



MINUTES

ORDINARY MEETING

OF COUNCIL

16 MAY 2017



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FOR
ORDINARY MEETING OF
COUNCIL
HELD ON 16 MAY 2017**

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SHIRE OF GINGIN

MINUTES OF THE ORDINARY MEETING OF THE SHIRE OF GINGIN HELD IN THE COUNCIL CHAMBER ON TUESDAY, 16 MAY 2017 AT 3.00 PM

DISCLAIMER

Members of the Public are advised that decisions arising from this Council Meeting can be subject to alteration.

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.

ORDER OF BUSINESS

1. DECLARATION OF OPENING

The Shire President declared the meeting open at 3.04pm and welcomed those in attendance.

2. RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

2.1 ATTENDANCE

Councillors – D W Roe (Shire President), I B Collard (Deputy Shire President), V Ammon, M Aspinall, J Court, J W Elgin, C W Fewster and F J Peczka

Staff – J Edwards (Chief Executive Officer), K Lowes (Executive Manager Corporate and Community Services), Allister Butcher (Executive Manager Operations), K Bacon (Manager Statutory Planning), L Edwards (Acting Executive Manager Regulatory Services), M Haqeqi (Engineering Technical Officer), L Burt (Governance Officer) and O Edwards (Minute Officer)

Gallery – There were no members of the public present in the Gallery

2.2 APOLOGIES

Councillor S Smiles

2.3 LEAVE OF ABSENCE

Nil

3. DISCLOSURES OF INTEREST

Nil

4. PUBLIC QUESTION TIME

4.1 RESPONSES TO PUBLIC QUESTIONS PREVIOUSLY TAKEN ON NOTICE

Nil

4.2 PUBLIC QUESTIONS

Nil

5. PETITIONS, DEPUTATIONS AND PRESENTATIONS

5.1 PETITIONS

Nil

5.2 DEPUTATIONS

Nil

5.3 PRESENTATIONS

5.3.1 Pensioners' Social Club Gingin Inc – Certificate of Appreciation

The Chief Executive Officer presented to the Shire President a Certificate of Appreciation from the Pensioners' Social Club Gingin Inc recognising the Shire of Gingin's ANZAC Day donation.

6. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

7. CONFIRMATION OF MINUTES

RECOMMENDATION

It is recommended that the Minutes of the Ordinary Meeting of Council held on 18 April 2017 be confirmed.

RESOLUTION

Moved Councillor Elgin, seconded Councillor Peckza that the Minutes of the Ordinary Meeting of Council held on 18 April 2017 be confirmed.

CARRIED UNANIMOUSLY

8. ANNOUNCEMENTS BY THE PRESIDING MEMBER

Nil

9. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

Nil

10. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

11. REPORTS

11.1. OFFICE OF THE CEO

11.1.1 DEVELOPMENT OF POLICY ON FRACKING WITHIN THE SHIRE OF GINGIN

FILE: ENV/32ENV/32
AUTHOR: JEREMY EDWARDS - CHIEF EXECUTIVE OFFICER –
GOVERNANCE OFFICER
REPORTING OFFICER: JEREMY EDWARDS – CHIEF EXECUTIVE OFFICER
REPORT DATE: 16 MAY 2017
REFER: 17 JANUARY 2017 **ITEM 11.1.2**

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider the following resolution arising from the Annual General Meeting of Electors held on 22 December 2016:

RESOLUTION

Moved Julia Mateljan, seconded Jill Brown that Council develop a policy to exclude fracking from the Shire of Gingin.

CARRIED
44/5

BACKGROUND

In accordance with the requirements of s. 5.33 of the *Local Government Act 1995*, at its meeting on 17 January 2017 Council gave consideration to resolutions arising from the 2016 Annual General Meeting of Electors.

With respect to the proposal for development of a policy dealing with fracking in the Shire of Gingin, Council requested that Administration prepare a report for further consideration by no later than the May 2017 Council meeting.

COMMENT

Hydraulic fracturing (or fracking) is a well stimulation technique in which rock is fractured by a pressurized liquid. The process involves the high-pressure injection of 'fracking fluid' (primarily water, containing sand or other proppants suspended with the aid of thickening agents) into a wellbore to create cracks in the deep-rock formations through which natural gas, petroleum, and brine will flow more freely (**Appendix 1**). When the hydraulic pressure is removed from the well, small grains of hydraulic fracturing proppants (either sand or aluminium oxide) hold the fractures open.

Hydraulic fracturing began as an experiment in 1947, and the first commercially successful application followed in 1950. As of 2012, 2.5 million "frac jobs" had been performed worldwide on oil and gas wells; over one million of those within the U.S. Such treatment is generally necessary to achieve adequate flow rates in shale gas, tight gas, tight oil, and coal seam gas wells.

Hydraulic fracturing is highly controversial in many countries. Its proponents advocate the economic benefits of more extensively accessible hydrocarbons. Opponents argue that these are outweighed by the potential environmental impacts, which include risks of ground and surface water contamination, air and noise pollution, and the triggering of earthquakes, along with the consequential hazards to public health and the environment.

In WA, substantial "tight gas" or "shale gas" deposits have been identified which may be suitable for recovery using hydraulic fracturing (**Appendix 2**). Shale gas deposits are found at depths of 2,000 to 4,000 metres, whereas coal seam gas deposits are much shallower at depths of 300 to 1,000 metres. Unlike Queensland, there are no known coal seam gas deposits in WA.

Department of Mines and Petroleum (DMP) publications indicate that:

- Western Australia's shale and tight gas resources represent a significant economic opportunity for the State and offer benefits to regional communities.
- Hydraulic fracture stimulation has been undertaken in Western Australia for more than 55 years, without incident.
- There is no evidence to date that fracture stimulation in Western Australia has led to any environmental harm.

A two year parliamentary inquiry into the Implications for Western Australia of Hydraulic Fracturing for Unconventional Gas in Western Australia (completed in November 2015) found that the risks from hydraulic fracture stimulation can be safely managed. The inquiry found:

- There is significant concern amongst the community about the risks associated with hydraulic fracturing but at the same time, there is a level of misinformation present in the public domain that can cause confusion and mistrust.
- Recognised the potential benefits of the shale gas industry as an employer, an investment generator and provider of future energy security.
- Regulation of the industry in WA was robust.

Common arguments made against Fracking

- Exploratory fracking for shale and tight (*unconventional*) gas in Western Australia only commenced in the last decade and only a handful of wells have been fracked in that time.

- Fracking for unconventional gas is vastly different to the historical techniques used in conventional gas extraction, and usually involves high volume “slickwater” (ie. chemical and water fluid mixes) hydraulic fracturing as well as horizontal drilling.
- Modern fracking technology has never been deployed on a commercial scale in Western Australia.
- Modern fracking uses very large quantities of a variety of chemicals, many of which are known to be toxic or their toxicity is as yet unassessed.
- Modern fracking processes require massive volumes of water and produce large volumes of toxic wastewater.
- Much higher pressures must be applied to the well to undertake a frack in modern processes, increasing risk of well failure. New horizontal drilling techniques also make effective and secure well construction much more difficult to achieve.
- The WA Government and the gas industry claim that fracking can be done safely if it is regulated appropriately and ‘best practice’ well construction guidelines are followed. However there is growing evidence to show that even strict regulations are simply not capable of preventing harm and that ‘world’s best practice’ well construction just isn’t enough to stop wells leaking.

Legislative Authority

Such activities are legislated and administered by the State Government under the *Australian Petroleum and Geothermal Energy Resources Act 1967* which operates separately to the *Local Government Act 1995* and the *Planning and Development Act 2005*.

The Shire of Gingin’s Local Planning Scheme No. 9 does not currently include any reference to an appropriate land use type for fracking. However, even if the Local Planning Scheme did reference fracking, it is apparent that regardless of any policy position that Council may take, local government has no legislative power over activities of this sort. Therefore, although Council is certainly free to take any policy position it wishes, relevant statutory authorities have no obligation to take heed of such a policy.

Where are the Potential Resources?

Western Australia is highly prospective for shale gas in the Canning Basin (Kimberley and East Pilbara regions) and for tight and shale gas throughout the Northern Perth Basin (Mid-West region), which stretches the length of the coastal plain from Busselton through to north of Geraldton. The attached following map refers.

What Exploration Permits Exist within the Shire of Gingin

Exploration Permits 'EP 494' and 'EP 389' cover parts of the Shire of Gingin. EP 389 is associated with an active production site at Red Gully which is currently producing gas from conventional gas wells. EP 494 covers an extensive area from east of Eneabba to the fringes of Perth. The permit runs through parts of the Gingin Shire. The conditions of that permit require a certain amount of work to be undertaken within the six year time-frame as detailed within the permit. Advice from DMP is that neither of these permit holders is interested in unconventional gas deposits at this time - their focus is on conventional deposits which can be extracted without fracking.

Regulatory Controls

The regulation by government covering the development of a petroleum resource - irrespective of whether it is for conventional petroleum, shale gas or tight gas - is exactly the same. All projects are assessed on a site-by-site, project-by-project basis with regards to safety and the environment. The regulatory framework rests on five key principles:

1. Transparent, effective and risk-based regulation.
2. Whole-of-government approach.
3. Consistent State and Commonwealth Government objectives.
4. Effective engagement with stakeholders, particularly local communities.
5. Compliance and enforcement.

DMP is the lead agency responsible for the regulation of petroleum activities in Western Australia. The key statutes, administered by DMP relating to shale and tight gas, are the Petroleum and Geothermal Energy Resources Act 1967, the Petroleum (Submerged Lands) Act 1982 and the Petroleum Pipelines Act 1969 and associated regulations. DMP's lead agency role is complemented by key regulatory processes undertaken by the Department of Water, as well as the Environmental Protection Authority (EPA) and Office of the Environmental Protection Authority (OEPA).

In order to explore for any petroleum resource, a company must apply for, and be granted, a petroleum exploration title over the relevant area of land, whether it be Crown land or private land. An exploration title can be granted after successful finalisation of native title access arrangements. The timeframe from the granting of an exploration permit to proving a resource and commencing production is extensive and can take anywhere from 5 to 10 years.

There is a common misconception in the community that private land owners have no rights to refuse fracking, however, the Department of Mines and Petroleum (DMP) released an open letter stating that "*petroleum companies are legally required to obtain consent from private land owners and occupiers before approval to undertake any activities on their land is granted*".

Response of Other Shires

Shire of Chittering

The Shire of Chittering considered the matter of fracking at its meeting on 15 February 2017 and resolved that it would not support any form of unconventional mining (or exploration) including coal seam gas and fracking activities within its boundaries at this time, by applying a precautionary approach to the protection of the Shire of Chittering's population, sensitive environments, water resources, agricultural and horticultural uses.

Shire of Dandaragan

The Shire of Dandaragan has not adopted a position regarding fracking. The Council's view is that this is not a matter for Council to decide on as it has no control over fracking, which is governed by the State Government (through the DMP). The Shire advises that it has had numerous delegations and representation regarding the issue, but to date, has maintained a consistent approach in dealing with the issue.

Shire of Coorow

At its Ordinary Council Meeting in September 2014, the Council resolved to adopt Policy Statement regarding Petroleum, Mining and Extractive Industries. Extracts are as follows: Policy Statement. The Shire of Coorow supports the expansion of industry that helps deliver economic prosperity to its residents however, in providing this support Council supports every effort being undertaken to ensure that the initial assessment as well as compliance and monitoring of any activity is carried out at a level that protects the amenity of the natural and built environment and that of residents.

Council Position. Council does not support further petroleum resource development within the Shire (including exploration) which has not first undergone thorough and independent assessment of environmental, health, agricultural and socio-economic impacts (including cumulative impacts) by the Environmental Protection Authority, Department of Health and other relevant agencies.

The policy document lists a number of essential criteria / standards which would be applied to future exploration and production activities, including zero impact on groundwater resources and community consultation which demonstrates broad community support. The policy concludes by indicating that the Shire of Coorow is not willing to provide its support or assistance to proponents or other parties (including the State Government) who seek to undertake or promote petroleum activities within the Shire that do not meet these standards.

City of Swan

At its October 2016 Council Meeting, the City of Swan considered a Notice of Motion regarding Petroleum Exploration and Production Activities. The Officer's Comment noted the following:

- Under the Petroleum and Geothermal Resources Act 1967, production and exploration activities are not exempt from the requirements of planning legislation. The City has a role as planning authority and can regulate activities within the Scheme area.

- Notwithstanding that the City has a role in the management of its Local Planning Scheme it is considered premature for the City to prepare appropriate Scheme Amendment to govern land use activity in the Swan Valley and its surrounds.

The Council resolved (in part) to:

Not support any form of unconventional gas mining including coal seam gas and fracking within the local government boundary due to the need to act with a precautionary approach to large residential populations, sensitive environments, water resources and horticultural land uses.

Shire of Mundaring

At its December 2016 Council Meeting, the Shire of Mundaring considered a report regarding Petroleum Exploration and Production Activities. The report notes:

- Given the environmental risks and community concerns about unconventional gas extraction it appears a precautionary approach would be appropriate by not allowing this industry within the Perth metropolitan area, and particularly within drinking water catchments.
- In the absence of a defined land use within Local Planning Scheme No. 4, unconventional gas extraction proposals on zoned land would be treated as a 'use not listed'. Certain exploration activities including clearing for exploration drilling would also constitute development and require planning approval as a 'use not listed'. Currently, if an application was received it would be referred to Council to consider whether the proposed 'use not listed' was consistent with the objectives of the zone.

The Council resolved, in part, that it would not support any form of unconventional gas mining including shale and tight gas fracking within the local government boundary due to the need to act with a precautionary approach to residential populations, sensitive natural environments, underground water resources and rural and horticultural land uses.

Summary

In summary a number of Councils have considered approaches when dealing with fracking. This activity is administrated and governed by the State Government through the Department of Mines and Petroleum. Whilst the Shire of Gingin may be able to provide comment in relation to such applications it would be unlikely that a Council position or policy would have any bearing on such a process. Therefore it is recommended that at this point in time Council does not formulate a policy position with respect to fracking.

STATUTORY ENVIRONMENT

Australian Petroleum and Geothermal Energy Resources Act 1967
Local Government Act 1995
Planning and Development Act 2005

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015-2025

Focus Area	<i>Natural Environment</i>
Objective	<i>2: To support a healthy natural environment</i>
Outcome	<i>2.1 Biodiversity conserved</i>
Strategy	<i>2.1.1 Conserve natural environments and protect biodiversity</i>

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that Council not formulate a policy position with respect to fracking in the Shire of Gingin at this point in time.

MOTION

Moved Councillor Ammon, seconded Councillor Aspinall that Council not formulate a policy position with respect to fracking in the Shire of Gingin at this point in time.

FORESHADOWED MOTION

Councillor Collard foreshadowed the following motion:

That Council not support any form of unconventional gas mining including coal seam gas and fracking within the local government boundary due to the need to act with a precautionary approach to sensitive environments, water resources and agricultural and horticultural land uses.

AMENDMENT

Add Part 2.

Moved Councillor Fewster, seconded Councillor Ammon that:

- 1. Council not formulate a policy position with respect to fracking in the Shire of Gingin at this point in time.**
- 2. Council's view is that this is not a matter for Council to decide on as it has no control over fracking, which is governed by the State government (through the Department of Mines and Petroleum).**

CARRIED UNANIMOUSLY

The amendment became the substantive motion, which was put.

RESOLUTION

Moved Councillor Ammon, seconded Councillor Aspinall that:

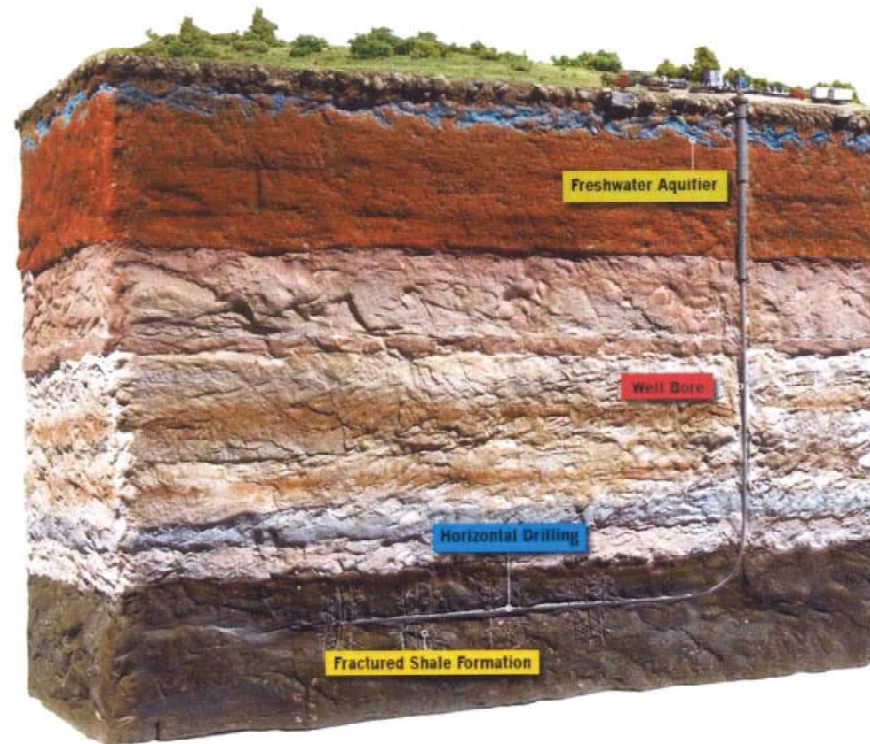
- 1. Council not formulate a policy position with respect to fracking in the Shire of Gingin at this point in time.**
- 2. Council's view is that this is not a matter for Council to decide on as it has no control over fracking, which is governed by the State government (through the Department of Mines and Petroleum).**

CARRIED UNANIMOUSLY

REASON FOR AMENDMENT

Council was of the opinion that the resolution should explicitly state why no policy position was being contemplated at this time.

APPENDIX 1



APPENDIX 2

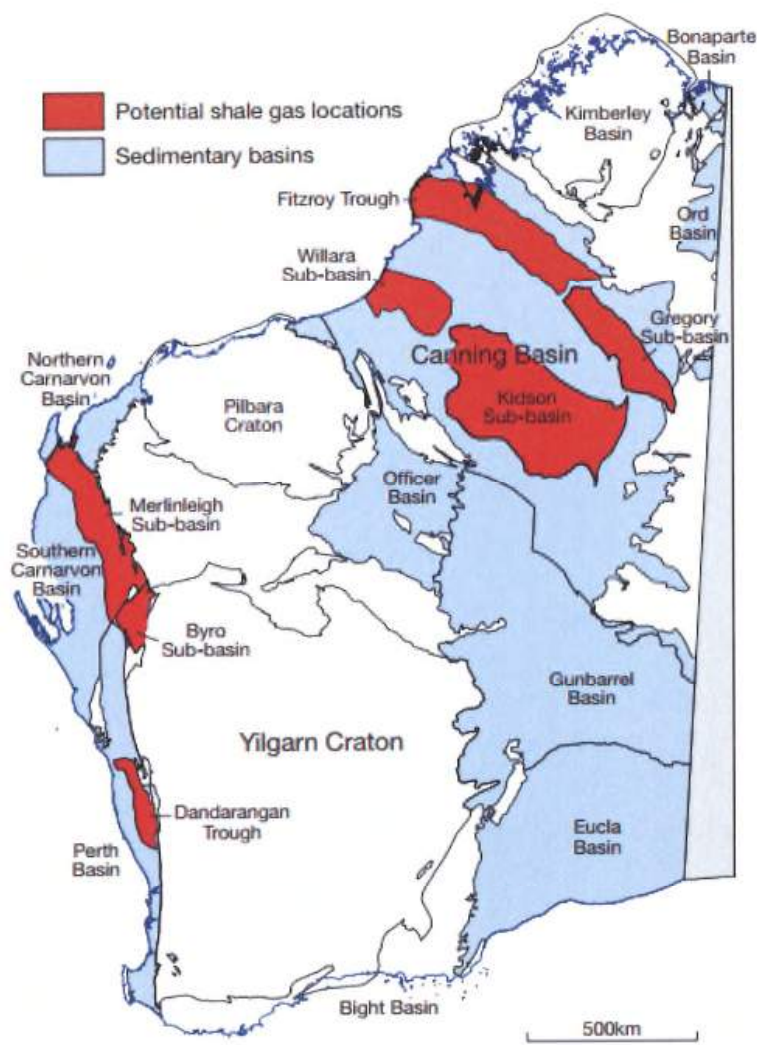


Figure 2: Sedimentary basins of Western Australia showing potential shale gas resource locations

11.1.2 REVIEW OF PAID PARKING PROPOSAL – GUILDERTON FORESHORE PARKING AREA

FILE: ENV/32
AUTHOR: JEREMY EDWARDS - CHIEF EXECUTIVE OFFICER – GOVERNANCE OFFICER
REPORTING OFFICER: JEREMY EDWARDS – CHIEF EXECUTIVE OFFICER
REPORT DATE: 16 MAY 2017
REFER: 17 JANUARY 2017 ITEM 11.1.2

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider the following resolution arising from the Annual General Meeting of Electors held on 22 December 2016:

RESOLUTION

Moved Elaine McCartin, seconded Peter Enright that Council reconsider its position on paid parking in Guilderton at its January meeting.

CARRIED 40/2

BACKGROUND

At its meeting on 20 September 2016, Council resolved to advertise its intention to make a Determination to declare the Guilderton foreshore parking area located on portion of Reserves 25006 and 25009 Edwards Street and the Edwards Street road reserve, Guilderton as a Parking Station for the purposes of Part 3 of the Shire of Gingin Parking and Parking Facilities Local Law 2004, **Appendix 1** refers.

In accordance with Council's resolution, the proposed Determination was advertised for a period of 21 days, with no public submissions being received. At its meeting on 20 December 2016, Council subsequently resolved to make a Determination to declare the Guilderton foreshore parking area located on portion of Reserves 25006 and 25009 Edwards Street and the Edwards Street road reserve, Guilderton as a Parking Station for the purposes of Part 3 of the Shire of Gingin Parking and Parking Facilities Local Law 2004.

At the Annual meeting of electors held in Guilderton on 22 December 2016, there was an overwhelming number of electors that spoke against the proposal of implementing parking metres at Guilderton. As a result of this the electors moved a motion for Council to reconsider its position on paid parking at Guilderton.

In accordance with the requirements of s. 5.33 of the *Local Government Act 1995*, at its meeting on 17 January 2017 Council gave consideration to resolutions arising from the 2016 Annual General Meeting of Electors.

With respect to the proposal to introduce paid parking at the Guilderton Foreshore Parking Area, Council requested that Administration prepare a report for further consideration by no later than the May 2017 Council meeting.

COMMENT

The consensus from the attendees at the Electors' Meeting held on 22 December 2016 was that there was insufficient consultation with residents on this matter.

Council further considered the matter at a Concept Forum held on 7 March 2017. At this Concept Forum Council was advised, that to date, the Shire has spent \$1.35 million on the installation of a fixed deck area and floating jetty, swimming pontoon, extension and reconfiguration of the boat ramp and including upgrade to the car park facility. This facility is extremely popular with residents and tourists and it is regularly operating at capacity.

With such high utilisation comes a requirement to increase the service level with maintenance, incurring costs for a range of services (predominantly turf maintenance, rubbish services, ablution cleaning, septic tank pump out and staff/plant on-cost allocations). The following table is a breakdown of all costs associated with the Guilderton foreshore for the 2015/16 financial year:

Description	Cost \$
Contractors - General	9,828
Contractors – Cleaning/Rubbish Collection	40,000
Ground Maintenance	9,358
Materials	835
Insurance	133
Septic pump outs	1575
Water/Electricity	568
Plant on-cost allocations	940
Wages on-cost allocations	28,539
Re-allocations	10,753
Total	\$102,529

The above costs are expected to be similar or increase in future years and the Shire is looking at ways to become more sustainable and less reliant upon rate revenue to fund operating costs associated with Council infrastructure and services.

As a result of this it was proposed to introduce paid parking in the car park in an attempt to recover some costs that would be off set against the operating expenditure to maintain this area. The paid parking would be in the form of parking machines whereby a nominal amount would be charged to park at this facility. Feedback from the Electors' Meeting raised concerns around the detrimental impact that this would have upon tourists and that our natural assets and beaches should be free to attend.

Whilst the intention was to provide residents of the Shire with free parking at this location there still appeared to be some level of concern from the broader community and electors upon this concept. As a result a motion was moved and carried for Council to reconsider its position on paid parking.

At its ordinary meeting of 17 January 2017 Council resolved to:

Moved Councillor Fewster, seconded Councillor Elgin that Council:

1. *Request the preparation by Administration of a report addressing the potential implications of the resolution arising from the Annual General Meeting of Electors held on 22 December 2016 by no later than 16 May 2017; and*
2. *Agree to defer implementation of paid parking provisions at the Guilderton Foreshore Parking Area pending consideration of the report referenced in Part 1 (above).*

CARRIED
8-1

For: Councillors Elgin, Smiles, Peczka, Court, Roe, Collard, Fewster, Ammon
Against: Councillor Aspinall

Furthermore Council received additional information at a Concept Forum on 7 March 2017 in relation to parking options and charges at this location.

As Council would recall when the Shire undertook a community perceptions survey in 2016. One of the areas demonstrating a low satisfaction rating was perception around community consultation and engagement and decisions made in the interest of community. It could be assumed that the introduction of paid parking at Guilderton and the response by the electors at the Annual General Meeting has some similarity to this rating from the perceptions survey.

With this in mind, Council may wish to conduct some form of consultation with the community to obtain feedback on the proposal prior to confirming its position on the matter. The purpose would be to inform the community of the issue and provide some options for resolution. This process could be undertaken through a brief survey, with the results being presented back to Council for consideration. The options presented for feedback could be:

Option	Details	Advantages	Disadvantages
1	Implement paid parking at the bottom car park for a nominal fee per hour however all ratepayers within the Shire would receive a free parking permit to park at this location	<ol style="list-style-type: none"> 1. Generates an income stream that will be used to fund the maintenance costs. 2. No cost to ratepayers to park at this location. 	May result in fewer people visiting the area.
2	Do not implement any paid parking at this location and examine an increase in rates to assist in paying for the maintenance costs at this location.	Generates additional income (revenue) to be used to offset the maintenance costs.	All Shire of Gingin ratepayers pay for the maintenance costs.

3	Do not implement any paid parking at this location and examine the introduction of a specified area rate levy to assist in paying for the maintenance costs at this location.	Generates additional income (revenue) to be used to offset against the maintenance costs.	Only a specific or specified area would be charged. For example, the local business operators or a geographic area would incur the charge.
4	Do not implement any paid parking and continue to fund the maintenance costs at this location from the current budget and incorporate any increases within existing and future budgets.	Nothing changes and the status quo remains.	Competing challenges within the existing budget to fund maintenance issues across the Shire.

The above process of engagement could be implemented fairly quickly and would enable Council to make a more informed decision on how to address this situation.

An alternative solution could be for Council to proceed with the implementation of paid parking at this location. The feedback received from the previous Concept Forum of 7 March 2017 related to applying a charge of \$2.00 per hour whilst still providing for free parking to ratepayers within the Shire of Gingin.

Officers are of the view that further consultation should be undertaken in the form of a survey to effectively gauge the views of the community in relation to this matter. A survey instrument could be developed and conducted over the next 3-4 weeks, with analysis and a report being presented back to the July Council meeting.

STATUTORY ENVIRONMENT

Local Government Act 1995

Part 5 – Administration

Division 2 – Council meetings, committees and their meetings and electors' meetings

Section 5.33 – Decisions made at electors' meetings

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Minimal internal costs to conduct a survey.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015-2025

Focus Area	<i>5. Leadership and Governance</i>
Objective	<i>5.2. Accountable and responsible governance</i>
Outcome	N/A
Strategy	N/A

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that:

1. Council agree to undertake a community survey on the options to introduce paid parking at the Guilderton Parking Area; and
2. A report be presented to the July 2017 Council meeting presenting the survey results for further consideration.

FORESHADOWED MOTION

Councillor Fewster foreshadowed the following motion:

That Council implement paid parking at the bottom car park for a nominal fee of \$2.00 per hour with all ratepayers within the shire to receive a free parking permit to park at this location.

RESOLUTION

Moved Councillor Roe, seconded Councillor Collard that:

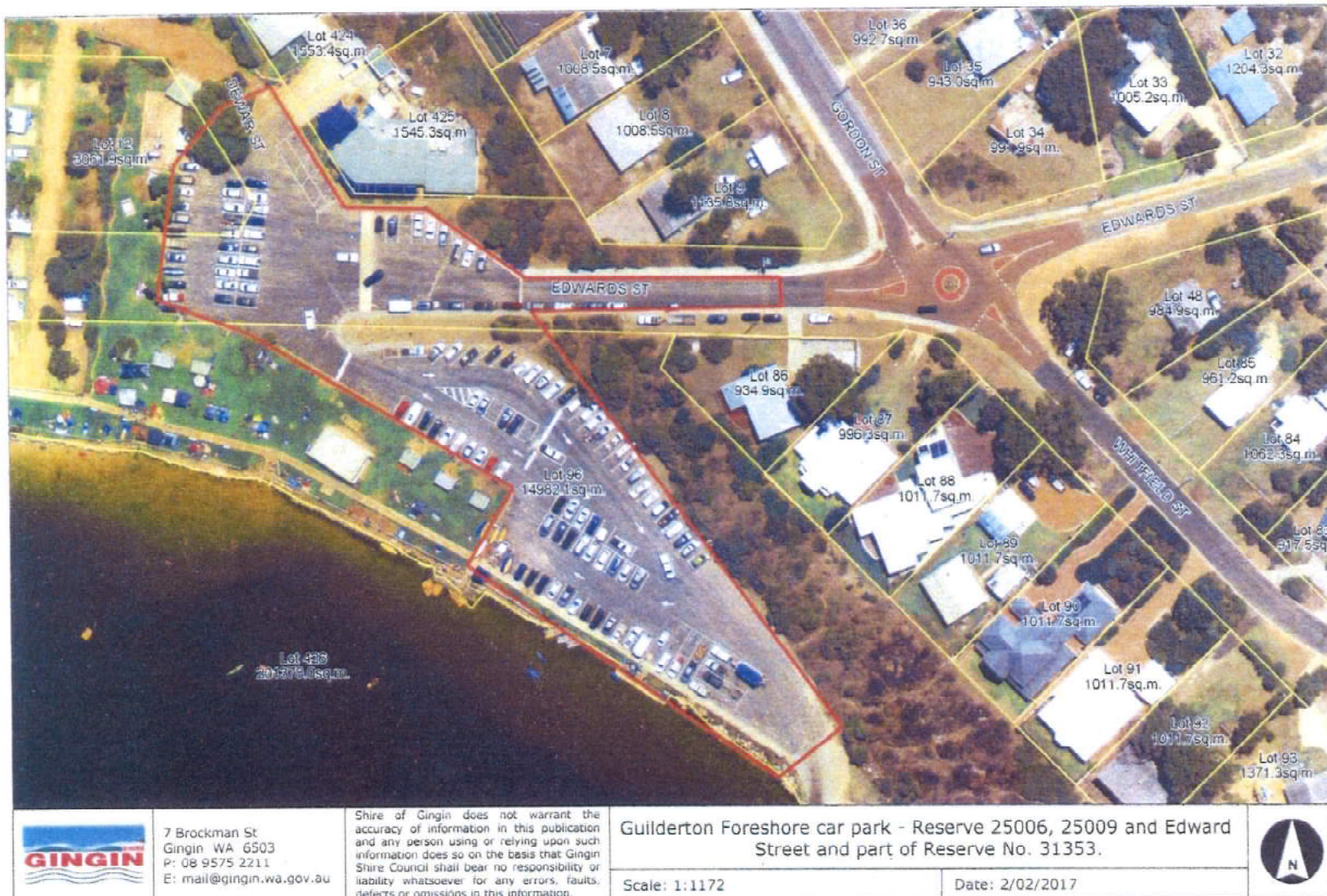
1. Council agree to undertake a community survey on the options to introduce paid parking at the Guilderton Parking Area; and
2. A report be presented to the July 2017 Council meeting presenting the survey results for further consideration.

CARRIED
5-4

For: Councillors Elgin, Peczka, Roe, Collard
Against: Councillors Court, Aspinall, Fewster, Ammon

There being an equal number of votes for and against the motion, the Shire President exercised his casting vote in the affirmative.

APPENDIX 1



11.1.3 SHIRE OF GINGIN LOCAL PLANNING SCHEME NO. 9 - SCHEME AMENDMENT NO. 8

LOCATION: PT LOT 5450 WANNAMAL WEST ROAD,
BOONANARRING
APPLICANT: SHIRE OF GINGIN
FILE: LND/647
REPORTING OFFICER: LISA EDWARDS – ACTING EXECUTIVE MANAGER
REGULATORY SERVICES
REPORT DATE: 16 MAY 2017
REFER: 2 MAY 2006 ITEM 11.3.3
15 DECEMBER 2009 ITEM 11.4.1
21 JANUARY 2014 ITEM 13.3
18 FEBRUARY 2014 ITEM 11.1.13
20 MAY 2014 ITEM 11.1.6
21 APRIL 2015 ITEM 11.1.5
17 JANUARY 2017 ITEM 11.1.3

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider the final adoption of proposed Scheme Amendment No. 8 to Local Planning Scheme No. 9 to:

1. Rezone a portion of Lot 5450 Wannamal Road West, Boonanarring from General Rural to Special Use (Landfill and Composting Facility).
2. Amend Schedule 4 – Special Use Zones by inserting site specific conditions for Lot 5450 Wannamal Road West, Boonanarring.
3. Include Composting within the land use definitions under Schedule 1.
4. Include Composting within Table 1 – Zoning Table; and
5. Amend the scheme maps accordingly.

BACKGROUND

The subject land is zoned General Rural and is approximately 1002ha in area. Council purchased the subject land in 2006 for the primary purpose of gravel extraction and a potential waste management facility.

A level two flora and fauna survey was conducted by Aecom in 2014 at the site, given that the area presented native vegetation. The Aecom report identified that the land hosted good to excellent native vegetation and Carnaby Cockatoo breeding habitat.

Council initiated the Proposal at its ordinary meeting in April 2015 and the matter was then referred of the Environmental Protection Authority (EPA), as a standard procedure. The EPA was of the view that the original proposal was incapable of being environmentally acceptable and gave Council several options to proceed with the Proposal.

Council considered the environmental matters raised by the EPA at its ordinary meeting in November 2015 and agreed to modify the footprint of the Proposal in accordance with the recommendations of Ian Watkins from IW Projects. It also agreed to engage an external consultancy to liaise with the EPA to amend the Proposal to the satisfaction of the EPA, prior to giving Public Notice of the Proposal. The primary matters responded to included:

- reducing the scale of the development;
- potential to sell the balance of vegetated land to the State Government for conservation which has since been progressed, but not settled;
- requirement for monitoring water quality; and
- inclusion of management plans required to support a development application.

A site plan, a plan of the Special Use Area and pages 1-20 of the Proposed Scheme Amendment are attached as **Appendix 1**. The Appendices to the amendment document have not been included in the Agenda due to its size which comprises of 349 pages. They will be circulated separately to Councillors and will be made available to the public on the Shire's website. A hard Copy will be kept with the minutes of the meeting

A copy of the original site plan is attached as **Appendix 2**.

COMMENT

Community Consultation

Section 47 of the *Planning and Development Act (Local Planning Schemes) Regulations 2015* required Public Notice to be given for a period of 42 days.

