



MINUTES

ORDINARY MEETING

OF COUNCIL

15 MAY 2018



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FOR
ORDINARY MEETING OF
COUNCIL
HELD ON 15 MAY 2018**

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SHIRE OF GINGIN

MINUTES OF THE ORDINARY MEETING OF THE SHIRE OF GINGIN HELD IN THE COUNCIL CHAMBER ON TUESDAY, 15 MAY 2018 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 3.02pm and welcomed those in attendance.

2. RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

2.1 ATTENDANCE

Councillors – I B Collard (Shire President), J W Elgin (Deputy Shire President), J Court, C W Fewster, F Johnson, J C Lobb, J E Morton, F J Peczka and J K Rule

Staff – K Lowes (Acting Chief Executive Officer), Z Edwards (Acting Executive Manager Corporate and Community Services), A Butcher (Executive Manager Operations-Construction), R Rasool (Executive Manager Assets), K Bacon (Acting Executive Manager J Bayliss (Acting Manager Statutory Planning), M Farrokhi (Planning Officer) and L Burt (Governance/Minute Officer).

Gallery – There were four members of the public in the Gallery.

2.2 APOLOGIES

Nil

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

5.2.1 Item 11.3.5 Application For Development Approval Proposed Effluent Evaporation Pond to Service Existing Animal Husbandry – Intensive (Piggery) on Lot 8 Boonanarring Road, Boonanarring

Speaker/s: Matt Pepper (zAgro Australia)

5.2.2 Item 11.3.3 Application For Development Approval - Proposed Oversize Outbuilding with Reduced Boundary Setbacks and Fill on Lot 82 (3) Hawcroft Place, Lancelin

Speaker/s: Ben Prideaux

5.3 PRESENTATIONS

Nil

6. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

7. CONFIRMATION OF MINUTES

RECOMMENDATION

It is recommended that:

1. The Minutes of the Ordinary Meeting of Council held on 17 April 2018 be confirmed; and
2. The Minutes of the Special Meeting of Council held on 1 May 2018 be confirmed.

RESOLUTION

Moved Councillor Elgin, seconded Councillor Johnson that:

1. The Minutes of the Ordinary Meeting of Council held on 17 April 2018 be confirmed; and
2. The Minutes of the Special Meeting of Council held on 1 May 2018 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

Nil

11.2. CORPORATE AND COMMUNITY SERVICES

11.2.1 MONTHLY FINANCIAL STATEMENT FOR THE PERIOD ENDING 31 MARCH 2018

FILE: FIN/25
REPORTING OFFICER: ZIGGY EDWARDS – ACTING EXECUTIVE MANAGER
CORPORATE AND COMMUNITY SERVICES
REPORT DATE: 15 MAY 2018
REFER: NIL

<i>ADDENDUM – ORDINARY MEETING OF COUNCIL – 15 MAY 2018</i>
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Additional Information:

Subsequent to circulation of the Agenda, a number of duplicate direct debit payments were found in the List of Accounts Paid.

These duplications have now been removed and the corrected version of the List of Accounts Paid will be included in the Minutes of the meeting.

This amendment has no effect on the Officer's recommendation.

OFFICER INTEREST DECLARATION

Nil

COMMENT

The Statement of Financial Position for the period to 30 April 2018 will not be available for presentation to this meeting due to key staff resources being seconded to acting positions. This information will be presented to Council's next meeting on 19 June 2018.

The following are presented for Council's consideration:

1. Statement of Financial Position for the period to 31 March 2018 (**Appendix 1**).
2. List of Paid Accounts for the period to 30 April 2018 (**Appendix 2**).

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 2017-2027

Focus Area	<i>Governance</i>
Objective	<i>5. To demonstrate effective leadership, governance and advocacy on behalf of community</i>
Outcome	<i>5.1 Values Our Organisational/business values are demonstrated in all that we do.</i>
Key Service Area	<i>Financial Management</i>
Priorities	<i>Nil</i>

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that Council receive:

1. The Monthly Financial Statement for the period ending 31 March 2018 as presented in Appendix 1; and
2. The List of Paid Accounts for the period ending 30 April 2018 as presented in Appendix 2.

RESOLUTION

Moved Councillor Peczka, seconded Councillor Elgin that Council receive:

1. **The Monthly Financial Statement for the period ending 31 March 2018 as presented in Appendix 1; and**
2. **The List of Paid Accounts for the period ending 30 April 2018 as presented in Appendix 2.**

CARRIED UNANIMOUSLY

APPENDIX 1



SHIRE OF GINGIN
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2017 to 31 MARCH 2018

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Summary of Financial Position up to 31 March 2018

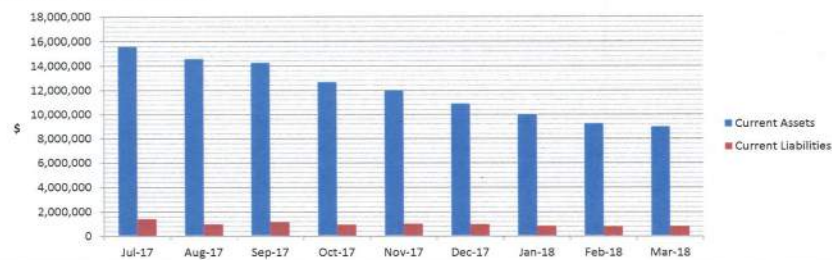
Operating Statement

	Mar-18			Annual Budget	Annual Budget %
	Actual	YTD Budget	Variance		
Revenue	13,903,975	11,872,784	17%	13,926,873	100%
Expenses	(10,410,522)	(10,612,316)	-2%	(15,918,474)	65%
Profit/Loss	(352,945)	0	0%	0	0%
Non-Operating Grants	417,332	1,393,039	-70%	2,089,559	20%
Net Result	3,557,839	2,653,608		97,958	

Assets & Liabilities

	Feb-18	Mar-18
Current		
Assets	9,221,727	8,969,558
Liabilities	801,926	814,272
Non-Current		
Assets	155,013,023	155,286,194
Liabilities	2,664,677	2,664,677
Net Assets	160,768,147	160,776,803

CURRENT ASSETS & LIABILITIES



Capital Payments

	Year to 31 March 2018			Annual Budget
	YTD Actual	YTD Budget	Variance	
Land & Buildings	301,685	876,000	-66%	1,168,000
Infrastructure Roads	1,370,503	2,916,612	-51%	3,755,483
Infrastructure Parks	874,096	642,686	36%	856,915
Infrastructure Other	107,964	970,885	-89%	1,294,513
Infrastructure Footpaths	-	33,327	-100%	44,436
Plant & Equipment	546,979	1,288,681	-58%	1,716,241
Furniture and Equipment	56,947	69,537	-18%	92,716
Loans Current	157,677	140,837	12%	187,783
Transfer to Reserve	238,863	120,943	98%	161,257
Provisions	-	-	0%	-
Net Result	3,654,714	6,959,508	-47%	9,279,344

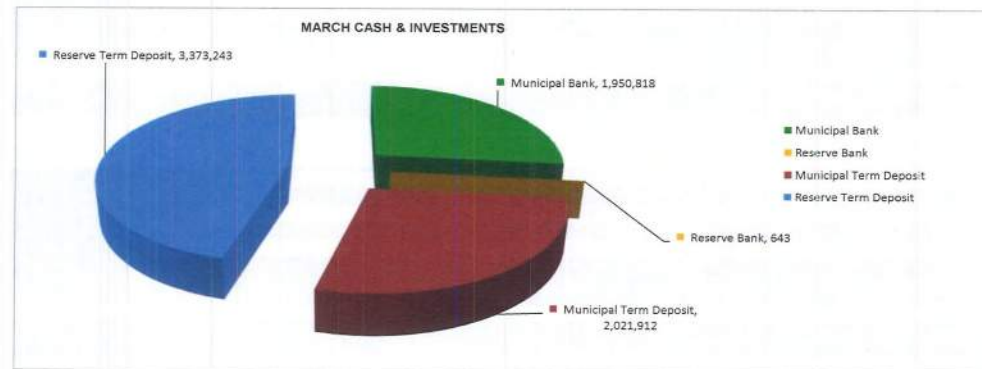
Refer to Capital Works Program.

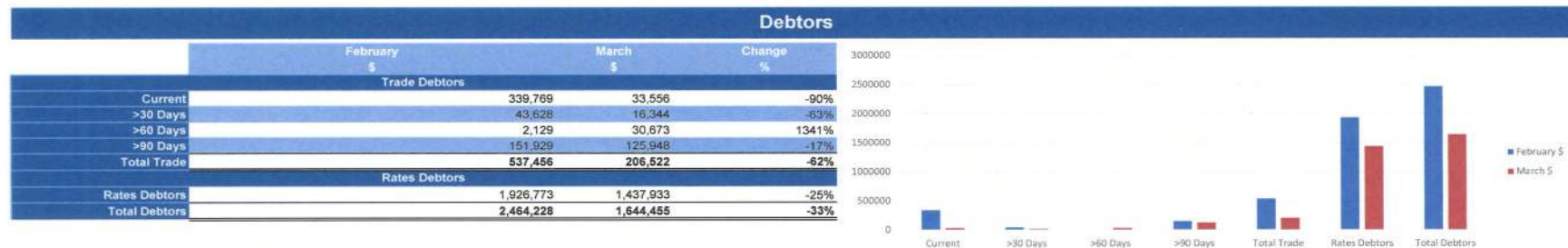
Note provisions are budgeted throughout operating accounts.

Cash & Investments

	Volume Held	
	Feb-18	Mar-18
Municipal Bank	459,273	1,950,818
Reserve Bank	643	643
Municipal Term Deposit	3,021,792	2,021,912
Reserve Term Deposit	3,373,243	3,373,243
Total	6,854,952	7,346,616

As a result of the RBA meeting held 6 March 2018, the cash rate remained the same at 1.5 per cent.

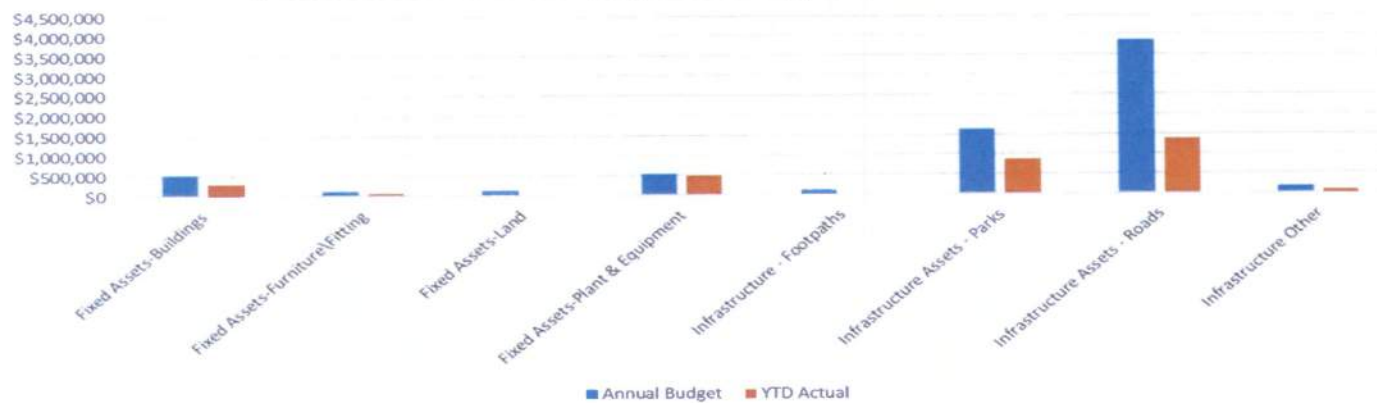




Budget Variances						
Account	Description	Total Budget	YTD Budget	YTD Actual	% of YTD Budget	Explanation
06203104	Seniors Units - Gingin	\$20,033	\$15,021	\$4,931	33%	Underspend on budgeted electrical and labour costs. Costs will increase in the final quarter due to additional maintenance works
10107092	Litter Control	\$17,000	\$12,744	\$1,708	13%	Less than anticipated expenditure
10507004	Coastal Hazard Risk Management CHRMP Gingin and Dandaraga	\$84,558	\$63,414	\$11,931	19%	Timing - Project due for completion by 30th June 2018
10507052	Ellen Brockman Integrated Catchment Environmental Allocation	\$15,000	\$11,250	\$0	0%	Timing of payment - Expense incurred April 2018
10507080	CAP - Sand Renourishment Grant Project	\$26,773	\$20,079	\$3,455	17%	Reduced expenditure to date
10517002	Coastal Hazard Risk Management Plan Grant	(\$39,000)	(\$29,241)	\$0	0%	\$14,000 Contribution from Shire of Dandaragan - to be invoiced, \$25,000 grant from Department of Planning for CMPAP
11300005	Contract Relief	\$15,000	\$11,250	\$0	0%	Timing of project
11315019	Grant Funding- Trails Master Plan	(\$15,000)	(\$11,250)	\$0	0%	Timing of project
12205130	Lancelin Depot	\$25,710	\$19,278	\$8,786	46%	Maintenance costs reduced
		\$150,074	\$112,545	\$30,811		

Fixed Assets Expenditure March 2018

Asset Type	Annual Budget	YTD Actual
Fixed Assets-Buildings	\$531,568	\$299,803
Fixed Assets-Furniture/Fitting	\$100,375	\$56,947
Fixed Assets-Land	\$100,000	\$64
Fixed Assets-Plant & Equipment	\$526,293	\$483,872
Infrastructure - Footpaths	\$100,000	\$0
Infrastructure Assets - Parks	\$1,616,892	\$874,096
Infrastructure Assets - Roads	\$3,857,866	\$1,370,503
Infrastructure Other	\$164,500	\$83,964
	\$6,997,494	\$3,169,249

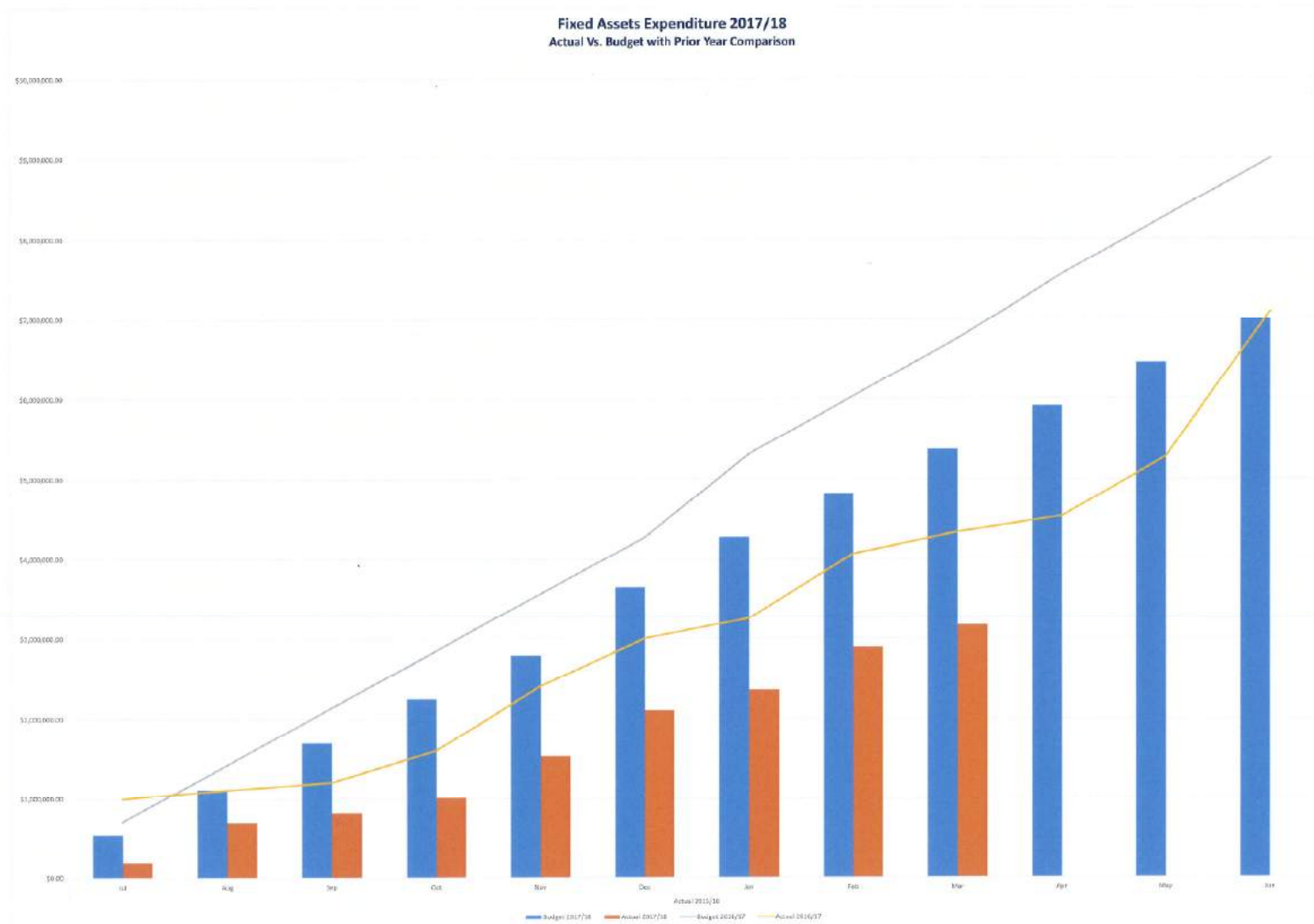


Fixed Assets Expenditure March 2018

Account #	Account Description	Status of Works	Annual Budget	Actual YTD	Variance	% Total Budget
05159129	Nilgen Fire Shed Construction		\$110,000	\$132,547	\$22,547	120.50%
06259020	Aged Homes Lancelin		\$90,362	\$24,773	\$65,589	27.41%
06259050	Gingin Aged Units (Air-conditioning, kitchen, refurbishments, floor coverings)		\$40,800	\$7,150	\$33,650	17.52%
07159106	Gingin Medical Centre (New)		\$7,000	\$6,550	\$450	93.57%
10259217	Ablation Facility Guilderton Foreshore		\$24,941	\$24,941	\$0	100.00%
11359049	Gingin Golf Club - Re-roof Club House		\$9,488	\$9,488	\$0	100.00%
11359051	Gingin Bowling Club - Patio roof extension & disabled ramp		\$33,000	\$2,155	\$30,845	6.53%
11359090	GG Recreation Centre Building Land & Buildings		\$37,829	\$0	\$37,829	0.00%
11359157	Gingin Horseman's Club Campdraft Facility		\$12,500	\$0	\$12,500	0.00%
11359177	LA - Gun Club Transportable Toilet and Water to Site		\$25,001	\$22,727	\$2,274	90.91%
11359179	LA - Bowling Club Storage Shed & Shade Shelters		\$9,500	\$0	\$9,500	0.00%
11359183	LP - Bowling Club - Synthetic Green		\$5,000	\$0	\$5,000	0.00%
11659315	Old Granville Building		\$12,000	\$3,740	\$8,260	31.17%
13259065	Caravan Park Chalets		\$64,990	\$60,733	\$4,257	93.45%
13259300	Information Bays		\$26,500	\$0	\$26,500	0.00%
14759140	CWA Building - Structural Repairs		\$22,657	\$5,000	\$17,657	22.07%
04159110	Council Chambers Furniture		\$5,125	\$5,777	-\$652	112.73%
07459010	Furniture And Equipment		\$2,300	\$1,365	\$935	59.37%
10159004	Landfill Site POS Equipment		\$6,100	\$4,111	\$1,989	67.40%
10659040	Planning Equipment		\$2,500	\$1,447	\$1,053	57.89%
11559020	Lancelin Library Furniture and Equipment		\$1,500	\$1,423	\$77	94.88%
13259060	GU Caravan Park Furniture/fittings		\$9,000	\$9,600	-\$600	106.67%
13359010	Furniture And Equipment		\$1,700	\$0	\$1,700	0.00%
14259110	Computer System Furniture And Equipment		\$32,516	\$11,149	\$21,367	34.29%
14259115	Office Furniture/Equip - Furniture And Equipment		\$33,437	\$15,877	\$17,560	47.48%
14359110	Depot - Furniture And Equipment		\$6,197	\$6,196	\$1	99.99%
10159000	Landfill Site Implementation		\$60,000	\$0	\$60,000	0.00%
11159010	Guilderton Hall Carpark		\$0	\$64	-\$64	0.00%
14759124	Lancelin Commercial Centre Land Purchase		\$40,000	\$0	\$40,000	0.00%
05159200	Fire Warning Signs		\$60,000	\$24,000	\$36,000	40.00%
05359020	Ranger/Fly Utility Purchase GG074		\$21,200	\$21,200	\$0	100.00%
07459001	Vehicle Purchase - 6GG (SGG budget) EHO		\$43,000	\$43,008	-\$8	100.02%
12359202	Kanga Loader GG040		\$44,129	\$44,129	\$0	100.00%
12359750	Minor Plant/Equipment		\$15,000	\$8,572	\$6,428	57.15%
12359916	TCM Front End Loader GG016		\$313,000	\$313,000	\$0	100.00%

14759226	Generator - Shire Office (Gingin)	\$29,964	\$29,964	\$0	100.00%
12259990	Footpath projects unallocated	\$100,000	\$0	\$100,000	0.00%
11259065	Lancelin Foreshore Development - Cunliffe St	\$150,000	\$0	\$150,000	0.00%
11259077	Guilderton Beach Access Boardwalk	\$89,000	\$11,610	\$77,390	13.04%
11259079	Boat Launch Facility - Planning Study	\$109,421	\$37,844	\$71,577	34.59%
11259081	LA Hinchcliffe Hill Staircase South Side	\$100,000	\$24,031	\$75,969	24.03%
11259082	LA Hinchcliffe Hill Ramp North Side	\$60,000	\$13,451	\$46,549	22.42%
11259083	LA Hinchcliffe Hill Pathway and Carpark	\$82,125	\$0	\$82,125	0.00%
11359042	GG Swim Pool Plant & Pump Room	\$23,000	\$9,598	\$13,402	41.73%
11359047	Replace Dam Barrier - Granville Park Scenic Pool	\$35,000	\$0	\$35,000	0.00%
11359115	LA Skate Park Bowl (at BMX Track)	\$126,000	\$132,433	-\$6,433	105.11%
11359124	LA 1/2 Basketball Court	\$15,000	\$0	\$15,000	0.00%
11359132	Playground Equipment	\$36,772	\$33,874	\$2,898	92.12%
11359133	LP Playground Equipment	\$135,949	\$136,336	-\$387	100.28%
11359155	Bendigo Bank Complex	\$9,000	\$0	\$9,000	0.00%
11359170	GG Recreation Ground	\$25,625	\$0	\$25,625	0.00%
11359171	Regional Hardcourt Facility - Bank Stabilisation & Landscaping	\$165,000	\$0	\$165,000	0.00%
11359268	Lancelin Golf Club Bore and Pump	\$60,000	\$60,000	\$0	100.00%
13259068	Lancelin Caravan Park - Infrastructure Parks	\$355,000	\$354,919	\$81	99.98%
13259314	Caravan Park Retaining Wall	\$0	\$60,000	-\$60,000	
13259315	Caravan Park Tap and Pipe Replacement Bays	\$40,000	\$0	\$40,000	0.00%
12259160	Cowalla Road Bridge Upgrade	\$190,000	\$0	\$190,000	0.00%
12259161	Marchmont Drainage	\$160,000	\$0	\$160,000	0.00%
12259170	Rural - Miregarra Road	\$290,764	\$0	\$290,764	0.00%
12259211	Guilderton - Mortimer St	\$44,800	\$0	\$44,800	0.00%
12259222	Lancelin - Lancelin Plaza	\$10,000	\$2,522	\$7,478	25.22%
12259233	Craig Sandy Reseal SLK 0.00 - 0.32	\$5,512	\$4,413	\$1,099	80.06%
12259235	Bateman Way Reseal SLK 0.00 - 2.00	\$6,064	\$3,710	\$2,354	61.18%
12259236	Jones Place Reseal SLK 0.00 - 0.07	\$1,929	\$1,328	\$601	68.83%
12259240	Rural - Beermullah Road West	\$134,546	\$76,423	\$58,123	56.80%
12259259	Ashby Road Reseal SLK 0.00 - 3.00	\$187,329	\$50,641	\$136,688	27.03%
12259262	Rural - Red Gully Road	\$399,034	\$0	\$399,034	0.00%
12259277	Link Road - Reseal SLK 0.00-0.15	\$3,256	\$2,155	\$1,101	66.17%
12259278	St Andrews Court - Reseal SLK 0.00-0.57	\$12,175	\$10,818	\$1,357	88.85%
12259279	Military Road - Centreline SLK 0.00-14.79	\$40,000	\$0	\$40,000	0.00%
12259283	LA Walker Avenue	\$357,824	\$3,468	\$354,357	0.97%
12259306	GG - Brockman Street/Cheriton Road Intersection	\$78,015	\$84,850	-\$6,835	108.76%
12259326	R to R - Rural - Ferguson Road Construct/Seal Intersection	\$83,394	\$83,366	\$28	99.97%
12259332	Rural - Cowalla Rd	\$87,811	\$87,811	\$0	100.00%

12259339	R to R - Rural - Cullalla Rd	\$45,000	\$0	\$45,000	0.00%
12259343	LA - Drainage Works	\$0	\$0	\$0	
12259353	Old North Road Drive/Walk Trail	\$22,935	\$300	\$22,635	1.31%
12259354	Rural - KW Road	\$23,009	\$0	\$23,009	0.00%
12259501	Black Spot - Dewar Road	\$259,441	\$0	\$259,441	0.00%
12259959	RRG - Gingin Brook Road - Final Seal	\$86,527	\$32,498	\$54,029	37.56%
12259961	RRG - Gingin Brook Road	\$929,943	\$767,301	\$162,642	82.51%
12259982	Drainage Construction	\$21,538	\$10,448	\$11,091	48.51%
12259993	R to R - Murray Bridge works	\$129,778	\$144,698	\$14,920	111.50%
12259996	Rural - Fynes Road Resheet SLK 0.00-5.32	\$247,242	\$3,756	\$243,486	1.52%
10159030	Gingin Landfill Fencing	\$7,000	\$0	\$7,000	0.00%
10759128	Gingin Cemetery Fence and Driveway	\$31,000	\$0	\$31,000	0.00%
12259362	Streetscape Project - Lancelin	\$70,000	\$39,194	\$30,807	55.99%
12259994	Parking Meters - Gulliderton	\$3,500	\$1,440	\$2,060	41.14%
13259312	Caravan Waste Dump Points	\$3,000	\$0	\$3,000	0.00%
13259313	Caravan Park Drainage	\$50,000	\$43,330	\$6,670	86.66%
		\$6,997,494	\$3,169,249	\$3,828,245	



SHIRE OF GINGIN
INTERIM MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2017 to 31 MARCH 2018

	NOTE	Mar 2017/2018 Y-T-D Actual \$	2017/2018 Y-T-D Budget \$	2017/2018 Budget \$	Variances Budget to Actual Y-T-D %
Net current assets at start of year - surplus/(deficit)		1,931,712	2,009,010	2,009,010	0.00%
Revenue from operating activities (excluding rates and non-operating grants, subsidies & contributions)					
Governance		995	0	0	0.00%
General Purpose Funding		780,131	780,213	1,170,319	(0.01%)
General Purpose Funding - Rates		7,752,200	7,764,606	7,764,606	(0.16%)
Law, Order, Public Safety		249,032	226,055	339,083	6.78%
Education and Welfare		81,587	193,333	290,000	(38.53%)
Health		293,429	78,000	117,000	184.13%
Housing		16,720	15,600	23,400	4.79%
Community Amenities		1,421,750	1,108,692	1,663,038	18.82%
Recreation and Culture		175,011	109,752	164,628	39.64%
Transport		1,261,735	165,364	248,046	442.00%
Economic Services		1,462,100	1,286,802	1,930,203	9.08%
Other Property and Services		409,285	144,367	216,550	122.34%
		<u>13,903,975</u>	<u>11,872,784</u>	<u>13,926,873</u>	<u>14.58%</u>
Expenditure from operating activities					
Governance		(750,875)	(747,966)	(1,121,949)	0.26%
General Purpose Funding		(253,190)	(247,752)	(371,628)	1.46%
Law, Order, Public Safety		(942,183)	(894,489)	(1,341,733)	3.55%
Education and Welfare		(121,234)	(431,963)	(647,945)	(47.96%)
Health		(604,283)	(139,455)	(209,182)	222.21%
Housing		(34,379)	(20,307)	(30,460)	46.20%
Community Amenities		(1,651,118)	(1,767,331)	(2,650,997)	(4.38%)
Recreation & Culture		(2,339,911)	(1,989,863)	(2,984,794)	11.73%
Transport		(1,784,806)	(2,813,714)	(4,220,571)	(24.38%)
Economic Services		(1,048,854)	(1,090,424)	(1,635,636)	(2.54%)
Other Property and Services		(1,232,635)	(469,053)	(703,579)	108.53%
		<u>(10,763,468)</u>	<u>(10,612,316)</u>	<u>(15,918,474)</u>	<u>0.95%</u>
Operating activities excluded from budget					
(Profit)/Loss on Asset Disposals	2	352,945	0	0	0.00%
Depreciation on Assets	10	1,897,409	2,921,091	4,381,636	(23.36%)
Non-Cash Expenditure and Revenue		(70,273)	0	0	0.00%
Leave Entitlements		0	0	0	0.00%
Amount attributable to operating activities		<u>5,320,588</u>	<u>6,190,569</u>	<u>4,399,045</u>	<u>(19.78%)</u>
Investing Activities					
Non operating grants, subsidies & contributions		417,332	1,393,039	2,089,559	(46.69%)
Purchase Land Held for Resale	1	0	0	0	0.00%
Purchase Land and Buildings	1	(301,685)	(965,890)	(1,448,834)	(45.64%)
Purchase Infrastructure Assets - Roads	1	(1,370,503)	(2,657,784)	(3,986,675)	(32.29%)
Purchase Infrastructure Assets - Parks	1	(874,096)	(1,100,178)	(1,650,267)	(13.70%)
Purchase Infrastructure Assets - Other	1	(107,964)	(108,000)	(162,000)	(0.02%)
Purchase Infrastructure Assets - Footpaths	1	0	(66,667)	(100,000)	(66.67%)
Purchase Tools		0	0	0	0.00%
Purchase Plant and Equipment	1	(546,979)	(69,333)	(104,000)	459.28%
Purchase Furniture and Equipment		(56,947)	(62,161)	(93,241)	(5.59%)
Proceeds from Disposal of Assets	2	379,739	0	0	0.00%
		<u>(2,461,103)</u>	<u>(3,636,973)</u>	<u>(5,455,459)</u>	<u>(21.55%)</u>
Financing Activities					
Repayment of Debentures	3	(157,677)	(150,631)	(225,947)	3.12%
Proceeds from New Debentures	3	200,000	600,000	900,000	(44.44%)
New Self Supporting Loans		0	0	0	0.00%
New Advances		0	0	0	0.00%
Proceeds from Advances		11,282	7,521	11,281	33.35%
Self-Supporting Loan Principal Income		11,719	19,887	29,831	(27.38%)
Transfers to Reserves (Restricted Assets)	4	(238,863)	369,451	554,176	(109.77%)
Transfers from Reserves (Restricted Assets)	4	0	(641,202)	(961,803)	(66.67%)
Transfers from Restricted Cash		0	499,251	748,876	(66.67%)
		<u>(173,539)</u>	<u>704,276</u>	<u>1,056,414</u>	<u>(83.09%)</u>
Net Current Assets Year to Date		<u>4,617,658</u>	<u>3,257,872</u>	<u>0</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
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2017 to 31 MARCH 2018

	Mar 2017/2018 Y-T-D Actual \$	2017/2018 Budget \$
1. ACQUISITION OF ASSETS & OTHER NON CAPITAL EXPENDITURE		
The following assets and other non capital expenditure have been acquired/paid for during period under review:		
<u>By Program</u>		
Governance	5,777	5,000
General Purpose Funding	43,863	121,487
Law, Order, Public Safety	177,747	542,500
Health	75,348	69,387
Education and Welfare	31,923	20,000
Housing	0	21,000
Community Amenities	102,829	1,032,974
Recreation and Culture	557,181	1,450,231
Transport	1,784,705	5,405,419
Economic Services	592,182	340,693
Other Property and Services	283,159	270,653
	<u>3,654,714</u>	<u>9,279,344</u>
<u>By Class</u>		
Land and Buildings	301,685	1,168,000
Infrastructure Assets - Roads	1,370,503	3,755,483
Infrastructure Assets - Parks and Ovals	874,096	856,915
Infrastructure Assets - Other	107,964	1,294,513
Infrastructure - Footpaths	0	44,436
Plant and Equipment	546,979	1,718,241
Furniture and Fittings	56,947	92,716
Tools	0	0
Loans Current	157,677	187,783
Provisions	0	0
Transfers to Reserve	238,863	161,257
	<u>3,654,714</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
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2017 to 31 MARCH 2018

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>	Mar 2017/2018 Y-T-D Actual \$	Mar 2017/2018 Y-T-D Actual \$	Mar 2017/2018 Y-T-D Actual \$
Law Order & Public Safety	0	0	0
Health	11,196	18,182	(6,986)
Community Amenities	40,616	48,182	(7,566)
Transport	38,093	118,375	(80,283)
Economic Services	0	0	0
Other Property & Services	(80,000)	195,000	(275,000)
	9,905	379,739	(369,834)
<u>By Class</u>	Mar 2017/2018 Y-T-D Actual \$	Mar 2017/2018 Y-T-D Actual \$	Mar 2017/2018 Y-T-D Actual \$
Plant & Equipment	89,905	184,739	(94,834)
Land & Buildings	(80,000)	195,000	(275,000)
	9,905	379,739	(369,834)
<u>Summary</u>	Profit/(Loss)		
	2017/2018 Y-T-D Actual \$		
Profit on Asset Disposals	16,889		
Loss on Asset Disposals	(369,834)		
	(352,945)		

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2017 to 31 MARCH 2018

3. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-17	New Loans Actual	New Loans Budget	Principal Repayments		Principal Outstanding		Interest Repayments	
				Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$
Health									
L100 GG Medical Centre	209,564		0	24,424	24,425	185,140	185,139	13,252	13,252
Housing									
L129 Aged Accomodation	0	0	0	0	0	0	700,000	0	0
Community Amenities									
L111 Tip Rationalisation Site	484,873		5,180	15,540	15,540	469,333	469,333	31,220	31,220
L127 - SB Erosion Extension	204,422		6,436	19,309	19,309	185,113	185,113	5,011	5,011
Recreation & Culture									
L114 Gu C/Club	463,497		9,651	14,222	28,952	449,275	434,545	16,547	32,586
L115 Gu C/Club	13,453		4,484	6,608	13,453	6,845	0	482	728
L119 LP Country Club & Granville									
Civic Centre	8,445		2,815	4,149	8,445	4,297	0	304	459
L120 Regional Netball Facility	322,973		6,093	8,989	18,278	313,984	304,695	10,787	21,274
Economic Services									
L124A Regional Hardcourt Facility	312,626		6,200	9,204	18,599	303,421	294,027	6,456	12,721
L126 Swimming Pool	136,990		4,472	13,416	13,416	123,574	123,574	4,144	4,144
Other Property & Services									
L103 Gingin Sale Yards	12,340			2,949	5,987	9,391	6,353	365	654
L128 Lancelin Caravan Park	0	200,000	6,300	18,892	18,900	181,108	181,100	2,520	2,500
Other Property & Services									
L93 LA Angling/Aquatic	10,391		3,464	5,111	10,391	5,280	0	339	511
L118 Office Extensions	16,826		5,609	8,265	16,826	8,562	0	605	913
L123 Purchase Lot 44 Weld Street GG	212,827		4,475	6,598	13,426	206,228	199,401	7,406	14,583
	2,409,227	200,000	75,316	157,677	225,947	2,451,551	3,083,280	99,437	140,556

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2017 to 31 MARCH 2018

3. INFORMATION ON BORROWINGS (continued)

(a) Debenture Repayments

Repayment of Principal for Council Funded Loans will be
Repayment of Principal for Self Supporting Loans will be

145,958	Interest on Council Funded Loans	98,616
11,719	Interest on Self Supporting Loans	821
<u>\$157,677</u>		<u>\$99,437</u>

Interest
Actual
\$
98,616
821
\$99,437

(b) New Debentures

Nil

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2017 to 31 MARCH 2018

4. RESERVES	Mar Y-T-D Actual \$	2017/2018 Budget \$
Cash Backed Reserves		
(a) Long Service Leave, Sick Leave, Staff Contingency		
Opening Balance	513,063	513,063
Amount Set Aside / Transfer to Reserve	6,758	10,725
Amount Used / Transfer from Reserve	-	-
	<u>519,821</u>	<u>523,788</u>
(b) Office Equipment Replacement		
Opening Balance	17,486	17,486
Amount Set Aside / Transfer to Reserve	230	366
Amount Used / Transfer from Reserve	-	(15,000)
	<u>17,717</u>	<u>2,852</u>
(c) Plant & Equipment Replacement		
Opening Balance	153,129	153,129
Amount Set Aside / Transfer to Reserve	2,017	818,201
Amount Used / Transfer from Reserve	-	-
	<u>155,146</u>	<u>971,330</u>
(d) Land & Buildings General		
Opening Balance	753,210	653,210
Amount Set Aside / Transfer to Reserve	204,921	83,811
Amount Used / Transfer from Reserve	-	(75,000)
	<u>958,131</u>	<u>662,021</u>
(e) Guilderton Caravan Park Recreation		
Opening Balance	222,713	222,713
Amount Set Aside / Transfer to Reserve	2,934	1,283
Amount Used / Transfer from Reserve	-	(90,000)
	<u>225,646</u>	<u>133,996</u>
(f) Shire Recreationai Deveiopment		
Opening Balance	204,380	304,380
Amount Set Aside / Transfer to Reserve	2,692	4,272
Amount Used / Transfer from Reserve	-	(220,000)
	<u>207,072</u>	<u>88,652</u>
(g) Redfield Park Public Open Space		
Opening Balance	29,762	29,762
Amount Set Aside / Transfer to Reserve	392	622
Amount Used / Transfer from Reserve	-	-
	<u>30,154</u>	<u>30,384</u>

SHIRE OF GINGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2017 to 31 MARCH 2018

	Mar Y-T-D Actual \$	2017/2018 Budget \$
RESERVES (continued)		
(h) Ocean Farm Recreation		
Opening Balance	36,564	36,564
Amount Set Aside / Transfer to Reserve	482	764
Amount Used / Transfer from Reserve	-	(7,237)
	<u>37,046</u>	<u>30,091</u>
(i) Tip Rationalisation		
Opening Balance	697,171	697,171
Amount Set Aside / Transfer to Reserve	9,183	14,573
Amount Used / Transfer from Reserve	-	(87,399)
	<u>706,354</u>	<u>624,345</u>
(j) Lancelin Community Sporting Club		
Opening Balance	49,002	49,002
Amount Set Aside / Transfer to Reserve	645	13,524
Amount Used / Transfer from Reserve	-	(10,000)
	<u>49,647</u>	<u>52,526</u>
(k) Community Infrastructure Reserve		
Opening Balance	87,429	87,429
Amount Set Aside / Transfer to Reserve	1,152	1,828
Amount Used / Transfer from Reserve	-	-
	<u>88,580</u>	<u>89,257</u>
(l) Staff Housing Reserve		
Opening Balance	31,740	31,740
Amount Set Aside / Transfer to Reserve	418	663
Amount Used / Transfer from Reserve	-	-
	<u>32,158</u>	<u>32,403</u>
(m) Future Infrastructure Reserve		
Opening Balance	531,524	531,524
Amount Set Aside / Transfer to Reserve	7,001	11,111
Amount Used / Transfer from Reserve	-	(244,240)
	<u>538,525</u>	<u>298,395</u>
(n) Guilderton Country Club Reserve		
Opening Balance	2,852	2,852
Amount Set Aside / Transfer to Reserve	38	60
Amount Used / Transfer from Reserve	-	-
	<u>2,889</u>	<u>2,912</u>
Total Cash Backed Reserves	<u>3,568,886</u>	<u>3,542,952</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 2017 to 31 MARCH 2018

