide for the operation and development of existing, future and potential rural land uses. Allowing this application, we believe, will diminish existing and future rural pursuits as this proposed industry is not in alignment with general rural land uses.* *As owners in Borabilla Place, we are also extremely concerned with the impact this will have on the local roads, as follows;* • *The current entrance to this property is situated on a blind corner of Waterville Rd, which means that large, slow trucks*	<u>Land Use/Zone Objectives:</u> It is noted that the recent Scheme amendment now allows for an additional use (Industry – Light). As part of this amendment, the additional use would have had to meet the objectives of the zone under the Scheme. It is considered that the development is largely consistent to the requirements of Additional Use 28, and therefore is considered to satisfy the objectives of the Scheme. <u>Traffic:</u> With respect to traffic access and safety, reference should be made to the 'Other Considerations – Traffic Access' of the Officer's assessment report. <u>Amenity:</u> It is noted that the recent Scheme amendment now allows for an additional use (Industry – Light). This is not a blanket rezoning for the area. As part of this amendment, the additional use considered amenity impacts. It is considered that the development is largely consistent to the requirements of Additional Use 28, and therefore is considered that the development will not create and adverse amenity impacts, subject to conditions of approval. Further reference should be made to the assessment against the Deemed Provisions contained within the Officer's assessment report – clause 67(2)(n).

		exiting the property could cause a major accident as they won't be visible to oncoming vehicles until the last minute. • *The intersection of Cowalla Rd and Waterville Rd is on a blind hill so when turning onto Cowalla Rd it is not possible to see the oncoming traffic. A safer option would be to consider relocating this properties driveway to enter Cowalla Rd within a safer straight section of road.* • *Waterville Rd is a very narrow road, designed only for local traffic and is already showing signs of fatigue at the entrance of the applicant property. We believe that Waterville Rd would need to be upgraded and widened, for residents' safety, should this application be successful.* *Finally, the closest properties to this application are small rural holdings, which have been specifically chosen by the landowners for the rural character. Allowing this rural character to be changed to industrial is reducing the enjoyment and quality of property for the surrounding neighbours.* *In summary, we oppose this application as it is not consistent with the objectives of the general rural zoning, it does not have sufficient road structure for these large trucks, which creates a road safety risk for residential owners, and it will destroy the local rural character which local residents and the Gingin shire have all been trying to protect.*	
2.	Ratepayer	The submitter **does not support** the application and provides the following general comment: - *Financial challenges of the father should have absolutely no bearing on an application for light industry in a rural zoned area.* - *We have a clear view of the development area from our house which will impact our property value.* - *Council recently approved Waterville Fresh change of use which will shortly result in increased heavy vehicles and workers vehicles on Waterville Road.* *Shire Officer commented on poor state of road and intersection at Cowalla and if application is approved, there will be additional traffic. The applicants haven't even repaired the damage to the bitumen on Waterville that happened when they upgraded the road on their*	The financial challenges was only justification to the proposed scheme amendment at the time, and not subject of this application. <u>Property value:</u> Property value alone is not a relevant planning consideration. <u>Traffic:</u> Refer above. <u>Development Area:</u> Whilst there has been some confusion with this particular comment (the 700sqm is for the shed), it has been noted that the development appears to be oversize. Refer to the assessment against the

		property in preparation for the new business. Has a traffic impact report been done. - *Condition that development area = maximum 3 hectares. Has this already increased to 30700m^2?* - *When consulted last year we were under the impression that this would be a temporary measure. Rise Urban states that the business intends to grow. If this is the intention, they should be establishing in the appropriate industrial area not on a farm where they are going to disturb the peaceful rural environment – the reason we have chosen to live in this location.*	Additional Use 28 requirements of the Officer's assessment report. <u>Duration of Development:</u> The development will be time limited to ten (10) years, with a possible five (5) year extension subject to further approvals. This is the requirement for the Additional Use 28.
3.	Ratepayer	The submitter **does not support** the application and provides the following general comment: *The plan provided attached to the letter regarding the development is not acceptable. Whilst it shows a north arrow and scale etc. it does not indicate the exact location of the proposed development in relation to the property boundaries of Lot 8081 and the adjacent gazetted roads.* *Light Industrial activity belongs in areas already zoned by the shire specifically for that use. Lot 8021 immediately south of Waterville Road was rezoned for Light Industrial Use under Local Planning Scheme No 9 (LPS No 9) on 18 July 2023. The big question most locals have raised is why?* *We were nearing completion of designing a new home to be built on Lot 121 after recently purchasing the property in July however we feel the proposed application received from the shire regarding development of Lot 8021 will impact significantly on the peaceful rural outlook in the area as indicated in your letter:* *1. Increased traffic volume, B Double trucks twice per day and 20+ light vehicles* *2. Noise* *3. Dust etc.*	<u>Insufficient Plans:</u> An amended plan has been provided. <u>Land Use/Zone Objectives:</u> Refer above. <u>Traffic:</u> Refer above. <u>Amenity:</u> Refer above.

		The current alignment of the intersection of Waterville Road and Cowalla Road is unsuitable for B Double trucks and presents a significant safety issue. *We object to the proposed application (your reference BLD/7844) as it affects all stakeholders currently residing in Borabilla Place and our plans to build a permanent residence on Lot 121, Waterville Road.*	
4.	Ratepayer	The submitter **does not support** the application and provides the following general comment: *We oppose application for the following reasons:* 1. *All the land in the area is rural in nature, industrial zoning even a small section will change the structuring of the region.* *The WA Planning Commission seeks to protect rural land as a state resource – in particular the mention of 'ensuring retention and protection of rural land for biodiversity protecting natural resource management and protection of valued landscapes and views".* 2. *The proposed site for the Industrial development is on top of a hill which will be in view of all properties to the north in Borabilla place. Part of the appeal of this area is the undulating topography of rural land, and having an industrial area with over 20 buildings is not pleasing to the eye in a rural based environment. Also multiple vehicles and trucks per day arriving and leaving on the driveway that leads from road to top of hill will also deplete the currently pleasant view. Our property is on the south west corner of Borabilla place with direct view of 27 Waterville rd property and we enjoy the rural landscape of land, trees and cows. Our planned house site would have a direct view to the proposed industrial site and driveway, which we would not want.*	<u>Land Use/Zone Objectives:</u> Refer above. <u>Amenity:</u> Refer above. <u>Traffic:</u> Refer above. <u>Vegetation:</u> Minimal removal is proposed with no adverse impacts to the Carnaby cockatoo. Reference should be made to the Officer's assessment report.

		3. *Noise will be of significant concern with the building of up to 20 buildings at any one time with 20 employees per day. Up to 4 B-double trucks and 20 employee vehicles per day arriving and leaving will also add significant noise. Loading and unloading steel components from heavily loaded trucks up to 4 times per day will also be very noisy. As the proposed site is elevated on top of the hill, it would be expected that noise will carry easily across the space to the properties on Borabilla place, thereby disturbing the current peace enjoyed.* 4. *Dust rising off the gravel driveway from so many vehicles and trucks using it could also be an issue to residents of Borabilla place. Especially as the wind usually blows from the south, thereby blowing dust over Borabilla place properties.* 5. *The specific vegetation of the area attracts the threatened Black Carnaby Cockatoos and provides an important feeding source. Interference of noise and traffic to the natural habitat could impact the regular inhabitation of these cockatoos.* 6. *A. Increased traffic on Waterville Road will not only be disruptive with noise, but also the road is not designed for the number of vehicles and heavy trucks expected per day with this proposed development.* *B. The bend in Waterville Rd east of the driveway of 27 Waterville Dve, is a blind bend on a narrow road. A fully loaded B-double truck which can be up to 26m in length and meeting a vehicle on that bend could be a significant risk for a serious accident. Furthermore, a truck pulling out from the driveway and turning right will be slow to get going, with a vehicle coming around the bend will not have long to stop in time to avoid hitting a truck pulling out across road.*	

		C. The intersection of Cowalla Rd and Waterville Rd has already been identified in the Waterville Fresh application as unsuitable for trucks to turn right at due the decreased view available to the left for other vehicles coming over the rise from the north and amount of time a truck would take to turn and take off potentially causing an accident. Trucks turning right into the road from the north would find it very difficult if not impossible due to the angle of the intersection. This would thereby reduce trucks to have a one way route turning left out of Waterville rd, this then impacts other rural properties north along Cowalla Rd with heavy trucks disturbing their peace also. Cowalla Rd is also narrow in some points with many potholes and would need some regular maintenance to support the increase in heavy truck traffic.	

SCHEDULE OF SUBMISSIONS AND APPLICANTS RESPONSES

DEVELOPMENT APPLICATION: PROPOSED LIGHT INDUSTRY ON LOT 8021 (27) WATERVILLE ROAD, NEERGABBY

No.	Submitter	Submission details	Applicants response
1.	Ratepayer	The submitter **does not support** the application and provides the following general comment: *We would like to lodge our opposition to the abovementioned application on the following grounds.* *As per Shire of Gingin Town Planning Scheme 9, light industry is not permitted by the scheme. The reason for this, as stated by scheme 9, is that the objectives of the General Rural Zone are.* • *Manage land use changes to ensure local rural character in maintained or enhanced, this application will noticeably damage the local rural character.* • *Encourage and protect broad acre agricultural activities such as grazing and horticulture. This application again will not achieve either of these objectives. If anything, I believe that success of this venture will decrease agricultural pursuits. Furthermore, changing the zoning of this property could encourage more industrial applications in this rural area.* • *Maintain and enhance the environmental qualities of the landscape. This development will destroy and environment qualities for those rural properties overlooking this site.* • *Provide for the operation and development of existing, future and potential rural land uses. Allowing this application, we believe, will diminish existing and future rural pursuits as this proposed industry is not in alignment with general rural land uses.* *As owners in Borabilla Place, we are also extremely concerned with the impact this will have on the local roads, as follows;*	<u>Light Industry Use</u> Amendment No. 24 to Local Planning Scheme No. 9 was approved by the Minister for Planning on 9th July 2024. This allowed an additional use on the part of Lot 8021 to which this DA relates allowing *Industry – Light* as an additional use, subject to conditions which the application submission letter confirms are met by this proposal. The proposed use is therefore permitted in this location. <u>Impact on Local Roads</u> The current access from Waterville Road works safely with cars and farm vehicles using the driveway and crossover. Vehicles approaching the driveway from the west will have a straight and clear view of vehicles entering the site from the crest of the hill 250m away. Approaching from the east, all vehicles will have to slow down to take the bend safely. This reduces the risk of conflicts with vehicles turning out of the driveway and will therefore not compromise the safety of the crossover. Waterville Road only provides access to 8 rural properties (including this site), meaning very low usage. The small section (280m) that trucks will use is 6m wide, which is only slightly less than Cowalla Road at 7m, which forms part of Main Roads' B-double truck network. The maximum width of a B-double truck is 2.5m. It is also important to note that there will be only 1-2 truck movements out of the site each day, and most will be shorter than B-double trucks and without trailers. We believe that Waterville Road is suitable for the proposed truck usage at its current width on this basis.

		• *The current entrance to this property is situated on a blind corner of Waterville Rd, which means that large, slow trucks exiting the property could cause a major accident as they won't be visible to oncoming vehicles until the last minute.* • *The intersection of Cowalla Rd and Waterville Rd is on a blind hill so when turning onto Cowalla Rd it is not possible to see the oncoming traffic. A safer option would be to consider relocating this properties driveway to enter Cowalla Rd within a safer straight section of road.* • *Waterville Rd is a very narrow road, designed only for local traffic and is already showing signs of fatigue at the entrance of the applicant property. We believe that Waterville Rd would need to be upgraded and widened, for residents' safety, should this application be successful.* *Finally, the closest properties to this application are small rural holdings, which have been specifically chosen by the landowners for the rural character. Allowing this rural character to be changed to industrial is reducing the enjoyment and quality of property for the surrounding neighbours.* *In summary, we oppose this application as it is not consistent with the objectives of the general rural zoning, it does not have sufficient road structure for these large trucks, which creates a road safety risk for residential owners, and it will destroy the local rural character which local residents and the Gingin shire have all been trying to protect.*	The Waterville Road intersection at Cowalla Road is well established and known to the majority of road users. We dispute the characterisation of the intersection as being on a blind hill as it is visible to southbound drivers from at least 250m further north, which we understand is approximately double the distance that it takes for a B-double truck travelling at 80km/h (the maximum permitted by the Main Roads conditions) to stop. <u>Impact on Rural Character</u> As previously detailed, the proposed light industry land use is specifically permitted in this location by Amendment No. 24. The development will take place approximately 1.15km to the south of the Borabilla Place - Waterville Road intersection. The existing farmhouse is visible from the southern part of Borabilla Place as it is located on higher ground, however the proposed hardstand will be barely visible from this distance (if at all) due to it being at ground level and shielded by existing paddock trees. The relatively small scale of development in relation to the overall lot size and the large internal distance from the development to the lot boundary ensures that the overall rural character will remain despite any potential glimpses of activity. The nature of the operation means that different numbers of transportable buildings could be constructed at any one time and will likely be imperceptible from this distant viewpoint most of the time – particularly given the operation will primarily occur in the south-western corner of the hardstand which is shielded by the farmhouse and shed.
2.	Ratepayer	The submitter **does not support** the application and provides the following general comment: - *Financial challenges of the father should have absolutely no bearing on an application for light industry in a rural zoned area.*	<u>Financial challenges</u> This information was provided as background and is not relevant to the planning assessment of this development application as the proposed land use is permitted on this site pursuant to Amendment No. 24.

		- *We have a clear view of the development area from our house which will impact our property value.*	Views Impacts on views and property values are not planning considerations and should not be given due regard by the Shire. Refer to the above commentary about concerns relating to potential impacts on rural character.
		- *Council recently approved Waterville Fresh change of use which will shortly result in increased heavy vehicles and workers vehicles on Waterville Road. Shire Officer commented on poor state of road and intersection at Cowalla and if application is approved, there will be additional traffic. The applicants haven't even repaired the damage to the bitumen on Waterville that happened when they upgraded the road on their property in preparation for the new business. Has a traffic impact report been done.*	Road comments Refer to our commentary under the Impact on Local Roads section above. The landowners (who use the road regularly) disagree that the road is in such a poor state that this development would warrant an upgrade. As mentioned above, this development will only attract approximately 20 employee vehicles and 1-2 trucks each day, which is likely to be within the capacity of Waterville Road given it only provides access to 8 rural properties.
		- *Condition that development area = maximum 3 hectares. Has this already increased to 30700m^2?*	Development size The maximum development area is 30,000m^2, the 700m^2 referred to in the development application submission was in relation to the proposed concrete hardstand beneath and adjacent to the existing shed. This forms part of the overall 30,000m^2 area and is not in addition to it.
		- *When consulted last year we were under the impression that this would be a temporary measure. Rise Urban states that the business intends to grow. If this is the intention, they should be establishing in the appropriate industrial area not on a farm where they are going to disturb the peaceful rural environment – the reason we have chosen to live in this location.*	Temporary use Condition 2 of Additional Use 28 limits development approval to a maximum of 10 year, with potential 5 year extensions if the development meets the requirements of the planning framework at that time. We expect that any approval issued by the Shire will be temporary.