Due to comment received by the Shire on 3 January 2017, an extension to the 60 day consideration period under section 50 of the *Planning and Development Act (Local Planning Schemes) Regulations 2015* was requested. This was supported by the Western Australian Planning Commission and the Public Notice was extended by 30 days.

One submission was received, from the representative of an adjoining land to Lot 5450, which raised concerns in relation to separation distances, environmental matters and development application process including the implementation of management plans.

A copy of the Schedule of Submissions is attached as **Appendix 3**.

Planning Assessment

Design

The Shire of Gingin is proposing a Scheme Amendment to rezone a portion of Lot 5450 and Lot 701 from “General Rural” to “Special Use” in order to facilitate future development of the subject land for a Landfill and Composting Facility. The overall footprint of the landfill and composting site was originally proposed at between 150 – 200ha and included associated landfill and composting activities such as materials recovery, incineration and recycling.

The Proposal, due to environmental concerns raised by the EPA has been reduced to include a landfill footprint of approximately 20ha and incorporates the associated facilities which may be located on the remain 110ha. The actual layout and design of the facilities will be articulated through the development application process.

The proposed Special Use site is located on the eastern boundary of the lot. This gives the development site good access and allows for adequate separation distance of between 1500m-2000m to an adjoining rural dwelling.

The Scheme Amendment Proposal also includes a new land use class for composting which will be a discretionary land use in the General Industry and the General Rural zone.

Environmental Impact

The statement of reasons provided to the Shire from the EPA as to why the original proposal was not environmentally acceptable included:

1. Flora and vegetation;
2. Terrestrial Fauna;
3. Hydrological processes;
4. Inland Waters Environmental Quality; and
5. Amenity.

Further, the original proposal, which included significant native vegetation, was likely to be referred to the Commonwealth Government under the provisions of the *Environmental Protection Biodiversity Conservation Act 1999*, having consideration for Carnaby Cockatoo habitat. Aecom was commissioned by the Shire in November 2014 to undertake a comprehensive Flora, Vegetation and Fauna Assessment. This assessment included a survey of Black Cockatoo presence at the subject land and ultimately the report suggested that the majority of the proposed landfill and composting footprint is characterised by vegetation classed as being in excellent condition. It was for this reason that the original landfill footprint was significantly reduced in consultation with the EPA. No wetlands are located within the landfill and composting footprint.

The site hosts high water tables and Council should be mindful that the water table sits at 1-3m to the front of the lot. The IW Project Plan sits in an area of high water table however discussions with Ian Watkins indicate that the Shire could develop a small local landfill in the area that could provide for a 10-15 year time frame based upon current volumes. Further the Shire undertook sample water table drilling across the site, to a minimum depth of 3m and did not intercept the water table.

The Proposal has been significantly amended to the satisfaction of the EPA on the proviso that management plans are implemented to contain and mitigate potential impacts on the environment. Correspondence from the EPA dated 3 January 2017 states that *The OEPA has based its decision not to assess Amendment No.8 on the modifications provided by the Shire of Gingin 29 November 2016.*

Particular Management Plans required by the EPA included;

- feral animal management plan;
- dieback management plan;
- storm water management plan; and
- dust management plan.

A Works Approval and Licencing for the landfill facility will be required from the Department of Environment Regulation.

STATUTORY ENVIRONMENT

Planning and Development Act 2005

Part 5 - Local planning schemes

Division 4 - Advertisement and approval

Section 87 - Approving and publicising scheme or amendment

Planning and Development Act (Local Planning Schemes) Regulations 2015

Part 5 – Amending Local Planning Scheme

Division 3 – Process for standard amendments to local planning scheme

Section 47 – Advertisement of standard amendment

Shire of Gingin Local Planning Scheme No. 9

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

The land was purchased for approximately \$995,000 in 2006. A loan facility of \$600,000 was established and at this time there is \$485,000 outstanding. The Shire will in the future receive \$500,000 for the conservation land, as Council has previously determined and agreed to.

Funds currently expended on the progression of the landfill project have been sourced from the Shire's Tip Rationalisation Reserve which has a current balance of \$676,662.25.

Project costs to date for the landfill include the following:

Description	Approx. cost
Parsons Brinkerhoff; Landfill Site Suitability 2006	\$ 53,063.75
Harley Dykstra; Scheme Amendment documents	\$ 18961.00
Parsons Brinkerhoff; Addendum Review of 2006 study to increase landfill footprint	\$ 13,913.90
Aecom Flora and Fauna Report; level 2	\$ 53,288.40
Proline Drilling	\$ 18,425.00
IW Watkins Concept Plan	\$ 5,000.00
Project Costs as at 5/11/15	\$162,622.05

The Scheme Amendment area is proposed to be used for landfill and associated activities. The development of a landfill at the site will incur significant consultancy costs to Council in respect of Management Plans which are pertinent to the responsible management of such a facility, prior to the commencement of the development. At this time it is unknown as to when such a facility would be required for waste management land use, however it is known that the site has limited expansion opportunities for landfill purposes due to environmental constraints.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015-2025

Focus Area	<i>Built Environment</i>
Objective	<i>3 To effectively manage growth and provide for the community</i>
Outcome	<i>3.2 Plan for future development</i>
Strategy	<i>3.2.1 Plan for growth by developing land use planning strategies to meet current and future community needs, and protect the natural environment.</i>

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that Council,

1. Pursuant to Section 87 of the *Planning and Development Act 2005*, give final approval to Scheme Amendment No. 9 Scheme Amendment No. 8 with modification, to:
 - a. Rezone a portion of Lot 5450 Wannamal Road West, Boonanarring from “General Rural” to “Special Use (Landfill Site)”.
 - b. Amend Schedule 4 – Special Use Zones to include a description of the land, special uses and necessary conditions as follows:

No.	Description of Land	Special Use	Conditions
SU8	Portion of Lot 5450	1. Landfill Site for the disposal,	1. Development of the Landfill and Composting Facility is to

	Wannamal Road West, Boonanarring	<p>recovery, and processing of Class I, II and III wastes only and incidental infrastructure.</p> <ol style="list-style-type: none"> 2. Composting. 3. Such Land Uses Classes as are permitted or permitted subject to the discretion of the Council in Column 7 General Rural Zone of the Zoning Table. 	<p>be generally in accordance with the Shire of Gingin LPS 9 Scheme Amendment No. 8.</p> <ol style="list-style-type: none"> 2. A Development Application will be required to be lodged to the satisfaction of Council. 3. Public Notice will be required to be given. 4. No Sensitive Use land use, as provided for under the Statement of Planning Policy No.4 – State Industrial Buffer Policy of the Western Australian Planning Commission shall be permitted on Lot 5450, within 500m of the landfill site. 5. The Development Application will be supported with Management Plans to the satisfaction of Council, which address; <ul style="list-style-type: none"> • Bushfire and fire management • feral animal mitigation and management • stormwater management • dust management with emphasis on mitigating dust on adjacent native vegetation • dieback management • traffic management & • landscaping management. 6. A separation distance of 50m shall be provided between land fill activities and native vegetation to be retained for conservation. 7. Groundwater monitoring shall be undertaken prior to, during and following landfill operations in accordance with the requirements of a Works Approval and Licence issued by the Department of Environment and Regulation
--	----------------------------------	--	--

			<p>and shall include the following;</p> <p>a) groundwater extraction bores will be required immediately downstream of the landfill.</p> <p>b) Provisions included for groundwater rest levels to be measured regularly and groundwater contours updated.</p>
--	--	--	--

- c. Include "Composting" within the land use definitions under Schedule 1 as follows:

"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."

- d. Include "Composting" within Table 1 - Zoning Table as follows:

ZONES LAND USE CLASSES	RESIDENTIAL	TOWN CENTRE	MIXED BUSINESS	GENERAL INDUSTRIAL	RURAL INDUSTRIAL	RURAL LIVING	GENERAL RURAL	TOURISM	CONSERVATION
COMPOSTING	X	X	X	A	X	X	A	X	X

- e. Amend the Scheme Maps accordingly.
- Resolve, pursuant to Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), that Local Planning Scheme Amendment No. 8 is a standard scheme amendment in accordance with r. 34c of the Regulations.
 - Authorise the affixing of the common seal to, and endorse the signing of the amendment documentation, by the Shire President and Chief Executive Officer.
 - Pursuant to r. 58 of the Regulations, provide Local Planning Scheme Amendment No. 8 to the Western Australian Planning Commission.

RESOLUTION

Moved Councillor Aspinall, seconded Councillor Court that Council:

1. Pursuant to Section 87 of the *Planning and Development Act 2005*, give final approval to Scheme Amendment No. 9 Scheme Amendment No. 8 with modification, to:
 - a. Rezone a portion of Lot 5450 Wannamal Road West, Boonanarring from “General Rural” to “Special Use (Landfill Site)”.
 - b. Amend Schedule 4 – Special Use Zones to include a description of the land, special uses and necessary conditions as follows:

No.	Description of Land	Special Use	Conditions
SU8	Portion of Lot 5450 Wannamal Road West, Boonanarring	4. Landfill Site for the disposal, recovery, and processing of Class I, II and III wastes only and incidental infrastructure. 5. Composting. 6. Such Land Uses Classes as are permitted or permitted subject to the discretion of the Council in Column 7 General Rural Zone of the Zoning Table.	8. Development of the Landfill and Composting Facility is to be generally in accordance with the Shire of Gingin LPS 9 Scheme Amendment No. 8. 9. A Development Application will be required to be lodged to the satisfaction of Council. 10. Public Notice will be required to be given. 11. No Sensitive Use land use, as provided for under the Statement of Planning Policy No.4 – State Industrial Buffer Policy of the Western Australian Planning Commission shall be permitted on Lot 5450, within 500m of the landfill site. 12. The Development Application will be supported with Management Plans to the satisfaction of Council, which address; <ul style="list-style-type: none"> • Bushfire and fire management • feral animal mitigation and management

			<ul style="list-style-type: none"> • stormwater management • dust management with emphasis on mitigating dust on adjacent native vegetation • dieback management • traffic management & • landscaping management. <p>13. A separation distance of 50m shall be provided between land fill activities and native vegetation to be retained for conservation.</p> <p>14. Groundwater monitoring shall be undertaken prior to, during and following landfill operations in accordance with the requirements of a Works Approval and Licence issued by the Department of Environment and Regulation and shall include the following;</p> <p>c) groundwater extraction bores will be required immediately downstream of the landfill.</p> <p>d) Provisions included for groundwater rest levels to be measured regularly and groundwater contours updated.</p>
--	--	--	--

- c. Include “Composting” within the land use definitions under Schedule 1 as follows:

“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.”

- d. Include “Composting” within Table 1 - Zoning Table as follows:

ZONES LAND USE CLASSES	RESIDENTIAL	TOWN CENTRE	MIXED BUSINESS	GENERLA INDUSTRY	RURAL INDUSTRY	RURAL LIVING	GENERLA RURAL	TOURISM	CONSERVATION
	COMPOSTING	X	X	X	A	X	X	A	X

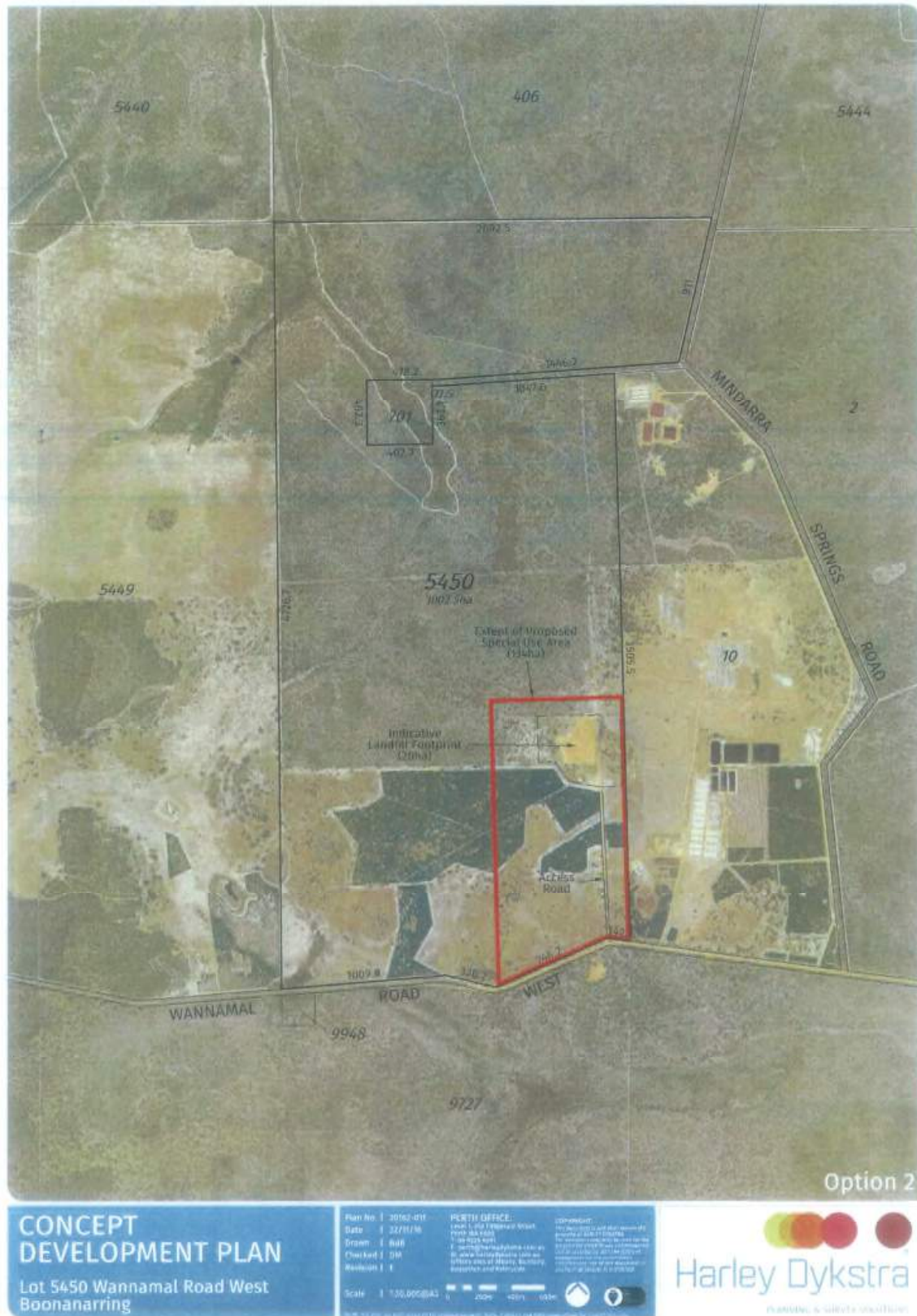
e. Amend the Scheme Maps accordingly.

2. Resolve, pursuant to Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), that Local Planning Scheme Amendment No. 8 is a standard scheme amendment in accordance with r. 34c of the Regulations.
3. Authorise the affixing of the common seal to, and endorse the signing of the amendment documentation, by the Shire President and Chief Executive Officer.
4. Pursuant to r. 58 of the Regulations, provide Local Planning Scheme Amendment No. 8 to the Western Australian Planning Commission.

CARRIED UNANIMOUSLY

APPENDIX 1







PLANNING & SURVEY SOLUTIONS

Scheme Amendment 8

Rezoning of Pt Lot 5450 Wannamal Road West, Boonanarring from
"General Rural" to "Special Use (Landfill and Composting Facility)"

PERTH

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PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

39

Planning and Development Act 2005
**RESOLUTION TO ADOPT AMENDMENT TO
LOCAL SCHEME**

**SHIRE OF GINGIN LOCAL PLANNING SCHEME NO. 9
AMENDMENT NO. 8**

Resolved that the local government pursuant to section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

1. Rezoning a portion of Lot 5450 Wannamal Road West, Boonanarring from "General Rural" to "Special Use (Landfill and Composting Facility)".
2. Amending Schedule 4 – Special Use Zones by inserting site specific conditions for Lot 5450 Wannamal Road West, Boonanarring as follows:

No.	Description of Land	Special Use	Conditions
SU8	Portion of Lot 5450 Wannamal Road West, Boonanarring	<ol style="list-style-type: none"> 1. Landfill Site for the disposal, recovery, and processing of Class I, II and III wastes only and incidental infrastructure. 2. Composting. 3. Such Land Uses Classes as are permitted or permitted subject to the discretion of the Council in Column 7 General Rural Zone of the Zoning Table. 	<ol style="list-style-type: none"> 1. Development of the Landfill and Composting Facility is to be generally in accordance with the Shire of Gingin LPS 9 Amendment No. 8. 2. No Sensitive Use land use, as provided for under the Statement of Planning Policy No.4 – State Industrial Buffer Policy of the Western Australian Planning Commission shall be permitted on Lot 5450, within 500m of the landfill site. 3. A Feral Animal Management Plan shall be prepared and implemented prior to the commencement of the use. 4. A Bushfire Management Plan for Lot 5450 will be required to be prepared and implemented prior to commencement of the use. 5. A separation distance of 50m shall be provided between landfill facilities and native vegetation to be retained for conservation.

			<p>6. Groundwater monitoring shall be undertaken prior to, during and following landfill operations in accordance with the requirements of a Works Approval and Licence issued by the Department of Environment Regulation, and shall include the following:</p> <ul style="list-style-type: none"> • Groundwater extraction bores will be required immediately downstream of the landfill. • Provisions included for groundwater rest levels to be measured regularly and groundwater contours to be updated. <p>7. A Stormwater Management Plan shall be prepared and implemented prior to commencement of the use.</p> <p>8. A Dieback Management Plan shall be prepared and implemented prior to commencement of the use.</p> <p>9. A Dust Management Plan with specific emphasis on mitigating potential impact of dust on adjacent vegetation shall be prepared and implemented prior to commencement of the use.</p>
--	--	--	---

3. Including "Composting" within the land use definitions under Schedule 1 as follows:

"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".

4. Including "Composting" within Table 1 - Zoning Table as follows:

<div>ZONES</div> <div>LAND USE CLASES</div>	RESIDENTIAL	TOWN CENTRE	MIXED BUSINESS	GENERAL INDUSTRY	RURAL INDUSTRY	RURAL LIVING	GENERAL RURAL	TOURISM	CONSERVATION
	COMPOSTING	X	X	X	A	X	X	A	X

5. Amending the Scheme Maps accordingly.

The Amendment is standard under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):

'The property has been identified as a strategic waste site within the Shire's Local Planning Strategy that has been endorsed by the Commission.' (Section 34)

Dated this _____ day of _____ 20____

(Chief Executive Officer)

SHIRE OF GINGIN

LOCAL PLANNING SCHEME NO. 9
AMENDMENT NO. 8

SCHEME REPORT



DOCUMENT CONTROL

Control Version	DATE	Status	Distribution	Comment
A	24/11/2016	Draft	Client	Review

Prepared for: Shire of Gingin

Prepared by: DM

Reviewed by: DM

Date: 24/11/2016

Job No: 20162

Version: A

DISCLAIMER

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Please note that the information in this report may not be directly applicable towards another client. The Consultant warns against adapting this report's strategies/contents to another land area which has not been researched and analysed by the Consultant. Otherwise, the Consultant accepts no liability whatsoever for a third party's use of, or reliance upon, this specific document.



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Proposed Scheme Amendment – Special Use (Landfill and Composting Facility)

Lot 5450 Wannamal Road West, Boonanarring

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Appendix A – Landfill Site Suitability Report (2006)

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Appendix C – Correspondence from OEPA

Appendix D – Groundwater investigation Summary

Appendix E – Flora, Vegetation and Fauna Assessment

Appendix F – Vegetation Condition Map

Appendix G – Concept Development Plan

Appendix H – The Shire of Gingin – Local Planning Strategy Map

Appendix I – Landfill Waste Classification

Waste Definitions (1996)



1 INTRODUCTION

1.1 Purpose of the Report

This submission has been prepared by Harley Dykstra on behalf of the Shire of Gingin to facilitate the future development of a Landfill and Composting Facility on Lot 5450 Wannamal Road West, Boonanarring ("the subject land").

This submission seeks to initiate a Scheme Amendment to rezone a 134ha portion of the subject land from "General Rural" to "Special Use" under the Shire of Gingin Local Planning Scheme No. 9 (LPS No.9).

The proposed Scheme Amendment seeks to introduce a "Special Use" zoning over the subject land in recognition of the suitability of a Landfill and Composting Facility in this location and having regard to the capacity constraints of the current landfill sites within the Shire including Gingin, Lancelin, Ledge Point and Seabird landfill sites. It is also noted that the existing landfills are not presently lined and thus disposal options are limited. The proposed landfill shall only receive waste generated within the Shire of Gingin. The subject land is well situated to accommodate the proposed land use in terms of distance from the Gingin townsite, its accessibility via existing road infrastructure and the nature of surrounding land use.

The rezoning introduces appropriate management controls relating to access, scale of development, environmental, stormwater and bushfire management, to provide for a sustainable form of development.

This report provides details on the subject land and the proposal, an assessment of the various town planning, environmental and servicing considerations applicable to the site, and the rationale supporting the rezoning to "Special Use". The report is intended to assist the Shire of Gingin in gaining support for the Landfill and Composting Facility on the subject land.

The proposal is supported by a Landfill Site Suitability Report, and Flora, Vegetation and Fauna Assessment previously prepared by specialist environmental consultants to provide background and context to the Scheme Amendment.

1.2 Background

There are currently four landfill sites within the Shire of Gingin, namely the Gingin, Lancelin, Ledge Point and Seabird landfill sites. The Shire of Gingin anticipates the capacity of the Gingin landfill site will be exhausted over the coming years, and the other landfill sites are not able to accommodate a wide variety of waste since they are not lined. Thus the Shire proposes a new municipal landfill and composting facility to be located on the subject land to service the waste management requirements for the Shire over the next 50 years. In order for this development to proceed, a Scheme Amendment to rezone the land is required.



In January 2006, the Shire of Gingin commissioned Parsons Brinkerhoff Australia Pty Ltd (Parsons Brinkerhoff) to prepare a Landfill Site Suitability Report in respect of Lot 5450 Wannamal Road West Boonanarring. A complete copy of the report is included at **Appendix A**.

At the Ordinary Council meeting of 21 January 2014, the Shire of Gingin Council resolved to progress a report to facilitate the rezoning of Lot 5450 Wannamal Road West from General Rural zone to Special Use (Landfill). Further, the Shire of Gingin Council resolved to develop a Concept Paper with respect to the Shire's strategic direction for waste management. The Shire has since indicated their intention to include a composting component as part of the facility.

In May 2014, the Shire of Gingin commissioned Parsons Brinkerhoff to review the Landfill Site Suitability Report for the subject land prepared in 2006. A copy of the Addendum to the original (2006) Report is included at **Appendix B**. In April 2015, the Shire of Gingin resolved to initiate Amendment No.8 to rezone a portion of Lot 5450 Wannamal Road West, Boonanarring from the General Rural zone to Special Use (Landfill and Composting Facility) zone.

As a result of correspondence received from the Office of the Environmental Protection Authority (OEPA) following referral for the Scheme Amendment, the original proposal for a Regional Scale Landfill Facility was revised. A copy of the correspondence from the OEPA is attached as **Appendix C**. In 17 November 2015, the Shire of Gingin Council gave further consideration to the proposed landfill facility and resolved as follows:

"Resolution

Moved Councillor Aspinall, seconded Councillor Fewster that Council advise the Office of the Environmental Protection Authority that it will modify the Scheme Amendment to reduce the overall footprint of the landfill by:

- 1. Reducing the size of the landfill as represented in the IW projects Concept Plan attached as Appendix 3 of this Report.*
- 2. Engage external consultancy to liaise with the Office of Environmental Protection Authority to amend the scheme amendment to include only a portion of Lot 5490 (sic) as Special Use-Landfill Site.*
- 3. Acknowledge that this reduction will provide a local level waste facility in the Shire of Gingin and will assist in reducing impacts identified as the preliminary key environmental factors by the Environmental Protection Authority." (incorrect reference to Lot 5490 instead of Lot 5450)*

Groundwater investigations were undertaken by the Shire in April 2016 which focused on the suitability of the revised 20ha landfill site. The results of the groundwater investigations are included at **Appendix D**. Correspondence prepared by the Shire dated 13 June 2016 detailing the current proposal, including the groundwater investigations was forwarded to the OEPA. In turn the OEPA provided correspondence (also at **Appendix C**) indicating support for the revised landfill facility contained within an area of 134ha in the south-east corner of Lot 5450. The preparation of this Scheme Amendment proposal is consistent with the preceding resolution of Council and advice from the OEPA dated October 2016.



3 SUBJECT LAND

3.1 Site Details

The subject land is located at Lot 5450 Wannamal Road West, Boonanarring. The subject land has a total area of 1002.5 ha with a 2.2km frontage to Wannamal Road West, and is located 8.5km east of the Brand Highway (Refer to **Figure 1** below).



Figure 1 Location Plan

The 'Shire of Gingin' is the current registered proprietor of the site. The following table details the Certificate of Title particulars for the lot.

Lot	Diagram	Volume	Folio	Area
5450	206481	1957	293	1002.5 ha

3.2 Current Land Use and Surrounding Development

The subject land accommodates five (5) rural buildings located in the south-east corner of Lot 5450, approximately 140m west of the eastern boundary. A gravel pit used and operated by the Shire of Gingin is located 580m north of these buildings. The proposed landfill footprint generally corresponds to the area currently used as a gravel pit. The majority of Lot 5450 to the north of the proposed Special Use site is characterised by native vegetation, with Sun Gulley Creek flowing



through the north west corner of Lot 5450. The southern part of Lot 5450 comprises cleared areas and a pine plantation.

The land is adjoined by land zoned "General Rural" to the north, east and west. Cleared areas of land to the west are used for broad acre rural activities including cattle grazing. A piggery is located on Lot 10 to the east of the subject land. Boonanarring Nature Reserve, located immediately south of the subject land across Wannamal West Road, is reserved for "Parks and Recreation" under LPS No.9, and is approximately 9500ha in area. On the adjoining property to the west a dwelling is located approximately 2 km from the proposed site. There are no existing dwellings on the lot to the immediate north of the site.

The proposed Scheme Amendment is appropriate for the area since the subject land is separated from conflicting land uses, and a Landfill and Composting Facility is not likely to negatively impact existing uses to the east. Further, via the implementation of appropriate management plans, the land use will not impact on nearby native vegetation or fauna habitats. An aerial photograph of the site is included at **Figure 2** below which illustrates the nature of existing land use on the site and surrounding land.



Figure 2 Aerial Photograph

Proposed Scheme Amendment – Special Use (Landfill and Composting Facility)
Lot 5450 Wannamal Road West, Boonanarring

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3.3 Site Context

The subject land is located approximately 90km north of Perth and 20km north of the Gingin townsite (Refer to **Figure 1** at section 3.1). Access to the subject land is achieved from Wannamal Road West via either Brand Highway or the Bindoon-Moora Road.

The existing Gingin landfill site is located approximately 25km south of the subject land.

3.4 Topography

The topography of Lot 5450 is characterised by a ridge line running west to east approximately 1.2km north of the Wannamal Road West boundary. The ridge line then turns northward running almost parallel to the eastern boundary approximately 200-300m inside the subject land. The majority of the site forms a broad shallow valley draining to the north-west corner of the site. Hilltop elevations forming the upper reach of this broad shallow valley range from 215m-250m AHD.

The topography of the south-east part of Lot 5450 where the landfill and composting facility is proposed, ranges in elevation between 209m – 239m AHD as shown in **Figure 3** below.



Figure 3 Site Topography

3.5 Soils and Geology

The Landfill Site Suitability Report (2006) prepared by Parsons Brinckerhoff (**Appendix A**), was informed by detailed site investigation including eighty-six (86) exploration holes including eight (8) drill holes within the proposed Special Use area and two (2) within the Landfill development footprint (Figure 3 of the Landfill Site Suitability Report at **Appendix A** refers). The site investigations and subsequent analysis identified the following typical underlying geology:



- Fine to medium grained Aeolian sand 0.5-5m below the surface;
- Lateritic silty to sandy gravels 1-2.5m below the surface;
- Silty and clayey sands 10-60m below the surface; and
- Silt comprising of Kardinya Shale more than 40m below the surface.

Geological investigations within the proposed landfill footprint (undertaken prior to the gravel extraction activity) indicated fine sands overlying the silty sand layer.

3.6 Groundwater and Hydrology

Parsons Brinckerhoff (2006) summarises the groundwater characteristics of Lot 5450 as follows:

- Water table across the site ranges between 2m and 24m below ground level (mBGL);
- A capillary fringe of up to 2 metres exists over the site within the silty and clayey sands;
- A thin surficial sand layer comprises of highly permeable sands indicating water is likely to infiltrate rapidly;
- The Kardinya Shale Member underlies the superficial formations and provides a low permeability confining layer for the Leederville aquifer; and
- Contouring of water level data indicates that the groundwater flow direction is generally from north to south.

The Parsons Brinckerhoff Report (2006) identifies the surface sand layer of the subject land to be comprised of highly permeable sands, indicating that surface water is likely to infiltrate rapidly. Underlying clayey sand and silty sand are of generally lower permeability.

As a result of an alternative landfill site being selected in response to concerns raised by the EPA, the Shire of Gingin undertook further groundwater investigations to demonstrate the suitability of the already disturbed gravel pit area for a landfill site. The groundwater investigation summary at **Appendix D** confirms hydrological levels have greater than 3m separation from natural ground level.

3.7 Vegetation, Flora and Fauna

As referenced in section 3.2 above, the majority of the northern two thirds of subject land is characterised by existing native vegetation. The balance southern part of the subject land consists of partly cleared land scattered with remnant vegetation, as well as pine plantations (*Refer to Figure 2 at section 3.2*).

Overall, the Flora, Vegetation and Fauna Assessment prepared by Aecom and included at **Appendix E** identified nine vegetation communities including two wetlands, three woodlands, one heath community and three disturbed communities occurring within Lot 5450. A total of 192 flora species were recorded, of these six were weed species.



One threatened fauna species, the Carnaby's Black-Cockatoo, was recorded in the overall study area. The chuditch is the only other threatened species that may occur in the study area. The Rainbow Bee-eater was identified within the study area. Five other migratory bird species may occur in the project area in wetter parts of the year, however these species are widespread and common and are unlikely to be impacted by the proposal.

Western Brush Wallaby is considered likely to occur within the subject land but was not recorded.

Similarly, the Black-striped Snake and Carpet Python may occur within the study area. Aecom advised that, given the quality habitat in the surrounding area and close proximity of the Boonanarring Nature Reserve, these species are unlikely to be impacted by the proposal. The Peregrine Falcon may also overfly the subject land but is unlikely to be impacted by the proposal.

It is noted the Flora, Vegetation and Fauna Assessment contemplated the establishment of a Landfill and Composting Facility with an overall footprint of approximately 160ha, located in the central part of Lot 5450.

The current proposal is for a facility constructed within a 134ha 'Special Use' zone including a landfill with a 20ha footprint located over an already disturbed part of the site. The Vegetation Condition Map (Figure 3 of the Report by Aecom) generally describes the proposed 134ha Special Use site as "cleared." Only the northern and north-western margins of the Special Use site are identified as containing vegetation in good-degraded or very-good condition. The 20ha landfill development footprint occurs outside of the areas with some retained vegetation. A copy of the Vegetation Condition Map with the extent of the Special Use area overlaid is included as **Appendix F**. The Aecom Report further describes the vegetation in the south-east part of Lot 5450 as historically cleared and completely degraded.



4 SERVICING

4.1 Water Supply

During exploration drilling, several bores intersected groundwater zones within the superficial aquifer. A suitably constructed production bore should therefore be capable of supplying adequate water for landfill and composting operations and firefighting. Appropriate licences would need to be obtained from the Department of Water before a groundwater bore is constructed on the site.

4.2 Power and Telecommunications

An overhead three phase distribution power line runs along the southern boundary of the site, within the Wannamal Road West reserve.

4.3 Roads and Access

The proposed Landfill and Composting Facility achieves primary access via Wannamal Road West, a west-east connector between Brand Highway and Bindoon-Moora Road. Currently, Wannamal Road West is constructed to a sealed standard from its intersection with Brand Highway to a point 1.2 km beyond the western boundary of Lot 5450. Thereafter, Wannamal Road West is constructed to a gravel standard before again becoming sealed approximately 9 km to the east of Lot 5450. Internal access within the subject land is provided via an existing north-south track intersecting Wannamal Road West.



5 THE PROPOSAL

5.1 Overview of the Proposal

The Shire of Gingin is proposing a Scheme Amendment to rezone a portion of Lot 5450 from "General Rural" to "Special Use" in order to facilitate future development of the subject land for a Landfill and Composting Facility. The overall Landfill and Composting Facility shall be contained within a 134ha area to be designated as a Special Use zone and shall include a 20ha landfill footprint as well as associated landfill and composting activities such as materials recovery, recycling, and water storage for bushfire management purposes. The balance of Lot 5450 shall initially remain zoned General Rural under LPS 9 but may be rezoned to 'Conservation' in the future if the landfill proposal proceeds. The proposed facility has the potential to accept 10,000 tonnes of waste per year, and achieve a life expectancy in the order of 50 years.

The Concept Development Plan at **Appendix G** illustrates the area proposed for rezoning to "Special Use", and depicts the proposed landfill development footprint of 20ha and access via an existing north-south track intersecting Wannamal Road West.

In addition to the land use layout indicated by the Concept Development Plan, the proposed "Special Use" zoning will introduce various controls in respect of land use permissibility, land management and servicing applicable to the site. The purpose of the Concept Development Plan is to provide a general indication of the scale of development proposed. Comprehensive site plans, sections and engineering drawings, would be provided as part of detailed design in support of an application for Works Approval and licensing of the Landfill and Composting Facility by the Department of Environment Regulation (DER).

The location of the proposed Landfill and Composting Facility provides suitable separation from sensitive land uses in terms of potential dust, odour and noise from plant and vehicles, whilst still enabling convenient access to the facility from the Gingin townsite and surrounds.

5.2 Operational Methods

The 2014 Addendum Report (**Appendix B**) considers both Trench and Fill and Valley Fill landfill methods. Given the reduced scale and revised location of the landfill facility, the trench and fill method is now proposed. The proposed landfill site would receive Class II and Class III landfill.

The minimum final cover depth over Class II landfill would be 1.0m and Class III landfill would be 2.0m. The base of the landfill is proposed to achieve a minimum 2.0m separation to groundwater.

As in-situ soils may be unsuitable for clay liner construction, Parsons Brinkerhoff advises an artificial liner system will be required for the landfill base and final capping systems.

Composting will also occur adjacent to the landfill area and will involve composting of organic wastes which are pasteurised and microbiologically transformed under aerobic and thermophilic



conditions. Compostable materials include those that are biodegradable, including some liquid wastes, but do not contain any Listed Waste, Radioactive Waste or Hazardous Waste.

5.3 Infrastructure Requirements

5.3.1 Access

It is anticipated traffic accessing the Landfill and Composting Facility will predominately utilise Brand Highway, then travel east along Wannamal Road West. Internal site access would be constructed prior the commencement of the use.

5.3.2 Water Supply

Bores may be installed for the abstraction of groundwater for onsite requirements, subject to approval by the Department of Water.

5.3.3 Power Supply

It is anticipated the existing three phase power line within Wannamal Road West road reserve could provide a suitable power supply for the proposed land fill facilities.

5.3.4 Drainage Management

A comprehensive stormwater management plan for the site could be required as a condition of Works Approval to ensure surface water flows are not directed towards adjacent remnant vegetation. A condition to this effect shall be included in Schedule 4 of LSP 9.