	Mar Y-T-D Actual \$	2017/2018 Budget \$
4. RESERVES (Continued)		
Summary of Transfers		
To Cash Backed Reserves		
Transfers to Reserves		
Transfers to Reserves		
Long Service Leave, Sick Leave, Staff Contingency	6,758	10,725
Office Equipment Replacement	230	366
Plant & Equipment Replacement	2,017	818,201
Land & Buildings General	204,921	83,811
Guilderton Caravan Park Recreation	2,934	1,283
Shire Recreational Development	2,692	4,272
Redfield Park Public Open Space	392	622
Ocean Farm Recreation	482	764
Tip Rationalisation	9,183	14,573
Lancelin Community Sporting Club	645	13,524
Community Infrastructure	1,152	1,828
Staff Housing Reserve	418	663
Guilderton Country Club Reserve	38	60
Future Infrastructure Reserve	7,001	11,111
	<u>238,863</u>	<u>961,803</u>
Transfers from Reserves		
Long Service Leave, Sick Leave, Staff Contingency	-	-
Office Equipment Replacement	-	(15,000)
Plant & Equipment Replacement	-	-
Land & Buildings General	-	(75,000)
Guilderton Caravan Park Recreation	-	(90,000)
Shire Recreational Development	-	(220,000)
Redfield Park Public Open Space	-	-
Ocean Farm Recreation	-	(7,237)
Tip Rationalisation	-	(87,399)
Lancelin Community Sporting Club	-	(10,000)
Community Infrastructure	-	-
Staff Housing Reserve	-	-
Guilderton Country Club Reserve	-	-
Future Infrastructure Reserve	-	(244,240)
	<u>-</u>	<u>(748,876)</u>
Total Transfer to/(from) Reserves	<u>238,863</u>	<u>212,927</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 2017 TO 31 MARCH 2018

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 2017 to 31 MARCH 2018

	Actual Mar 2017/2018 Y-T-D Actual \$	Actual Brought Forward 1-Jul \$
5. NET CURRENT ASSETS		
Composition of Estimated Net Current Asset Position		
CURRENT ASSETS:		
Cash - Unrestricted	2,875,202	994,821
Cash - Restricted Reserves	4 3,568,886	3,330,023
Cash - Restricted General	884,991	909,991
Rates - Current	1,385,385	859,216
Sundry Debtors	210,281	1,160,020
Inventories	26,702	26,713
	<u>8,951,447</u>	<u>7,280,784</u>
LESS: CURRENT LIABILITIES		
Payables	(152,246)	(1,375,787)
Employee Provisions	(612,656)	(612,656)
Accrued Interest on Loans	0	(30,606)
	<u>(764,902)</u>	<u>(2,019,049)</u>
	8,186,545	5,261,735
Less: Cash - restricted reserves	4 (3,568,886)	(3,330,023)
NET CURRENT ASSET POSITION	<u><u>4,617,658</u></u>	<u><u>1,931,712</u></u>

SHIRE OF GINGIN
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2017 to 31 MARCH 2018

6. RATING INFORMATION

RATE TYPE		Rate in \$	Number of Properties	Rateable Value \$	2017/2018 Rate Revenue \$	2017/2018 Interim Rates \$	2017/2018 Back Rates \$	2017/2018 Total Revenue \$	2017/2018 Budget \$
General Rate	GRV - Townsites	0.083499	1,743	28,508,235	2,380,547			2,380,547	2,380,547
	GRV - Other	0.083499	923	14,815,362	1,267,167			1,267,167	1,267,167
	UV - Rural	0.004504	422	286,427,000	1,287,887			1,287,887	1,287,887
	UV - Other	0.004504	1	2,800,000	12,611			12,611	12,611
	UV - Intensive	0.008448	184,468	64,543,000	553,403			553,403	553,403
	Interim Rates					20,854		20,854	25,000
	Back Rates						747	747	10,000
	Sub-Totals		1,833,872	397,093,597	5,501,615	20,854	747	5,523,217	5,536,615
Minimum Rates		Minimum \$							
	GRV - Townsites	997	289,795	6,752,442	869,384			869,384	869,384
	GRV - Other	997	242,936	4,133,426	728,807			728,807	728,807
	UV - Rural	1260	158,340	74,924,300	475,020			475,020	475,020
	UV - Other	1260	10,080	675,764	30,240			30,240	30,240
	UV - Intensive	2,240	71,680	15,554,347	215,040			215,040	215,040
	Sub-Totals		772,830	102,040,279	2,318,491	0	0	2,318,491	2,318,491
						(94,284)		(94,284)	(95,000)
								0	0
						4,777		4,777	4,500
Totals			2,606,702	499,133,876	7,820,106	(68,653)	747	7,752,200	7,764,606

SHIRE OF GINGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2017 to 31 MARCH 2018

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-17 \$	Amounts Received \$	Amounts Paid (\$)	Mar Y-T-D Actual \$
Bonds, Tenders etc	9,117	5,000	1,630	12,487
Car Parking Cash in Lieu	13,014			13,014
Community Groups	4,293			4,293
Councillors Nominations	-	560	560	-
D Wedge Trust	6,314	13		6,327
Excavation Bonds	26,096			26,096
Footpath Bonds	5,982			5,982
Landscaping Bonds	49,767			49,767
Old Junction Hotel Restoration	1,743			1,743
Other Bonds/Trusts	21,457	2,863	4,029	20,292
Public Open Space	34,465			34,465
Rehabilitation Bonds	85,831			85,831
Second Hand Buildings	47,639		5,000	42,639
Staff Trust	16,880	27,700	34,543	10,037
Subdivision Bonds	207,138			207,138
Tree Planting Bonds	5,456			5,456
Trust Interest	0	2,832	26	2,807
	535,193	38,968	45,787	528,373

SHIRE OF GINGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2017 to 31 MARCH 2018

8. OPERATING STATEMENT

	Mar 2017/2018 Y-T-D Actual \$	2017/2018 Budget \$	2016/2017 Actual \$
OPERATING REVENUES			
Governance	39	0	534
General Purpose Funding	8,532,331	8,934,925	10,555,255
Law, Order, Public Safety	249,032	449,083	779,095
Health	293,429	290,000	246,157
Education and Welfare	81,582	117,000	127,217
Housing	16,720	23,400	24,280
Community Amenities	1,421,858	1,663,038	2,335,826
Recreation and Culture	331,012	600,694	575,412
Transport	1,522,960	1,791,539	1,811,071
Economic Services	1,462,100	1,930,203	1,983,912
Other Property and Services	409,285	216,550	336,435
Restricted Cash	(24,041)	45,000	(626,578)
TOTAL OPERATING REVENUE	14,296,307	16,061,432	18,148,616
OPERATING EXPENSES			
Governance	(750,057)	(1,121,949)	(1,003,716)
General Purpose Funding	(253,190)	(371,628)	(425,934)
Law, Order, Public Safety	(942,183)	(1,341,733)	(1,484,151)
Health	(579,283)	(647,945)	(853,712)
Education and Welfare	(121,234)	(209,182)	(180,186)
Housing	(34,379)	(30,460)	(29,725)
Community Amenities	(1,651,118)	(2,650,997)	(2,250,652)
Recreation & Culture	(2,339,911)	(2,984,794)	(3,169,400)
Transport	(1,784,806)	(4,220,571)	(2,082,557)
Economic Services	(1,048,854)	(1,635,636)	(1,652,775)
Other Property and Services	(1,232,635)	(703,570)	(1,287,904)
Restricted Cash	(818)	509,176	0
TOTAL OPERATING EXPENSE	(10,738,468)	(15,409,289)	(14,420,713)
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	3,557,839	652,143	3,727,903

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NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2017 to 31 MARCH 2018

9. STATEMENT OF FINANCIAL POSITION

	Mar 2017/18 Y-T-D Actual \$	2016/2017 Actual \$
CURRENT ASSETS		
Cash Assets	3,760,193	1,904,812
Reserves - Cash Backed	3,568,886	3,330,023
Receivables - Cash	1,595,666	1,991,420
Receivables - Non Cash	18,112	40,593
Inventories	26,702	26,713
TOTAL CURRENT ASSETS	8,969,558	7,293,562
NON-CURRENT ASSETS		
Receivables	148,898	149,418
Inventories	-5	0
Property, Plant and Equipment	50,317,559	55,108,739
Infrastructure	104,819,742	99,969,173
TOTAL NON-CURRENT ASSETS	155,286,194	155,227,330
TOTAL ASSETS	164,255,752	162,520,891
CURRENT LIABILITIES		
Payables	152,246	1,338,110
Accrued Interest on Debentures	0	30,606
Interest-bearing Liabilities	49,371	0
Provisions	612,656	688,185
TOTAL CURRENT LIABILITIES	814,272	2,056,901
NON-CURRENT LIABILITIES		
Interest-bearing Liabilities	2,402,180	2,409,227
Provisions	262,497	152,503
TOTAL NON-CURRENT LIABILITIES	2,664,677	2,561,730
TOTAL LIABILITIES	3,478,949	4,618,631
NET ASSETS	160,776,803	157,902,260
EQUITY		
Reserves - Asset Revaluation	107,571,075	106,207,280
Reserves - Cash Backed	3,568,886	3,330,023
Retained Surplus	49,636,841	48,364,957
TOTAL EQUITY	160,776,803	157,902,260

APPENDIX 2

LIST OF ACCOUNTS PAID BY COUNCIL SUBMITTED TO THE
COUNCIL MEETING HELD MAY 2018

TYPE	DATE PAID	NAME	DETAILS	AMOUNT
Chq/EFT				
EFT24219	04/04/2018	GEOFFREY LIDDELOW	2018	41250.00
EFT24220	04/04/2018	WA HINO SALES AND SERVICE	GG084 - VEHICLE LOSING BRAKING	1971.95
EFT24221	04/04/2018	ENED PERTH	COUPLINGS AND PLASTIC NOZZLES	448.20
EFT24222	04/04/2018	TUTT BRYANT EQUIPMENT	GG029 - CHECK AND REPAIR WATER AND FUEL LEAKS IN ENGINE	11682.74
EFT24223	04/04/2018		PLANNING AND DEVELOPMENT OF SHIRE OF GINGIN	
		TRANSPALM PTY LTD - MIKE MAHER	TRAILS MASTER PLAN	5742.00
EFT24224	04/04/2018		INSTALLATION AND TREE TRIMMING FOR WESTERN	
		GINGIN TREE SERVICES PTY LTD	POWER	5280.00
EFT24225	04/04/2018	COFFEEZ N MOTION	GINGIN TRIATHLON - REFRESHMENTS	86.00
EFT24226	04/04/2018	GINGIN PREMIUM MEATS	GINGIN TRIATHLON - SAUSAGES X18KG	182.00
EFT24227	04/04/2018	COMPOSITE ENGINEERING	M-CLIPS FOR GUILBERTON PONTOON	335.50
EFT24228	04/04/2018	CVC LINE MARKING AND SIGNAGE	LANCELIN PLAZA - LINE MARKING	2938.10
EFT24229	04/04/2018	VIA SHED COMMERCIAL PTY LTD	SUPPLY AND ERECT NILGEN FIRE SHED	5483.85
EFT24230	04/04/2018	PFD FOOD SERVICES PTY LTD	GINGIN TRIATHLON - WATER	114.65
EFT24231	04/04/2018	PULSE LOCATING	DEWAR/BROCKMAN/WELD STREETS INTERSECTION	5775.00
EFT24232	04/04/2018	GINGIN FUEL AND TYRES		816.77
			GG029 ROLLER CALL OUT TO FLAT TYRE FIT AND BALANCE	
			CALL OUT FEE FIT AND LABOUR	
EFT24233	04/04/2018	RSPCA WA (INC.)	PAYROLL DEDUCTIONS	10.00
EFT24234	04/04/2018	LGRCEU (WA DIVISION)	PAYROLL DEDUCTIONS	82.00
EFT24235	04/04/2018	HIF	PAYROLL DEDUCTIONS	157.55
EFT24236	04/04/2018	SOCIAL CLUB	PAYROLL DEDUCTIONS	1324.00
EFT24237	05/04/2018	WANT PLUMBING SERVICES	GINGIN SHIRE OFFICE TOILETS MAINTENANCE	6864.00
EFT24238	05/04/2018	LANCELIN CWA	DONATION - ANZAC WREATH	50.00
EFT24239	05/04/2018	HELEN JOAN SUTHERLAND	REIMBURSEMENT - UNIFORM	239.90
EFT24240	05/04/2018	DIELECTRIC SECURITY SYSTEMS	MONITORING FEES FOR GG OFFICE	302.50
EFT24241	05/04/2018	WATERLOGIC AUSTRALIA PTY LTD	WATER FILTRATION SYSTEM	135.76
EFT24242	05/04/2018	DUDLEY CHEMICALS PTY LTD	TOILETRIES AND CLEANING CHEMICALS	3391.23
EFT24243	05/04/2018	BULLSBROOK GLASS AND ALUMINIUM	REPLACE WINDOW FRAME AND INSTALL GLASS AT CWA BUILDING	382.38
EFT24244	05/04/2018	RODNEY & JOY VENESS	CLEANING SEABIRD TOILETS - MARCH	520.00
EFT24245	05/04/2018	MOORE RIVER SKIP BINS	RECYCLING	660.00
EFT24246	05/04/2018	PRIMARY PAINTING AND DECORATING	PAINT CWA BUILDING CEILINGS & WALLS	4400.00
EFT24247	05/04/2018	GINGIN ELECTRICAL PTY LTD	ELECTRICAL REPAIRS TO BUILDING	2057.00
EFT24248	05/04/2018	GINGIN TECHNICAL SERVICES	REPAIR DATA CABLING AT GG MEDICAL CENTRE	352.00
EFT24249	05/04/2018	LEDGE POINT COUNTRY CLUB INC	WILDFIRE CATERING INCIDENT	350.00
EFT24250	05/04/2018		SUPPLY AND DELIVER LIMESTONE & SAND SEABIRD	13557.01
		MOORE SANDS RESOURCES PTY LTD	REFUSE SITE	
EFT24251	05/04/2018	LANDGATE	SLIP SUBSCRIPTION SERVICES AND LAND PACKAGES	2239.00
EFT24252	05/04/2018	TONY PISCONERI	MANAGEMENT FEES - SEABIRD LANDFILL	15180.00
EFT24253	05/04/2018	WANT PLUMBING SERVICES	REPAIR AND REPLACE LEAKING WASTE PIPES IN MENS URINAL - GINGIN OFFICE	704.00
EFT24254	05/04/2018	QOS	STATIONERY	111.76
EFT24255	05/04/2018	MIDLAND TROPHIES	NEW PLATES FOR CHAMBERS	226.00
EFT24256	05/04/2018	MOORE RIVER ELECTRICAL SERVICES	REPLACE CONTACTOR IN RETIC AND PUMP, SOVEREIGN HILL ENTRANCE, PROBLEM CAUSED BY ANT INFESTATION	187.00
EFT24257	06/04/2018	ROBBRO WA PTY LTD	EXCAVATOR HIRE 1 DAY - OVAL DRAINAGE	260.00
EFT24258	06/04/2018	AMPAC DEBT RECOVERY WA PTY LTD	DEBT COLLECTION - RATES	2792.91
EFT24259	06/04/2018	MOORE RIVER SKIP BINS	RECYCLING	440.00
EFT24260	06/04/2018	WESTERN CHAINWIRE	FENCING	11660.00
EFT24261	09/04/2018	ODP SALES	GINGIN TRIATHLON 2018	308.00
EFT24262	09/04/2018	CELLARBRATIONS GINGIN	BAR RE-STOCK - 04/04/2018	43.99
EFT24263	09/04/2018	RYLAN PTY LTD	KERBING	25556.66
EFT24264	09/04/2018	THE BASKETBALL MAN	SUPPLY AND INSTALL 1/4 COURT BASKETBALL COURT - WANGAREE PARK	14591.50
EFT24265	09/04/2018	PERTH AUDIOVISUAL	REPLACEMENT SPEAKER STAND X 8	298.99
EFT24266	09/04/2018	RSA SIGNS PTY LTD	TEMPORARY TRIATHLON SIGNS FOR GINGIN WITH MAGNETS TO CHANGE DATES	1355.20
EFT24267	09/04/2018	TECHNIFIRE 2000	RAYDAN FOAM CONTROL - GG077 X 1	827.64
EFT24268	09/04/2018	COVS PARTS PTY LTD	BRACKET AND SOCKET FOR PGG039	65.67
EFT24269	09/04/2018	DARYL DU PLESSIS	REIMBURSEMENTS - APRIL 2018	64.30
EFT24270	09/04/2018	MARTIN'S TRAILER PARTS	BRAKES AND CABLE/BEARING & SEAL KIT	300.79
EFT24271	09/04/2018	COATES HIRE	GINGIN TRIATHLON 2018 - VARIABLE MESSAGE BOARDS X 2 - 25/02/2018 - 25/03/2018	4194.96
EFT24272	09/04/2018	HAYS RECRUITING	ENGINEER SUPPLIED BY HAYS	2434.84
EFT24273	09/04/2018	VICTORY PRESS PRINTING COMPANY	LANCELIN TRIATHLON BIDS AND PINS	289.30
EFT24274	09/04/2018	FORCH	GREASE	85.97
EFT24275	09/04/2018	AHG TRADE PARTS CENTRE	2GG AND GG008 SERVICE	970.00
EFT24276	09/04/2018	COURIER AUSTRALIA	FREIGHT CHARGES	77.05
EFT24277	09/04/2018	GINGIN FUEL AND TYRES	AIR FILTER	43.40
EFT24278	09/04/2018	ST JOHN AMBULANCE AUSTRALIA	GG TRIATHLON - ST JOHN AMBULANCE	449.90
EFT24279	09/04/2018	COO-EE COURIERS	FREIGHT CHARGES	1209.38
EFT24280	09/04/2018	QUALITY TRAFFIC MANAGEMENT	TRAFFIC MANAGEMENT - GG TRIATHLON	880.00
EFT24281	09/04/2018	GR THOMSON TRUCK HIRE	WATER LOADS VARIOUS SITES	27744.75

EFT24282	09/04/2018	WURTH AUSTRALIA PTY LTD	WORKSHOP CONSUMABLES	583.21
EFT24283	09/04/2018	LANCELIN 7 DAY SUPERMART IGA	MARCH ACCOUNT 2018	76.55
EFT24284	09/04/2018	RSA SIGNS PTY LTD	STREET AND ROAD SIGNS	2466.20
EFT24285	09/04/2018	GFAB	GG018 - PLATES WELD AND PAINT	220.00
EFT24286	09/04/2018	GOVS PARTS PTY LTD	X2 BATTERY - GG071 AND GG02	767.32
EFT24287	09/04/2018	NATIONWIDE SIGNS	ARROW SIGNS	814.00
EFT24288	09/04/2018	FRANK JOSEPH PECZKA	TRAVEL EXPENSES	725.63
EFT24289	09/04/2018	MARTIN'S TRAILER PARTS	X2 ELECTRIC DRUM - GG008	207.02
EFT24290	09/04/2018	PROFORM CIVIL	HINCHCLIFFE CAR PARK AND DESERT ROAD SURVEYS	3835.70
EFT24292	09/04/2018	HAYS RECRUITING	ENGINEER PAYMENT - 26 MARCH 2018	6007.76
EFT24293	09/04/2018	WA SPORTS EVENTS	GINGIN TRAILHON - TIMING FOR EVENT	3300.00
EFT24294	09/04/2018	H2O CAR DETAILING SERVICES	GG009 & GG061- INTERIOR AND EXTERIOR CLEAN	340.00
EFT24295	09/04/2018	KAREN MURRAY	WOODRIDGE TOILET BLOCK - CLEANING	150.00
EFT24296	09/04/2018	COURIER AUSTRALIA	FREIGHT CHARGES	41.47
EFT24297	09/04/2018	GINGIN FUEL AND TYRES	GG084 - DIESEL PURCHASE	130.76
EFT24298	09/04/2018	JE MIEL T/AS GINGIN IGA EXPRESS	ACCOUNT FOR APRIL	681.80
EFT24299	10/04/2018	CARABAN LIMESTONE	LIMESTONE ORDER DELIVERED TO FROGMORE DEPOT	830.61
EFT24300	12/04/2018	FUEL DISTRIBUTORS OF WA PTY LTD	FUEL DELIVERY - 09/04/2018	17918.80
EFT24301	12/04/2018	GRO-TURF PTY LTD	TURF MAINTENANCE	33904.89
EFT24302	12/04/2018	MCLEODS	DEED OF AGREEMENT - LOT 81 CHERITON ROAD, GINGIN	142.57
EFT24303	12/04/2018	GINGIN CRC	ARTS IN THE PARK ADVERTISING	375.00
EFT24304	12/04/2018	KUSTERS, THOMAS	INSTALL FILTERS IN DRINKING FOUNTAIN AT LANCELIN SHIRE DEPOT	594.00
EFT24305	12/04/2018	LANCELIN CRC	CATERING	340.00
EFT24306	12/04/2018	ENZED PERTH	GG098 KANGA - SERVICE	145.62
EFT24307	12/04/2018	LEDGE POINT HARDWARE	CONCRETE	54.40
EFT24308	12/04/2018	FV & M SMIT TRUST ACCOUNT	SHARED STAFF COSTS GG MEDICAL CENTRE	4663.57
EFT24309	12/04/2018	ECOWATER SERVICES	GUILDERTON CARAVAN PARK	420.00
EFT24310	12/04/2018	GOVS PARTS PTY LTD	FILTER OIL FOR WORKSHOP	25.58
EFT24311	12/04/2018	PACIFIC BRANDS WORKWEAR	STAFF UNIFORM	246.52
EFT24312	12/04/2018	BITUTEK PTY LTD	ASPHALTING OF CORNERS ON ASHBY ROAD AS PART OF RESEAL PROGRAM.	96622.62
EFT24313	12/04/2018	GINGIN PREMIUM MEATS	PLATTERS - 4 APRIL 2018 FOR 12 PEOPLE	137.50
EFT24314	12/04/2018	THE NATIONAL TRUST OF WA	GINGIN RAILWAY STATION - RECOUP ANNUAL BUILDING INSURANCE	353.46
EFT24315	12/04/2018	PFD FOOD SERVICES PTY LTD	POOL KIOSK SUPPLY	135.90
EFT24316	12/04/2018	BUTZ MOWING	57 LEFROY ST, MOWING FRONT AND REAR LAWN	80.00
EFT24317	12/04/2018	BOC	GAS	192.27
EFT24318	12/04/2018	IT VISION AUSTRALIA PTY LTD	MONTHLY HOSTING FEE FOR CPM - MARCH 2018	220.00
EFT24319	12/04/2018	LANCELIN TRADE & RURAL SUPPLIES	MAINTENANCE ITEMS - MARCH 18	3008.79
EFT24320	12/04/2018	MIDLAND TOYOTA	PARTS FOR SERVICE FOR GGG	176.63
EFT24321	12/04/2018	PRECISION AIR CONDITIONING (WA)	AIR CONDITIONER FOR WOODRIDGE COMMUNITY HALL - DAYCARE ROOM	3685.00
EFT24322	12/04/2018	VCM	COFFEE/RENTAL COFFEE MACHINE	110.00
EFT24323	12/04/2018	LANCELIN GLASS	REPLACE TWO PANELS OF GLASS GU COUNTRY CLUB	380.00
EFT24324	12/04/2018	ENZED PERTH	REPLACE OIL DELIVERY HOSE ON FIRETRUCK (PGG066)	649.72
EFT24325	12/04/2018	LEDGE POINT HARDWARE	REPAIRS TO BOREPUMP AT KEY BISCAYNE PARK, LEDGE POINT	292.75
EFT24326	12/04/2018	AVON WASTE	RUBBISH REMOVAL - MARCH 18	17066.70
EFT24327	12/04/2018	COASTLINE CLEANING SERVICES	CLEANING OF ABLUTION FACILITIES AT LEDGE POINT AND LANCELIN FOR MONTH OF MARCH 2018	4045.00
EFT24328	12/04/2018	CHITTERING SEPTIC SERVICE	PUMP AND REMOVE SEPTIC WASTE	80.00
EFT24329	12/04/2018	OUTDOOR WORLD SHEDFORCE LA	SUPPLY/INSTALL ROLLER DOOR MOTOR AT 4 FEWSTER STREET	715.00
EFT24330	12/04/2018	GFAB	STORAGE RACK FOR SIGNS	693.00
EFT24331	12/04/2018	LEDGE POINT RETICULATION	SUPPLY AND INSTALLATION OF WATER PRESSURE RELIEF VALVE FOR BOREPUMP AT SEAVIEW PARK HALL	470.03
EFT24332	12/04/2018	SHIELDS POWER CLEAN	CLEANING OF GRANVILLE HALL AND BUS	900.00
EFT24333	12/04/2018	KEVIN VINE	CLEAN ABLUTIONS	6315.56
EFT24334	12/04/2018	DURTY FILTHY GARDEN SUPPLIES	ADVANCED (FRANGIPANI) TREE FOR LANCELIN PLAZA	407.00
EFT24335	12/04/2018	BEE JAYS CANVAS CO	BLACK PVC - GG060	23.10
EFT24336	13/04/2018	VCM	COFFEE/RENTAL COFFEE MACHINE	20.00
EFT24337	13/04/2018	HOPKINS J & K	CORNER WORK DESK FOR CSE	789.00
EFT24338	13/04/2018	MCLEODS	LEASE- LEDGE POINT COUNTRY CLUB INC.	1963.14
EFT24339	13/04/2018	GINGIN FLORIST	ANZAC DAY WREATHS (GGDHS SERVICE)	100.00
EFT24340	13/04/2018	BUILDING COMMISSION	BUILDING SERVICES LEVY PAYMENT - FEB	2530.21
EFT24341	13/04/2018	B & J CATALANO PTY LTD	SUPPLY OF 25MM FERRICRETE FOR GINGIN BROOK ROAD (EX PIT)	6112.13
EFT24342	13/04/2018	WRIGHT EXPRESS AUSTRALIA	FUEL - MARCH 18	1962.00
EFT24343	13/04/2018	MOORE RIVER ELECTRICAL	GUILDERTON CARAVAN PARK	605.00
EFT24344	13/04/2018	ABCO WATER SYSTEMS	EMERGENCY WORKS FOR GUILDERTON CARAVAN PARK TANKS AND EFFLUENT DISPOSAL SYSTEM	5250.30
EFT24345	13/04/2018	SIGMA CHEMICALS	POOL CHEMICALS/WINTERIZER	143.00
EFT24346	13/04/2018	RESEARCH SOLUTIONS	50% PAYMENT - COMMUNITY PERCEPTIONS SURVEY	5392.75
EFT24347	13/04/2018	ALANCO AUSTRALIA	YELLOW JUNCTION BOX	170.10
EFT24348	13/04/2018	BIG WHEELS	GG007 - STEERING/SUSPENSION AND UNDERBODY COMPONENTS TESTING	577.23
EFT24349	13/04/2018	MARTIN'S TRAILER PARTS	JOCKEY WHEEL AND SWIVEL X 2	223.37
EFT24350	13/04/2018	HAYS RECRUITING	ENGINEER SUPPLIED BY HAYS	1839.88
EFT24351	13/04/2018	LA HEALTHY COMMUNITY FORUM	SKATE PARK LAUNCH - SAUSAGE SIZZLE	300.00
EFT24352	13/04/2018	COURIER AUSTRALIA	COURIER FEES	109.66

EFT24353	13/04/2018	KLEENHEAT GAS PTY LTD	GU CARAVAN PARK GAS BOTTLE RENTAL	831.85
EFT24354	18/04/2018	DEP OF PLANNING LANDS & HERITAGE	TRANSFER OF DAP FEE TO THE DPLH	392.00
EFT24355	18/04/2018	WALGA	EFFECTIVE LETTER & REPORT WRITING FOR ALARNA	
EFT24356	18/04/2018	WHEELS & KEELS AUTO ELECTRICAL	RICHARDS AND ALANA MARTINOVICH	1134.00
EFT24357	18/04/2018	BOC	GG02, GG071, G3050, 5GG	3038.44
EFT24358	18/04/2018	LANCELIN CWA	MARCH 2018 - GAS	104.28
EFT24359	19/04/2018	COMMUNITY NEWSPAPER GROUP	CWA LA EASTER FAIR - MID YEAR GRANT	1058.45
EFT24360	19/04/2018	MCLEODS	ADVERTISING	2168.85
			DEED OF AGREEMENT FOR THE MAINTENANCE OF	815.20
			DOUGLAS ROAD: TUSS CONCRETE	
EFT24361	19/04/2018	GINGIN CRC	HIRE OF BOARDROOM - INTERVIEWS NEW CEO 9/2/18	115.00
EFT24362	19/04/2018	GULL GINGIN	CATERING	412.70
EFT24363	19/04/2018	B & J CATALANO PTY LTD	SUPPLY OF 25MM FERRICRETE	3047.91
EFT24364	19/04/2018	TRUCK CENTRE WA PTY LTD	CRACKED LH REAR LIGHT BRACKET	366.15
EFT24365	19/04/2018	NORTHERN VALLEY NEWS	ADVERTISING	800.00
EFT24366	19/04/2018	GRIFFIN VALUATION ADVISORY	PROFESSIONAL VALUATION ADVISORY - 2018 DESKTOP	8470.00
			VALUATION	
EFT24367	19/04/2018	M P ROGERS & ASSOCIATES PTY LTD	DETAILED DESIGN OCEAN BOAT LAUNCHING FACILITY	7049.45
			LEDGE POINT	
EFT24368	19/04/2018	NEO INFRASTRUCTURE PTY LTD	MAINTENANCE OF SEAWALL REPAIRING DISPLACED	10997.80
			ROCKS - REFER QUOTE PWA03004	
EFT24369	19/04/2018	JOANNE TONNA GRAPHIC DESIGN	ADVERTISEMENT - COUNCIL TO COMMUNITY - APRIL 2018	381.68
EFT24370	19/04/2018	STRATAGREEN	SEABIRD REHABILITATION PROJECT 2 - PURCHASE OF	
			FERTILISER TABLETS	256.30
EFT24372	19/04/2018	LANDGATE	SEABIRD	206.25
EFT24373	19/04/2018	AFGR: EQUIPMENT PTY LTD	200HR SERVICE PARTS	1308.74
EFT24374	19/04/2018	HERSEY JR & A	2 X EAR PLUGS - UNCORDED	106.20
EFT24375	19/04/2018	LOCAL GOV PROFESSIONALS WA	PROFESSIONAL DEVELOPMENT CONFERENCE KYLIE	
			BACON, CHER GROVES AND CONNIE WALKER	3080.00
EFT24376	19/04/2018	GULL GINGIN	CATERING - GINGIN TRIATHLON	1233.30
EFT24377	19/04/2018	COVS PARTS PTY LTD	WORKSHOP COMPRESSOR - 200HR SERVICE	359.93
EFT24378	19/04/2018	LANCELIN MECHANICAL	GENERAL SERVICE ON LANCELIN COMMUNITY CAR GG098	271.40
EFT24379	19/04/2018	EASTERN HILLS SAWS & MOWERS	BLOWER FOR LANCELIN DEPOT - STIHL MODEL # HS 45-Z-	
			600 2-MI	290.00
EFT24380	19/04/2018	FORCH	MISCELLANEOUS WORKSHOP ITEMS	247.62
EFT24381	19/04/2018	GINGIN FUEL AND TYRES	2GG AND GG034 - TYRES	1135.00
EFT24382	19/04/2018	IT VISION AUSTRALIA PTY LTD	FEE FOR CPM HOSTING	220.00
EFT24383	19/04/2018	LANDGATE	RATES- ESTIMATED VALUATION COSTS 17/18	977.40
EFT24384	19/04/2018	PAYWISE	VEHICLE LEASE - R FOLKES TAYLOR - PE: 17.04.18	783.33
EFT24385	19/04/2018	RSPCA WA (INC.)	PAYROLL DEDUCTIONS	10.00
EFT24386	19/04/2018	LGRCEU (WA DIVISION)	PAYROLL DEDUCTIONS	82.00
EFT24387	19/04/2018	HIF	PAYROLL DEDUCTIONS	169.75
EFT24388	19/04/2018	SOCIAL CLUB	PAYROLL DEDUCTIONS	1274.00
EFT24389	20/04/2018	AUSTRALIAN TAXATION OFFICE	MARCH BAS 2018 - DIESEL FUEL REBATE	38401.00
EFT24390	20/04/2018	GINGIN TRADING	ROE ST RETICULATION SUPPLY	2980.09
EFT24391	23/04/2018	CDS	STATIONERY	183.82
EFT24392	23/04/2018	LEDGE POINT HARDWARE	KEY TAGS AND MORTEIN BOMBS	60.40
EFT24393	23/04/2018	FUEL DISTRIBUTORS OF WA PTY LTD	DIESEL	10330.55
EFT24394	23/04/2018	GULL GINGIN	CATERING - GINGIN TRIATHLON	147.10
EFT24395	23/04/2018	DVG WANNEROO MITSUBISHI	SEAL OIL	79.20
EFT24396	23/04/2018	MOORE RIVER ELECTRICAL SERVICES	REPLACE FAULTY SMOKE ALARM LANCELIN AGED UNITS	
			AND REPAIRS TO BBQ WANGAREE PARK	429.00
EFT24397	23/04/2018	DADAA LIMITED	MATERIALS PURCHASED TO DELIVER LANCELIN YOUTH	477.43
			SCHOOL HOLIDAY ACTIVITY FOR NARDOC WEEK (ART	
			SUPPLIES AND CATERING)	
EFT24398	23/04/2018	HELEN MARIE SAMPSON	RECYCLING	407.00
EFT24399	23/04/2018	WA POLICE SERVICE	POLICE CHECKS - 4 VOLUNTEERS	59.60
EFT24400	23/04/2018	MOORE RIVER SKIP BINS	TRANSPORT RECYCLABLES FROM GG	440.00
EFT24401	23/04/2018	JB HI-FI	NEW VACUUM FOR GINGIN SHIRE OFFICE	263.00
EFT24402	23/04/2018	GINGIN PREMIUM MEATS	CATERING	41.00
EFT24403	23/04/2018	PULSE LOCATING	SERVICE LOCATING - GG FOOTBALL OVAL	495.00
EFT24404	23/04/2018	GEOFFRY LIDDELOW	REIMBURSEMENT	559.20
EFT24405	23/04/2018	WANT PLUMBING SERVICES	CHECK AND INSPECT DRAINAGE ISSUES AT OVAL AND	852.50
			REPORT CONDITION OF PIPEWORK DRAINAGE - GINGIN	
EFT24406	23/04/2018	HERSEY JR & A	2 X MULTI SCISSORS AND MESH, WORKSHOP ITEMS AND	
			PPE GEAR	4286.22
EFT24407	23/04/2018	ASHLEYS ELECTRICAL SERVICES	SUPPLY AND INSTALL LIGHTING FOR HALF COURT	847.00
			BASKETBALL COURT	
EFT24408	23/04/2018	ZURICH AUSTRALIAN INSURANCE LTD	EXCESS PAYMENT FOR CLAIM - 4GG	500.00
EFT24409	23/04/2018	HANSON CONSTRUCTION MATERIALS	75 TON WASHED 5MM AGGREGATE	5775.37
EFT24410	23/04/2018	LA PRIMARY SCHOOL P & C ASSOC	LANCELIN P & C MONSTER FETE	1000.00
EFT24411	23/04/2018	FULTON HOGAN INDUSTRIES PTY LTD	BULK BAGS EZ STREET PATCH MIX	7040.00
EFT24412	23/04/2018	COVS PARTS PTY LTD	1 X BATTERY HP MF 12V 72CCA	1061.07
EFT24413	23/04/2018	DEPARTMENT OF TRANSPORT	VEHICLE DETAILS FOR INFRINGEMENTS	127.30
EFT24414	23/04/2018	IRON MOUNTAIN AUSTRALIA	MONTHLY STORAGE CHARGES	228.50
EFT24415	23/04/2018	MOORE RIVER RENOVATIONS	INSTALL 2 NEW ALUMINIUM INFORMATION BAYS AS WELL	9850.00
			AS REPLACE THE PERSPEX AND INSTALL FOOTPATH -	
			GUILDERTON INFORMATION BAY	
EFT24416	23/04/2018	WESTERN TREE RECYCLERS	GINGIN LANDFILL FACILITY LOPPING OF TREES AND	18150.00
			WASTE SORTING	
EFT24417	23/04/2018	CENTRAL REGIONAL TAFE	CERTIFICATE II IN CONSTRUCTION FOR STEWART MOIR	650.00