3.	Ratepayer	The submitter **does not support** the application and provides the following general comment: *The plan provided attached to the letter regarding the development is not acceptable. Whilst it shows a north arrow and scale etc. it does not indicate the exact location of the proposed development in relation to the property boundaries of Lot 8081 and the adjacent gazetted roads.* *Light Industrial activity belongs in areas already zoned by the shire specifically for that use. Lot 8021 immediately south of Waterville Road was rezoned for Light Industrial Use under Local Planning Scheme No 9 (LPS No 9) on 18 July 2023. The big question most locals have raised is why?* *We were nearing completion of designing a new home to be built on Lot 121 after recently purchasing the property in July however we feel the proposed application received from the shire regarding development of Lot 8021 will impact significantly on the peaceful rural outlook in the area as indicated in your letter:* *1. Increased traffic volume, B Double trucks twice per day and 20+ light vehicles* *2. Noise* *3. Dust etc.* *The current alignment of the intersection of Waterville Road and Cowalla Road is unsuitable for B Double trucks and presents a significant safety issue.* *We object to the proposed application (your reference BLD/7844) as it affects all stakeholders currently residing in Borabilla Place and our plans to build a permanent residence on Lot 121, Waterville Road.*	<u>Site Plan</u> A site plan showing the location of the proposed development within the wider lot has been provided at the request of the Shire and is also attached to this response. This shows that development is taking place on a relatively small part of the overall lot and is at a suitable distance from the lot boundaries. Refer to our commentary under the <u>Light Industry Use</u> section above. The land was not rezoned – the only change was to add an Additional Use to enable this proposal to be permissible, which it now is given the Minister for Planning opted to approve the Scheme Amendment. Refer to our commentary under the <u>Impact on Rural Character</u> and <u>Impact on Local Roads</u> sections above. <u>Noise and Dust</u> The significant distance between the development and the adjacent landholdings (over 1km minimum) allows for the noise generated from the operation to dissipate over that distance, and means that noise levels are unlikely to be more than that reasonably expected in a rural area (noting that agricultural uses, some of which are noisy, are expected in rural areas). The Shire agreed with our position in its assessment of the Scheme Amendment: "*The impacts from the proposal will likely be contained within the confines of the subject land given the size of the rural lot. Nearby sensitive receptors are unlikely to be adversely impacted.*" The driveway is already constructed and did not require planning approval as it was upgraded to support the ongoing grazing of the land. It is expected that dust from vehicles traversing the driveway will generate limited dust, not unexpected in a rural area, that will not impact nearby properties.

4.	Ratepayer	The submitter **does not support** the application and provides the following general comment: *We oppose application for the following reasons:* *1. All the land in the area is rural in nature, industrial zoning even a small section will change the structuring of the region.* *The WA Planning Commission seeks to protect rural land as a state resource – in particular the mention of 'ensuring retention and protection of rural land for biodiversity protecting natural resource management and protection of valued landscapes and views".* *2. The proposed site for the Industrial development is on top of a hill which will be in view of all properties to the north in Borabilla place. Part of the appeal of this area is the undulating topography of rural land, and having an industrial area with over 20 buildings is not pleasing to the eye in a rural based environment. Also multiple vehicles and trucks per day arriving and leaving on the driveway that leads from road to top of hill will also deplete the currently pleasant view. Our property is on the south west corner of Borabilla place with direct view of 27 Waterville rd property and we enjoy the rural landscape of land, trees and cows. Our planned house site would have a direct view to the proposed industrial site and driveway, which we would not want.* *3. Noise will be of significant concern with the building of up to 20 buildings at any one time with 20 employees per day. Up to 4 B-double trucks and 20 employee vehicles per day arriving and leaving will also add significant noise. Loading and unloading*	Refer to our commentary under the Light Industry Use section above. Refer to our commentary under the Visual Impact section above. Vehicles accessing the site will only be visible for a very limited time on any given day. Refer to our commentary under the Views section above. Refer to our commentary under the Impact on Rural Character section above. Refer to our commentary under the Noise and Dust section above.

		steel components from heavily loaded trucks up to 4 times per day will also be very noisy. As the proposed site is elevated on top of the hill, it would be expected that noise will carry easily across the space to the properties on Borabilla place, thereby disturbing the current peace enjoyed. 4. *Dust rising off the gravel driveway from so many vehicles and trucks using it could also be an issue to residents of Borabilla place. Especially as the wind usually blows from the south, thereby blowing dust over Borabilla place properties.* 5. *The specific vegetation of the area attracts the threatened Black Carnaby Cockatoos and provides an important feeding source. Interference of noise and traffic to the natural habitat could impact the regular inhabitation of these cockatoos.* 6. *A. Increased traffic on Waterville Road will not only be disruptive with noise, but also the road is not designed for the number of vehicles and heavy trucks expected per day with this proposed development.* *B. The bend in Waterville Rd east of the driveway of 27 Waterville Dve, is a blind bend on a narrow road. A fully loaded B-double truck which can be up to 26m in length and meeting a vehicle on that bend could be a significant risk for a serious accident. Furthermore, a truck pulling out from the driveway and turning right will be slow to get going, with a vehicle coming around the bend will not have long to stop in time to avoid hitting a truck pulling out across road.*	<u>Vegetation</u> Very limited removal of vegetation (only isolated paddock trees) is necessary to facilitate the area of hardstand, and none of the vegetation being removed is identified as having environmental value. This was confirmed by the EPA during the scheme amendment process, as they opted not to assess the application. Refer to our commentary under the <u>Impact on Local Roads</u> section above.

		C. The intersection of Cowalla Rd and Waterville Rd has already been identified in the Waterville Fresh application as unsuitable for trucks to turn right at due the decreased view available to the left for other vehicles coming over the rise from the north and amount of time a truck would take to turn and take off potentially causing an accident. Trucks turning right into the road from the north would find it very difficult if not impossible due to the angle of the intersection. This would thereby reduce trucks to have a one way route turning left out of Waterville rd, this then impacts other rural properties north along Cowalla Rd with heavy trucks disturbing their peace also. Cowalla Rd is also narrow in some points with many potholes and would need some regular maintenance to support the increase in heavy truck traffic.	

14.3 PROPOSED ALIGNMENT OF COMMUNITY INFRASTRUCTURE IN RELATION TO THE LANCELIN SOUTH STRUCTURE PLAN (LOT 9001 LANCELIN ROAD, LANCELIN)

File	LND/137
Applicant	VIMG
Location	Lot 9001 Lancelin Road, Lancelin (Lancelin South)
Owner	VIMG
Zoning	Future Development
WAPC No	NA
Author	James Bayliss - Executive Manager Regulatory and Development Services
Reporting Officer	James Bayliss - Executive Manager Regulatory and Development Services
Refer	19 March 2013 – Item 11.3.3
Appendices	1. Extract from Council Minutes (19 March 2013) [**14.3.1** - 9 pages] 2. Southern and northern coastal links (2013) [**14.3.2** - 2 pages] 3. Lancelin South correspondence (2013) [**14.3.3** - 2 pages] 4. Coastal Access Development Plan (2024) [**14.3.4** - 8 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider the location and alignment of community infrastructure in relation to the Lancelin South Structure Plan (LSSP) area.

BACKGROUND

The Shire entered into a Deed of Agreement (DoA) in 2001 with the then developer of Lancelin South. The DoA largely addressed community infrastructure to be provided for the Lancelin South Structure Plan (LSSP) area, however it also included provisions for an additional lime sand haulage route and remedial works to Old Ledge Point Road. The LSSP provides for ~1250 residential lots, 54 industrial lots and associated public open space (POS).

The officer understands that Stage 1 of Lancelin South was developed in ~2012 with Council providing subdivision clearance at its meeting on 21 May 2013 for 51 lots. Land did not sell as intended, and as such further subdivision was not actioned until ~2021.

The DoA contains various trigger points for community infrastructure to be installed by the developer, however given the slow uptake the trigger points are yet to be reached.

The original Deed (2001) has undergone various revisions as outlined below:

- 5 March 2001;
- Deed of Variation – 14 May 2010;
- Deed of Variation - 22 July 2011;
- Replacement Agreement - 1 December 2021;
- Deed of Variation of Replacement Agreement - 15 March 2022; and
- Deed of Variation of Replacement Agreement - 20 June 2022.

The Deed is secured on the land titles by way of a caveat registered to the Shire, to secure the Shire's interests and ensure VIMG WA (the current landowner) performs its obligations as required under the Deed.

Council at its Ordinary Meeting on 30 April 2024 resolved to temporarily lift the caveat on the title for financing purposes, however the officer notes parts 2 and 3 of the resolution below:

2. *Advise VIMG WA that the dual use pathway linking the development area to the Lancelin townsite and the recreation grounds is the priority when considering timing for construction of the Community Facilities.*

3. *Encourage VIMG WA to secure all relevant statutory approvals for the construction of the Community Facilities as a matter of urgency, to ensure construction work is able to commence in a timely manner upon the trigger points outlined under the Deed being reached.*

In response to the above and acknowledging the Deed obligations, the landowner is seeking to finalise the alignment of the various Community Facilities to enable detailed design to commence and the package of works to form part of the tender for the next stage of subdivision.

It should be noted that the provision of Coastal Facilities to satisfy the Deed was deliberated by Council on 19 March 2013. The following **appendices** are provided in this regard:

- Extract from Council Minutes (19 March 2013);
- Southern and northern coastal links (2013); and
- Lancelin South correspondence (2013).

The applicant's proposal related to this report is provided **(see appendices)** and titled Coastal Access and Development Plan (2024).

The noticeable differences between the 2013 coastal links and 2024 Coastal Access and Development Plans are outlined below:

- The Southern Coastal link alignment has been realigned in response to the cessation of an earlier mining tenement, with a remnant access track to be utilised.
- The Southern Coastal link is proposed to be reduced from 6m to 4m in width.
- The Southern Coastal link is proposed to be constructed from crushed limestone, whereas the 2013 Council Minutes outline the former developer agreed to sealing the southern link road and carpark.
- The Dual Use Pathway (DUP) connecting to the Sporting Grounds terminates adjacent to the existing carpark, whereas this continued on to the beach in the 2012 version as required under the Deed.

COMMENT

In order to consider the coastal infrastructure, pertinent clauses of the DoA are outlined below with corresponding officer comments:

Clause 3.11 states:

> *The Community Facilities will be constructed* ***in accordance with priorities set by the Shire.***

Officer comment:

The Council resolution from 30 April 2024 set out that Council's priority is the dual use pathway linking the development area to the Lancelin townsite and the recreation grounds. The priorities referenced above should not, however, be misconstrued by the applicant as implying that the other community facilities required are of no great concern. It is expected that they too will be constructed as per the DoA.

Clause 3.13 states:

*The Developer will prepare and submit to the Shire prior to subdivision of the Land, a **Coastal Access and Development Plan** to the satisfaction of the Shire showing:*

(a) The vehicle/pedestrian/bicycle link depicted in the LSSP (Lancelin South Structure Plan) at the southern coastal link ('Southern Coastal Link') and the dual use path link depicted in the LSSP as the Northern Coastal Link ('Northern Coastal Link'), as generally shown in the LSSP for access from the Land to the coast (together 'Coastal Links'); and

(b) Provision for beachfront vehicle parking and associated infrastructure and facilities (Coastal Facilities);

Officer comment:

The resolution from 2013 requested information in relation to the alignment and details of the infrastructure to be provided via the 'Coastal Access and Development Plan' as stipulated under the DoA, which remains relevant.

Clause 3.14 states:

The construction of the Coastal Links and Coastal Facilities will include a dual use path linking the area to the subject of the LSSP to Lancelin town site, provision for and construction of solar power and non-potable water services, ablution facilities, pathway access to the beach and two beach carparks with a total of 80 car bays;

Clause 3.15 states:

*Subject to obtaining all necessary approvals, in a period of no longer than one year from the date that a building license is granted by the Council for the 50th dwelling on the Land, **the Developer will construct the Link Road and Coastal Facilities (including the associated infrastructure refer to in clause 3.14) in accordance with the Coastal Access and Development Plan** referred to above as modified from time to time by the Developer with the written approval of the Shire;*

Clause 3.17 states:

(a) Relocation and re-establishment of the fairways and greens of the Lancelin Golf Course following decommissioning if a result of construction of the Coastal Links dissect the golf course fairways to a condition that is not less than the current Lancelin Golf Course standard. If the Coastal Link is not required to dissect any fairways then this clause is not applicable;

Clause 3.19 states:

> ***One year after the 50th dwelling in Lancelin South has been granted a building licence, the Shire will require the Developer to construct Old Ledge Point Road from the intersection at Lancelin Road to the Southern Coastal Link for the traffic of haulage and conventional vehicles.*** *The construction of Old Ledge Point Road, south of the Southern Coastal Link, will be undertaken in accordance with the requirement of clause 3.13 and not before the time prescribed by clause 3.13. Construction is to the reasonable satisfaction of the Shire.*

Officer Comment:

The Coastal Access and Development Plan (2024) notates 'proposed sealed pavement' along Old Ledge Point Road which foreshadows the need for the road to be upgraded to cater for haulage and conventional vehicles. The road specifications will be subject to engineering approval, with this report focussing on the alignment of the community infrastructure.

Engineering Comments

The concept drawings submitted for both the DUP and access track include limited specification details.

Dual Use Pathway
The detailed design for the DUP needs to consider drainage including pathway gradient and connection into existing drainage. The path geometry should be such that it is easy to use, this includes using shallower radius curves, path widening around bends/obstructions and minimal perpendicular changes of direction.

The Department of Transport in association with WALGA have produced a guidance document for the planning and design of shared paths in Western Australia. This guideline recommends the following for a shared path:

- The route is designated as a secondary route – it is a shared path within a recreational area, providing connections to primary and local routes;
- Should have a minimum width of 2.5m but a desirable width of 3m. 3m wide shared path is recommended for new local government shared paths;
- Should have a clearance of 0.5m minimum but 1.0m minimum from the edge of the trafficable lane or batters; and

- The surface material should be concrete which adheres to the specification outlined in the MRWA's Supplement to *Austroads Guide to Road Design: Part 6A (Appendix C Path Construction and Maintenance*). Concrete is recommended based on the saline environment and to reduce heat generation. Consideration should be given to inclusion of a colouring agent as the colourisation acts as a form of passive wayfinding, directing pedestrians and bike rider to safe routes.

The installation works should be such that the DUP is level with the adjacent natural surface to minimise trip hazards and edge break.

Southern Coastal Link
Consideration should be given to providing a sealed 6m wide access to connect to the 80 vehicle car park. Reducing the width of the track to 4m and only providing a limestone track will significantly reduce the level of service to the link users and will reduce the safety of the users.

Summary

In view of the above, the officer supports the proposed alignment of the DUP and southern coastal link. Further detailed design is required to ascertain if the specifications are suitable to the Shire.

STATUTORY/LOCAL LAW IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning and Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

SUBSTANTATIVE MOTION/OFFICER RECOMMENDATION

Moved: Councillor Stewart Seconded: Councillor Sorensen

That Council advise VIMG WA that:

1. The alignment of the Dual Use Path connecting Lancelin South to the Lancelin townsite is supported.

2. Council requests further detail in relation to the specification for the Dual Use Path.

3. The alignment of the Southern Coastal Link, beachfront vehicle parking and associated infrastructure and facilities is supported.

4. A revised Coastal Access and Development Plan (2024) is to be submitted to the Shire of Gingin for approval that addresses the following:

   a. Confirms the specification of the southern coastal link to properly serve as a 'vehicle/pedestrian/bicycle link';

   b. Widens the southern coastal link to 6 metres; and

   c. Extends the northern coastal link (dual use path) from the sporting grounds to the coastal foreshore.

5. Further detail is required in relation to the construction standard of Old Ledge Point Road from the intersection with Lancelin Road to the Southern Coastal Link to cater for haulage and conventional vehicles in accordance with the Deed of Agreement.

6. Council supports the provision of a potable water supply into the Lancelin Sporting Complex to be facilitated as part of earthworks, and for Administration to enter into discussions with VIMG WA in relation to costs.

AMENDMENT MOTION

MOVED: Councillor Peczka SECONDED: Councillor Stewart

That Council amend the Officer's recommendation in part 1 by adding the words 'and is the first project to commence.'

CARRIED UNANIMOUSLY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*
AGAINST: *Nil*

The amendment was incorporated into the Substantive Motion which was then put.

COUNCIL RESOLUTION

MOVED: Councillor Stewart SECONDED: Councillor Sorensen

That Council advise VIMG WA that:

1. The alignment of the Dual Use Path connecting Lancelin South to the Lancelin townsite is supported and is the first project to commence.

2. Council requests further detail in relation to the specification for the Dual Use Path.

3. The alignment of the Southern Coastal Link, beachfront vehicle parking and associated infrastructure and facilities is supported.