5.3.5 Development Controls

The introduction of a "Special Use" zoning over the proposed Landfill and Composting Facility underpinned by specific zoning provisions will ensure appropriate use and development of the land. In particular, zoning provisions have been developed in response to various issues identified by the OEPA in its correspondence dated October 2016 (**Appendix C**). Such control provisions would be incorporated within Schedule 4 of LPS 9 to address matters including:

- Specifying those land uses that may be considered within the Special Use Zone;
- Introducing requirements for the preparation and implementation of Management Plans (including stormwater management, dust management vermin management die back management and bushfire management);
- Introducing appropriate servicing requirements in relation to water and power supply and site access;
- Land Use Buffers including a separation distance of 50m between landfill facilities and native vegetation proposed to be retained for conservation;
- Groundwater monitoring, analysis and reporting requirements;
- Specific construction and design requirements; and
- Subdivision controls.



6 PLANNING FRAMEWORK

6.1 Planning and Development Act 2005

Section 6 of the Planning and Development Act 2005 (P & D Act) enables local governments to undertake, construct or provide any public work without obtaining Development Approval, providing it has regard to:

- The purpose and intent of the Planning Scheme is effect in the locality; and
- The orderly and proper planning and preservation of the amenity of the locality.

The proposed Landfill and Composting Facility shall be constructed by the local authority and hence would be considered a public work that may be exempt from a requirement for Development Approval.

Identification of the site as a Special Use for the purpose of a Landfill Facility through the Scheme Amendment process, including the requirement for appropriate management plans to be prepared and implemented, ensures the abovementioned criteria will be satisfied,

In any event, the facility would require works Approval and licensing by the DER.

6.2 Shire of Gingin Local Planning Scheme No. 9

The subject land is zoned "General Rural" under the Shire of Gingin Local Planning Scheme No. 9 (LPS No.9). The objectives of the "General Rural" Zone are to:

- *"manage land use changes so that the specific local rural character of the zone is maintained or enhanced;*
- *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;*
- *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*
- *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."*

Landfill Sites are designated as an "X" (not permitted) land use within the General Rural zone (and in fact within all zones in the Scheme). A "Landfill Site" is defined under LPS No.9 as:

"land where waste including Landfill Classes I to V as defined within the Department of Environmental Protection (Department of Environment and Conservation) document titled Landfill Waste Classification and Waste Definitions 1996 (as amended) is stored, processed, recycled or buried."



Composting is not defined under LPS No.9 or included in the zoning table. Accordingly, a Landfill and Composting Facility may only be approved by way of an amendment to the Scheme. The Amendment also facilitates the inclusion of the following land use definition for Composting:

"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 Shire of Gingin proposes a Scheme Amendment to rezone a portion of the subject land from "General Rural" to "Special Use" in order to facilitate development of a Landfill and Composting Facility.

Special Use zones are set out in Schedule 4 of the LPS No.9 and are in addition to the zones in the Zoning Table. Special Use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme. No development must occur in a Special Use zone except for the purpose set out against that land in Schedule 4 and subject to any conditions set out in Schedule 4 with respect to that land. Thus, rezoning of the land to "Special Use" will permit the development of a Landfill and Composting Facility on the subject land under LPS No.9.

The proposal is compatible with its setting since it is situated in an area where there are similar scale non-sensitive land uses which are unlikely to be negatively impacted by the operation of a Landfill and Composting Facility.

6.3 Shire of Gingin Local Planning Strategy

The Shire of Gingin Local Planning Strategy sets out the longer term planning direction for the Shire over the next 15 – 20 years. The *Shire of Gingin – Local Planning Strategy Map* identifies Lot 5450 as a "Strategic Waste Site" (**Appendix H**).

The Key Issues Summary for the Shire identifies the need for a:

- "Sustainable waste facility and management".

Further, the Local Planning Strategy states:

"2.4.3.2 Waste Disposal"

Gingin Shire currently generates about 3,500 tonnes of waste annually, with Council providing domestic waste, public litter and inert waste, trailer and car drop-off services, and a number of landfill facilities licenced by the Department of Environmental Regulation, the largest of which is at Lancelin.

Council has resolved to implement strategic initiatives in respect to solid waste management and, in this regard, will over time be decommissioning all remaining coastal tips, replacing them with transfer stations. It is intended that such waste will be transferred to a new refuse disposal site to be developed at a location east of the Brand Highway."



"2.4.5 Infrastructure Planning and Provision

... The growth of town sites and the provision of service infrastructure are mutually dependent upon each other.

... Key infrastructure works required across the Shire include:

... new refuse disposal site."

A number of key issues for the environment are identified by the Shire of Gingin Local Planning Strategy which are applicable to the use of the subject land for a landfill facility:

- *"Encouragement of land use and land management which is environmentally and ecologically sustainable;*
- *Protection of natural resources, including soil, waterways and wetlands, significant vegetation including old growth trees, flora and fauna;*
- *...*
- *Invasion of weeds and pests;*
- *...*
- *Ensuring the protection of endangered native species and their respective habitats of the Western Swamp Tortoise and Carnaby's Cockatoo and any other species as determined by the Environmental Protection Authority;*
- *Consideration for preservation of flora and fauna, such as Carnaby Cockatoo habitat, under the Environmental Biodiversity and Conservation Act."*

Thus the Local Planning Strategy emphasises the importance of providing for sustainable waste management as well as protecting the natural environment. With comprehensive planning and ongoing management, the proposed Landfill and Composting Facility will not only provide essential infrastructure to the community, but will do so in an environmentally sustainable manner.

6.4 Wheatbelt Regional Planning and Infrastructure Framework

The *Wheatbelt Regional Planning and Infrastructure Framework* (WRPIF) acknowledges waste disposal, treatment and recycling facilities are essential infrastructure items related to population growth in Western Australia. Whilst the focus in the WRPIF document is on the opportunities to establish regional scale landfills in the Wheatbelt local government areas, due to site constraints, this proposal is for a local facility only.

Consistent with the recommendations of the WRPIF, the site shall be subject to a Scheme Amendment process.



6.5 State Planning Policy 2.5 – Land Use Planning in Rural Areas.

The objectives of SPP 2.5 are to:

"a) To protect rural land from incompatible uses by:

- i) requiring comprehensive planning for rural areas;*
- ii) making land use decisions for rural land that support existing and future primary production and protection of priority agricultural land, particularly for the production of food; and*
- iii) providing investment security for the existing and future primary production sector.*

b) To promote regional development through provision of ongoing economic opportunities on rural land.

c) To promote sustainable settlement in, and adjacent to, existing urban areas.

d) To protect and improve environmental and landscape assets.

e) To minimise land use conflicts."

SPP 2.5 identifies that beyond its principle function for primary production, rural land is also required for public purposes.

Consistent with the objectives of SPP 2.5, the proposed land fill site will promote sustainable settlement within the existing urban areas of the Shire by providing essential infrastructure whilst incorporating appropriate controls to protect environmental assets and minimise land conflicts.

6.6 State Planning Policy – Environment and Natural Resources

The objectives of SPP 2 are to:

"to integrate environment and natural resource management with broader land use planning and decision-making;

- to protect, conserve and enhance the natural environment; and*
- to promote and assist in the wise and sustainable use and management of natural resources."*

The proposal has due regard to the objectives of SPP 2 whilst achieving an appropriate balance with other key planning objectives for the Shire of Gingin.

6.7 State Planning Policy 2.9 – Water Resources

The proposal recognises the objectives of SPP 2.9 and shall achieve appropriate protection of groundwater and surface water resources via best practice site design and the implementation of planning and environmental controls including groundwater monitoring and stormwater drainage management.



6.8 Statement of Planning Policy 4.1 – State Industrial Buffer Policy

A function of SPP 4.1 is to protect the long term security of infrastructure (including land fill sites) whilst also providing for the amenity of surrounding land uses. Appropriate site selection, having regard to the nature of surrounding land uses and ability to generally accommodate recommended buffers with the site cadastral boundaries ensures the proposal is capable of complying with the requirements of SPP 4.1.

6.9 Environmental Guidelines

6.9.1 EPA Guidance No. 3 – Separation Distances between Industrial and Sensitive Land Uses

EPA Guidance No 3 recommends generic separation distances between industrial land uses and sensitive land uses. With respect to Putrescible Landfill sites (Class II and III) a 500m buffer is recommended for sensitive uses (eg. Subdivisions) whilst a 150m buffer is recommended for single residences (and an internal buffer of 35m from the boundary).

The proposed land fill site satisfies these recommended buffer distances.

6.9.2 Landfill Waste Classification and Waste Definitions, 1996

This document provides criteria to be applied in determining the classification of wastes for acceptance by licensed landfill sites.

An extract from the document is included at **Appendix I** for reference.

The proposed landfill shall operate as a Class II and III landfill site, which may include leachate collection, designed to accept putrescible and inert wastes.

The composting facility may include composting of some organic liquid waste but is to exclude those liquids identified as Hazardous or Intractable waste under the Landfill Waste Classification and Waste Definitions 1996, including flammable and radioactive liquids.



7 ENVIRONMENT AND FIRE MANAGEMENT CONSIDERATIONS

7.1 Parsons Brinckerhoff Landfill Site Suitability Report

Preliminary characterisation of the environmental and subsurface conditions of the subject land, including the hydrogeology, geology, climate, flora and fauna distribution, and potential social constraints, indicated Lot 5450 to be generally suitable for the development of a landfill facility. The most suitable location for a landfill within the subject land was identified as an area in the centre of the subject land, based on groundwater, surface water, geology, topography and accessibility.

As a result of an alternative landfill site being selected in response to concerns raised by the EPA, the Shire of Gingin undertook further groundwater investigations to demonstrate the suitability of the already disturbed gravel pit area for a landfill site. The groundwater investigation summary at **Appendix D** confirms hydrological levels have greater than 3m separation from natural ground level.

The landfill will be required to comply with the statutory ground water level separation distance of 2m and the requirements of a Works Approval as determined and conditioned by the Department of Environment Regulation. It is also the Shire's intention to include regular water monitoring at the site prior, during and post landfill operations. Provision for ongoing water monitoring shall be included in Schedule 4 of LPS9 as follows:

- Groundwater extraction bores will be required immediately downstream of the landfill.
- Provision included for groundwater rest levels to be measured regularly and the groundwater contours be updated.

7.2 Flora, Vegetation and Fauna Survey

Preliminary investigations undertaken as part of the Parsons Brinckerhoff Landfill Site Suitability Report (2006) did not identify any Threatened Ecological Communities on the subject land. One of the Priority species identified on the CALM database search listing for the area was recorded from three locations within the Gingin proposed site during the site visit. An additional two Priority species which were not on the list were found. The Parsons Brinckerhoff Report recommended a full floristic analysis through the use of quadrats should be conducted during spring to support the Scheme Amendment proposal. Further, a fauna study was recommended to support the Scheme Amendment proposal using appropriate sampling techniques including systemic sampling, inventory sampling and opportunistic sampling.

Aecom was commissioned by the Shire in November 2014 to undertake a comprehensive Flora, Vegetation and Fauna Assessment. The Flora, Vegetation and Fauna Assessment at **Appendix E** analyses flora, vegetation and fauna on the subject land and utilises the abovementioned sampling methods as recommended in the Landfill Site Suitability Report.



The flora and vegetation assessment results are:

- Vegetation condition was predominantly excellent in the area of native vegetation occupying the northern balance of the subject land.
- The southern portion of the project area was considered completely degraded to degraded. The paddocks support stands of native trees over pasture grasses and weeds. The pine forest has scattered native trees within dense stands of pine.
- No Threatened and Priority ecological communities were recorded within the project area.
- Nine vegetation communities were defined and delineated including two wetlands, three woodlands, one heath community and three disturbed communities. None of these communities are considered of conservation significance.
- No Threatened or Priority flora were recorded within the subject land.

The fauna assessment results are:

- One Threatened species, Carnaby's Black-Cockatoo was recorded at the subject land. The Chuditch, listed as Vulnerable is the only other Threatened listed species that may occur within the subject land.
- The Rainbow Bee-eater was recorded in the project area. Five other migratory bird species may occur within the subject land in wetter parts of the year however these species are widespread and common and are unlikely to be impacted by the proposal.
- The Western Brush Wallaby, Black-striped Snake, Carpet Python and Peregrine Falcon are considered likely to occur in the project area but are unlikely to be impacted by the proposal due to the close proximity of the Boonanarring Nature Reserve.
- A total of eight fauna habitats were mapped and delineated at the subject land including heath, minor channel, three woodlands, pine forest, planted forest, and grassland.

The Threatened Black Cockatoo survey results are:

- Carnaby's Black-Cockatoo were observed during the field survey. This is the only Black Cockatoo species considered likely to occur within the subject land. They utilise the vegetation for foraging and potentially use the larger native trees for roosting and nesting, though this was not observed during the field survey. A total of 90% of the subject land is suitable Carnaby's Black-Cockatoo foraging habitat, however the quality of habitat varied.
- 333 ha of the subject land supports potential breeding trees
- 922.03 ha of foraging habitat was mapped over the subject land

There are three wetlands located within the project area. This includes part of a Resource Enhancement Wetland, a Multiple Use Wetland, and a Not Assessed Wetland. The wetlands are located within the south-western portion of the subject land and are predominantly cleared of native vegetation.

Based on the above considerations, the Flora, Vegetation and Fauna Assessment provided the following recommendations:



- Should clearing be required outside of the proposed landfill and composting area, areas mapped as potential breeding/roosting habitat should be avoided where possible for infrastructure such as tracks and roads. Degraded areas should be favoured over pristine habitat.
- Prior to undertaking clearing of large native trees in the breeding/roosting mapped areas, a tree survey of those areas may be required.
- Prior to clearing works, a pre-clearance survey by a suitably qualified zoologist may be advisable to ensure no listed Threatened or Priority species are harmed during such works.

As a result of concerns raised by the EPA that the proposal was incapable of being made environmentally acceptable in its original form, the landfill site has been significantly reduced in scale and located on a previously cleared and completely degraded part of the site. Whilst the background environmental reporting is included with this current proposal, this is primarily for the purpose of providing a detailed background and context. The potential impacts on vegetation and fauna are no longer applicable, given the significantly amended nature of the proposal.

7.3 Bushfire Management Plan

A Bushfire Management Plan shall be prepared and implemented for the subject land prior to commencement of the Landfill and Composting Facility.

The risk of landfill fires can be minimised through the use of non-combustible cover materials, fire prevention systems and availability of fire-fighting equipment and an accessible water source.

7.4 Feral Animal Management

In its correspondence dated 2 October 2015, the EPA noted there was a risk the proposed landfill facility may contribute to a localised increase in feral animal numbers, (such cats and foxes) without appropriate management. A special provision proposed as part of the Scheme Amendment will ensure a Feral Animal Management Plan would be prepared and implemented prior to the commencement of the landfill facility.



8 PLANNING MERIT

The proposed use of Lot 5450 for a Landfill and Composting Facility is considered appropriate in this location given its compatibility with nearby land uses, scale of development, separation from sensitive landuses, and accessibility from the Gingin town centre. The development will assist in providing sufficient waste disposal services within the Shire.

The appropriate management of the development and separation from sensitive land uses will ensure there will be no significant impact on the environment or amenity of the locality.

The proposal outlined in this submission has been carefully prepared on the basis of the strategic, environmental and servicing opportunities and constraints applicable to the land. Support for this proposal is based on the following rationale:

The subject land is located 20km north of the Gingin town centre providing sufficient separation from sensitive and conflicting land uses, whilst also being located at a relatively convenient distance to ensure economic viability.

- The Flora, Vegetation and Fauna Assessment confirms the vegetation over the part of the site upon which the landfill development is proposed is completely degraded.
- The site specific groundwater investigations undertaken within the proposed landfill footprint demonstrate sufficient clearance from groundwater can be achieved.
- The proposal addresses matters relating to land management and environmental controls, drainage, land use compatibility, bushfire management and servicing issues.
- The proposal is consistent with the objectives of the draft Local Planning Strategy.
- The proposal is consistent with the objectives of relevant State Planning Policies (SPP 2.5, SPP 4.1, SPP 2 and SPP 2.9).



9 CONCLUSION

This report has been prepared by Harley Dykstra on behalf of the Shire of Gingin with respect to a proposed Scheme Amendment to rezone a portion of Lot 5450 Wannamal Road West, Boonanarring from "General Rural" to "Special Use".

A "Special Use (Landfill and Composting Facility)" zoning introduced via Scheme Amendment No. 8 provides the avenue for appropriate land use and management controls to be enforced, particularly in respect of access, environmental and bushfire management, servicing, scale of development, permissible land use, subdivision and other development matters, to sustainably provide for essential infrastructure in this location.

The preceding assessment against the applicable requirements of the State and Shire of Gingin town planning decision making framework, confirms the proposal meets all relevant requirements and thus it is logical to progress with the rezoning of a portion of Lot 5450 from "General Rural" to "Special Use (Landfill and Composting Facility)" under the Shire of Gingin Local Planning Scheme No.9.

APPENDIX 2



APPENDIX 3

SCHEDULE OF SUBMISSIONS

PROPOSED SCHEME AMENDMENT NO. 8 ON PORTION OF LOT 5450 WANNAMAL ROAD WEST, BOONANARRING

No.	Submitter	Submission Detail	Recommended Response
1.	Blenkinsop Nominees Pty Ltd	<p>The submitter makes the following comments:</p> <p>Objects to the proposed Scheme Amendment on the following grounds:</p> <ul style="list-style-type: none"> a) Separation distance from the composting facility has not been addressed. b) Requirements of SPP3.7 are not addressed. c) No odour or litter management plans are in place. d) No visual management assessment undertaken. e) No traffic impact assessment/statement prepared. f) No advice on how Shire intends to fulfil Schedule 4 conditions. g) Concerns with ground water contamination. 	<ul style="list-style-type: none"> a) Noted. Shire Staff is of the view that the Scheme Amendment Area can accommodate composting land use and the identification of a separation distance would be considered at the time of the development application. b) Noted. State Planning Policy 3.7 was not endorsed at the time Council initiated this Proposal however a Bushfire Management Plan is required as a condition of development and in this regard, will be required to address the requirements of SPP 3.7. c) Noted. Operation of a landfill is required to be undertaken in accordance with a works approval issued by the Department of Regulation whereby such matters are addressed. d) Noted. In the context of the landscape, Shire Staff is of the view that a visual impact assessment is not required and the location of facilities will be considered at the time of development. A landscaping plan however has been added to improve the visual impact. e) Noted. Considered at the time of development application. f) Accepted. The Schedule is to be amended to state that a Development Application is required to be lodged so that there is clear guidance on the implementation of management conditions. g) Noted. Refer to c) above.

11.1.4 UNBUDGETED EXPENDITURE - ELECTRONIC BUSHFIRE DANGER RATING SIGNS

LOCATION: SHIRE OF GINGIN
FILE: EMS/39
REPORTING OFFICER: JEREMY EDWARDS – CHIEF EXECUTIVE OFFICER
REPORT DATE: 16 MAY 2017
REFER: NIL

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider approval of unbudgeted expenditure of \$4,000 to purchase two electronic bushfire danger rating signs.

BACKGROUND

Council's adopted 2016/17 Budget includes an allocation of \$20,000 in the Fire Warning Signs Account for the purchase of two electronic bushfire danger rating signs, to be installed at the Shire's southern boundary on Indian Ocean Drive and Brand Highway.

It is intended that the 2017/18 Budget will include provision for the installation of a further two signs on the Shire's northern boundaries, potentially to be followed by a further purchase in 2018/19 for the eastern boundary on Mooliabeenee Road.

COMMENT

The proposed signs are solar powered and incorporate a LED emergency and community notice board. Other features include:

1. Remote management via mobile network, removing the need for officers to be physically onsite to update the fire danger rating.
2. Automatically adjusts the display brightness to ambient light levels to avoid glare and prolong battery life.
3. Centralised monitoring via web where battery status and temperatures are reports.
4. Automatically updates the fire danger rating indicator from the Australian Bureau of Meteorology website, with the ability to override it based on current conditions.
5. Personalised branding.

Two quotes have been obtained for the acquisition of these items, in accordance with Council's Policy 3.10 Purchasing. The preferred quote, from The Electric Shed in Lower Chittering, will provide two units at a cost of \$12,000 per unit, for a total cost of \$24,000 (plus GST). This exceeds the current budget allocation by \$4,000.

It is suggested that an amount of \$4,000 be transferred from the Shire Fire Fighting/Firebreaks Non ESL Expenses account to the Fire Warning Signs account to enable the purchase to proceed.

STATUTORY ENVIRONMENT

Local Government Act 1995

Part 6 – Financial Management

Division 4 – General financial provisions

Section 6.8 – Expenditure from municipal fund not included in annual budget

POLICY IMPLICATIONS

Shire of Gingin Policy 3.10 Purchasing

BUDGET IMPLICATIONS

There are currently excess funds in the Shire Fire Fighting/Firebreaks Non ESL Expenses account amounting to \$30,181.47 as a result of lower than expected fire fighting requirements over the 2016/17 summer.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS – ABSOLUTE MAJORITY

RECOMMENDATION

It is recommended that Council amend the adopted 2016/17 Budget in accordance with the following table:

Account	Description	2016/2017 Budget \$	Proposed Amended Budget \$	Variation \$
5159200	Fire Warning Signs	20,000	24,000	+4,000
5107040	Shire Fire Fighting/Firebreaks Non ESL Expenses	53,245	49,245	-4,000
			Net Effect	0

RESOLUTION

Moved Councillor Elgin, seconded Councillor Collard that Council amend the adopted 2016/17 Budget in accordance with the following table:

Account	Description	2016/2017 Budget \$	Proposed Amended Budget \$	Variation \$
5159200	Fire Warning Signs	20,000	24,000	+4,000
5107040	Shire Fire Fighting/Firebreaks Non ESL Expenses	53,245	49,245	-4,000
			Net Effect	0

**CARRIED BY ABSOLUTE MAJORITY
8-0**

11.2. CORPORATE AND COMMUNITY SERVICES

11.2.1 MONTHLY FINANCIAL STATEMENT FOR THE PERIOD ENDING 30 APRIL 2017

FILE: FIN/25
REPORTING OFFICER: KAYE LOWES - EXECUTIVE MANAGER CORPORATE & COMMUNITY SERVICES
REPORT DATE: 16 MAY 2017
REFER: NIL

OFFICER INTEREST DECLARATION

Nil

COMMENT

The Monthly Financial Statement for the period ending 30 April 2017 is attached and includes the following:

1. Statement of Financial Position for the period to 30 April 2017.
2. Monthly cheque listings.

STATUTORY ENVIRONMENT

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 – s.6.4
Regulation 34 – Financial activity statement required each month (Act s.6.4)

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015-2025

Focus Area	<i>Leadership and Governance</i>
Objective	<i>5. To demonstrate effective leadership and governance</i>
Outcome	<i>5.2 Accountable and responsible governance</i>
Strategy	<i>Nil</i>

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that Council receive:

1. The Monthly Financial Statement for the period ending 30 April 2017 as presented in Appendix 1; and
2. The List of Paid Accounts for the period ending 30 April 2017 as presented in Appendix 2.

RESOLUTION

Moved Councillor Ammon, seconded Councillor Court that Council receive:

1. **The Monthly Financial Statement for the period ending 30 April 2017 as presented in Appendix 1; and**
2. **The List of Paid Accounts for the period ending 30 April 2017 as presented in Appendix 2.**

CARRIED UNANIMOUSLY

APPENDIX 1



SHIRE OF GINGIN
INTERIM MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

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Summary of Financial Position up to 30 April 2017

Operating Statement

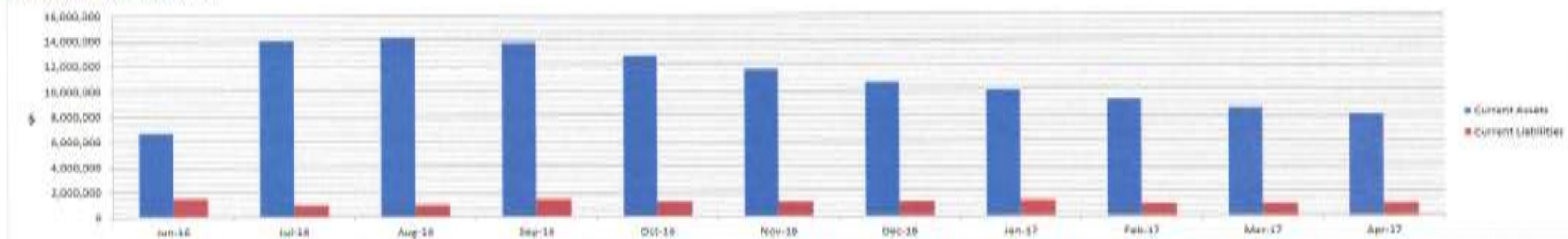
	Year to 30 April 2017			Annual Budget	Annual Budget %
	Actual	YTD Budget	Variance		
Revenue	15,042,667	13,330,378	-2%	14,140,783	92%
Expenses	(13,388,918)	(11,909,740)	-6%	(14,930,631)	-73%
Profit/Loss	(76,949)	80,868	-250%	60,602	-126%
Non-Operating Grants	2,010,734	2,000,000	1%	2,434,924	83%
Net Result	2,816,020	3,471,198		1,706,768	

Variation in Profit/Loss relates to timing and plant disposals deferred to 2017/18

Assets & Liabilities

	Mar-17	Apr-17
Current		
Assets	8,843,188	7,903,334
Liabilities	871,380	887,011
Non-Current		
Assets	183,831,348	183,888,330
Liabilities	2,871,208	2,871,208
Net Assets	188,631,947	187,890,445

CURRENT ASSETS & LIABILITIES



Capital Payments

	Year to 30 April 2017			Annual Budget
	YTD Actual	YTD Budget	Variance	
Land & Buildings	889,944	973,333	-26%	1,168,000
Infrastructure Roads	1,871,711	3,129,569	-47%	3,755,483
Infrastructure Parks	289,691	714,099	-62%	856,915
Infrastructure Other	876,895	1,078,761	-19%	1,296,513
Infrastructure Footpaths	19,170	37,030	-48%	44,436
Plant & Equipment	954,284	1,431,069	-33%	1,718,241
Furniture and Equipment	38,156	77,263	-51%	92,716
Loans Current	131,156	356,488	-65%	187,763
Transfer to Reserve	29,255	134,381	-78%	161,257
Provisions	15,017	-	0%	-
Net Result	4,705,279	7,732,787	-38%	9,279,344

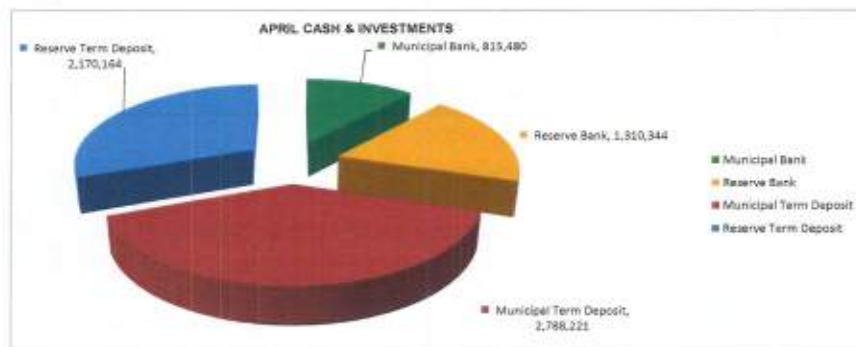
Refer to Capital Works Program.

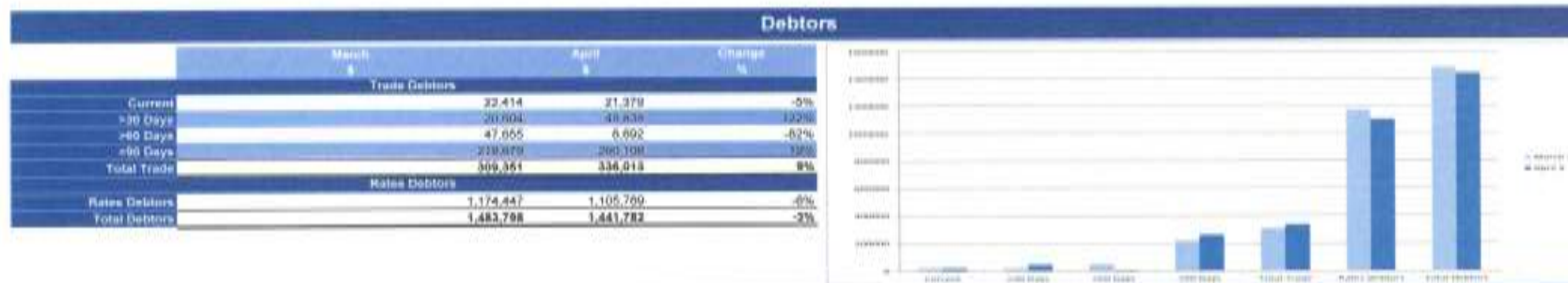
Note provisions are budgeted throughout operating accounts.

Cash & Investments

	Volume Held	
	Mar-17	Apr-17
Municipal Bank	1,375,336	815,480
Reserve Bank	431,102	1,310,344
Municipal Term Deposit	2,784,060	2,788,221
Reserve Term Deposit	2,170,164	2,170,164
Total	6,764,741	7,084,209

As a result of the RBA meeting held 4th March 2017, the Board decided to leave the cash rate unchanged at 1.5 per cent.





Budget Variances

Account	Description	Total Budget	YTD Budget	YTD Actual	% of YTD Budget	Explanation
8318011	Rate Of Rangers DA/Ab Utility 4wd GG005	(827,000)	(822,800)	\$0	0%	Refer Plant replacement program
8203104	Services Units - Design	\$18,195	\$18,870	\$5,700	38%	Local Maintenance allocated to parks and gardens \$8,000 saving
7113005	Patient Fees	(9240,000)	(9199,990)	(6179,101)	90%	Reduced hours
2400000	Salaries	\$112,746	\$88,120	\$138,846	141%	Transfer of Salaries required
10507060	OAP - Sand Renourishment Grant Project	\$55,000	\$45,830	\$26,417	88%	Balance to be set aside for Seahol Monitoring
11103005	Hastfield Park Community Hall	\$2,710	\$2,200	\$13,720	613%	Preparation of sand pit transportation building external costs
11313038	GG Swimming Pool Admissions	(\$52,000)	(826,680)	(838,482)	144%	Increase in use
11215061	Gingin Shire Sale of Events Income	(829,000)	(824,180)	(24,500)	19%	Account due to be repaid. Payment expected June
11350120	Reserve Fund Transfer Transfer To Recreation Reserve	\$0	\$0	\$150,000	100%	As per Council Resolution
11380138	Loan 114 - Guidedbus CCM/ Councils Principal Payment	\$28,952	\$24,120	\$13,268	55%	Not payment due May 2017
12216068	Old North Road Bus Route Contributions	(925,909)	(921,590)	\$0	0%	Refer Capital works update
13039055	Transfer To Reserve Guidedbus Caravan Park	\$0	\$0	\$100,000	100%	As per Council Resolution
13259313	Caravan Park Drainage	\$50,000	\$41,680	\$0	0%	Refer Capital works update
14200126	CCS Long Service Leave Account	\$22,309	\$16,420	\$0	0%	CCY allocation
14200129	CCS Sick Leave Taken	\$0	\$0	\$18,818	100%	Sick leave taken
14201125	Office of CCS Long Service Leave Account	\$12,348	\$10,288	\$0	0%	CCY allocation
14203103	Office Building Mice	\$66,457	\$66,970	\$66,048	119%	Completed
14300010	Safety expenditure Mechanic	\$38,478	\$32,060	\$30,888	92%	Wages to be allocated
14707028	Builders Registration Bld Levy	\$0	\$0	(\$24,215)	-100%	Payments to be forwarded to BCITF
14717110	Vehicle Licensing Commission	(580,000)	(886,680)	(665,833)	93%	Lower bus anticipated income
14750210	Transfer To Reserve (LRL) Funds	\$0	\$0	\$150,000	100%	As per Council Resolution
14750213	Transfer To Reserve (LRL) Funds	\$0	\$0	\$100,000	100%	As per Council Resolution
14750213	Transfer To Reserve - Future Infrastructure Reserve	\$0	\$0	\$379,088	100%	As per Council Resolution
20000860	Lincoln Ambulance Restricted Cash	\$0	\$0	(312,000)	-100%	Annual Allocation transferred to Hastings Cash
		(818,937)	(818,900)	\$38,744		

Fixed Assets Expenditure April 2017

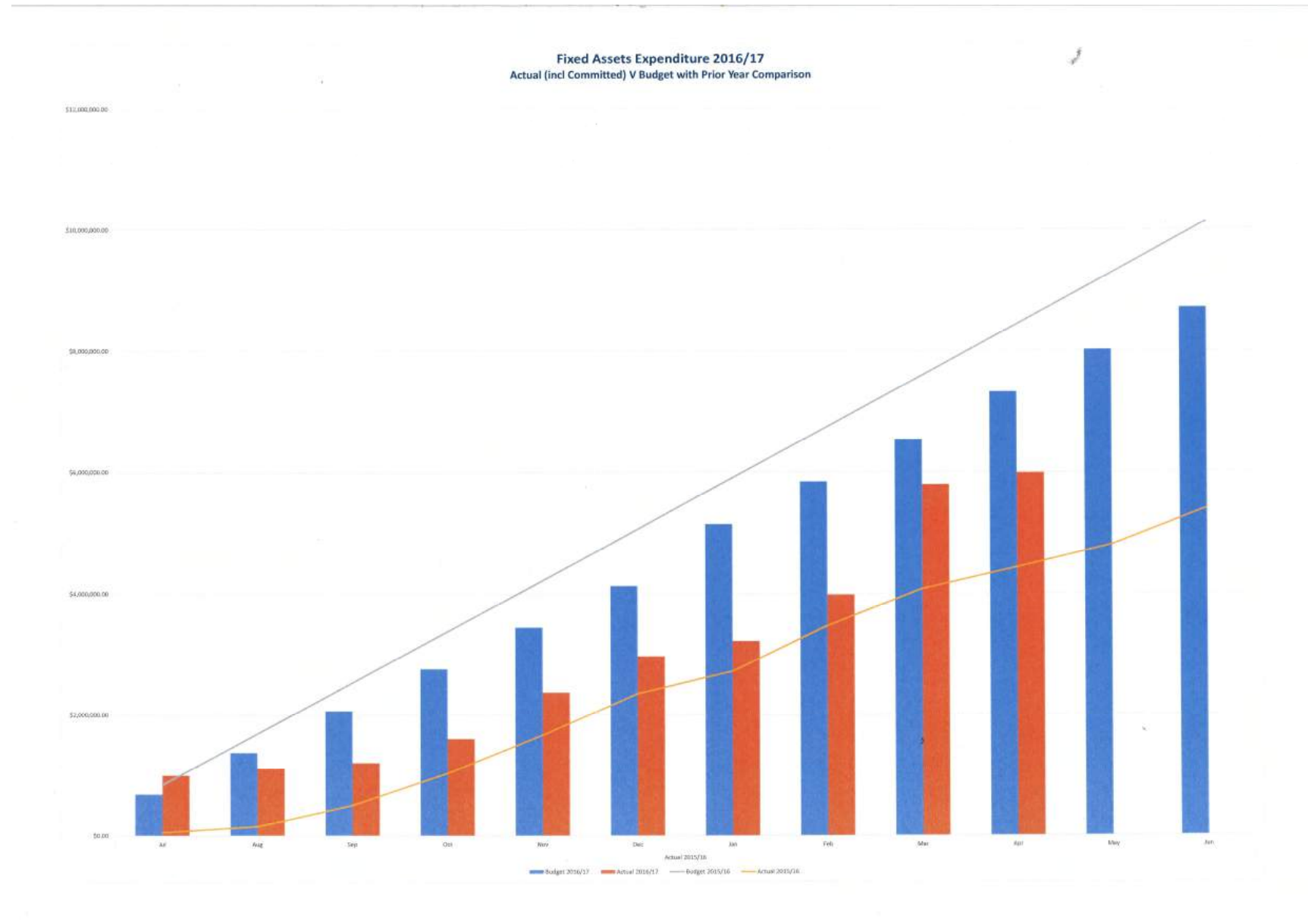
Asset Type	YTD Budget	YTD Actual (incl. Committed Costs)
Fixed Assets-Buildings	\$895,538	\$860,260
Fixed Assets-Furniture/Fitting	\$85,160	\$49,594
Fixed Assets-Land	\$50,000	\$0
Fixed Assets-Plant & Equipment	\$1,149,266	\$1,095,196
Infrastructure - Footpaths	\$37,020	\$19,170
Infrastructure Assets - Parks	\$889,810	\$632,631
Infrastructure Assets - Roads	\$3,013,060	\$2,233,743
Infrastructure Other	\$1,106,580	\$1,102,178
	\$7,316,464	\$6,882,662