EFT24418	23/04/2018	MESSAGES ON HOLD AUSTRALIA	EXTENSION OF LICENCE	95.90
EFT24419	23/04/2018	GULL GINGIN	CATERING	62.40
EFT24420	23/04/2018	WALGA	EFFECTIVE SUPERVISION PART 2 - LEIGH SOLOMON	1012.00
EFT24421	23/04/2018	LANCELIN GULL ROADHOUSE	LANCELIN GULL FUEL - MARCH 2018	612.56
EFT24422	23/04/2018	OUTDOOR WORLD SHEDFORCE LA	REPLACE ROLLER DOOR - LANCELIN SPORTS COMPLEX	2920.00
EFT24423	23/04/2018	MOORE RIVER SKIP BINS	TRANSPORT OF RECYCLABLES	660.00
EFT24424	23/04/2018	SHIELDS POWER CLEAN	CLEANING FOR MARCH - GRANVILLE HALL GINGIN AND COMMUNITY BUS	900.00
EFT24425	23/04/2018	MAITLAND GREGORY DONALDSON	REIMBURSEMENTS FOR SAFETY BOOTS	158.30
EFT24426	23/04/2018	MIDLAND CEMENT MATERIALS	CONCRETE SOAKWELLS	6988.00
EFT24427	23/04/2018	ACS SWAN EXPRESS PRINT	ENVELOPES - DL WINDOW - 15,000	1595.00
EFT24428	23/04/2018	BUNNINGS BUILDINGS SUPPLIES	CLADDING	75.40
EFT24429	23/04/2018	GINGIN FUEL AND TYRES	HALOGEN GLOBE - GG002	38.06
EFT24430	23/04/2018	IT VISION AUSTRALIA PTY LTD	TRAVEL EXPENSES FOR CPM TRAINING ON SITE USING PLATINUM HRS.	133.13
EFT24431	23/04/2018	MOORE RIVER ROADHOUSE	FUEL - MARCH 2018	941.30
EFT24432	24/04/2018	MICHAEL JOHN HARRIS	REIMBURSEMENT FOR WORK BOOTS	180.00
EFT24433	24/04/2018	LET US SPRAY	GG009 REPAIRS	1550.00
EFT24434	24/04/2018	COS COMPLETE OFFICE SUPPLIES PTY	STATIONERY ORDER - APRIL 16	233.96
EFT24435	24/04/2018	SEABIRD PROGRESS AND SPORTING ASSOCIATION	REIMBURSEMENT OF SEED RAISING EQUIPMENT, MIX AND TRAYS & TOILET CLEANING	420.29
EFT24436	24/04/2018	COUNTRY COPIERS NORTHAM	METER READING AND SERVICE - APRIL 16	2913.30
EFT24437	24/04/2018	LANCELIN GLASS	GUILDERTON CARAVAN PARK	1450.00
EFT24438	24/04/2018	WURTH AUSTRALIA PTY LTD	PRECISION GUAGE	39.95
EFT24439	24/04/2018	FV & M SMIT TRUST ACCOUNT	STAFF COSTS GG MEDICAL CENTRE	3206.75
EFT24440	24/04/2018	TRANSPLAN PTY LTD - MIKE MAHER	PLANNING AND DEVELOPMENT OF SHIRE OF GINGIN TRAILS MASTER PLAN	5742.00
EFT24441	24/04/2018	COVS PARTS PTY LTD	2 BATTERYS UHP MF 12V 810CCA	870.20
EFT24442	24/04/2018	REDBACK ELECTRICAL SERVICES	INSTALLATION OF POWER SUPPLY TO EMULSION STORAGE POD AT GINGIN INDUSTRIAL DEPOT.	1058.41
EFT24443	24/04/2018	ROBERT KELLY	REIMBURSEMENT OF ACCOMODATION EXPENSES - HEALTH SEMINAR GERALDTON	167.50
EFT24444	24/04/2018	GINGIN ELECTRICAL PTY LTD	ELECTRICAL REPAIRS AND SWITCHBOARD TESTING	543.40
EFT24445	24/04/2018	AHG TRADE PARTS CENTRE	PARTS FOR REPAIRS TO GG003	3239.66
EFT24446	24/04/2018	RENIER DE BEER	INTERN ENGINEER - TRAVEL REIMBURSEMENT - 09/04/2018 TO 12/04/2018	135.56
EFT24447	24/04/2018	GINGIN FUEL AND TYRES	1 X 295/80R22.5 M144A TOYO TRUCK TYRE & FIT	813.82
EFT24448	24/04/2018	LANDGATE	LAND ENQUIRIES	101.20
EFT24449	27/04/2018	WHEELS & KEELS AUTO ELECTRICAL	MECHANICAL WORK ON SHIRE VEHICLES GG008, GG029, GG070, GG002, GG011, GG026, GG080	3136.47
EFT24450	27/04/2018	THE BASKETBALL MAN	PARK	765.60
EFT24451	27/04/2018	HERSEY JR & A	BREAKER BAR	45.65
EFT24452	27/04/2018	LOCAL GOV PROFESSIONALS	LIF OFF MENTORING PROGRAM 2018	600.00
EFT24453	27/04/2018	ELLEN BROCKMAN INTEGRATED CATCHMENT GROUP INC	ENVIRONMENTAL ALLOCATION 2017/18 FINANCIAL YEAR	16500.06
EFT24454	27/04/2018	LANCELIN BEACH HOTEL	CATERING - NGA WORKSHOP	220.00
EFT24455	27/04/2018	COVS PARTS PTY LTD	SOCKET TRAILER SMALL	111.02
EFT24456	27/04/2018	EASTERN HILLS SAWS & MOWERS	PARKS AND GARDENS - SAWS&MOWERS	95.40
EFT24457	27/04/2018	ASHDOWN- INGRAM	HALOGEN LIGHT BAR	645.36
EFT24458	27/04/2018	HAYS RECRUITING	ENGINEER SUPPLIED	3041.43
EFT24459	27/04/2018	ST JOHN AMBULANCE WA LTD	PROVIDE FIRST AID - T GALBRAITH	640.00
EFT24460	27/04/2018	NESSCO	DRILL BITS FOR WORKSHOP	221.92
EFT24461	27/04/2018	AHG TRADE PARTS CENTRE	REFLECTOR, COUPLEPIECE, HEADLAMP, LINING AND COWL FOR GG009 (INSURANCE)	1482.31
EFT24462	27/04/2018	GROUTPRO MINDARIE	GROUTING - CEO RESIDENCE	1320.00
EFT24463	27/04/2018	DENNIS F KICKETT	LANCELIN SCHOOL HOLIDAY YOUTH ARTS ACTIVITY FOR NARDOG WEEK	1000.00
EFT24464	27/04/2018	COURIER AUSTRALIA	WORKSHOP FREIGHT EXPENSES	35.66
EFT24465	27/04/2018	GINGIN FUEL AND TYRES	GG6017 - BEARING	15.90
EFT TOTAL				705,358.52
CHEQUES				
115503	04/04/2018	JURIEN BAY ADMIN CENTRE	WALGA COMMUNITY LEADERSHIP/MANAGING CONFLICT WORKSHOP X 3 STAFF	150.00
115504	04/04/2018	ROADSWEST ENGINEERING GROUP	PROVISION OF ENGINEERING SERVICES FOR DESIGN OF MARCHMONT DRAINAGE	13569.00
115505	04/04/2018	PERTH REGION NRM INC	BOND REFUND	100.00
115506	04/04/2018	SHIRE OF GINGIN	VISUAL PLAYGROUND INSPECTION COURSE ROOM HIRE	40.00
115507	04/04/2018	SHIRE OF GINGIN	PAY ENDING 3/4/2018	1865.00
115508	05/04/2018	YVONNE COLLINS	REFUND FOR CANCELLED BOOKING AT GU CARAVAN PARK	40.00
115509	05/04/2018	CHRIS VAN ARKEL	REFUND FOR CANCELLED BOOKING AT GU CARAVAN PARK	50.50
115515	06/04/2018	BEACHSANDS LEDGE POINT	INVOICES FOR MARCH 2018	237.23
115516	12/04/2018	LISA MAYELJAN	REFUND	333.00
115517	12/04/2018	ROADSWEST ENGINEERING GROUP	PROVISION OF ENGINEERING SERVICES FOR DESIGN OF MARCHMONT DRAINAGE	1245.20
115518	12/04/2018	DEP OF WATER AND ENVIRONMENT	LICENCE RENEWAL FEE FOR SEABIRD LANDFILL FACILITY - LICENCE NO. L6897/1997/13	5696.00
115519	13/04/2018	PETTY CASH SHIRE OF GINGIN	PETTY CASH RECOUP - MARCH/APRIL	633.95
115520	18/04/2018	SHANI MARTINUS	REFUND OF PLANNING FEES	147.00
115521	18/04/2018	CARMALINE THORNE	REFUND FOR CANCELLED BOOKING AT GU CARAVAN PARK	214.00

115522	18/04/2018	TIM GIFFORD	REFUND FOR CANCELLED BOOKING AT GU CARAVAN PARK	179.50
115523	19/04/2018	LORRAINE FRANCES HARWOOD	RATES REFUND	764.78
115524	19/04/2018		ELECTRICITY ACCOUNT LOT 580 U A JONES ST, GINGIN	
		SYNERGY	6503 - RAILWAY STATION	429.05
115525	19/04/2018	SHIRE OF GINGIN	SALARIES & WAGES - PE: 17.04.18	1960.00
115529	23/04/2018	GINGIN PHARMACY	EYE WASH, SALINE AND BURNAID	70.75
115530	23/04/2018	SYNERGY	4 FEWSTER ST - ELECTRICITY	1073.80
115531	23/04/2018	GINGIN VETERINARY CLINIC	EUTHANASIA - CAT	65.00
115532	23/04/2018	DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION	LATE FEE FOR LICENCE RENEWAL FOR SEABIRD WASTE MANAGEMENT FACILITY - L6867/1997/13	356.00
115533	26/04/2018	FAYE CHANEY	RATES REFUND	50.86

CHEQUES TOTAL

29,370.62

DIRECT DEBIT

DD24454.1	03/04/2018	WA TREASURY CORPORATION	LOAN REPAYMENT - LOAN 109 - SALE YARDS S/S	3,316.84
DD24456.1	03/04/2018	SYNERGY	ELECTRICITY - ILUKA AQUATIC CENTRE	2,208.90
DD24458.1	03/04/2018	SYNERGY	ELECTRICITY - GRANVILLE CIVIC CENTRE	2,070.60
DD24459.1	03/04/2018	CLICKSUPER	PAYROLL DEDUCTIONS	3,482.10
DD24459.2	03/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	162.44
DD24459.3	03/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	202.35
DD24459.4	03/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	200.75
DD24459.5	03/04/2018	CLICKSUPER	PAYROLL DEDUCTIONS	725.27
DD24459.6	03/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	325.87
DD24459.7	03/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	217.03
DD24459.8	03/04/2018	CLICKSUPER	PAYROLL DEDUCTIONS	210.63
DD24459.9	03/04/2018	CLICKSUPER	PAYROLL DEDUCTIONS	708.28
DD24462.1	03/04/2018	SYNERGY	ELECTRICITY - ADMIN GINGIN 14.2.18 - 13.3.18	1,024.55
DD24464.1	03/04/2018	SYNERGY	ELECTRICITY - LANCELIN DEPOT	159.43
DD24466.1	03/04/2018	SYNERGY	ELECTRICITY - SENIORS UNITS - LA	142.65
DD24469.1	04/04/2018	TELSTRA	TELEPHONE - GUILDERTON CARAVAN PARK	347.83
DD24471.1	04/04/2018	WATER CORPORATION	WATER - 3 FEWSTER ST, GG	149.43
DD24473.1	04/04/2018	WATER CORPORATION	WATER - 37A LEFROY ST, GG	723.75
DD24475.1	04/04/2018	WATER CORPORATION	WATER - CEO RESIDENCE	644.05
DD24477.1	04/04/2018	WATER CORPORATION	WATER - 4 FEWSTER ST, GG	200.96
DD24479.1	04/04/2018	SYNERGY	ELECTRICITY - LP FORESHORE	57.80
DD24481.1	04/04/2018	SYNERGY	ELECTRICITY - LP GOLF CLUB	788.75
DD24483.1	04/04/2018	SYNERGY	ELECTRICITY - ROBERTSON RD, LP	769.85
DD24485.1	04/04/2018	SYNERGY	ELECTRICITY - JONES ST, LP	359.05
DD24515.1	10/04/2018	TELSTRA	TELEPHONE - TIM PLATFORM	154.96
DD24619.1	10/04/2018	TELSTRA	TELEPHONE	947.20
DD24521.1	10/04/2018	WATER CORPORATION	WATER - MEDICAL CENTRE GARDENS	2,468.89
DD24523.1	10/04/2018	WATER CORPORATION	WATER - SENIORS UNITS GG	714.91
DD24525.1	10/04/2018	WATER CORPORATION	WATER - OLD ROAD BOARD/PLAYGROUP	210.41
DD24527.1	10/04/2018	WATER CORPORATION	WATER - ADMIN BUILDING GG	162.59
DD24529.1	10/04/2018	WATER CORPORATION	WATER - BROCKMAN ST, LINEYARD BLDG	109.99
DD24631.1	10/04/2018	WATER CORPORATION	WATER - GG FIRE STATION	7.17
DD24533.1	10/04/2018	WATER CORPORATION	WATER - CWA BUILDING GG	7.17
DD24535.1	09/04/2018	WATER CORPORATION	WATER - HOUSE/OFFICE EDWARDS GU	330.15
DD24537.1	09/04/2018	TELSTRA	TELEPHONE ACCOUNT FOR MARCH 2018	1,848.96
DD24539.1	09/04/2018	T-QUIP	STREET SWEEPER LEASE APR 2018	3,771.83
DD24543.1	11/04/2018	WATER CORPORATION	WATER - GRANVILLE PARK / CAFE	734.76
DD24546.1	11/04/2018	WATER CORPORATION	WATER - ILUKA AQUATIC CENTRE	509.71
DD24556.1	12/04/2018	WATER CORPORATION	WATER - WOODRIDGE HALL/CAFE	707.74
DD24558.1	12/04/2018	WATER CORPORATION	WATER - STANDPIPE 60 KING DVE	11.95
DD24561.1	13/04/2018	HELEN MARIE SAMPSON	WASTE MANAGEMENT GG REFUSE SITE	2,538.46
DD24563.1	14/04/2018	CREDIT CARD - EMPO	CREDIT CARD EXPENDITURE MARCH 2018	104.00
DD24566.1	14/04/2018	CREDIT CARD - CESM	CREDIT CARD EXPENDITURE - CESM MARCH 2018	38.19
DD24567.1	14/04/2018	CREDIT CARD - EMA	CREDIT CARD EXPENDITURE - EMA MARCH 2018	922.83
DD24569.1	14/04/2018	CC TOWNSITE(UPPER COASTAL)	CREDIT CARD EXPENDITURE MARCH 2018	4.00
DD24571.1	14/04/2018	CC TOWNSITE(GG/LOWER COASTAL)	CREDIT CARD EXPENDITURE MARCH 2018	4.00
DD24573.1	16/04/2018	WATER CORPORATION	WATER - GUILDERTON CARAVAN PARK	8,978.21
DD24575.1	16/04/2018	WATER CORPORATION	WATER - GU SHOP, EDWARDS ST	1,103.77
DD24577.1	16/04/2018	WATER CORPORATION	WATER - GU FORESHORE	449.51
DD24579.1	16/04/2018	WATER CORPORATION	WATER - GUILDERTON HALL	125.54
DD24581.1	16/04/2018	WATER CORPORATION	WATER - TOILETS AT MOORE RIVER DVE	19.13
DD24583.1	14/04/2018	CREDIT CARD - CEO	CATERING	98.70
DD24585.1	14/04/2018	CREDIT CARD - MECHANIC/DEPOT	CREDIT CARD EXPENDITURE MARCH 2018	1,117.69
DD24587.1	16/04/2018	WA TRFASURY CORPORATION	APRIL 2018 LOAN INSTALMENT	14,004.63
DD24590.1	14/04/2018	CREDIT CARD - EMCCS	CREDIT CARD EXPENDITURE MARCH 2018	1,790.04
DD24592.1	14/04/2018	CREDIT CARD - EMO	CREDIT CARD EXPENDITURE EMO MARCH 2018	476.29
DD24594.1	17/04/2018	FINES ENFORCEMENT REGISTRY	REGISTERING 21 UNPAID INFRINGEMENTS 17041801	1,239.00
DD24596.1	17/04/2018	WATER CORPORATION	WATER - PARK AT LOT 77 MCCORMICK ST, SB	437.55
DD24598.1	17/04/2018	WATER CORPORATION	WATER - FIRE SHED AT LOT 79 EDWARDS ST SB	52.60
DD24610.1	18/04/2018	WATER CORPORATION	WATER - CLUB AT JONES ST, LP	322.79
DD24612.1	18/04/2018	WATER CORPORATION	WATER - RESERVE AT DE BURGH ST, LP	91.29
DD24614.1	18/04/2018	WATER CORPORATION	WATER - STANDPIPE AT JONES ST, LP	49.02

DD24616.1	16/04/2018	WATER CORPORATION	WATER - PARK (ABLUTIONS) AT DE BURGH ST, LP	45.43
DD24620.1	16/04/2018	WATER CORPORATION	WATER - 21 EDWARDS ST, SEABIRD	41.85
DD24622.1	16/04/2018	WATER CORPORATION	WATER - RESERVE 846 DE BURGH ST, LP	14.35
DD24631.1	17/04/2018	CLICKSUPER	PAYROLL DEDUCTIONS	2,853.72
DD24631.2	17/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	105.66
DD24631.3	17/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	202.35
DD24631.4	17/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	200.75
DD24631.5	17/04/2018	CLICKSUPER	PAYROLL DEDUCTIONS	685.59
DD24631.6	17/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	471.14
DD24631.7	17/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	217.03
DD24631.8	17/04/2018	CLICKSUPER	PAYROLL DEDUCTIONS	175.50
DD24631.9	17/04/2018	CLICKSUPER	PAYROLL DEDUCTIONS	708.28
DD24635.1	19/04/2018	SYNERGY	ELECTRICITY - 106 PAPERBARK AVE	1,579.80
DD24637.1	19/04/2018	SYNERGY	ELECTRICITY - LA WANGAREE PARK	585.95
DD24639.1	19/04/2018	SYNERGY	ELECTRICITY - LOT 244 SOVEREIGN HILL DVE	153.75
DD24641.1	19/04/2018	SYNERGY	ELECTRICITY - SOVEREIGN HILL DRIVE, GABBADAH	56.65
DD24643.1	19/04/2018	SYNERGY	ELECTRICITY - WOODRIDGE HALL	2,357.00
DD24646.1	14/04/2018	CREDIT CARD - EMCCS	CREDIT CARD EXPENDITURE MARCH 2018	0.00
DD24656.1	20/04/2018	SYNERGY	ELECTRICITY - GUILDERTON CARAVAN PARK	2,133.70
DD24659.1	20/04/2018	SYNERGY	ELECTRICITY - LA HAROLD PARK	1,061.95
DD24661.1	20/04/2018	SYNERGY	ELECTRICITY - LOT 47 CHALON AVE, SEABIRD	389.85
DD24663.1	20/04/2018	SYNERGY	ELECTRICITY - SEABIRD FIRE SHED	148.55
DD24665.1	20/04/2018	SYNERGY	ELECTRICITY - LOT 77 EDWARDS ST, SEABIRD	29.95
DD24670.1	23/04/2018	SENSIS PTY LTD	ADVERTISING - GU CARAVAN PARK	83.03
DD24672.1	23/04/2018	TELSTRA	TELEPHONE - APRIL 2018	373.68
DD24674.1	23/04/2018	TELSTRA	TELEPHONE - GINGIN FIRE STATION APR 2018	25.95
DD24676.1	23/04/2018	SYNERGY	ELECTRICITY - DEWAR ST, GUILDERTON	522.80
DD24678.1	23/04/2018	SYNERGY	ELECTRICITY - LOT 11 DEWAR ST, GUILDERTON	341.25
DD24680.1	23/04/2018	SYNERGY	ELECTRICITY - GUILDERTON FORESHORE	90.20
DD24690.1	27/04/2018	TELSTRA	TELEPHONE - SEABIRD FIRE SHED	103.80
DD24692.1	27/04/2018	WATER CORPORATION	WATER - HALL AT HEFRON WAY, GABBADAH	308.44
DD24694.1	27/04/2018	WATER CORPORATION	WATER - STANDPIPE AT LOT 244 HEFRON WAY	41.85
DD24696.1	27/04/2018	SYNERGY	ELECTRICITY - AMBULANCE SHED WOODRIDGE	187.10
DD24698.1	27/04/2018	HELEN MARIE SAMPSON	WASTE MANAGEMENT GG REFUSE SITE	2,538.46
DD24700.1	28/04/2018	WATER CORPORATION	WATER - FOUNTAIN AT CUNLIFFE ST, LA	16.74
DD24702.1	26/04/2018	WATER CORPORATION	WATER - PARK AT ATKINSON WAY, LA	674.65
DD24704.1	26/04/2018	WATER CORPORATION	WATER - CLUB AT HOPKINS ST, LA	436.46
DD24706.1	26/04/2018	WATER CORPORATION	WATER - HALL AT 63 GINGIN RD, LA	193.54
DD24708.1	26/04/2018	WATER CORPORATION	WATER - TOILETS AT 4 HOPKINS ST, LA	251.08
DD24710.1	26/04/2018	WATER CORPORATION	WATER - TOILETS AT LOT 500 FISHER WAY, LA	121.94
DD24712.1	26/04/2018	WATER CORPORATION	WATER - DEPOT AT 9 KING ST, LA	38.26
DD24714.1	26/04/2018	WATER CORPORATION	WATER - PARK AT GINGIN RD, LA	470.34
DD24716.1	26/04/2018	WATER CORPORATION	WATER - CENTRE AT 131 GINGIN RD, LA	172.16
DD24718.1	24/04/2018	WATER CORPORATION	WATER - UNIT 10 / 2 ATKINSON WAY, LA	262.38
DD24720.1	24/04/2018	WATER CORPORATION	WATER - UNIT 3 / 2 ATKINSON WAY, LA	254.62
DD24722.1	24/04/2018	WATER CORPORATION	WATER - UNIT 6 / 2 ATKINSON WAY, LA	250.61
DD24724.1	24/04/2018	WATER CORPORATION	WATER - UNIT 7 / 2 ATKINSON WAY, LA	249.77
DD24726.1	24/04/2018	WATER CORPORATION	WATER - UNIT 4 / 2 ATKINSON WAY, LA	248.94
DD24728.1	24/04/2018	WATER CORPORATION	WATER - UNIT 1 / 2 ATKINSON WAY, LA	243.89
DD24730.1	24/04/2018	WATER CORPORATION	WATER - UNIT 6 / 2 ATKINSON WAY, LA	237.17
DD24732.1	24/04/2018	WATER CORPORATION	WATER - UNIT 5 / 2 ATKINSON WAY, LA	236.33
DD24734.1	24/04/2018	WATER CORPORATION	WATER - UNIT 9 / 2 ATKINSON WAY, LA	236.33
DD24736.1	24/04/2018	WATER CORPORATION	WATER - UNIT 2 / 2 ATKINSON WAY, LA	233.81
DD24738.1	24/04/2018	WATER CORPORATION	WATER - UNIT 11 / 2 ATKINSON WAY, LA	232.98
DD24740.1	24/04/2018	WATER CORPORATION	WATER - COMMON 2 ATKINSON WAY, LA	68.92
DD24742.1	24/04/2018	WATER CORPORATION	WATER - RESERVE 2 ATKINSON WAY, LA	41.85
DD24744.1	24/04/2018	SYNERGY	ELECTRICITY - GUILDERTON FIRE SHED	199.60
DD24746.1	24/04/2018	SYNERGY	ELECTRICITY - STREET LIGHTING	10,553.55
DD24748.1	24/04/2018	SYNERGY	ELECTRICITY - LOT 236 BROCKMAN ST, GU	429.00
DD24750.1	24/04/2018	SYNERGY	ELECTRICITY - FRASER ST, GU	361.35
DD24752.1	24/04/2018	AUSTRALIA POST	POSTAGE - MAIL OUT	1,254.77
DD24756.1	30/04/2018	SYNERGY	ELECTRICITY - GU CARAVAN PARK	2,231.95
DD24758.1	30/04/2018	SYNERGY	ELECTRICITY - ILUKA AQUATIC CENTRE	2,194.25
DD24760.1	30/04/2018	SYNERGY	ELECTRICITY - GRANVILLE CIVIC CENTRE	2,183.85
DD24762.1	30/04/2018	SYNERGY	ELECTRICITY 7 BROCKMAN ST, GINGIN	939.70
DD24837.1	14/04/2018	CREDIT CARD - EMO	CREDIT CARD EXPENDITURE FOR EMO MARCH 2018	0.00
DD24459.10	03/04/2018	CLICKSUPER	PAYROLL DEDUCTIONS	878.74
DD24459.11	03/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	211.22
DD24459.12	03/04/2018	CLICKSUPER	PAYROLL DEDUCTIONS	17,913.62
DD24459.13	03/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	210.59
DD24459.14	03/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	278.43
DD24459.15	03/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	350.59
DD24459.16	03/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	452.34
DD24459.17	03/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	779.00
DD24459.18	03/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	237.12
DD24459.19	03/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	114.23
DD24459.20	03/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	163.32
DD24631.10	17/04/2018	CLICKSUPER	PAYROLL DEDUCTIONS	878.75
DD24631.11	17/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	211.22
DD24631.12	17/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	350.59

DD24631.13	17/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	210.59
DD24631.14	17/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	528.03
DD24631.15	17/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	16,897.82
DD24631.16	17/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	237.12
DD24631.17	17/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	452.34
DD24631.18	17/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	783.23
DD24631.19	17/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	181.35
DD24631.20	17/04/2018	CLICKSUPER	SUPERANNUATION CONTRIBUTIONS	163.32

DIRECT DEPOSIT				<u>152,744.37</u>
TOTAL MUNICIPAL				<u>887,473.51</u>

TRUST				
3241	11/04/2018	KAREN MAREE OKELY	PARTIAL SOCIAL CLUB PAYMENT 17/18	250.00
				<u>250.00</u>

BANK STATEMENT TOTALS				
STATEMENT DEBITS		BANK FEES AND CHARGES		\$ 3,895.18
PAYS		WAGES AND SALARIES		\$ 243,113.35
ELECTRONIC PAYMENTS		POLICE LICENCING		\$ 79,707.00
		LA OFFICE RENT		\$ 643.38
		GG DOCTORS RESIDENCE		\$ -
		FLEXIRENT		\$ 212.14
		LA DOCTORS RESIDENCE		\$ 1,600.00
		LA DOCTORS VEHICLE		\$ 823.52
				<u>325,899.39</u>

TOTAL EXPENDITURE				<u>1,213,372.80</u>
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CREDIT CARD BREAK-UP				
MARCH				
BANK CHARGES		MONTHLY CARD FEE X 7		28.00
REFRESHMENTS/RECEPTIONS		COUNCIL MEET LA 20/3, TOOLBOX MEETING 21/3, LUNCH MEETING CEO JE, INCOMING CEO AC & CRS COLLARD & ELGIN, BFAC REFRESHMENTS, TOOLBOX MEETING ASSETS 20/3, STAFF FAREWELL (N MICALLEF)		371.47
SUBSCRIPTIONS		COSTING GUIDE BOOK ASSETS		609.00
TRAINING/CONFERENCE		LG FINANCE CONF		545.47
IT SUPPORT		ISSUU ONLINE PUBLICATION SUBSCRIPTION, LAST PASS SUBSCRIPTION, 2 X BACK-UP DRIVES (LA) & 2 MONITORS (LA), SURVEY MONKEY SUBSCRIPTION, IPAD RECHARGE LIC P5GG, A/C REPAIRS GG021, GG066 & GG048, WATER SAMPLING, GAS BOTTLE, LANCELIN SHADE, GG RACECOURSE GRANULES		1,442.57
WORKSHOP ITEMS		TRIATHLON		233.30
EVENTS		KIOSK SUPPLIES		301.15
POOL KIOSK				<u>4,932.32</u>

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

CHIEF EXECUTIVE OFFICER

PRESIDENT

11.3. PLANNING AND DEVELOPMENT

11.3.1 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED ANIMAL HUSBANDRY - INTENSIVE (COMMERCIAL BROILER SHED) ON LOT 3694 (209) AIRFIELD ROAD, BAMBUN

FILE:	BLD/1564	
APPLICANT:	STEPHEN EDMONDSON	
LOCATION:	LOT 3694 (209) AIRFIELD ROAD, BAMBUN	
OWNER:	REX EDMONSON NOMINEES PTY LTD	
ZONING:	GENERAL RURAL (GR40)	
WAPC NO:	N/A	
AUTHOR:	JAMES BAYLISS – ACTING MANAGER STATUTORY PLANNING	
REPORTING OFFICER:	KYLIE BACON – ACTING EXECUTIVE MANAGER PLANNING AND DEVELOPMENT	
REPORT DATE:	15 MAY 2018	
REFER:	ITEM 6.1.6	18 JANUARY 1996
	ITEM 10.10	18 MARCH 1999
	ITEM 10.3.2	1 OCTOBER 2002

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider an Application for Development Approval for a commercial poultry shed on Lot 3694 (209) Airfield Road, Bambun.

BACKGROUND

The Shire is in receipt of an Application for Development Approval for a commercial broiler shed at the abovementioned property. The existing poultry operation received planning consent on 19 January 1996 for five broiler sheds which subsequently lapsed in January 1997. At its meeting of 18 March 1999, Council considered an application for six broiler sheds and ultimately approved the proposal. Four of the six sheds were constructed. On 14 October 2002 Council granted planning consent for two larger sheds to be built in lieu of the previously approved sheds that were not built, however only one shed was ever constructed.

The commercial shed subject to this application is proposed to be in the same location as that previously supported by Council in 2002. The proposed commercial broiler shed measures 168 metres in length, 17.3 metres in width and 4.5 metres in overall pitch height and can house up to 53,000 birds.

Council consideration is required as Administration does not have the authority to determine applications for Animal Husbandry – Intensive under delegation.

A location plan, aerial photograph and copy of the applicant's proposal are provided as **Appendix 1**.

COMMENT

Community Consultation

The application was advertised for a period of 14 days in accordance with clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015*. No submissions were received by the Shire.

Planning Framework

Local Planning Scheme No. 9

The subject land is zoned General Rural (GR40) under Local Planning Scheme No. 9 (LPS 9), the objectives of which are to:

- a) *Manage land use changes so that the specific local rural character of the zone is maintained or enhanced;*
- b) *Encourage and protect broad acre agricultural activities such as grazing and more intensive agricultural activities such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use;*
- c) *Maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and water course 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, the definition of Animal Husbandry – Intensive is defined as follows:

“Animal Husbandry – Intensive – means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots.”

Animal Husbandry – Intensive is an ‘A’ use in the General Rural zone, meaning that the land use is permitted unless Council has exercised its discretion to approve subject to advertising.

The expansion to the existing poultry farm is considered to be consistent with the above objectives. It should be noted the Scheme does not have any specific development provisions relating to ‘Animal Husbandry – Intensive’ or poultry farm developments in the General Rural zone.

Any development (LPS 9 cl 4.1) is to comply with the provisions of the Scheme, including the minimum standards for development as specified in Table 2 – Site Requirements. As there are no specific development provisions applicable, Council must determine the proposal having regard to the predominant use, objectives and development standards of the General Rural zone (cl 3.2.7 and cl 4.8.6 respectively) and also clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (deemed provisions).

General Rural Development Standards

Local Planning Scheme No. 9 - Table 2 Site Requirements

Setbacks

In accordance with Table 2 of LPS 9, all buildings shall be set back a minimum 20 metres from all lot boundaries.

The additional shed is proposed to be set back 185 metres from the rear (southern) boundary, 105 metres from the side (western) boundary, 365 metres from the side (eastern boundary) and approximately 605 metres from the front (northern) boundary. The proposal therefore satisfies the provisions of LPS 9 Table 2 - Site Requirements.

The location of the proposed poultry shed complies with clause 4.8.6.7 of LPS 9, in that the siting and design are not considered to adversely impact the natural landscape or visual amenity of the locality as the subject lot already contains five poultry sheds.

Plot Ratio

Not applicable to General Rural zoned lots.

Site Coverage

Not applicable to General Rural zoned lots.

Landscaping

The site provides existing vegetation screening between the closest property boundary to the west and the current sheds. Given the proposed shed is located at the rear of the existing structures the vegetative screening is considered to be sufficient.

Access/Egress

The property has access/egress to Airfield Road, which is a local road under the care and control of the Shire of Gingin.

The proposed poultry shed will increase truck movements to the site. The Shire's Operations-Construction Department has recommended a condition of approval to require the upgrading of the existing crossover to cater for any increase in heavy vehicle movements.

Airfield Road is of a sufficient standard to cater for the increased volume of traffic resulting from this application.

Car Parking

The existing poultry operation is provided with internal loading and parking areas and will continue to function as is.

Water Supply

The existing poultry farm has a current Water Extraction Licence No. (GWL153583 (5)) which has a water allocation of 121150kL/annum. The applicant has advised that the current water licence entitlement is sufficient for the proposed expansion.

Potential Impacts

It is anticipated that there will be no significant environmental amenity impacts as a result of noise, odour or dust given the significant setbacks being proposed from the boundaries. The location of the proposed poultry shed will be screened from Airfield Road by the existing sheds. It is not anticipated that any visual amenity concerns will arise as a result of this proposal.

Buffer Areas/External Policies

The following State policies and guidelines have been prepared to act as a policy guide for local governments in determining applications for poultry farms:

- The Western Australian Planning Commission (WAPC) *State Planning Policy No. 2.5 Rural Planning Policy – September 2015* (SPP 2.5);
- *Western Australian Broiler Growers Association and Poultry Farmers Association of Western Australia – Environmental Code of Practice for Poultry Farms in Western Australia, May 2004* (Environmental Codes); and
- *Environmental Protection Authority – Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses No. 3, June 2005* (EPA Guidance Statement).

State Planning Policy No. 2.5 Rural Planning Policy (SPP 2.5)

The WAPC SPP 2.5 has been prepared to act as a policy guide for local governments in determining applications for poultry farms.

With respect to assessing separation distances, the Policy refers to the Environmental Code and the Environmental Protection Authority's (EPA) Guidance Statement which is discussed in further detail below:

Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses No. 3

The EPA's Guidance Statement with respect to buffer distances between poultry farms and sensitive land uses recommends a buffer distance of 300m – 1000m depending on size. However, it does not provide a breakdown of the size of a poultry farm in relation to the buffer distance required.

The proposed poultry shed will be set back approximately 600 metres from the nearest residential dwelling located to the north-west on Lot 3693 Airfield Road. This is considered an appropriate buffer distance. It should be noted the proposed additional shed is located at the rear of the existing poultry operation and is therefore further away from the nearest dwelling to the north-west.

Environmental Code of Practice for Poultry Farms in Western Australia

Table 1: Recommended Minimum Buffer Distances

Facility	Poultry Shed (same farm operator)	Poultry Sheds (different operator)	Existing or future residential zone land	Existing or future rural residential zone	Farm boundary	Water supply bores	Wetlands waterway & flood ways	Water Table
New free range poultry sheds	20m between enclosures	1000m	500m	300m	100m	50m from discharge area	50m	-
Proposed Shed	Complies	Complies	NA	NA	Complies >100m	Existing sheds – won't impact upon existing water supply bores	NA	NA

The proposal is deemed to comply with the Environmental Code of Practice with respect to the buffer distances outlined above.

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)

SPP 3.7 provides a foundation for land use planning to address bushfire risk management. The subject lot is designated as being partially bushfire prone, with the proposed development footprint being outside the area recognised as being bushfire prone. Regardless, given the land use proposed is Animal Husbandry – Intensive, Planning Bulletin 111/2016 provides for chicken sheds to be exempt from the requirement for a BAL assessment to be undertaken.

Summary

In view of the above assessment Administration is of the view that the site is capable of accommodating the additional poultry shed and that the application is consistent with the planning framework applicable.

Advice Notes

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

- Note 1: If you are aggrieved with the conditions of this approval you have the right to request that the State Administrative Tribunal (SAT) review the decision, under Part 14 of the *Planning and Development Act 2005*.
- Note 2: If the development subject to this approval is not substantially commenced within a period of two years, the approval shall lapse and have no further effect.
- Note 3: Where an approval has so lapsed, no development may be carried out without further approval of the local government having first been sought and obtained.
- Note 4: Further to this approval, the applicant is required to submit working drawings and specifications to comply with the requirements of the *Building Act 2011*, *Building Regulations 2012* and *Health Act 1911*, which are to be approved by the Shire of Gingin;
- Note 5: The Department of Health advises that any form of pest control using pesticides must comply with the *Health (Pesticides) Regulations 2011*.
- Note 6: It is advised that the proposal should at all times comply with the *Biosecurity and Agriculture Management (Stable Fly) Management Plan 2013* in order to minimise the effects of stable flies on the community.
- Note 7: It is an offence to clear native vegetation without the authority of a permit from the Department of Water and Environmental Regulation unless the clearing is exempt from a permit.
- Note 8: It is recommended that the applicant liaise with the Department of Water and Environmental Regulation in relation to whether the existing water license is affected in any way as a result of the additional poultry shed.
- Note 9: It is recommended that cadastral lot boundaries be established by a suitably qualified land surveyor to ensure that all development is carried out within the subject allotment.
- Note 10: In relation to Condition 6, please liaise with the Shire of Gingin with respect to upgrading of the existing crossover.

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 Policy (SPP 2.5)

Western Australian Broiler Growers Association and Poultry Farmers Association of Western Australia – Environmental Code of Practice for Poultry Farms in Western Australia, May 2004

Environmental Protection Authority Guidance Statement No. 3 – Guidance for Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2017-2027

<i>Focus Area</i>	<i>Infrastructure and Development</i>
<i>Objective</i>	<i>3. To effectively manage growth and provide for community through the delivery of community infrastructure in a financially responsible manner</i>
<i>Outcome</i>	<i>3.1 Development New and existing developments meet the Shire's Strategic Objectives and Outcomes</i>
<i>Key Service Area</i>	<i>Building And Planning Permits</i>
<i>Priorities</i>	<i>3.1.1 Support strategies that facilitate commercial development.</i>

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that Council grant Development Approval for Animal Husbandry Intensive (Commercial Poultry Shed) on Lot 3694 (209) Airfield Road, Bambun in accordance with the plans dated 6 March 2018, subject to the following conditions:

1. All development shall be undertaken in accordance with the approved plans and specifications (including any modifications marked in RED) unless conditioned otherwise in this approval;
2. This approval is for a Commercial Poultry Shed only as indicated on the approved plans;
3. The total number of birds permitted in the approved Commercial Poultry Shed is limited to 53,000 at any one time;
4. Poultry shed design and management, management of stock feed, water, waste products and all other aspects of the poultry farm operation shall comply with the management guidelines set out in the *Western Australian Broiler Growers Association and Poultry Farmers Association of Western Australia – Environmental Code of Practice for Poultry Farms in Western Australia*, May 2004 unless otherwise approved by the Shire of Gingin;
5. All uncontaminated stormwater runoff from buildings and roadways shall be drained into the stormwater basins on the property to the satisfaction of the Shire of Gingin;
6. The existing crossover is to be upgraded to the satisfaction of the Shire of Gingin; and
7. Prior to commencement of site works for the development, the Applicant/Owner is required to submit for approval a Waste Management Plan in accordance with the *Western Australian Broiler Growers Association and Poultry Farmers Association of Western Australia – Environmental Code of Practice for Poultry Farms in Western Australia*, May 2004 to the satisfaction of the Shire of Gingin.