4. A revised Coastal Access and Development Plan (2024) is to be submitted to the Shire of Gingin for approval that addresses the following:

    d. Confirms the specification of the southern coastal link to properly serve as a 'vehicle/pedestrian/bicycle link';

    e. Widens the southern coastal link to 6 metres; and

    f. Extends the northern coastal link (dual use path) from the sporting grounds to the coastal foreshore.

5. Further detail is required in relation to the construction standard of Old Ledge Point Road from the intersection with Lancelin Road to the Southern Coastal Link to cater for haulage and conventional vehicles in accordance with the Deed of Agreement.

6. Council supports the provision of a potable water supply into the Lancelin Sporting Complex to be facilitated as part of earthworks, and for Administration to enter into discussions with VIMG WA in relation to costs.

CARRIED UNANIMOUSLY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*

AGAINST: *Nil*

11.3.3 LANCELIN SOUTH - PROVISION OF COASTAL FACILITIES

FILE:	**LND/137**
APPLICANT:	**SAM WILLIAMS – PROJECT MANAGER, LANCELIN SOUTH**
LOCATION:	**LOTS 9504 AND 9505 INDIAN OCEAN DRIVE, LOT 5243 LANCELIN ROAD AND LOT 1 OLD LEDGE POINT ROAD, LANCELIN**
OWNER:	**J B MATTHEWS**
REPORTING OFFICER:	**KEVIN TANG – PLANNING OFFICER**
REPORT DATE:	**19 MARCH 2013**
REFER:	**NIL**

COUNCILLOR RULE DECLARED A PROXIMITY INTEREST IN THIS ITEM AS MINING TENEMENT 70/57 IS IN PROXIMITY TO THE LANCELIN SOUTH DEVELOPMENT AND LEFT THE CHAMBER AT 3.46 PM.

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider the standard of Coastal Facilities to be provided at Lancelin South in accordance with the Deed of Agreement between the Shire and JB Matthews.

A copy of the request for consideration from Sam Williams, the landowner's representative, is attached as **Appendix 1.**

BACKGROUND

On 15 January 2013, as a consequence of the Councillor Concept Forum Item "Lancelin South – Proposed Coastal Facilities", Sam Williams, the landowner's representative, provided further information in relation to the proposal regarding Coastal Facilities as below:

- *The Southern Link Rd will be sealed, as will the car park.*

- *To run a power line to the site will cost in the order of $300,000, which is onerous and hence the solar power solution. I discussed this with David Burt at a site meeting and he agreed with the provision of solar power.*

- *In providing telephone facilities, I can advise that Telstra was not willing to provide copper to Stage 1 of the Lancelin South Estate and hence we did not liaise with Telstra regarding a phone box at the beach, especially given Telstra are generally not installing phone box systems with the prominence of mobile phones. I understand the need for an emergency system and hence the proposal for the wireless distress facility. I note that I also raised this with David Burt at the above mentioned meeting and he agreed with this proposal.*

- *There are a number of toilet block/ablution designs available. At this stage we are committed to providing design 2D as attached. The specifics of this will be provided by the manufacturer upon final agreement on the design.*

- *I cannot see where shower facilities are stipulated, however, we will provide these separately to the toilet system, i.e. a stand alone shower with incorporated tap. The provision of potable water to the site is unfeasible as the ERA potable water licence for the Lancelin South estate does not extend outside the Lancelin South boundary, i.e. we can't use Lancelin South water. If we could use Lancelin South potable water the costs to run this would be $300,000, which is onerous. In place of potable water, we propose using water from the superficial aquifer below the site, which is of a very high quality. Signs can be constructed advising the water is not potable/fit for drinking. I note in coming up with this solution, we are not generating a coastal shower system unique to Western Australia, given I am aware of many coastal showers that are sourced from bore water.*

PLANNING FRAMEWORK

Structure Plan

The Coastal Facilities (Coastal Links) are depicted on the Lancelin South Structure Plan and the Lancelin South Outline Development Plan.

Local Planning Scheme No. 9

The Coastal Facilities will be situated on Recreation Reserve land under Local Planning Scheme No. 9 (LPS No. 9).

STATUTORY FRAMEWORK

The Shire and the Landowner have a current Deed of Agreement and a Deed of Variation, including a Caveat on the land, which sets parameters in respect of Community Infrastructure timing and delivery.

CONCLUSION

In summary, the proposal for Council to confirm the standard of servicing to the Coastal Facilities appears reasonable given the distance from the development site to the coast.

Council, however, should insist on the Proponent supplying a Coastal Development and Access Plan given that such is referenced in the Deed of Agreement.

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that Council:

1. Accede to the request of the developer to provide the coastal amenities referenced in the Deed of Agreement and the Shire of Gingin as outlined in correspondence from Sam Williams, dated 13 November 2012, and in an email, dated 13 February 2013, which indicates that the facilities will include solar power, an emergency district telephone, ablutions and showers connected to a local underground water supply, and;

2. Require all such information in relation to the coastal access and development to be bound and returned to the Shire in the Coastal Access and Development Plan, to the satisfaction of the Shire, as referenced in the Deed of Agreement at Clause 3.9 which states:

   He will prepare and submit to the Shire, prior to the Subdivision of the Land, a Costal Access and Development Plan to the satisfaction of the Shire showing:

   (i) The vehicle/pedestrian/bicycle link depicted in the LSSP as the Southern Coastal Link ("Southern Coastal Link") and the dual use path link depicted in the LSSP as the Northern Coastal Link ("Northern Coastal Link"), as generally shown in the LSSP for access from the Land to the coast (together "The Coastal Links"); and

   (ii) Provision for beachfront vehicle parking and associated infrastructure and facilities ("Coastal Facilities").

RESOLUTION

Moved Councillor Ammon that Council:

1. **Accede to the request of the developer to provide the coastal amenities referenced in the Deed of Agreement and the Shire of Gingin as outlined in correspondence from Sam Williams, dated 13 November 2012, and in an email, dated 13 February 2013, which indicates that the facilities will include solar power, ablutions and showers connected to a local underground water supply; and**

2. **Require all such information in relation to the coastal access and development to be bound and returned to the Shire in the Coastal Access and Development Plan, to the satisfaction of the Shire, as referenced in the Deed of Agreement at Clause 3.9 which states:**

   He will prepare and submit to the Shire, prior to the Subdivision of the Land, a Costal Access and Development Plan to the satisfaction of the Shire showing:

   (i) The vehicle/pedestrian/bicycle link depicted in the LSSP as the Southern Coastal Link ("Southern Coastal Link") and the dual use path link depicted in the LSSP as the Northern Coastal Link ("Northern Coastal Link"), as generally shown in the LSSP for access from the Land to the coast (together "The Coastal Links"); and

   (ii) Provision for beachfront vehicle parking and associated infrastructure and facilities ("Coastal Facilities").

3. **Require Shire Staff to liaise with the proponent in relation to the need for an emergency district telephone and authorise the Chief Executive Officer to exercise his discretion in relation to this condition.**

CARRIED UNANIMOUSLY

REASON FOR VARIATION TO OFFICER'S RECOMMENDATION

COUNCILLORS WERE OF THE VIEW THAT THERE MAY NOT BE A NEED FOR AN EMERGENCY DISTRICT TELEPHONE. CONDITION 3 REFLECTS THIS VIEW.

COUNCILLOR RULE RETURNED TO THE CHAMBER AT 3.55 PM AT WHICH TIME THE SHIRE PRESIDENT ADVISED HIM OF THE DECISION WHICH HAD MATERIALISED DURING THE TIME HE WAS ABSENT FROM THE CHAMBER.

APPENDIX 1

LANCELIN SOUTH A FAMILY ORIENTED VILLAGE WITH AN ENVIABLE HOLIDAY LIFESTYLE

LancelinSouth

PO Box 60, Lancelin WA 6044

13 November 2012

Chief Executive Officer
Shire of Gingin
7 Brockman Street
Gingin WA, 6503

Submitted Via Email Only

Dear Sir,

Re: Further Deed of Variation- Joseph Beck Matthews and the Shire of Gingin.

I write to you in my capacity as Joe Matthews' Development Manager for the Lancelin South development with respect to the "Further Deed of Variation- Lancelin South" between Joseph Beck Matthews and the Shire of Gingin dated June 2011 and the "Deed of Variation" between Joseph Beck Matthews and the Shire of Gingin dated May 2010.

As you would be aware, we have commenced site works for stage 1 of the Lancelin South development and are in the process of seeking clearances from the Shire of Gingin for the required WAPC subdivision conditions. Given there are a number of clauses in the deed that become effective at the time of clearance of the subdivision conditions, I am writing to you to honour Joe Matthews commitment made in both of the above mentioned Deeds.

In assessing the Deeds, I have prepared the table over page that I consider lists the relevant items at this stage of the development and where applicable the amount for the items, which in accordance with the Deeds, will be provided to the Shire in the form of a bank guarantee. In some instances where clarification on Shire expectations is sought I have raised in the table.

Item	Status	Bank Guarantee Amount
Community Facilities Fund (Clause 1.6).	Shire to confirm this is only applicable on the sale of the 50th lot; given this is when the fund is to be created.	N/A.
Maritime Facilities Fund- Requires $207 from each lot sale (Clause 1.8).	Shire to confirm when in the calendar year this is to be paid.	N/A.
Prepare Coastal Access and Development plan (Clause 1.10 and 1.11).	Attached to this correspondence please find the Coastal Access and Development Plan. I note we have previously submitted the dual use path linking Lancelin South and the Lancelin town site.	N/A.
Caveat being registered over developers Land to protect the rights and interests of the Shire (1.12).	This caveat has been applied and will continue to apply to the parent titles post creation of individual titles.	N/A.
Bank Guarantee to be provided to the Shire for northern coastal link (Clause 1.14.3 - May 2010).	In accordance with the coastal link plan a price for the construction of this has been sought from Vernice Pty Ltd and this will form the price basis of the bank guarantee.	$ 37,920
Bank Guarantee to be provided to the Shire for coastal facilities (ablution facilities and emergency phone) (Clause 1.14.3 May 2010).	A price has been obtained for a waterless ablution block, solar powered lighting and nominal price allocation made for an emergency solar powered telephone.	$ 21,500
Bank Guarantee to be provided to the Shire for Dual Use Pathway to Lancelin Town (Clause 1.14.3 May 2010).	In accordance with the submitted Dual Use Pathway plan, a price for the construction of the asphalt pathway has been sought from Vernice Pty Ltd and this will form the price basis of the bank guarantee.	$ 319,138
Bank Guarantee to be provided to the Shire, as agreed, for southern coastal link and car park (Clause 1.14.3 May 2010 and 1.1.2 June 2011)	In accordance with the southern coastal link plan a price for the construction of this has been sought from Vernice Pty Ltd and this will form the price basis of the bank guarantee.	$ 139,890
Spray Seal for OLPRoad (Clause 1.14.4)	This item has been completed.	N/A.
Acoustic Report being prepared and approved (Clause 1.14.5)	This has been addressed and approval has been provided	N/A.

With respect to the coastal facilities, I note the discussion on site on the 5 October 2012 with Council's then CEO Mr David Burt whereby it was acknowledged the cost of running water and power to the southern coastal carpark from the Lancelin South subdivision would be prohibitively expensive. In addition to this I advised that based on our experience with Stage 1 of Lancelin South Telstra were not willing to lay the cable

and hence we relied on NBN Co. for our telecommunications. Given this we do not propose to run Telstra cable to the southern coastal carpark.

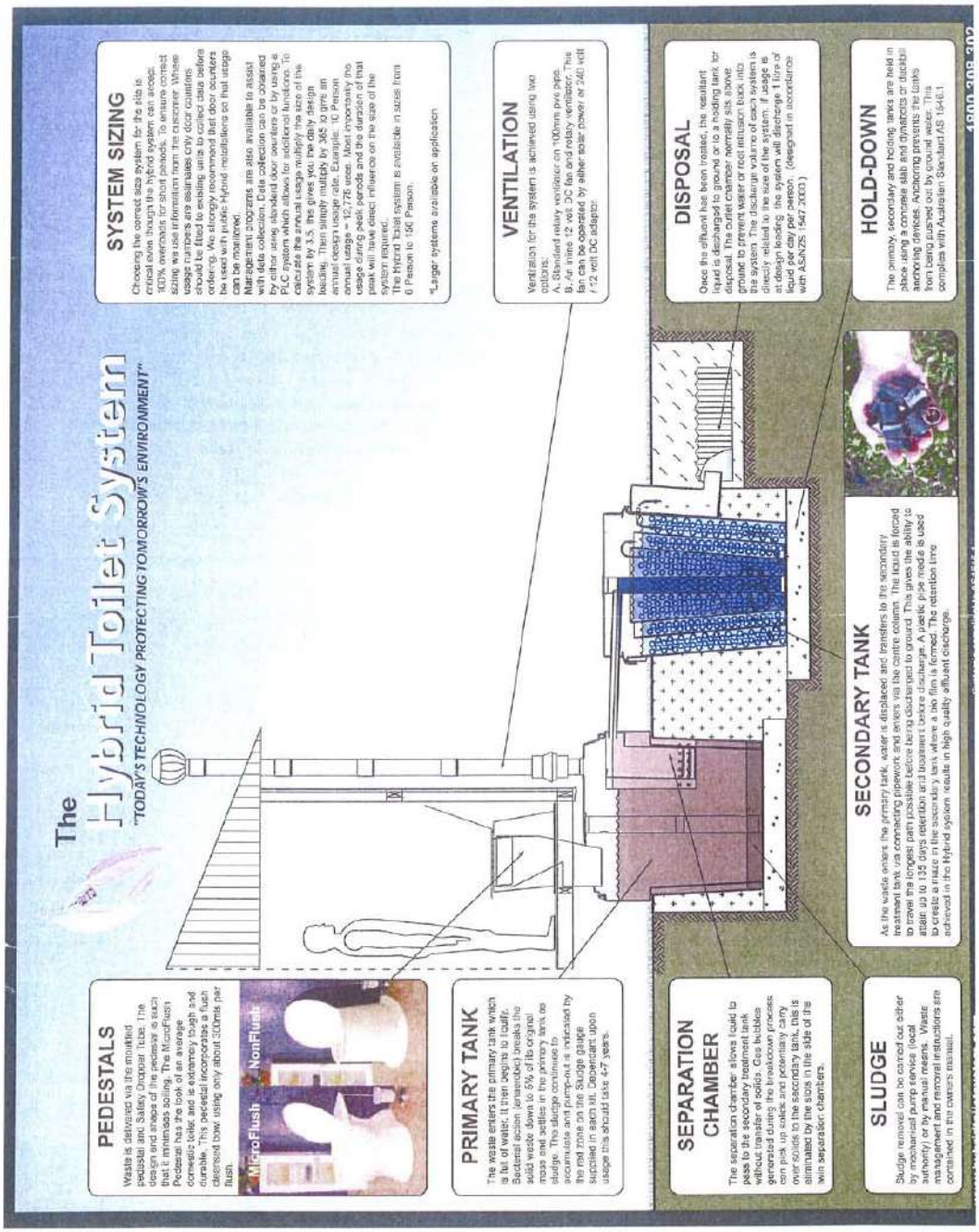
In overcoming the above listed issues we propose to install a non-flush Hybrid Toilet System (refer attached diagram of operation), which is the system used by the DEC and Main Roads WA. To address lighting requirements we will install a solar powered light outside the ablution block. Telecommunication requirements will be undertaken as per Mr Burt's suggestion for a solar powered wireless distress facility.