Fixed Assets Expenditure April 2017						
Account #	Account Description	Budget	Budget YTD	Actual YTD (incl Committed Costs)	% Total Budget	
05159126	Ocean Farm Fire Shed	\$191,474	\$159,560	\$191,399	99.96%	
05159129	Nilgen Fire Shed Construction	\$110,000	\$91,660	\$124,700	113.36%	
06259050	Gingin Aged Units (Air-conditioning, kitchen refurbishments, floor coverings)	\$8,000	\$6,660	\$0	0.00%	
06259200	Shed - LA Community Bus	\$12,000	\$10,000	\$8,477	70.64%	
07159106	Gingin Medical Centre (New)	\$10,000	\$8,330	\$0	0.00%	
09159002	37A Lefroy Street - Building Capital A/C	\$1,416	\$1,180	\$1,416	100.03%	
09159003	57A Lefroy Street - Building Capital A/C	\$18,557	\$15,460	\$19,943	107.47%	
10259213	Ablution Block Harold Park Lancelin	\$6,500	\$5,410	\$3,636	55.94%	
10259217	Ablution Facility Guilderton Foreshore	\$0	\$0	\$90,782		
11159005	Granville Civic Centre Buildings	\$10,500	\$8,750	\$0	0.00%	
11159050	Lancelin Hall Buildings	\$35,000	\$29,160	\$32,812	93.75%	
11159068	Sovereign House/Toilets	\$2,500	\$2,080	\$2,500	100.00%	
11359090	GG Recreation Centre Building Land & Buildings	\$22,500	\$18,750	\$17,342	77.08%	
11359092	Neergabby Showgrounds Gazebo	\$5,500	\$4,580	\$3,306	60.10%	
11359103	Redfield Park Community Ctr	\$24,000	\$19,328	\$23,353	97.30%	
11359159	GG Racecourse Buildings	\$4,500	\$3,750	\$3,045	67.68%	
11359173	GU Bowling Club - Shade Extension & Seating	\$31,500	\$26,250	\$0	0.00%	
11359264	LA Sports Ground Toilets & Change Rooms (Football Club)	\$250,000	\$208,330	\$69,680	27.87%	
11359266	Granville Park Toilets (Sewerage pump)	\$2,500	\$2,080	\$0	0.00%	
11359362	Lancelin Plaza Shade Structure	\$25,000	\$20,830	\$18,759	75.04%	
11459010	TV Retransmission System	\$0	\$0	\$2,500		
12259010	Lancelin/Ledge Point Depot	\$7,375	\$6,130	\$7,896	107.07%	
12259018	Road Survey Equipment	\$20,000	\$16,660	\$0	0.00%	
12259998	Sovereign Hill - Bus Shelter	\$25,000	\$20,830	\$28,298	113.19%	
13259050	Ablution Facilities Upgrade Land And Buildings	\$5,750	\$4,790	\$0	0.00%	
13259065	Caravan Park Chalets	\$80,000	\$66,670	\$57,979	72.47%	
13259067	Caravan Park Storage Shed	\$40,000	\$33,330	\$40,000	100.00%	
13259300	Information Bays	\$38,000	\$31,660	\$25,179	66.26%	
14259114	Office (GG Admin) - Buildings	\$51,000	\$44,160	\$54,125	106.12%	
14359150	Depot - Sea Container	\$10,000	\$8,330	\$8,674	86.74%	
14759140	CWA Building - Structural Repairs	\$25,000	\$20,830	\$14,447	57.79%	
04159110	Council Chambers Furniture	\$2,000	\$2,000	\$0	0.00%	
04159115	Council Furniture & Equipment	\$0	\$0	\$1,019		
05359100	Ranger Computer & Equipment	\$2,530	\$2,100	\$2,531	100.03%	
11159006	Furniture - Halls	\$4,000	\$3,330	\$0	0.00%	
11359263	GG Recreation Ctr Furniture and Equipment	\$2,016	\$1,680	\$0	0.00%	

Account #	Account Description	Budget	Budget YTD	Actual YTD (incl Committed Costs)	% Total Budget
13259060	GU Caravan Park Furniture/fittings	\$5,084	\$4,230	\$5,084	100.00%
13359010	Furniture And Equipment	\$1,000	\$830	\$0	0.00%
14259110	Computer System Furniture And Equipment	\$28,000	\$23,330	\$2,335	8.34%
14259115	Office Furniture/Equip. Furniture And Equipment	\$37,500	\$31,250	\$18,483	49.29%
14359110	Depot - Furniture And Equipment	\$2,200	\$1,830	\$0	0.00%
14759122	Master Key System	\$17,500	\$14,580	\$20,142	115.10%
10159000	Landfill Site Implementation	\$60,000	\$50,000	\$0	0.00%
05159145	Gingin South Light Tanker GG72	\$175,000	\$145,830	\$0	0.00%
05159200	Fire Warning Signs	\$20,000	\$16,660	\$0	0.00%
05359010	Ranger Utility Purchase GG005	\$45,000	\$37,500	\$40,209	89.35%
05359070	Ranger Utility Purchase GG070	\$36,983	\$24,656	\$37,980	102.70%
07459001	Vehicle Purchase - 6GG (5GG budget) EHO	\$0	\$0	\$34,792	
12359117	Vehicle Purchase - Isuzu D-Max SX GG017	\$36,000	\$38,330	\$42,130	91.59%
12359750	Minor Plant/Equipment	\$15,000	\$12,500	\$8,225	54.84%
12359903	Ford Falcon T10p GG043	\$43,241	\$36,030	\$43,241	100.00%
12359905	Utility 5GG - EMO	\$43,898	\$36,580	\$43,656	99.45%
12359923	Mitsubishi Dual Cab GG033	\$46,000	\$38,330	\$42,130	91.59%
12359927	Isuzu D-Max Space Cab/Chas 9GG	\$45,000	\$37,500	\$39,397	87.55%
12359934	Station Wagon GG050	\$45,000	\$37,500	\$18,576	41.28%
12359943	New Tractor GG012	\$85,500	\$85,500	\$85,500	100.00%
12359946	Grader GG001	\$317,500	\$317,500	\$317,500	100.00%
12359947	Prime Mover GG045	\$207,000	\$172,500	\$207,000	100.00%
12359962	Trailer GG7777	\$5,005	\$4,170	\$5,005	100.01%
12359963	Trailer GG7777	\$12,522	\$10,430	\$12,522	100.00%
13259130	Vehicle Purchase GG044	\$43,241	\$36,030	\$43,241	100.00%
14259125	Vehicle Purchase - OGG Plant And Equipment	\$74,091	\$61,740	\$74,091	100.00%
12259990	Footpath projects unallocated	\$44,436	\$37,020	\$19,170	43.14%
11259065	Lancelin Foreshore Development - Cunliffe St	\$150,000	\$125,000	\$0	0.00%
11259077	Guilderton Beach Access Boardwalk	\$89,000	\$74,160	\$0	0.00%
11259079	Boat Launch Facility - Planning Study	\$57,692	\$48,070	\$46,153	80.00%
11259080	GU Pontoon Jetty Boat ramp	\$170,912	\$142,420	\$170,832	99.95%
11359045	GG Iluka Aquatic Centre Shade Sail	\$27,500	\$22,910	\$28,454	103.47%
11359046	Gingin Aquatic Centre Furniture and Equipment	\$4,728	\$3,940	\$4,728	99.99%
11359124	LA Wangaree Park Skate Equip	\$136,000	\$113,330	\$9,486	6.98%
11359132	Playground Equipment	\$59,483	\$49,560	\$44,535	74.87%
11359133	LP Playground Equipment	\$135,949	\$113,290	\$271,898	200.00%
11359170	GG Recreation Ground	\$10,150	\$8,450	\$0	0.00%
11359171	Regional Hardcourt Facility - Bank Stabilisation & Landscaping	\$165,000	\$137,500	\$0	0.00%

Account #	Account Description	Budget	Budget YTD	Actual YTD (Incl Committed Costs)	% Total Budget
11359157	Solar Heating Gungahlin Aquatic Centre	\$56,445	\$47,020	\$56,445	100.00%
11259364	LA Hinchcliffe Road Recreational area plan	\$5,000	\$4,160	\$0	0.00%
12259178	Rural - Moolabene Road - Turning Pocket	\$88,878	\$74,040	\$17,820	20.05%
12259199	Rural - Breera Road	\$0	\$0	\$4,491	
12259221	R To R - Bennies Road	\$363,115	\$302,560	\$336,273	93.16%
12259222	Lancelin - Lancelin Plaza	\$10,000	\$8,330	\$0	0.00%
12259379	Ocean Farm - Ocean Farm Drive	\$0	\$0	\$81,525	
12259248	Guilderton Foreshore Carpark	\$199,090	\$165,900	\$421,299	161.38%
12259406	GA - Stockman Street/Christon Road Intersection	\$87,290	\$72,740	\$9,275	10.61%
12259339	Rural - Cullalla Rd	\$472,125	\$393,420	\$288,501	61.11%
12259348	SB - Seabird Road	\$698,000	\$541,660	\$299,473	46.02%
12259353	Old North Road Drive/Walk Trail	\$46,020	\$38,350	\$23,062	50.11%
12259501	Black Spot - Down Road	\$245,858	\$204,700	\$6,168	2.51%
12259959	RRG - Gungahlin Brook Road - Final Seal	\$100,160	\$83,460	\$0	0.00%
12259961	RRG - Gungahlin Brook Road	\$827,394	\$689,480	\$676,599	76.94%
12259982	Drainage Construction	\$21,013	\$17,910	\$5,136	24.44%
12259983	RRG - Moolabene Road	\$0	\$0	\$41,119	
12259993	Murray Bridge works	\$159,000	\$132,500	\$159,000	100.00%
12259996	Rural - Fyness Road Reshoot SLR 0.00-5.32	\$222,204	\$226,820	\$0	0.00%
12259997	LA - Hawcroft Place - Install Cul-de-Sac/drainage/kerb	\$73,930	\$61,590	\$0	0.00%
10159030	Gungahlin Landfill Fencing	\$5,000	\$4,160	\$6,228	124.55%
10559010	Seabird Erosion Solution	\$885,063	\$737,550	\$874,940	98.86%
10759128	Gungahlin Cemetery Fence and Driveway	\$15,450	\$16,300	\$0	0.00%
11359188	LP - Bowling Club - Synthetic Green	\$179,000	\$145,830	\$70,000	40.00%
12259460	Retention Basin - Roe Street/Gungahlin Brook	\$150,000	\$125,000	\$69,676	46.45%
12259362	Streetscape Project - Lancelin	\$70,000	\$58,330	\$0	0.00%
12259994	Parking Meters - Guilderton	\$16,052	\$13,370	\$16,052	100.00%
13259312	Caravan Waste Dump Points	\$4,455	\$3,710	\$1,955	43.87%
13259313	Caravan Park Drainage	\$90,000	\$41,660	\$0	0.00%
13259314	Caravan Park Retaining Wall	\$3327	\$62,770	\$3327	100.00%
		\$8,709,905	\$7,318,451	\$6,982,662	



SHIRE OF GINGIN
INTERIM MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

	NOTE	Apr 2016/2017 Y-T-D Actual \$	2016/2017 Y-T-D Budget \$	2016/2017 Budget \$	Variances Budget to Actual Y-T-D %
Net current assets at start of year - surplus/(deficit)		2,265,998	1,556,418	0	0.00%
Revenue from operating activities (excluding rates and non-operating grants, subsidies & contributions)					
Governance		534	8,333	10,000	(78.00%)
General Purpose Funding		1,575,998	1,178,916	1,178,916	33.68%
General Purpose Funding - Rates		7,606,954	7,569,439	7,569,439	0.50%
Law, Order, Public Safety		390,919	350,000	412,731	9.91%
Education and Welfare		109,710	101,667	122,000	6.59%
Health		206,382	219,167	263,000	(4.86%)
Housing		40,318	21,667	26,000	71.74%
Community Amenities		1,564,796	1,564,796	1,779,028	0.00%
Recreation and Culture		216,066	135,121	162,145	49.92%
Transport		9,188	249,207	299,048	(80.26%)
Economic Services		1,009,070	1,627,218	1,952,661	(31.66%)
Other Property and Services		312,922	304,846	365,815	2.21%
		<u>13,042,857</u>	<u>13,330,375</u>	<u>14,140,783</u>	<u>(2.03%)</u>
Expenditure from operating activities					
Governance		(829,917)	(406,907)	(406,907)	103.96%
General Purpose Funding		(350,302)	(400,000)	(1,074,751)	(4.62%)
Law, Order, Public Safety		(1,155,608)	(850,868)	(1,021,042)	29.85%
Education and Welfare		(137,068)	(157,341)	(188,809)	(10.74%)
Health		(709,972)	(560,263)	(672,316)	22.27%
Housing		(19,976)	(17,033)	(20,439)	14.40%
Community Amenities		(1,679,057)	(1,700,000)	(2,166,766)	(0.97%)
Recreation & Culture		(2,515,663)	(2,288,020)	(2,745,624)	8.29%
Transport		(1,521,522)	(3,489,535)	(4,187,442)	(47.00%)
Economic Services		(1,220,535)	(1,502,141)	(1,802,569)	(15.62%)
Other Property and Services		(1,105,949)	(536,638)	(643,966)	88.41%
		<u>(11,245,568)</u>	<u>(11,908,746)</u>	<u>(14,930,631)</u>	<u>(4.44%)</u>
Operating activities excluded from budget					
(Profit)/Loss on Asset Disposals	2	75,949	50,568	60,682	41.83%
Depreciation on Assets	10	2,406,140	2,906,773	3,488,127	(14.35%)
Non-Cash Expenditure and Revenue		36,509	0	0	100.00%
Leave Entitlements		(15,017)	0	0	(100.00%)
Amount attributable to operating activities		<u>4,300,871</u>	<u>5,935,388</u>	<u>2,758,961</u>	<u>(59.24%)</u>
Investing Activities					
Non operating grants, subsidies & contributions		2,018,731	2,000,000	2,434,924	0.77%
Purchase Land Held for Resale	1	0	0	0	0.00%
Purchase Land and Buildings	1	(689,944)	(973,333)	(1,168,000)	(24.26%)
Purchase Infrastructure Assets - Roads	1	(1,671,711)	(2,500,000)	(3,755,483)	(22.06%)
Purchase Infrastructure Assets - Parks	1	(269,691)	(500,000)	(856,915)	(26.88%)
Purchase Infrastructure Assets - Other	1	(876,895)	(1,000,000)	(1,294,513)	(9.51%)
Purchase Infrastructure Assets - Footpaths	1	(19,170)	(37,030)	(44,436)	100.00%
Purchase Tools		0	0	0	100.00%
Purchase Plant and Equipment	1	(964,284)	(1,100,000)	(1,718,241)	(7.90%)
Purchase Furniture and Equipment		(38,156)	(77,263)	(92,716)	(42.18%)
Proceeds from Disposal of Assets	2	283,909	562,765	675,318	(41.29%)
		<u>(2,227,211)</u>	<u>(3,624,862)</u>	<u>(5,820,062)</u>	<u>(24.01%)</u>
Financing Activities					
Repayment of Debentures	3	(131,156)	(156,486)	(187,783)	(13.49%)
Proceeds from New Debentures	3	213,897	178,248	213,897	16.67%
New Self Supporting Loans		0	0	0	0.00%
New Advances		0	0	0	0.00%
Proceeds from Advances		10,620	8,330	9,996	(100.00%)
Self-Supporting Loan Principal Income		10,947	23,263	27,916	(44.12%)
Transfers to Reserves (Restricted Assets)	4	(908,344)	(134,381)	(181,257)	479.96%
Transfers from Reserves (Restricted Assets)	4	0	491,667	590,000	(83.33%)
Transfers from Restricted Cash		0	843,262	1,011,914	(83.33%)
		<u>(804,036)</u>	<u>1,253,902</u>	<u>1,504,683</u>	<u>(136.77%)</u>
Net Current Assets Year to Date		<u>3,535,622</u>	<u>3,564,429</u>	<u>(1,556,418)</u>	

This statement is to be read in conjunction with the accompanying notes.
Note: Difference in B/Fwd balance relates to End of year adjustments.

SHIRE OF GINGIN
INTERIM MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

1. ACQUISITION OF ASSETS & OTHER NON CAPITAL EXPENDITURE	Apr 2016/2017 Y-T-D Actual \$	2016/2017 Budget \$
The following assets and other non capital expenditure have been acquired/paid for during period under review.		
<u>By Program</u>		
Governance	1,019	5,000
General Purpose Funding	29,255	121,487
Law, Order, Public Safety	193,929	542,500
Health	28,887	69,387
Education and Welfare	8,477	20,000
Housing	21,359	21,000
Community Amenities	926,069	1,032,974
Recreation and Culture	453,201	1,450,231
Transport	2,556,719	5,405,419
Economic Services	284,691	340,693
Other Property and Services	201,672	270,653
	<u>4,705,279</u>	<u>9,279,344</u>
<u>By Class</u>		
Land and Buildings	689,944	1,168,000
Infrastructure Assets - Roads	1,671,711	3,755,483
Infrastructure Assets - Parks and Ovals	269,691	856,915
Infrastructure Assets - Other	876,895	1,294,513
Infrastructure - Footpaths	19,170	44,436
Plant and Equipment	964,284	1,718,241
Furniture and Fittings	38,156	92,716
Tools	0	0
Loans Current	131,156	187,783
Provisions	15,017	0
Transfers to Reserve	29,255	161,257
	<u>4,705,279</u>	<u>9,279,344</u>

A detailed breakdown of acquisitions on an individual asset basis can be found in the supplementary information attached to this statement as follows:

SHIRE OF GINGIN
INTERIM MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

2. DISPOSALS OF ASSETS

The following assets have been disposed of during the period under review:

	Net Book Value	Sale Proceeds	Profit/(Loss)
<u>By Program</u>	April 2016/2017 Y-T-D Actual \$	April 2016/2017 Y-T-D Actual \$	April 2016/2017 Y-T-D Actual \$
Law Order & Public Safety	0	0	0
Health	0	0	0
Community Amenities	0	0	0
Transport	190,120	233,182	(43,062)
Economic Services	2,136	9,818	(7,682)
Other Property & Services	15,704	40,909	(25,205)
	207,961	283,909	(75,949)
<u>By Class</u>	April 2016/2017 Y-T-D Actual \$	April 2016/2017 Y-T-D Actual \$	April 2016/2017 Y-T-D Actual \$
Plant & Equipment	44,324	120,273	(75,949)
Land & Buildings	0	0	0
	44,324	120,273	(75,949)
<u>Summary</u>	Profit/(Loss)		
	2016/2017 Y-T-D Actual \$		
Profit on Asset Disposals	3,656		
Loss on Asset Disposals	(79,605)		
	(75,949)		

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

3. INFORMATION ON BORROWINGS**(a) Debenture Repayments**

Particulars	Principal 1-Jul-16	New Loans Actual	New Loans Budget	Principal Repayments		Principal Outstanding		Interest Repayments	
				Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$
Education & Welfare									
L110 Aged Accom Lancelin	0			0	0	0	0	0	0
Health									
L100 GG Medical Centre	232,451			22,887	22,887	209,564	209,564	15,554	14,766
Community Amenities									
L111 Tip Rationalisation Site	499,451			14,578	14,578	484,873	484,873	33,918	32,182
Loan 127 - SB Erosion Extension	0		213,897	9,475	9,383	204,422	204,514	3,333	2,898
Recreation & Culture									
L114 Gu C/Club	490,488			13,259	28,952	477,229	461,536	19,190	34,548
L115 Gu C/Club	25,991			6,159	12,538	19,832	13,453	1,036	1,643
L119 LP Country Club & Granville Civic Centre	16,316			3,866	7,871	12,450	8,445	652	1,034
L120 Regional Netball Facility	340,088			8,417	17,115	331,671	322,973	12,521	22,437
L124A Regional Hardcourt Facility	330,480			8,836	17,854	321,644	312,626	7,920	13,466
L126 Swimming Pool	150,000			13,010	13,010	136,990	136,990	5,061	4,550
Economic Services									
L103 Gingin Sale Yards	17,982			5,642	5,642	12,340	12,340	1,041	982
Other Property & Services									
L91 Guilderton Shop	0			0	0	0	0	0	0
L93 LA Angling/Aquatic	20,127			4,789	9,736	15,338	10,391	722	1,156
L106 Lot 1023 Lancelin	0			0	0	0	0	0	0
L118 Office Extensions	32,505			7,701	15,679	24,804	16,826	1,298	2,060
L123 Purchase Lot 44 Weld Street GG	225,365			12,538	12,538	212,827	212,827	16,239	15,471
	2,381,244	0	213,897	131,156	187,783	2,463,985	2,407,358	118,483	147,193

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

3. INFORMATION ON BORROWINGS (continued)

	Principal Actual	Interest Actual
(a) Debenture Repayments	\$	\$
Repayment of Principal for Council Funded Loans will be	120,209	118,726
Repayment of Principal for Self Supporting Loans will be	10,947	1,757
	<u>\$131,156</u>	<u>\$118,483</u>
(b) New Debentures		
Nil		

SHIRE OF GINGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

	Apr Y-T-D Actual \$	2016/2017 Budget \$
4. RESERVES		
Cash Backed Reserves		
(a) Long Service Leave, Sick Leave, Staff Contingency		
Opening Balance	356,637	355,494
Amount Set Aside / Transfer to Reserve	154,058	6,141
Amount Used / Transfer from Reserve	-	-
	<u>510,695</u>	<u>361,635</u>
(b) Office Equipment Replacement		
Opening Balance	17,210	17,166
Amount Set Aside / Transfer to Reserve	196	426
Amount Used / Transfer from Reserve	-	-
	<u>17,406</u>	<u>17,592</u>
(c) Plant & Equipment Replacement		
Opening Balance	150,707	150,323
Amount Set Aside / Transfer to Reserve	1,715	24,149
Amount Used / Transfer from Reserve	-	-
	<u>152,422</u>	<u>174,472</u>
(d) Land & Buildings General		
Opening Balance	801,200	798,786
Amount Set Aside / Transfer to Reserve	109,115	14,077
Amount Used / Transfer from Reserve	-	(380,000)
	<u>910,316</u>	<u>432,863</u>
(e) Guilderton Caravan Park Recreation		
Opening Balance	120,316	120,009
Amount Set Aside / Transfer to Reserve	101,369	2,115
Amount Used / Transfer from Reserve	-	-
	<u>221,685</u>	<u>122,124</u>
(f) Shire Recreational Development		
Opening Balance	151,204	215,653
Amount Set Aside / Transfer to Reserve	151,771	3,800
Amount Used / Transfer from Reserve	-	(100,000)
	<u>302,975</u>	<u>119,453</u>
(g) Redfield Park Public Open Space		
Opening Balance	29,283	41,191
Amount Set Aside / Transfer to Reserve	342	726
Amount Used / Transfer from Reserve	-	-
	<u>29,625</u>	<u>41,917</u>

SHIRE OF GINGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

	Apr Y-T-D Actual \$	2016/2017 Budget \$
RESERVES (continued)		
(h) Ocean Farm Recreation		
Opening Balance	35,986	35,894
Amount Set Aside / Transfer to Reserve	409	633
Amount Used / Transfer from Reserve	-	-
	<u>36,395</u>	<u>36,527</u>
(i) Tip Rationalisation		
Opening Balance	686,147	684,398
Amount Set Aside / Transfer to Reserve	7,806	12,062
Amount Used / Transfer from Reserve	-	(110,000)
	<u>693,953</u>	<u>586,460</u>
(j) Lancelin Community Sporting Club		
Opening Balance	32,708	17,578
Amount Set Aside / Transfer to Reserve	360	12,810
Amount Used / Transfer from Reserve	-	-
	<u>33,069</u>	<u>30,388</u>
(k) Community Infrastructure Reserve		
Opening Balance	86,046	85,827
Amount Set Aside / Transfer to Reserve	979	1,513
Amount Used / Transfer from Reserve	-	-
	<u>87,025</u>	<u>87,340</u>
(l) Staff Housing Reserve		
Opening Balance	31,238	31,158
Amount Set Aside / Transfer to Reserve	355	549
Amount Used / Transfer from Reserve	-	-
	<u>31,593</u>	<u>31,707</u>
(m) Future Infrastructure Reserve		
Opening Balance	73,481	-
Amount Set Aside / Transfer to Reserve	379,868	76,797
Amount Used / Transfer from Reserve	-	-
	<u>453,349</u>	<u>76,797</u>
(n) Guilderton Country Club Reserve		
Opening Balance	-	-
Amount Set Aside / Transfer to Reserve	-	5,460
Amount Used / Transfer from Reserve	-	-
	<u>-</u>	<u>5,460</u>
Total Cash Backed Reserves	<u>3,480,508</u>	<u>2,124,735</u>

All of the above reserve accounts are supported by money held in financial institutions.

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

4. RESERVES (Continued)	Apr Y-T-D Actual \$	2016/2017 Budget \$
Summary of Transfers		
To Cash Backed Reserves		
Transfers to Reserves		
Transfers to Reserves		
Long Service Leave, Sick Leave, Staff Contingency	154,058	6,141
Office Equipment Replacement	196	426
Plant & Equipment Replacement	1,715	24,149
Land & Buildings General	109,115	14,077
Guilderton Caravan Park Recreation	101,369	2,115
Shire Recreational Development	151,771	3,800
Redfield Park Public Open Space	342	726
Ocean Farm Recreation	409	633
Tip Rationalisation	7,806	12,062
Lancelin Community Sporting Club	360	12,810
Community Infrastructure	979	1,513
Staff Housing Reserve	355	549
Guilderton Country Club Reserve	379,868	5,460
Future Infrastructure Reserve	-	76,797
	<u>908,344</u>	<u>161,258</u>
Transfers from Reserves		
Long Service Leave, Sick Leave, Staff Contingency	-	-
Office Equipment Replacement	-	-
Plant & Equipment Replacement	-	-
Land & Buildings General	-	(380,000)
Guilderton Caravan Park Recreation	-	-
Shire Recreational Development	-	(100,000)
Redfield Park Public Open Space	-	-
Ocean Farm Recreation	-	-
Tip Rationalisation	-	(110,000)
Lancelin Community Sporting Club	-	-
Community Infrastructure	-	-
Staff Housing Reserve	-	-
Guilderton Country Club Reserve	-	-
Future Infrastructure Reserve	-	-
	<u>-</u>	<u>(590,000)</u>
Total Transfer to/(from) Reserves	<u>908,344</u>	<u>(428,742)</u>

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows: for which the reserves are set aside are as follows:

Long Service Leave, Sick Leave, Staff Contingency

Used to fund annual, long service leave, rostered days off (executive staff only), sick leave redundancy/retirement and staff contingency

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

Office Equipment Replacement Reserve

Used for the acquisition and/or replacement of major items of office equipment (including computer system)

Plant and Equipment Reserve

Used for the purchase of major plant and equipment

Land and Building General Reserve

Used for the replacement and/or acquisition of land and buildings

Guilderton Caravan Park Recreation

Used for the development of Guilderton Caravan Park facilities

Shire Recreational Development Reserve Shire Recreational Development Reserve

Used for the development of Shire Recreational facilities

Redfield Park Public Open Space Reserve

Used for the development of Public Open Space within the Redfield Park subdivision

Ocean Farm Recreation

Used for the development of recreation and community facilities within the Ocean Farm subdivision

Tip Rationalisation

Used for rationalisation of rubbish tip facilities within the Shire

Plant & Equipment/Infrastructure Replacement

Used for replacement of Fire Equipment and Infrastructure for fire fighting purposes within the Shire

Lancelin Community Sporting Club 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 Contingency

Staff housing infrastructure additions and/or replacement

Future Infrastructure Reserve

Used for the provision of renewal, upgrade and asset purchases

SHIRE OF GINGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

		Actual Apr 2016/2017 Y-T-D Actual \$	Actual Brought Forward 1-Jul \$
5. NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS:			
Cash - Unrestricted		2,185,334	851,145
Cash - Restricted Reserves	4	3,480,508	2,572,164
Cash - Restricted General		892,196	1,527,894
Rates - Current		1,028,772	700,817
Sundry Debtors		303,470	1,164,689
Inventories		56,086	34,480
		<u>7,946,366</u>	<u>6,851,189</u>
LESS: CURRENT LIABILITIES			
Payables		(261,542)	(1,279,262)
Employee Provisions		(668,694)	(703,202)
Accrued Interest on Loans		0	(30,562)
		<u>(930,236)</u>	<u>(2,013,027)</u>
		7,016,130	4,838,162
Less: Cash - restricted reserves	4	(3,480,508)	(2,572,164)
NET CURRENT ASSET POSITION		<u><u>3,535,622</u></u>	<u><u>2,265,998</u></u>

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

6. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2016/2017 Rate Revenue \$	2016/2017 Interim Rates \$	2016/2017 Back Rates \$	2016/2017 Total Revenue \$	2016/2017 Budget \$
General Rate								
GRV - Townsites	0.082063	1,743	28,508,235	2,339,471			2,339,471	2,339,471
GRV - Other	0.082063	923	14,815,362	1,215,793			1,215,793	1,215,793
UV - Rural	0.004427	422	286,427,000	1,268,014			1,268,014	1,268,014
UV - Other	0.004427	1	2,800,000	12,396			12,396	12,396
UV - Intensive	0.008303	118	64,543,000	535,901			535,901	535,901
Interim Rates			0	0	20,164		20,164	20,000
Back Rates			0	0		16,760	16,760	1,000
Sub-Totals		3,207	397,093,597	5,371,574	20,164	16,760	5,408,498	5,392,574
Minimum Rates	Minimum \$							
GRV - Townsites	980	879	6,752,442	861,420			861,420	861,420
GRV - Other	980	751	4,133,426	735,980			735,980	735,980
UV - Rural	1238	372	74,924,300	460,536			460,536	460,536
UV - Other	1238	22	608,000	27,236			27,236	27,236
UV - Intensive	2,201	93	15,553,853	204,693			204,693	204,693
Sub-Totals		2,117	101,972,021	2,289,865	0	0	2,289,865	2,289,865
Concessions					(95,527)		(95,527)	(92,000)
Rate Write Off							0	
Ex-Gratia Rates							4,119	(600)
Totals		5,324	499,065,618	7,661,439	(75,363)	16,760	7,606,954	7,589,839

All land except exempt land in the Shire of Gingin is rated according to its Gross Rental Value (GRV) in townsites or Unimproved Value (UV) in the remainder of the Shire.

The general rates detailed above for the 2016/2017 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also bearing considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the Local Government services/facilities.