RESOLUTION

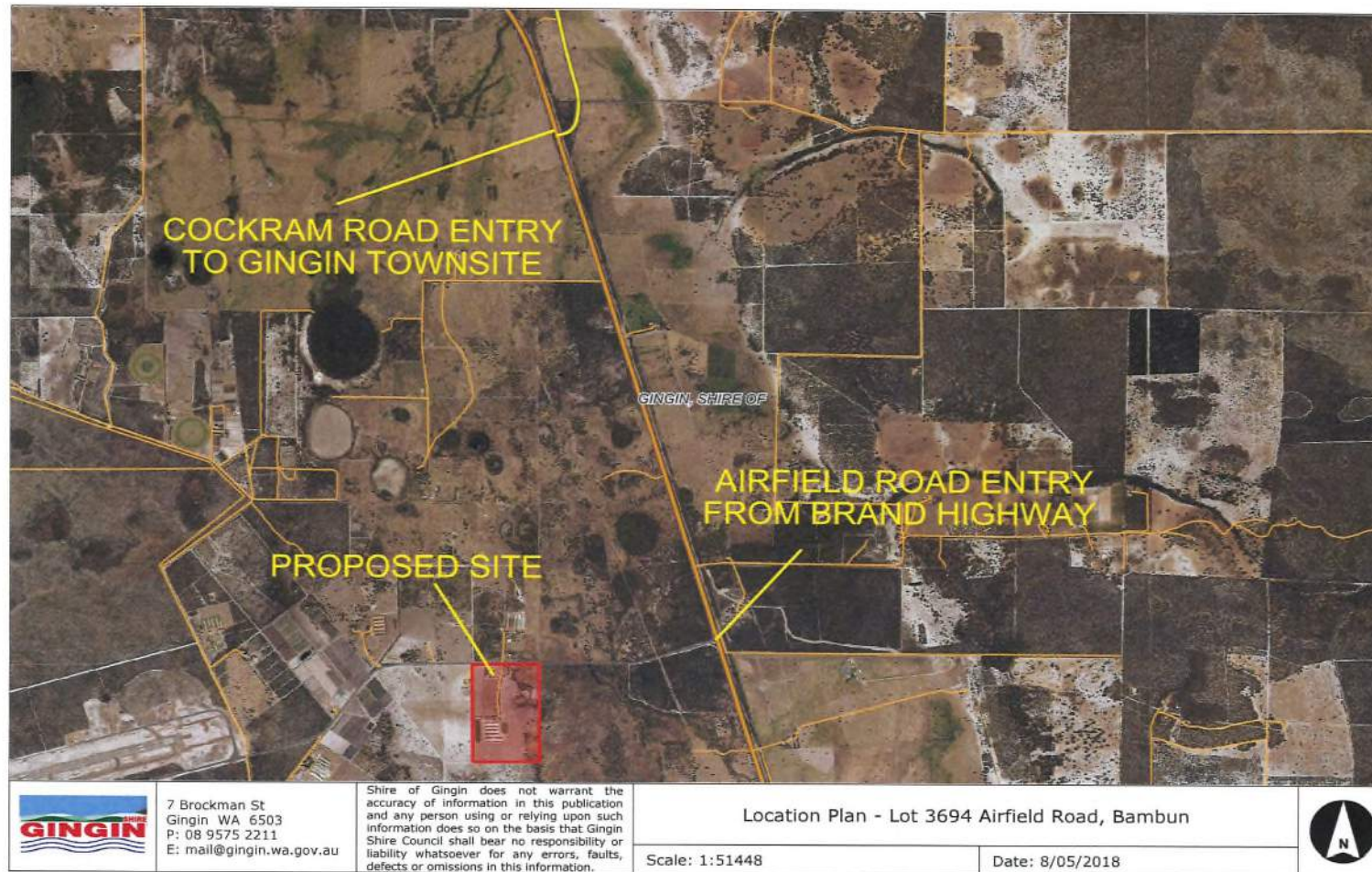
Moved Councillor Peczka, seconded Councillor Johnson that Council grant Development Approval for Animal Husbandry Intensive (Commercial Poultry Shed) on Lot 3694 (209) Airfield Road, Bambun in accordance with the plans dated 6 March 2018, subject to the following conditions:

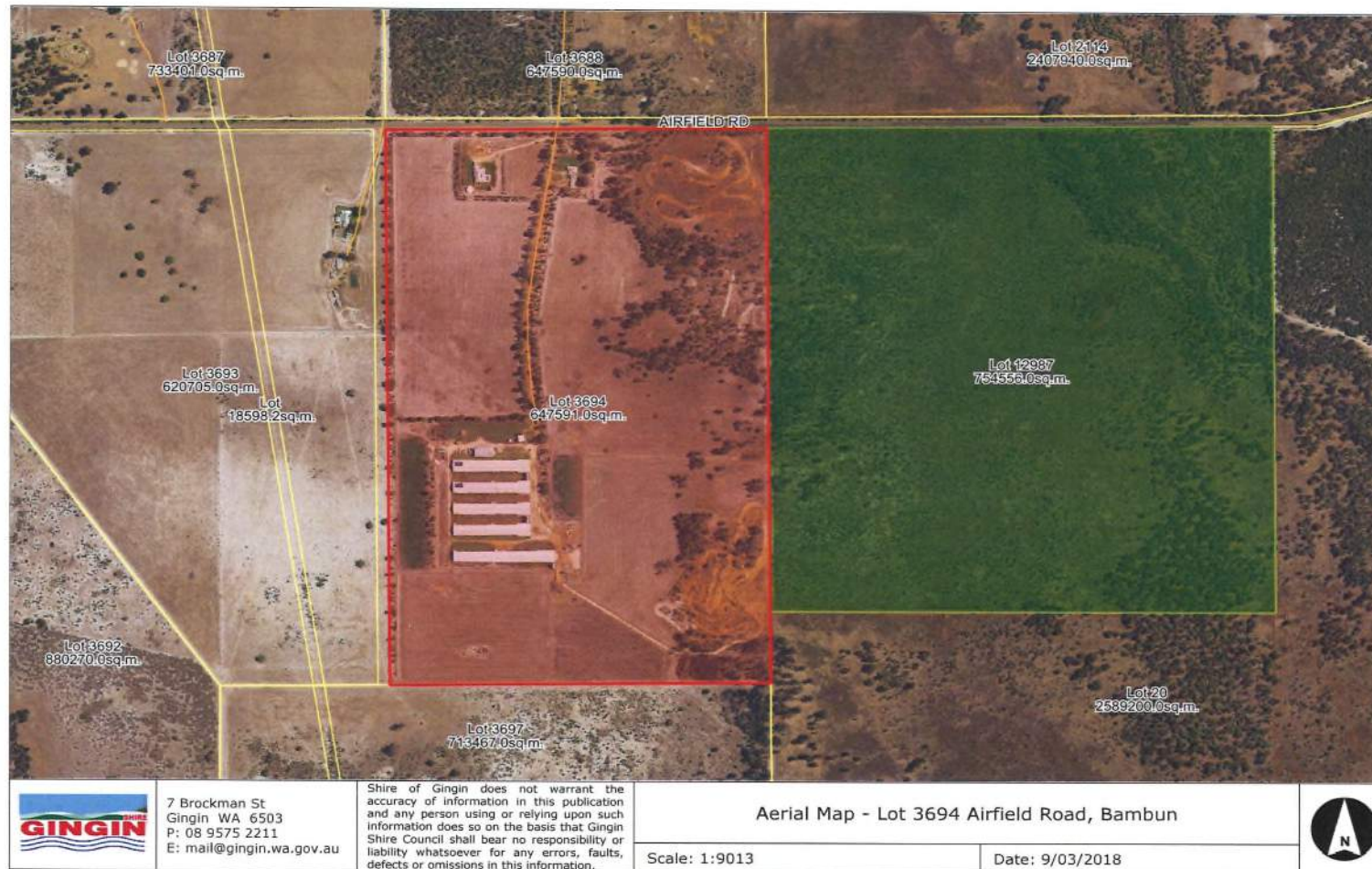
1. **All development shall be undertaken in accordance with the approved plans and specifications (including any modifications marked in RED) unless conditioned otherwise in this approval;**
2. **This approval is for a Commercial Poultry Shed only as indicated on the approved plans;**
3. **The total number of birds permitted in the approved Commercial Poultry Shed is limited to 53,000 at any one time;**

- 4. Poultry shed design and management, management of stock feed, water, waste products and all other aspects of the poultry farm operation shall comply with the management guidelines set out in the Western Australian Broiler Growers Association and Poultry Farmers Association of Western Australia – Environmental Code of Practice for Poultry Farms in Western Australia, May 2004 unless otherwise approved by the Shire of Gingin;**
- 5. All uncontaminated stormwater runoff from buildings and roadways shall be drained into the stormwater basins on the property to the satisfaction of the Shire of Gingin;**
- 6. The existing crossover is to be upgraded to the satisfaction of the Shire of Gingin; and**
- 7. Prior to commencement of site works for the development, the Applicant/Owner is required to submit for approval a Waste Management Plan in accordance with the Western Australian Broiler Growers Association and Poultry Farmers Association of Western Australia – Environmental Code of Practice for Poultry Farms in Western Australia, May 2004 to the satisfaction of the Shire of Gingin.**

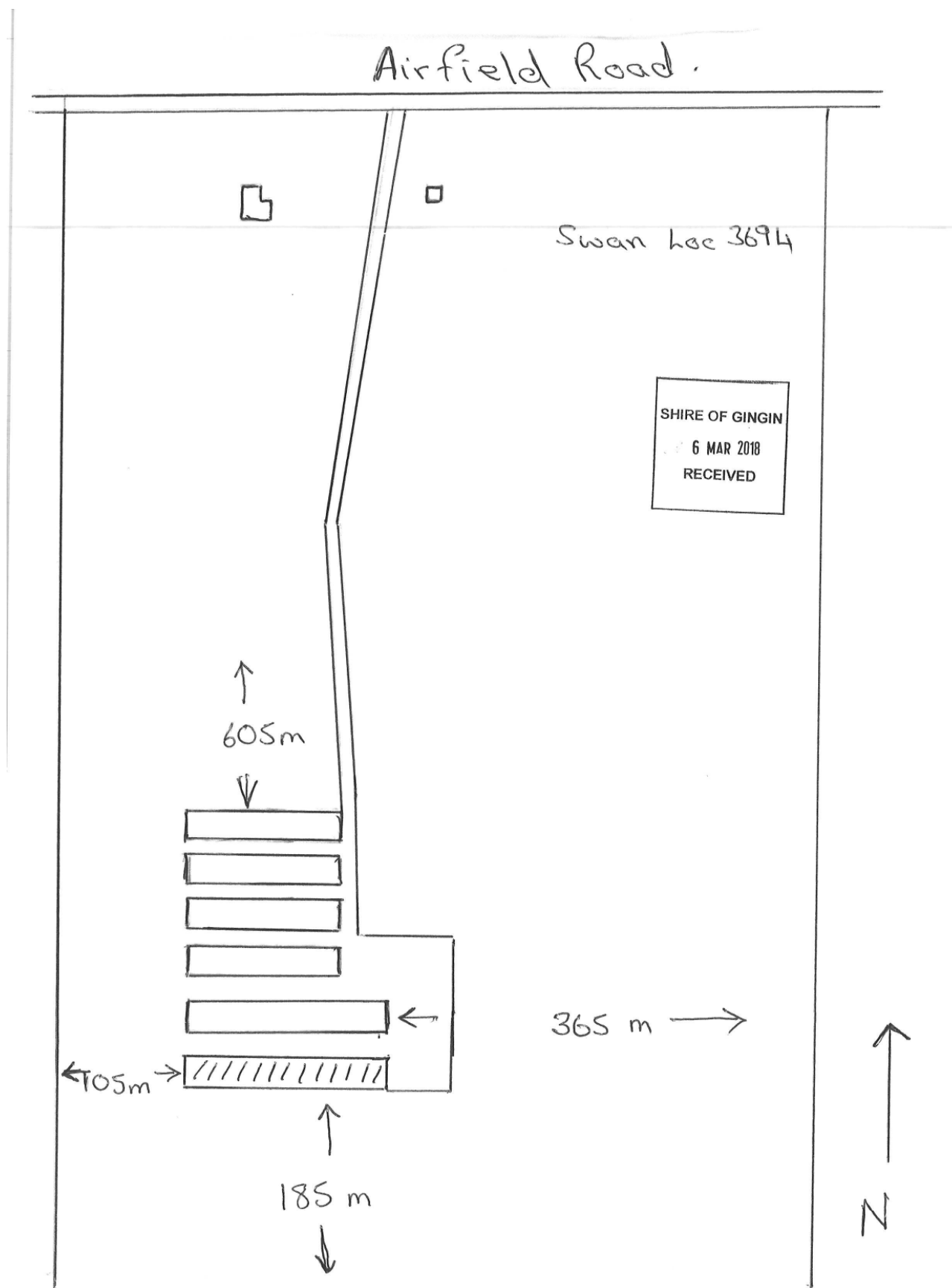
CARRIED UNANIMOUSLY

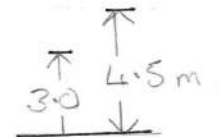
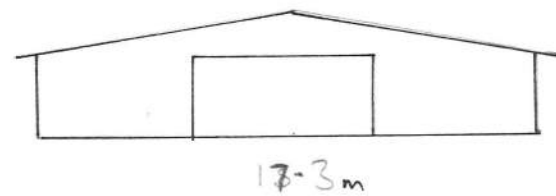
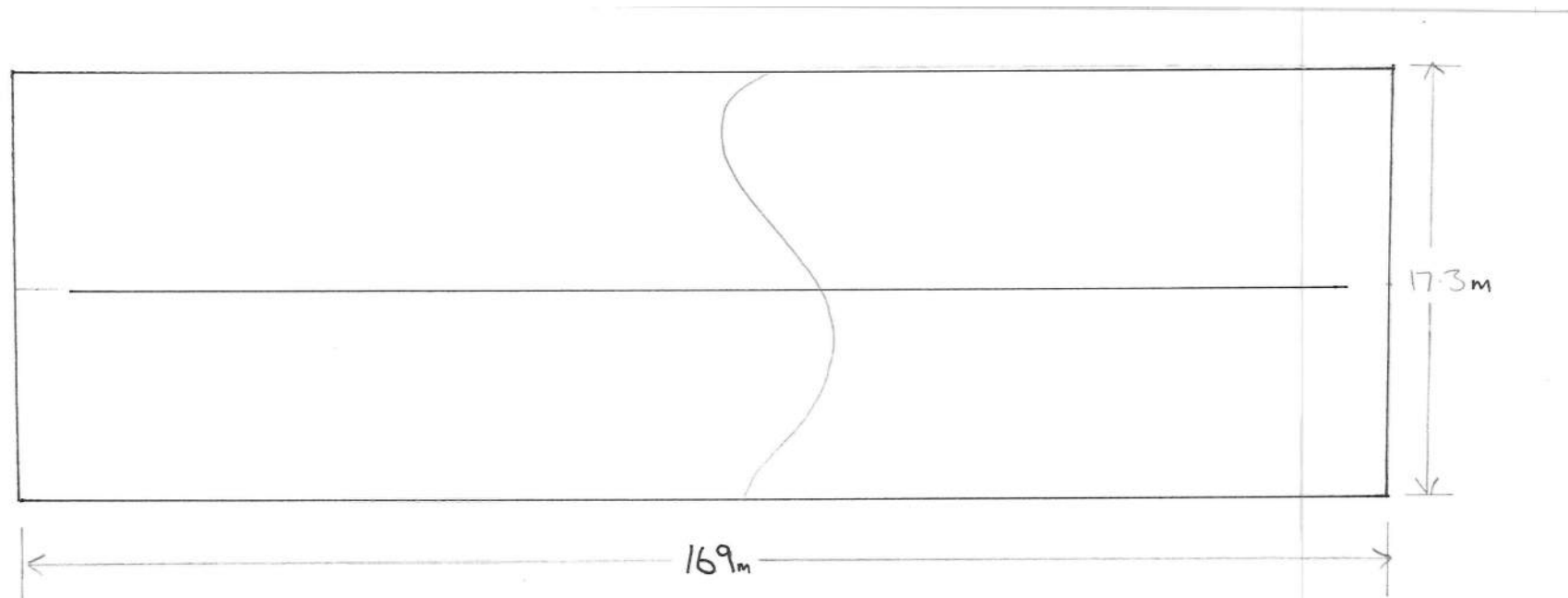
APPENDIX 1











11.3.2 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED RETAINING WALLS AND FILL WITH REDUCED BOUNDARY SETBACKS ON LOT 51 (31) MOORE RIVER DRIVE, GUILDERTON

FILE: BLD/6782
APPLICANT: SUSAN MOORE
LOCATION: LOT 51 (31) MOORE RIVER DRIVE, GUILDERTON
OWNER: SUSAN MOORE
ZONING: RESIDENTIAL R12.5/20
WAPC NO: N/A
AUTHOR: JAMES BAYLISS – ACTING MANAGER PLANNING AND DEVELOPMENT
REPORTING OFFICER: KYLIE BACON – ACTING EXECUTIVE MANAGER PLANNING AND DEVELOPMENT
REPORT DATE: 15 MAY 2018
REFER: 19 SEPTEMBER 2017 ITEM 11.3.7

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider an application for development approval for proposed retaining walls and fill with reduced boundary setbacks on Lot 51 (No. 31) Moore River Drive, Guilderton.

BACKGROUND

The Shire received an Application for Development Approval on 9 April 2018 for retaining walls with reduced setbacks and associated fill at the abovementioned site. The subject property has an area of 903.4m² and is a corner lot with primary frontage to Moore River Drive and secondary frontage to Wollamara Road.

The land has a moderate gradient tapering from a level of 10.5 in the eastern portion of the lot to 7.5 in the western portion, resulting in a three metre level difference between the side boundaries. The site currently contains an existing dwelling that is dilapidated. The applicant has advised that the future intention is to construct a two-storey dwelling on the property to be used in conjunction with a Bed and Breakfast. The applicant plans to stage the development. This application however only seeks approval for retaining walls and associated fill.

The proposed retaining walls are to be constructed along the rear (north-eastern) boundary and the side (western) boundary. The north-eastern retaining wall is proposed to be 28.9 metres in length with a maximum height of 0.9 metres on the northern corner of the lot. The retaining wall tapers downward towards natural ground level (NGL) and incrementally steps back to 0.9 metres as it extends towards the south until it meets the existing natural ground level (NGL).

The western retaining wall is proposed to be 0.53 metres in height in the northern corner of the lot and tapers upwards to 0.9 metres in height. Administration received amended plans on 23 April 2018 relocating the western retaining wall up to the boundary in lieu of the original 0.65 metres from the boundary. The retaining wall incrementally steps downward towards NGL and is 0.65 metre in height at the western most point. Both retaining walls are proposed to be constructed up to the lot boundary in lieu of the required 1.5m setback.

The retaining walls are intended to reinforce sand fill that will be imported to the property and placed on the western portion of the lot to enable a level site for the eventual construction of a dwelling. The datum height of the fill is proposed to be 100 millimetres below the proposed top of wall (TOW) height.

It should be noted that Council, at its meeting on 19 September 2017, resolved to refuse an application to develop retaining walls and fill with reduced boundary setbacks on the subject lot on the following grounds:

1. The fill did not meet the deemed-to-comply provisions or demonstrate compliance with the Design Principles of Clause 5.3.7 – *Site Works of State Planning Policy 3.1: Residential Design Codes of Western Australia*.
2. The retaining walls did not meet the deemed-to-comply provisions or demonstrate compliance with the Design Principles of Clause 5.3.8 – *Retaining Walls of State Planning Policy 3.1: Residential Design Codes of Western Australia*.

The applicant has since amended the proposal taking into account the reasons of refusal of the previous application.

Consideration by Council is required as adverse submissions were received during public consultation.

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

Site photographs are provided as **Appendix 2**.

COMMENT

Community Consultation

The application was advertised to surrounding landowners for a period of 14 days in accordance with clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015*. The Shire received two submissions, one supporting the proposal and one providing general comments.

Following receipt of these submissions, the applicant lodged amended plans relocating the western retaining wall up to the side boundary. The amended design was therefore re-advertised for a period of 14 days to adjoining landowners. The Shire received two submissions with respect to the amended plan, one supporting the proposal and one objecting.

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

PLANNING FRAMEWORK

Local Planning Scheme No. 9 (LPS 9)

The subject land is zoned Residential under LPS 9, the objectives of which are to:

- a) *Provide for a range of housing types and encourage a high standard of residential development;*
- b) *Maintain and enhance the residential character and amenity of the zone;*
- c) *Limit non-residential activities to those of which the predominant function is to service the local residential neighbourhood and for self-employment or creative activities, provided such activities have no detrimental effect on the residential amenity; and*
- d) *Ensure that the density of development takes cognisance of the availability of reticulated sewerage, the effluent disposal characteristics of the land and other environmental factors.*

The proposed application is not considered to contravene any of the above objectives outlined in LPS 9. The subject lot is zoned Residential R12.5/20. Clause 4.3.2 of LPS 9 requires land with a dual coding to be assessed at the lower density (R12.5) unless the property is connected to reticulated sewerage. In this instance deep sewer is not provided.

State Planning Policy 3.1 – Residential Design Codes of Western Australia

The Residential Design Codes (R-Codes) provide a comprehensive basis for the control of residential development throughout Western Australia. When a development proposal does not comply with the deemed-to-comply provisions, the application is assessed against the associated design principles to determine whether the justification is acceptable. Clause 5.3.7 – Site Works and Clause 5.3.8 – Retaining Walls are applicable in this instance.

The above clauses provide for excavation or filling within a site and behind a street setback line to be limited by compliance with building height and building setback requirements. The deemed provisions also state excavation or filling behind a street setback line and within one metre of a lot boundary is not to exceed more than 0.5m above the natural ground level at the lot boundary. Furthermore, retaining walls are to be set back from lot boundaries in accordance with the set back provisions of Table 1 (i.e. 1.5m) of the R-Codes.

Table 1 below outlines the relevant Design Principles and provides comments in relation to those principles.

Design Principles <i>Development Demonstrates compliance with the following design principles (P)</i>	Officer Comments
<p>5.3.7 Site Works</p> <p>P7.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</p> <p>P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.</p>	<p>P7.1 The proposed fill does respond to the natural features of the site as the north-western portion of the lot is lower than the southern portion. It is acknowledged that some fill is required to assist in preparing a level site for development. The proposal has significantly reduced the height of the retaining wall as opposed to the original submission in September 2017 and therefore associated fill has also reduced.</p> <p>The design is now deemed to provide minimal fill to provide the landowners with a relatively level site without creating an imposing built form on adjoining land with respect to visual bulk.</p> <p>P7.2 It has been established that excavation/fill is necessary. The level difference between adjoining properties at the boundary has been taken into consideration and a maximum height of 0.9m is considered to respect the current topography of the subject and surrounding properties.</p>
<p>5.3.8 Retaining Walls</p> <p>P8 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1.</p>	<p>P8 The retaining wall would assist in creating land which can be more effectively used by the landowners. The wall being 0.9m at its highest point is not deemed to have a significant detrimental impact on adjoining landowners by way of visual building bulk.</p>

Table 1 – Design Principles Assessment

Comment

It is noted that, given the land tapers three metres from south-east to north-west, the subject lot would benefit from retaining to enable the site to be levelled somewhat for construction purposes. It is also noted that adjoining lots and properties within the Guilderton locality have benefited from retaining walls on the boundary.

The fill is proposed to sit 100 millimetres below the top of wall (TOW) height in order to avoid sand spill onto adjoining lots. As referenced above, the site would benefit from some form of fill to provide a level block. The finished level as viewed from Moore River Drive is not deemed to be out of character with the existing street and given the side retaining wall tapers down, the impact as viewed from the street is considered to be acceptable.

In order for the applicant to comply with Clause 5.4.1 – Visual Privacy as referenced in P8 above, a privacy screen 1.6 metres in height would need to be installed on top of the proposed retaining. Typically this clause is satisfied by the installation of a traditional dividing fence being 1.8 metres in height. Although dividing fences are not administered by local government it is considered appropriate to consider the potential impact an additional 1.8 metre high structure would have on adjoining land by way of bulk. In this instance the overall structure would be a minimum of 2.5 metres in height, but more likely to be 2.7 metres in height.

Future Development

The applicant has advised they intend to construct a dwelling on the property and have provided the Shire with a concept design. This indicates a two storey development that is intended to also be used as a Bed and Breakfast.

The R-Codes prescribes maximum building heights for residential development. To determine the building height, a measurement is taken from average natural ground level (NGL) to the highest point of the dwelling (i.e. 9 metres to top of pitched roof). This application is altering the natural ground level by up to 0.8 metres. It should be noted the intent of the R-Codes is not for landowners to stage development by receiving approval to increase site levels and at a later stage apply to have the maximum building height on top of the increased ground level.

The landowners will be responsible for demonstrating to the Shire that future building heights are compliant from the existing NGL prior to fill.

The submitted feature survey was undertaken in July 2008 and does not appear to be in Australian Height Datum (AHD). AHD is a datum taken from the mean sea level to which all vertical control for mapping is to be referred. This ensures future feature surveys are an accurate reflection to those undertaken in AHD in the past. Given the submitted survey is not AHD, the ability of the applicant to demonstrate compliance with future building heights may be somewhat restricted. This may potentially create issues for the assessment of the future dwelling, however the applicant is aware of their responsibility to demonstrate building height compliance when the subsequent house plans are submitted.

Summary

In view of the above assessment, Administration is of the view that the proposed retaining walls and fill with reduced boundary setbacks satisfy the applicable design principles and are not out of character with the Guilderton locality in general, or Moore River Drive in particular.

Advice Note

In the event that Council approves this Application, the following Advice Notes will apply:

- Note 1: If you are aggrieved with the conditions of this approval you have the right to request the State Administrative Tribunal (SAT) review the decision, under Part 14 of the *Planning and Development Act 2005*;
- Note 2: If the development subject to this approval is not substantially commenced within a period of 2 years, the approval shall lapse and have no further effect;
- Note 3: Where an approval has so lapsed, no development may be carried out without further approval of the local government having first been sought and obtained;
- Note 4: Further to this approval, the applicant is required to submit working drawings and specifications to comply with the requirements of the *Building Act 2011* and *Health Act 2016*, which are to be approved by the Shire of Gingin;
- Note 5: This planning approval shall not be construed as an approval or support of any kind for any other planning related application (including subdivision) on the subject land;
- Note 6: The applicant/landowner is advised to refer to the requirements of the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*;
- Note 7: This approval does not authorise any interference with dividing fences, nor entry onto neighbouring land. Accordingly, should you wish to remove or replace any portion of a dividing fence, or enter onto neighbouring land, you must first come to a satisfactory arrangement with the adjoining property owner. Please refer to the *Dividing Fences Act 1961*;
- Note 8: It is recommended that cadastral lot boundaries be established by a suitably qualified land surveyor to ensure that all development is carried out within the subject allotment; and
- Note 9: In relation to condition 4, please be advised you are required to liaise with adjoining landowners with respect to the installation of the screening device as the structure may also act as a dividing fence which requires adjoining landowners consent (refer Advice Note 7).

STATUTORY ENVIRONMENT

Local Planning Scheme No. 9

Part 4 – Zones and the Use of Land

4.2 Objectives of the Zones

4.2.1 Residential Zone

Planning and Development (Local Planning Scheme) Regulations 2015

Schedule 2 – Deemed Provisions for local planning schemes

State Planning Policy 3.1 – Residential Design Codes of Western Australia

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2017-2027

<i>Focus Area</i>	<i>Infrastructure and Development</i>
<i>Objective</i>	<i>3. To effectively manage growth and provide for community through the delivery of community infrastructure in a financially responsible manner.</i>
<i>Outcome</i>	<i>3.1 Development new and existing developments meet the Shire's Strategic Objectives and Outcomes.</i>
<i>Key Service Areas</i>	<i>Building and Planning Permits</i>
<i>Priority</i>	<i>3.1.2 Support strategies that facilitate an increase in housing diversity.</i>

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that Council grant Development Approval for proposed retaining walls and fill with reduced boundary setbacks on Lot 51 (31) Moore River Drive, Guilderton in accordance with the development plans dated 23 April 2018, subject to the following conditions:

1. All development shall be undertaken in accordance with the approved plans and specifications (including any modifications marked in RED) unless conditioned otherwise in this approval;
2. This approval is for Retaining Walls and Fill only as indicated on the approved plans;

3. The approved retaining walls and footings abutting the property boundaries must be constructed wholly within the subject allotment. The external surfaces of the retaining wall shall be finished to a professional standard, to the satisfaction of the Shire of Gingin;
4. The landowner is to install a privacy screen at least 1.6 metres in height from the Top of Wall level along the length of each retaining wall, which shall be at least 75% obscure, permanently fixed, made of durable material and restrict views in the direction of overlooking into any adjoining property (as per Clause 5.4.1, subclause C1.2 of the Residential Design Codes); and
5. Building heights associated with future development of a dwelling or the like, will be measured from the existing ground level as indicated on the survey dated 4 July 2008 prepared by Surveytech prior to fill being imported to the site as authorised by this approval.

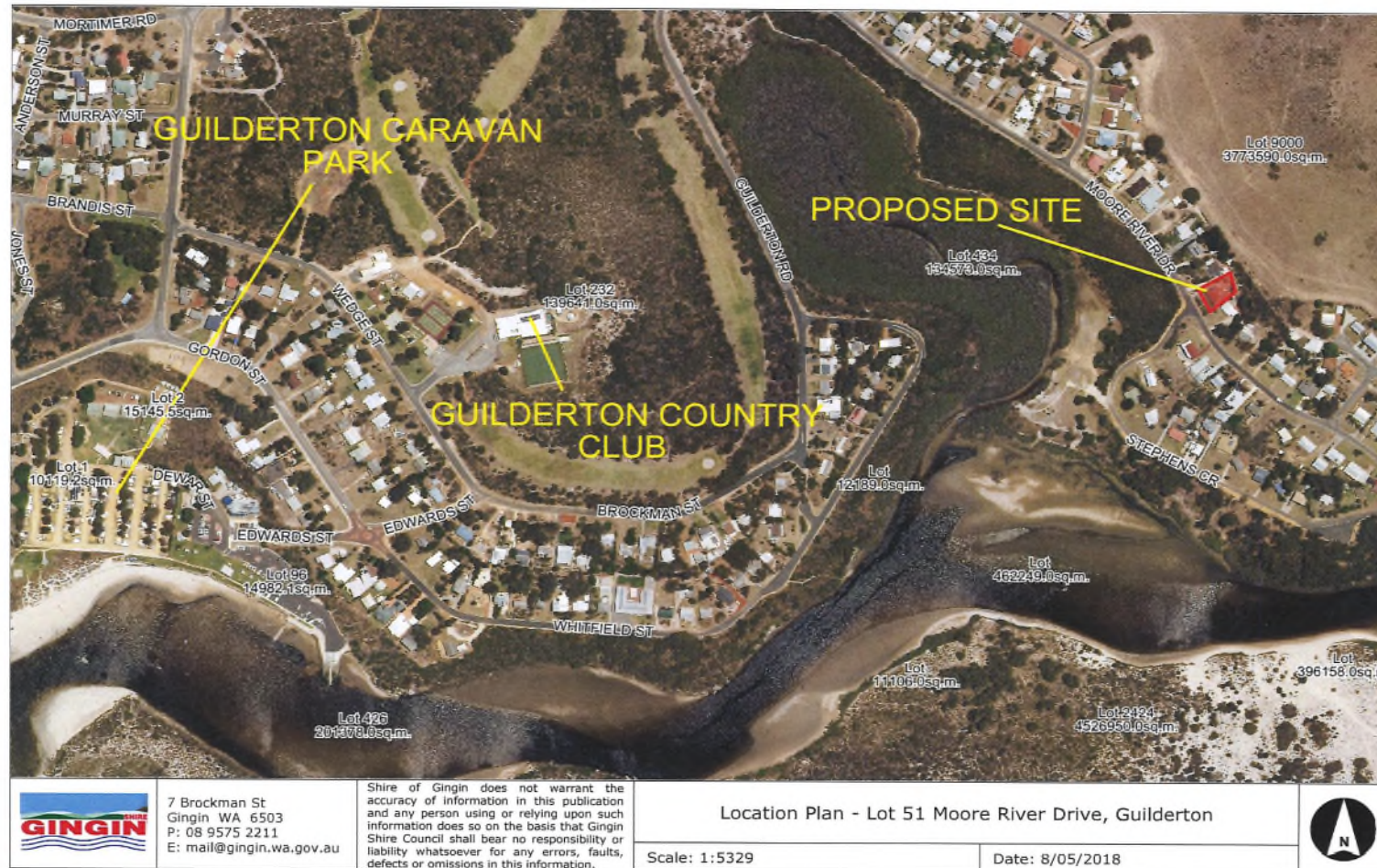
RESOLUTION

Moved Councillor Elgin, seconded Councillor Johnson that Council grant Development Approval for proposed retaining walls and fill with reduced boundary setbacks on Lot 51 (31) Moore River Drive, Guilderton in accordance with the development plans dated 23 April 2018, subject to the following conditions:

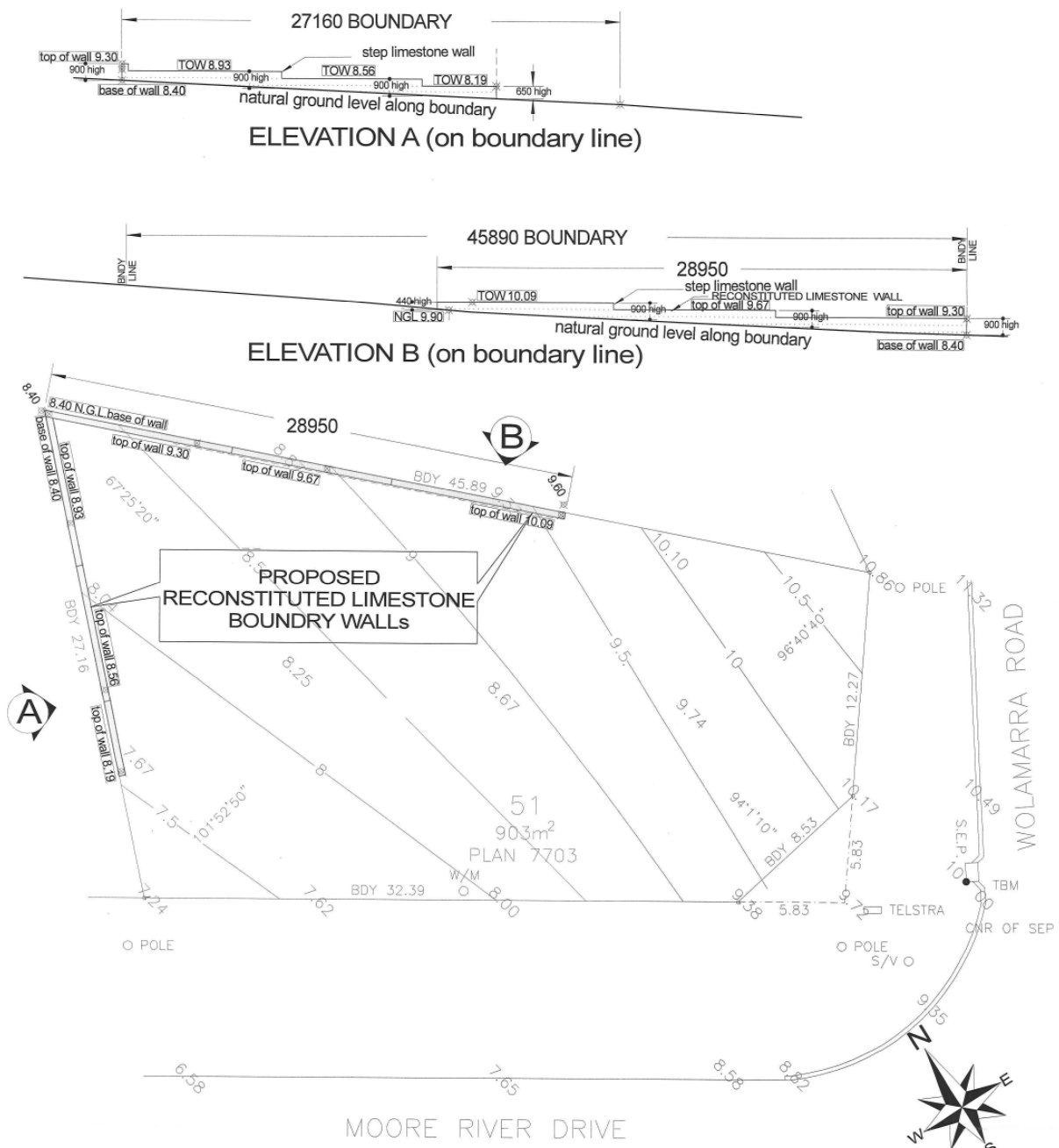
1. All development shall be undertaken in accordance with the approved plans and specifications (including any modifications marked in RED) unless conditioned otherwise in this approval;
2. This approval is for Retaining Walls and Fill only as indicated on the approved plans;
3. The approved retaining walls and footings abutting the property boundaries must be constructed wholly within the subject allotment. The external surfaces of the retaining wall shall be finished to a professional standard, to the satisfaction of the Shire of Gingin;
4. The landowner is to install a privacy screen at least 1.6 metres in height from the Top of Wall level along the length of each retaining wall, which shall be at least 75% obscure, permanently fixed, made of durable material and restrict views in the direction of overlooking into any adjoining property (as per Clause 5.4.1, subclause C1.2 of the Residential Design Codes); and
5. Building heights associated with future development of a dwelling or the like, will be measured from the existing ground level as indicated on the survey dated 4 July 2008 prepared by Surveytech prior to fill being imported to the site as authorised by this approval.

CARRIED UNANIMOUSLY


APPENDIX 1







Note: Check Certificates of Title for easements etc. This plan is a contour plan only. Boundary peg positions and location of fences or walls in relation to the Boundary, is not guaranteed. All dimensions should be verified on site prior to commencement of any construction. Sewer information shown is from W.A.W.A. plans. Check minimum clearances as no liability can be accepted. Earthworks set out dimensions may vary on site at builders discretion.