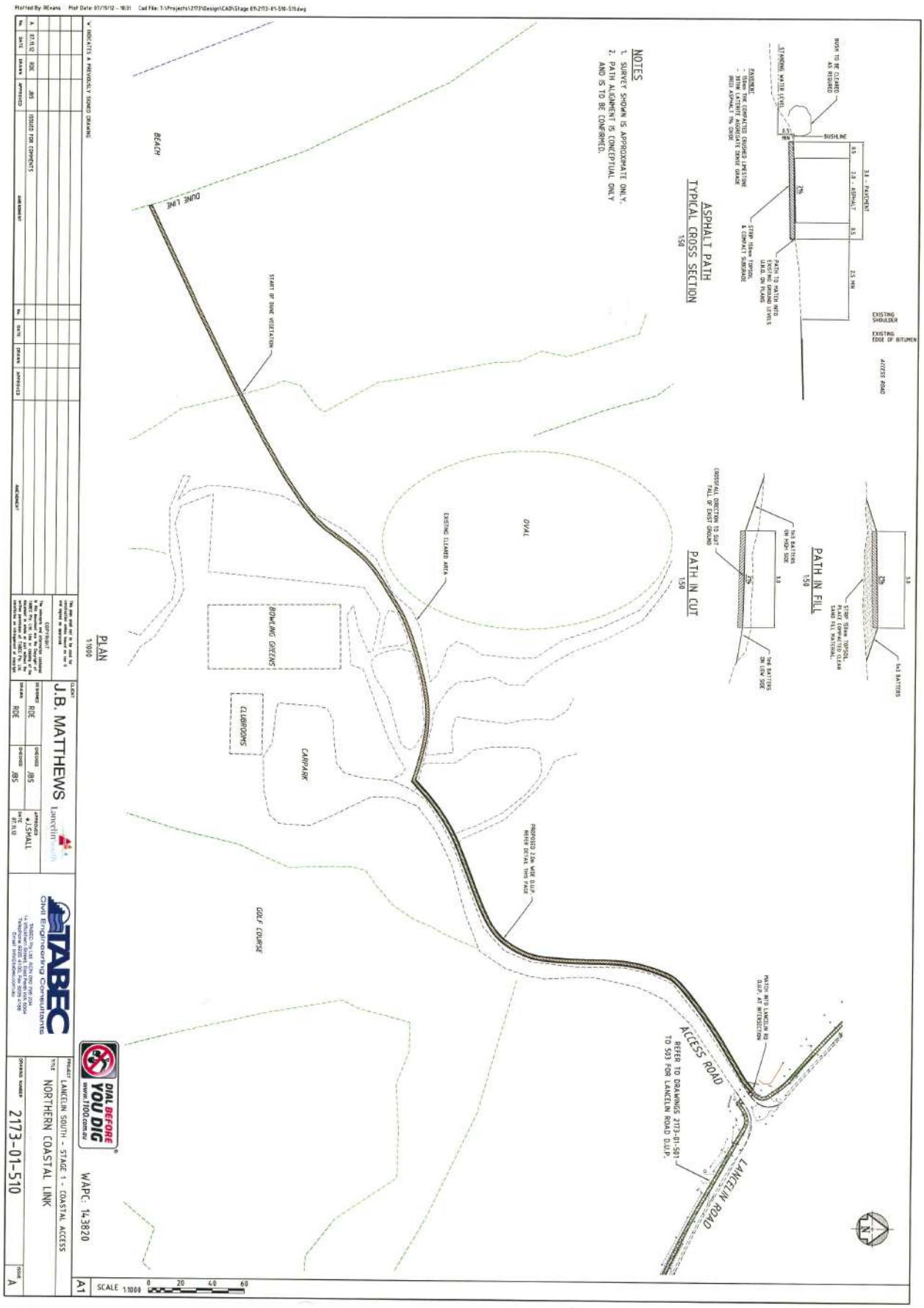
In accordance with the information contained in this correspondence, your confirmation on the above items and support on the bank guarantee amounts would be appreciated. Subject to your confirmation we will prepare a combined bank guarantee totalling the amount of these items and submit with Council.

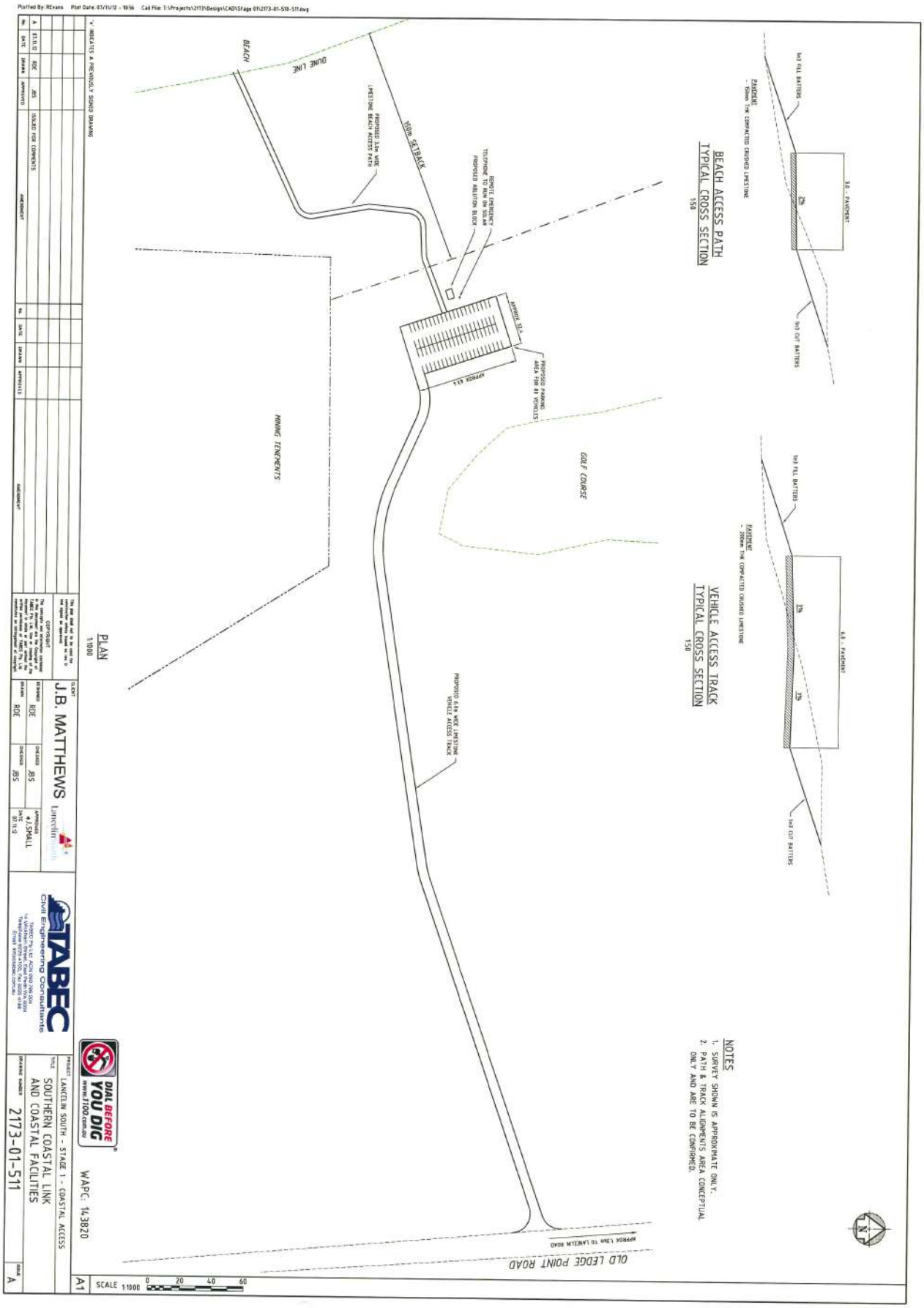
In the meantime, should you have any questions regarding the information contained in this correspondence please do not hesitate to contact me on 0418 116 216

Yours Faithfully,

Sam Williams
Development Manager
Lancelin South


The Hybrid Toilet System
"TODAY'S TECHNOLOGY PROTECTING TOMORROW'S ENVIRONMENT"
PEDESTALS
Waste is delivered via the insulated pedestal and Safety Dropper Tube. The design and shape of the pedestal is such that it minimises soiling. The MicroFlush Pedestal has the look of an average domestic toilet, and is extremely tough and durable. This pedestal incorporates a flush cleansing bowl using only about 300mls per flush.
MicroFlush
NonFlush
PRIMARY TANK
The waste enters the primary tank which is full of water. It then begins to liquify. Bacterial action (anaerobic) breaks the solid waste down to 5% of its original mass and settles in the primary tank as sludge. The sludge continues to accumulate and pump-out is indicated by the red zone on the Sludge gauge supplied in each kit. Dependant upon usage this should take 4-7 years.
SEPARATION CHAMBER
The separation chamber allows liquid to pass to the secondary treatment tank without transfer of solids. Gas bubbles generated during the breakdown process can pick up solids and potentially carry over solids to the secondary tank, this is eliminated by the slots in the side of the twin separation chambers.
SLUDGE
Sludge removal can be carried out either by mechanised pump service (local authority) or by manual means. Waste management and removal instructions are contained in the owners manual.
SYSTEM SIZING
Choosing the correct size system for the site is critical even though the hybrid system can accept 100% overloads for short periods. To ensure correct sizing we use information from the customer. Where usage numbers are estimates only door counters should be fitted to existing units to collect data before ordering. We strongly recommend that door counters be used with public Hybrid installations so that usage can be monitored.
Management programs are also available to assist with data collection. Data collection can be obtained by either using standard door counters or by using a PLC (programmable logic controller) and flow meters. To calculate the annual usage from the daily flow rate of the system by 3.5, this gives you the daily design loading. Then simply multiply by 365 to give an annual design usage rate. Example: 1C Person annual usage = 12,775 litres. Most importantly the usage during peak periods and the duration of that peak will have direct influence on the size of the system required.
The Hybrid toilet system is available in sizes from 6 Person to 15C Person.
*Larger systems available on application
VENTILATION
Ventilation for the system is achieved using two options:
A. Standard rotary ventilator on 100mm pvc pipe.
B. An inline 12 volt DC fan and rotary ventilator. This fan can be operated by either solar power or 240 volt / 12 volt DC adaptor.
DISPOSAL
Once the effluent has been treated, the resultant liquid is discharged to ground or to a loading tank for disposal. The outlet chamber normally sits above ground to prevent water or root intrusion back into the system. The discharge volume of each system is directly related to the size of the system. Each system is designed to suit the site and soil type. Types of disposal are trench, bed, absorption, all discharge rates are in accordance with AS/NZS 1547:2000.)
HOLD-DOWN
The primary, secondary and holding tanks are held in place using a concrete slab and dynabolts or ducktail anchoring dinkies. Anchoring prevents the tanks from being pushed out by ground water. This complies with Australian Standard AS 1546.1
SECONDARY TANK
As the waste enters the primary tank, water is displaced and transfers to the secondary treatment tank via connecting pipework and enters via the centre column. The liquid is forced to travel the longest path possible before being discharged to ground. This gives the ability to attain up to 120 days retention and treatment before discharge. A weak jet needle is used to create a haze in the secondary tank where a bed film is formed. The retention time achieved in the Hybrid system results in high quality effluent discharge.


NOTES
1. SURVEY SHOWN IS APPROXIMATE ONLY.
2. PATH ALIGNMENT IS CONCEPTUAL ONLY AND IS TO BE CONFIRMED.
ASPHALT PATH
TYPICAL CROSS SECTION
1:50
PATH IN FILL
1:50
PATH IN CUT
1:50
PLAN
1:1000
BEACH
DUNE LINE
START OF DUNE VEGETATION
OVAL
EXISTING CLEARED AREA
BOWLING GREENS
CLUBROOMS
CARPARK
GOLF COURSE
PROPOSED 2.5m WIDE ASPHALT PATH
REFER DETAIL THIS PAGE
ACCESS ROAD
LANCELIN ROAD
REFER TO DRAWINGS 2173-01-501 TO 503 FOR LANCELIN ROAD D.U.P.
PATH INTO LANCELIN RD D.U.P. AT INTERSECTION
BUSHLINE
EXISTING SHOULDER
EXISTING EDGE OF BITUMEN
ACCESS ROAD
J.B. MATTHEWS
Lancelin South
TABEC
Civil Engineering Consultants
LANCELIN SOUTH - STAGE 1 - COASTAL ACCESS
NORTHERN COASTAL LINK
2173-01-510
WAPC: 143820
SCALE 1:1000
A1
DIAL BEFORE YOU DIG
www.1100.com.au


BEACH ACCESS PATH
TYPICAL CROSS SECTION
VEHICLE ACCESS TRACK
TYPICAL CROSS SECTION
NOTES
1. SURVEY SHOWN IS APPROXIMATE ONLY.
2. PATH & TRACK ALIGNMENTS AREA CONCEPTUAL ONLY AND ARE TO BE CONFIRMED.
PLAN
1:1000
DUNE LINE
BEACH
100m SETBACK
MINING ENCROACHMENTS
GOLF COURSE
OLD LEDGE POINT ROAD
SCALE 1:1000
A1
WAPC: 143820
DIAL BEFORE YOU DIG
TABEC
Civil Engineering Consultants
J.B. MATTHEWS
LANCELIN SOUTH - STAGE 1 - COASTAL ACCESS
SOUTHERN COASTAL LINK
AND COASTAL FACILITIES
2173-01-511

From: Sam Williams [mailto:samwilliams@westnet.com.au]
Sent: Wednesday, February 13, 2013 3:36 PM
To: Lisa Edwards
Cc: JSmall@tabec.com.au; Joe Matthews
Subject: IF149291 - Deed of Variation Joe Matthews and the Shire of Gingin

Dear Lisa,

I write to you in response to your correspondence dated the 15 January 2013 requesting a response to your listed items 1-6. In accordance with this, I advise as follows:

1. I note your comment for the southern link road to be sealed. Whilst I cannot see where in the deed it is stipulated the road has to be sealed, in taking on board your comment, we are prepared to create a sealed road and for it to be constructed as you have identified.

2. In the deed I cannot see where a sealed car park is required and note plenty of coastal car parks in the WA are not sealed. However, we will provide a sealed car park.

3. With respect to the specific items the following is noted:

    a. To run a power line to the site it will cost in the order of $300,000, which is onerous and hence the solar power solution. I discussed this with David Burt at a site meeting and he agreed with the provision of solar power.
    b. In providing telephone facilities, I can advise Telstra were not willing to provide copper to Stage 1 of the Lancelin South estate and hence we did not liaise with Telstra regarding a phone box at the beach, especially given Telstra are generally not installing phone box systems with the prominence of mobile phones. I understand the need for an emergency system and hence the proposal for the wireless distress facility. I note that I also raised this with David Burt at the above mentioned meeting and he agreed with this proposal.
    c. There are a number of toilet block/ablution designs available. At this stage we are committed to providing design 2D as attached. The specifics of this will be provided by the manufacturer upon final agreement on the design.
    d. I cannot see where shower facilities are stipulated, however, we will provide these separately to the toilet system, i.e. a standalone shower with incorporated tap. The provision of potable water to the site is unfeasible as the ERA potable water licence for the Lancelin South estate does not extend outside the Lancelin South boundary, i.e. we can't use Lancelin South water. If we could use Lancelin South potable water the costs to run this would be $300,000, which is onerous. In place of potable water, we propose using water from the superficial aquifer below the site, which is of a very high quality. Signs can be constructed advising the water is not potable/fit for drinking. I note in coming up with this solution, we are not generating a coastal shower system unique to Western Australia, given I am aware of many coastal showers that are sourced from bore water.

4. The plans submitted are those referenced to Clause 1.10 and 1.11 (which replaced 3.9 and 3.10). We have not prepared and are not in a position to prepare detail specifications, as I see the Deed only requiring a plan and not detailed specifications. I note for the dual use path linking the Lancelin South development to the Lancelin Town we have prepared the detailed design for this (refer attached). I will print this out and also the paper copies of the other plans prepare and submit as a bound document.

5. Was the table I provided with the costs not sufficient? I note the agreement to provide the seal of the access road and the car park, which I have been advised by our engineer will cost as follows:

    a. Two coat seal, including laterite road base for 6m width plus 1m shoulders at $18/m2 = $80,000.00
    b. Two coat seal, including laterite road base for the car parking area at $20/m2 = $41,000.00.