SHIRE OF GINGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

7. TRUST FUNDS

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

Detail	Balance 01-Jul-16 \$	Amounts Received \$	Amounts Paid (\$)	Apr Y-T-D Actual \$
Bonds, Tenders etc	5,800			5,800
Car Parking Cash in Lieu	11,482			11,482
Community Groups	3,592			3,592
Councillors Nominations	-			-
D Wedge Trust	4,858	50		4,908
Excavation Bonds	20,000			20,000
Footpath Bonds	5,240			5,240
Landscaping Bonds	41,635			41,635
Old Junction Hotel Restoration	1,318			1,318
Other Bonds/Trusts	13,527	5,854	287	19,093
Public Open Space	30,000			30,000
Rehabilitation Bonds	64,842			64,842
Second Hand Buildings	34,500	10,000	5,000	39,500
Staff Trust	11,633	22,869	24,190	10,312
Subdivision Bonds	169,067			169,067
Tree Planting Bonds	-			-
Trust Interest	173,450	3,442	413	176,480
	590,944	42,215	29,890	603,269

SHIRE OF GINGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

8. OPERATING STATEMENT

	Apr 2016/2017 Y-T-D Actual \$	2016/2017 Budget \$	2015/2016 Actual \$
OPERATING REVENUES			
Governance	534	10,000	4,545
General Purpose Funding	9,182,953	8,748,355	8,542,000
Law, Order, Public Safety	569,051	887,731	364,327
Health	206,382	263,000	268,767
Education and Welfare	109,710	122,000	138,102
Housing	40,318	26,000	28,937
Community Amenities	2,221,494	1,779,028	3,105,764
Recreation and Culture	233,861	452,173	1,081,685
Transport	1,175,294	1,903,396	2,156,938
Economic Services	1,009,070	1,952,661	1,702,577
Other Property and Services	312,922	365,815	902,230
TOTAL OPERATING REVENUE	15,061,588	16,510,159	18,295,872
OPERATING EXPENSES			
Governance	(829,917)	(1,077,144)	(1,067,290)
General Purpose Funding	(350,302)	(408,097)	(396,279)
Law, Order, Public Safety	(1,155,608)	(1,030,068)	(1,537,557)
Health	(709,972)	(675,974)	(822,627)
Education and Welfare	(137,068)	(188,803)	(166,739)
Housing	(19,976)	(20,439)	(33,300)
Community Amenities	(1,679,057)	(2,174,087)	(2,151,093)
Recreation & Culture	(2,515,663)	(2,752,161)	(2,902,683)
Transport	(1,521,522)	(4,087,190)	(2,480,467)
Economic Services	(1,220,535)	(1,807,154)	(1,404,726)
Other Property and Services	(1,105,949)	(643,966)	(367,476)
TOTAL OPERATING EXPENSE	(11,245,568)	(14,865,083)	(13,330,237)
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	3,816,020	1,645,076	4,965,635

SHIRE OF GINGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

9. STATEMENT OF FINANCIAL POSITION

	Apr 2016/17 Y-T-D Actual \$	2015/2016 Actual \$
CURRENT ASSETS		
Cash Assets	3,077,530	2,379,039
Reserves - Cash Backed	3,480,508	2,572,164
Receivables - Cash	1,332,242	1,865,506
Receivables - Non Cash	16,969	38,536
Inventories	56,086	34,480
TOTAL CURRENT ASSETS	7,963,334	6,889,725
NON-CURRENT ASSETS		
Receivables	168,322	168,322
Inventories	0	0
Property, Plant and Equipment	54,723,587	54,797,949
Infrastructure	98,703,421	96,865,206
TOTAL NON-CURRENT ASSETS	153,595,330	151,831,477
TOTAL ASSETS	161,558,665	158,721,202
CURRENT LIABILITIES		
Payables	283,034	1,279,262
Accrued Interest on Debentures	0	30,562
Interest-bearing Liabilities	45,282	176,438
Provisions	668,694	703,202
TOTAL CURRENT LIABILITIES	997,011	2,189,465
NON-CURRENT LIABILITIES		
Interest-bearing Liabilities	2,418,702	2,204,805
Provisions	152,503	152,503
TOTAL NON-CURRENT LIABILITIES	2,571,205	2,357,308
TOTAL LIABILITIES	3,568,216	4,546,773
NET ASSETS	157,990,449	154,174,429
EQUITY		
Reserves - Asset Revaluation	106,207,280	106,207,280
Reserves - Cash Backed	3,480,508	2,572,164
Retained Surplus	48,302,661	45,394,985
TOTAL EQUITY	157,990,449	154,174,429

APPENDIX 2

LIST OF ACCOUNTS PAID BY COUNCIL SUBMITTED TO THE
COUNCIL MEETING HELD ON 16TH MAY 2017

TYPE	DATE PAID NAME	DETAILS	AMOUNT
Chq/EFT			
EFT21237	04/04/2017 LET US SPRAY	GG009 PANEL SPRAYING	250.00
EFT21238	04/04/2017 DARRYL BRENDON FERGUSON	CLEAN OUT SALEYARDS	660.00
EFT21239	04/04/2017 ADFORM ENGRAVING & SIGNS	BADGES AND NAME PLATES	484.00
EFT21240	04/04/2017 HANSON CONSTRUCTION	QUARTZ SAND FOR CULLALLA ROAD	811.73
EFT21241	04/04/2017 OFFICEMAX AUSTRALIA LTD	STATIONARY	66.39
EFT21242	04/04/2017 JUNE LILIAN SKINNER	REFUND OF SMALL ANIMAL TRAP	50.00
EFT21243	04/04/2017 GFAB	2 NO. LENGTHS ANGLE IRON	176.00
EFT21244	04/04/2017 ECOWATER SERVICES	WORKS TO THE SHIRE OF BIOMAX SYS	224.20
EFT21245	04/04/2017 NEERGABBY COMMUNITY ASSOC	CATERING AUSTRALIA DAY 2016	1662.55
EFT21246	04/04/2017 DAIMLER TRUCKS PERTH	GG088 FRONT SHOCK ABSORBER	899.56
EFT21247	04/04/2017 REDBACK ELECTRICAL	REPLACE CONTROL ON DRUM HEATEF	189.26
EFT21248	04/04/2017 DURTY FILTHY GARDEN SUPPLIES	REPAIR DAMAGE TO LIMESTONE WALL	330.00
EFT21249	04/04/2017 PRIMARY PAINTING	PAINTING	1380.00
EFT21250	04/04/2017 MOORE DEMO & CIVIL	REMOVE DUMPED ASBESTOS	220.00
EFT21251	05/04/2017 AUSTRALIAN TAXATION OFFICE	FBT QUARTERLY PAYMENT - DIESEL	67029.00
EFT21252	06/04/2017 PERFORMING RIGHT ASSOC	EVENTS - IN THE PARK	78.06
EFT21253	06/04/2017 ENVIRO HEALTH AUSTRALIA (WA)	TRAINING SEMINAR	100.00
EFT21254	06/04/2017 GINGIN DISTRICT HIGH SCHOOL	ADVERTISING	14.00
EFT21255	06/04/2017 COS	STATIONARY	27.23
EFT21256	06/04/2017 DEFS	DEFS PAYMENT ESL	7818.51
EFT21257	06/04/2017 KUSTERS, THOMAS	CLEAN DRAINS	409.00
EFT21258	06/04/2017 MARKETFORCE PRODUCTIONS	ADVERTISING	1884.06
EFT21259	06/04/2017 DVG MIDLAND CITY	SERVICE GG005 GG073	378.16
EFT21260	06/04/2017 ROAD SIGNS AUSTRALIA	STICKERS FOR RURAL ROAD NUMBER:	231.00
EFT21261	06/04/2017 ROYAL LIFESAVING SOCIETY	POOL LIFEGUARD REQUAL - LACHIE	135.00
EFT21262	06/04/2017 N M AVEY AND E M PAUL	TRANSIENT TOURIST REVENUE	24272.92
EFT21263	06/04/2017 ACS SWAN EXPRESS PRINT	STATIONERY	220.00
EFT21264	06/04/2017 PAYWISE	VEHICLE LEASE	2172.34
EFT21265	06/04/2017 REBECCA L FOULKES-TAYLOR	WAGES PE: 04/04/2017	620.34
EFT21266	07/04/2017 DIELECTRIC SECURITY SYSTEMS	SECURITY MONITORING	302.50
EFT21267	07/04/2017 MOORE CATCHMENT COUNCIL	CONT TO MOORE CATCH COUNCIL	1100.00
EFT21268	07/04/2017 MOORE RIVER ELECTRICAL	DISCONNECT AND RECONNECT ELECT	2801.00
EFT21269	07/04/2017 WATERLOGIC	WATER FILTRATION SYSTEMS	133.10
EFT21270	07/04/2017 DUDLEY CHEMICALS PTY LTD	CLEANING PROD AND TOILETRIES	10224.59
EFT21271	07/04/2017 OFFICEMAX AUSTRALIA LTD	STATIONARY	219.01
EFT21272	07/04/2017 MILLER INTERIORS PTY LTD	SUPPLY AND FIX GYPROCK CEILINGS	11825.00
EFT21273	07/04/2017 TONER PLUS	TONER	48.50
EFT21274	07/04/2017 SHIELDS POWER CLEAN	DEEP CLEAN OF WETTED CARPETS	300.00
EFT21275	07/04/2017 JOANNE TONNA	COUNCIL TO COMM ARTWORK	150.00
EFT21276	07/04/2017 RSPCA WA (INC.)	PAYROLL DEDUCTIONS	10.00
EFT21277	07/04/2017 LGRCEU (WA DIVISION)	PAYROLL DEDUCTIONS	82.00
EFT21278	07/04/2017 HIF	PAYROLL DEDUCTIONS	141.85
EFT21279	07/04/2017 MORAG ISABELLA GEMMELL	OVERPAYMENT OF RATES	600.00
EFT21280	07/04/2017 FIRE MITIGATION SERVICES	MULCHING MORTIMER RD GU	1200.00
EFT21281	07/04/2017 ALTUS PLANNING AND APPEALS	SAT MATTER WATSON V SHIRE OF GG	1144.00
EFT21282	07/04/2017 BRENDA DOUGLAS	RATES REFUND	237.80
EFT21283	07/04/2017 MICHAEL ANTHONY HUNTLEY	RATES REFUND	295.60
EFT21284	07/04/2017 MARIE CLAUDE D RUSSIE	RATES REFUND	520.39
EFT21285	11/04/2017 HITACHI	GG001 GG003 GG004 TOCH UP PAINTS	105.75
EFT21286	11/04/2017 GINGIN FLORIST	2 X ANZAC WREATHS	100.00
EFT21287	11/04/2017 FV & M SMIT	DOCTOR'S SUPPOERT	3704.70
EFT21288	11/04/2017 SONIC HEALTHPLUS PTY LTD	SKIN CANCER SCREENINGS	6268.90
EFT21289	11/04/2017 VIGILANTE LANDSCAPE	CUNLIFFE STREET FORESHORE	660.00
EFT21290	11/04/2017 DAIMLER TRUCKS PERTH	GG028 ADD BLUE AND BRAKE FAULTS	2041.85
EFT21291	11/04/2017 SANDRA SMILES	TRAVEL EXPENSES JAN 17 - MAR 17	411.96
EFT21292	11/04/2017 GRANTS EMPIRE	GRANT APPLICATIONS	2046.00
EFT21293	11/04/2017 GINGIN FUEL AND TYRES	DIESEL	11516.00
EFT21294	11/04/2017 AFGRI EQUIPMENT PTY LTD	PURCHASE OF JOHN DEERE TRACTOR	94050.00
EFT21295	11/04/2017 WREN OIL	OIL WASTE DISPOSAL	16.50
EFT21296	11/04/2017 JCB CONSTRUCTION	GG011 DAMAGE TO DOOR LOCKS	396.67
EFT21297	11/04/2017 WURTH AUSTRALIA PTY LTD	FUELS AND OILS	319.86
EFT21298	11/04/2017 BINDOON TRACTORS	GG041 - DEEP ORANGE SPRAY PAINT	61.02
EFT21299	11/04/2017 GINGIN MECHANICAL SERVICES	FUELS AND OILS	1585.60
EFT21300	11/04/2017 ALANCO AUSTRALIA	GG050- CIRCUIT BREAKER	35.42
EFT21301	11/04/2017 COVS PARTS PTY LTD	BAG OF RAG 15KG	286.96
EFT21302	11/04/2017 MAMMOTH EQUIP	ADD BLUE FUELS AND OILS	396.00
EFT21303	11/04/2017 COURIER AUSTRALIA	FREIGHT	228.98
EFT21304	11/04/2017 GINGIN FUEL AND TYRES	TYRES	1391.95
EFT21305	12/04/2017 SOCIAL CLUB	PAYROLL DEDUCTIONS	1039.00
EFT21306	13/04/2017 HELEN MARIE SAMPSON	WASTE MANAGEMENT	2818.65
EFT21307	19/04/2017 JCB CONSTRUCTION	GG011 250 HR SERVICE PARTS	351.52
EFT21308	19/04/2017 DVG WANNEROO MITSUBISHI	SERVICES RANGER VEHICLES	489.85
EFT21309	19/04/2017 HEALYS STORE PTY LLTD	COUPLING AND PIPE	8.65
EFT21310	19/04/2017 KAREN GRANT	RESCUS 12 MONTH REQUALIFICATION	305.00
EFT21311	19/04/2017 HEMPFIELD SMALL MOTORS	GG049 MUFFLERS FOR PUMP	163.90
EFT21312	19/04/2017 TRUCK CENTRE WA PTY LTD	GG002, GG045.SERVICES	436.26
EFT21313	19/04/2017 COMMERCIAL LOCKSMITHS	PADLOCKS AND KEYS	515.90
EFT21314	19/04/2017 GFAB	GG029 SIGN HOLDER	489.50
EFT21315	19/04/2017 DAIMLER TRUCKS PERTH	FILTER CAP GG028	56.21
EFT21316	19/04/2017 REDBACK ELECTRICAL	CHARGING PLUGS	99.00
EFT21317	19/04/2017 MOORE STEPHENS	SEABIRD EROSION - FINAL ACQUITTAL	1650.00
EFT21318	19/04/2017 AUSTRALIA POST	POSTAGE	504.78
EFT21319	19/04/2017 MCINTOSH AND SON	GG026 BUCKET PINS	111.65

EFT21320	19/04/2017	LANDGATE	LAND ENQUIRY	575.90
EFT21321	19/04/2017	TONY PISCORERI	WASTE MANAGEMENT	15180.00
EFT21322	19/04/2017	HAROLD ARNOLD MORRIS	PUSH UP OF TIPS	10692.00
EFT21323	19/04/2017	MOORE RIVER ELECTRICAL	REPAIRS AND UP GRADE	1630.00
EFT21324	19/04/2017	COMMERCIAL AIR SOLUTIONS	REMOVE AND REINSTATE AIR CONS	3080.00
EFT21325	19/04/2017	AMPAC DEBT RECOVERY	DEBT COLLECTION	2215.41
EFT21326	19/04/2017	MOORE RIVER SKIP BINS	RECYCLING	2310.00
EFT21327	19/04/2017	RAYLENE GROVES	3 X REPLACEMENT DOG BED COVERS	75.00
EFT21328	19/04/2017	PRIMARY PAINTING	PAINTING	3350.00
EFT21329	19/04/2017	KELLY GARDNER	EVENT6 - MUSIC - 25/03/17	160.00
EFT21330	19/04/2017	JOANNE TONNA	BUSINESS CARD DESIGN	300.00
EFT21331	19/04/2017	LANDGATE	LAND ENQUIRY	49.70
EFT21332	19/04/2017	DFES	ESL PAYMENT MARCH 2017	17093.72
EFT21333	20/04/2017	MELISSA LOUISE STIPANICEV	RATES REFUND	978.86
EFT21334	20/04/2017	LACHLAN MANSON	REIMBURSE FOR MEDICAL ASSES	132.00
EFT21335	20/04/2017	CHITTERING COMMUNICATIONS	CABLING SERVICES OFFICE	1699.50
EFT21336	20/04/2017	WA POLICE SERVICE	VOLUNTEER POLICE CHECKS	29.80
EFT21337	20/04/2017	SONIC HEALTHPLUS PTY LTD	C HUTCHINSON - PRE-EMPLOY MED	231.00
EFT21338	20/04/2017	COVS PARTS PTY LTD	NEW AIR COMPRESSOR	474.08
EFT21340	20/04/2017	VICTORY PRESS PRINTING	GINGIN TRIATHLON - PARTICIPANT BIB:	295.24
EFT21341	20/04/2017	OFFICEWORKS	STATIONERY AND CLEANING PROD	672.03
EFT21342	20/04/2017	GINGIN FUEL AND TYRES	DEMINERALISED WATER	14.00
EFT21343	20/04/2017	MCINTOSH AND SON	GG006 STARTER MOTOR	1195.90
EFT21344	20/04/2017	LANDGATE	VALUATION	323.90
EFT21345	20/04/2017	RSPCA WA (INC.)	PAYROLL DEDUCTIONS	10.00
EFT21346	20/04/2017	LGRCEU (WA DIVISION)	PAYROLL DEDUCTIONS	82.00
EFT21347	20/04/2017	HIF	PAYROLL DEDUCTIONS	157.55
EFT21348	20/04/2017	SOCIAL CLUB	PAYROLL DEDUCTIONS	1039.00
EFT21349	20/04/2017	AECOM AUSTRALIA	PRODUCTION OF TEN YEAR PATHWAY	19987.00
EFT21350	20/04/2017	PAYWISE	VEHICLE LEASE PE 18/4/2017	2172.34
EFT21351	24/04/2017	GEOFFREY LIDDELOW	WASTE MANAGEMENT	41250.00
EFT21352	24/04/2017	MOORE RIVER ELECTRICAL	ELECTRICAL REPAIRS TO GAZEBO	137.50
EFT21353	24/04/2017	WATERLOGIC	FILTRATION SYSTEM	130.90
EFT21354	24/04/2017	HEMPFIELD SMALL MOTORS	RIPCORD ASSEMBLY	280.00
EFT21355	24/04/2017	COASTLINE CLEANING	ABLUTION CLEANING	4600.00
EFT21356	24/04/2017	CHITTERING SEPTIC SERVICE	DISPOSE OF SEPTIC WASTE	80.00
EFT21357	24/04/2017	RECALL	RECORD RETENTION	200.61
EFT21358	24/04/2017	KEVIN VINE	ABLUTION CLEANING	6961.43
EFT21359	24/04/2017	MARTIN'S TRAILER PARTS	COUPLING	73.66
EFT21360	24/04/2017	ASHDOWN- INGRAM	HEAT SHRINK	104.23
EFT21361	24/04/2017	N M AVEY AND E M PAUL	WASTE MANAGEMENT	11666.00
EFT21362	24/04/2017	GINGIN FUEL AND TYRES	DIESEL	38.80
EFT21363	24/04/2017	KLEENHEAT GAS PTY LTD	GAS REFILL FOR GU CARAVAN PARK	618.23
EFT21364	24/04/2017	LGIS RISK MANAGEMENT	LGISWA	7148.90
EFT21365	24/04/2017	COMM NEWSPAPER GROUP	ADVERTISING	2136.82
EFT21366	24/04/2017	AUS BUSINESS DIRECTORY	ADVERTISING	214.50
EFT21367	24/04/2017	MOORE RIVER ELECTRICAL	REPLACE GPO POWER HEADS C/PARK	250.00
EFT21368	24/04/2017	AVON WASTE	WASTE COLLECTION	21864.90
EFT21369	24/04/2017	NORTHERN VALLEY NEWS	ADVERTISING	800.00
EFT21370	24/04/2017	COVS PARTS PTY LTD	ANTENNA	107.64
EFT21371	24/04/2017	M P ROGERS	LA BOAT RAMP CONCEPT DESIGN	2461.74
EFT21372	24/04/2017	ASHDOWN- INGRAM	HEAT SHRINK	147.95
EFT21373	24/04/2017	AUSSIE MODULAR SOLUTIONS	PROGRESS CLAIM LA CHANGE ROOMS	76648.00
EFT21374	24/04/2017	IT VISION AUSTRALIA PTY LTD	MONTHLY HOSTING FEE FOR CPM	220.00
EFT21375	24/04/2017	MCINTOSH AND SON	GG009 WASHER PUMPS U/S	184.36
EFT21376	28/04/2017	WURTH AUSTRALIA PTY LTD	UNIVERSAL SCRAPER	19.95
EFT21377	28/04/2017	HEMPFIELD SMALL MOTORS	JOINER FOR FUEL TANK	86.50
EFT21378	28/04/2017	SHIELDS POWER CLEAN	CLEANING GRANVILLE AND BUS	1550.00
EFT21379	28/04/2017	GINGIN PREMIUM MEATS	CATERING	151.36
EFT21380	28/04/2017	COATES HIRE	SHORT PAYMENT DEFAULTED TO PO	418.00
EFT21381	28/04/2017	OFFICEWORKS	CHAIRS	820.45
EFT21382	28/04/2017	H2O CAR DETAILING	9GG CAR DETAIL	170.00
EFT21383	28/04/2017	ACS SWAN EXPRESS PRINT	TRAINING MANUALS	660.00
EFT21384	28/04/2017	GINGIN FUEL AND TYRES	TYRES	1662.00
EFT21385	28/04/2017	MCINTOSH AND SON	GG026 WASHER BOTTLE AND PUMPS	129.75
EFT21386	28/04/2017	COO-EE COURIERS	FREIGHT	999.27
EFT21387	28/04/2017	GALLERIA TOYOTA	DRIVING LAMP HARNESS	93.87
EFT21388	28/04/2017	ROAD SIGNS AUSTRALIA	SIGN	284.90
EFT21389	28/04/2017	COVS PARTS PTY LTD	2 X 24 V BEACONS	468.53
EFT21390	28/04/2017	DEPART OF TRANSPORT	VEHICLE SEARCHES	26.40
EFT21391	28/04/2017	ASHDOWN- INGRAM	CABLILNG AND HEAT SHRINK	501.62
EFT21392	28/04/2017	COURIER AUSTRALIA	FREIGHT	49.24
EFT21393	28/04/2017	GINGIN FUEL AND TYRES	FILTER	48.40
EFT21394	28/04/2017	PENNANT HOUSE	1X PVC BANNER	189.20
EFT21395	28/04/2017	FV & M SMIT	DOCTOR'S SUPPORT	2529.88

EFT TOTAL

554,184.06

CHEQUES

115181	04/04/2017	ROBERT ARTHUR	EVENT6 - MUSIC 25/03/17	160.00
115182	05/04/2017	PETTY CASH	PETTY CASH EXPENDITURE	683.85
115189	06/04/2017	SHIRE OF GINGIN	SALARIES & WAGES - PE 04.04.17	2225.00
115190	11/04/2017	KIM SCADDAN	PART REFUND OF DEVELOP APP	2000.00
115191	11/04/2017	MATHEW HALL	REFUND OF DOG REG	50.00
115192	11/04/2017	TELSTRA	FIRE FIGHTING PHONES AND DATA	373.56
115193	18/04/2017	SYNERGY	LA SOUTH CARAVAN PARK	3404.35
115194	20/04/2017	TODD DAWSON	REFUND CANCELLATION GU C/PARK	280.00

115195	20/04/2017	LUKE KELLY	REFUND CANCELLATION GU C/PARK	40.00
115196	20/04/2017	LENKE WINTER	REFUND CANCELLATION GU C/PARK	82.00
115197	20/04/2017	DR MARIETTE SMIT	HEP B S MOIR	30.00
115198	20/04/2017	SHIRE OF GINGIN	PAY ENDING 18/4/2017	2225.00
115199	26/04/2017	SYNERGY	LANCELIN SOUTH CARAVAN PARK	3232.75
115200	27/04/2017	TELSTRA	FIRE FIGHTING PHONES AND DATA	191.83

CHEQUES TOTAL

14,978.34

DIRECT DEBIT

DD21113.1	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	19458.43
DD21113.2	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	161.70
DD21113.3	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	69.84
DD21113.4	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	83.69
DD21113.5	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	302.25
DD21113.6	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	472.84
DD21113.7	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	198.76
DD21113.8	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	121.61
DD21113.9	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	696.63
DD21176.1	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	22124.00
DD21176.2	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	161.70
DD21176.3	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	108.24
DD21176.4	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	83.69
DD21176.5	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	312.64
DD21176.6	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	515.07
DD21176.7	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	198.76
DD21176.8	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	125.53
DD21176.9	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	696.35
DD21195.1	10/04/2017	T-QUIP	STREET SWEEPER LEASE	3771.83
DD21201.1	03/04/2017	WA TREASURY CORP	LOAN REPAYMENT 103	3312.94
DD21203.1	06/04/2017	WATER CORP	POOL	341.92
DD21205.1	06/04/2017	WATER CORP	SHIRE OFFICE	126.34
DD21207.1	06/04/2017	WATER CORP	PLAYGROUG	112.80
DD21209.1	06/04/2017	WATER CORP	GINGIN FIRESTATION	11.28
DD21211.1	06/04/2017	WATER CORP	LINE YARD	9.02
DD21213.1	06/04/2017	WATER CORP	STANDPIPE WELD ST GG	9.02
DD21215.1	07/04/2017	WATER CORP	WOODRIDGE HALL	573.02
DD21217.1	07/04/2017	WATER CORP	STANDPIPE KING DRIVE	9.02
DD21221.1	10/04/2017	PERTH ENERGY	ELECTRICITY ACCOUNT	9606.20
DD21229.1	10/04/2017	WATER CORP	ABLUTION M/RIVER DRIVE GU	36.10
DD21230.1	10/04/2017	WATER CORP	GU HALL	86.86
DD21231.1	10/04/2017	WATER CORP	GU FORESHORE	532.42
DD21232.1	10/04/2017	WATER CORP	GU SHOP	1118.03
DD21233.1	10/04/2017	WATER CORP	GU CARAVAN PARK	5527.20
DD21235.1	10/04/2017	TELSTRA	LANDLINE	2426.29
DD21237.1	10/04/2017	TELSTRA	MOBILES	1130.02
DD21241.1	11/04/2017	WATER CORP	SB FIRE SHED	31.94
DD21242.1	11/04/2017	WATER CORP	EDWARDS ST SB	68.81
DD21243.1	11/04/2017	WATER CORP	SEABIRD PARK	376.75
DD21246.1	12/04/2017	WATER CORP	JONES ST STANDPIPE	48.50
DD21247.1	12/04/2017	WATER CORP	LP ABLUTION BLOCK	60.91
DD21249.1	12/04/2017	WATER CORP	HYDRANT	38.35
DD21251.1	12/04/2017	WATER CORP	CLUB JONES STREET LP	446.69
DD21253.1	13/04/2017	WATER CORP	LANCELIN PARK	700.94
DD21255.1	13/04/2017	WATER CORP	UNIT 4/2 ATKINSON WAY LA	234.85
DD21113.10	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	1140.54
DD21113.11	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	206.87
DD21113.12	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	2591.49
DD21113.13	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	206.87
DD21113.14	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	496.21
DD21113.15	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	552.90
DD21113.16	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	653.93
DD21113.17	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	1256.84
DD21113.18	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	288.80
DD21113.19	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	253.87
DD21113.20	04/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	113.10
DD21176.10	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	1140.54
DD21176.11	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	206.87
DD21176.12	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	2967.59
DD21176.13	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	206.87
DD21176.14	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	628.53
DD21176.15	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	531.83
DD21176.16	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	681.83
DD21176.17	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	1256.84
DD21176.18	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	288.80
DD21176.19	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	218.80
DD21176.20	18/04/2017	CLICKSUPER	SUPER CONTRIBUTIONS	113.10

DIRECT DEPOSIT

92,644.80

TOTAL MUNICIPAL

661,807.20

TRUST

BANK STATEMENT TOTALS

STATEMENT DEBITS	BANK FEES AND CHARGES	1,909.47
PAYS	WAGES AND SALARIES	302,608.23
ELECTRONIC PAYMENTS	POLICE LICENCING	57,147.15
	LA OFFICE RENT	643.38
	GG DOCTORS RESIDENCE	800.00
	FLEXIRENT	212.14
	LA DOCTORS RESIDENCE	1,600.00
	LA DOCTORS VEHICLE	623.52

365,543.89

TOTAL EXPENDITURE

1,027,351.09

CREDIT CARD BREAK-UP

Mar-17

BANK CHARGES	MONTHLY CARD FEE X 5,	20.00
REFRESHMENTS/RECEPTIONS	BFAC MTG, CEO MTG, O/SIDE	289.70
	TOOLBOX MTG, EMO MTG	
TRAINING/CONFERENCE	SERVICE DELIVERY TRNG,	1,220.15
IT SUPPORT	IPHONE CASE, KEYBOARD, USB HUBS,	1,322.68
	LAST PASS SUBSCRIPTION, SURVEY	
	MONKEY,	
LICENCING	PGG072	25.30
VEHICLES	HIRE CAR CESM FUEL, PLATE	1,650.66
	CHANGE, SUSPENSION GG009, FUEL	
	5GG	
PARKING	CEO	5.20
CAR HIRE	LA CVN PARK UTE HIRE	1,291.06

5,824.75

AT THE TIME OF PRINTING THE
AGENDA THERE WERE NO
CREDITORS OUTSTANDING

CHIEF EXECUTIVE OFFICER

PRESIDENT

11.2.2 DIFFERENTIAL RATING 2017-18

FILE: RAV/1; FIN/46-17-18
REPORTING OFFICER: KAYE LOWES - EXECUTIVE MANAGER CORPORATE & COMMUNITY SERVICES
REPORT DATE: 16 MAY 2017
REFER: NIL

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider and adopt the Shire of Gingin's differential rating options for the 2017/18 financial year.

BACKGROUND

Local governments are empowered to impose differential general rates subject to compliance with Section 6.33 of the *Local Government Act 1995*.

The Shire of Gingin first introduced differential rating in the 2011/12 financial year and has continued to use this method of rating in each subsequent year.

Differential rating provides Council with flexibility in the level of rates being raised from specifically identified properties or groups of properties within the community. It is common for Councils to base differential rating for properties on Local Planning Scheme zonings; however other criteria such as land use may be used. Differential rating in the Shire of Gingin has, to date, been based on land use since 2011/12.

Once Council has made a final determination after taking into consideration the objectives of the Strategic Community Plan, Corporate Business Plan and the rating strategy, the proposed differential general rates in the dollar can be determined. Rates should not be increased by a fixed amount without due consideration of the deficiency. Unless the approval of the Minister is given, the amount expected to be raised through all types of local government rates must be within 90% to 110% of the deficiency of the budget (s6.34). This acts to limit the amount that may be raised by rates, but only in proportion to the expenditure requirement determined by the local government, and not in the manner of a set cap on the maximum level of income which can be raised through rates.

Council is required to give local public notice prior to imposing any differential general rates, or any minimum payment applying to a differential rate category, for a minimum of 21 days. Council does, however, have the discretion to vary the rate in the dollar and minimum rate during its budget deliberations without having to re-advertise the changes.

Before local public notice is given, proposed rates should be determined by Council, along with the objects and reasons providing justification for each differential general rate or minimum payment. It is important that these provide sufficient supporting information to electors and ratepayers, otherwise the local government may be asked to readvertise by the Minister for Local Government (the Minister).

The following table depicts the differential rates adopted for the 2016/17 financial year:

DIFFERENTIAL RATES 2016/17			
Differential Rate Category	UV Rate in \$	Minimum Rate	Differential Rate Income
Rural & Other - UV	\$0.004427	\$1,238	\$1,768,181
Rural Intensive/Mining - UV	\$0.083030	\$2,201	\$740,594
Differential Rates total Revenue			\$2,508,774

COMMENT

Officers have prepared various rating scenarios which are attached for Council's consideration (refer **Appendix 1**). A Statement of Objects and Reasons for Differential Rates is also provided (refer **Appendix 2**).

It is recommended that the 1.75% scenario be included in the draft 2017/18 Budget, with 0.75% of this increase to be set aside in the Future Infrastructure Reserve for future renewal, upgrade and new asset purchases.

Notwithstanding actual rates raised, Council currently offers concessions for those Rural Intensive properties where only an identifiable portion is being used for intensive purposes.

For 2017/18 these concessions are estimated at \$100,000.

The Gross Rental Value (GRV) rate in the dollar and minimum rate are not required to be advertised as there is only one uniform General Rate used for GRV properties.

CONCLUSION

For the purpose of Budget discussions, the 2017/18 draft Budget rates modelling has been calculated using 2017/18 Unimproved Value (UV) revaluations received from Landgate Valuation Services. It is pertinent to note that the revaluation has resulted in a decrease (\$580,220) in all UV valuations for the 2017/18 year.

In accordance with long standing Council practice, annual valuation movements have been factored back to eliminate any increase/decrease in Shire rate revenue from such valuation changes. Notwithstanding, only thirteen individual property owners will see a change in their individual valuations, however, twelve of these properties will remain on a minimum rate and the remaining property will have a minor increase in rates of \$54 above the minimum rate).

The "Rate in the dollar" for UV - Rural and Other and UV Rural Intensive/Mining properties has been factored back to eliminate the decrease in valuations prior to applying the 1.75% per cent increase.

Following discussion at Council's Concept Forum of 2 May 2017, the general consensus was that a 1.75% increase be applied across Unimproved (including Rural-Intensive) Differential valued properties (after factor back) together with a proposed 1.75% increase for Gross Rental valued properties.

STATUTORY ENVIRONMENT

Local Government Act 1995

Part 6 – Financial management

Division 6 – Rates and service charges

Section 6.33 – Differential general rates

Section 6.36 – Local government to give notice of certain rates

POLICY IMPLICATIONS

Policy 3.16 Rates Concession for Split use Differential – UV General Properties

BUDGET IMPLICATIONS

Local public notice of the proposed differential rates is required. It is anticipated the advertising costs will amount to approximately \$1,000 which will be funded from the existing advertising budget.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015-2025

<i>Focus Area</i>	<i>Leadership and Governance</i>
<i>Objective</i>	<i>5. To demonstrate effective leadership and governance</i>
<i>Outcome</i>	<i>5.2 Accountable and responsible governance</i>
<i>Strategy</i>	<i>5.2.1 Continue to develop and implement integrated planning and reporting for the long term financial sustainability of the organisation.</i>

VOTING REQUIREMENTS – ABSOLUTE MAJORITY

RECOMMENDATION

It is recommended that Council:

1. Adopt for advertising the following Differential Rate in the dollar and minimum payments for Unimproved Value rated properties, subject to finalisation of the 2017/18 draft Budget and the establishment of the funding shortfall required from imposition of rates on Unimproved Value rated properties.

PROPOSED DIFFERENTIAL RATES 2017/18			
Differential Rate Category	UV Rate in Dollar	Minimum Rate	Income
Rural and Other – UV	\$0.004504	\$1,260	\$1,805,758
Rural Intensive/Mining – UV	\$0.008448	\$2,240	\$768,443
Differential Total Revenue			\$2,574,201

2. In accordance with Section 6.36 of the *Local Government Act 1995*, advertise its intention to levy differential rates on Unimproved Value properties for the 2017/18 Budget, and advise the public of the availability of the Shire of Gingin's 2017/18 Differential Rating Objects and Reasons.

RESOLUTION

Moved Councillor Elgin, seconded Councillor Peczka that Council:

1. **Adopt for advertising the following Differential Rate in the dollar and minimum payments for Unimproved Value rated properties, subject to finalisation of the 2017/18 draft Budget and the establishment of the funding shortfall required from imposition of rates on Unimproved Value rated properties.**

PROPOSED DIFFERENTIAL RATES 2017/18			
Differential Rate Category	UV Rate in Dollar	Minimum Rate	Income
Rural and Other – UV	\$0.004504	\$1,260	\$1,805,758
Rural Intensive/Mining – UV	\$0.008448	\$2,240	\$768,443
Differential Total Revenue			\$2,574,201

2. In accordance with Section 6.36 of the *Local Government Act 1995*, advertise its intention to levy differential rates on Unimproved Value properties for the 2017/18 Budget, and advise the public of the availability of the Shire of Gingin's 2017/18 Differential Rating Objects and Reasons.

CARRIED BY ABSOLUTE MAJORITY
8-0

APPENDIX 1

DIFFERENTIAL RATING

SCENARIOS 2017/18

DIFFERENTIAL RATES SCENARIO 2017/18 – 1%			
General/Differential Rate Category	UV Rate in Dollar	Minimum Rate	Income
Rural and Other - UV	\$0.004472	\$1,250	\$1,792,509
Rural Intensive/Mining - UV	\$0.008386	\$2,223	\$762,750
GRV and Other	\$0.082884	\$990	\$5,207,814
			\$7,763,072

DIFFERENTIAL RATES SCENARIO 2017/18 – 1.5%			
General/Differential Rate Category	UV Rate in Dollar	Minimum Rate	Income
Rural and Other - UV	\$0.004493	\$1,257	\$1,801,379
Rural Intensive/Mining - UV	\$0.008428	\$2,234	\$766,557
GRV and Other	\$0.083294	\$995	\$5,233,742
			\$7,801,679

DIFFERENTIAL RATES SCENARIO 2017/18 – 1.75%			
General/Differential Rate Category	UV Rate in Dollar	Minimum Rate	Income
Rural and Other - UV	\$0.004504	\$1,260	\$1,805,758
Rural Intensive/Mining - UV	\$0.008448	\$2,240	\$768,443
GRV and Other	\$0.83499	\$997	\$5,245,905
			\$7,820,106

DIFFERENTIAL RATES SCENARIO 2017/18 – 2%			
General/Differential Rate Category	UV Rate in Dollar	Minimum Rate	Income
Rural and Other - UV	\$0.004516	\$1,263	\$1,810,427
Rural Intensive/Mining - UV	\$0.008469	\$2,245	\$770,299
GRV and Other	\$0.83704	\$1000	\$5,259,669
			\$7,840,395

DIFFERENTIAL RATES SCENARIO 2017/18 – 3%			
General/Differential Rate Category	UV Rate in Dollar	Minimum Rate	Income
Rural and Other - UV	\$0.004560	\$1,275	\$1,827,943
Rural Intensive/Mining - UV	\$0.008552	\$2,267	\$777,848
GRV and Other	\$0.084525	\$1009	\$5,309,962
			\$7,915,753

APPENDIX 2

**SHIRE OF GINGIN
STATEMENT OF OBJECTS AND REASONS
FOR DIFFERENTIAL RATES - 2017/18**

OBJECTIVES AND REASONS FOR DIFFERENTIAL RATING

To provide equity in the rating of properties across the Shire the following rate categories have been determined for the implementation of differential rating.

Differential General Rate

Description	Characteristics	Objects	Reasons
Rural and Rural Other (including exploration and prospecting tenements).	Where land is used predominantly for rural purposes, the rate levied shall be based upon its unimproved value (UV).	The objective of this differential rating category is to impose a differential general rate on land held or used for the purposes of rural broad acre farming, rural residential, rural industry, other non-intensive uses as determined by Council (including exploration and prospecting tenements).	It recognises that land within this category does not have the same impacts on Shire transport infrastructure as the rural intensive/mining differential rate category.
Rural Intensive/Mining (excluding exploration and prospecting tenements)	Any or a combination of the following characteristics: (a) The purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; (b) a purpose for which the land is held or used as determined by the local government; or (c) whether the land is vacant or not; or (d) any other characteristic or combination of characteristics prescribed.	The objective of this differential rating category is to impose a differential general rate on land held or used for the purposes of Agriculture Intensive, Animal Husbandry - Intensive (excluding exploration and prospecting tenements), Extractive Industry, Mining, Aquaculture, or Water.	It recognises that land within this category has higher impacts on Shire transport infrastructure and increased environmental monitoring costs.