<div>SURVEYTECH LICENCED SURVEYORS Post office Box 380, Muchea, WA 6501. Email surveytechwa@bigpond.com Mobile 0484091057</div>	<div>COUNTOUR & FEATURE SURVEY</div> <div><div>0101520</div><div>SCALE 1:200</div></div>	<div>RECONSTITUTED LIMESTONE BOUNDARY WALLS</div>			
<div>JOONDALUP DESIGNS Address 845 Muchea South Rd, Muchea. Post office Box 97, Muchea, 6501. Email joondalupdesigns@bigpond.com Phone08 9571 4361 Mobile 0411 513 771</div> <div></div> <div><div>CLIENT NAME: SUE KEMP-MOORE 93048352 / 0417960251</div><div>SITE ADDRESS: LOT 51 (No. 31) MOORE RIVER ROAD, GUILDERTON WA 6041</div><div>SHIRE: SHIRE OF GINGIN</div></div>	<div><div>Rev No: 0</div><div>Version: ISSUED FOR APPROVAL</div><div>Date On: 22.05.18</div><div>By: LA</div></div>	<div>DRAWING NAME: SITE PLAN & WALL ELEVATIONS</div>		<div>Sheet No: 1 OF 1</div>	<div>Revision: 0</div>
		<div>Date Drawn: MAR 2018</div>	<div>Scale: 1 : 200</div>	<div>FILE NAME : E:\Documents\JD\2017\JD\Kemp Moore 31 Moore River Drive Guilderton.SRF</div>	
		<div>22/03/2018</div>			

APPENDIX 2







APPENDIX 3

SCHEDULE OF SUBMISSIONS AND RECOMMENDED RESPONSES

APPLICATION FOR DEVELOPMENT APPROVAL PROPOSED RETAINING WALL AND FILL WITH REDUCED BOUNDARY SET BACKS AT LOT 51(31) MOORE RIVER DRIVE, GUILDERTON

No.	Submitter	Submission Detail	Recommended Response
1.	Ratepayer	The Submitter supports the proposal and makes no comments.	1. Noted.
2.	Ratepayer	<p>The Submitter offers the following general comment:</p> <p>In relation to original plans received on 9 April 2018</p> <p><i>"Our property adjoins the North-Western Boundary of the lot covered by this application. These comments relate specifically to the North-Western Boundary retaining wall. We have no objections to the proposed retaining wall along the North-Eastern Boundary or to the proposed fill levels associated with either wall.</i></p> <p><i>The drawings for the proposed development are of an extremely poor standard, which makes commenting on the plans very difficult. For example, the locations from which the Top of Wall measurements are taken is not identified. When account is taken of the fact that no Base of Wall measurements are identified on either Elevation A or the Site Plan (except for the very northern most corner, where the two walls meet) it is impossible to determine the accrual height of the North-Western retaining wall at any given point along its length. In addition, Elevation A actually depicts the wall as exceeding 900mm in height as it extends southwards of the positions where the 900mm readings are shown. To make matters worse, neither the Site plan nor Elevation A displays actual positions of the retaining wall step downs. These shortcomings seriously undermine the value of the drawings – so much so that we are surprised that the shire accepts them as being fit for purpose.</i></p>	<p>2. Noted.</p> <p>3. It is acknowledged the submitted plans do have some shortfalls as mentioned, however the detail provided is considered to be sufficient to undertake an assessment. After closer observation the notation '900mm' does not reflect the dimension in particular location, rather at the step in the wall. The length of the wall between each stepped interval is not considered to have a significant bearing on the broader assessment of suitability.</p>

	<p><i>Despite these concerns however, in principle we do not object to the construction of the proposed retaining wall (s), providing the maximum height of the Northern-Western Boundary retaining wall (measured as being the difference between the Top of Wall height and the Natural Ground Level) is limited to 900mm at any point anywhere along its length. We presume this was actually the intention of the proposal drawings (which is directly in line with our verbal agreement to that effect at a recent meeting with the applicant on site) but the drawings are so inferior that confusion abounds. We would be happy if any resultant planning approval is only subject to the condition that the North-Western Boundary retaining wall shall not exceed 900mm in height at any point."</i></p> <p>After sending the amended plans the below comment was submitted with a non-support of this proposal:</p> <p><i>"Our property adjoins the north-western boundary of the lot covered by this application, and our comments relate specifically to the proposals affecting that boundary.</i></p> <p><i>We have no objections to either the height or the length of the proposed 0.9 metre high retaining wall, which tapers down to 0.65 metres in height, as depicted on the sketch provided with this submission. We also have no objection to the proposed fill levels associated with the retaining wall, even though they exceed the limits set in Clause 5.3.7 - Site Works, in the Residential Design Codes (R-Codes). .</i></p> <p><i>We do however object to the proposal to now position the retaining wall directly on the lot boundary, with nil setback. The WA State Planning Policy 'deemed-to-comply' provisions require retaining walls to be setback from lot boundaries in accordance with Table 1 of the R-Codes. Based on the height and length of the proposed retaining wall, Table 1 dictates that the wall should be setback 1.5 metres inside the boundary, yet this application is proposing a</i></p>	<p>4. Noted</p> <p>5. Summary of the process is noted.</p>
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	<p><i>design with nil setbacks. As the proposal does not comply with the deemed-to-comply provisions, the application is required to be assessed against the associated design principles to determine whether the justification is acceptable.</i></p> <p><i>The application does not demonstrate compliance with design principle 5.3.8 Retaining Walls (P8) as it detrimentally affects our property. To satisfy clause 5.4.1 Privacy Screening, a 1.6m high screening device (or a generic 1.8m high fence) would need to be installed. This results in an overall wall height extending to ~2.5m or more. The lack of any setback (even 0.65m) prevents the applicant from undertaking any landscaping of this structure or have due regard to clause 5.4.1. Positioning the wall directly on the boundary would in fact remove the natural foliage currently existing along the boundary and kill much of the foliage on our side of the boundary (by severing the roots of trees and shrubs close to the boundary). There is no justifiable reason to position the retaining wall directly on the boundary. The area immediately behind the retaining wall within the applicant's lot is purely garden area. A nil setback has no impact whatsoever on the proposed future dwelling intended for this lot, and there are no other building benefits or advantages resulting from having nil setback.</i></p> <p><i>If parallels were to be drawn with the retaining wall on the north western boundary of our property, it should be noted that this was an integral part of our house design and was also warmly welcomed by our neighbours, as it avoided the need for them to install otherwise required fencing. Drawing comparisons with other properties in the area that infringe the setback rules is no justification for contravening the R-Codes – particularly if the adjoining neighbours failed to raise any objections to those developments.</i></p>	<p>6. The removal of foliage on the applicant's property can be undertaken at any time without the presence of an application for development approval. The encroachment of vegetation (whether roots or branches) from the submitters property to the applicants property is dealt with by the <i>Dividing Fences Act 1961</i> and the Shire is of the view that those encroaching components can be removed regardless of an application for development approval.</p> <p>7. Noted. However the applicant has not contravened the R-Codes, simply seeking an assessment under the Design Principles which is able to be applied for.</p>
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		<p><i>Prior to the current application process, we had met with the applicant on site and agreed on a 1.0m setback. We did not even object to their subsequent drawing which actually positioned the retaining wall <u>within</u> that setback (resulting in a physical setback of only 0.65 metres). We believe that the current proposal to have nil setback should be rejected, as there is no justification for contravening the State Planning Policy setback requirements. We would however support a possible alternative proposal by the applicant, to construct a retaining wall of the same size and structure as that proposed, but positioned to result in the previously agreed 0.65 metre physical setback."</i></p>	<p>8. Dismissed. The Shire was not a party to these negotiations nor is the applicant required to adhere to the agreement.</p> <p>9. The objection is noted, however based on the assessment outlined in the report, the impact created by the variations proposed are not deemed to be excessive or unacceptable.</p>
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11.3.3 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED OVERSIZE OUTBUILDING WITH REDUCED BOUNDARY SETBACKS AND FILL ON LOT 82 (3) HAWCROFT PLACE, LANCELIN

FILE:	BLD/6513
APPLICANT:	BENJAMIN PRIDEAUX
LOCATION:	LOT 82 (3) HAWCROFT PLACE, LANCELIN
OWNER:	BENJAMIN PRIDEAUX
ZONING	RESIDENTIAL R12.5/20
WAPC NO:	N/A
AUTHOR:	JAMES BAYLISS- ACTING MANAGER STAUTORY PLANNING
REPORTING OFFICER:	KYLIE BACON – ACTING EXECUTIVE MANAGER PLANNING AND DEVELOPMENT
REPORT DATE:	15 MAY 2018
REFER:	19 DECEMBER 2017

ITEM 11.3.4

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider an Application for Development Approval for a proposed oversize outbuilding with reduced boundary setbacks and fill on Lot 82 (3) Hawcroft Place, Lancelin (subject lot).

BACKGROUND

The Shire received an Application for Development Approval on 26 April 2018 for a proposed outbuilding on the subject lot, which is 902.6m² in area. The site currently contains an existing dwelling.

The applicant seeks approval for a proposed outbuilding with a nil setback to the side (southern) boundary for a length of 12.69 metres and a nil rear setback for a length of 10.2 metres. The parapet walls are proposed to be 3.2 metres in height from finished floor level (FFL). The overall area of the outbuilding is 108m².

The outbuilding is proposed to have a wall height of 2.7 metres from FFL and a ridge height of 4.17 metres from FFL. The proposed location of the outbuilding within the property results in the requirement for fill to raise the existing natural ground level (NGL) to enable a level pad for construction purposes. The proposal indicates the rear corner of the lot requiring 820 millimetres of fill to provide a level building envelope for the outbuilding. It is noted the fill component is confined to the rear corner. The fill will require retaining, which is proposed to be incorporated at the base of a new dividing fence. It should be noted the dividing fence will not form part of this approval, however the retaining component does.

Council, at its meeting on 19 December 2017, resolved to refuse an application for an outbuilding at the subject property. The outbuilding subject to the refusal was 116m² in area and setback 1.5 metres from the side boundary. It was determined that the outbuilding did not meet the deemed-to-comply provisions or demonstrate compliance with the Design Principles of Clause 5.4.2 of State Planning Policy 3.1 – Residential Design Codes (R-Codes).

It should be noted that land to the east of the subject lot is Reserve No. 38688 which is zoned 'Parks and Recreation', vested in the Shire of Gingin. The proposal seeks to construct an outbuilding with a nil setback abutting the abovementioned reserve.

The applicant seeks a variation to Clause 5.4.3 – Outbuildings of the Residential Design Codes of Western Australia (R-Codes) in regards to the rear setback, wall height, fill and area of the outbuilding. The proposal also seeks a variation to Local Planning Policy 2.1 – Residential Outbuildings (LPP 2.1) with respect to the outbuilding's overall area and as such Council consideration is required.

Council has previously discussed the effectiveness of Local Planning Policy 2.1 – Residential Outbuildings. As a result of these discussions Administration is currently undertaking a review of the Policy and will present any proposed amendments to Council in due course.

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

COMMENT

Community Consultation

The applicant submitted with their proposal signed consent from the adjoining landowner to the south, which was subsequently verified by Administration. As such, formal advertising by way of writing to the adjoining landowner was not undertaken.

Local Planning Scheme No. 9 (LPS 9)

The subject land is zoned Residential R12.5/20 under LPS 9, the objectives of which are to:

- a) *Provide for a range of housing types and encourage a high standard of residential development;*
- b) *Maintain and enhance the residential character and amenity of the zone;*
- c) *Limit non-residential activities to those of which the predominant function is to service the local residential neighbourhood and for self-employment or creative activities, provided such activities have no detrimental effect on the residential amenity; and*
- d) *Ensure that the density of development takes cognisance of the availability of reticulated sewerage, the effluent disposal characteristics of the land and other environmental factors.*

Clause 5.2.2 states:

“Unless otherwise provided for in the Scheme, the development of land for any of the residential purposes dealt with by the Residential Design Codes is to conform to the provision of those codes.”

State Planning Policy 3.1 - Residential Design Codes of Western Australia

The R-Codes provide a comprehensive basis for the control of residential development throughout Western Australia. When a development does not meet with the deemed-to-comply provisions, the application is assessed against the associated design principles to determine whether the variation is acceptable.

The R-Codes define an ‘Outbuilding’ as:

“An enclosed non-habitable structure that is detached from any dwelling”.

The R-Codes define a ‘Wall’ as:

“The vertical external face of a constructed building comprising solid building material including enclosures to verandahs and balconies”.

The proposal provides a nil side (southern) and rear (eastern) setback in lieu of the recommended 1.5 metre setback as stipulated in Table 2a - Boundary Setbacks of the R-Codes. The deemed-to-comply provisions of the R-Codes relating to Outbuildings stipulate that a wall height of 2.4 metres and an overall height of 4.2 metres is not to be exceeded. Given the proposal does not satisfy the deemed-to-comply provisions, the application is assessed against the associated Design Principles in the below table.

Notwithstanding the above, Local Planning Policy 2.1 considered the Design Principle when determining the maximum dimensions for outbuildings within the Shire. It should be noted that the application varies the maximum dimensions prescribed by LPP 2.1, namely the area.

Design Principles <i>Development Demonstrates compliance with the following design principles (P)</i>	Officer Comments
5.4.3 Outbuildings P3 Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.	P3 The existing streetscape remains relatively unaffected given the outbuilding is located at the rear of the lot and the property is located at the end of a cul-de-sac. It is also noted that the adjoining landowners have provided their support for the proposal.

<p>5.3.7 Site Works</p> <p>P7.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</p> <p>P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.</p>	<p>P7.1 The proposed site works simply fills in a 'hollow' within the subject property. The surrounding topography is relatively flat and the lowest amount of fill has been proposed to create a level building envelope.</p> <p>P7.2 The level difference between adjoining properties at the boundary has been taken into consideration and a maximum height of 0.82m is considered to respect the topography of the subject and surrounding properties. The fill proposed does not result in contravention of the permitted building heights for an outbuilding when applied to the overall height calculation.</p> <p>It should also be noted that there is no residential property located to the east therefore there is no impact on any dwelling.</p>
<p>5.3.8 Retaining Walls</p> <p>P8 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineering and landscaped having due regard to clauses 5.3.7 and 5.4.1.</p>	<p>P8 The retaining wall is incorporated into the design of the dividing fence and enables a flat building envelope to the benefit of the landowner. The adjoining property owners have provided consent to the proposal.</p>

Local Planning Policy 2.1 – Residential Outbuildings

The Shire adopted Local Planning Policy 2.1 – Residential Outbuildings (LPP 2.1) in January 2013 to complement the provisions of the R-Codes relating to outbuildings to better reflect community expectations.

Clause 3.5 – Scale of Outbuilding Development outlines the maximum allowable standards for outbuildings throughout the Shire based on lot size and location. The table below is applicable to the subject lot.

TOWNSITE	STANDARD	MAXIMUM	PROVIDED
Coastal town sites (601m ² – 1000 m ² lot size)	Area	90m ²	108m ² - non-compliant
	Wall Height	3.6m	3.2m (parapet) - compliant 2.7m (outbuilding) - compliant
	Overall Height	5.0m	4.2m (from FFL) - compliant 4.99m (from NGL) - compliant

The proposed development does not comply with the maximum area provided for in LPP 2.1, seeking an 18m² variation as outlined in the table above. There are no relevant objectives under LPP 2.1 to assess the variations against.

LPP 2.1 provides dimensions for the maximum allowable standards that are considered to be acceptable throughout the Shire as stated in Clause 3.5. The dimensions in the above table were created having regard to the Design Principles outlined in the R-Codes and the associated impacts in terms of building bulk/scale. The maximum standards were created to prevent unwanted built form and the construction of excessively large outbuildings. Therefore any variation that exceeds these requirements is not deemed to satisfy the intent of the Policy.

State Planning Policy No. 2.6 - State Coastal Planning

The purpose of this Policy is to provide guidance for the development of land within coastal areas. It also acts as an informative tool for private landowners seeking to undertake development or purchase land in the coastal zone.

Where a coastal hazard risk is identified it should be disclosed to those likely to be affected. On consideration of approval for development, current and/or future landowners should be made aware of the coastal hazard risk by providing a notification on the certificate on title.

The subject lot is identified as having a coastal hazard risk and as such any favourable determination is to have, as a condition of approval, a requirement for a notification to be placed on title as follows:

“VULNERABLE COASTAL AREA –This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years.”

Applicant's Justification

“The purpose of the building is to double garage/garden shed/studio workshop for arts and crafts which will be used to store two cars, one boat and a motorbike as required by our insurance company. The garden shed will store all of our gardening tools and equipment. The studio workshop will be used for maintenance of repairs and crafts. The washroom is to be used for convenience purposes while working, this space will not be used for any habitable purposes.

The reason for having the garage against the existing boundary south wall is our driveway runs along this wall, therefore to allow space to park two cars in a double garage the shed must be against the boundary wall. When the architect looked at our land, she suggested it was the only practical solution to fit a double garage in.

As our insurer requires us to store our boat in our shed we need a 12m length along the south boundary, which is best achieved by using the rear east wall also as a parapet. The shed will then be used as a wind and sand barrier that will protect us from being blasted by the east sand dunes allowing us to utilise our backyard.

Our garage will be constructed to the highest standard as we are aiming for it to be a visual feature and an attractive appearance to the landscape.

Our neighbours are happy with our plans and they have been signed. ”

Conclusion

In summary, the application seeks a variation to ‘Local Planning Policy 2.1 – Residential Outbuildings’ and the R-Codes with respect to the area and setback of the outbuilding. The variation to the area of the outbuilding is not considered to be in accordance with the intent of LPP 2.1 given the maximum allowable standards have been exceeded. The remaining variations including the nil boundary setback, site works and associated retaining which is able to be supported largely as a result of neighbour consent.

Based on the above summary, the proposal in its current form is not supported by Administration due to the area of the proposed outbuilding.

In the event Council elects to approve the application for Development Approval on Lot 82 (3) Hawcroft Place, Lancelin then it is recommended that the following conditions be imposed:

1. The land use and development shall be undertaken in accordance with the approved plans unless conditioned indicated otherwise in this Approval;
2. This Approval is for an Outbuilding, Retaining Wall and Fill only;
3. The Outbuilding shall not be used for human habitation, commercial or industrial purposes;
4. The approved parapet wall and footings abutting the property boundaries must be constructed wholly within the subject allotment. The external surfaces of the parapet walls shall be finished to a professional standard, to the satisfaction of the Shire of Gingin;
5. Prior to the issue of a building permit the Applicant/Owner shall execute and provide to the Shire of Gingin a notification pursuant to Section 70A of the *Transfer of Land Act 1893* to be registered on the title to the land as notification to prospective purchasers as follows:

VULNERABLE COASTAL AREA – This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years.

6. Stormwater from all roofed and paved areas shall be collected and contained onsite to the satisfaction of the Shire.

Advice Notes

In the event that Council is supportive of the Officer's recommendation, then the following advice note will apply:

Note 1: If you are aggrieved with the conditions of this approval you have the right to request that the State Administrative Tribunal (SAT) review the decision, under Part 14 of the *Planning and Development Act 2005*.

In the event that Council elects to approve the Application for Development Approval, then the following advice notes are recommended:

Note 1: If you are aggrieved with the conditions of this approval you have the right to request that the State Administrative Tribunal (SAT) review the decision, under Part 14 of the *Planning and Development Act 2005*.

Note 2: If the development subject to this approval is not substantially commenced within a period of two years, the approval shall lapse and have no further effect.

Note 3: Where an approval has so lapsed, no development may be carried out without further approval of the local government having first been sought and obtained.

Note 4: Further to this approval, the applicant is required to submit working drawings and specifications to comply with the requirements of the *Building Act 2011* and *Health Act 2016*, which are to be approved by the Shire of Gingin;

Note 5: This planning approval shall not be construed as an approval or support of any kind for any other planning related application (including subdivision) on the subject land.

Note 6: The applicant/landowner is advised to refer to the requirements of the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.

Note 7: This approval does not authorise any interference with dividing fences, nor entry onto neighbouring land. Accordingly, should you wish to remove or replace any portion of a dividing fence, or enter onto neighbouring land, you must first come to a satisfactory arrangement with the adjoining property owner. Please refer to the *Dividing Fences Act 1961*.

Note 8: It is recommended that cadastral lot boundaries be established by a suitably qualified land surveyor to ensure that all development is carried out within the subject allotment.

STATUTORY ENVIRONMENT

Planning and Development (Local Planning Scheme) Regulations 2015
Schedule 2 – Deemed Provisions for Local Planning Schemes

Local Planning Scheme No. 9
State Planning Policy 3.1 – Residential Design Codes of Western Australia
Local Planning Policy 2.1- Residential Outbuildings

State Planning Policy No. 2.6 - State Coastal Planning

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2017-2027

<i>Focus Area</i>	<i>Infrastructure and Development</i>
<i>Objective</i>	<i>3. To effectively manage growth and provide for community through the delivery of community infrastructure in a financially responsible manner.</i>
<i>Outcome</i>	<i>3.1 Development new and existing developments meet the Shire's Strategic Objectives and Outcomes.</i>
<i>Key Service Areas</i>	<i>Building and Planning Permits</i>
<i>Priority</i>	<i>3.1.1 Support strategies that facilitate an increase in housing diversity.</i>

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that Council refuse Development Approval for a proposed oversize outbuilding with reduced boundary setback on Lot 82 (3) Hawcroft Place, Lancelin under clause 68(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. The size of the outbuilding does not meet the deemed-to-comply provisions or demonstrate compliance with the Design Principles of Clause 5.4.2 of State Planning Policy 3.1 – Residential Design Codes.

ALTERNATIVE MOTION

Moved Councillor Elgin, seconded Councillor Peczka that Council grant Development Approval for a proposed oversize outbuilding with reduced boundary setback on Lot 82 (3) Hawcroft Place, Lancelin under clause 68(2) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 subject to the following conditions:

1. The land use and development shall be undertaken in accordance with the approved plans unless conditioned indicated otherwise in this Approval;
2. This Approval is for an Outbuilding, Retaining Wall and Fill only;
3. The Outbuilding shall not be used for human habitation, commercial or industrial purposes;
4. The approved parapet wall and footings abutting the property boundaries must be constructed wholly within the subject allotment. The external surfaces of the parapet walls shall be finished to a professional standard, to the satisfaction of the Shire of Gingin;
5. Prior to the issue of a building permit the Applicant/Owner shall execute and provide to the Shire of Gingin a notification pursuant to Section 70A of the *Transfer of Land Act 1893* to be registered on the title to the land as notification to prospective purchasers as follows:

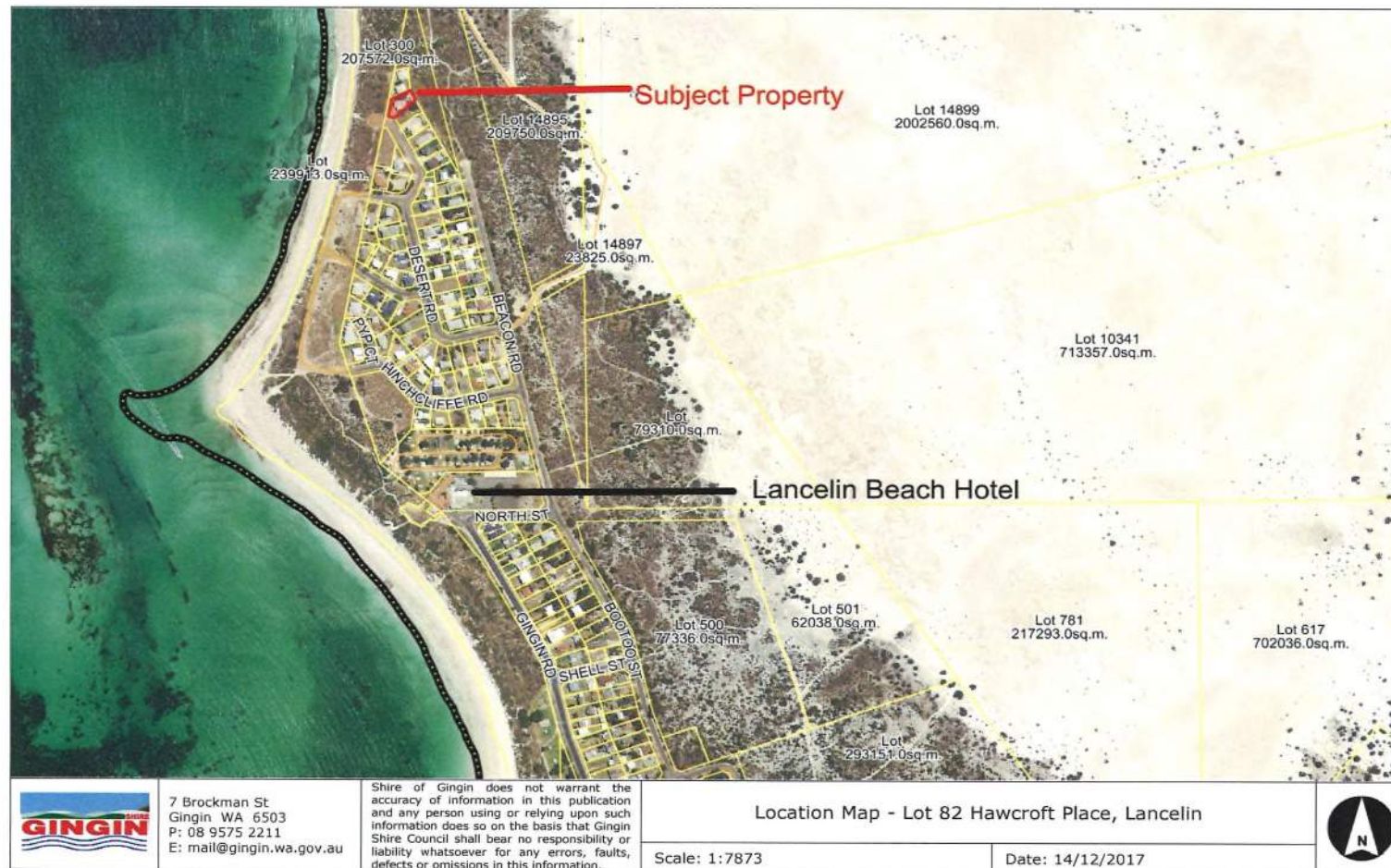
VULNERABLE COASTAL AREA – This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years.
6. Stormwater from all roofed and paved areas shall be collected and contained onsite to the satisfaction of the Shire.

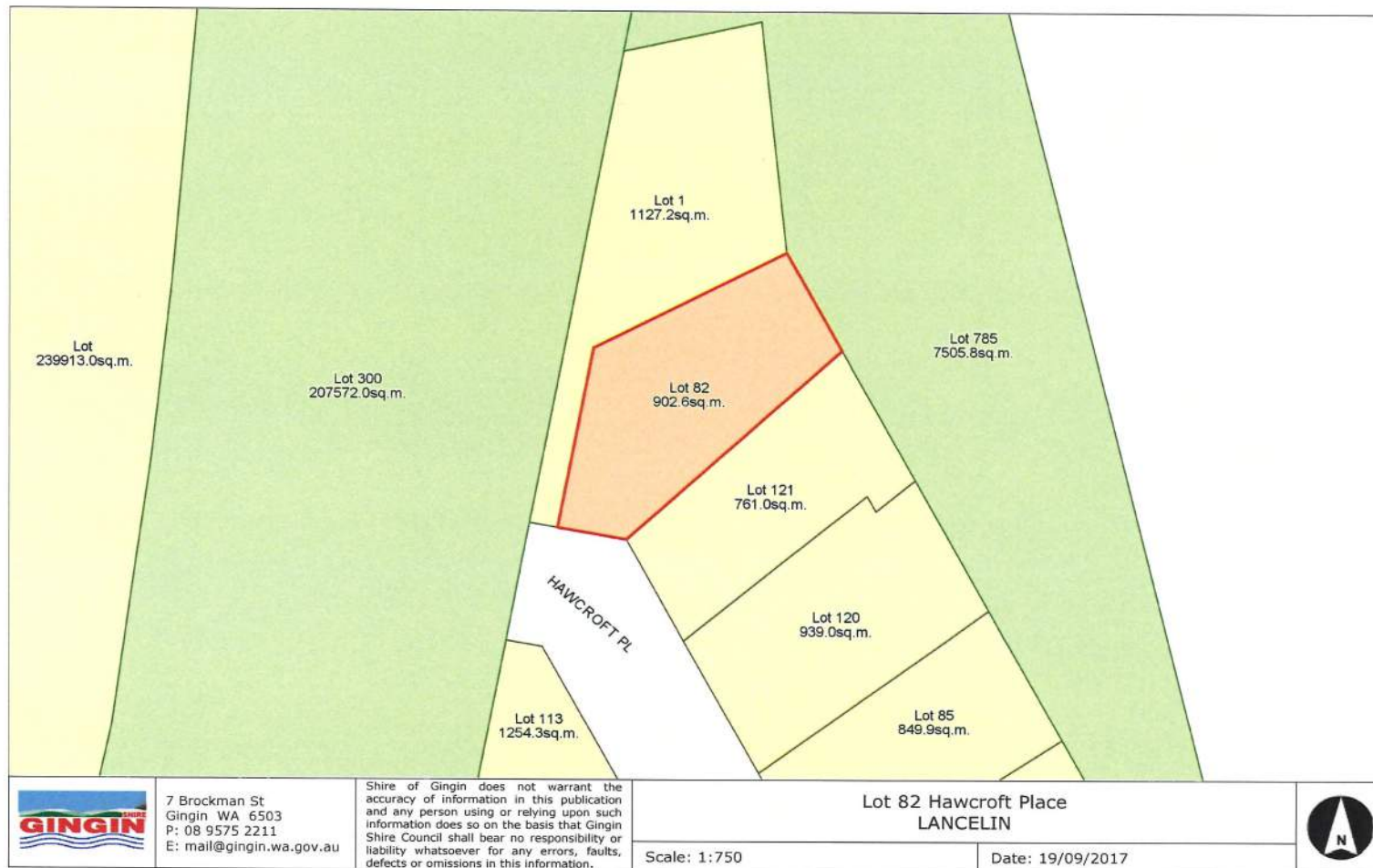
CARRIED UNANIMOUSLY

REASON FOR ALTERNATIVE MOTION

Council was of the view that the application should be approved on the grounds that no objections had been received from neighbouring property owners.

APPENDIX 1





Ben Prideaux
3 Hawcroft Place
LANCELIN, 6044
b.prido@hotmail.com
meggy_mac@hotmail.com
0408069700

To the Gingin Shire,

The purpose of the building is a double garage/garden shed/studio workshop for arts and crafts which will be used to store two cars, one boat and a motorbike as required by our insurance company. The garden shed will store all of our gardening tools and equipment. The studio workshop will be used for maintenance, repairs and crafts. The washroom is to be used for convenience purposes while working, this space will not be used for any habitable purposes.

The reason for having the garage against the existing boundary south wall is our driveway runs along this wall, therefor to allow space to park two cars in a double garage the shed must be against the boundary wall.

When the architect looked at our land, she suggested it was the only practical solution to fit a double garage in.

As our insurer requires us to store our boat in our shed we needed the 12m length along the south boundary, which is best achieved by using the rear east wall also as a parapet wall. The shed will then be used as a wind and sand barrier that will protect us from being blasted by the east sand dunes allowing us to utilise our backyard.

Our garage will be constructed to the highest of standards as we are aiming for it to be a visual feature and an attractive appearance to the streetscape.

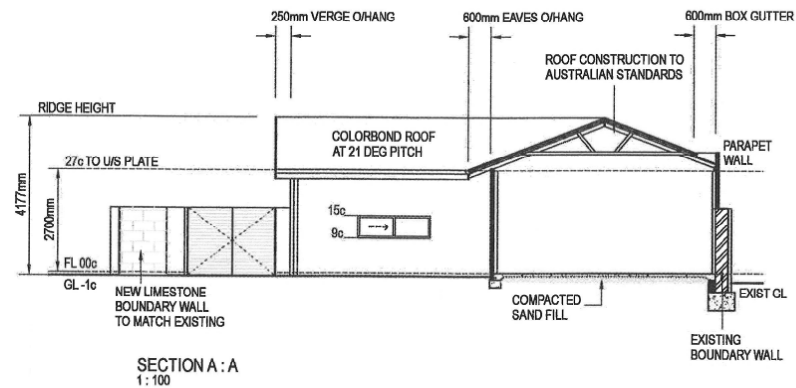
Our neighbours Lynnette and Pio Donato are happy with our plans and they have been signed.

Kind regards

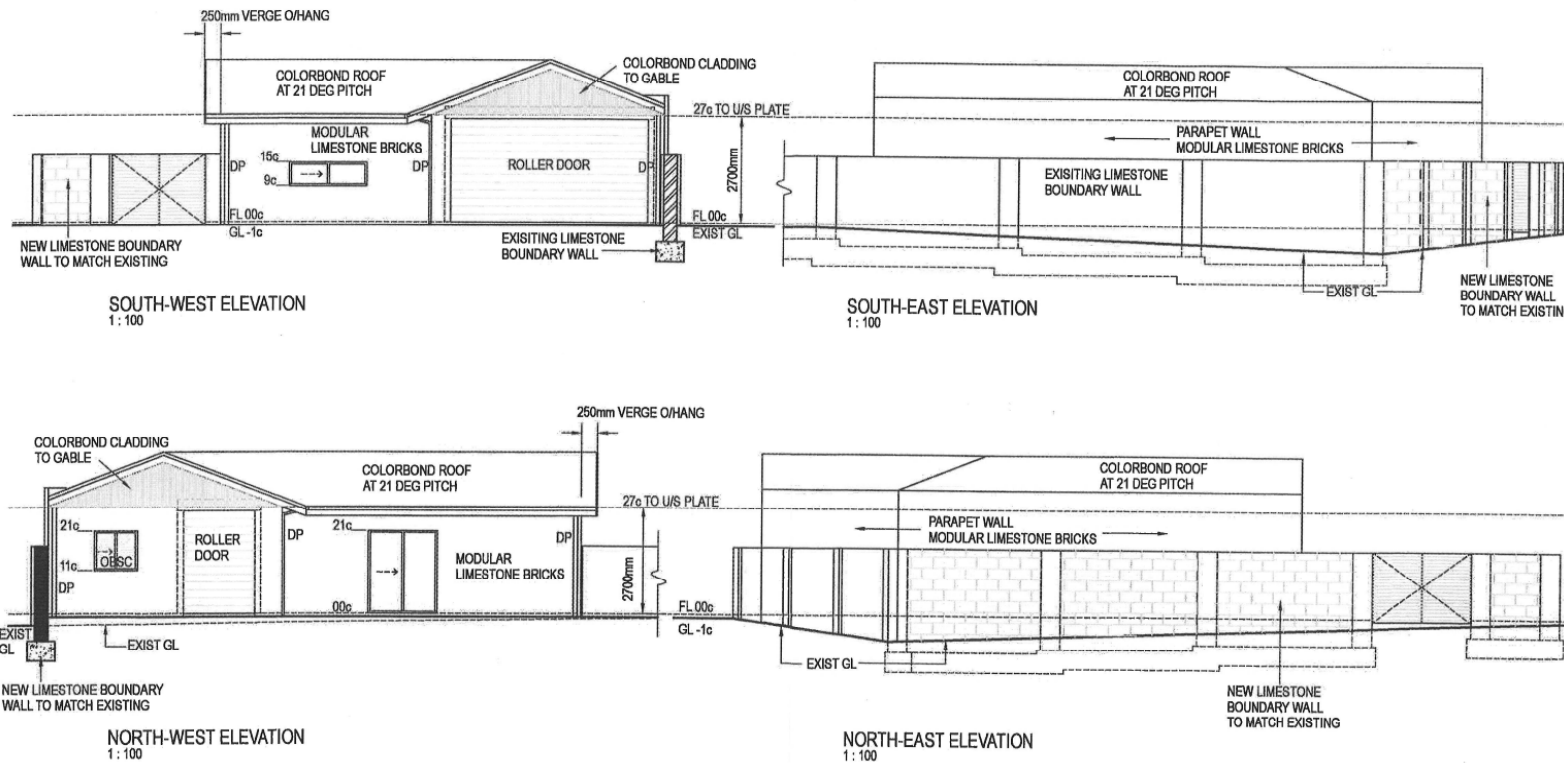
Ben Prideaux & Meg McDonald



PROPOSED GARAGE FOR MR B PRIDEAUX
3 HAWCROFT PLACE, LANCELIN, 6044
SHEET 1 OF 4
OPTION 1



PROPOSED GARAGE FOR MR B PRIDEAUX
3 HAWCROFT PLACE, LANCELIN, 6044



PROPOSED GARAGE FOR MR B PRIDEAUX
3 HAWCROFT PLACE, LANCELIN, 6044
SHEET 3 OF 4
OPTION 1

11.3.4 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED STAFF/WORKERS' ACCOMMODATION (ONE TRANSPORTABLE BUILDING) AND RETROSPECTIVE APPROVAL FOR STAFF/WORKERS' ACCOMMODATION (TWO TRANSPORTABLE BUILDINGS) AND PATIO ON LOT 32 DOUGLAS ROAD, BEERMULLAH

FILE: BLD/6398
APPLICANT: ALLERDING AND ASSOCIATES
LOCATION: LOT 32 DOUGLAS ROAD, BEERMULLAH
OWNER: SNOWDALE HOLDINGS
ZONING: GENERAL RURAL
WAPC NO: N/A
AUTHOR: JAMES BAYLISS- ACTING MANAGER STATUTORY PLANNING
REPORTING OFFICER: KYLIE BACON- ACTING EXECUTIVE MANAGER PLANNING AND DEVELOPMENT
REPORT DATE: 15 MAY 2018
REFER: 21 JANUARY 2014 ITEM 11.1.11
15 JULY 2014 ITEM 11.1.5
15 SEPTEMBER 2015 ITEM 11.3.3
17 NOVEMBER 2016 ITEM 11.3.4

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider an Application for Development Approval for proposed staff/workers' accommodation (one transportable building) and retrospective approval for staff/workers' accommodation (two transportable buildings) and a patio on the existing poultry farm on Lot 32 (120) Douglas Road, Beermullah.

BACKGROUND

The subject site is located on the western side of Brand Highway on the corner of Douglas Road and Brand Highway. The site has an area of 323.8 hectares and currently contains an existing poultry farm amongst other things outlined below. It should be noted the site has four existing transportable dwellings onsite being used for staff/workers' accommodation that received development approval in July 2014.

In January 2014, Council approved a development application for a free range poultry farm on the subject lot, along with a caretaker's dwelling. In July 2014, Council approved an amendment to the existing approval for the construction of two additional free range poultry sheds and the removal of the two proposed rearing sheds. The amended approval was issued on the basis there would be no increase to the number of birds kept on the subject site.

In September 2015 and July 2016, Council approved additional poultry sheds which resulted in approval for a total of 270,000 chickens and eight sheds. In November 2016 Council issued approval for a feed mill however this has not been constructed.

On 2 March 2018 the Shire received an Application for Development Approval for staff/workers' accommodation to be situated on the subject property, which is the subject of this report.

Retrospective Component

The subject property currently has two unauthorised transportable buildings, consisting of four self-contained bedrooms with bathroom facilities. Each transportable dwelling is 14.4 metres in length, 3.3 metres in width (47.5m²) and has an overall height of 2.9 metres from natural ground level (NGL).

The structures are already operational and currently accommodate workers of the poultry farm. This application seeks to formalise the two transportable dwellings along with an existing patio 6 metres in length by 6 metres in width.

Proposed Component

The application proposes to install an additional transportable building to be used for staff/workers' accommodation of the same dimensions to that referenced above.

In the event this application is supported by Council, a total of six transportable buildings will be located on the property catering for up to 28 staff/workers.

A location plan and aerial image are attached as **Appendix 1**.

A copy of the applicant's full proposal is attached as **Appendix 2**.

COMMENT

Community Consultation

The application was advertised to surrounding landowners and a development sign placed on the verge of the property for period of 14 days in accordance with clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

The Shire did not receive any submissions during the advertising period.

PLANNING FRAMEWORK

Local Planning Scheme No. 9 (LPS 9 or Scheme) Assessment

The subject land is zoned General Rural zone under LPS 9, the objectives of which are to:

- a) *Manage the 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;*
- 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 primary purpose of the property is a Poultry Farm (Animal Husbandry – Intensive), in accordance with the previous development approvals granted by Council. The land use applicable for this application is ‘Staff/Workers’ Accommodation’ under LPS 9, which is defined as follows:

“means shared self-contained living accommodation (separate to a single dwelling) used for the accommodation of persons directly employed in an approved activity carried out on the Lot and does not include a Caretakers Dwelling.”

The use class ‘Staff/Workers’ Accommodation’ is an “A” use under LPS 9 in the General Rural Zone, meaning the land use is not permitted unless local government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 64 of the deemed provisions.

Any development (cl 4.1) is to comply with the provisions of the Scheme, including the minimum standards for development as specified in Table 2 – Site Requirements. As there are no particular requirements specified for staff/workers’ accommodation, Council must determine the relevant requirements to be complied with, having regard to the predominant use, objectives and development standards of the General Rural zone (cl 3.2.7 and cl 4.8.6 respectively) and clause 67 of the deemed provisions.

Clause 65 of the deemed provision enables existing structures without the required approvals to be assessed and determined retrospectively.

General Rural Development Standards

LPS 9 Table 2 Site Requirements

Setbacks

In accordance with Table 2 of LPS 9, all structures shall be set back a minimum 20 metres from lot boundaries within the general rural zoning. The development envelope is set back in excess of the 20 metre requirement.

Plot Ratio

Not applicable to General Rural zoned lots.

Site Coverage

Not applicable to General Rural zoned lots.

Landscaping

The existing vegetation onsite provides some form of screening to the development from Douglas Road and is considered sufficient in this instance. The development is set back approximately 1.2 kilometres from Brand Highway and therefore has no visual impact to vehicle occupants.

Access/Egress

The property has access/egress from Douglas Road which is an unsealed gravel road that provides access to Brand Highway. The subject site's eastern frontage is to Brand Highway however there is no existing vehicular access to Brand Highway and the application does not propose any such access. The current arrangement is considered adequate.

The applicant has previously entered into a Deed of Agreement with the Shire for the maintenance and upgrade of Douglas Road. These additional structures will not affect the intent of the Deed.

Servicing

The site is already serviced with power and water. It is the applicant/landowner's responsibility to connect to the existing supply onsite.

The application does not provide any details with respect to effluent disposal however it is noted an existing Anaerobic Treatment Unit (ATU) services the existing staff/workers' accommodation. The applicant/landowner is required to liaise with the Shire's Environmental Health Officer to ascertain if the existing unit is capable of accommodating the increase in waste water generated.

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)

SPP 3.7 provides a foundation for land use planning to address bushfire risk management. The subject lot is designated as being bushfire prone and as such the applicant has submitted a Bushfire Attack Level (BAL) assessment and a Bushfire Management Plan (BMP) to accompany the application.

The purpose of the submitted BMP is to assess whether the existing staff/workers' accommodation buildings comply, or can be made compliant with the relevant planning controls based on the assessed bushfire risk. The current rating for the existing and proposed staff/workers' accommodation is BAL 29 and BAL19 respectively.

The BMP demonstrates that the application can comply with the acceptable solutions of SPP 3.7 and achieve a BAL 12.5 rating subject to the following:

- The provision of a dedicated static water supply for firefighting purposes;

- The maintenance of an Asset Protection Zone (APZ) around the staff/workers' accommodation buildings in accordance with the Shire of Gingin Fire Break Order 2017/18 (as amended);
- The upgrading of the existing retrospective workers' accommodation buildings to BAL 12.5 construction standards pursuant to Australian Standard AS3959-2009 *Construction of buildings in bushfire prone areas* (AS 3959); and
- The construction of the proposed staff/workers' accommodation building to BAL 12.5 construction standard pursuant to AS3959.