    We will incorporate these costs into the bank guarantee amount. Given we are not undertaking immediate works and are basing the pricing on an agreed industry rate, we do not have the specific detail.

6. I note the Shire's comments regarding the spray seal. In accordance with the deed, the requirement of the seal was to ameliorate the dust. Whilst there are cracks/holes in the seal applied, it is noted the seal is still addressing the requirements of the deed through dust amelioration, which is evidenced through the attached pictures of a truck on the dirt road and then the spay sealed section.

Thank you for this Lisa and I look forward to your response to this correspondence.

Regards,
Sam

Sam Williams
Development Manager
0418 116 216

LancelinSouth

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NOTES

FOOTPATH PLAN
SCALE 1:1000

LOCALITY PLAN
SCALE N.T.S

LEGEND:

PROPOSED PIPEWORK

PROPOSED FOOTPATH. REFER SHIRE OF GINGIN STANDARD DRAWINGS FOR DETAILS

1:1000 AT A1
0 10m 20m 40m 60m

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DRAWN	DATE
A	ISSUED FOR INFORMATION	AO	15/10/2024
B	UPDATED AS PER CLIENT'S COMMENTS	SO	20/11/2024
C	UPDATED AS PER CLIENT'S COMMENTS	SO	20/11/2024

peritas

PERTH
08 6316 9299
14 GOODWOOD PDE,
BURSWOOD, WA 6100

MELBOURNE
03 8657 9292
SUITE 907, 697 COLLINS ST,
DOCKLANDS, VIC 3008

ENQUIRES@PERITASGROUP.COM.AU

CLIENT

VIMG

DESIGNED	DRAWN	CHECKED
A. OMELCHUK	A. OMELCHUK	A. SMITH
SURVEY DATUM	WAPC No	SCALE
		AS SHOWN @ A1
DRWG IS NOT FOR CONSTRUCTION UNLESS SIGNED BELOW		DATE OF PLAN
		OCT 2024

PROJECT

PROPOSED FOOTPATH ON LANCELIN ROAD
LANCELIN, WA 6044

TITLE

PROPOSED FOOTPATH
SHEET 1 OF 6

PROJECT NUMBER	DRG NUMBER	REV
PC24278	CI-03.00-PSP	C

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SCALE 1:1000

LOCALITY PLAN
SCALE N.T.S

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CLIENT

VIMG

DESIGNED	DRAWN	CHECKED
A. OMELCHUK	A. OMELCHUK	A. SMITH
SURVEY DATUM	WAPC Ref	SCALE
		AS SHOWN @ A1
DRWG IS NOT FOR CONSTRUCTION UNLESS SIGNED BELOW		DATE OF ISSUE
		OCT 2024

PROJECT
PROPOSED FOOTPATH ON LANCELIN ROAD
LANCELIN, WA 6044

TITLE
PROPOSED FOOTPATH
SHEET 2 OF 6

PROJECT NUMBER	DRG NUMBER	REV
PC24278	CI-03.01-PSP	C

FOOTPATH PLAN
SCALE 1:1000

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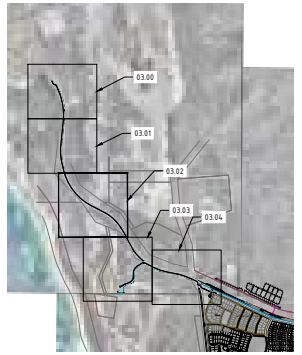

LOCALITY PLAN
SCALE N.T.S

LEGEND:

PROPOSED PIPEWORK

PROPOSED FOOTPATH. REFER SHIRE OF GINGIN STANDARD DRAWINGS FOR DETAILS

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CLIENT

VIMG

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SURVEY DATUM	WAPC No	SCALE
		AS SHOWN @ A1
DRWG IS NOT FOR CONSTRUCTION UNLESS SIGNED BELOW		DATE OF ISSUE
		OCT 2024

PROJECT

PROPOSED FOOTPATH ON LANCELIN ROAD
LANCELIN, WA 6044

TITLE

PROPOSED FOOTPATH
SHEET 3 OF 6

PROJECT NUMBER	DRG NUMBER	REV
PC24278	CI-03.02-PSP	C

PIPE FITTING REFERENCE NUMBERS		QUANTITY
1	Ø100 x Ø100 TEE FITTING	0
2	Ø150 x Ø150 TEE FITTING	0
3	Ø100 FLUSHING POINT	0
4	Ø150 FLUSHING POINT	1
7	Ø100 HYD FITTING	0
8	Ø150 HYD FITTING	0
10	Ø100 SLUICE VALVE	0
11	Ø150 SLUICE VALVE	0
13	11.25° BEND	3
14	22.5° BEND	4
15	45° BEND	2
16	90° BEND	1
26	Ø150 x Ø100 TEE FITTING	0
	TOTAL	11

TOTAL LENGTH OF WATER DISTRIBUTION MAIN PIPE EXTENSION = 1320m

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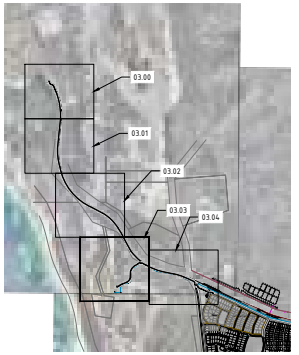

LOCALITY PLAN
SCALE N.T.S

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PROPOSED PIPEWORK

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peritas
PERTH
08 6336 9299
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BURSWOOD, WA 6100
MELBOURNE
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DOCKLANDS, VIC 3008
ENQUIRES@PERITASGROUP.COM.AU

CLIENT

VIMG

DESIGNED	DRAWN	CHECKED
A. OMELCHUK	A. OMELCHUK	A. SMITH
SURVEY DATUM	WAPC No	SCALE
		AS SHOWN @ A1
		DATE OF PLOT
		OCT 2024

PROJECT

PROPOSED FOOTPATH ON LANCELIN ROAD
LANCELIN, WA 6044

TITLE

PROPOSED FOOTPATH
SHEET 4 OF 6

PROJECT NUMBER	DRG NUMBER	REV
PC24278	CI-03.03-PSP	C

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NOTES

FOOTPATH PLAN
SCALE 1:1000

LOCALITY PLAN
SCALE N.T.S

LEGEND:

PROPOSED PIPEWORK

PROPOSED FOOTPATH. REFER SHIRE OF GINGIN STANDARD DRAWINGS FOR DETAILS

1:1000 AT A1
0 10m 20m 40m 60m

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DRAWN	DATE
A	ISSUED FOR INFORMATION	AO	15/10/2024
B	UPDATED AS PER CLIENT'S COMMENTS	SO	20/11/2024
C	UPDATED AS PER CLIENT'S COMMENTS	SO	20/11/2024

peritas
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08 6316 9299
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CLIENT:

VIMG

DESIGNED	DRAWN	CHECKED
A. OMELCHUK	A. OMELCHUK	A. SMITH
SURVEY DATUM	MGA94 Zone	SCALE
		AS SHOWN @ A1
ISSUED IS NOT FOR CONSTRUCTION UNLESS SIGNED BELOW		DATE OF ISSUE
		OCT 2024

PROJECT
PROPOSED FOOTPATH ON LANCELIN ROAD
LANCELIN, WA 6044

TITLE
PROPOSED FOOTPATH
SHEET 5 OF 6

PROJECT NUMBER	DRG NUMBER	REV
PC24278	CI-03.04-PSP	C

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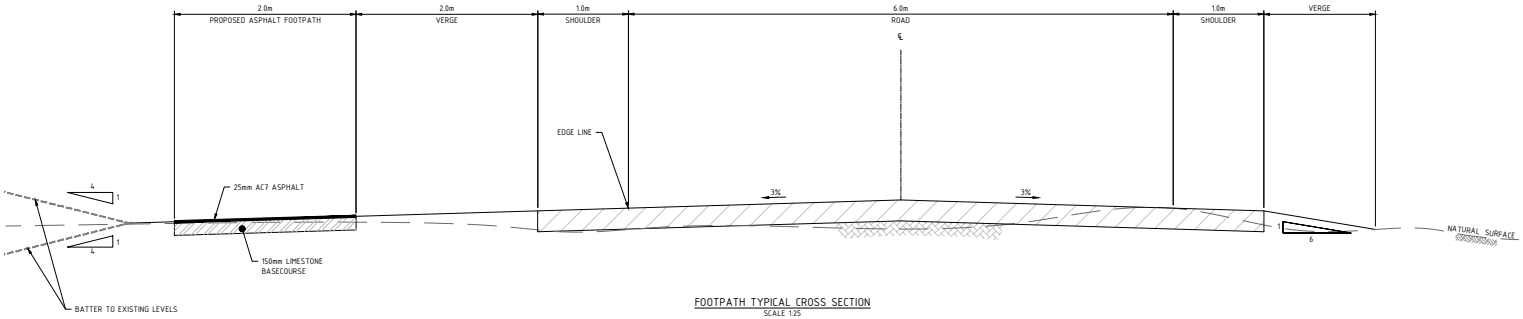
NOTES



FOOTPATH TYPICAL CROSS SECTION
SCALE 1:25

1:25 AT A1
0 0.25m 0.5m 1.0m 1.5m

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DRAWN	DATE
A	ISSUED FOR INFORMATION	SO	17/10/2024
B	UPDATED AS PER CLIENT'S COMMENTS	SO	20/11/2024
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DESIGNED	DRAWN	CHECKED
A. OMELCHUK	A. OMELCHUK	A. SMITH
SURVEY DATUM	WAPC No	SCALE
		1:25 @ A1
DWG IS NOT FOR CONSTRUCTION UNLESS SIGNED BELOW		DATE UPLOADED
		OCT 2024

PROJECT
PROPOSED FOOTPATH ON LANCELIN ROAD
LANCELIN, WA 6044

TITLE
PROPOSED FOOTPATH
SHEET 6 OF 6

PROJECT NUMBER	DRG NUMBER	REV
PC24278	CI-03.06-PSP	C

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SOUTH LANCELIN BEACH CARPARK CONCEPT

LANCELIN WA, 6044

NOTES:

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH SKETCH No. PC24278-CI-SK02.
2. LINEMARKING OF BAYS SHOWN FOR INFORMATION PURPOSES ONLY. DISABLED BAYS TO BE DELINEATED BY SIGNAGE.

KEY PLAN
SCALE 1:10000

CONCEPT PLAN
SCALE 1:250

1:250 AT A1
0 2.5m 5m 10m 15m

1:10000 AT A1
0 100m 200m 400m 600m

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DRAWN	DATE
A	ISSUED FOR INFORMATION	SO	07/10/2024
B	RE-ISSUED FOR INFORMATION	SO	20/11/2024
C	NOTE ADDED	SO	20/11/2024

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CLIENT
VIMG

DESIGNED	DRAWN	CHECKED
D. AYRES	S. OLIVEIRA	A. SMITH

SURVEY DATUM	MGA94 Zone	SCALE
		AS SHOWN @ A1

DRAWING IS NOT FOR CONSTRUCTION UNLESS SIGNED BELOW — DATE OF ISSUE
OCT 2024

PROJECT
LANCELIN DEVELOPMENT
LOT 9000 & 9001 LANCELIN ROAD, LANCELIN
WA, 6044

TITLE
SOUTH LANCELIN BEACH CARPARK
CONCEPT PLAN

PROJECT NUMBER	DRG NUMBER	REV
PC24278	CI-SK01	C

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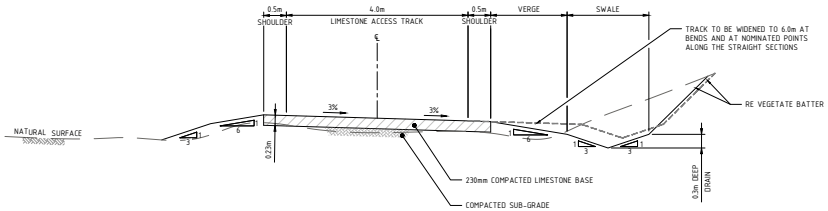
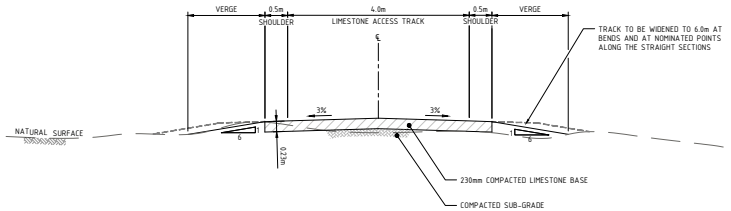
SOUTH LANCELIN BEACH CARPARK CONCEPT

LANCELIN WA, 6044

CONCEPT OVERALL SITE PLAN
SCALE 1:2000



ACCESS TRACK TYPICAL CROSS SECTION - ONE WAY CROSSFALL
SCALE 1:50



ACCESS TRACK TYPICAL CROSS SECTION - TWO WAY CROSSFALL
SCALE 1:50

NOTES:

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH SKETCH NO. PC24278-CI-SK01.

1:50 AT A1
0 0.5m 1m 2m 3m

1:2000 AT A1
0 20m 40m 80m 120m

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DRAWN	DATE
A	ISSUED FOR INFORMATION	SO	07/10/2024
B	RE-ISSUED FOR INFORMATION	SO	20/11/2024
C	NOTE ADDED	SO	20/11/2024

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CLIENT:
VIMG

DESIGNED	DRAWN	CHECKED
D. AYRES	S. OLIVEIRA	A. SMITH

SURVEY DATUM	MGA94 Zone 50	SCALE
		AS SHOWN @ A1
DRAWING IS NOT FOR CONSTRUCTION UNLESS SIGNED BELOW		DATE
		OCT 2024

PROJECT:
LANCELIN DEVELOPMENT
LOT 9000 & 9001 LANCELIN ROAD, LANCELIN
WA, 6044

TITLE:
SOUTH LANCELIN BEACH CARPARK
CONCEPT OVERALL SITE PLAN
& TYPICAL CROSS SECTION

PROJECT NUMBER	DRG NUMBER	REV
PC24278	CI-SK02	C

14.4 DEVELOPMENT APPLICATION - RURAL PURSUIT (KEEPING OF CATTLE) - LOT 29 (48) WANDOO RISE, GABBADAH

File	BLD/7841
Applicant	Kristy-Lee Bettenay & Luke Marsh
Location	Lot 29 (48) Wandoo Rise, Gabbadah
Owner	Kristy-Lee Bettenay & Luke Marsh
Zoning	Rural Living
WAPC No	N/A
Author	Ross Harper – Planning Officer
Reporting Officer	James Bayliss - Executive Manager Regulatory and Development Services
Refer	Nil
Appendices	1. Site Plan [**14.4.1** - 1 page] 2. Aerial Map [**14.4.2** - 1 page] 3. Location Plan [**14.4.3** - 1 page] 4. Animal Management Plan [**14.4.4** - 2 pages] 5. Schedule of Submissions and Recommended Responses [**14.4.5** - 3 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider an Application for Development Approval for a proposed Rural Pursuit (Keeping of Cattle) on Lot 29 (48) Wandoo Rise, Gabbadah.

BACKGROUND

The subject property is 2 hectares in area and contains a single house and various outbuildings. The front portion of the site consists of a mix of native vegetation and pasture. The proposal consists of the keeping of 1 steer in a paddock of ~5,625m^2.

Council consideration is required given objections were received to the proposal during stakeholder consultation.

A location plan and aerial imagery are provided **(see appendices)**.

The applicant's proposal, which consists of an Animal Management Plan and Site Plan, is provided **(see appendices)**.

COMMENT

Stakeholder Consultation

The application was advertised to surrounding landowners for a period of 14 days in accordance with clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015.*

During the advertising period the Shire received two submissions, one in support of and one opposed to the development. Additionally, the application was referred to the Department of Primary Industries and Regional Development (DPIRD) in relation to stocking rates. The Department opposed the proposal.

A copy of the Schedule of Submissions and Recommended Responses is provided **(see appendices)**.