OBJECTIVES AND REASONS FOR DIFFERENTIAL RATING (CONTINUED)

Differential Minimum Payment

Description	Characteristics	Objects	Reasons
Rural and Rural Other (including exploration and prospecting tenements).	Where land is used predominantly for rural purposes, the rate levied shall be based upon its unimproved value (UV).	The objective of the proposed minimum payment of \$1,260 (from \$1,238) is to ensure that the proportion of total rate revenue derived from Rural and Rural Other UV properties is essentially consistent with the overall rate increase for this category (including exploration and prospecting tenements).	It recognises that every property receives a minimum level of benefit from works and services provided.
Rural Intensive/Mining (excluding exploration and prospecting tenements).	Any or a combination of the following characteristics: (a) The purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; or (b) a purpose for which the land is held or used as determined by the local government; or (c) whether the land is vacant or not; or (d) any other characteristic or combination of characteristics prescribed.	The objective of this minimum payment is to reflect the additional costs from this sector associated with the higher impact on transport infrastructure and environmental monitoring. The minimum rate of \$2,240 (from \$2,201) also ensure that the proportion of total rate revenue from Rural Intensive/Mining UV properties (excluding exploration and prospecting tenements) is essentially consistent with the overall rate increase for this category.	It recognises that land within this category has higher impacts on Shire transport infrastructure and increased environmental monitoring costs, and the capacity of property owners to pass on the rates charge as a business cost.

11.3. REGULATORY SERVICES

11.3.1 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED RECREATION PRIVATE (HORSE RIDING SCHOOL) ON LOT 203 LENNARDS ROAD, LENNARD BROOK

FILE:	BLD/6823
APPLICANT:	ZIGGY EDWARDS
LOCATION:	LOT 203 (11) LENNARDS ROAD, LENNARD BROOK
OWNER:	PETER AND PRUDENCE EDWARDS
ZONING:	GENERAL RURAL (GR30)
WAPC NO:	N/A
AUTHOR:	JAMES BAYLISS – STATUTORY PLANNING OFFICER
REPORTING OFFICER:	LISA EDWARDS – ACTING EXECUTIVE MANAGER REGULATORY SERVICES
REPORT DATE:	16 MAY 2017
REFER:	NIL

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider an Application for Development Approval for a proposed Recreation – Private (Horse Riding School) on Lot 203 Lennards Road, Lennard Brook.

BACKGROUND

The application seeks approval to operate a horse riding school ('Recreation – Private') at Lot 203 Lennards Road, Lennard Brook. The subject property is six hectares in area and is zoned 'General Rural 30' (GR30). The site currently accommodates a single house, with the remainder of the property consisting of vacant paddocks with no agricultural activities being undertaken.

The horse riding school will be operated from a central paddock on the property, located approximately 100m from Lennards Road and 139m from Cockram Road. The riding school will be open to the community on a bookings basis with up to 20 clients per week. It is not anticipated that any more than six clients will be on the property at any one time and this peak number is not expected to occur frequently. The riding school offers clients the option of using the school's own horses based permanently onsite, or bringing their own horse to classes.

The proposed hours of operation are Monday to Friday between the hours of 7:00am to 7:00pm and Saturday and Sunday between the hours of 7:00am to 5:00pm. It should be noted that riding lessons will only occur during daylight hours, and therefore during winter months it is unlikely that lessons will extend to 7:00pm.

A Location Plan, aerial image and a Site Plan are provided as **Appendix 1**.

COMMENT

Community Consultation

The application was advertised in accordance with clause 64 of the *Planning and Development (Local Planning Scheme Regulations) 2015 Deemed Provisions for Local Planning Schemes* (the Regulations).

The proposal was advertised to surrounding landowners for a period of 21 days. No comments in support of, or objecting to, the proposal were received by the Shire.

PLANNING ASSESSMENT

Local Planning Scheme No. 9 (LPS 9)

The subject lot is zoned General Rural (GR30) under LPS 9. The objectives of the General Rural zone 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.*

The proposed horse riding school falls under the land use 'Recreation – Private', which is defined as:

'Premises used for indoor or outdoor leisure, recreation or sport which are not usually open to the public without charge'.

As previously outlined, 'Recreation – Private' is a 'Discretionary' use in the General Rural zone. This means that the use is not permitted unless the Local Government has exercised its discretion by granting of planning approval. Furthermore, in considering the proposal, the Local Government is to have regard to matters set out in clause 67 of the deemed provisions.

No agricultural activity is currently undertaken on the property, which consists of predominantly vacant paddocks. The 'Recreation – Private' use will have no effect to the existing amenity of the area given horses are currently located on the property. The proposal does not contravene any of the objectives outlined above.

Car Parking

Due to the size of the subject lot, ample area can be provided for client parking, with or without a horse float. Given no more than six clients will be in attendance at any one time, the provision of parking is not considered to be an issue.

'Table 3 – Parking Requirements' under LPS 9 outlines the parking ratio for a range of land uses. No parking standard is prescribed for 'Recreation – Private' under Table 3. Clause 4.7.2.5 of LPS 9 states:

'where the use of land referred to in the Zoning Table (Table 1) for which no provision is made in respect of car parking spaces in Table 3, the car parking spaces required for that use of land shall be determined by local government'.

It is suggested that if approval was to be forthcoming, a condition should be imposed to require an area of land to be made available for parking of up to six clients as this is the peak number onsite at any one time.

Summary

In view of the above assessment, Administration is of the view that a Recreation – Private (Horse Riding School) is able to be accommodated on the subject site.

Advice Notes

In the event that Council resolves to approve this application, the following advice notes will apply:

- A. Further to this Approval, the Applicant will be required to submit working drawings and specifications to comply with the requirements of the Building Act 2011 and Building Regulations 2012 and *Public Health Act 2016* which are to be approved by the Shire of Gingin;
- B. Premises are to comply with the requirements of the *Public Health Act 2016* and all relevant health legislation.
- C. In respect of Condition 2, the installation of the uni-sex accessible toilet is required to comply with Australian Standard (AS) 1428;
- D. In respect of Condition 3, detailed plans of all signage are required to be submitted in accordance with the Shire of Gingin's *By-Laws Relating to Signs and Bill Posting*. The plans are to include at a minimum; the location of the signage, dimensions and illumination details.
- E. Noise emissions from the property must comply with the *Environmental Protection (Noise) Regulations 1997*.

- F. This approval is not a building permit or an approval under any law other than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner 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.
- G. It is advised that the proposal should at all times comply with the *Biosecurity and Agriculture Management (Stable Fly) Management Plan 2016* in order to minimise the effects of stable flies on the community.

STATUTORY ENVIRONMENT

Local Planning Scheme No. 9

Part 3 Zones and the use of the land

3.2 Objectives of the zones

3.2.2 Town Centre zone

3.3 Zoning Table

Part 4 General Development Requirements

4.7.2.5 Parking

4.8 Zone Specific Development Standards

4.8.6 General Rural zone

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015-2025

Focus Area	<i>Natural Environment</i>
Objective	<i>2. To support a healthy natural environment</i>

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that Council grant Development Approval for a proposed Recreation – Private (Horse Riding School) on Lot 203 Lennards Road, Lennard Brook, subject to the following conditions:

1. The land use and development shall be undertaken in accordance with the approved plans and specifications (including any amendments marked in RED) unless conditioned otherwise by this approval;
2. Prior to commencement of the Recreation – Private (Horse Riding School) a uni-sex accessible toilet is required to be installed to the satisfaction of the Shire of Gingin;
3. A separate application for a sign licence is required to be submitted and approved by the Shire of Gingin prior to the erection of any signage;
4. Parking is to be made available for up to six clients at any one time, to the satisfaction of the Shire of Gingin;
5. No more than six clients are to be present onsite at any one time;
6. Operating hours are between 7:00am – 7:00pm Monday to Friday and 7:00am – 5:00pm Saturday to Sunday; and
7. The total number of horses onsite at any one time is not to exceed the stocking rates prescribed by Local Planning Scheme No. 9 (as amended).

RESOLUTION

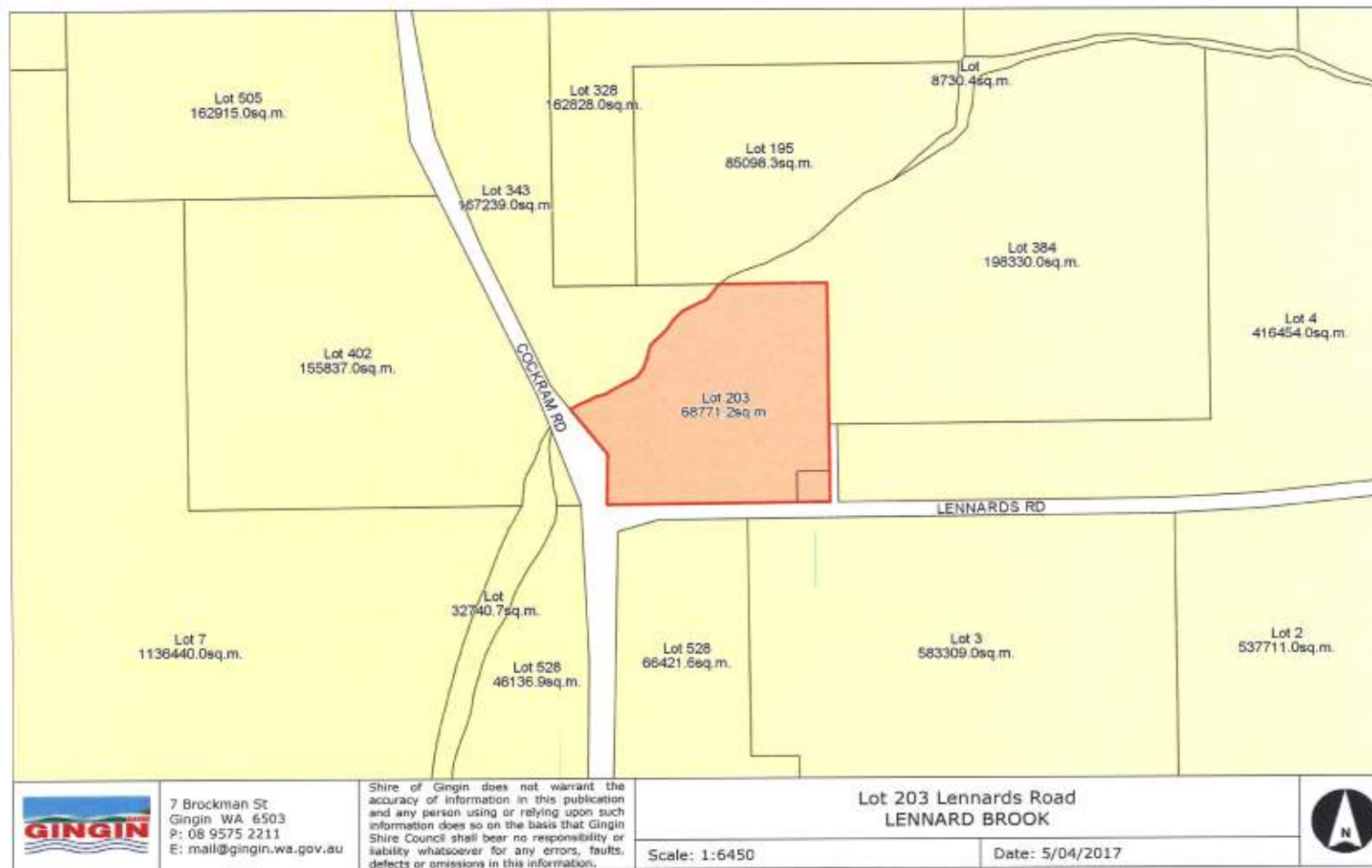
Moved Councillor Aspinall, seconded Councillor Court that Council grant Development Approval for a proposed Recreation – Private (Horse Riding School) on Lot 203 Lennards Road, Lennard Brook, subject to the following conditions:

- 1. The land use and development shall be undertaken in accordance with the approved plans and specifications (including any amendments marked in RED) unless conditioned otherwise by this approval;**
- 2. Prior to commencement of the Recreation – Private (Horse Riding School) a uni-sex accessible toilet is required to be installed to the satisfaction of the Shire of Gingin;**
- 3. A separate application for a sign licence is required to be submitted and approved by the Shire of Gingin prior to the erection of any signage;**
- 4. Parking is to be made available for up to six clients at any one time, to the satisfaction of the Shire of Gingin;**
- 5. No more than six clients are to be present onsite at any one time;**

6. **Operating hours are between 7:00am – 7:00pm Monday to Friday and 7:00am – 5:00pm Saturday to Sunday; and**
7. **The total number of horses onsite at any one time is not to exceed the stocking rates prescribed by Local Planning Scheme No. 9 (as amended).**

CARRIED UNANIMOUSLY

APPENDIX 1







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11.3.2 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED AGRICULTURE INTENSIVE (PERENNIAL HORTICULTURE) AVOCADO FARM AND ORCHARD ON LOT 255 NABAROO ROAD, COWALLA

FILE:	BLD/6789
APPLICANT:	GLENNANIE PTY LTD (ROCKY RISE FARM)
LOCATION:	LOT 255 NABAROO ROAD, COWALLA
OWNER:	GLENNANIE PTY LTD (ROCKY RISE FARM)
ZONING:	GENERAL RURAL
WAPC NO:	N/A
AUTHOR:	KYLIE BACON – MANAGER STATUTORY PLANNING
REPORTING OFFICER:	LISA EDWARDS – ACTING EXECUTIVE MANAGER REGULATORY SERVICES
REPORT DATE:	16 MAY 2017
REFER:	21 MARCH 2017 ITEM 11.3.6

ADDENDUM – ORDINARY MEETING OF COUNCIL – 16 MAY 2017

Additional Information:

Under the Planning Framework section of this report, the final sentence of the component addressing Local Planning Policy 1.6 – Agriculture Intensive (LPP 1.6) currently states as follows:

The subject lot is located adjacent to any sensitive wetlands.

This sentence should, in fact, read:

*The subject lot is **not** located adjacent to any sensitive wetlands.*

The amended text will be reflected in the Minutes of the meeting.

The amendment has no impact on Administration's recommendation.

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider an Application for Development Approval for a proposed Agriculture Intensive (Perennial Horticulture) Avocado Farm and Orchard on Lot 255 Nabaroo Road, Cowalla.

BACKGROUND

The subject lot is located on Nabaroo Road and has an area of 30.3940 hectares. The stage two proposal consists of an area of 11 hectares to be planted to avocado and orchard (fruit) trees.

It is currently proposed to access the site from Bidaminna Place. The irrigation by tree sprinklers is proposed to occur between 4am and 9pm at various intervals.

The proposal also indicates a truck pick up service from the avocado farm between the hours of 3pm and 7pm depending on truck schedules each day. Loading and unloading of avocados will be undertaken from the current hardstand/gravel road next to the shed structure on the property.

A location plan, aerial image and a copy of the applicant's proposal are attached as **Appendix 1**.

COMMENT

Community Consultation

The application was advertised in accordance with clause 64 of the *Planning and Development (Local Planning Scheme Regulations) 2015 Deemed Provisions for Local Planning Schemes* (the Regulations).

The proposal was advertised to the surrounding landowners for a minimum period of 14 days and state referral agencies for 42 days. The Shire received no submissions from adjoining landowners and one submission received from the Department of Water indicating the proposal is consistent with the applicant's existing water licence.

PLANNING FRAMEWORK

Local Planning Scheme No. 9 (LPS 9)

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 agriculture 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.*

Under LPS 9, Intensive Agriculture is a discretionary use and is defined as follows:

"agriculture – intensive" means premises used for trade or commercial purposes, including outbuildings and earthworks, associated with the following:

- a) *The productions of grapes, vegetables, flowers, exotic, or native plants, or fruit or nuts;*
- b) *The establishment and operation of plant or fruit nurseries;*
- c) *The development of land for irrigated fodder production or irrigated pasture (including turf farms); or*
- d) *Aquaculture.*

Intensive Agriculture is considered to be a primary use in the General Rural zone and should be encouraged in accordance with the objectives of the zone.

LPS 9 Setbacks

The planting area will be required, at a minimum, to be setback 20 metres from the lot boundaries unless a greater setback is required (i.e. buffer/separation distances to sensitive land uses).

Local Planning Policy 1.6 – Agriculture Intensive (LPP 1.6)

LPP 1.6 defines ‘Perennial Horticulture’ as:

‘refers to the commercial production of all varieties of long lived fruit, vine and nut species, generally deep rooting, where the land is only cultivated deeply at the initial planting stage, but may be regularly fertilised’.

Clause 3.1.9 of Local Planning Policy 1.6 – Irrigated Horticulture Standards stipulates:

‘All horticulture activity (excluding tree farms) shall have a minimum distance of 200 metres, or a distance satisfactory to Council, from any Conservation Category Wetland, as defined in the Water and Rivers Commission’s Geomorphic Wetland Database, or defined through other means acceptable to Council. Included within this minimum distance there shall be a dense native vegetation buffer of not less than 20 metres in width, to be established prior to the commencement of development and maintained for the duration of the development’.

Furthermore, the Environmental Protection Authority (EPA) Guidance Statement 33 requires a minimum 50m buffer between a wetland required to be protected and the proposed development. The subject lot is located adjacent to any sensitive wetlands.

Environmental Impact/Separation from Sensitive Land Uses

The following external guidelines provide guidance in relation to buffer/separation distances for local government when considering applications of irrigated horticulture and sensitive uses (i.e. dwellings).

- State Planning Policy 2.5 Rural Planning
- Department of Health (DoH) – Guidelines for Separation of Agricultural and Residential Land Uses (August 2012) (DoH Guidelines); and

- Environmental Protection Authority – Guidance for the Assessment of Environmental Factors; Separation Distances between Industrial and Sensitive Land Uses (June 2005).

The proposal falls under the definition of an 'Orchard' for the purpose of calculating the recommended buffer distance using the abovementioned policies. A 500 metre buffer setback from the Irrigated Horticulture and the closest sensitive land use (i.e. single dwelling) is recommended. The distance outlined is not intended to be an absolute distance, rather a guide to avoid conflicts between land uses (i.e. spray drift). The proposed cropping area has a buffer of approximately 90m from the nearest residence located north.

It should be noted that the buffer setback was calculated for 'broad scale' orchard operations. It is considered that the size (11ha) of the proposed avocado farm is not extensive. With the appropriate farm management strategies in place, it is considered the reduced buffer distance from the planting area to the sensitive land use located north of the subject site will help further mitigate any potential land use conflicts and is supported.

Furthermore, in the event that Council approves the application, a condition of the planning approval will require the proposal to comply with at all times, the submitted Environmental Management Plans to the satisfaction of the Shire of Gingin in order to mitigate any potential off site impacts.

Access/Egress

The lot is serviced by Bidaminna Place which is a limestone road. The Applicant has advised that regular traffic will be an eight tonne market delivery truck. The frequency will be two days per week for a period of 12 weeks, during July to September 2020 and onwards. All deliveries of farm goods will be undertaken on a fortnightly basis and will be via a farm ute and trailer.

At this stage the Shire is satisfied that Bidaminna Place can accommodate the traffic proposed for Stage 1 and 2.

Stable Fly

Stable Fly is a declared pest under the *Biosecurity and Agriculture Management Act 2007* and is managed by the *Biosecurity and Agriculture Management (Stable Fly) Management Plan 2016*. It is generally inappropriate to impose a planning condition for a regulatory aspect that is already covered under another Act of Parliament. Instead, an advice note has been added to the Development Approval with respect to Stable Fly.

However, the Shire still is required to be satisfied the horticulture activity manages waste appropriately on the site. In the event council approves the application, a condition has been imposed to requiring the proposal to comply with Waste Management Plan submitted with proposal to the satisfaction of the Shire of Gingin.

Servicing

Any additional servicing requirements will be the applicant's responsibility.

Water Supply

The site has an existing water extraction licence from the Department of Water (DoW) who have advised the following:

'the proponent has an existing licence to take water on the property. It is the licensees' responsibility to meet the conditions of their licence and ensure they remain within their licensed entitlement'.

Summary

In view of the above assessment Administration is of the view that the site is capable of accommodating the proposed Agriculture Intensive (Perennial Horticulture) Avocado Farm and Orchard with the appropriate management plans in place and is therefore consistent with the objectives of LPS 9.

Advice Notes

In the event that Council resolve to approve this application, the following advice notes will apply:

- A. Premises are to comply with the requirements of the *Public Health Act 2016* and all relevant health legislation.
- B. This approval is not a building permit or an approval under any law other than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner 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.
- C. Fire permits may be required at certain times of the year for onsite burning. Please contact the Shire of Gingin for further information.
- D. Structures such as shed enclosures over bores or pumps may require a Building Permit and Development Approval from the Shire of Gingin, and in any event, must have a minimum boundary setback of 20 metres.
- E. The Applicant is reminded that this Development Approval is not to be interpreted as an approval to extract and use groundwater supplies, nor does it imply that the Shire of Gingin has knowledge in relation to availability of groundwater supplies.
- F. It is advised that the proposal should at all times comply with the *Biosecurity and Agriculture Management (Stable Fly) Management Plan 2016* in order to minimise the effects of stable flies on the community.
- G. Please be advised that the property may attract Differential Rating for Intensive Agriculture.

- H. The operation will be required to comply with the *Environmental Protection (Noise) Regulations 1997*.

STATUTORY ENVIRONMENT

Local Planning Scheme No. 9

Part 3 – Zones and the Use of the Land

3.2 Objectives of the Zones

Part 4 – General Development Requirements

4.7 General Development Standards

4.8.6 General Rural Zones

State Planning Policy 2.5 Rural Planning

Department of Health (DOH) – Guidelines for Separation of Agricultural and Residential Land Uses (August 2012) (DOH Guidelines)

Environmental Protection Authority – Guidance for the Assessment of Environmental Factors; Separation Distances between Industrial and Sensitive Land Uses (June 2005)

The Environmental Protection Authority (EPA) has released Guidance Statement No. 33 Environmental Guidance for Planning and Development

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015-2025

<i>Focus Area</i>	<i>Natural Environment</i>
<i>Objective</i>	<i>2. To support a healthy natural environment</i>

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that Council grant Development Approval for the proposed Agriculture Intensive (Perennial Horticulture) Avocado Farm and Orchard on Lot 255 Nabaroo Road, Cowalla, subject to the following conditions:

1. The land use and development shall be in accordance with the approved plans and specifications (including any amendments marked in RED) unless otherwise conditioned by this approval;
2. The development area of stage two shall be limited to a maximum of 11 hectares and shall at all times be set back a minimum of 20 metres from all lot boundaries to the planting area(s) to the satisfaction of the Shire of Gingin;
3. The proposal is to comply at all times with the Spray, Dust and Waste Management Plan that was submitted with the application to the satisfaction of the Shire of Gingin;
4. The carrying out of the development must not cause a dust nuisance to adjoining properties. Where appropriate, measures such as sprinklers, water tank, mulching or other land management systems should be installed or implemented to prevent or control dust nuisance, within the time and in the manner directed by the Shire of Gingin if it is considered that a dust nuisance existing; and
5. The area shall immediately be rehabilitated to pasture cover at the end of the Intensive Agriculture development.

RESOLUTION

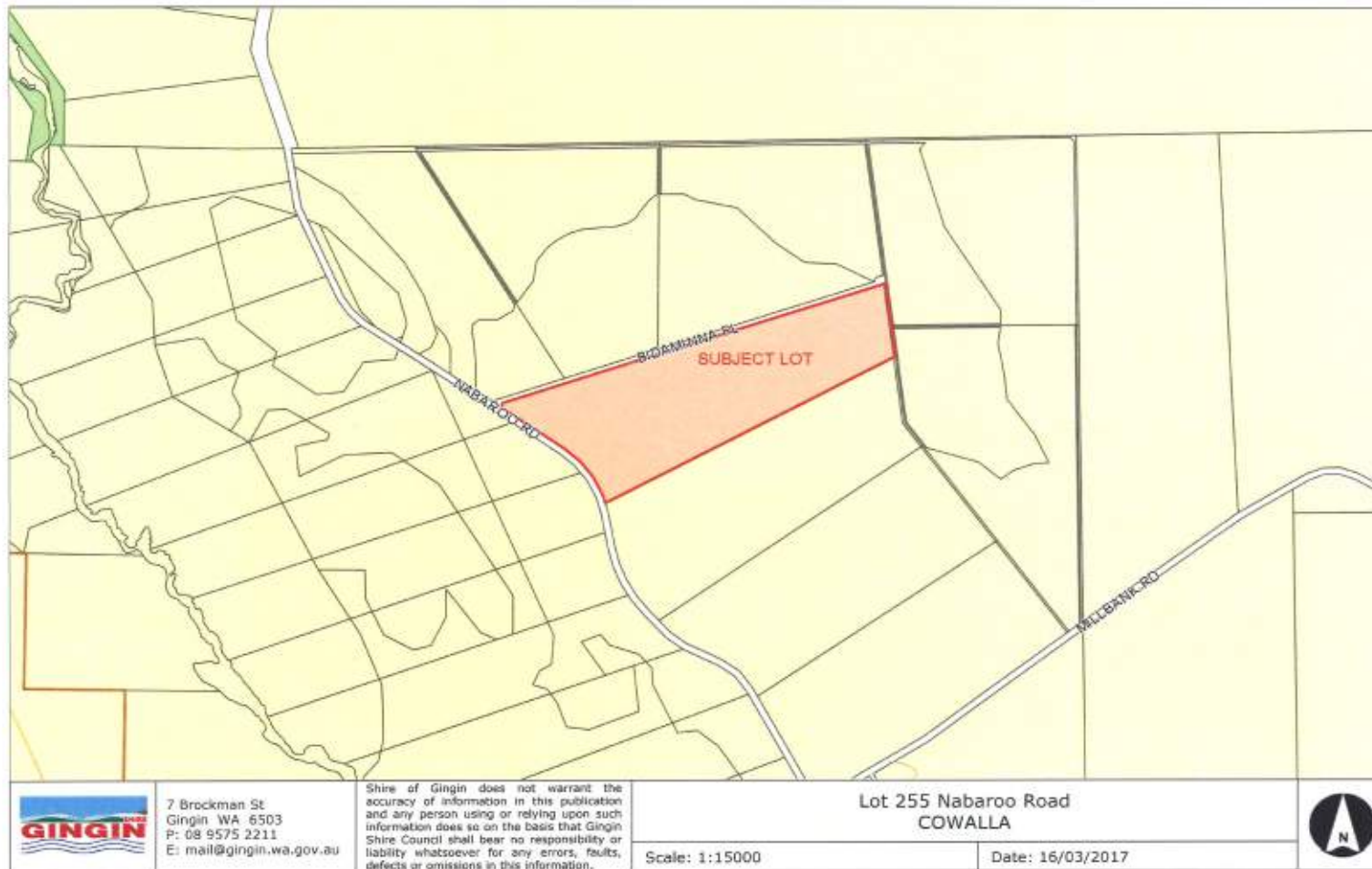
Moved Councillor Aspinall, seconded Councillor Collard that Council grant Development Approval for the proposed Agriculture Intensive (Perennial Horticulture) Avocado Farm and Orchard on Lot 255 Nabaroo Road, Cowalla, subject to the following conditions:

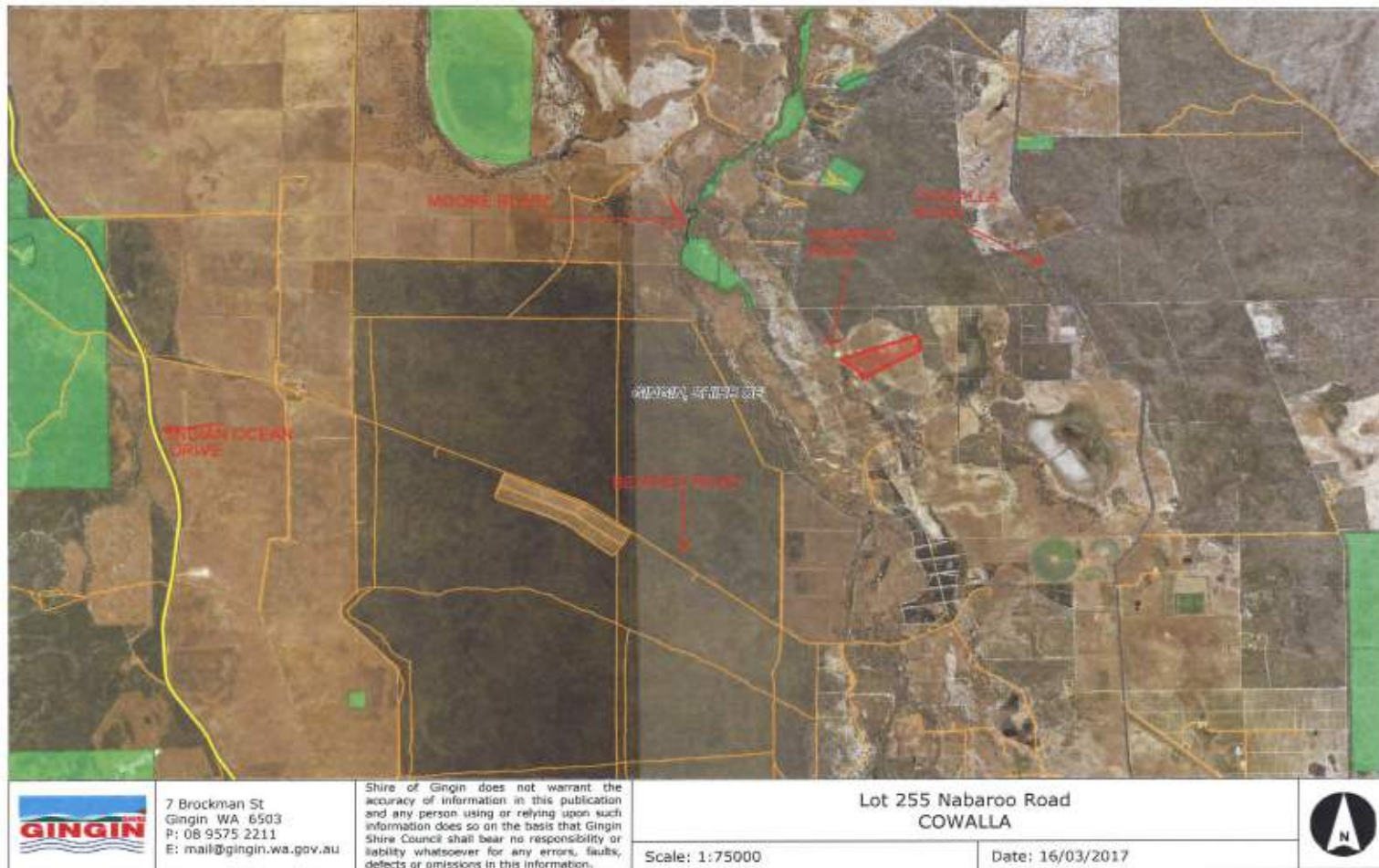
- 1. The land use and development shall be in accordance with the approved plans and specifications (including any amendments marked in RED) unless otherwise conditioned by this approval;**
- 2. The development area of stage two shall be limited to a maximum of 11 hectares and shall at all times be set back a minimum of 20 metres from all lot boundaries to the planting area(s) to the satisfaction of the Shire of Gingin;**
- 3. The proposal is to comply at all times with the Spray, Dust and Waste Management Plan that was submitted with the application to the satisfaction of the Shire of Gingin;**

4. **The carrying out of the development must not cause a dust nuisance to adjoining properties. Where appropriate, measures such as sprinklers, water tank, mulching or other land management systems should be installed or implemented to prevent or control dust nuisance, within the time and in the manner directed by the Shire of Gingin if it is considered that a dust nuisance existing; and**
5. **The area shall immediately be rehabilitated to pasture cover at the end of the Intensive Agriculture development.**

CARRIED UNANIMOUSLY

APPENDIX 1





AVOCADOE FARM PROPOSAL

BUSINESS NAME	ROCKY RISE FARM
COMPANY NAME	GLENNANIE PTY LTD
OWNERS	GR & SA MEWS
HEAD OFFICE	17 JACK RD WATTLE GROVE PERTH WA , 6107
CONTACT	Mr Glenn Mews
EMAIL	glennanie@iinet.net.au
PHONE	0408 914 384

LOCATION OF PROPOSAL

Lot 255 Nabaroo Rd Cowalla

PROPOSAL

All existing ground levels will be unchanged as per plan

The location of all structures are on google earth . All structures are licensed and documented by the GinGin shire building and planning Department.

There will be no removal of any structures or environmental features

The proposed use of site is for a commercial orchard of avocados and selected fruit trees .

Hours of operation will be in normal time .

Irrigation will run from 4 am to 9 pm

Proposed means of access to site is from bidaminna rd as we are currently using now.
The intention is to employ 3-4 local employees in the seasonal picking operation.

Cars will be parked on a levelled hard stand area next to shed as on plan

Location of truck loading and unloading is as current right next to shed as per plan on a privately funded gravel /hard stand

This application is for Stage 2 .

The total area for stage 2 is 11 hectares

Total Cost

Avocadoe and fruit trees	\$ 46 800
Irrigation	\$ 18 200
Total	\$ 60 000

For any further information please call Glenn Mews 0408 914 384

All requests will be subject to company confidential intellectual property considerations

INTELLECTUAL PROPERTY PROTECTION CLAUSE

This application is for the express use of planning approval and cannot be used by any officers or council or councillors for any other use.



GLENN MEWS

MANAGING DIRECTOR

GLENNANIE PTY LTD

LOT 255 NABAROO RD, COWALLA.

Traffic Implications

There will be no additional regular traffic. Traffic will be the same as per stage 1 planning approval. Which is a market delivery truck 8 tonne. The frequency will be two days per week for a period of 12 weeks, this will occur in the months of July to September 2020 and onwards. The Bidaminna Place road is moist at this time and will have minimal or no dust implications. All deliveries of farm goods will be via farm ute and trailer. Deliveries of farm goods will be fortnightly at the most.

All vehicles for farm use will be kept to 10km/hr as is the practice now. Without being asked by council we are appreciative of our neighbours issue with dust. I have the same issues on northerly and easterly winds.

Both our entrances to our property are on Bidaminna Place.

ENVIRONMENTAL MANAGEMENT PLAN FOR LOT 255 NABAROO RD COWALLA

Spray Management Plan

There will be no spraying of pesticides or herbicides in our orchard. We have chosen our orchard carefully to grow only trees that are not Western Australian Mediterranean fruit fly hosts.

For any fruit trees in our private orchard we will use baiting stations.

We do not want to risk involvement with herbicides, pesticides or any other poisons for our own health and safety let alone our neighbours.

We have researched our growing techniques over the last three years and with the help of organic avocado growers in the South West and the Avocadoes Australia limited Growers Association we believe we can carry commercial crops in a spray free environment.

In conclusion to councils' interest in spray drift there will be **NONE** as we are not spraying pesticides or herbicides.

Waste Management Plan

Mulch brought in from other suppliers will be in the form of rolled sorghum and oaten straw bales. All grown in a non GMO certified area.

There will be no storage facility built for these rolls as they will be distributed immediately under the trees through a livestock feeder, approximately 100 mm thick.