The development approval issued in November 2016 required the landowner to place a section 70a notification on title advising prospective purchasers that the land is located within a bushfire prone area and is subject to a BMP. Given the above a condition has not been recommended in this instance to avoid duplication.

Summary

In view of the above assessment, Administration is of the view that the scale of the existing poultry farm generates the need to accommodate workers onsite. The location of the development is not deemed to impact on the amenity of adjoining land and satisfies the planning framework applicable.

Advice Notes

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

- Note 1: If you are aggrieved with the conditions of this approval you have the right to request that the State Administrative Tribunal (SAT) review the decision, under Part 14 of the *Planning and Development Act 2005*.
- Note 2: If the development subject to this approval is not substantially commenced within a period of two years, the approval shall lapse and have no further effect.
- Note 3: Where an approval has so lapsed, no development may be carried out without further approval of the local government having first been sought and obtained.
- Note 4: Further to this approval, the applicant is required to submit working drawings and specifications to comply with the requirements of the *Building Act 2011* and *Health Act 2016*, which are to be approved by the Shire of Gingin;
- Note 5: This planning approval shall not be construed as an approval or support of any kind for any other planning related application (including clearing of natural vegetation) on the subject land.
- Note 6: The applicant/landowner is advised to refer to the requirements of the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.

Note 7: It is recommended that cadastral lot boundaries be established by a suitably qualified land surveyor to ensure that all development is carried out within the subject allotment.

Note 8: Please liaise with the Shire's Environmental Health Officer with respect to any upgrades or modification to the existing ATU system servicing the staff/workers' accommodation.

STATUTORY ENVIRONMENT

Local Planning Scheme No. 9

Part 3 – Zones and the Use of Land

3.2 Objective of the Zones

Part 4 – General Development Requirements

4.7 - General Development Standards

4.8.6 General Rural Zones

State Planning 3.7 – Planning in Bushfire Prone Areas

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2017-2027

Focus Area	<i>Infrastructure and Development</i>
Objective	<i>3. To effectively manage growth and provide for community through the delivery of community infrastructure in a financially responsible manner</i>
Outcome	<i>3.1 Develop new and existing developments to meet the Shires Strategic Objectives and Outcomes</i>
Key Service Area	<i>Building and Planning Permits</i>
Priority	<i>3.1.1 Support the strategies that facilitate commercial development</i>

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that Council:

1. Grant development approval for proposed staff/workers' accommodation (one transportable building) on Lot 32 (120) Douglas Road, Beermullah in accordance with the development application dated 22 February 2018, subject to the following conditions:
 - a. The land use and development shall be undertaken in accordance with the approved plans and specifications, including the directions written in red ink by the Shire, unless otherwise conditioned by this Approval;
 - b. This approval is for staff/workers' accommodation (one transportable building) only as indicated on the approved plans; and
 - c. The Bushfire Management Plan (BMP) forming part of the application dated 22 February 2018 is to be implemented and maintained to the satisfaction of the Shire of Gingin.
2. Grant retrospective development approval for staff/workers' accommodation (two transportable buildings) and a patio on Lot 32 (120) Douglas Road, Beermullah in accordance with the development application dated 22 February 2018, subject to the following conditions:
 - a. The land use and development shall be undertaken in accordance with the approved plans and specifications, including the directions written in red ink by the Shire, unless otherwise conditioned by this Approval;
 - b. This approval is for staff/workers' accommodation (two transportable buildings) and a patio only as indicated on the approved plans;
 - c. The Bushfire Management Plan (BMP) forming part of the application dated 22 February 2018 is to be implemented and maintained to the satisfaction of the Shire of Gingin; and
 - d. Any remedial works required to satisfy the BMP shall be undertaken within 45 days from the date of issue.

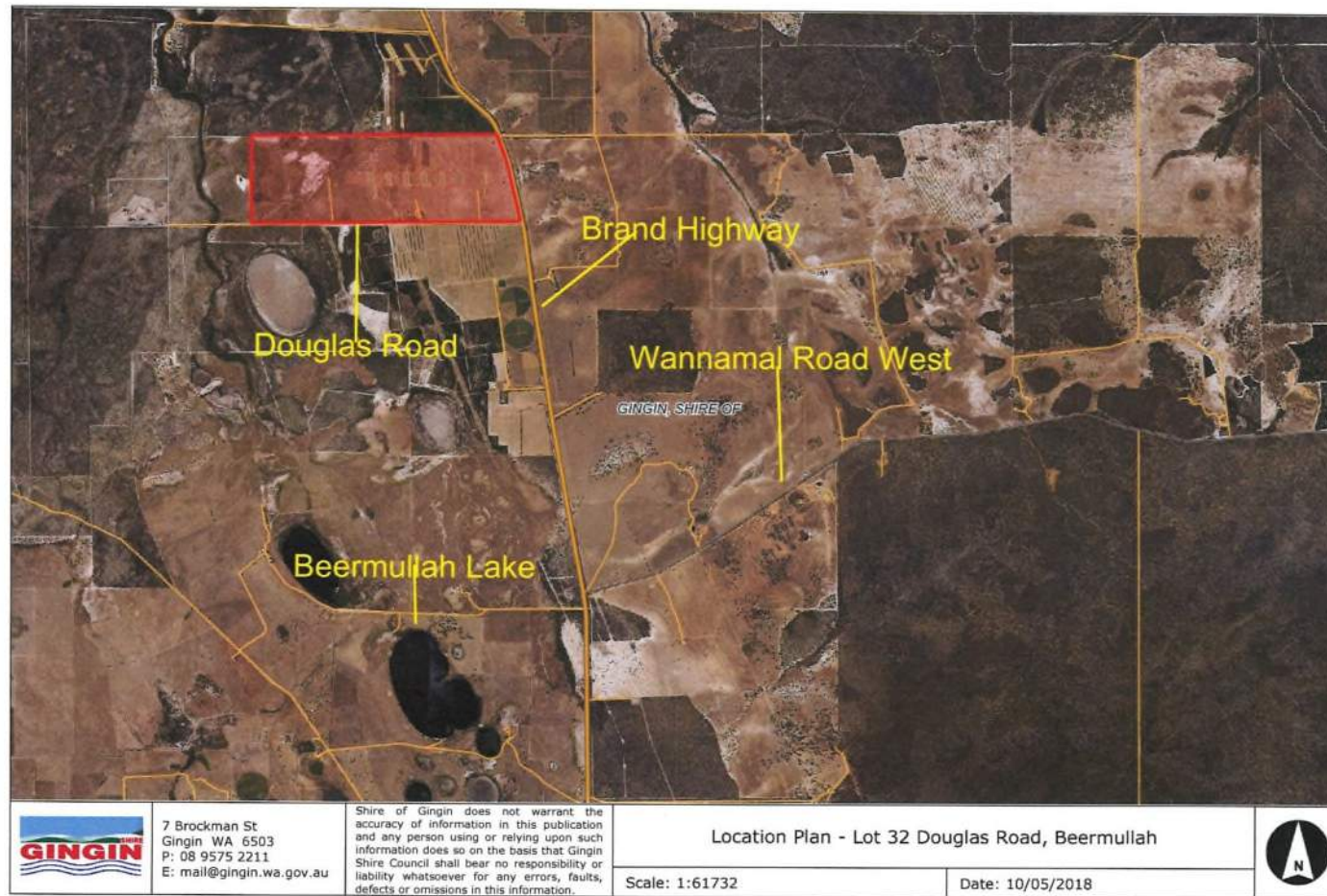
RESOLUTION

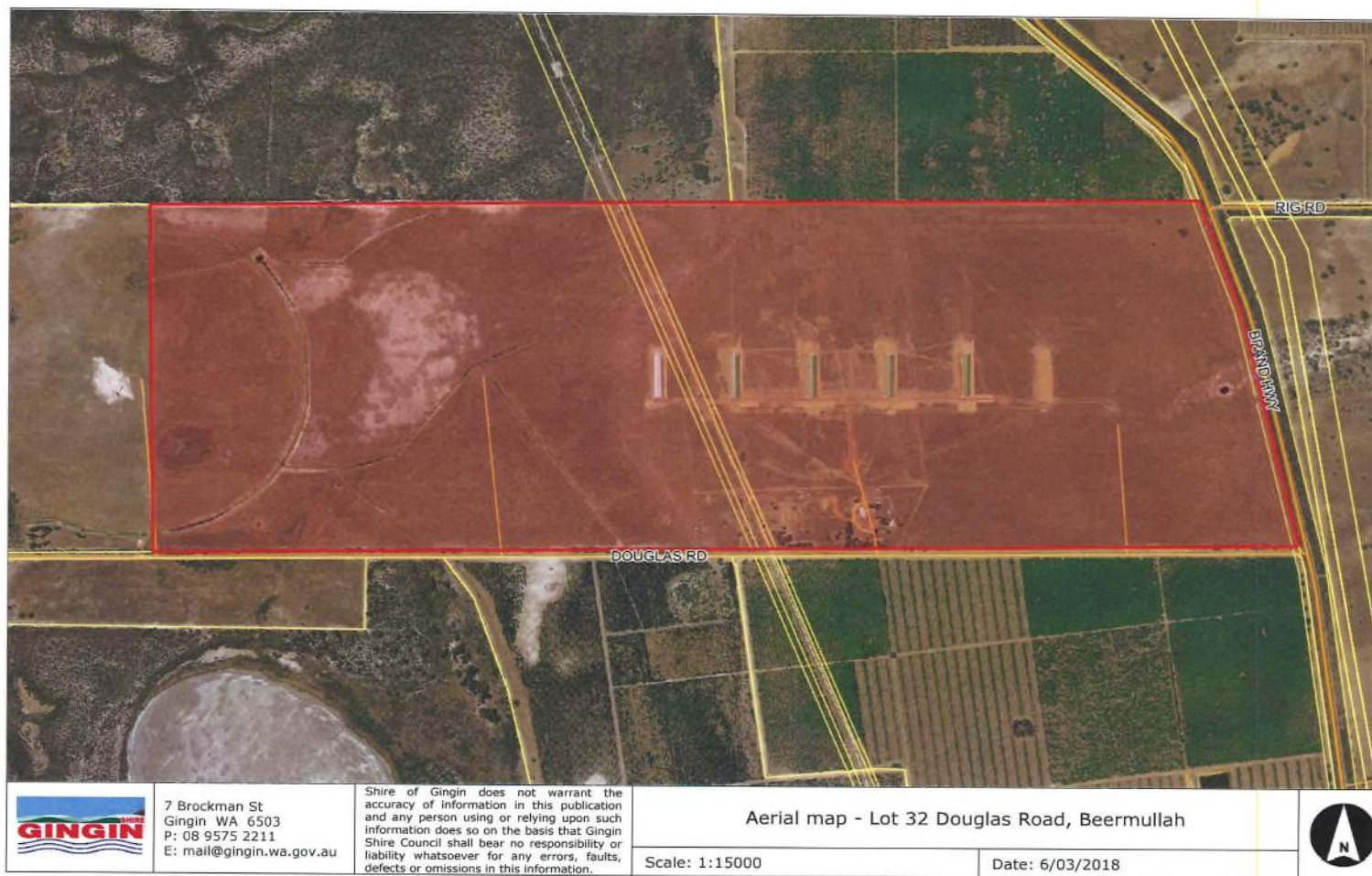
Moved Councillor Peczka, seconded Councillor Elgin that Council:

- 1. Grant development approval for proposed staff/workers' accommodation (one transportable building) on Lot 32 (120) Douglas Road, Beermullah in accordance with the development application dated 22 February 2018, subject to the following conditions:**
 - a. The land use and development shall be undertaken in accordance with the approved plans and specifications, including the directions written in red ink by the Shire, unless otherwise conditioned by this Approval;**
 - b. This approval is for staff/workers' accommodation (one transportable building) only as indicated on the approved plans; and**
 - c. The Bushfire Management Plan (BMP) forming part of the application dated 22 February 2018 is to be implemented and maintained to the satisfaction of the Shire of Gingin.**
- 2. Grant retrospective development approval for staff/workers' accommodation (two transportable buildings) and a patio on Lot 32 (120) Douglas Road, Beermullah in accordance with the development application dated 22 February 2018, subject to the following conditions:**
 - a. The land use and development shall be undertaken in accordance with the approved plans and specifications, including the directions written in red ink by the Shire, unless otherwise conditioned by this Approval;**
 - b. This approval is for staff/workers' accommodation (two transportable buildings) and a patio only as indicated on the approved plans;**
 - c. The Bushfire Management Plan (BMP) forming part of the application dated 22 February 2018 is to be implemented and maintained to the satisfaction of the Shire of Gingin; and**
 - d. Any remedial works required to satisfy the BMP shall be undertaken within 45 days from the date of issue.**

CARRIED UNANIMOUSLY

APPENDIX 1





APPENDIX 2

22 February 2018

Our Ref: SNW GIN DA

Chief Executive Officer
Shire of Gingin
7 Brockman Street
GINGIN WA 6503

**Allerding
& Associates**

Town Planners, Advocates
and Subdivision Designers
ABN 24 044 036 646

Attn: Ms Kylie Bacon – Manager Statutory Planning

Dear Ms Bacon,

**RE: APPLICATION FOR RETROSPECTIVE AND PROPOSED ADDITIONAL WORKERS
ACCOMMODATION – ADDITIONS TO EXISTING POULTRY FARM - LOT 32 (120)
DOUGLAS AVENUE, BEERMULLAH**

We act on behalf of Snowdale Holdings Pty Ltd, the registered proprietors of Lot 32 Douglas Road, Beermullah (the subject site) and submit the attached application for development approval for additional workers' accommodation on site. The approval sought is for both retrospective approval as well as approval for an additional transportable building for workers accommodation.

We provide the following documentation in accordance with the Shire of Gingin's requirements:

- Completed and signed Clause 86(1) Form of Application for Development Approval;
- Three (3) copies of a site plan for the subject site;
- Three (3) copies of a detailed site plan for the subject site;
- Three (3) copies of a plan depicting the elevations and floor plan of the proposed workers' accommodation;
- In accordance with the Town Planning Schedule of Fees and Charges, for a development with an estimated cost of more than \$50,000 but not more than \$500,000, the fee is 0.32% of the estimated cost of development. The three transportable buildings have a total estimated cost of \$90,000 and the fee is therefore calculated as \$288. As this is a retrospective application, the total fee payable will be the applicable planning fee plus twice that fee, or \$864. With respect to fee payment, please contact the following person for electronic payment upon receipt of the application:
 - Ms Nan Zhang –

125 Hamersley Road Subiaco Western Australia 6008
Telephone (08) 9382 3000 Facsimile (08) 9382 3005

- Tel: (08) 9274 2502
- 60 Cheltenham Street, Bennett Springs

Background

Egg Production

In January 2014, the Shire of Gingin approved a planning application for a free range poultry farm on the subject site in addition to a caretaker's dwelling. Further applications for additional free range and barn laid poultry sheds were subsequently submitted as outlined in **Table 1**; resulting in a total of 270,000 chickens being kept on site.

Table 1: Poultry Shed Approvals

Capacity of Poultry Sheds	Number of Sheds Approved	Number of Chickens
Two Free Range Poultry Sheds and Paddocks 1 and 2 Approved January 2014	2	60,000
Additional 2 Free Range Poultry Sheds and Paddocks (Paddocks Approved July 2014)	2	60,000
Additional 3 Free Range Poultry Sheds and Paddocks (Paddocks 5, 6, 7) Approved September 2015	3	90,000
Additional 1 Barn Laid shed Approved September 2015	1	30,000
Additional Barn Laid Shed Approved July 2016	1	30,000
Total	8	270,000

Feed mill

In addition to the increase in the number of chickens approved for egg production, an application for a feed mill was approved in November 2016. To date, the feedmill has not been constructed.

Workers Accommodation

Approval was granted in July 2014 for four transportable buildings to be used as workers accommodation. This was provided in order to secure adequate staff for the poultry farm operations, given the isolation of the subject site and the absence of public transport.

As can be seen from the preceding paragraphs, the scale of the poultry farm operation has increased significantly since 2014. This increase has generated the demand for additional workers on site. It is on this basis that this application seeks the retrospective planning approval of two additional transportable buildings which have already been installed on site, and planning approval of a further transportable building.

Subject Site

Land Title

The subject Site is located on the western side of Brand Highway on the corner of the Douglas Road and Brand Highway intersection, at No. 120 Douglas Road, Beermullah in the Shire of Gingin. It is formally described as follows:

Lot 32 on Deposited Plan 400196; Certificate of Title: Volume 2836, and Folio 602;

A copy of the relevant Certificate of Title and Plan (P13763) are included as **Attachment 1**.

The Subject Site

The Site has an area of 323.8 hectares. Road access/egress is from Douglas Road which is an unsealed gravel road that provides access to Brand Highway which carries traffic in a north/south direction. The Site's eastern frontage is to Brand Highway, however there is no existing vehicular access to Brand Highway.

The land features a slightly undulating topography, is largely cleared with some isolated vegetation scattered throughout the property.

The Site is serviced with power and scheme water.

Site Context & Surrounding Development

The Site is located the rural area of Beermullah approximately 27 kilometres northwest of the Gingin town site. In a broader context, the site is located approximately 100 kilometres north of the Perth Central Business District (CBD).

The majority of the land surrounding the Site is zoned General Rural, and surrounding development being rural in nature. Immediately adjoining land includes General Rural landholdings to the north, south, and west. Land opposite the Site, on the eastern side of Brand Highway, also includes General Rural zoned landholdings.

All existing dwellings are located more than 1 kilometre away from the proposed poultry sheds and grazing area for free range chickens.

Refer **Attachment 2** for a Location Plan identifying the subject land. A Zoning Plan is included as **Attachment 3**. **Attachment 4** contains the development plans.

Planning Framework

The following provides an outline of the statutory and strategic planning context applying to the proposed development and Site.

Shire of Gingin Local Planning Scheme No. 9 (LPS9)

Zoning and Use

The Subject Site is zoned 'General Rural' under the Shire of Gingin's LPS9.

The primary purpose of the property, in accordance to the previous planning approvals granted by the Council, is a Poultry Farm. This use can be defined under LPS9 per the use class 'Animal Husbandry-Intensive' which is defined under Schedule 1(2) of the Scheme in the following terms:

Means premises used for the breeding, boarding, training or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots

This application seeks retrospective and prospective development approval for workers accommodation. The Scheme defines staff/workers accommodation as:

Means shared self-contained living accommodation (separate to a single dwelling) use for the accommodation of persons directly employed in an approved activity carried out on the Lot and does not include a Caretakers Dwelling

Workers Accommodation is an "A" use in the General Rural zone, meaning that the land use is not permitted unless Council has exercised its discretion to approve subject to advertising in accordance with clause 64 of the deemed provisions (**Deemed Provisions**) of the Planning and Development (Local Planning Schemes) Regulations 2015 (**the Regulations**), which automatically form part of LPS9.

To exercise its discretion regarding the determination of planning application, Council must have due regard to any relevant matters listed in Clause 67 of the Deemed Provisions. For the purpose of this report, it is considered that, in regards to these matters listed in Clause 67, the proposed Workers Accommodation is both a capable and appropriate development for approval in this location.

Site Considerations

Clause 4.7.1 of LPS9 specifies the minimum standards for development in the General Rural zone, which are summarised in Table 2. Specifically, minimum front, side and rear setbacks of 20m are required. The developments subject of this application have a setback greater than 20 metres from all boundaries.

Retrospective Approval

Two of the transportable buildings and a patio used for workers accommodation have already been installed. Clause 65 of the Deemed Provisions gives Council the discretion to be able to approve existing unauthorised developments. For the components of this application that have already been constructed, Council approval under the provisions of this clause is sought.

State Planning Policy 3.7: Planning in Bushfire Prone Areas

A package of reforms was introduced in 2015 to help protect lives and property against the threat of bushfires throughout Western Australia. State Planning Policy 3.7: Planning for Bushfire Prone Areas (**SPP 3.7**) and the Guidelines for Planning in Bushfire Prone Areas (the Guidelines) were released and took effect on 7 December 2015.

SPP 3.7 provides the foundation for land use planning decisions in designated bushfire prone areas. Areas within Western Australia have been designated as bushfire prone by the FES Commissioner, and the Map of Bushfire Prone Areas which identifies the parts of the State that are designated as bushfire prone came into effect on 8 December 2015. An extract of this Map depicting the Site is included as **Figure 7**.

SPP 3.7, the Guidelines and the Map of Bushfire Prone Areas are to be read in conjunction with the Planning and Development (Local Planning Scheme) Regulations 2015 (**Regulations**). Within the Regulations Schedule 2 comprises deemed provisions for Local Planning Schemes which are automatically incorporated in all planning schemes. Specifically, Part 10A of the Deemed Provisions comprises provisions to be incorporated into all local Planning Schemes in relation to bushfire risk management. Part 10A became operational on 8 April 2016.



Figure 7: Map of Bushfire Prone Areas

Clause 6.2(a) of SPP 3.7 provides as follows:

a) Strategic planning proposals, subdivision and development applications within designated bushfire prone areas relating to land that has or will have a Bushfire Hazard Level (BHL) above low and/or where a Bushfire Attack Level (BAL) rating above BAL-LOW apply, are to comply with these policy measures.

Further, Clause 6.5 specifies that:

Any development application to which policy measure 6.2 applies is to be accompanied by the following information in accordance with the Guidelines:

- a) (i) a BAL assessment. BAL assessments should be prepared by an accredited Level 1 BAL Assessor or a Bushfire Planning Practitioner unless otherwise exempted in the Guidelines; or*

(ii) a BAL Contour Map that has been prepared for an approved subdivision clearly showing the indicative acceptable BAL rating across the subject site, in accordance with the Guidelines. BAL Contour Maps should be prepared by an accredited Bushfire Planning Practitioner
- b) the identification of any bushfire hazard issues arising from the BAL Contour Map or the BAL assessment; and*
- c) an assessment against the bushfire protection criteria requirements contained within the Guidelines demonstrating compliance within the boundary of the development site.*

This information can be provided in the form of a Bushfire Management Plan or an amended Bushfire Management Plan where one has been previously endorsed.

A BAL assessment and a Bushfire Management Plan have been undertaken as part of this report and are included as **Attachment 5**.

Proposed Development

The Application for Planning Approval for Council's consideration involves the retrospective approval for two transportable buildings used for workers accommodation and a central patio area. Also included as part of the Application is the approval of a further workers accommodation building.

The increases in the intensity of operations of the Poultry farms since the original 4 transportable buildings were approved in September 2015 have resulted in the need to employ more staff on site. Many of the staff that work at the poultry farm are usually itinerant/transient or overseas workers, such as backpackers or workers who do not have private vehicle transport. Because the site is not serviced by public transport, this application proposes workers accommodation on site to ensure access to a suitable workforce.

The workers' accommodation requiring development approval consist of two existing and one proposed transportable buildings. Each of the buildings has 4 bedrooms with their own bathroom (refer to **Attachment 4**).

Conclusion

This site continues to be the ideal location for the approved poultry farm operation given its co-location with other intensive agricultural activities in the locality and its distance from sensitive land uses such as residential dwellings. The scale of the operation has increased since it was first approved given the significant increase in egg demand over time and due to the fact that eggs from this farm are now transported to the eastern states as well as providing eggs for Western Australia. As a result, the number of staff needed on-site has consequently increased. Given the relative isolation of the subject site and the lack of public transport available coupled with the temporary/itinerary nature of workers available, the provision of additional workers accommodation is now necessary to house the extra workers. For these reasons we seek development approval for three additional transportable buildings to be used as workers accommodation.

We look forward to the Shire's favourable consideration of this matter. However should you require any further information in the meantime, please do not hesitate to contact our office on 9382 3000.

Yours sincerely

ALLERDING AND ASSOCIATES



**AMANDA BUTTERWORTH
SENIOR ASSOCIATE**

cc. Client
Enc. Planning Application Form;
3 copies of :

- o Site Plan;
- o Detailed site Plan;
- o Floor Plans and Elevations of Transportable Buildings;

Allerding
Associates

ATTACHMENT 1

Certificate of Title

WESTERN



AUSTRALIA

REGISTER NUMBER 32/DP400196	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2836 FOLIO
602

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 32 ON DEPOSITED PLAN 400196

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

SNOWDALE HOLDINGS PTY LTD OF 60 CHELTENHAM STREET, BENNETT SPRINGS
(T M629059) REGISTERED 7/5/2014

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *A403692 EASEMENT TO AMPOL EXPLORATION LIMITED, SHELL DEVELOPMENT (AUSTRALIA) PTY LIMITED, TEXACO OVERSEAS PETROLEUM COMPANY AND CALIFORNIA ASIATIC OIL COMPANY. SEE DEPOSITED PLAN 400196. REGISTERED 28/5/1971.
*K395712 NOTIFICATION. THE GRANTEES OF EASEMENT A403692 ARE NOW APT PARMELIA PTY LTD PURSUANT TO SECTION 20(5) OF THE PETROLEUM PIPELINES ACT 1969. RECORDED 31/10/2007.
2. *COVENANT BURDEN CREATED UNDER SECTION 150 P&D ACT TO MAIN ROADS. SEE DEPOSITED PLAN 400196
3. *M629060 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 7/5/2014.
4. *M771960 EASEMENT TO ELECTRICITY NETWORKS CORPORATION - SEE DEPOSITED PLAN 75957 REGISTERED 18/9/2014.
5. *N266212 CAVEAT BY SHIRE OF GINGIN LODGED 2/3/2016.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP400196
PREVIOUS TITLE: 1592-545
PROPERTY STREET ADDRESS: 120 DOUGLAS RD, BEERMULLAH.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF GINGIN

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 32/DP400196

VOLUME/FOLIO: 2836-602

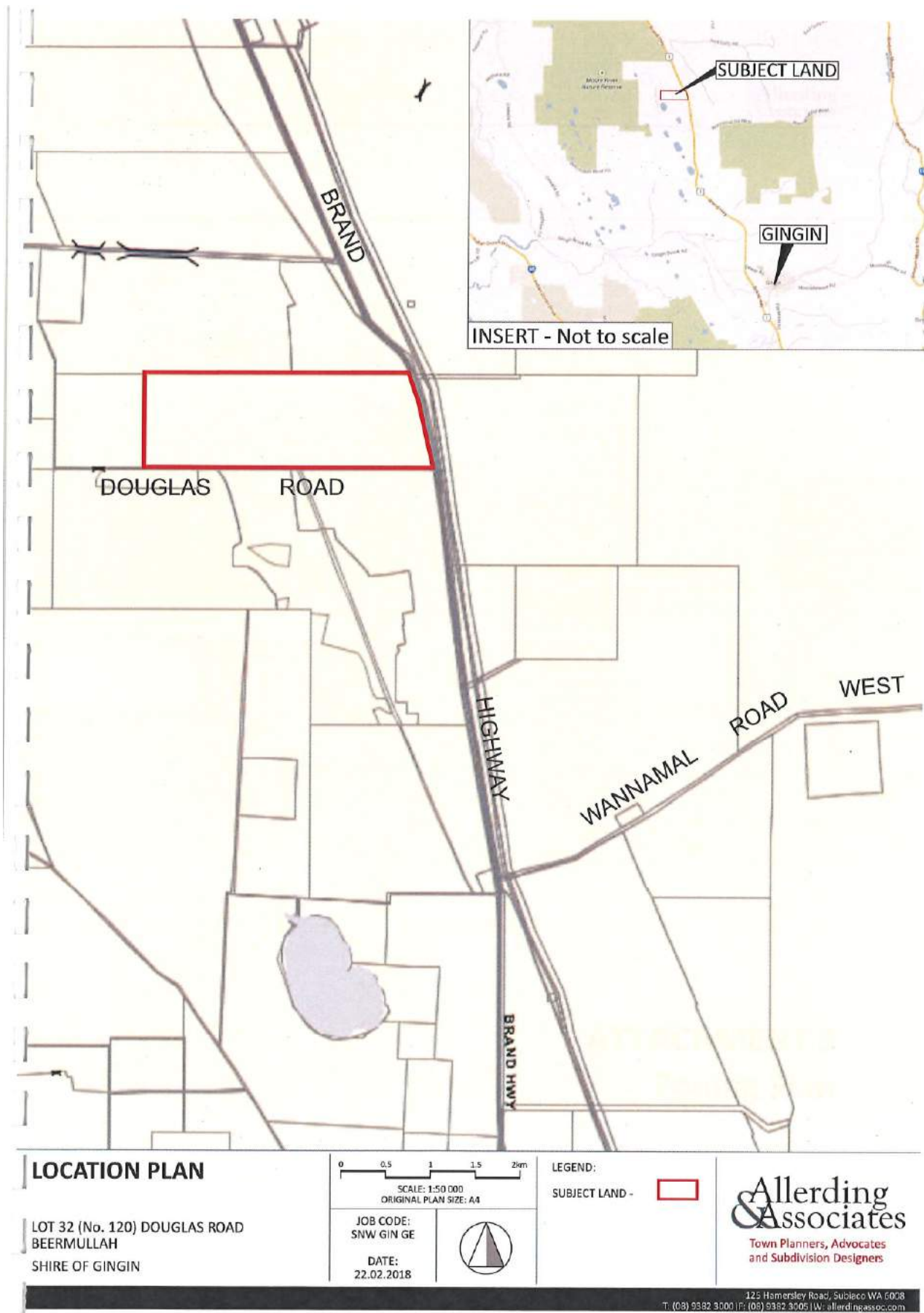
PAGE 2

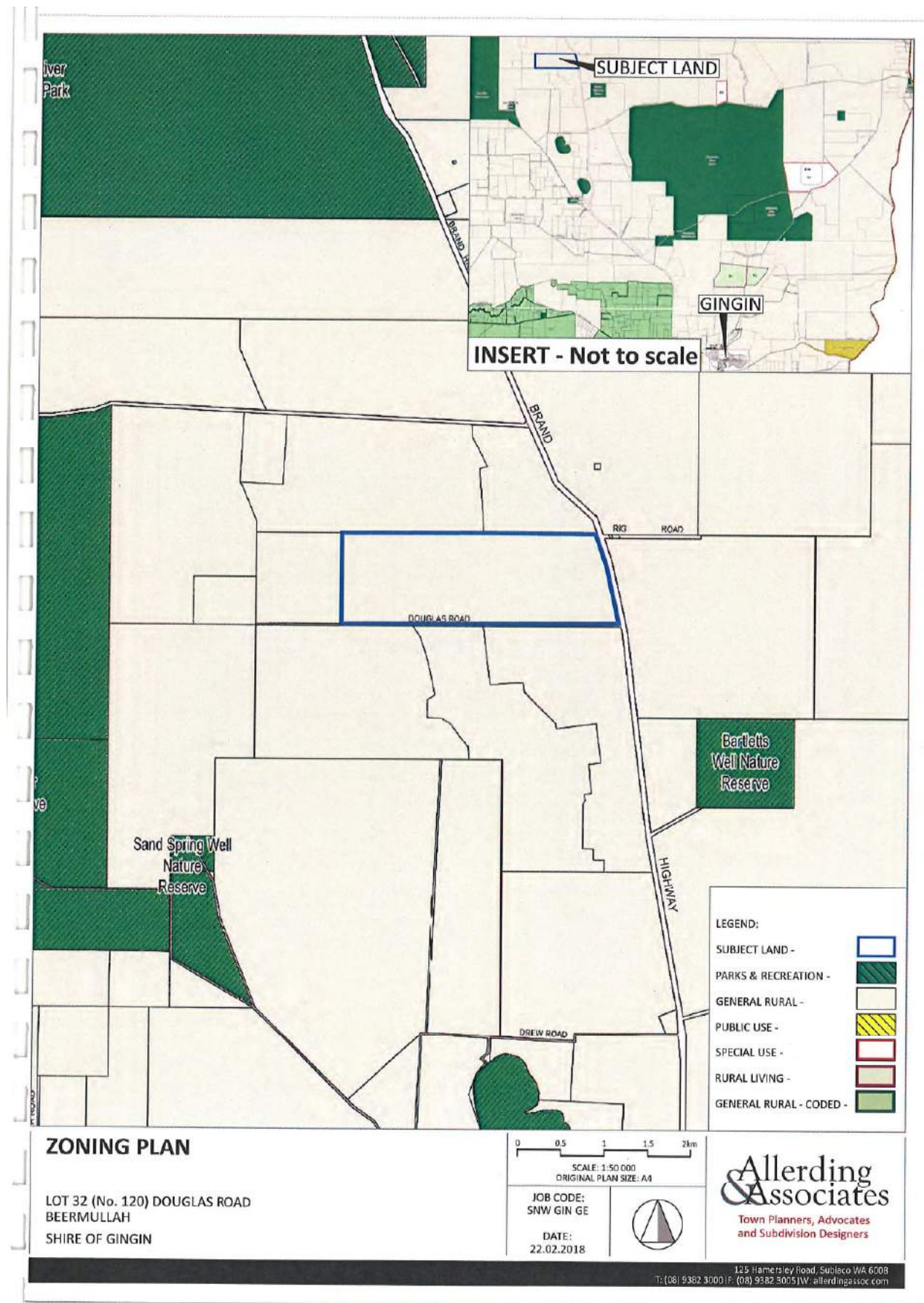
NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING
K498005.

Allerding
Associates

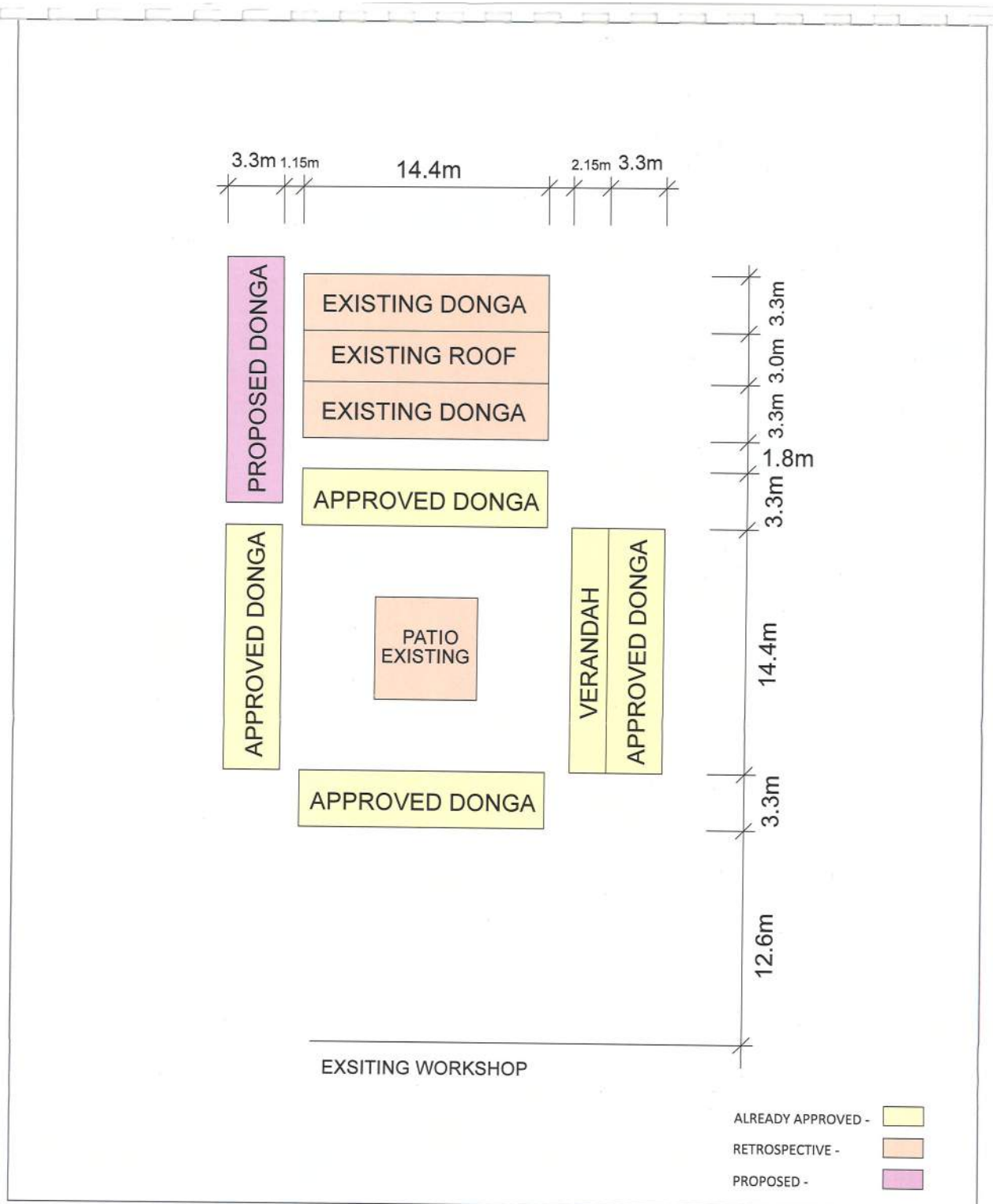
ATTACHMENT 2

Location Plan





ATTACHMENT 4
Site Plans, Elevations and Floor Plan of
Workers Accommodation



SITE PLAN

LOT 32 (No. 120) DOUGALS ROAD
BEERMULLAH

SHIRE OF GINGIN

0 2 4 6 8 10m

SCALE: 1:200
ORIGINAL PLAN SIZE: A3

JOB CODE:
SNW GIN DA

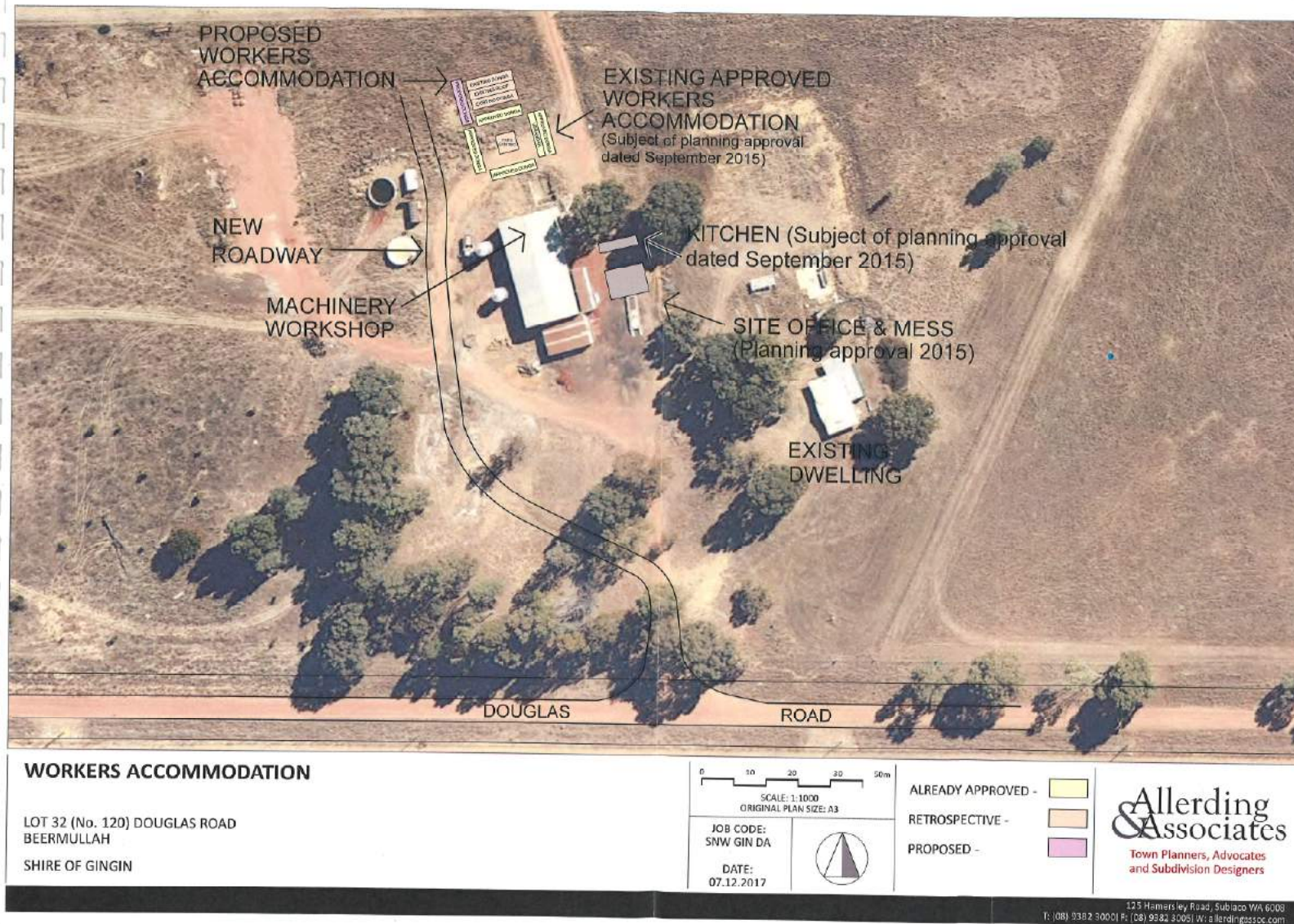
DATE:
04.12.2017

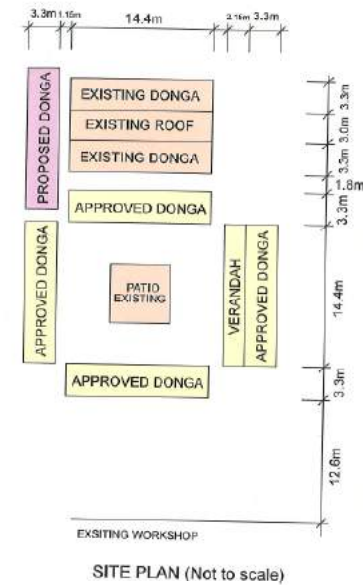
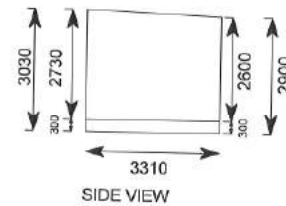
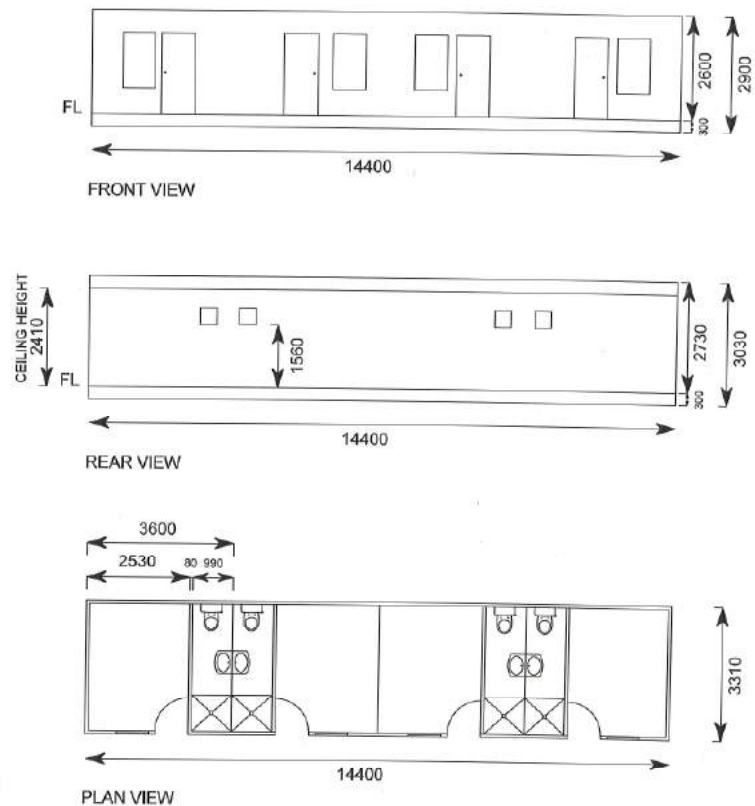


**Allerding
& Associates**

Town Planners, Advocates
and Subdivision Designers

125 Hamersley Road, Subiaco WA 6008
T: (08) 9382 3000 F: (08) 9382 3005 I W: allerdingassoc.com





ALREADY APPROVED -
RETROSPECTIVE -
PROPOSED -

ELEVATIONS AND FLOOR PLAN OF WORKERS ACCOMMODATION ALTERATIONS AND ADDITIONS TO APPROVED POULTRY FARM

LOT 32 (No. 120) DOUGLAS ROAD
BEERMULLAH
SHIRE OF GINGIN

0 1 2 3 4 5m
SCALE: 1:100
ORIGINAL PLAN SIZE: A3

JOB CODE:
SNW GIN DA
DATE:
16.01.2018



**Allerding
& Associates**
Town Planners, Advocates
and Subdivision Designers

125 Hamersley Road, Subiaco WA 6008
T: (08) 9382 3000 F: (08) 9382 3003 W: allerdingassoc.com

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& Associates

ATTACHMENT 5

Bushfire Management Plan



Fire Protection
Association Australia
Life, Property, Environment.