PLANNING FRAMEWORK

Local Planning Scheme No. 9 (LPS 9) Planning Assessment

The property is zoned 'Rural Living' as per Schedule 8 of LPS 9. The objectives of the Rural Living zone are to:

a) Protect the rural environment and landscape;

b) Accommodate single dwellings at very low densities on individual allotments beyond urban areas;

c) Restrict and limit the removal of natural vegetation and encourage revegetation where appropriate;

d) Prevent threats to the amenity of the zone and impacts on wildlife and native vegetation causes by the grazing of livestock;

e) Avoid increased fire risk to life and property through inappropriately located and designed land use, subdivision and development; and

f) Provide for a suitable level of physical and community infrastructure.

The keeping of animals (horses, sheep and cattle) falls under the land use 'Rural Pursuit' which is defined as follows:

Means any premises used for –

a) The rearing or agistment of animals;

b) The stabling, agistment or training of horses;

c) The growing of trees, plants, shrubs or flowers for replanting in domestic, commercial or industrial gardens; or

d) The sale or produce grown solely on the lot but does not include agriculture – extensive or agricultural intensive.

The use class 'Rural Pursuit' is a 'D' use in the Rural Living zone. This means the use is not permitted unless the local government has exercised its discretion by granting development approval.

Zone Specific Development Standards

Clause 4.8 of LPS 9 relates to zone specific development standards, with clause 4.8.5 relating to the 'Rural Living' zone. The applicable clauses are provided below:

4.8.5.6 No natural vegetation shall be removed without prior written approval of the local government, unless its removal is necessary for construction of a building, firebreak or boundary fence.

No natural vegetation is proposed to be removed as part of the application.

4.8.5.8 The keeping of horses, sheep, goats and other grazing animals, where permitted, shall not exceed the stocking rates recommended by Agriculture Western Australia for the applicable pasture types.

Stocking rates are considered against the Agriculture Western Australia Stocking Rate Guidelines for Small Rural Holdings 2000 (Stocking Rate Guidelines) and are addressed in the report below.

Stocking Rates

The DPIRD has assessed the proposal against the Stocking Rate Guidelines and provided the following comment:

> *Livestock stocking rates are standardised using Dry Sheep Equivalents (DSE), where a 50kg wether is the accepted standard. In the context of rural small holdings, stocking rates refer to the numbers of livestock that can be consistently kept on an aera of pasture all year round with minor additional feed and without causing environmental degradation such as wind or water erosion, tree decline, or increasing nutrients in waterways or groundwater.*

A steer is 8 DSE. Therefore, the proposed stocking rate of 1 steer is 8 DSE. Whilst this proposal has been assessed based on the one steer, it is noted that the Animal Management Plan indicates that more animals may be kept as "socialisation" companion animals.

The mapped soil landscape unit for the property is the Spearwood Phase 2+3, which has a unit code of SR1. This unit has a maximum sustainable dry stocking rate of 6 DSE/ha and a maximum sustainable irrigated stocking rate of 20 DSE/ha.

Only areas of open pasture can be counted when assessing the area available for livestock. Areas covered by infrastructure (e.g. houses, sheds, tracks, roads, debris etc) and native vegetation cannot be included in the available area. Bare areas of ground are by default zero DSE/ha and cannot be stocked or included in the calculation of available area.

The proposal allocates an area 75m x 75m for the steer to be kept. This is 5625m2 or 0.56ha. However, some of the area is covered by native vegetation, leaving 90% (0.51ha) as available pasture area.

- *Maximum sustainable dry stocking rate is 3.06 DSE (0.51ha x 6DSE/ha = 3.06 DSE);*
- *Maximum sustainable irrigated stocking rate is 10.2 DSE (0.51ha x 20 DSE/ha = 10.2 DSE).*

Irrigation requires very large amounts of water (up to 15,000kL/ha/year) and requires a water licence and associated water allocation. Irrigation systems must also be professionally designed and installed to ensure an even coverage of groundcover across the irrigated area.

Water licensing is administered by the Department of Water and Environmental Regulation (DWER). A search of the online Water Register showed no licences associated with the property.

As the proposed stocking rate of 8 DSE exceeds the maximum sustainable dry stocking rate of 3.06DSE for the property, DPIRD cannot support the proposal.

There must be a minimum of 50% groundcover maintained evenly across the property at all times of the year to prevent land degradation through soil erosion, with a target of at least 70% groundcover.

> *Any clearing requires a relevant permit from DWER. Damage to vegetation caused by livestock is considered to be clearing. This includes direct damage and damage caused by compaction of the surrounding soil which affects the roots of the trees. Native vegetation must be fenced off to protect the vegetation from the livestock. DPIRD does not support clearing of native vegetation on small rural holdings.*

Based on the above comments DPIRD objects to the proposal. To summarise, based on their stocking rate calculations the proposed location is unable to support 1 steer.

Planning and Development (Local Planning Scheme) Regulations 2015 (Deemed Provisions)

In accordance with Schedule 2, Part 9 Clause 67(2) of the Deemed Provisions, the local government is to have due regard to a range of matters to the extent that, in the opinion of the local government, those matters are relevant to the development and subject of the application. In this instance, the following matters are relevant with the officer comments outlined below:

> *(a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;*

While the keeping of a steer may be broadly consistent with the intent of maintaining the rural environment and landscape, as outlined in Objective (a) of the Rural Living Zone under LPS 9, Objectives (c) and (d) aim to safeguard the amenity of the zone and prevent adverse impacts on vegetation from livestock grazing. In this case, given the context of stocking rates, the proposal fails to adequately protect the rural environment and landscape.

Applicable stocking rates are formed on the basis that land is capable of adequately accommodating livestock all year round with minor additional feed and without causing environmental degradation. The Management Plan does not address these matters in sufficient detail.

These stocking rates are also expressly referenced at clause 4.8.5.8 of LPS 9.

Amenity is defined under the Deemed Provisions as:

> *All those factors which combine to form the character of an area and include present and likely future amenity.*

The development exceeds the applicable stocking rates, posing a significant risk of environmental degradation, particularly through land degradation. This concern is supported by the DPIRD. Over time, the cumulative effects of land degradation are likely to have an increasingly adverse impact on the environment.

In terms of the impacts on the character of the locality, the existing amenity of the locality is characterised by low density, semi-rural lots. Estates within the Rural Living zone, including this one, are governed by planning controls designed to protect the semi-rural character that the local community values and expects to be preserved.

In light of these factors, the development is deemed to have a detrimental impact on the amenity of the locality.

(q) The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk;

The overstocking of land could lead to soil erosion and land degradation. The Management Plan submitted with the application does not contain sufficient information to determine that the issues can be suitably mitigated.

Summary

Based on the above assessment and considering all the information available, the officer recommends the development should be refused. The development does not align with the relevant planning framework, particularly due to overstocking of the land and the resulting impacts.

STATUTORY/LOCAL LAW IMPLICATIONS

Planning and Development (Local Planning Scheme) Regulations 2015

Schedule 2 – Deemed Provisions for Local Planning Schemes

Local Planning Scheme No. 9

POLICY IMPLICATIONS

Agriculture Western Australia Stocking Rate Guidelines for Small Rural Holdings 2000.

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning and Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Woods

That Council refuse to grant Development Approval for a Rural Pursuit (Keeping of Cattle) on Lot 29 (48) Wandoo Rise, Gabbadah under clause 68 (2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. The calculated stocking rates are inconsistent with those in the Agriculture Western Australia Stocking Rates Guidelines for Rural Small Holdings 2000, as referenced in clause 4.8.5.8 of Local Planning Scheme No.9; and

2. The proposed development does not satisfy the objectives of the Rural Living Zone at clause 3.2.6 of Local Planning Scheme No. 9 as the overstocking of cattle will not protect the rural environment and landscape by virtue of land degradation and inadvertent clearing of vegetation. As a result, this threatens the character and amenity of the locality.

Advice Notes

Note 1: If you are aggrieved by the conditions of this approval you have the right to request that the State Administrative Tribunal (SAT) review the decision under Part 14 of the *Planning and Development Act 2005.*

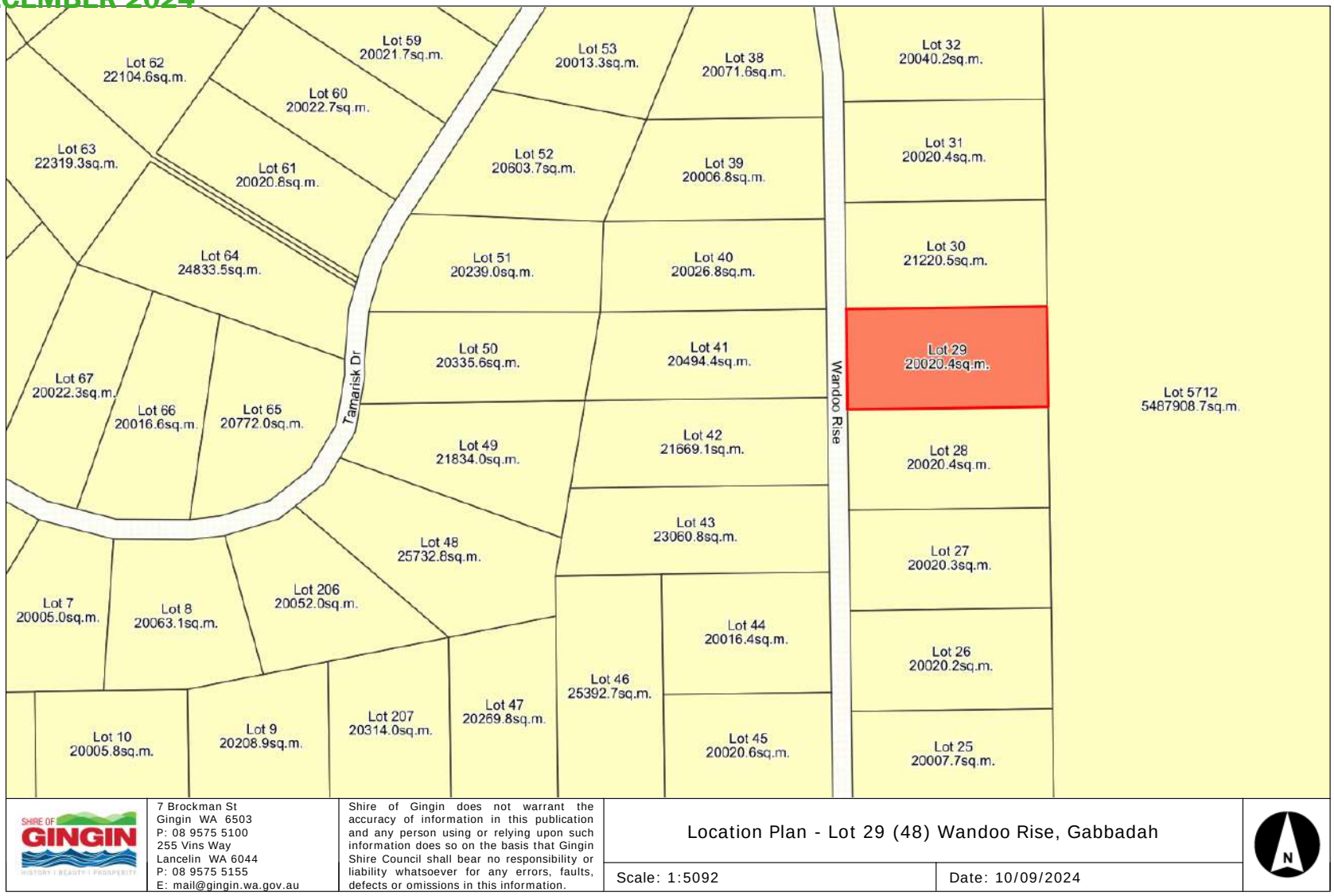
CARRIED UNANIMOUSLY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*

AGAINST: *Nil*

SCALE - 1:100
N
GABBADAH
Shire of
Gingin
< 75 >
< 75m >
Rise
Wandoo

SHIRE OF GINGIN	7 Brockman St Gingin WA 6503 P: 08 9575 5100 255 Vins Way Lancelin WA 6044 P: 08 9575 5155 E: mail@gingin.wa.gov.au	Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.	Aerial Map - Lot 29 (48) Wandoo Rise, Gabbadah	N
			Scale: 1:1335	Date: 10/09/2024



SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

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Location Plan - Lot 29 (48) Wandoo Rise, Gabbadah

Scale: 1:5092

Date: 10/09/2024

N

Application for Development Approval - Management Plan (Keeping Cattle):

Management Plan:			
Feeding	**Water**	**Shelter**	**Bedding**
- Steer to be fed x2 daily with dry feed (cattle cubes) along with access to green fodder in the pasture for grazing. - Weight of steer is approximately 450 kg and should be fed about 8-9 kg of cattle feed, over x2 feeds per day. - Have access to fresh oaten hay, 28 kg should last them a week (especially between hotter months; October - May). - both supplemental food sources given alongside grazing pasture in paddocks.	- Steer must always have access to fresh, clean water. - Steer requires at least 22.5 L minimum of water each day. - Use automatic waterer trough so water levels stay at a constant level. - Manage algae growth in water trough by regular cleaning out/scrubbing and using an aide such as WSD Trough Block containing Copper Sulphate.	- Shelter in each paddock for weather protection (wind, rain, storm, heat) and a dry place to sleep/rest if cattle choose to do so. - Trees are beneficial for shade and act as a wind break or shade from the weather and their extremes.	- Cattle like to rest and sleep on straw. - These sleeping/resting areas will need to be cleaned out as necessary to remove urine and faeces/damp bedding (at least every 3 days). - Move soiled bedding into compost bin and turn the contents to ensure appropriate breakdown of waste into organic matter.
Socialisation	**Daily Checks**	**Worming and Vaccinations**	**Veterinary Care/Health Emergency**
- Cattle are herd animals, and they are happier when they are with others of their own kind. - Steer should be kept together/with another herd animal, unless illness or injury requires them to be separated (If the situation allows, they should still be able to see and hear others). - Keep steer paddocked with another animal as this is beneficial to their emotional and social wellbeing and you will have quieter, happy, content cattle out in the paddock.	- Steer needs to be checked on at least x2 daily. - Watch for changes to his normal behaviour/appearance. **Could be caused by illness or injury:** - mental alertness (is he bright, alert, and responsive to people and environment?). - coat shininess/dullness/patches of fur missing/swelling/heat/odour. - eye brightness/ocular discharge. - nasal discharge. - changes to his gait/posture (limping, lameness, stooped posture). - changes to appetite or drinking habits. - checking for urination and bowel movements. - Blood or wounds on their body.	- Need to be drenched and vaccinated once a year. - Can do this yourself by going to a stockfeed and gathering equipment and medications. - Can also organise for a vet to visit and do these tasks for you. - Cattle chute is required to safely restrain steer for vaccinations. - **Wormer**: Safe-Guard Pelleted Dewormer (0.5% fenbendazole), these are pellets that are put into their feed. This method is least invasive so cattle will not become stressed. Dose is 1 – 2 times per year. - **Vaccination**: Zoetis Ultravac 7-in1 Vaccine. Smallest pack is 50mL. Dose is 2.5 mL per year.	Details of the local large animal and after-hours emergency vet for the cattle: **Gingin Veterinary Clinic:** Address: 54 Coonabidgee Road, Gingin 6053 Phone: 9575 2274 Email: dirk@ginginveterinaryclinic.com.au or **Bullsbrook Veterinary Clinic:** Address: 2422 Great Northern Highway, Bullsbrook, WA, Australia, 6084 Phone: (08) 9296 4206 Email: bullsbrook@swanvalleyvet.com.au

Created by: Kristy-Lee Bettenay Finalised on 28/08/2024.