The rows between the trees will be sown with sorghum and oats at different times of the year in accordance with ground temperatures for germination. This is the only material generated by our orchard. It is used to control weeds inter rows whilst growing, and then slashed under the trees whilst still green without any seed heads, then the rows will be sown to start the cycle all again.

There will be no manures (animal or vegetable) used. The soil content and structure only allows for some fertigation but mainly slow release organic granulated processed fertilizer, no odours.

Hence there will be no fly breeding operations on our farm again for our sake as well as the neighbours. We will not be storing any product to increase flies.

Any other material generated by avocado trees will be of its own production i.e. tree limbs and again when trees are pruned they are immediately mulched.

We may use (but costs could prohibit) the use of an organic compost from the swan area. If we do it will be delivered and within 24 hrs we will have it distributed and rotary hoed into our tree rows. This is under consideration as a once off project before trees are planted. This will occur in May and August 2017.

Dust Management

The orchard will always have ground cover and this will negate all offsite dust issues from our orchard. The various reasons for this is as follows

Keep soil temperature cool in summer

Protect feeder roots from sunburn and dehydration

Avocado tree feeder roots are in the top 150mm of soil and cannot be disturbed. They must be kept hydrated and cool i.e. no soil disturbance at all

Cover crops will be used for weed control all year.

All vehicles on Bidaminna Place will be kept to 10 km /hr

All fire breaks will be done in November on a wet day; as is the practice now.



11.3.3 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED AGRICULTURE INTENSIVE (ANNUAL HORTICULTURE) OLIVE FARM TO CARROT FARM ON LOT 200 BEERMULLAH ROAD WEST, WANERIE

FILE:	BLD/6794
APPLICANT:	WEST HILLS FARM PTY LTD
LOCATION:	LOT 200 BEERMULLAH ROAD WEST, WANERIE
OWNER:	CRANMOUNT INVESTMENTS PTY LTD
ZONING:	GENERAL RURAL (UNCODED)
WAPC NO:	N/A
AUTHOR:	KYLIE BACON – MANAGER STATUTORY PLANNING
REPORTING OFFICER:	LISA EDWARDS – ACTING EXECUTIVE MANAGER REGULATORY SERVICES
REPORT DATE:	16 MAY 2017
REFER:	NIL

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To Consider an Application for Development Approval for a proposed change of use of Agriculture Intensive (Annual Horticulture) Olive Farm to Carrots on Lot 200 Beermullah Road West, Wanerie.

BACKGROUND

The subject lot is an existing olive farm located on Beermullah Road West. The proponent is proposing to change from olives to carrots. Comprising one full pivot area of 50 hectares, one 40 hectare pivot and three pivots of 20 hectares each. The total cropping area consists of 150 hectares. The property currently has an existing shed and two existing dams and the olives located east of the existing wetland will remain.

A location plan, aerial image and a copy of the applicant's proposal are attached as **Appendix 1**.

COMMENT

Community Consultation

The application was advertised in accordance with clause 64 of the *Planning and Development (Local Planning Scheme Regulations) 2015 Deemed Provisions for Local Planning Schemes* (the Regulations).

The proposal was advertised to the surrounding landowners for a minimum period of 21 days and to state referral agencies for 42 days. Three submissions have been received from neighbours who have provided general comments. The Shire has received one submission from a government agency, Department of Water, advising that the proponent holds a current water licence but may require an amendment to this licence due to the proposed change of land use.

The Schedule of Submissions and Recommended Responses has been included as **Appendix 2**.

PLANNING FRAMEWORK

Local Planning Scheme No. 9 (LPS 9)

The subject lot is zoned General Rural (Uncoded) 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 agriculture 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.*

Under LPS 9, Intensive Agriculture is a discretionary land use and is defined as follows:

“agriculture – intensive” means premises used for trade or commercial purposes, including outbuildings and earthworks, associated with the following:

- a) *The productions of grapes, vegetables, flowers, exotic, or native plants, or fruit or nuts;*
- b) *The establishment and operation of plant or fruit nurseries;*
- c) *The development of land for irrigated fodder production or irrigated pasture (including turf farms); or*
- d) *Aquaculture.*

Intensive Agriculture is considered to be a primary use in the General Rural zone and should be encouraged in accordance with the objectives of the zone.

Local Planning Scheme No. 9 Setbacks

The cropping pivots will be required at a minimum to be setback 20 metres from the lot boundaries unless a greater setback is required (i.e. buffer/separation distances to sensitive land uses or wetlands).

Local Planning Policy 1.6 – Agriculture Intensive (LPP 1.6)

LPP 1.6 defines ‘Annual Horticulture’ as:

‘refers to the commercial market gardening of all varieties of shallow rooted vegetables and flowers that can be sown and harvested within a 12-month period. The essential character of this use is that the soil is cultivated mechanically at least once a year, fertilised regularly and re used on a continual basis’.

Clause 3.1.9 of Local Planning Policy 1.6 – Irrigated Horticulture Standards stipulates: *‘All horticulture activity (excluding tree farms) shall have a minimum distance of 200 metres, or a distance satisfactory to Council, from any Conservation Category Wetland, as defined in the Water and Rivers Commission’s Geomorphic Wetland Database, or defined through other means acceptable to Council. Included within this minimum distance there shall be a dense native vegetation buffer of not less than 20 metres in width, to be established prior to the commencement of development and maintained for the duration of the development’.*

Furthermore, the Environmental Protection Authority (EPA) Guidance Statement 33 requires a minimum 50m setback buffer between a wetland required to be protected and the proposed development. The Shire considers the EPA standards to be sufficient and will require the proposed cropping areas to maintain a minimum setback of 50m from the wetlands at all times.

The proposal was submitted to the Department of Parks and Wildlife (DPaW) which has provided no further comment

Environmental Impact/Separation from Sensitive Land Uses

The following external guidelines provide guidance in relation to buffer/separation distances for local government when considering applications of irrigated horticulture and sensitive uses (i.e. dwellings).

- State Planning Policy 2.5 Rural Planning
- Department of Health (DoH) – Guidelines for Separation of Agricultural and Residential Land Uses (August 2012) (DoH Guidelines); and
- Environmental Protection Authority – Guidance for the Assessment of Environmental Factors; Separation Distances between Industrial and Sensitive Land Uses (June 2005).

To ensure the offsite impacts from the pivots do not cause amenity impacts upon the smaller rural land holdings located west of the subject site, a vegetative buffer will be required along the entire length of the western boundary of Lot 200. As there are existing olive trees on the site, the Shire would be satisfied with two rows of olive trees remaining with an additional row of casuarinas being planted along the inside of the olive trees to serve as the vegetated buffer. The vegetated buffer is required to be maintained to the satisfaction of the Shire of Gingin.

Traffic Implications

The applicant has advised that this development will generate an extra 8 semi-trailers (4 in and 4 out) and 20 small vehicles (10 in and 10 out) per day and 6 semi-trailers per month (3 in and 3 out) for farm supplies. This equates to an average of 28 vehicles per day. The latest traffic count that the Shire has for Beermullah Road West is an average of 27 vehicles per day. The breakdown of the count is an average of 19 light vehicles (70%) and 8 heavy vehicles (30%) per day. This count was taken in 2012 and the counter was located approximately 11km west from Brand Highway.

Taking in to account the additional traffic from the development, the traffic volume would increase to an average of 55 vehicles per day (from 27 vehicles per day, a 104% increase) with the new breakdown of vehicle types being 39 light vehicles (71%) and 16 heavy vehicles (29%) per day. It is proposed that the Shire will obtain up to date traffic counts for the roads adjacent to this development in the near future.

The existing crossover is unsealed and will require upgrading to a suitable standard to facilitate the additional traffic using the crossover. Beermullah Road West is 21.24km long and is currently sealed at both eastern and western ends with a 7.3km unsealed section in the middle with a start terminus at Brand Highway and end terminus at Cowalla Road. The development is approximately 1.3km east of the intersection of Beermullah Road West and Cowalla Road. Cowalla Road is an entirely sealed road with a start terminus at Gingin Brook Road and end terminus at Mimegarra Road. Lot 200 is bounded by Dee Swamp Road to the east and this road is to an unsealed minor road standard which has not been designed to handle traffic associated with intensive agricultural pursuits.

In the event Council approves the application a condition of the planning approval will require that a Deed of Agreement be entered in to with the applicant (at the applicant's expense and to the satisfaction of the Shire of Gingin) to address such things as:

- a. Maintenance to the Shire's existing road infrastructure (cost contribution amounts and contribution levels);
- b. Upgrade to the Shire's existing road infrastructure (upgrade triggers and upgrade cost contribution levels);
- c. Heavy traffic not using Beermullah Road West from the crossover to Lot 200 in an easterly direction; and
- d. The applicant not using any portion of Dee Swamp Road for any traffic associated with the intensive agricultural pursuit (light or heavy vehicles) and the implications should this occur.

Stable Fly

Stable Fly is a declared pest under the *Biosecurity and Agriculture Management Act 2007* and is managed by the *Biosecurity and Agriculture Management (Stable Fly) Management Plan 2016*. It is generally inappropriate to impose a planning condition for a regulatory aspect that is already covered under another Act of Parliament. Instead, an advice note has been added to the Development Approval with respect to Stable Fly.

However, the Shire still is required to be satisfied that the horticulture activity manages waste appropriately on the site. In the event council approves the application, a condition has been imposed to require the submission of a Waste Management Plan demonstrating how horticulture waste is managed properly to the satisfaction of the Shire of Gingin.

Servicing

Any additional servicing requirements will be the applicant's responsibility.

Water Supply

The site has an existing water extraction licence from the Department of Water (DoW). DoW has advised that the site has sufficient water for its current production of olives, however the amended land use will require application for an amendment to the existing water licence to cater for the change in irrigation systems and water extraction.

Summary

In view of the above assessment the Administration is of the view that with the appropriate management strategies in place the site is capable of accommodating the proposed change of use to Agriculture Intensive – (Annual Horticulture) Olive Farm to Carrots and is consistent with the above objectives of LPS 9.

Advice Notes

In the event that Council resolves to approve this application, the following advice notes will apply:

- A. Premises are to comply with the requirements of the *Public Health Act 2016* and all relevant health legislation.
- B. This approval is not a building permit or an approval under any law other than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner 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.
- C. Fire permits may be required at certain times of the year for onsite burning. Please contact the Shire of Gingin for further information.

- D. The Applicant is reminded that this Development Approval is not to be interpreted as an approval to extract and use groundwater supplies, nor does it imply that the Shire of Gingin has knowledge in relation to availability of groundwater supplies.
- E. It is advised that the proposal should at all times comply with the *Biosecurity and Agriculture Management (Stable Fly) Management Plan 2016* in order to minimise the effects of stable flies on the community.
- F. In regards to Condition 3, the Waste Management Plan is, at a minimum, to address the following to the satisfaction of the Shire:
 - i. How waste material generated from the horticultural activity will not facilitate fly breeding or odour emissions;
 - ii. How horticultural waste will be composted for soil improvement.
- G. Please be advised that the property may attract Differential Rating for Intensive Agriculture.
- H. The operation will be required to comply with the *Environmental Protection (Noise) Regulations 1997*.
- I. Where any native vegetation clearing is proposed, it will be necessary to contact the Department of Environment Regulation (DER) to obtain necessary approvals.
- J. In regards to Condition 12, the Deed of Agreement is to address the following:
 - i. Maintenance to the Shire's existing road infrastructure (cost contribution amounts and contribution levels);
 - ii. Upgrade to the Shire's existing road infrastructure (upgrade triggers and upgrade cost contribution levels);
 - iii. Heavy traffic not using Beermullah Road West from the crossover to Lot 200 in an easterly direction; and
 - iv. The applicant not using any portion of Dee Swamp Road for any traffic associated with the intensive agricultural pursuit (light or heavy vehicles) and the implications should this occur.

STATUTORY ENVIRONMENT

Local Planning Scheme No. 9

Part 3 – Zones and the Use of Land

3.2 Objectives of the Zones

Part 4 – General Development Requirements

4.7 General Development Standards

4.8.6 – General Rural Zones

State Planning Policy 2.5 Rural Planning

Department of Health (DoH) – Guidelines for Separation of Agricultural and Residential Land Uses (August 2012) (DoH Guidelines)

Environmental Protection Authority – Guidance for the Assessment of Environmental Factors; Separation Distances between Industrial and Sensitive Land Uses (June 2005)

The Environmental Protection Authority (EPA) has released Guidance Statement No. 33 Environmental Guidance for Planning and Development

POLICY IMPLICATIONS

State Planning Policy 2.5 Rural Planning

Local Planning Policy 1.6 – Agriculture Intensive

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015-2025

Focus Area	<i>Natural Environment</i>
Objective	<i>2. To support a healthy natural environment</i>

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that Council grant Development Approval for the proposed change of use to Agriculture Intensive – Annual Horticulture (Olive Farm to Carrots) on Lot 200 Beermullah Road West, Wanerie, subject to the following conditions:

1. The land use and development shall be in accordance with the approved plans and specifications (including any amendments marked in RED) unless otherwise conditioned by this approval;
2. The development area shall be limited to a maximum of 150 hectares and shall at all times be set back a minimum of 20 metres from all lot boundaries and 50 metres from all Wetlands to the planting/cropping area(s) to the satisfaction of the Shire of Gingin;
3. Prior to site works for development commencing, a Waste Management Plan is required to be submitted for approval and implemented to the satisfaction of the Shire of Gingin;

4. In the event waste is transported offsite, the operator(s) are required to keep an up to date Waste Management Register which at a minimum, is to indicate the quantity of waste, the location and ownership details of where the waste is being transported too from site;
5. Prior to site works for development commencing, a Dust Management Plan is required to be submitted for approval and implemented to the satisfaction of the Shire of Gingin. The Management Plan is to address, at a minimum, how dust suppression measures shall be implemented to minimise offsite dust emissions at all times;
6. Prior to site works for development commencing, a Spray Management Plan is required to be submitted for approval and implemented to the satisfaction of the Shire of Gingin;
7. The Shire reserves the right to inspect or request any of the management plans that are conditioned as part of this planning approval at any time;
8. A landscaping buffer is required along the entire length of the western boundary of Lot 200. Two rows of olives trees are to remain with an additional row of casuarinas being planted on the inside of the row of olives trees to the satisfaction of the Shire of Gingin. The planting of the casuarinas is required to be undertaken prior to the planting of the carrots. The landscaping buffer is to be maintained to the satisfaction of the Shire of Gingin;
9. Prior to carrots being transported off site all carrots must be appropriately covered within a secure load to prevent spillage during transportation;
10. The area shall immediately be rehabilitated to pasture cover at the end of the Intensive Agricultural development;
11. Prior to the first production of carrots the crossover servicing Lot 200 Beermullah Road West is required to be upgraded at the landowner(s) expense to the satisfaction of the Shire of Gingin; and
12. Prior to the first production of carrots a Deed of Agreement be entered in to with the applicant/landowner(s) (at the applicant's/landowner's) expense and to the satisfaction of the Shire of Gingin) for the maintenance and upgrade of the affected Shire Road assets.

RESOLUTION

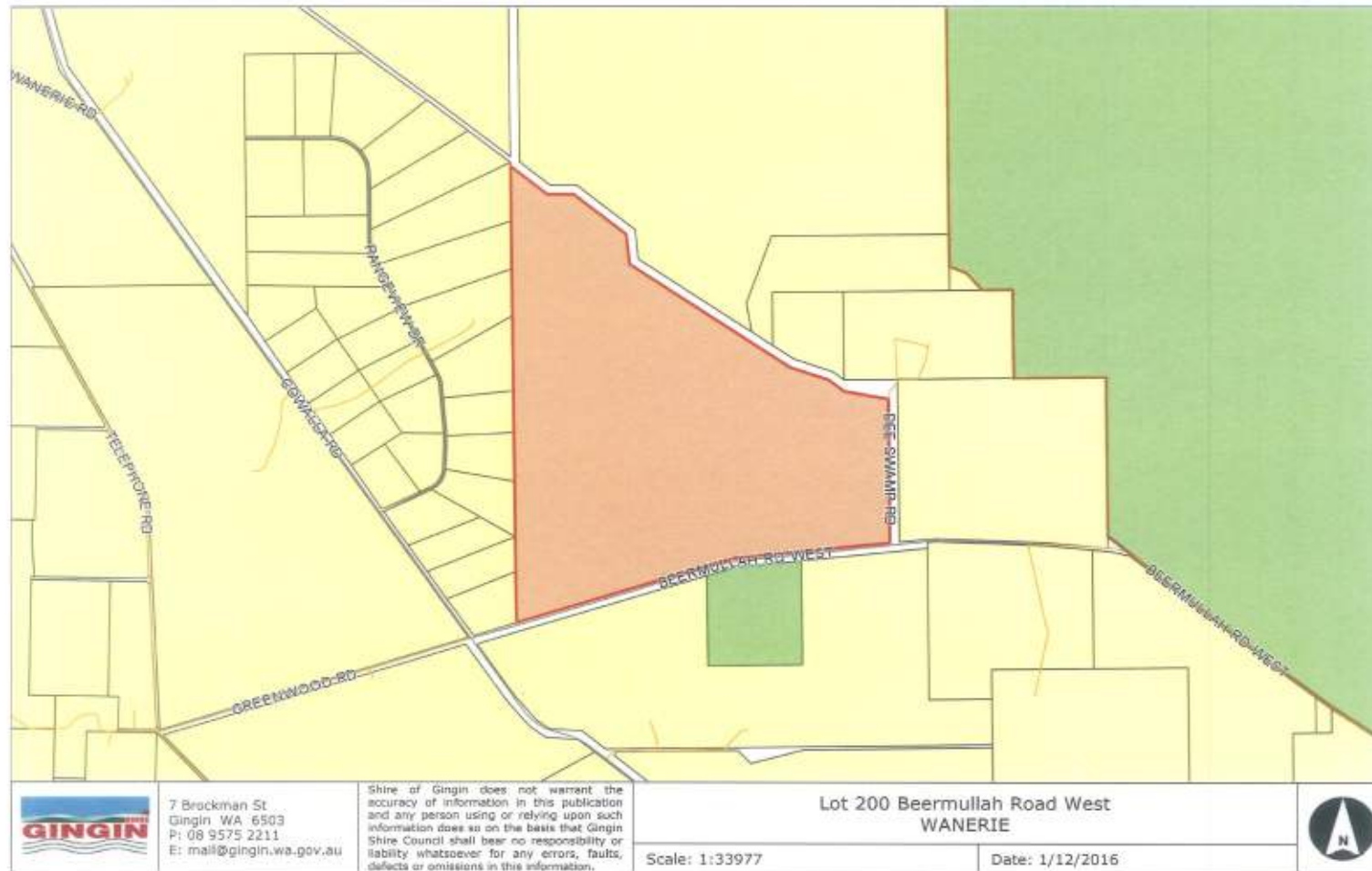
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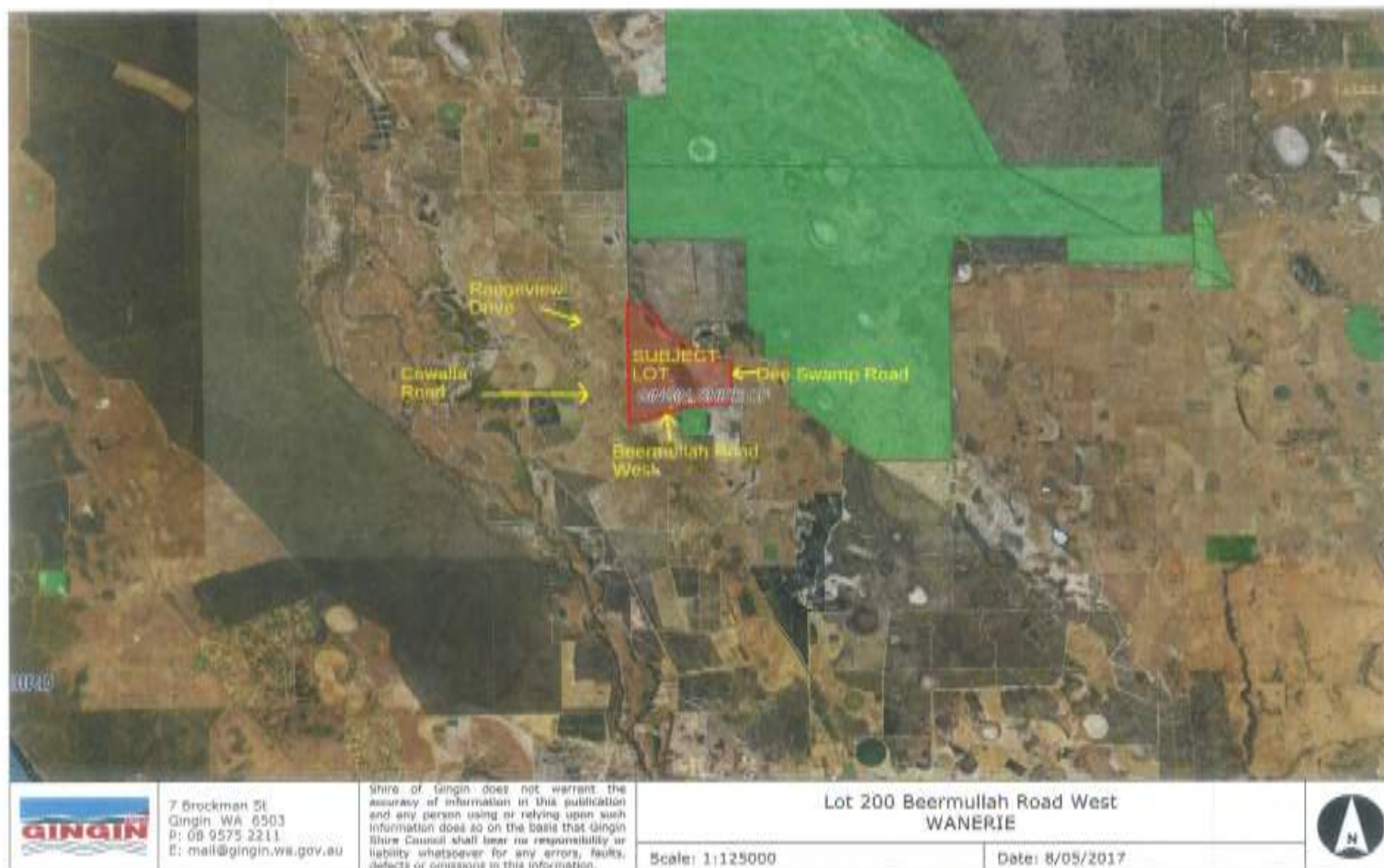
1. **The land use and development shall be in accordance with the approved plans and specifications (including any amendments marked in RED) unless otherwise conditioned by this approval;**

2. The development area shall be limited to a maximum of 150 hectares and shall at all times be set back a minimum of 20 metres from all lot boundaries and 50 metres from all Wetlands to the planting/cropping area(s) to the satisfaction of the Shire of Gingin;
3. Prior to site works for development commencing, a Waste Management Plan is required to be submitted for approval and implemented to the satisfaction of the Shire of Gingin;
4. In the event waste is transported offsite, the operator(s) are required to keep an up to date Waste Management Register which at a minimum, is to indicate the quantity of waste, the location and ownership details of where the waste is being transported too from site;
5. Prior to site works for development commencing, a Dust Management Plan is required to be submitted for approval and implemented to the satisfaction of the Shire of Gingin. The Management Plan is to address, at a minimum, how dust suppression measures shall be implemented to minimise offsite dust emissions at all times;
6. Prior to site works for development commencing, a Spray Management Plan is required to be submitted for approval and implemented to the satisfaction of the Shire of Gingin;
7. The Shire reserves the right to inspect or request any of the management plans that are conditioned as part of this planning approval at any time;
8. A landscaping buffer is required along the entire length of the western boundary of Lot 200. Three rows of olives trees are to remain to the satisfaction of the Shire of Gingin. The landscaping buffer is to be maintained to the satisfaction of the Shire of Gingin;
9. Prior to carrots being transported off site all carrots must be appropriately covered within a secure load to prevent spillage during transportation;
10. The area shall immediately be rehabilitated to pasture cover at the end of the Intensive Agricultural development;
11. Prior to the first production of carrots the crossover servicing Lot 200 Beermullah Road West is required to be upgraded at the landowner(s) expense to the satisfaction of the Shire of Gingin; and
12. Prior to the first production of carrots a Deed of Agreement be entered in to with the applicant/landowner(s) (at the applicant's/landowner's) expense and to the satisfaction of the Shire of Gingin) for the maintenance and upgrade of the affected Shire Road assets.

CARRIED UNANIMOUSLY

APPENDIX 1





ED/VER	AMENDMENT	BY	SIGNATURE	DATE

LOT 200 AND 201

TYPE FREEHOLD

PURPOSE SUBDIVISION

PLAN OF

LOTS 200 AND 201

DISTRICT SHAW

LOCAL AUTHORITY SHIRE OF GINGIN

LOCALITY WARRAPER

INDEX 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214

SCALE 1:1000 @ A3

COMPILED FROM DP 37233

LIMITED IN DEPTH TO 12.19 METRES

LOT	FORMER TENURE	ON PLAN/DIAGRAM	TITLE
200	LOT 40	DP 37233	254/998
201	PT LOT 41	DP 37233	254/998

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	CRIM	LAND BURDENED	BENEFIT TO	COMMENTS
	MEMORIAL	SOI & LAND CONSERVATION ACT 1945	DOC 14700	LOT 200 & 201		AS TO PORTION ONLY (SEE DOCUMENT)
	NOTIFICATION	SEC 70A OF THE TLA	DOC	LOT 200 & 201		DEPARTMENT OF ENVIRONMENT & CONSERVATION

SCANLAN SURVEYS

DATE 14-07-07

BY S. POND

SECRET 1675-0563

FILE 122115

12-6-07

DEPOSITED PLAN

55361

ORIGINAL

RECEIVED

SHIRE OF GINGIN

LANDGATE COPY OF ORIGINAL NOT TO SCALE

Thu Mar 31 13:49:02 2016

JOB 50524952

www.landgate.wa.gov.au

Landscaping Buffer – Two Rows of Olive Trees are required to remain and a new row of Casuarinas being planted on the inside row of the existing olives trees to the satisfaction of the Shire of Gingin. The Landscaping Buffer is required to be maintained to the satisfaction of the Shire of Gingin.



* Pivot/cropping areas is required to be setback a minimum of 20m from all lot boundaries and 50m from all wetlands.

[illegible]

APPENDIX 2

SCHEDULE OF SUBMISSIONS AND RECOMMENDED RESPONSES

APPLICATION FOR DEVELOPMENT APPROVAL PROPOSED AGRICULTURE INTENSIVE (OLIVES TO CARROTS) ON LOT 200 NABAROO ROAD, COWALLA

No.	Submitter	Submission Detail	Recommended Response
1.	Ratepayer	<p>The Submitter supports the proposal and makes the following comments:</p> <p><i>We support the application in principle however, concerns regarding:</i></p> <ol style="list-style-type: none"> <i>Dust mitigation plan post-harvest of farm lots;</i> <i>Effect of increased heavy haulage traffic on Cowalla / Beermullah West Road intersection.</i> 	<p>Dust Mitigation: In the event council approves the application the applicant will be required to submit a dust management plan prior to the commencement of site works. Furthermore, a condition of planning approval will require the area must immediately be rehabilitated to pasture cover at the end of the Intensive Agricultural development.</p> <p>Traffic Implications: Please refer to comments under the heading Traffic Implications in the officer report.</p>
2.	Ratepayer	<p>The Submitter supports the proposal and makes the following comments:</p> <p><i>I feel the project is consistent with the land uses of the area and don't offer any objection should the council decide to approve this project, providing the impacts raised in this submission are adequately addressed.</i></p> <p><i>Considering the location of the development, to be directly adjacent to numerous small land holdings, I offer my support for the development if considerations are made via conditions for the following impacts to the surrounding residents:</i></p>	<p>Dust Mitigation: Please refer to comments above.</p> <p>Landscaping Buffer and Spray Drift: In the event Council approves the application a condition of the planning approval will require a landscaping buffer being implemented and maintained. Two rows of olives are to remain with an additional row of casuarinas being planted on the inside of the olives trees. Furthermore, the</p>

		<p>1. <i>Dust and top soil erosion (picture Sun City Carrots recent mild event). The existing carrot farms operated by Sun City carrots suffers significant loss of top soil after harvest and during strong wind events. Large and server dust storms are generated at times even creating sand drifts across Cowalla Road. Sun City Carrots offers no vegetative buffers and has needed to be prompted by neighbouring properties to water down the development area at times of strong winds. To prevent a similar problem from the new farm, we request following conditions of development;</i></p> <ul style="list-style-type: none"> a. <i>Vegetative buffer to help reduce dust and soil blowing onto neighbouring properties.</i> b. <i>Condition to water down harvested areas if dust storms are being generated by strong winds.</i> c. <i>Adequate setback to contain an effective vegetative buffer.</i> <p>2. <i>Chemical Spray Drift. The small rural landholders use rain water for drinking collected from the roofs of houses. We also have a registered sensitive land use on our property of a coral farm that is highly vulnerable to chemical drift. Some of the residents from Rangeview Drive with orchards believe they already suffer from damage to the leaves of their trees form spray drift from the existing carrot farm of Sun City Carrots. To help alleviate spray drift impacts we request;</i></p> <ul style="list-style-type: none"> a. <i>Vegetative buffer to help reduce dust and soil blowing onto neighbouring properties.</i> b. <i>Condition to water down harvest area if dust storms are being generated by strong winds.</i> 	<p>applicant is required to provide a spray management plan prior to the commencement of site works.</p> <p>Secure Load of Carrots: In the event Council approves the application a condition of the planning approval will require all carrots to be covered prior to being transported offsite.</p> <p>Stable Fly: Please refer to comments under the heading Stable Fly Management in the officer report.</p> <p>Traffic Implications: Please refer to comments under the heading Traffic Implications in the officer report.</p>
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		<p>3. <i>Secure Loading of Carrots.</i> The existing Sun City Carrot Farm does not cover the trucks transporting the carrots from harvest. Cowalla Road has tight bends and a bouncy surface resulting in significant loss of carrots from the transport trucks. It is unsightly and dangerous having a constant trail of carrots strewn down Cowalla Road. We have had our vehicle showered with carrots whilst traversing the road as have other residents we have spoken to. To prevent ongoing increasing issues with littering of carrots along Cowalla Road and dangerous loss of carrots into oncoming traffic we request:</p> <p style="padding-left: 40px;">a. <i>Condition to use covered trucks to transport the carrots</i></p> <p>4. <i>Stable Fly Management Plan.</i> Wanerie has traditionally had a high incidence of stable flies. We request that an adequate stable fly management plan is part of the conditions so the carrot by products are not a source of stable fly breeding.</p> <p>5. <i>Road Upgrade.</i> I assume the carrot trucks will use the Cowalla Road/Beermullah Road intersection. This is dangerous uphill crossroad for trucks to exit out with little view up and down Cowalla road due to the terrain. This is currently a problem with olive tractors during harvest. Residents are aware of the possibility of slow moving vehicles but many other motorists are not. Would the Council be looking to upgrade the intersection to allow better and safer view of oncoming traffic?</p>	
3.	Ratepayer	<p>The Submitter provides general comments regarding the proposal:</p> <p><i>Our concern is regarding any potential breeding environment for Stable Fly, at this nearby proposed carrot farm.</i></p> <p><i>We would like to be assured that the carrot farm follows protocol regarding Stable Fly prevention.</i></p> <p><i>We would like to be assured that the Gingin Shire Council will</i></p>	Please refer to comments above.

		<i>regularly monitor this farm and all others in the area to ensure there is no outbreak of stable fly.</i>	
4.	Department of Water (DoW)	<p>The Submitter makes the following comments:</p> <p><i>The DoW advises that the proponent has an existing licence to take water on the property. However, any proposed changed to land use may require a licence amendment, therefore the proponent is encouraged to contact Swan Avon region licensing on 6250 8000 to discuss water availability and licensing options.</i></p> <p><i>The DoW recommends that the Shire of Gingin requests that the proponent demonstrates that a sufficient water source for the proposal has been secured prior to development approval.</i></p>	Noted.

11.3.4 APPLICATION FOR PROPOSED TWO LOT SUBDIVISION - LOT 48 AND 98 BREERA ROAD, BREERA

FILE: LND/549
APPLICANT: WESTERN AUSTRALIAN PLANNING COMMISSION
LOCATION: LOT 48 AND LOT 98 BREERA ROAD, BREERA
OWNER: JOHN CURRAN
ZONING: GENERAL RURAL (UNCODED)
WAPC NO: 154887
AUTHOR: KYLIE BACON – MANAGER STATUTORY
PLANNING
REPORTING OFFICER: LISA EDWARDS – ACTING EXECUTIVE MANAGER
REGULATORY SERVICES
REPORT DATE: 16 MAY 2019
REFER: NIL

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider a proposal to subdivide Lot 48 and Lot 98 Breera Road, Breera into two lots. Lot 48 into 23.96 Hectares and Lot 98 into 162.34 Hectares.

BACKGROUND

The subject lots are zoned General Rural (Uncoded) under Local Planning Scheme No. 9 (LPS 9). The proposed subdivision is not to increase the number of lots but to alter each of the lot sizes.

Lot 48 currently consists of 18.83 hectares, with Lot 98 currently having an area of 167.47 hectares. It is proposed to reconfigure both lots, resulting in areas of 23.98 hectares and 162.34 hectares respectively.

Lot 98 is currently divided by Breera Road, resulting in a small area of 5.13 hectares being physically separate from the remainder of the lot. It is proposed to amalgamate this area into Lot 48.

A location plan and the subdivision plan are attached as **Appendix 1**.

COMMENT

Community Consultation

Not applicable

Planning Framework

Local Planning Scheme No. 9 (LPS 9)

The subject lot is zoned General Rural (Uncoded) 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 agriculture 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.*

The proposed subdivision meets the above objectives as the creation of the new lots sizes will not impact the intent of the General Rural zone under LPS9 or the General Rural amenity of the locality.

Furthermore, subdivision of General Rural (Uncoded) land will not generally be supported unless, in Council's opinion, the subdivision meets the exceptional circumstance requirements for subdivision under the Western Australian Planning Commission (WAPC) Development Control Policy 3.4 Subdivision of Rural Land. This will be discussed in more detail below.

External Policies

WAPC Development Control Policy 3.4 Subdivision of Rural Land state as follows:

Section 6 outlines circumstances under which rural subdivision maybe considered. In considering applications under 6(a) to (e), the WAPC will consider rural subdivision in the following exceptional circumstances:

- a) *To realign lot boundaries with no increase in the number of lots, where the resultant lots will not adversely affect rural land uses;*
- b) *To protect and actively conserve places of cultural and natural heritage;*
- c) *To allow for the efficient provision of utilities and infrastructure and/or for access to natural resources;*

- d) *In the Homestead lot policy area, as attached in Appendix 2, to allow for the continued occupation of existing homesteads when they are no longer used as part of a farming operation; and*
- e) *For other unusual or anticipated purposes which, in the opinion of the WAPC, do not conflict with this and other relevant policies and are necessary in the public interest.*

The proposed subdivision will not increase the number of lots. The 5.13 hectare portion of Lot 98 that is currently separated from the remainder of the lot by Breera Road is proposed to be amalgamated into the adjoining Lot 48. Two lots will be retained, with Lot 48 increasing in size from 18.83 hectares to 23.96 hectares and Lot 98 decreasing in size from 167.47 hectares to 162.34 hectares (to be contained wholly on the southern side of Breera Road).