Bushfire Management Plan Coversheet

This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

Bushfire Management Plan and Site Details

Site Address / Plan Reference: Lot 32 (120) Douglas Road

Suburb: Beermullah

State: WA

P/code: 6503

Local government area: Shire of Gingin

Description of the planning proposal: Workers Accommodation

BMP Plan / Reference Number: SNW GIN BF/1801

Version: 3

Date of Issue: 23/02/2018

Client / Business Name: Snowdale Holdings

Reason for referral to DFES

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the BPC elements)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the proposal any of the following special development types (see SPP 3.7 for definitions)?		
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Minor development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vulnerable land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the development is a special development type as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

N/A

Note: The decision maker (e.g. local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".

BPAD Accredited Practitioner Details and Declaration

Name	Accreditation Level	Accreditation No.	Accreditation Expiry
Linden Wears	Level 2	BPAD19809	June 2018
Company		Contact No.	
Strategen Environmental		9792 4797	

I declare that the information provided within this bushfire management plan is to the best of my knowledge true and correct

Signature of Practitioner

Date 26/02/2018

Shire of Gingin

125 Harnersley Road, Subiaco WA 6008
T: (08) 9382 3000 F: (08) 9382 3005 W: allerdingassoc.com

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FIGURE 3 – SITE PLAN OF PROPOSAL (CADASTRAL)
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FIGURE 5 – VEGETATION CLASSIFICATION MAP
FIGURE 6 – BAL CONTOUR MAP
FIGURE 7 – BUSHFIRE MANAGEMENT STRATEGIES MAP

TABLE 1 – BAL TABLE FOR RETROSPECTIVE
WORKERS ACCOMMODATION
BUILDINGS

TABLE 2 – BAL TABLE FOR PROPOSED
WORKERS ACCOMMODATION
BUILDING

TABLE 3 – ASSESSMENT AGAINST THE
BUSHFIRE PROTECTION CRITERIA

APPENDIX 1 – DEVELOPMENT PLANS
APPENDIX 2 – VEGETATION CLASSIFICATION
APPENDIX 3 – BMP MAPPING
APPENDIX 4 – SHIRE OF GINGIN FIRE BREAK ORDER 2017/2018

Document ID: SNW GIN BF/1801						
Issue	Date	Status	Prepared by		Approved by	
			Name	Initials	Name	Initials
1	24.01.18	Draft	Tom Hockley BPAD39692 Level 1	TH		
2	12.02.18	Final Draft	Tom Hockley BPAD39692 Level 1	TH		
3	26.02.18	Final	Tom Hockley BPAD39692 Level 1	TH	Linden Wears BPAD19809 Level 2	LW

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1.0 EXECUTIVE SUMMARY

This Bushfire Management Plan (BMP) has been prepared to accompany an application for planning approval to the Shire of Gingin (the Shire) for proposed and retrospective building works on the subject site for the accommodation of staff associated with the poultry farm.

The majority of buildings and infrastructure associated with the workers accommodation have already been constructed, however one additional workers accommodation building is proposed to be built as part of the application. The purpose of this BMP is therefore to assess whether the existing workers accommodation buildings comply or can be made compliant with the relevant planning controls based on the assessed bushfire risk. Additionally, the BMP will assess and provide recommendations for the proposed workers accommodation building pursuant to the relevant bushfire planning controls.

The subject site is located within an area designated as bushfire prone due to the nature of vegetation within 100m of the site. *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (SPP3.7) requires that planning proposals on land designated as bushfire prone must be accompanied by an assessment (in the form of a BMP) under the provisions of Clause 6.5 (for development applications) where a Bushfire Attack Level (BAL) rating above BAL-LOW applies. In this instance, due to the presence of classified vegetation within and surrounding the subject site, a BAL rating above BAL-LOW will apply. As the BAL ratings exceed BAL-LOW an assessment against the provisions of SPP3.7 and the *Guidelines for Planning in Bushfire Prone Areas version 1.3* (the Guidelines) has been undertaken.

This BMP demonstrates that the proposal can fully comply with the acceptable solutions of the Guidelines, subject to:

- the provision of a dedicated static water supply for fire fighting purposes;
- the maintenance of a 20m Asset Protection Zone (APZ) around the workers accommodation buildings in accordance with the Shire of Gingin Fire Break Order 2017/2018;
- the upgrading of the existing retrospective workers accommodation buildings to BAL12.5 construction standards pursuant to Australian Standard AS3959-2009 *Construction of buildings in bushfire-prone areas* (AS3959); and
- the construction of the proposed workers accommodation building to BAL12.5 construction standards pursuant to AS3959.

A BAL Contour Map has been prepared to determine the existing BAL rating for buildings within 100m of classified vegetation pursuant to AS3959. The applicable BAL ratings for each building are therefore set out as part of this BMP as a guideline for future construction standards having regard to the other management measures to be implemented as part of this plan.

This BMP sets out the immediate and longer term management strategies for bushfire hazards within and surrounding the subject site and provides a basis for an ongoing commitment by the landowner to undertake bushfire risk management measures for the life of the development. When implemented, the management measures contained within this BMP will assist in the preservation of life and the reduction in the impacts of bushfire on property and infrastructure.

2.0 INTRODUCTION

This Bushfire Management Plan (BMP) has been prepared to accompany an application for planning approval to the Shire for proposed and retrospective building works on Lot 32 (#120) Douglas Road, Beermullah (subject site) for the accommodation of staff associated with the poultry farm. A location plan is included at **Figure 1**.

As outlined on the Department of Fire and Emergency Services (DFES) Western Australian Map of Bush Fire Prone Areas, the subject site is designated as bush fire prone (refer **Figure 2**).

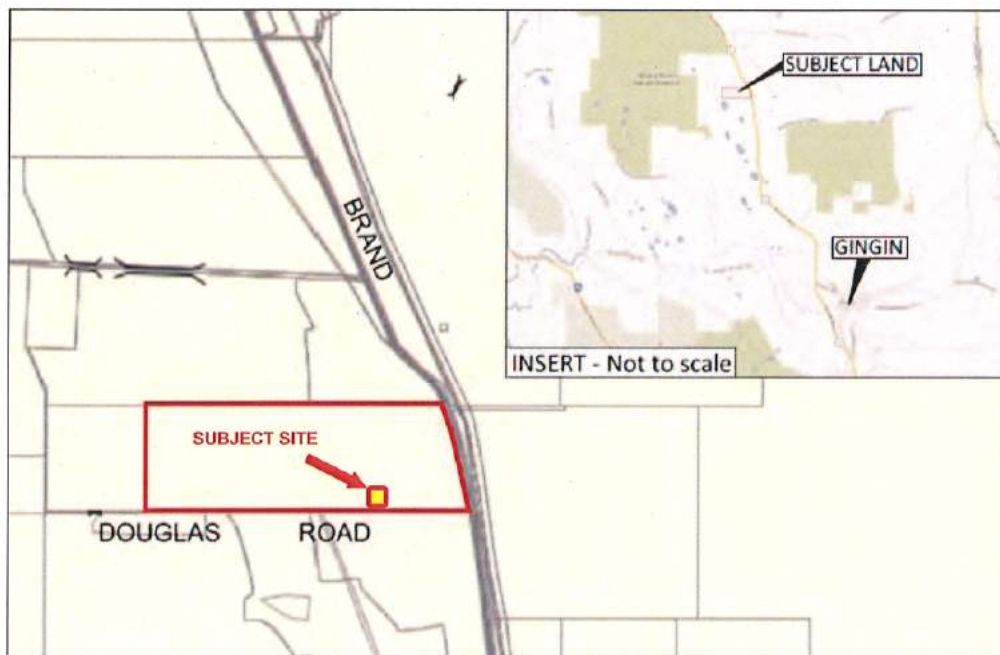


Figure 1 – Location Plan

2.1 Purpose of the BMP

The purpose of the BMP is to assess whether the existing and proposed workers accommodation buildings comply or can be made compliant with the relevant planning controls based on the assessed bushfire risk.

As the ultimate form of development is known, a BAL Contour Map has been prepared to demonstrate the indicative BAL rating across the subject site.

In addition, this BMP contains an identification of any bushfire hazard issues arising from the BAL Contour Map, as well as an assessment against the bushfire protection criteria requirements contained within the Guidelines demonstrating compliance within the boundary of the development site.



Figure 2 – Map of Bushfire Prone Areas (Source: DFES 2017)

2.2 Overview of Proposal

In January 2014, the Shire approved a planning application for a free range poultry farm on the subject site in addition to a caretaker's dwelling. Further applications for additional free range and barn laid poultry sheds were subsequently submitted resulting in an increase in the overall number of chickens approved on the subject site from an initial 60,000 to 270,000 in July 2016.

In addition to the increase in the number of chickens approved for egg production, an application for a feed mill was approved in November 2016. This operation was constructed within the subject site in order to produce feed for the chickens, thereby assisting with quality control and increasing the efficiencies of the operation.

Approval was granted in July 2014 for four transportable buildings to be used as workers accommodation. This was provided in order to secure adequate staff for the poultry farm operations, given the isolation of the subject site and the absence of public transport. Each transportable building contains four rooms and can accommodate up to four staff (one per room).

As can be seen from the preceding paragraphs, the scale of the poultry farm operation has increased significantly since 2014. This increase, together with the addition of the feed mill operation has generated the demand for additional workers on site. It is on this basis that the following approvals for additional workers accommodation are sought:

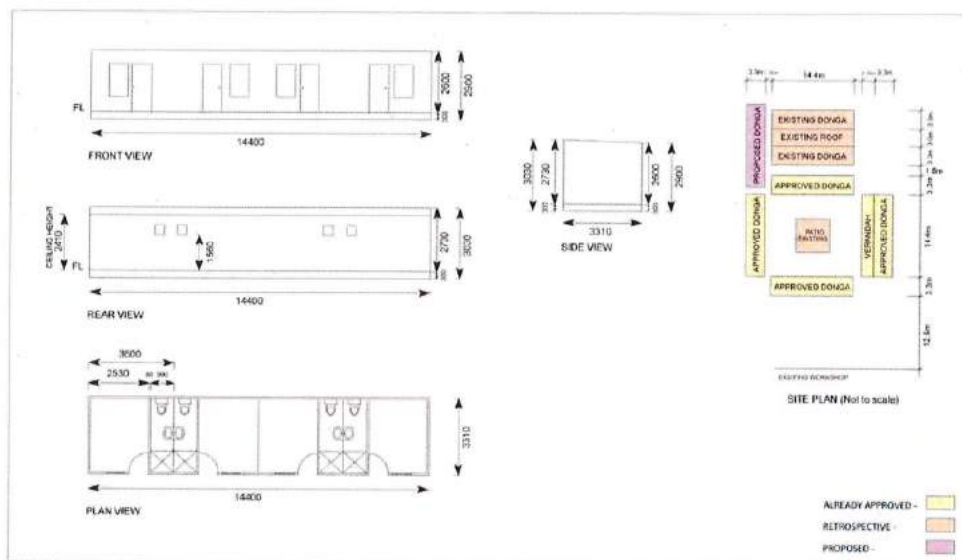
- Retrospective planning approval for two transportable buildings, each containing four rooms and a central patio; and
- Planning approval for one additional transportable building containing four rooms.

The facility employs a number of permanent staff who, due to the remoteness of the subject site, reside at the subject site. The subject site currently contains six transportable buildings for workers accommodation (inclusive of the two retrospective transportable buildings), with an approximate accommodation capacity of 24 staff. The additional proposed transportable building will increase the accommodation capacity to 28 staff.

A plan of the workers accommodation area is included at **Figure 3** and a copy of the plans are included at **Appendix 1**. A site plan overlayed on an aerial base is included at **Figure 4**.

This BMP has been prepared to accompany an application for planning approval for proposed and retrospective building works on the subject site for the accommodation of staff associated with the poultry farm.

A separate BMP dated 9 November 2016 was prepared for the subject site to accompany a planning application for a proposed feed mill and additional barn-laid shed development. That BMP was unrelated to the proposed development which is the subject of this current planning application.



3.0 LOCATIONAL AND ENVIRONMENTAL CONSIDERATIONS

3.1 Location

The Site is situated approximately 25km north-west of the Gingin townsite and is approximately 90km north of the Perth CBD.

3.2 Zoning and Land Use

The subject site is currently zoned "General Rural" under the Shire of Gingin Local Planning Scheme No. 9 (LPS9).

The subject site has a mostly rectangular shape, with an east to west orientation. The subject site has a total area of 323.8ha with a frontage of approximately 1km and a depth of approximately 4km.

The proposed development is located on the southern side of the subject site, approximately 1.2km west of the intersection of Brand Highway and Douglas Road.

3.3 Existing Improvements

The broader subject site contains the following improvements:

- A total of six free range poultry sheds (Class 10) and two barn laid sheds (Class 10) at the eastern end of the subject site;
- A feed mill and weighbridge (Class 10) located in the western part of the site;
- A machinery workshop (Class 10) located in the south-east of the subject site;
- A caretakers residence (Class 1a) located in the south-east of the subject site; and
- Staff amenities and six accommodation buildings (Class 1b) located in the south-east of the subject site.

The existing improvements are represented in the plans at **Appendix 1**.

3.4 Existing Vegetation and Environmental Features

The subject site is predominantly cleared with mostly grass and weeds. There are pockets of existing native vegetation throughout the site, the majority of which has been retained as part of the ongoing poultry farm expansion. The subject site contains no native vegetation that will require clearing as part of the proposed development, however ongoing vegetation management of the grassland in proximity to the staff accommodation building will be required to maintain a low fuel load within the surrounding APZ.

3.5 Landscaping

No landscaping is proposed as part of this development.

3.6 Access

Vehicular access to the subject site is via the existing crossovers from Douglas Road to the south of the property.

3.7 Water and Power Supply

The subject site is serviced by the distribution overhead powerline network.

Water within the subject site is supplied by a bore. The workers accommodation, staff kitchen, caretakers dwelling and machinery workshop are serviced by a series of water tanks. These supply tanks exist to the north and south of the machinery workshop and adjacent to the caretakers dwelling. These tanks are fitted with float gauges which trigger a pump from the main tank to the west of the workshop once water needs to be replaced. The water supply in this area is maintained with a supply of approximately 60,000 litres.

4.0 BUSHFIRE ASSESSMENT RESULTS

A Method 1 procedure in accordance with AS3959 has been undertaken to inform this bushfire assessment.

4.1 Assessment Inputs

4.1.1 Vegetation Classification

The vegetation classification has been determined within and surrounding the subject site in accordance with Clause 2.2.3 of AS3959. Each distinguishable vegetation plot with the potential to determine the BAL is identified in **Appendix 2** with the plots mapped in **Figure 5**. This information has been used to develop the BAL Contour Map at **Figure 6**.

4.1.2 Site Topography and Slope

Based on site observations and available topographical mapping for the broader locality beyond 100m from the edge of the subject site, it has been verified that the subject site falls from east to west with an average slope of 2°. Land to the north and south of the subject site also generally falls from east to west at a similar slope.



Figure 5 – Vegetation Classification

4.2 Assessment Outputs

4.2.1 BAL Assessment

The BAL Assessment was undertaken in accordance with AS3959 Methodology 1 to determine the potential worst case scenario radiant heat impact on the development. **Tables 1 and 2** below outline the worst case BAL for each of the vegetation plots based on separation distance to the closest established buildings within the subject site. These buildings include the two existing workers accommodation buildings which are connected by a roof (refer **Table 1**) and the proposed workers accommodation building to the west of the existing buildings (refer **Table 2**).

The workers accommodation buildings are BCA Class 1 buildings and are therefore required to be constructed in accordance with AS3959. The other buildings in proximity to the proposed buildings have not been assessed as part of this BAL Assessment as they form part of the existing development on site.

Table 2.1 of AS3959 identifies a Fire Danger Index (FDI) of 80 for Western Australia. Therefore, Table 2.4.3 of AS3959 has been used to develop the BAL Contour Map (refer **Figure 6**) to calculate the BAL for the existing and proposed buildings and inform the standard of building construction required for those buildings to withstand such impacts.

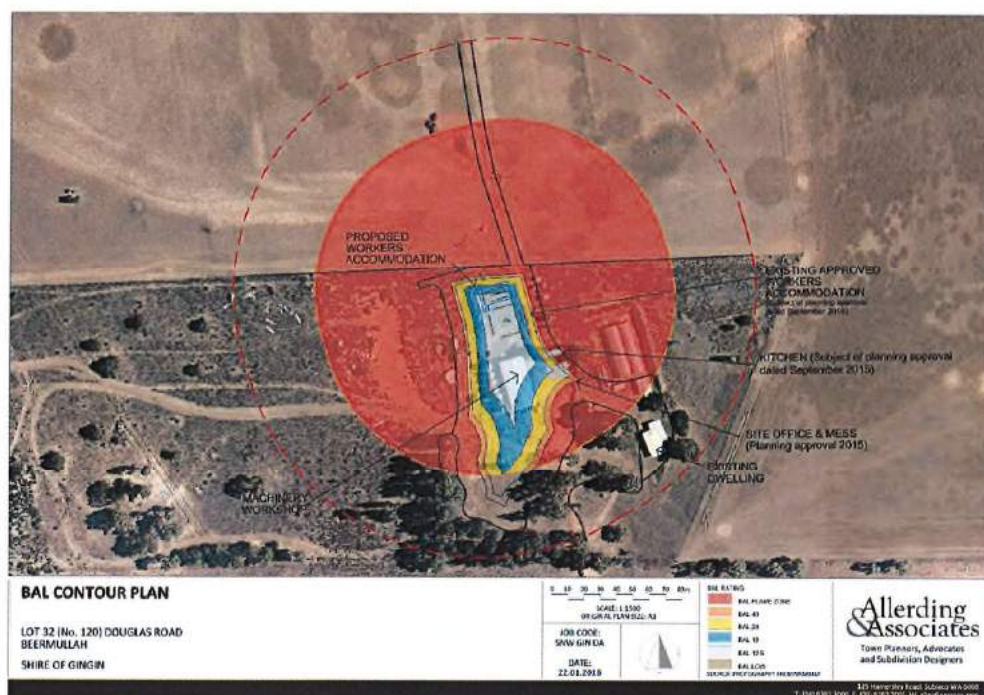


Figure 6 – BAL Contour Map

Table 1: BAL Table for Retrospective Workers Accommodation Buildings

Vegetation Plot	Applied Vegetation Classification	Effective Slope Under Classified Vegetation (degrees)	Separation Distance to Classified Vegetation (m)	Bushfire Attack Level
Plot 1	Class G Grassland	Flat	10m	19
Plot 2	Class G Grassland	Flat/Upslope	16m	29
Plot 4	Class G Grassland	Downslope 2°	25m	12.5
Worst case BAL				29

Table 2: BAL Table for Proposed Workers Accommodation Building

Vegetation Plot	Applied Vegetation Classification	Effective Slope Under Classified Vegetation (degrees)	Separation Distance to Classified Vegetation (m)	Bushfire Attack Level
Plot 2	Class G Grassland	Flat/Upslope	13m	19
Plot 4	Class G Grassland	Downslope 2°	22m	12.5
Worst case BAL				19

5.0 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

Given the nature of the land surrounding the subject site being predominantly cleared pasture, there is limited opportunity for landscape scale or long fire runs in close proximity to the site. Additionally, the area of classified woodland vegetation which exists in proximity to the proposed buildings is within the boundaries of the subject site and does not form part of the broader bushland reserve which exists further afield to the west and south west of the subject site. Further, buildings within this portion of the subject site are either set back from the southern boundary, surrounded by exclusion areas or located adjacent to grassland vegetation which carries a moderate bushfire hazard level.

All buildings within the site are surrounded by either hardstand, roads or managed vegetation in the form of an APZ. The operator will also be required to maintain firebreaks in accordance with the requirements of the Shire of Gingin Fire Break Order 2017/2018. The operator also maintains an on-site fire fighting unit which is stored within the machinery workshop.

Based on the BAL assessment undertaken as part of this BMP, the current Bushfire Attack Level based on the assessed classified (Grassland) vegetation is BAL29 for the two retrospective Class 1 buildings and BAL19 for the one proposed Class 1 building. The Shire of Gingin Fire Break Order 2017/2018 requires the operator to maintain a 20m APZ around all buildings within the boundaries of the subject site. Subject to the operator maintaining the 20m APZ around the existing and proposed Class 1 buildings, a BAL rating of BAL12.5 can be applied to the buildings pursuant to Table 2.4.3 of AS3959, based on the Grassland classification of the surrounding vegetation.

Pursuant to Clause 6.5 of SPP3.7, the proposal has been assessed against the bushfire protection criteria requirements contained within the Guidelines. Sections 6.0 and 7.0 of this report demonstrates that the proposal complies with the the bushfire protection criteria of the Guidelines and it is therefore considered that the bushfire hazard issues can be effectively mitigated.

6.0 PROPOSAL COMPLIANCE AND JUSTIFICATION

Development applications in bushfire prone areas are required to comply with SPP3.7 and the Guidelines, as required under the following policy measures.

6.1 SPP3.7 Objectives

The policy objections under Part 5 of SPP3.7 are addressed as follows:

Objective 1

Objective 1 is met through compliance with:

- The policy provisions of SPP3.7 referred to in Section 6.2 below; and,
- The Performance Principles of the Guidelines as outlined in Section 7.0 below.

Objective 2

Objective 2 is met through the identification and assessment of bushfire hazards relevant to the proposal as detailed in Section 5.0 of this report.

Objective 3

Objective 3 is met through compliance with:

- The policy provisions of SPP3.7 referred to in Section 6.2 below; and,
- The Performance Principles of the Guidelines as outlined in Section 7.0 below.

Objective 4

Objective 4 is met through the appropriate consideration of all surrounding environmental features as detailed in Section 3.0 of this report and in the achievement of bushfire management measures detailed in Section 7.0 of this report. Land identified surrounding the subject site with high environmental values will not be impacted by this development.

6.2 SPP3.7 Policy Measures

6.2.1 Relevant provisions

The development has been assessed against the policy measures of Clause 6.5 for information to accompany development applications:

Policy Measure:	Response:
a) (i) a BAL assessment. BAL assessments should be prepared by an accredited Level 1 BAL Assessor or a Bushfire Planning Practitioner unless otherwise exempted in the Guidelines; or (ii) a BAL Contour Map that has been prepared for an approved subdivision clearly showing the indicative acceptable BAL rating across the subject site, in accordance	A BAL Contour Map has been prepared as part of this BMP as provided in Figure 6.

	<i>with the Guidelines. BAL Contour Maps should be prepared by an accredited Bushfire Planning Practitioner.</i>	
b)	<i>the identification of any bushfire hazard issues arising from the BAL Contour Map or the BAL assessment; and</i>	The identification and assessment of bushfire hazards relevant to the proposal are contained in Section 5.0 of this report.
c)	<i>an assessment against the bushfire protection criteria requirements contained within the Guidelines demonstrating compliance within the boundary of the development site.</i>	An assessment of the proposed development against the bushfire protection criteria of the Guidelines is provided in Section 7.0 of this report.

6.2.2 Vulnerable or High-Risk Land Uses

Vulnerable land uses are described in Section 5.5.1 of the Guidelines. The proposal is not considered a vulnerable land use given that:

- The development is not designed to accommodate groups of people with reduced physical or mental ability;
- The facility provides multiple access routes to the existing public road network and within the site itself. The access arrangement and the low occupation of the facility will avoid evacuation challenges; and
- The development will not provide short stay accommodation for visitors or workers who are unaware of their surroundings. Due to the remoteness of the subject site, some employees will be required to reside on site for temporary periods of time. However, all employees at the site are employed on a permanent basis and as such are familiar with the facility.

The provisions relating to high-risk land uses are set out in Section 5.6 of the Guidelines. The facility is not considered a high-risk land use as it does not contain any characteristics or activities which are distinguishable from other agricultural uses which are likely to ignite a bushfire, prolong its duration, or increase its intensity. As such, the facility does not present any increased risk to the community, fire fighters and the environment resulting from the release of dangerous, uncontrolled substances during a bushfire event.

7.0 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA

An assessment of the proposal against the bushfire protection criteria of the Guidelines is contained in **Table 3** which demonstrates that the development meets all acceptable solutions.

7.1 Compliance Assessment

Table 3: Assessment Against the Bushfire Protection Criteria

Bushfire Protection Criteria	Intent	Method of Compliance	Proposed Bushfire Management Strategies	Response
		Acceptable Solutions		
Element 1: Location	To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.	A1.1 Development location The strategic planning proposal, subdivision and development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.	The buildings within the subject site have been assessed with a BAL-29 or lower. The development is therefore appropriately located.	The proposal meets the intent of Element 1 and achieves acceptable solution A1.1.
Element 2: Siting and Design of Development	To ensure that the siting and design of development minimises the level of bushfire impact.	A2.1 Asset Protection Zone (APZ) Every habitable building is surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements: <ul style="list-style-type: none"> Width: Measured from any external wall or supporting post or column of the proposed building, and of sufficient size to ensure the potential radiant heat impact of a bushfire 	The buildings within the subject site have been assessed with a BAL-29 or lower and will achieve a radiant heat impact not exceeding 29kW/m ² in a bushfire event within the boundaries of the site. All buildings within the subject site are separated from lot boundaries to ensure that an APZ can be	The proposal meets the intent of Element 2 and achieves acceptable solution A2.1.

Bushfire Protection Criteria	Intent	Method of Compliance	Proposed Bushfire Management Strategies	Response
		Acceptable Solutions		
		<p>does not exceed 29kW/m² (BAL-29) in all circumstances.</p> <ul style="list-style-type: none"> Location: the APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity (see explanatory notes). Management: the APZ is managed in accordance with the requirements of 'Standards for Asset Protection Zones'. (see Schedule 1). 	successfully established within the boundaries of the subject site in accordance with the requirements of the Shire of Gingin Fire Break Order 2017/2018 (included at Appendix 4)	
Element 3: Vehicular Access	To ensure that the vehicular access serving a subdivision / development is available and safe during a bushfire event.	<p>A3.1 Two access routes</p> <p>Two different vehicular access routes are provided, both of which connect to the public road network, provide safe access and egress to two different destinations and are available to all residents/the public at all times and under all weather conditions.</p>	The subject site has frontages to both Brand Highway and Douglas Road, both of which form part of the public road network. Direct access to the workers accommodation is via Douglas Road to the south, which connects to Brand Highway to the east.	The proposal is considered to meet the intent of Element 3 and achieves acceptable solution A3.1.
		<p>A3.2 Public road</p> <p>A public road is to meet the requirements in Table 6, Column 1.</p>	Both Brand Highway and Douglas Road have a trafficable surface and horizontal clearance in excess of the minimum requirements of Table 6, Column 1 of the Guidelines.	The proposal meets the intent of Element 3 and achieves acceptable solution A3.2 though compliance with the vehicular access technical

Bushfire Protection Criteria	Intent	Method of Compliance	Proposed Bushfire Management Strategies	Response
		Acceptable Solutions		
				requirements of Table 6, Column 1.
		<p>A3.3 Cul-de-sac (including a dead-end road) A cul-de-sac and/or a dead end road should be avoided in bushfire prone areas. Where no alternative exists (i.e. the lot layout already exists and/or will need to be demonstrated by the proponent), the following requirements are to be achieved:</p> <ul style="list-style-type: none"> • Requirements in Table 6, Column 2; • Maximum length: 200 metres (if public emergency access is provided between cul-de-sac heads maximum length can be increased to 600 metres provided no more than eight lots are serviced and the emergency access way is no more than 600 metres); and • Turn-around area requirements, including a minimum 17.5 metre diameter head. A 	<p>Douglas Road is a dead end road to the west of the subject site. Douglas Road has a total length of approximately 4.2km and provides vehicle connection to a rural-residential property to the west of the subject site, in addition to providing for the main point of access to the proposed development. The subject site has historically taken its access from Douglas Road which is a public road that meets the minimum requirements of Table 6, Column 1 of the Guidelines. Douglas Road connects with Brand Highway to the east which provides access in both directions to two different destinations.</p>	<p>The proposal is considered to meet the intent of Element 3 and achieves acceptable solution A3.3.</p>
		<p>A3.4 Battle-axe Battle-axe access leg should be avoided in bushfire prone areas. Where no alternative exists, (this will need to be demonstrated by the proponent) all of the following requirements are to be achieved:</p> <ul style="list-style-type: none"> • Requirements in Table 6, Column 3; • Maximum length: 600 metres; and 	<p>The subject site is not connected to the road network by a battle-axe leg.</p>	<p>NA</p>

Bushfire Protection Criteria	Intent	Method of Compliance	Proposed Bushfire Management Strategies	Response
		Acceptable Solutions		
		<ul style="list-style-type: none"> Minimum width: six metres. 		
		<p>A3.5 Private driveway longer than 50 metres</p> <ul style="list-style-type: none"> A private driveway is to meet all of the following requirements: Requirements in Table 6, Column 3; Required where a house site is more than 50 metres from a public road; Passing bays: every 200 metres with a minimum length of 20 metres and a minimum width of two metres (i.e. the combined width of the passing bay and constructed private driveway to be a minimum six metres); Turn-around areas designed to accommodate type 3.4 fire appliances and to enable them to turn around safely every 500 metres (i.e. kerb to kerb 17.5 metres) and within 50 metres of a house; and Any bridges or culverts are able to support a minimum weight capacity of 15 tonnes. All-weather surface (i.e. compacted gravel, limestone or sealed). A3.6 	<p>The subject site is connected to the road network by a private driveway of approximately 200m in length. The driveway meets the minimum requirements of Table 6, Column 3 of the Guidelines and includes a 5m (minimum) width trafficable surface to the workers accommodation, with the majority of the driveway including a trafficable surface in excess of 6m. An existing turn-around area to accommodate a type 3.4 fire appliances is provided with a width exceeding 17.5m adjacent to the eastern end of the existing retrospective workers accommodation buildings.</p>	<p>The proposal is considered to meet the intent of Element 3 and achieves acceptable solution A3.3.</p>
		<p>A3.6 Emergency access way</p> <p>An access way that does not provide through access to a public road is to be avoided in bushfire prone areas. Where no alternative exists (this will need to be demonstrated by the proponent), an emergency access way is to be provided as an alternative link to a public road during</p>	<p>The subject site is not connected to a public road by an emergency access way.</p>	<p>NA</p>

Bushfire Protection Criteria	Intent	Method of Compliance	Proposed Bushfire Management Strategies	Response
		Acceptable Solutions		
		<p>emergencies. An emergency access way is to meet all of the following requirements:</p> <ul style="list-style-type: none"> • Requirements in Table 6, Column 4; • No further than 600 metres from a public road; • Provided as right of way or public access easement in gross to ensure accessibility to the public and fire services during an emergency; and • Must be signposted. 		
		<p>A3.7 Fire service access routes (perimeter roads) Fire service access routes are to be established to provide access within and around the edge of the subdivision and related development to provide direct access to bushfire prone areas for fire fighters and link between public road networks for firefighting purposes. Fire service access routes are to meet the following requirements:</p> <ul style="list-style-type: none"> • Requirements Table 6, Column 5; • Provided as right of ways or public access easements in gross to ensure accessibility to the public and fire services during an emergency; • Surface: all-weather (i.e. compacted gravel, limestone or sealed); • Dead end roads are not permitted; • Turn-around areas designed to accommodate type 3.4 appliances and to enable them to turn around safely every 500 metres (i.e. kerb to kerb 17.5 metres); 	Fire service access routes are not required in this instance.	NA

Bushfire Protection Criteria	Intent	Method of Compliance	Proposed Bushfire Management Strategies	Response
		Acceptable Solutions		
		<ul style="list-style-type: none"> No further than 600 metres from a public road; Allow for two-way traffic and; Must be signposted. 		
		<p>A3.8 Firebreak width</p> <p>Lots greater than 0.5 hectares must have an internal perimeter firebreak of a minimum width of three metres or to the level as prescribed in the local firebreak notice issued by the local government.</p>	<p>The Shire of Gingin Fire Break Order 2017/2018 (included at Appendix 4) requires that a 3m firebreak is to be maintained around the property boundary. The operator maintains a firebreak around the internal perimeter of the subject site in accordance with the fire break order.</p>	<p>The proposal meets the intent of Element 3 and achieves acceptable solution A3.8.</p>
Element 4: Water	To ensure that water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire.	<p>A4.1 Reticulated areas</p> <p>The subdivision, development or land use is provided with a reticulated water supply in accordance with the specifications of the relevant water supply authority and Department of Fire and Emergency Services.</p>	<p>The portion of the subject site on which the development is proposed is not serviced by a reticulated water supply.</p>	NA
		<p>A4.2 Non-reticulated areas</p> <p>Water tanks for fire fighting purposes with a hydrant or standpipe are provided and meet the following requirements:</p> <ul style="list-style-type: none"> Volume: minimum 50,000 litres per tank; Ratio of tanks to lots: minimum one tank per 25 lots (or part thereof); Tank location: no more than two kilometres to the further most house site within the 	<p>The proposal involves development on a single lot and A4.2 is therefore not applicable.</p>	NA

Bushfire Protection Criteria	Intent	Method of Compliance	Proposed Bushfire Management Strategies	Response
		Acceptable Solutions		
		<p>residential development to allow a 2.4 fire appliance to achieve a 20 minute turnaround time at legal road speeds;</p> <ul style="list-style-type: none"> • Hardstand and turn-around areas suitable for a type 3.4 fire appliance (i.e. kerb to kerb 17.5 metres) are provided within three metres of each water tank; and • Water tanks and associated facilities are vested in the relevant local government. 		
		<p>A4.3 Individual lots within non-reticulated areas (Only for use if creating 1 additional lot and cannot be applied cumulatively)</p> <ul style="list-style-type: none"> • Single lots above 500 square metres need a dedicated static water supply on the lot that has the effective capacity of 10,000 litres. 	<p>The subject site will contain a dedicated static water supply of 10,000 litres in the form of a reserve within the existing water tanks on site. These tanks are supplied by an on-site bore and are constructed to the relevant DFES standards, including:</p> <ul style="list-style-type: none"> • Dedicated for fire fighting (not a shared supply); • Non-combustible construction (concrete or metal); • 50mm camlock coupling with full flow valve; • Externally visible heat resistant float gauge; and • Hardstand and turn-around areas suitable for a type 3.4 fire appliance (i.e. kerb to kerb 	<p>The proposal meets the intent of Element 4 and achieves acceptable solution A4.3.</p>

Bushfire Protection Criteria	Intent	Method of Compliance	Proposed Bushfire Management Strategies	Response
		Acceptable Solutions		
			17.5 metres) provided within 3m of tank.	