Rotational grazing	Waste Management	Fly/Pest Management	Fencing Management:
- Purpose of rotational grazing is to allow the pasture to regrow in each paddock, so the cattle do not overgraze. - 2 paddocks provided. - Rotate cattle from one paddock to the other every 4-6 weeks. - In the summer months rotational grazing may be impractical due to forage in the paddocks drying out so increased supplemental feeding of hay and cattle feed will be required in the months from November to February. - Begin preparing one paddock for grazing in March by keeping cattle in the other paddock and allowing regrowth (cooler weather, rain and watering allow for regrowth).	- Manure from the cattle will be used in garden bed via. manual spreading over the garden, and covered with mulch to prevent odour and attraction of flies etc. - Cattle feed is stored securely in a feed bin and used with feed scoop to measure correct amount of feed needed for each steer to reduce wastage. - Compost bin/heap to be used for breakdown of waste produced by steer, then added back into gardens/vegetable garden/soil. - Compost bin contents to be turned regularly (once a week) to ensure breakdown into organic matter.	- Feed stored securely in feed containers to prevent attraction and access. - straw bedding that is damp and soiled is removed and placed in a compost bin/heap for breakdown into organic matter. - To manage an excess of flies: use fly traps (baits and sticky traps), repellent spray and cream to use on the steer. - To manage pests (e.g. rodents/vermin): place traps around areas sighted or faeces spotted, and bait if necessary (ensuring non-poisonous bait for pets/livestock). - Each time you feed cattle ensure feed bin has been sealed properly after feeding; clean up any spilt feed and if soiled dispose of/put in compost to be broken down into organic matter that can be returned to the garden/soil.	- Cattle place high pressure on fences so the fences need to be kept secure and checked often for weak spots or damage to the fence posts/gates/wire. - The fencing is made from steel or pine posts, high-tensile woven wire and one line of barbed wire along the top of the fence line. - The electric fence should be always kept on, to deter the steer from trying to touch or break through the fence.

Created by: Kristy-Lee Bettenay Finalised on 28/08/2024.

SCHEDULE OF SUBMISSIONS AND APPLICANTS RESPONSES

DEVELOPMENT APPLICATION: PROPOSED RURAL PURSUIT (KEEPING OF CATTLE) ON LOT 29 (48) WANDOO RISE, GABBADAH

No.	Submitter	Submission details	Applicants response
1.	Ratepayer	The submitter **supports** the application and provides the following general comment: *All good. Happy for cattle/sheep/horses to graze. No problems.*	
2.	Ratepayer	The submitter **does not support** the application and provides the following general comment: *We do not support this proposal as we live in a rural residential estate, it's not a farm estate. Cattle belong on a farm not in a residential area.* *We have already on one side horses, which we didn't agree to, sheep on the other side, and now cattle opposite? The bad smell and flies on hot days will be unbearable.* *We hope the Shire considers our decision.*	
3.	DPIRD	The submitter **does not support** the application and provides the following general comment: *Livestock stocking rates are standardised using Dry Sheep Equivalents (DSE), where a 50 kg wether is the accepted standard. In the context of rural small holdings, stocking rates refer to the numbers of livestock that can be consistently kept on an area of pasture all year round with minor additional feed and without causing environmental degradation such as wind or water erosion, tree decline, or increasing nutrients in waterways or groundwater.* *A steer is 8 DSE. Therefore, the proposed stocking rate of 1 steer is 8 DSE.* *Whilst this proposal has been assessed based on the one steer, it is noted that the Animal Management Plan*	

		indicates that more animals may be kept as "socialisation" companion animals. *The mapped soil landscape unit for the property is the Spearwood Phase 2+3 (211Sp_2+3), which has a unit code of SR1. This unit has a maximum sustainable dry stocking rate of 6 DSE/ha and a maximum sustainable irrigated stocking rate of 20 DSE/ha.* *Only areas of open pasture can be counted when assessing the area available for livestock. Areas covered by infrastructure (e.g. houses, sheds, tracks, roads, debris etc) and native vegetation cannot be included in the available area.* *Bare areas of ground are by default zero DSE/ha and cannot be stocked or included in the calculation of available area.* *The proposal allocates an area 75m x 75m for the steer to be kept. This is 5625 m^2 or 0.56 ha. However, some of the area is covered by native vegetation, leaving 90% (0.51 ha) as available pasture area.* • *Maximum sustainable dry stocking rate is **3.06 DSE** (0.51ha x 6DSE/ha = 3.06 DSE).* • *Maximum sustainable irrigated stocking rate is **10.2 DSE** (0.51ha x 20DSE/ha = 10.2 DSE).* *Irrigation requires very large amounts of water (up to 15,000 kL/ha/year) and requires a water licence and associated water allocation. Irrigation systems must also be professionally designed and installed to ensure an even coverage of groundcover across the irrigated area.* *Water licensing is administered by the Department of Water and Environmental Regulation (DWER). A search of the online Water Register showed no licences associated with the property.* *As the proposed stocking rate of 8 DSE exceeds the maximum sustainable dry stocking rate of 3.06 DSE for the property, DPIRD cannot support the proposal.*	

		There must be a minimum of 50% groundcover maintained evenly across the property at all times of the year to prevent land degradation through soil erosion, with a target of at least 70% groundcover. *Any clearing requires a relevant permit from DWER. Damage to vegetation caused by livestock is considered to be clearing. This includes direct damage and damage caused by compaction of the surrounding soil which affects the roots of the trees.* *Native vegetation must be fenced off to protect the vegetation from the livestock. DPIRD does not support clearing of native vegetation on small rural holdings.* *Western Australia has a mandatory livestock ownership, identification, and movement system, known as the National Livestock Identification Scheme (NLIS).* *This requires owners of animals, including cattle, to register even if these animals are kept as pets. DPIRD's Brands Office then allocates a property identification code (PIC) to owners, to indicate who owns the animals and where they are kept.* *This is important for managing any outbreaks of emergency animal diseases such as foot and mouth disease. More information about the NLIS can be found online on the DPIRD website.*	

14.5 DEVELOPMENT APPLICATION - ADDITIONS - LOT 232 WEDGE STREET, GUILDERTON

File	BLD/3778
Applicant	Guilderton Bowling Club
Location	Lot 232 Wedge Street, Guilderton
Owner	Shire of Gingin
Zoning	Local Reserve – Parks & Recreation
WAPC No	Nil
Author	Ross Harper – Planning Officer
Reporting Officer	James Bayliss - Executive Manager Regulatory and Development Services
Refer	Nil
Appendices	1. Location Plan [**14.5.1** - 1 page] 2. Aerial Map [**14.5.2** - 1 page] 3. Applicant's Proposal - Site Plan [**14.5.3** - 1 page] 4. Applicant's Proposal [**14.5.4** - 8 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider an Application for Development Approval to construct additions on Lot 232 (reserve 27949) Wedge Street, Guilderton.

BACKGROUND

The Guilderton Country Club has a lease arrangement with the Shire of Gingin for a portion of Reserve 27949 allowing the organisation to provide a recreational and social area for the Guilderton community.

The proposal consists of a patio addition to the existing storage shed and barbecue area.

A location plan and aerial imagery are provided **(see appendices).**

The applicant's proposal is provided **(see appendices).**

COMMENT

Stakeholder Consultation

The proposal is not viewed as impacting any nearby landowners. On that basis no community consultation has been undertaken.

PLANNING FRAMEWORK

Local Planning Scheme No. 9 (LPS 9) Planning Assessment

The subject land is zoned 'Local Reserve (Parks and Recreation) under LPS 9 and is managed by the Shire of Gingin.

The use and development of local reserves is controlled under Part 2 of the Scheme, which states:

2.5 Use and Development of Local Reserves

2.5.1 A person must not –
a) use a Local Reserve; or
b) commence or carry out development on a Local Reserve, without first having obtained development approval under Part 7 of the deemed provisions.

2.5.2 In determining an application for development approval the local government is to have due regard to –
a) the matters set out in clause 67 of the deemed provisions; and
b) the ultimate purpose intended for the Reserve.

2.5.3 In the case of land reserved for the purposes of a public authority, the local government is to consult with that authority before determining an application for development approval.

LPS 9 does not prescribe any objectives for the Parks and Recreation reserve, and therefore it is appropriate to consider the objectives prescribed for the reserve type in the model provisions (*Planning and Development (Local Planning Schemes) Regulations 2015*). The model provisions do not explicitly reference 'Parks and Recreation' as a reserve, but do outline the following respective objectives for "Public Open Space" and "Recreational":

- *To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.*
- *Public Purpose which specifically provides for a range of public recreational facilities.*

The development is viewed as being compatible with the abovementioned objectives.

Planning and Development (Local Planning Scheme) Regulations 2015 (Deemed Provisions)

The following matters listed under clause 67 of the Deemed Provisions are considered relevant to the proposal and have been addressed with office comments accordingly below:

j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in the Scheme for the reserve.

Officer comment

As noted above, the objective of the reserve is not listed in LPS 9, however under the interpretation of the model provisions the development serves a public recreation purpose and is therefore considered to be consistent with the objectives of the zone.

Summary

In view of the above assessment, the officer supports the development subject to conditions.

STATUTORY/LOCAL LAW IMPLICATIONS

Planning and Development (Local Planning Scheme) Regulations 2015

Local Planning Scheme No. 9

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning and Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Vis SECONDED: Councillor Sorensen

That Council grant Development Approval for Additions on Lot 232 Wedge Street, Guilderton subject to the following conditions:

1. The land use and development shall be undertaken in accordance with the approved plans and specifications, including the directions written in red ink by the Shire, unless otherwise conditioned in this Approval; and

2. The approved additions are to be constructed using new materials and be of a consistent colour scheme.

Advice Note:

Note 1: If you are aggrieved by the conditions of the approval, you have the right to request that the State Administration Tribunal (SAT) review the decision under Part 14 of the *Planning and Development Act 2005.*

CARRIED UNANIMOUSLY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*
AGAINST: *Nil*

SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

7 Brockman St
Gingin WA 6503
P: 08 9575 5100
255 Vins Way
Lancelin WA 6044
P: 08 9575 5155
E: mail@gingin.wa.gov.au

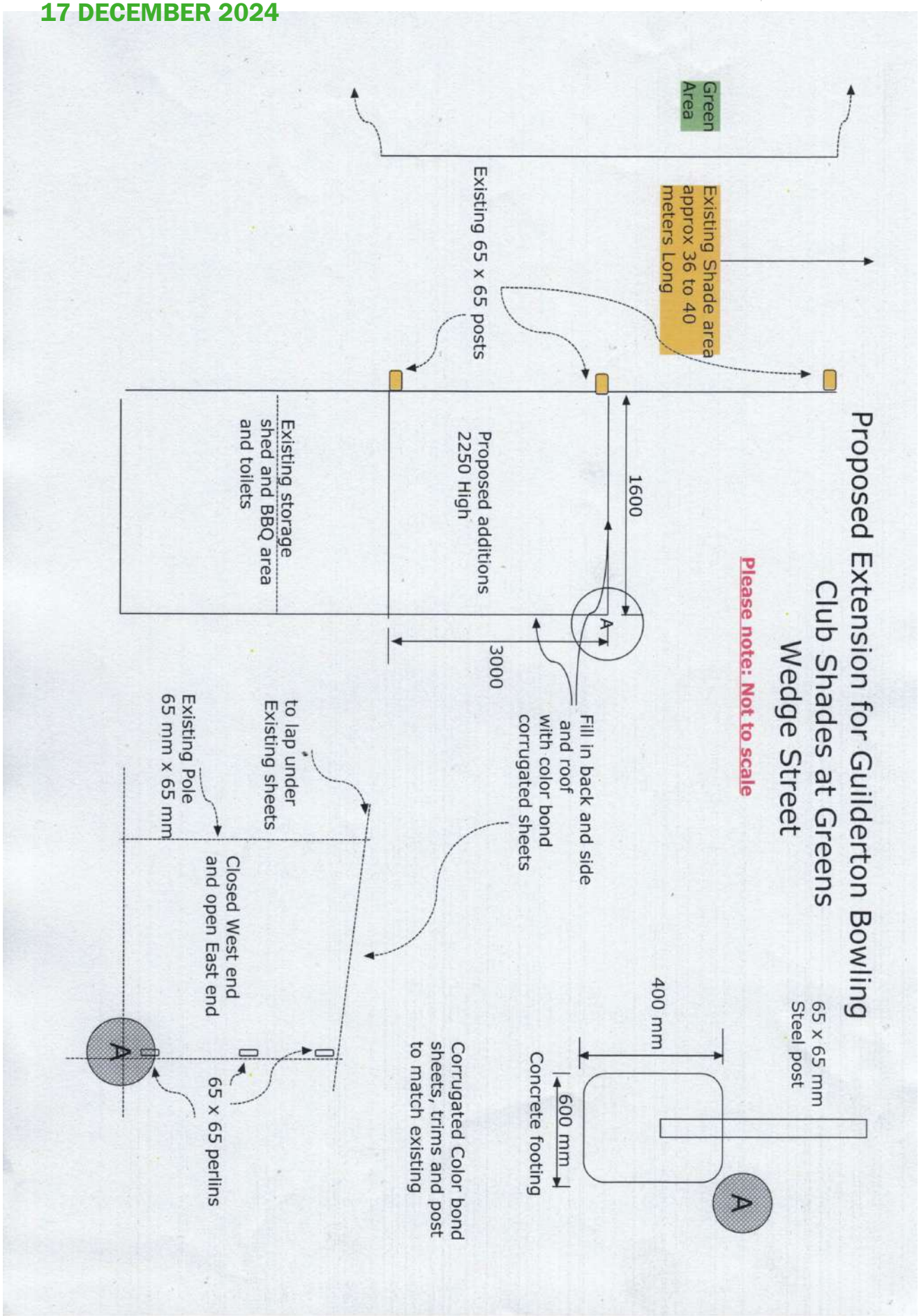
Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.

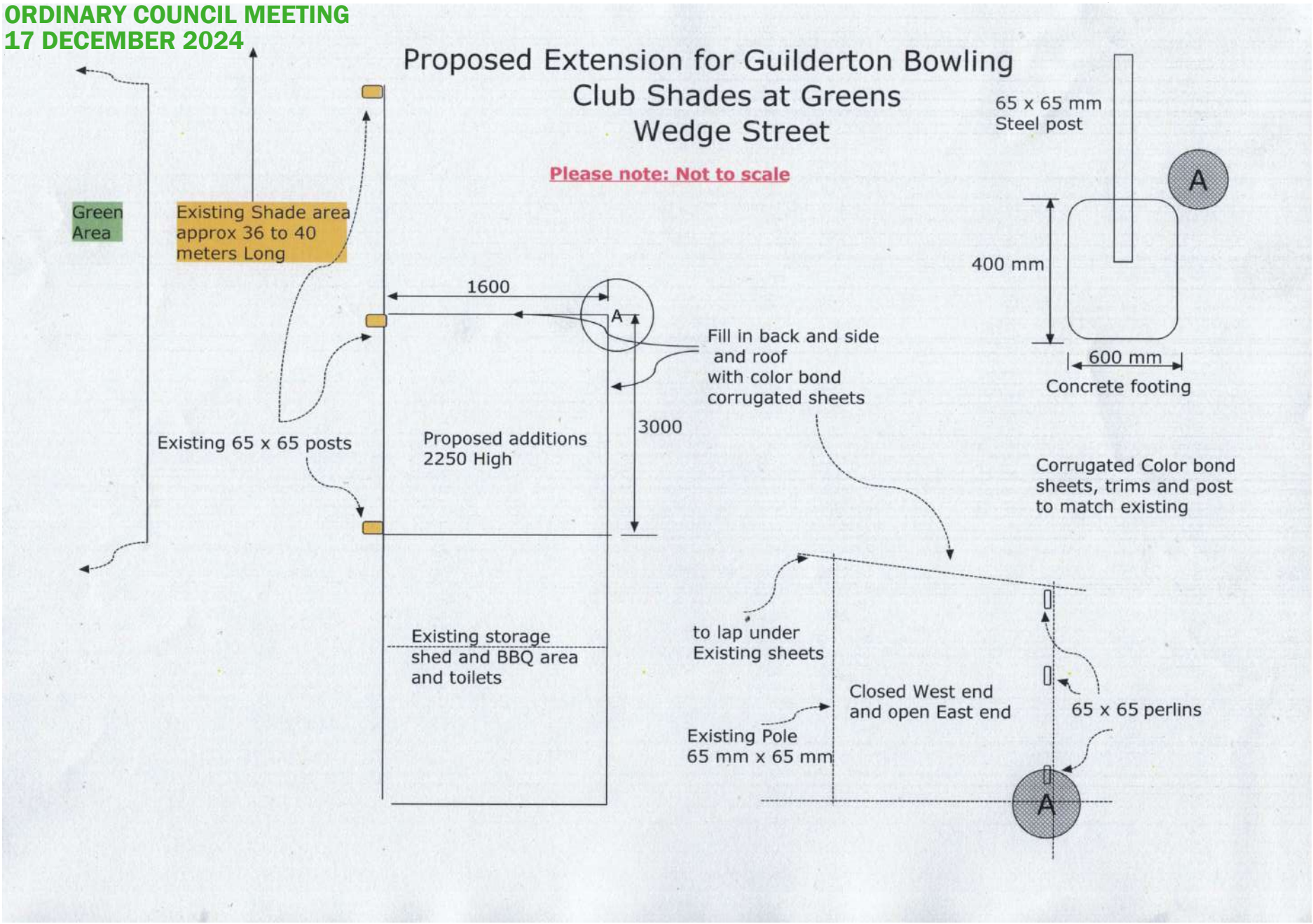
Location Plan - Lot 232 Wedge Street, Guilderton