Summary

In view of the above assessment, Administration is of the view that the proposed subdivision meets the special consideration objectives of WAPC's Development Control Policy 3.4 Subdivision of Rural Land. The proposal is therefore supported.

STATUTORY ENVIRONMENT

Local Planning Scheme No. 9

Part 3 – Zones and the Use of Land
3.2 Objectives of the Zones

Part 4 – General Development Requirements
4.7 General Development Standards
4.8.6 – General Rural Zones

POLICY IMPLICATIONS

WAPC Development Control Policy 3.4 Subdivision of Rural Land

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015-2025

Focus Area	<i>Natural Environment</i>
Objective	<i>2. To support a healthy natural environment</i>

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that Council:

1. Support the two lot subdivision of Lot 48 and Lot 98 Breera Road, Breera, as proposed, without the imposition of any additional conditions; and
2. Advise the Western Australian Planning Commission accordingly.

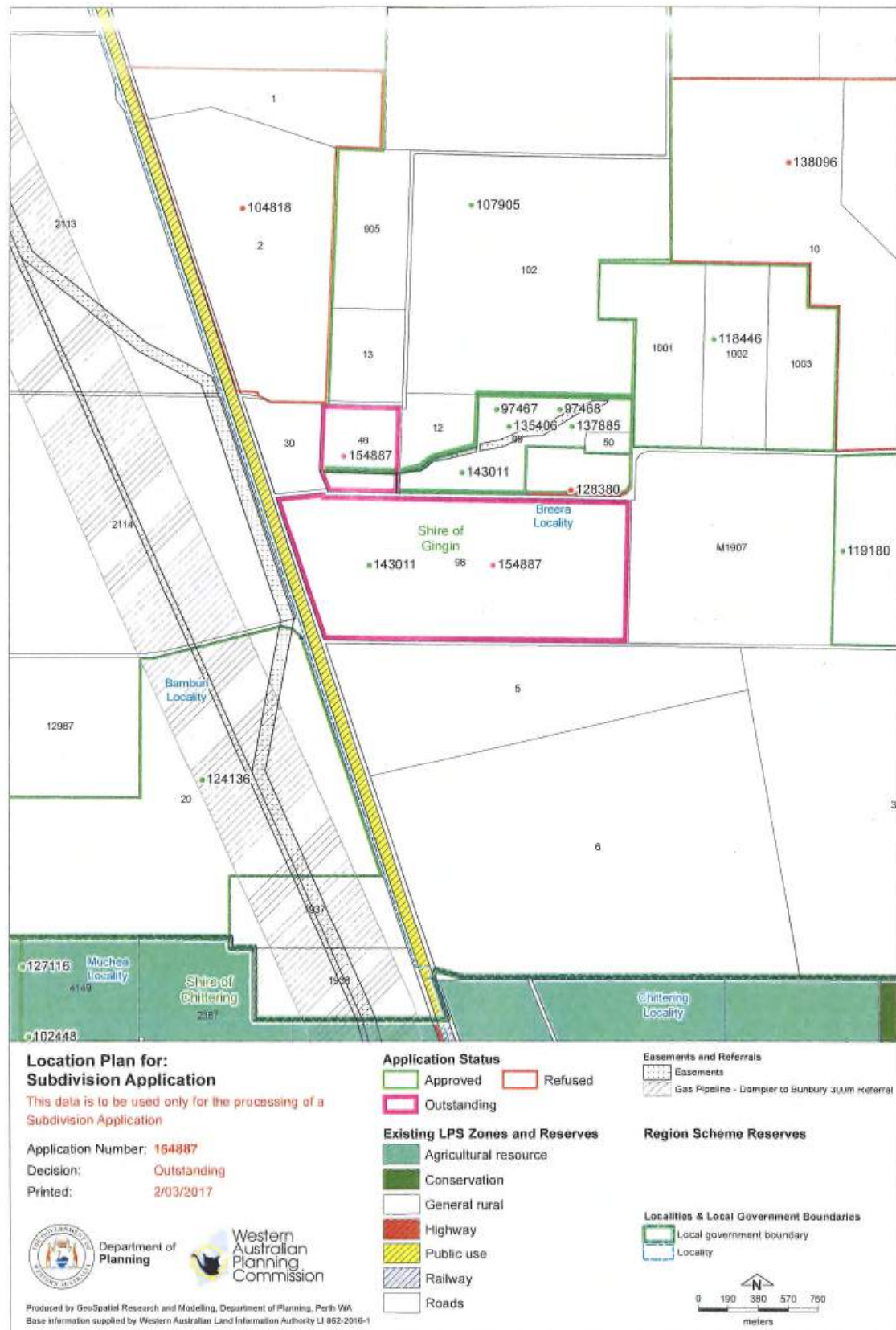
RESOLUTION

Moved Councillor Fewster, second Councillor Court that Council:

1. **Support the two lot subdivision of Lot 48 and Lot 98 Breera Road, Breera, as proposed, without the imposition of any additional conditions; and**
2. **Advise the Western Australian Planning Commission accordingly.**

CARRIED UNANIMOUSLY

APPENDIX 1





11.3.5 APPLICATION FOR PROPOSED TWO LOT SUBDIVISION - LOT M1332 CARABAN ROAD, CARABAN

FILE:	LND/371	
APPLICANT:	WESTERN AUSTRALIAN PLANNING COMMISSION	
LOCATION:	LOT M1332 CARABAN ROAD, CARABAN	
OWNER:	COLIN KING DERALD KING BRIAN WOLLCOCK BARRY SYKES SHANNON FARMER	
ZONING:	GENERAL RURAL (UNCODED)	
WAPC NO:	154969	
AUTHOR:	KYLIE BACON – MANAGER STATUTORY PLANNING	
REPORTING OFFICER:	LISA EDWARDS – ACTING EXECUTIVE MANAGER REGULATORY SERVICES	
REPORT DATE:	16 MAY 2017	
REFER:	16 NOVEMBER 1999	ITEM 10.9
	16 MAY 2000	ITEM 10.10

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider a proposal to subdivide Lot M1332 Caraban Road, Caraban into two lots.

BACKGROUND

The subject lot is zoned General Rural (Uncoded) under Local Planning Scheme No. 9 (LPS 9). The subdivision proposes to increase the number of lots from one to two.

Lot M1332 currently consists of 151.95 hectares. The newly created Lots 800 and 801 will have areas of 91.17 hectares and 60.78 hectares respectively.

At its ordinary meeting on 16 May 2000, Council resolved to refuse a proposed three lot subdivision into three lots of 60.12 hectares, 90 hectares and 1.32 hectares. The proposal was subsequently appealed and the Minister of Planning decided not to uphold the appeal.

A location plan and the subdivision plan are attached as **Appendix 1**.

COMMENT

Community Consultation

Not applicable.

Planning Framework

Local Planning Scheme No. 9 (LPS 9)

The subject lot is zoned General Rural (Uncoded) 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 agriculture 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.*

The proposed subdivision does not meet the above objectives of the General Rural zone, as the creation of smaller lot sizes and closer development would conflict with the intent of the rural zoning and result in the loss of rural character and amenity in the locality. Furthermore, the applicant has not adequately demonstrated the land capability or agricultural viability of the land for subdivision.

Subdivision of General Rural (Uncoded) land will not generally be supported unless, in Council's opinion, the subdivision meets the exceptional circumstance requirements for subdivision under Western Australian Planning Commission (WAPC) Development Control Policy 3.4 Subdivision of Rural Land, which will be discussed in more detail below.

External Policies

WAPC Development Control Policy 3.4 Subdivision of Rural Land states as follows:

Section 6 outlines circumstances under which rural subdivision maybe considered.

'In considering applications under 6(a) to (e), the WAPC will consider rural subdivision in the following exceptional circumstances:

- a. *To realign lot boundaries with no increase in the number of lots, where the resultant lots will not adversely affect rural land uses;*
- b. *To protect and actively conserve places of cultural and natural heritage;*
- c. *To allow for the efficient provision of utilities and infrastructure and/or for access to natural resources;*

- d. *In the Homestead lot policy area (Appendix 2), to allow for the continued occupation of existing homesteads when they are no longer used as part of a farming operation; and*
- e. *For other unusual or anticipated purposes which, in the opinion of the WAPC, do not conflict with this and other relevant policies and are necessary in the public interest'.*

The proposed subdivision does not meet the exceptional circumstances with respect to prevailing lot sizes and land capability.

Land Capability

The subdivision is not supported on the basis of land capability, which includes physical constraints.

Environmental Impact

There are numerous large Tuart trees on the property, particularly at the Caraban Road frontage of the site. The intensification of lot sizes is likely to jeopardise the retention of these trees which add significant character to the locality.

Summary

In view of the above assessment the Shire's Officer is of the view that the proposed subdivision does not meet the special consideration objectives of WAPC's Development Control Policy 3.4 Subdivision of rural Land for the reasons already mentioned above and is not supported.

STATUTORY ENVIRONMENT

Local Planning Scheme No. 9

Part 3 – Zones and the Use of Land

3.2 Objectives of the Zones

Part 4 – General Development Requirements

4.7 General Development Standards

4.8.6 – General Rural Zones

POLICY IMPLICATIONS

WAPC Development Control Policy 3.4 Subdivision of Rural Land

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015-2025

Focus Area	<i>Natural Environment</i>
Objective	<i>2. To support a healthy natural environment</i>

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that Council:

1. Not support the proposed two lot subdivision of Lot M1332 Caraban Road, Caraban as submitted for the following reasons:
 - a. The land is zoned 'General Rural' (Uncoded) zoning under the Shire of Gingin's Local Planning Scheme No. 9. Council does not favour further fragmentation of General Rural land, as this leads to smaller lot sizes and closer development which would conflict with the intent of the General Rural zoning in the Scheme; and
 - b. The proposed two lot subdivision does not demonstrate compliance with the exceptional circumstance objectives of WAPC's Development Control Policy 3.4 in relation to prevailing lot size and land capability.
2. Advise the Western Australian Planning Commission accordingly.

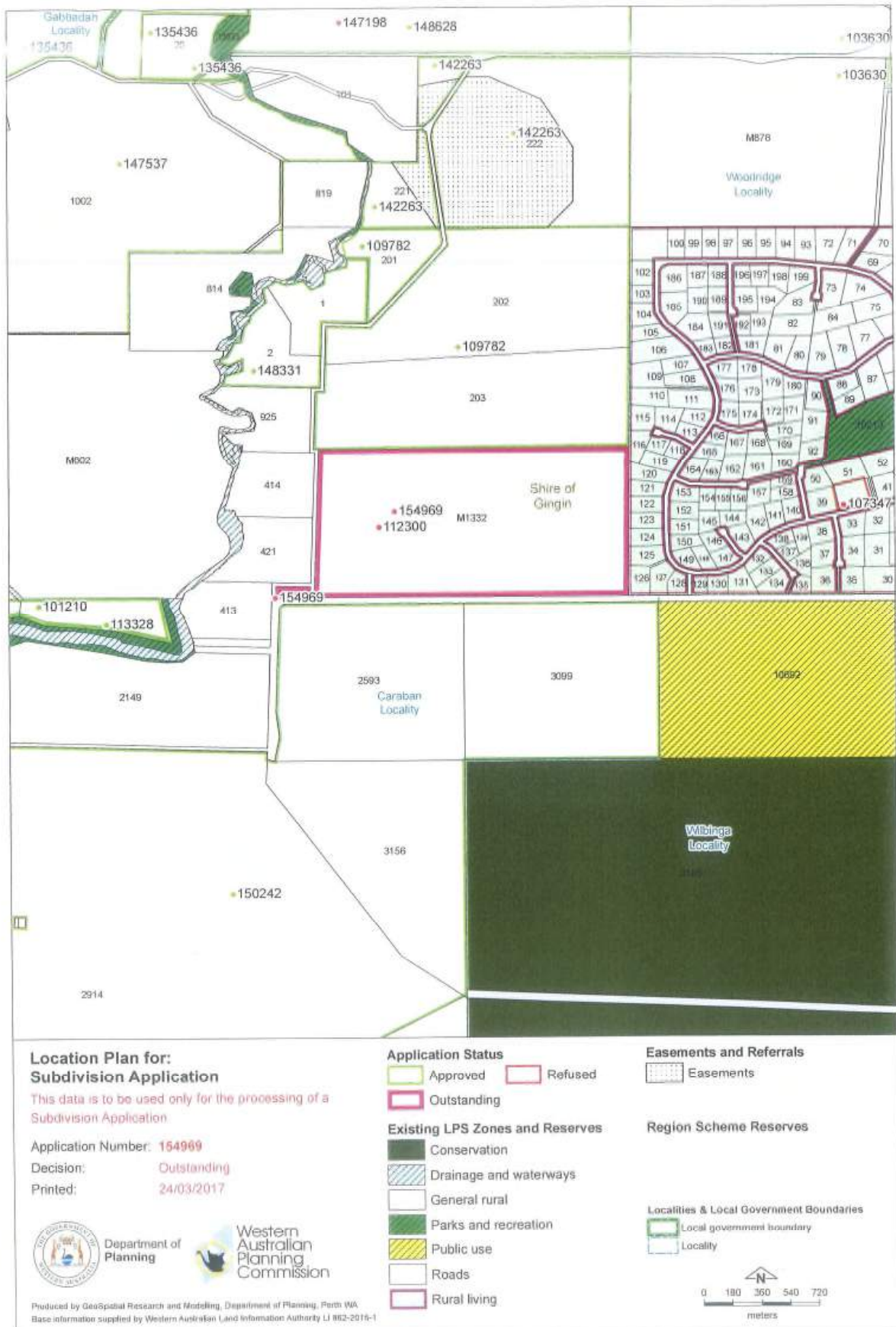
RESOLUTION

Moved Councillor Elgin, seconded Councillor Aspinall that Council:

1. **Not support the proposed two lot subdivision of Lot M1332 Caraban Road, Caraban as submitted for the following reasons:**
 - a. **The land is zoned 'General Rural' (Uncoded) zoning under the Shire of Gingin's Local Planning Scheme No. 9. Council does not favour further fragmentation of General Rural land, as this leads to smaller lot sizes and closer development which would conflict with the intent of the General Rural zoning in the Scheme; and**
 - b. **The proposed two lot subdivision does not demonstrate compliance with the exceptional circumstance objectives of WAPC's Development Control Policy 3.4 in relation to prevailing lot size and land capability.**
2. **Advise the Western Australian Planning Commission accordingly.**

CARRIED UNANIMOUSLY

APPENDIX 1





11.4. OPERATIONS

11.4.1 PROPOSED RETENTION OF MERCEDES ACTROS PRIME MOVER (1GDM033) AND PURCHASE OF ADDITIONAL WATER TANK

LOCATION: SHIRE OF GINGIN
FILE: COR/40
REPORTING OFFICER: ALLISTER BUTCHER – EXECUTIVE MANAGER
OPERATIONS
REPORT DATE: 16 MAY 2017
REFER: 18 OCTOBER 2016 ITEM 11.4.1
18 APRIL 2017 (PLANT COMMITTEE MEETING) ITEM 5.1

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider the preferred course of action in dealing with Prime Mover 1GDM033 (formerly GG045).

BACKGROUND

Council's adopted 2016/17 Plant and Equipment Budget includes provision for the purchase of two prime movers, one grader and one tractor, trading in the Shire's existing prime movers GG028 and GG045.

In 2016 tenders were called for the supply of two new prime movers and, at its meeting on 18 October 2016, Council resolved as follows:

Moved Councillor Fewster, seconded Councillor Elgin that Council:

- 1. Purchase outright one new Volvo FM13 prime mover from Truck Centre WA (replacing GG045) for the price of \$207,000 (excluding GST);*
- 2. Retain the Shire's existing prime mover GG028 and include it for replacement in the 2017/18 Plant Replacement Program;*
- 3. Call tenders for the disposal of the Shire's existing prime mover GG045 with a reserve price of \$50,000 (excluding GST);*
- 4. Purchase a new John Deere 670G grader from Hitachi Construction equipment for the quoted price of \$317,500 (excluding GST), trading in GG001 for \$120,000 (excluding GST);*
- 5. Purchase outright a new John Deere 6105MC tractor from Afgri Equipment for the quoted price of \$85,500 (excluding GST); and*

6. *Call tenders for the disposal of the Shire's existing 2007 John Deere 5720 tractor (GG012) with a reserve price of \$30,000 (excluding GST).*

CARRIED BY ABSOLUTE MAJORITY
9-0

In accordance with Part 3 of the above resolution, tenders were called for the sale of the Shire's 2008 Mercedes Benz Actros (formerly GG045, now 1GDM033). Tenders were advertised in The West Australian and Farm Weekly newspapers in January 2017 for a period of 14 days as per the *Local Government Act 1995* provisions. The reason for advertising in the Farm Weekly was to try and assess the agricultural market for uptake.

At the closure of the tender advertising period, tenders were received from:

1. Smith Broughton Auctioneers; and
2. Pickles Valuation Services.

Both tenders submitted were approximately \$20,000 below the reserve price set by Council's October 2016 resolution.

The odometer reading on the prime mover in question is 437,514 kilometres. The prime mover has a Gross Combined Mass of 55 tonnes and Gross Vehicle Mass of 26 tonnes. The following works are required to be undertaken on this vehicle in the near future:

- Clutch packs need replacing (approximately \$10,000);
- Gearbox solenoids (sticking) require replacing with clutch packs (approximately \$6,000); and
- Hydraulic PTO pump leaking, possible replacement required (approximately \$6,000).

The total approximate cost for materials for these works is \$22,000 and this will be incorporated into the Parks and Maintenance Budget for 2017/18.

This matter was submitted to Council's Plant Committee on 18 April 2017 for recommendation.

COMMENT

Under Delegation 2.9 Accepting or Rejecting Tenders, the Chief Executive Officer has the power to accept or reject tenders with a value not exceeding \$250,000. Given that neither of the tenders received reached the reserve price set by Council, it was agreed by the Plant Committee to Endorse rejection by the Chief Executive Officer under delegated authority of tenders received from Smith Broughton Auctioneers and Pickles Valuation Services in response to RFT 01/2017 Sale of 2008 Mercedes Benz 2644 Prime Mover.

The Plant Committee was also asked to consider alternative options for the future of 1GDM033, as follows:

1. Recall tenders for disposal and stipulate the reserve price on the advertisement (minimal additional cost for advertising);

Retain the unit and install the Shire's existing skid mounted 15,000L water tank (currently mounted inside the tipping body of the Shire's Mitsubishi 8-wheeler GG088) on the existing prime mover chassis to have a dedicated water truck (approximate cost of \$15,000 plus GST to complete);

2. Retain the unit and purchase a second hand 30,000L water tanker semi-trailer to be towed by the existing prime mover as a dedicated water tanker (approximate cost of \$78,000 plus GST). An alternative to an outright purchase of a second hand unit could be to hire a 30,000L water tanker. This option would enable staff to run an operational business case for a period of 12 months and ascertain what the staff and running costs would be for this piece of plant. It should also be noted that the \$78,000 plus GST is for a near-new second hand unit. Further enquiries have revealed that similar units are available at auction for as little as \$25,000 plus GST; or
3. Retain unit and purchase a new 30,000L water tanker semi-trailer to be towed by the existing prime mover as a dedicated water tanker (approximate cost of \$125,000 plus GST).

It is noted that the Shire has spent the following in previous financial years on contract water cartage:

- 2013/14 \$256,476
- 2014/15 \$261,547
- 2015/16 \$176,500
- 2016/17 (YTD) \$140,621

There has been a reduction in contract water cartage costs in the 2015/16 and 2016/17 fiscal years (compared to the two previous years) as a result of the Shire purchasing a slide-in water tank for the Shire's 8-wheeler (GG088). The Shire's truck has been used in conjunction with contract water trucks in the last two years.

The advantages and disadvantages for each option are outlined below:

OPTION	DESCRIPTION	ADVANTAGE	DISADVANTAGE	Estimated cost to implement (+GST)
1	Readvertise	May be able to secure a buyer for the vehicle above the reserve	Unlikely to be able to secure a buyer for the vehicle above the reserve	\$1,500
		Minimal outlay to readvertise		
2	Install existing skid mounted tank on body of vehicle	Utilise both existing vehicle and water tank	May lead to both current 8-wheeler GG088 and new purpose built water tanker both being underutilised	\$15,000
		Resultant purpose built water tanker for the Shire (use maximum capacity of water tank)		

3	Purchase second hand 30,000L water tanker to be towed by vehicle	Increases capacity of water to be carted.	Increased cost in comparison to Option 2	\$78,000
		Increased efficiencies when used in conjunction with smaller water truck/s (contract or own)	Reduced turning areas than smaller (non-articulated and shorter) water trucks leading to minor increased earthworks for turning areas.	
		Increased water capacity for fires	Perceived higher initial running costs for second hand equipment	
		Purchasing of second hand equipment allows the buyer to purchase equipment at a reduced amount (than new)		
4	Purchase new 30,000L water tanker to be towed by vehicle	Increases capacity of water to be carted.	Most expensive option (compared to Option 1, 2 and 3)	\$125,000
		Increased efficiencies when used in conjunction with smaller water truck (contract or own)		
		Increased water capacity for fires	Reduced turning areas than smaller (non-articulated and shorter) water trucks leading to minor increased earthworks for turning areas.	
		Perceived lower initial running costs for new equipment		

Based on the advantages, disadvantages and the estimated cost to implement, it is Administration's view that Option 3 is the preferred option. It is proposed that this option can be funded through savings encountered in the 2016/17 Plant Replacement Program (see Budget Implications below).

It should be noted that there should be a reduction in the direct contract cost for water cartage in the 2017/18 financial year, should Option 3 be exercised. However, there may be additional operating costs associated with this option for staff time required to operate this additional plant item. A review of plant utilisation will be undertaken and presented to the Plant Committee for future consideration.

This matter was considered by the Plant Committee at its meeting on 18 April 2017, with the Committee resolving to recommend that Council:

- a. *Retain the Shire's 2008 Mercedes Actros prime mover (current number plate 1GDM033);*

- b. *Purchase a second hand 30,000L water tanker suitable for road construction purposes to be utilised in conjunction with 1GDM033;*
- c. *Amend its adopted 2016/17 Budget in accordance with the following table; and*
- d. *Grant delegated authority to CEO and EMO to purchase a second hand water tank up to 30,000 L.*

<i>Account</i>	<i>Description</i>	<i>Current Budget</i>	<i>Revised Budget</i>	<i>Surplus Deficit</i>
12318947	<i>Proceeds Sale of Assets – Prime Mover GG045</i>	\$50,000	\$0	\$50,000
12369010	<i>Transfer from Plant Reserve</i>	\$0	-\$80,000	-\$80,000
12359919	<i>Purchase Second Hand Water Tank up to 30,000L</i>	\$0	\$30,000	\$30,000
			<i>Net Effect</i>	<i>NIL</i>

STATUTORY ENVIRONMENT

Local Government Act 1995

Part 6 – Financial Management

Division 4 – General financial provisions

Section 6.8 – Expenditure from municipal fund not included in annual budget

POLICY IMPLICATIONS

Council Policy 3.10 - Purchasing Policy

BUDGET IMPLICATIONS

A decision not to sell 1GDM033 would result in a decrease in the current budgeted income from Sale of Assets of \$50,000.

The following funding avenues apply to each of the listed possible options:

- Option 1 – advertising costs can be accommodated within the current budget allocations.
- Option 2 - can be funded through the current 2016/17 Parts and Repairs (Account Number 14404320) budget allocation of \$290,000, which has a current balance of \$91,401.
- Options 3 and 4 would be required to be funded through savings encountered in the 2016/17 Plant Replacement Program. (reserve)

In the event that the Council is supportive of retaining 1GDM033 and acquiring a second hand 30,000L water tank to provide an additional water carting resource, then the budget implications will be in accordance with the following table:

Account	Description	Current Budget	Revised Budget	Surplus Deficit
12318947	Proceeds Sale of Assets – Prime Mover GG045	\$50,000	\$0	\$50,000
12369010	Transfer from Plant Reserve	\$0	-\$80,000	-\$80,000
12359919	Purchase 30,000L Water Tank	\$0	\$30,000	\$30,000
			Net Effect	NIL

This proposal will have the following effect on Council's Plant and Equipment Reserve:

Current Balance: \$305,562.92

Less T/F (proposed): \$80,000

Projected Balance: \$225,562.92

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS – ABSOLUTE MAJORITY

PLANT COMMITTEE RECOMMENDATION

It is recommended that Council:

1. Retain the Shire's 2008 Mercedes Actros prime mover (current number plate 1GDM033);
2. Purchase at auction a second hand 30,000L water tanker suitable for road construction purposes to be utilised in conjunction with 1GDM033;
3. Amend its adopted 2016/17 Budget in accordance with the following table:

Account	Description	Current Budget	Revised Budget	Surplus Deficit
12318947	Proceeds Sale of Assets – Prime Mover GG045	\$50,000	\$0	\$50,000
12369010	Transfer from Plant Reserve	\$0	-\$80,000	-\$80,000
12359919	Purchase Second Hand Water Tank up to 30,000L	\$0	\$30,000	\$30,000
			Net Effect	NIL

RESOLUTION

Moved Councillor Elgin, seconded Councillor Fewster that Council:

- 1. Retain the Shire's 2008 Mercedes Actros prime mover (current number plate 1GDM033);**
- 2. Purchase at auction a second hand 30,000L water tanker suitable for road construction purposes to be utilised in conjunction with 1GDM033;**
- 3. Amend its adopted 2016/17 Budget in accordance with the following table:**

Account	Description	Current Budget	Revised Budget	Surplus Deficit
12318947	Proceeds Sale of Assets – Prime Mover GG045	\$50,000	\$0	\$50,000
12369010	Transfer from Plant Reserve	\$0	-\$80,000	-\$80,000
12359919	Purchase Second Hand Water Tank up to 30,000L	\$0	\$30,000	\$30,000
			Net Effect	NIL

CARRIED BY ABSOLUTE MAJORITY
8-0

12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

12.1 DESIGNATION OF SEABIRD OVAL AS A DOG EXERCISE AREA

FILE:	LAW/16	
COUNCILLOR:	JOHN ELGIN	
REPORT DATE:	16 MAY 2017	
REFER:	15 JULY 2014	ITEM 11.3.1
	8 JULY 2016	ITEM 11.3.1

PURPOSE

To consider the designation of that portion of Reserve 34485 comprising the Seabird oval as a Dog Exercise Area in accordance with Section 31 of the *Dog Act 1976*.

BACKGROUND

Amendments made to the *Dog Act 1976* (the Act) in 2013 removed a local government's ability to make local laws in respect of 'Designated Dog Exercise' and 'Dog Prohibited' areas and instead gave local governments the ability to determine such areas by an Absolute Majority decision of Council.

Council considered the amendments to the *Dog Act 1976* and the implications to the Shire of Gingin at its meeting on 15 July 2014 and resolved as follows:

1. *Declare the following areas as declared dog prohibited areas:*
 - a. *A public building, unless permitted by a sign;*
 - b. *A theatre or picture gardens;*
 - c. *All premises or vehicles classified as food premises or food vehicles under the Australian New Zealand Food Safety Code;*
 - d. *A public swimming pool; and*
 - e. *The following beaches, reserves and freehold land –*
 - i. *Gingin – that part of Reserve No. 26783 which forms the school oval; that part of Reserve No. 7573 which forms the football oval; and those parts of Locations 265 and 326 and Lot 66 Weld Street which form Granville Park;*
 - ii. *Guilderton – that part of Reserve No. 25006, which forms the grassed BBQ area of the Moore River foreshore; that part of Reserves No. 25007, 25008, 25751 and 36048 which form the Guilderton Caravan Park in total; and that part of beach Reserve no Pt. 31353/370 from the Moore River mouth to a line drawn west from the junction of Hanson and Gordon Streets;*

- iii. *Lancelin – that part of Beach Reserve No Pt. 32037 which is adjacent to Cunliffe Street and bounded by a line drawn generally west from the southern boundary of Lot 11 Cunliffe Street and a southern boundary on a line extending generally west of Timothy Street – the prohibition in this resolution to apply only between the hours of 0800 and 1800; and that part of Reserve No. 24022 which forms Harold Park;*
- iv. *Ledge Point – that part of Beach Reserve no. Pt 31377 that is bounded by the groynes; those parts of Reserves no. 24196, 37015 and 31377 which form Key Biscayne Park; and that part of Reserve no. 31684 that forms the sports and recreation oval; and*
- v. *Seabird – that part of the beach area adjacent to the Seabird Caravan Park; and that part of Reserve no. 34485 which forms the Community Sports Oval.*

2. *Declare the following areas as declared dog exercise areas:*

- a. *Gingin – Reserve No. 11864 (Lot 155) adjacent to Strathalbyn Way and Vincent Street; and Reserve No 21432 (Lots 41 and 42) adjacent to Cockram Road and to the south of the entry road to the recreation centre;*
- b. *Guilderton townsite – Beach Reserve No. Pt. 31353 being the beach area to the north of the Mortimer Street Groyne; Beach Reserve No. Pt. 31353 being the beach area only between a line drawn west of the western termination of Mortimer Street as the northern boundary and a line drawn west of Fraser Street as the southern boundary; and Reserve No. 26561 being the parkland reserve bordered by Silver Creek and Stephens Crescent;*
- c. *Lancelin townsite – Beach Reserve No. Pt. 32037 being the beach area from the northern end of Harold Park as indicated by the War Memorial and bounded by the adjacent frontal dune and the lead light groyne; Beach Reserve no. Pt. 32037 being the beach area from the northern boundary on a line generally south of Carl Street, south to a line generally extending from the footpath joining the beach with Casserley Way car park; and Reserves No. 24286 and 26908 which are bordered by Bootoo Street to the west and the Off Road Vehicle area to the east.*
- d. *Ledge Point townsite – Beach Reserve No. Pt. 31377 being the beach area to the north of Barrett-Lennard Drive.*
- e. *Seabird townsite – that beach area to the south of the Turner Street access way.*

3. *Declare that the areas identified as declared dog exercise areas are not to be used for that purpose if they are:*

- a. *Land which has been set apart as a children's playground;*
- b. *An area being used for sporting or other activities, as permitted by the Local Government, during the times of such use; or*
- c. *A car park.*

4. *Acknowledge that this Resolution is subject to any written law and any law of the Commonwealth about Assistance Animals as defined in the Disability Discrimination Act 1992 (Commonwealth), section 9 (2).*
5. *Officers prepare a discussion paper for consideration at a future Concept Forum with respect to reviewing the Shire's existing dog exercise and dog prohibited areas.*

In accordance with Part 5 of Council's resolution, a review of dog exercise and dog prohibited areas was undertaken at the Council meeting on 8 July 2016, which Council resolving to:

1. *Remove Locations 265, 326 and Lot 66 Weld Street, Gingin from the Gingin Dog Prohibited Area.*
2. *Declare Locations 265 and 326 and Lot 66 Weld Street, Gingin to be an (On Lead Only) Dog Exercise Area.*
3. *Amend the southern boundary of the dog exercise area at Guilderton Beach Reserve (Pt. 31353) to align with a line drawn west of the intersection of Gordon and Hanson Streets.*
4. *Amend the Seabird Dog Prohibited Area by removing reference to the section of beach adjacent to the Seabird Caravan Park.*
5. *Amend the southern boundary of the Ledge Point Beach 'Dog Prohibited Area' to align with a line drawn west from the De Burgh Street beach access road.*
6. *Amend the Lancelin Dog Prohibited Area by removing the time limitation between the hours of 0800 and 1800 hours that currently applies to the section of beach adjacent to Cunliffe Street and bounded by a line drawn generally west from the southern boundary of Lot 11 Cunliffe Street and a southern boundary on a line extending generally west of Timothy Street.*

COMMENT

The Seabird Oval is no longer used for organised sporting activities. There is a demand in Seabird for additional areas where residents can exercise their dogs off-leash, and it is considered that the Oval provides an ideal open space for dogs to run freely.

It is requested that Council consider amending the Seabird townsite Declared Dog Exercise Area to include reference to the Seabird Oval.

It is noted that, in the event that Council supports this proposal, there will be no Dog Prohibited areas in the Seabird townsite.

STATUTORY ENVIRONMENT

Dog Act 1976

Part V1 – Control of Dogs

Division 1 – Dogs Generally

Section 31 – Control of Dogs in Certain Places

Dog Regulations 2013

Regulation 37 – Transitional regulation: provisions of certain local laws have no effect after 31 July 2014

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015 – 2025

Focus Area	<i>Leadership and Governance</i>
Objective	<i>5. To demonstrate effective leadership and governance</i>
Outcome	<i>5.2 Accountable and responsible governance</i>
Strategy	<i>5.2.2 Develop policy and strategy which supports sound decision making</i>

VOTING REQUIREMENTS – ABSOLUTE MAJORITY

RECOMMENDATION

It is recommended that Council agree to amend the Seabird Designated Dog Exercise Area to read as follows:

Seabird townsite – that beach area to the south of the Turner Street access way and that portion of Reserve 34485 comprising the Seabird Oval.

RESOLUTION

Moved Councillor Elgin, seconded Councillor Peczka that Council agree to amend the Seabird Designated Dog Exercise Area to read as follows:

Seabird townsite – that beach area to the south of the Turner Street access way and that portion of Reserve 34485 comprising the Seabird Oval.

CARRIED BY ABSOLUTE MAJORITY

8-0

13. COUNCILLORS' OFFICIAL REPORTS

13.1 LOWER COASTAL RURAL NEIGHBOURHOOD WATCH MEETING

LOCATION: REDFIELD PARK
FILE: GOV/20-1
COUNCILLOR: IAN COLLARD
REPORT DATE: 16 MAY 2017

Councillor Collard advised that he attended a meeting of the Lower Coastal Neighbourhood Watch group in Redfield Park last week.

The meeting included a presentation from Carol Johnson, a leading authority on familicide and domestic violence. Councillor Collard found this to be an excellent presentation, and strongly recommended it to other community groups.

Councillor Collard also advised that the Neighbourhood Watch group had expressed disappointment with respect to the time delay being experienced at the traffic control lights on Moore River Bridge, and that the group intended to write to Main Roads Western Australia in this regard.

13.2 LITTER ON INDIAN OCEAN DRIVE AT WILBINGA

FILE: GOV/20-1
COUNCILLOR: MICHAEL ASPINALL
REPORT DATE: 16 MAY 2017

Councillor Aspinall advised that, in response to letters from members of the Lower Coastal Area regarding the amount of Litter on Indian Ocean Drive and the Wilbinga rest area, Main Roads have place extra signage and Keep Australia Council have located two surveillance cameras in the area.

As a result of this action, two prosecutions were currently pending.

13.3 COMMUNITY INFORMATION SESSION - GOLDEN BEACH TOURISM PROPOSAL NORTH OF SEABIRD

FILE: GOV/20-1
COUNCILLOR: JOHN ELGIN
REPORT DATE: 16 MAY 2017

Councillor Elgin reported on the recent Community Information Session conducted by RobertsDay Group in relation to the tourism rezoning proposal for land north of Seabird by Golden Beach Tourism.

Councillor Elgin advised that the session was very well attended and well received.

14. NEW BUSINESS OF AN URGENT NATURE

Nil

15. MATTERS FOR WHICH MEETING IS TO BE CLOSED TO THE PUBLIC

Nil

16. CLOSURE

There being no further business, the Shire President declared the meeting closed at 4.03pm.

The next Ordinary meeting of Council will be held in Council Chambers at the Shire of Gingin Administration Centre, 7 Brockman Street, Gingin on Tuesday, 20 June 2017 commencing at 3.00pm.

Councillor D W Roe
Shire President
20 June 2017