Scale: 1:3962

Date: 08/11/2024

SHIRE OF GINGIN	7 Brockman St Gingin WA 6503 P: 08 9575 5100 255 Vins Way Lancelin WA 6044 P: 08 9575 5155 E: mail@gingin.wa.gov.au	Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.	Aerial Map - Lot 232 Wedge Street, Guilderton	N
			Scale: 1:3962	Date: 08/11/2024


Proposed Extension for Guilderton Bowling
Club Shades at Greens
Wedge Street
Please note: Not to scale
Green Area
Existing Shade area approx 36 to 40 meters Long
Existing 65 x 65 posts
1600
Proposed additions 2250 High
Existing storage shed and BBQ area and toilets
3000
A
Fill in back and side and roof with color bond corrugated sheets
to lap under Existing sheets
Existing Pole 65 mm x 65 mm
Closed West end and open East end
65 x 65 perlins
65 x 65 mm Steel post
400 mm
600 mm
Concrete footing
Corrugated Color bond sheets, trims and post to match existing


Proposed Extension for Guilderton Bowling Club Shades at Greens Wedge Street
Please note: Not to scale
Green Area
Existing Shade area approx 36 to 40 meters Long
1600
A
Fill in back and side and roof with color bond corrugated sheets
3000
Existing 65 x 65 posts
Proposed additions 2250 High
Existing storage shed and BBQ area and toilets
65 x 65 mm Steel post
400 mm
600 mm
Concrete footing
Corrugated Color bond sheets, trims and post to match existing
to lap under Existing sheets
Closed West end and open East end
65 x 65 perlins
Existing Pole 65 mm x 65 mm

APPLICATION FORM BA1

Application for building permit – certified

Building Act 2011, section 14, 16
Building Regulations 2012, regulation 4, 16

PERMIT AUTHORITY USE ONLY | Reference number

Permit authority

1. Property this application relates to

Property street address (provide lot number where street number is not known)	Unit no	Street no 1	Level	Lot no
	Street name Wedge St		Street type St	Street suffix
	Suburb Guildeton		State WA	Postcode 6041
Certificate of title (if known)	Volume		Folio	

Local government area (if different from permit authority): Shire of Gingin

Is this lot vacant? ☐ Yes ☑ No

2. Details of building work

Project name (if any)	Guildeton Bowling Club			
Description of the building(s) and building work	Alterations to the awning area			
Main use of building(s)	Bowling			
Building Code of Australia (BCA) class of the building(s) (refer to the certificate of design compliance)	Main BCA class N/A.			
	Secondary BCA class (for multi-purpose buildings)		Third BCA class (for multi-purpose buildings)	

Type of work

☐ New building/structure ☑ Alteration/addition ☐ Refurbishment/fit out
☐ Relocation of a building to this site ☐ Change of use/conversion

BA1

Type of building or incidental structure (if a Class 10)

- ☐ Swimming pool/spa
- ☐ Garage
- ☒ Patio
- ☐ Carport
- ☐ Shed
- ☐ Fence/wall
- ☐ Retaining wall
- ☐ Water tank
- ☐ Other

Number of dwellings relocated TO this site from another site

Type of structure

- ☐ Detached (free standing)
- ☒ Attached to another structure

Number of residential dwellings to be created

Number of storeys of the highest building (above ground)

Number of basement storeys of the building (below ground)

Estimated value of building work (including GST)

$ 2,000-00

Floor area to be created (m²)

90 MTS

Site (lot) area (m²)

What are the main materials used in the building work?

Floor	Exterior walls	Roof cover	Wall frame
☐ Concrete	☐ Brick (double)	☐ Tiles	☐ Brick/block
☐ Timber	☐ Brick (veneer)	☐ Concrete	☐ Concrete
☒ Steel	☐ Concrete/stone	☐ Fibre cement	☐ Timber
☐ Other	☐ Fibre cement	☒ Steel	☒ Steel
	☐ Timber	☐ Aluminium	☐ Aluminium
	☐ Curtain glass	☐ Other	☐ Other
	☒ Steel		
	☐ Aluminium		
	☐ Other		
If 'other' please specify			

Intended owner of the completed building

- ☐ Private sector
- ☒ Government sector

Is this application for a stage of a multi-stage building project?

- ☐ Yes
- ☒ No

Is a performance solution to a building standard proposed for the building work?

- ☐ Yes
- ☒ No

BA1

3. Owner details

Where there are multiple owners, please attach a list with the names and signatures of each owner. If each of those owners requires a copy of the building permit, please also provide forwarding details for each owner.

Owner's name	Shire			
Street address (provide lot number where street number is not known)	Unit no	Street no 1	Level	Lot no
	Street name Wedge		Street ~~type~~	Street suffix
	Suburb Guilderton	State WA	Postcode 6041	Country (if not Australia)
OR				
PO Box address	PO Box no N/A			
	Suburb	State	Postcode	Country (if not Australia)
Email address				
Phone/fax	Phone no		Fax	
Owner's signature*			Date	

*If you are authorised to sign on behalf of the owner, please provide your written legal authorisation with your application. Owner's signature is not required for Class 1 or Class 10 buildings or incidental structures.

4. Builder details

Builder's name	Guilderton Bowling Club (Inc)			
Street address (provide lot number where street number is not known)	Unit no	Street no 1	Level	Lot no
	Street name Wedge		Street ~~type~~	Street suffix
	Suburb Guilderton	State WA	Postcode 6041	Country (if not Australia)
OR				
PO Box address	PO Box no			
	Suburb	State	Postcode	Country (if not Australia)
Email address				
Phone/fax	Phone no		Fax	

BA1

Type of builder	☐ Registered building contractor (provide registration number below) ☐ Approved owner-builder (attach owner-builder approval from the Building Services Board and provide owner-builder approval number below) ☐ Public Authority ☒ Other (building work under $20,000, or where registered building contractor not required)
Registration number or owner-builder approval number	Registration / approval number (if relevant)
Builder's signature	Name (print) Brad Giblett
	Signature B. G. Date 30/10/24

5. Applicant details

Who is the applicant? (Tick one box)	☐ Owner ☐ Builder ☒ Other

If 'Other' was selected above, complete the following details:

Applicant's name	BRAD GIBLETT			
Street address (provide lot number where street number is not known)	Unit no	Street no 19	Level	Lot no
	Street name MOORE RIVER DRIVE		Street ~~type~~	Street suffix
	Suburb GUILDERTON	State WA	Postcode 6041	Country (if not Australia)
OR				
PO Box address	PO Box no			
	Suburb	State	Postcode	Country (if not Australia)
Email address	brad@bges.net.au			
Phone/fax	Phone no 0428720075		Fax	

6. Statement by applicant

I understand that a building permit cannot be granted unless:

1. All the prescribed information is provided with this application, including a certificate of design compliance signed by a registered building surveyor.
2. In accordance with section 20 of the *Building Act 2011* and regulation 18 of the Building Regulations 2012:
   - all relevant prescribed authorities have been obtained and have been or are being complied with; and
   - all prescribed notifications have been given.

   Provide evidence of compliance with approvals given.
3. For Class 2 to Class 9 buildings only, where required by the regulations: In accordance with section 20 of the *Building Act 2011* and regulation 18 of the Building Regulations 2012, the plans and specifications specified in the certificate of design compliance have been given to the FES Commissioner.
4. All consents or court orders have been obtained if part of a building or incidental structure is proposed to be placed beyond the boundaries of the works land.

   Does the proposed work encroach on other land? ☐ Yes ☑ No

   If yes, has consent or a court order been obtained? ☐ Yes ☐ No

   Attach a copy of each consent (form BA20) or court order obtained.
5. All consents or court orders have been obtained if the building work may adversely affect land beyond the boundaries of the works land.

   Does the proposed work adversely affect other land? ☐ Yes ☑ No

   If yes, has consent or a court order been obtained? ☐ Yes ☐ No

   Attach a copy of each consent (form BA20) or court order obtained.
6. If the proposed building work is for a Class 1 or Class 10 building or incidental structure that includes performance solutions to building standards, details have been provided with this application.

   Provide details of each performance solution not shown on the plans and specifications.

Applicant's signature

Name (print) Brad Giblett	
Signature	Date 30/10/24

SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

Statutory Planning

Application for Development Approval – Local Planning Scheme No.9 (LPS 9)

Please ensure that you complete and submit a development application checklist in conjunction with this form. Please ensure you complete **ALL** sections of this application form.

Property Details

Lot No:		**House/Street No:**	1
Location No:		**Diagram/Plan No:**	
Certificate of Title Vol No:		**Certificate of Title Folio:**	
Title encumbrances (e.g. Easements/Restrictive Covenants):			
Street Name:	Wedge St	**Suburb:**	Guilderton
Nearest street intersection:	Edwards St		

Proposed Development

Nature of Development:	☐ **Works**	☒ **Use**	☐ **Works and Use**
Is an exemption from development approval claimed for part of the development?	☐ **Yes** *If yes, the exemption is for:* ☐ **Works** ☐ **Use**	☒ **No**	
Has the development already commenced? *(if yes, retrospective fees will apply)*	☐ **Yes**	☒ **No**	
Description of proposed works and/or land use:	Partially enclose awning area.		
Nature of any existing buildings and/or land use on the property:	Bowling green + surrounds		
Estimated cost of development: (excluding GST)	$2000-00		
Approximate time of completion:	By Xmas 2024		

Office Use Only

Acceptance officer initials:		**Date Received:**		**BLD & P No:**	
Receipt No:					

SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

Statutory Planning

Application for Development Approval – Local Planning Scheme No.9 (LPS 9)

Landowner/s Details

Company Name: *(if applicable)*			
Owners Name(s):	Gingin Shire (GSC)	**Owner(s) Name:**	
Position Title: *(when signing on behalf of a company)*		**Position Title:** *(when signing on behalf of a company)*	
Signature:		**Signature:**	
Date:		**Date:**	
Postal Address:		**Post Code:**	
Contact Person:		**Contact No:**	
Email Address:			

Note: The application will **not** proceed without the signature of **all** landowners. For the purposes of signing this application form an owner includes the persons referred to in the Planning and Development (Local Planning Scheme) Regulations 2015 - Schedule 2 - Clause 62(2).

Applicant Details *(if different from landowner details)*

Company Name: *(if applicable)*			
Contact Person:	Brad Gibbett	**Contact No:**	0428 22 0075
Postal Address:	PO Box 1022 Guildertan	**Post Code:**	6041
Email Address:	brad@bges.net.au		

I advise that I have reviewed the plans and provided all of the required information, including a cover letter summarising the proposed development. If sufficient information is not provided, the application may be returned or placed on hold until all information is received. Failure to provide a completed development application form, completed checklist, cover letter, insufficient plans or incorrect cost of development/fees, may result in my application not being accepted.

I understand that the information provided including plans and supporting information forming part of the development application may be made available to the public for advertising purposes and may form part of a Council agenda.

Applicant Name:	Brad Gibbett	**Date:**	30/10/24
Applicant Signature:	B.		

15 REPORTS - OPERATIONS AND ASSETS

Nil

16 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

17 COUNCILLORS' OFFICIAL REPORTS

17.1 CR F PECZKA

I attended the Lancelin Community Emergency Services Christmas Party on Friday 6 December 2024, there was a good attendance and it was well organised.

17.2 CR E SORENSEN

I attended the Neighbourhood Watch meeting at Ledge Point Country Club on 11 December 2024. Approximately 25 members attended. Minor matters in relation to the Purple Bench were corrected. The official opening of the Purple Bench will be 12 February 2025 and will attended by representatives of the Shire, Bunnings Warehouse, Dulux Paint and others that I may have forgotten.

17.3 CR L BALCOMBE

I attended the Avon-Midland Zone meeting on 22 November 2024 with the Acting CEO Les Crichton, Western Power did a presentation advising on their work in the area.

I attended The Roles of Mayors and Presidents Training conducted by WALGA with Cr Kestel on 3 December 2024, it was an interesting day with discussion about local government reforms. The ex-Mayor of Stirling, Emma Cole, gave a talk on her experience in local government.

I attended the Gingin District High School (GDHS) Concert on 5 December 2024, it had a great turnout.

I attended the Lions Christmas Function on 9 December 2024.

I participated in a Teams meeting on 10 December 2024 with Western Power and Acting CEO Mr Crichton and Cr Kestel about upgrading of transformers on Orange Spring Road and Brand Highway.

I attended the GDHS awards ceremony on 12 December 2024 with the Acting CEO Mr Crichton, and presented awards.

On 13 December 2024 I took part in a pre-recorded interview on ABC Midwest in reference to the backup power generators in Lancelin.

18 NEW BUSINESS OF AN URGENT NATURE

Nil

19 MATTERS FOR WHICH MEETING IS TO BE CLOSED TO THE PUBLIC

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Vis SECONDED: Councillor Woods

That Council move into a Confidential Session to discuss Item 19.1.

CARRIED UNANIMOUSLY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*
AGAINST: *Nil*

The meeting was closed to the public at 3:57pm. All members of the Public Gallery left Council Chambers and the Public Recording was ceased.

19.1 NOMINATION FOR TITLE OF HONORARY FREEMAN SHIRE OF GINGIN

File	PRL/3
Author	Karen Okely – PA to CEO
Reporting Officer	Les Crichton - Acting Chief Executive Officer
Refer	Nil
Appendices	1. Current Policy 1.28 Award of Title Honorary Freeman of the Shire of Gingin [19.1.1 - 2 pages]

Reasons for Confidentiality

This report is confidential in accordance with Section 5.23(2) of the *Local Government Act 1995* which permits the meeting to be closed to the public for business relating to the following:

b. the personal affairs of any person;

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Vis SECONDED: Councillor Woods

That Council:

1. **Award the title of Honorary Freeman of the Shire of Gingin as per the officer's report;**

2. **Agree that the new Freeman will be announced and presented with a certificate and lapel pin at the Shire of Gingin Australia Day celebrations on 26 January 2025; and**

3. **Acknowledge that the new Freeman will be included on the invitation list for all subsequent civic events and functions.**

CARRIED UNANIMOUSLY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*
AGAINST: *Nil*

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Woods SECONDED: Councillor Vis

That the meeting be re-opened to the public.

CARRIED UNANIMOUSLY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Vis and Councillor Woods*
AGAINST: *Nil*

The Council meeting was reopened to the public at 4:00pm and public recording commenced. Members of the public returned to the gallery and were advised of Council decision.

20 CLOSURE

There being no further business, the President declared the meeting closed at 4:01 pm.

The next Ordinary Council Meeting will be held in Council Chambers at the Shire of Gingin Administration Centre, 7 Brockman Street, Gingin on 21 January 2025 commencing at 3pm.