7.2 Additional Management Strategies

The following additional bushfire management strategies have been recommended for guiding future planning and development stages associated with the proposal. These strategies are based on best practice in bushfire protection and reflect the guidance provided by SPP3.7 and the Guidelines.

7.2.1 Compliance with Shire of Gingin Fire Break Order 2017/2018

The Shire of Gingin Fire Break Order 2017/2018 (included at **Appendix 4**) requires the following land management practices for land greater than 8ha in size during the period from 1st November 2017 to 31st May 2018 inclusive:

- Install a three metre (3m) wide bare earth cleared firebreak as close as possible to all external boundaries of the property. Where it is not possible to install the firebreak adjacent to the external boundary of the property due to naturally occurring obstacles, it is acceptable to install the firebreak around the obstacle.
- Install and maintain a twenty metre (20m) asset protection zone surrounding all buildings, large hay stacks and fuel storage areas. An asset protection zone includes undertaking measures such as pruning all lower tree branches to prevent fire entering the trees, ensuring three metre (3m) spacing between tree canopies to prevent treetop fires spreading between trees, keeping all grasses to a height of not more than 50mm and storing all firewood piles more than 20m away from the buildings.

The bushfire risk management measures to be implemented and maintained on the subject site, including the relevant bushfire protection criteria and the Fire Break Order requirements, are spatially demonstrated in **Figure 7**.

7.2.2 Notification(s) on Title

Pursuant to SPP3.7, in instances where land is assessed with a BAL rating above BAL-LOW, it is recommended that notifications be placed on title to advise on bushfire risk management implementation measures, including:

- To advise that the site is located in a bushfire prone area; and
- To advise that the site is subject to a Bushfire Management Plan.

7.2.3 Building Construction Standards

The Building Code of Australia contains bushfire construction requirements that are applied to residential classes of development, being Class 1, 2, 3 buildings in designated bushfire prone areas, or Class 10a buildings or decks associated with Class 1, 2 or 3 buildings in designated bushfire prone areas. The Building Code of Australia references AS3959 as a deemed to satisfy solution that provides one way of demonstrating compliance with the bushfire performance requirements of the Building Code. AS3959 does not apply retrospectively, however the retrospective workers accommodation Class 1 buildings are unapproved structures and are subject to planning approval. It is therefore recommended that the proposed and retrospective workers accommodation Class 1 buildings be constructed and upgraded to the BAL12.5 construction standards pursuant to AS3959.

The bushfire construction provisions of the Building Code of Australia do not apply to Class 4 to Class 9 buildings. In these instances the applicant has the discretion to utilise any or all of the elements of AS 3959 in the construction of the building that they deem appropriate.

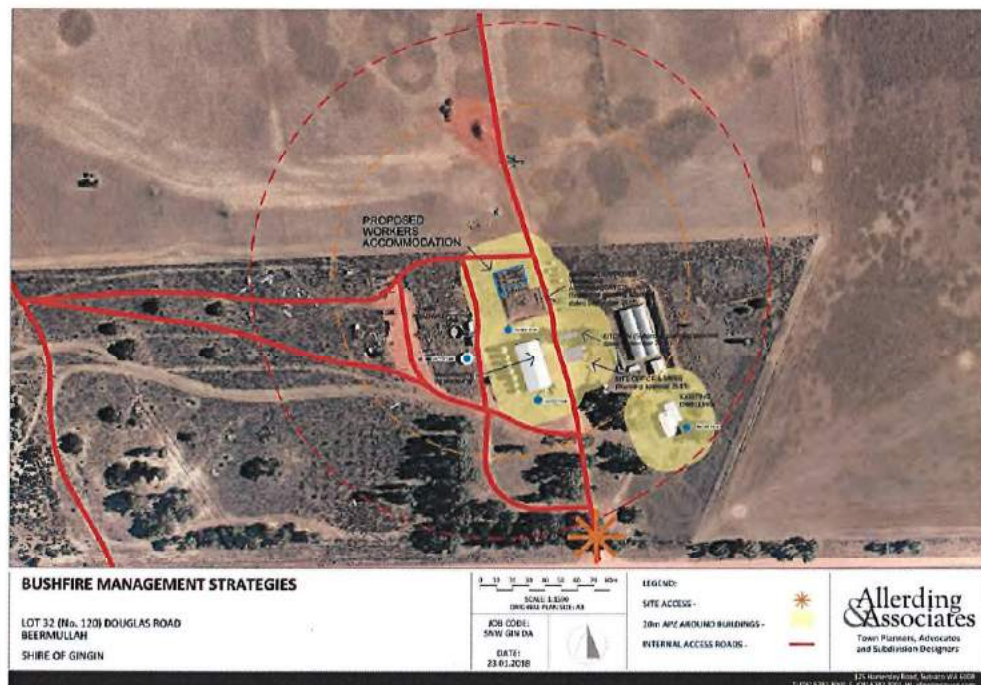


Figure 7 – Bushfire Management Strategies

8.0 RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT

The following tables set out the responsibilities of the developer, landowner, and local government with regard to the initial implementation and ongoing maintenance of the required actions as contained within this BMP.

No.	Action	Implementation		Management	
		Responsible	Timing	Responsible	Timing
1	Construction of proposed workers accommodation buildings to AS3959.	Landowner / Operator	Upon endorsement of this BMP	NA	NA
2	Upgrade retrospective workers accommodation buildings to AS3959.	Landowner / Operator	Upon endorsement of this BMP	NA	NA
3	Establish and maintain the Asset Protection Zone (APZ) to the dimensions and standard stated in the BMP.	Landowner / Operator	Upon endorsement of this BMP	Landowner / Operator	Ongoing
4	Install and maintain vehicular access routes within the lot to the required surface condition and clearances as stated in the BMP.	NA	NA	Landowner / Operator	Ongoing
5	Install and maintain the emergency water supply tank and its associated fittings and vehicular access in good working condition.	Landowner / Operator	Upon endorsement of this BMP	Landowner / Operator	Ongoing
6	Comply with the relevant local government annual firebreak notice issued under s33 of the Bush Fires Act 1954.	NA	NA	Landowner / Operator	Ongoing
7	Notification on Title	Landowner / Operator	Following development approval	NA	NA
8	Future revisions / amendments to BMP.	NA	NA	Landowner / Operator	Prior to any future development outside the scope of this BMP.
9	Inspection and compliance action.	NA	NA	Local Government	Ongoing

9.0 REFERENCES

Department of Fire and Emergency Services 2017, *Mapping standard for bush fire prone areas*, Government of Western Australia,
<<https://www.dfes.wa.gov.au/waemergencyandriskmanagement/obrm/Documents/OBRM-Mapping-Standard-for-Bush-Fire-Prone-Areas.pdf>>.

Shire of Gingin 2017, *Fire Break Order 2017/2018*,
<https://www.gingin.wa.gov.au/Profiles/gingin/Assets/ClientData/Document-Centre/Publications/Firebreak_Order_Booklet_2017_18_WEBSITE_.pdf>.

Standards Australia Online 2009, *Construction of buildings in bushfire-prone areas*, AS 3959:2009, amended November 2011.

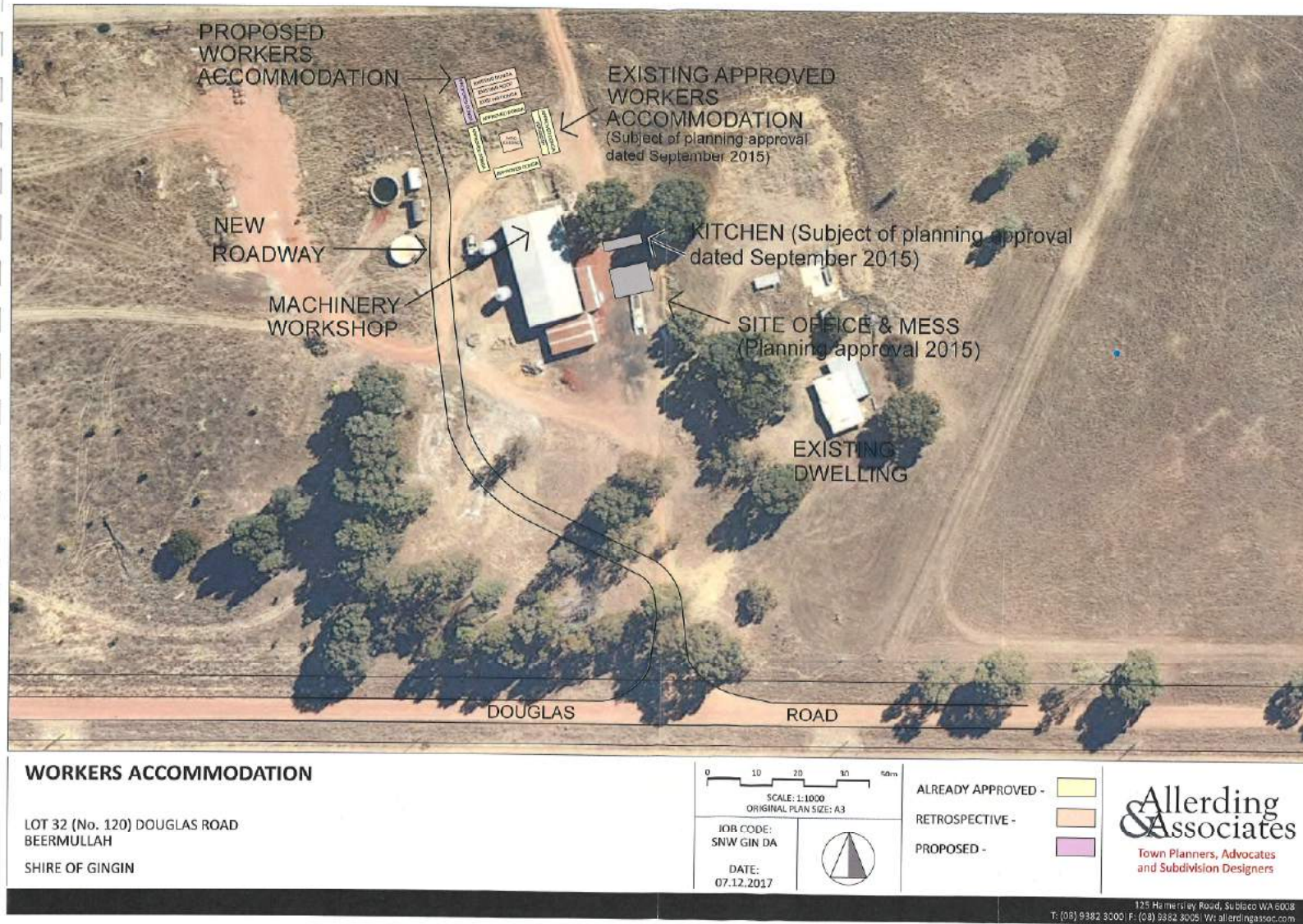
Western Australian Planning Commission 2017a, *Guidelines for planning in bushfire prone areas version 1.3 – Appendices*,
<https://www.planning.wa.gov.au/dop_pub_pdf/Bushfire_Guidelines_Version_1.3_Dec2017-Appendices.pdf>.

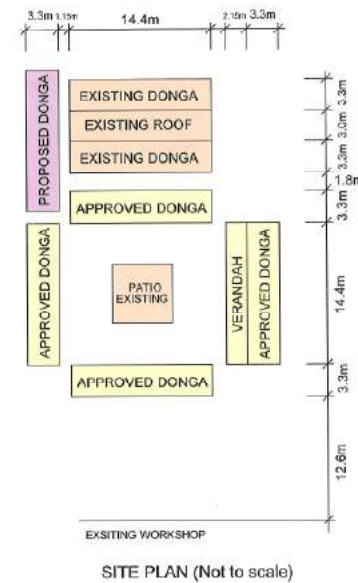
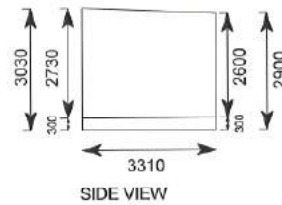
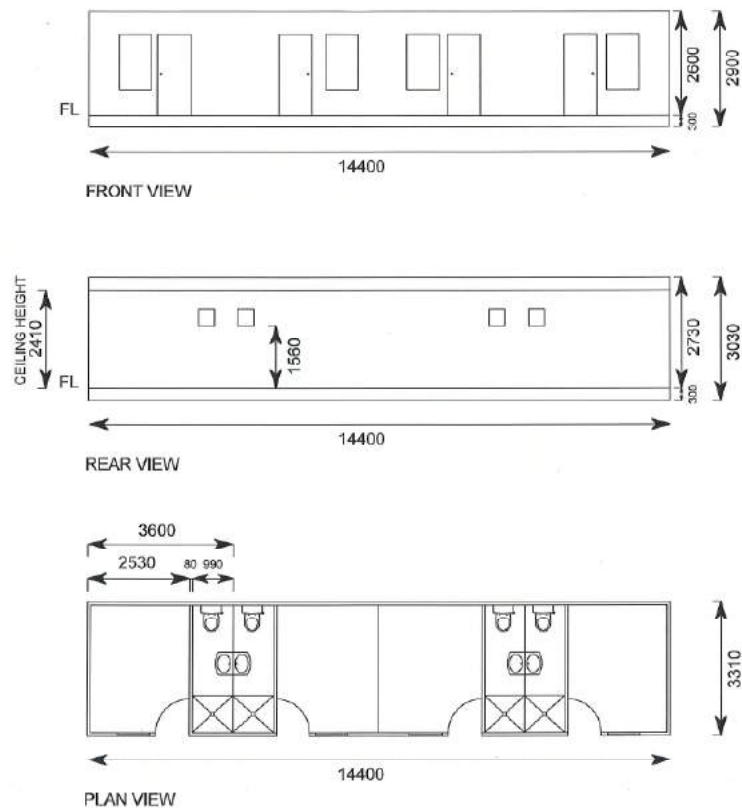
Western Australian Planning Commission 2017b, *Guidelines for planning in bushfire prone areas version 1.3*,
<https://www.planning.wa.gov.au/dop_pub_pdf/Bushfire_Guidelines_Version_1.3_Dec2017.pdf>.

Western Australian Planning Commission 2015, *State planning policy 3.7 planning in bushfire prone areas*,
<https://www.planning.wa.gov.au/dop_pub_pdf/SPP_3.7_Planning_in_Bushfire_Prone_Areas.pdf>.

**APPENDIX 1 –
DEVELOPMENT PLANS**

SNW GIN BF / BMP FEBRUARY 2018





ALREADY APPROVED -
RETROSPECTIVE -
PROPOSED -

ELEVATIONS AND FLOOR PLAN OF WORKERS ACCOMMODATION **ALTERATIONS AND ADDITIONS TO APPROVED POULTRY FARM**

LOT 32 (No. 120) DOUGLAS ROAD
BEERMULLAH
SHIRE OF GINGIN

SCALE: 1:100
ORIGINAL PLAN SIZE: A3
JOB CODE:
SNW GIN DA
DATE:
16.01.2018



Allerding & Associates
Town Planners, Advocates
and Subdivision Designers

125 Hamersley Road, Subiaco WA 6008
T: (08) 9382 3000 / F: (08) 9382 3005 / W: allerdingassoc.com

**APPENDIX 2 –
VEGETATION CLASSIFICATION**

SNW GIN BF / BMP FEBRUARY 2018

Vegetation Classification




Photo ID	1	Plot	1	<div> DIRECTION 110 deg(T) 31.14762°S 115.78187°E ACCURACY 5 m DATUM WGS84 </div>  <div> Plot 1 17/1/18, 9:05:21 am </div>
Vegetation Classification or Exclusion Clause				
Class G Grassland				
Description / Justification for Classification				
Plot 1 to the east of the development site comprises cleared paddock with long grasses in an unmanaged state as well as isolated stands of trees with foliage cover of less than 10%.				
Photo ID	2	Plot	1	<div> DIRECTION 48 deg(T) 31.14639°S 115.78236°E ACCURACY 5 m DATUM WGS84 </div>  <div> Plot 1 17/1/18, 9:16:45 am </div>
Vegetation Classification or Exclusion Clause				
Class G Grassland				
Description / Justification for Classification				
Plot 2 to the north of the development site comprises cleared paddock with long grasses in an unmanaged state as well as isolated stands of trees with foliage cover of less than 10%.				
Photo ID	3	Plot	2	<div> DIRECTION 261 deg(T) 31.14754°S 115.78188°E ACCURACY 5 m DATUM WGS84 </div>  <div> Plot 2 17/1/18, 9:04:57 am </div>
Vegetation Classification or Exclusion Clause				
Class G Grassland				
Description / Justification for Classification				
Plot 2 to the north of the development site comprises cleared paddock with long grasses in an unmanaged state.				




Photo ID	4	Plot	2	<div>DIRECTION 351 deg(T)</div> <div>31.14761°S 115.78172°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>Plot 2</div> <div>17/1/18, 8:43:34 am</div>
Vegetation Classification or Exclusion Clause				
Class G Grassland				
Description / Justification for Classification				
Plot 2 to the north of the development site comprises cleared paddock with long grasses in an unmanaged state as well as isolated stands of trees with foliage cover of less than 10%.				
Photo ID	5	Plot	2	<div>DIRECTION 338 deg(T)</div> <div>31.14761°S 115.78198°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>Plot 2</div> <div>17/1/18, 9:04:23 am</div>
Vegetation Classification or Exclusion Clause				
Class G Grassland				
Description / Justification for Classification				
Plot 2 to the north of the development site comprises cleared paddock with long grasses in an unmanaged state as well as isolated stands of trees with foliage cover of less than 10%.				
Photo ID	6	Plot	2	<div>DIRECTION 70 deg(T)</div> <div>31.14757°S 115.78185°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>Plot 2</div> <div>17/1/18, 9:04:46 am</div>
Vegetation Classification or Exclusion Clause				
Class G Grassland				
Description / Justification for Classification				
Plot 2 to the north of the development site comprises cleared paddock with long grasses in an unmanaged state as well as isolated stands of trees with foliage cover of less than 10%.				




Photo ID	7	Plot	3	<div><div>DIRECTION 199 deg(T)</div><div>31.14832°S 115.78160°E</div><div>ACCURACY 5 m DATUM WGS84</div><div>Plot 3</div><div>17/1/18, 9:13:46 am</div></div>
Vegetation Classification or Exclusion Clause				
Class B Woodland				
Description / Justification for Classification				
Plot 3 to the south of the development site is dominated by mature trees with an average height of 15m. Understory contains long grasses in an unmanaged state.				
Photo ID	8	Plot	3	<div><div>DIRECTION 151 deg(T)</div><div>31.14838°S 115.78158°E</div><div>ACCURACY 5 m DATUM WGS84</div><div>Plot 3</div><div>17/1/18, 9:13:53 am</div></div>
Vegetation Classification or Exclusion Clause				
Class B Woodland				
Description / Justification for Classification				
Plot 3 to the south of the development site is dominated by mature trees with an average height of 15m. Understory contains long grasses in an unmanaged state.				
Photo ID	9	Plot	3	<div><div>DIRECTION 123 deg(T)</div><div>31.14851°S 115.78173°E</div><div>ACCURACY 5 m DATUM WGS84</div><div>Plot 3</div><div>17/1/18, 9:14:26 am</div></div>
Vegetation Classification or Exclusion Clause				
Class B Woodland				
Description / Justification for Classification				
Plot 3 to the south of the development site is dominated by mature trees with an average height of 15m. Understory contains long grasses in an unmanaged state.				





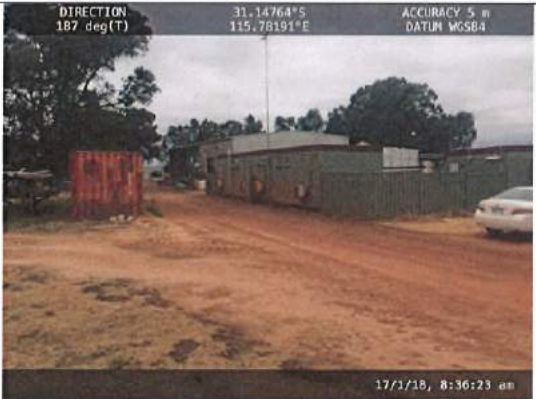

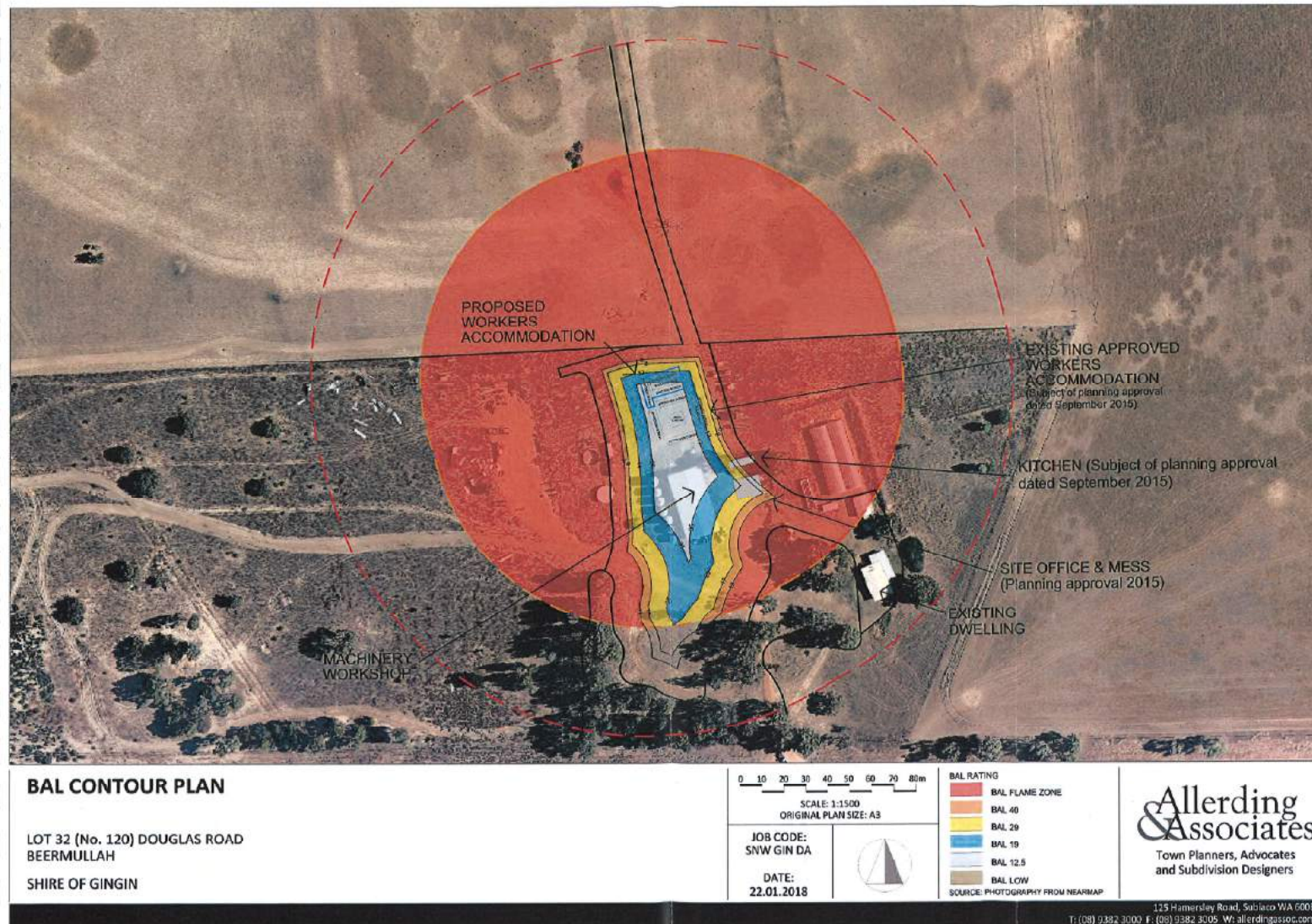
Photo ID	10	Plot	4	<div>DIRECTION 221 deg(T) 31.14772°S 115.78141°E ACCURACY 5 m DATUM WGS84</div>  <div>Plot 4 17/1/18, 9:19:11 am</div>
Vegetation Classification or Exclusion Clause				
Class G Grassland				
Description / Justification for Classification				
Plot 4 to the west of the development site comprises vacant land comprising long grasses in an unmanaged state.				
Photo ID	11	Plot	4	<div>DIRECTION 288 deg(T) 31.14767°S 115.78125°E ACCURACY 5 m DATUM WGS84</div>  <div>Plot 4 17/1/18, 9:19:29 am</div>
Vegetation Classification or Exclusion Clause				
Class G Grassland				
Description / Justification for Classification				
Plot 4 to the west of the development site comprises vacant land comprising long grasses in an unmanaged state.				
Photo ID	12	Plot	4	<div>DIRECTION 193 deg(T) 31.14770°S 115.78113°E ACCURACY 5 m DATUM WGS84</div>  <div>Plot 4 17/1/18, 9:19:39 am</div>
Vegetation Classification or Exclusion Clause				
Class G Grassland				
Description / Justification for Classification				
Plot 4 to the west of the development site comprises vacant land comprising long grasses in an unmanaged state.				

Photo ID	13	Plot	-	<div>DIRECTION 231 deg(T)</div> <div>31.14764°S 115.78191°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>17/1/18, 8:36:28 am</div>
Vegetation Classification or Exclusion Clause				
Clause 2.2.3.2(e) Non-vegetated areas				
Description / Justification for Classification				
Land immediately surrounding the existing workers accommodation comprises cleared hardstand and accessways.				
Photo ID	14	Plot	-	<div>DIRECTION 187 deg(T)</div> <div>31.14764°S 115.78191°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>17/1/18, 8:36:23 am</div>
Vegetation Classification or Exclusion Clause				
Clause 2.2.3.2(e) Non-vegetated areas				
Description / Justification for Classification				
Land immediately surrounding the existing workers accommodation comprises cleared hardstand and accessways.				
Photo ID	15	Plot	-	<div>DIRECTION 336 deg(T)</div> <div>31.14839°S 115.78200°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>17/1/18, 9:17:57 am</div>
Vegetation Classification or Exclusion Clause				
Clause 2.2.3.2(e) Non-vegetated areas				
Description / Justification for Classification				
Land surrounding the existing workers accommodation to the south comprises cleared hardstand and accessways.				

**APPENDIX 3 –
BMP MAPPING**

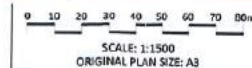
SNW GIN BF / BMP FEBRUARY 2018





AS3959 VEGETATION CLASSIFICATION

LOT 32 (No. 120) DOUGLAS ROAD
BEERMULLAH
SHIRE OF GINGIN

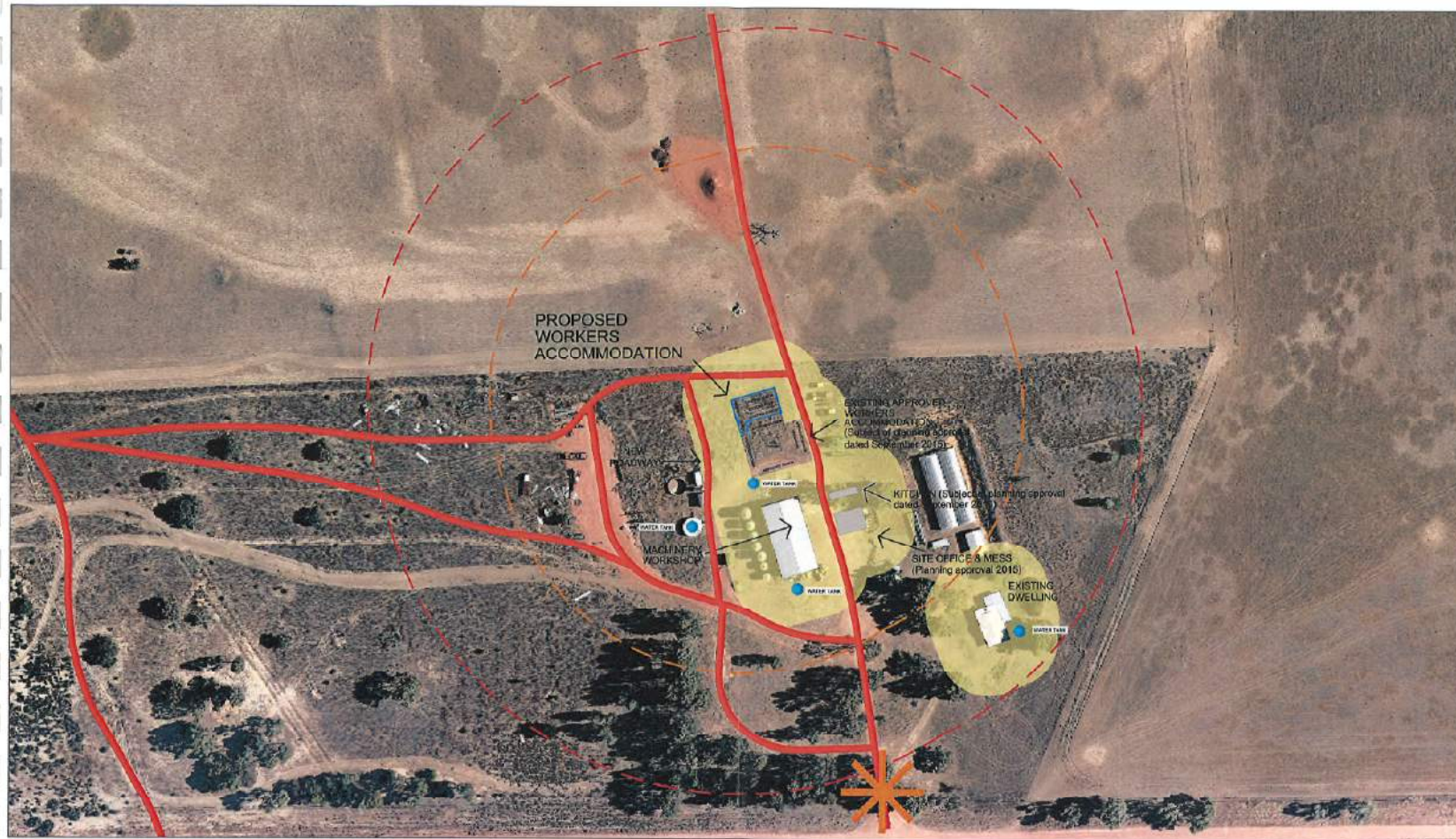


JOB CODE:
SNW GIN DA
DATE:
22.01.2018



**Allerding
& Associates**
Town Planners, Advocates
and Subdivision Designers

125 Hammersley Road, Subiaco WA 6008
T: (08) 9382 3000 F: (08) 9382 3005 W: allerdingassoc.com



BUSHFIRE MANAGEMENT STRATEGIES

LOT 32 (No. 120) DOUGLAS ROAD
BEERMULLAH
SHIRE OF GINGIN

0 10 20 30 40 50 60 70 80m
SCALE: 1:1500
ORIGINAL PLAN SIZE: A3

JOB CODE:
SNW GIN DA
DATE:
23.01.2018



LEGEND:

SITE ACCESS -
20m APZ AROUND BUILDINGS -
INTERNAL ACCESS ROADS -

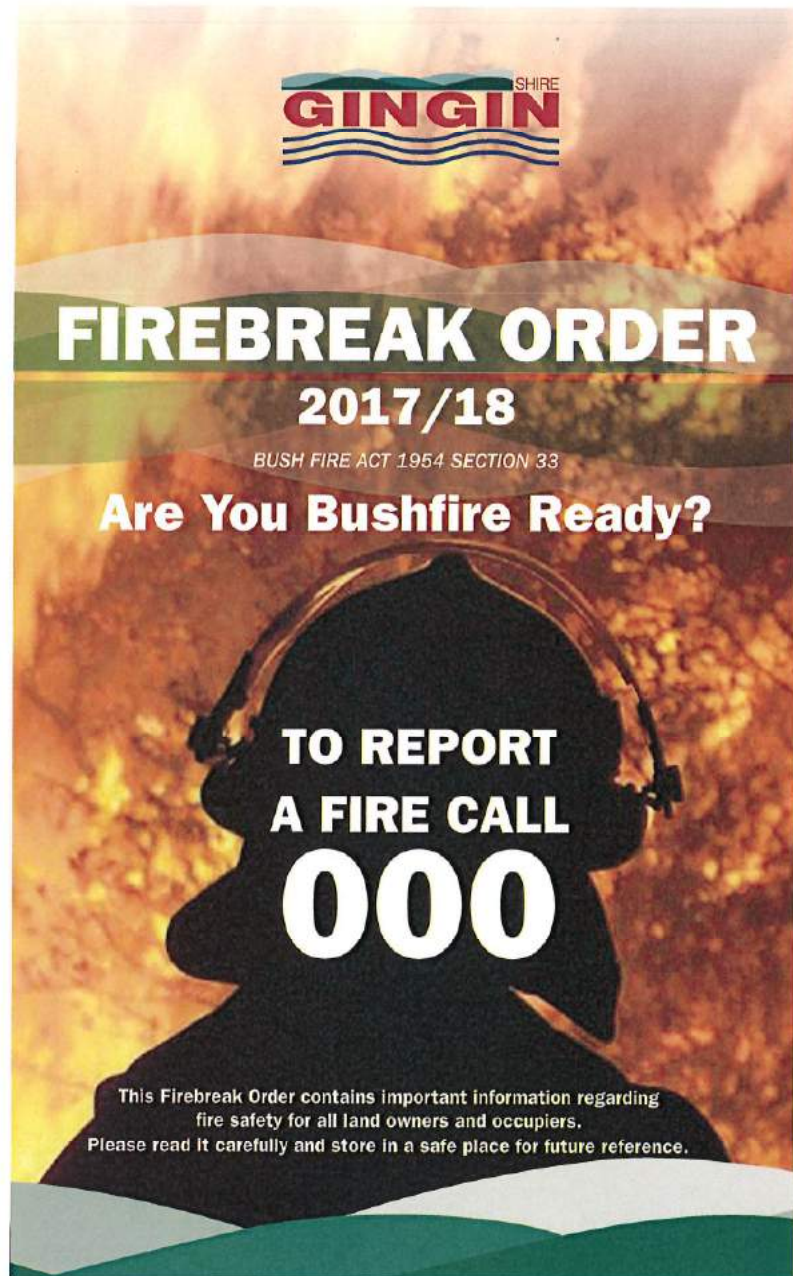


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**APPENDIX 4 –
SHIRE OF GINGIN FIREBREAK ORDER 2017/2018**

SNW GIN BF/BMP FEBRUARY 2018



All Firebreaks Must be Installed and Maintained Clear of All Inflammable Material

Definitions of terms used:

Bare Earth Cleared Firebreak: means a firebreak clear of all inflammable material. Approved methods include ploughing, grading, cultivating, scarifying, raking, burning and chemical spraying.

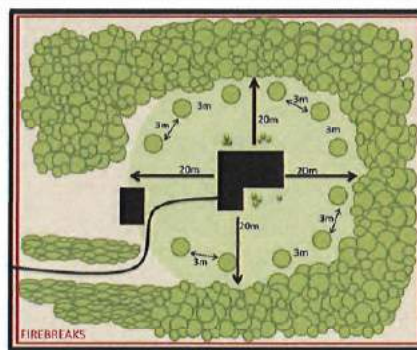
Property: means the allotment of land as stated on the Certificate of Title.

Inflammable Material: means any material that is easily ignited and capable of burning.

Maintain: means that the property must be kept compliant with all conditions of the Firebreak Order for the entire period between 1 November 2017 until 31 May 2018 Inclusive.

Asset Protection Zone: this includes undertaking the following:

- pruning all lower tree branches to prevent fire entering the trees;
- ensuring three metre (3m) spacing between tree canopies to prevent treetop fires spreading between trees;
- keeping all grasses to a height of not more than 50mm; and
- storing all firewood piles more than 20m away from the buildings.



EXAMPLE OF A BUILDING PROTECTION ZONE

Cancelled by 1 November 2017
Combustible Material Until 31 May 2018

RESTRICTED BURNING PERIOD 1
1 OCTOBER 2017 - 21 NOVEMBER 2017 INCLUSIVE

A permit to burn is required for all burning during this time. Permits may be obtained from your local Fire Control Officer.
Refer to page 12 for contact details.

PROHIBITED BURNING PERIOD
22 NOVEMBER 2017 – 28 FEBRUARY 2018
INCLUSIVE
NO BURNING AT ALL DURING THIS PERIOD

RESTRICTED BURNING PERIOD 2
1 MARCH 2018 – 31 MAY 2018 INCLUSIVE

A permit to burn is required for all burning during this time. Permits may be obtained from your local Fire Control Officer.
Refer to page 12 for contact details.

**Cooking and camping
fires are not permitted
in the restricted and
prohibited burning periods
without a valid permit**

Firebreak Variations

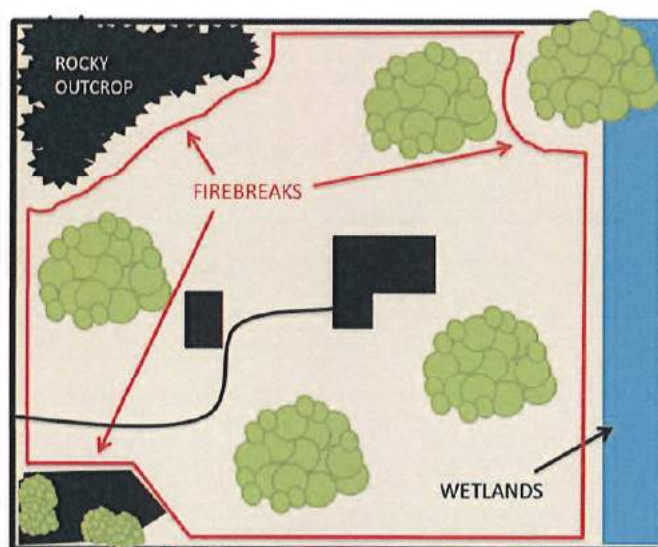
If it is not possible for your property to comply with the minimum firebreak requirements set out in the Firebreak Order, you can apply to the Shire of Gingin in writing to obtain permission for firebreaks to be installed in an alternative position or manner. Once approval is granted there is no need to re-apply each year, unless circumstances change.

Parcels of land that are **contiguously rated** do not require a variation and a shared firebreak may be installed around the boundary of all these lots.

Land in subdivisions or developments need to have a firebreak installed in each individual lot unless a variation has been approved.

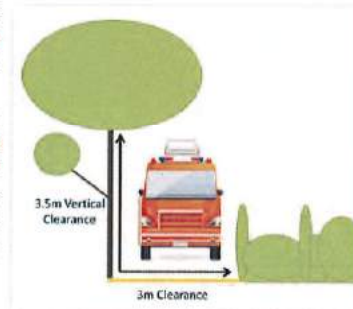
At the back of this Firebreak Order is an **application form** which should be completed with your details and posted or emailed to the Shire of Gingin, along with a map of the property that specifies where you would like to vary the firebreak.

Below is an **example** of a map for a firebreak variation application.



Firebreak Requirements for Land Greater than 8Ha or 20 Acres

- Install by 1 November 2017 and maintain through until 31 May 2018 a **three metre (3m) wide bare earth** cleared firebreak as close as possible to all external boundaries of the property.
- Where it is not possible to install the firebreak adjacent to the external boundary of the property due to naturally occurring obstacles, it is acceptable to install the firebreak around the obstacle. If this requires the firebreak to be greater than five metres (5m) away from the external boundary, then a firebreak variation is required. Refer to page 4 for information regarding firebreak variations.
- Install and maintain a **twenty metre (20m)** asset protection zone surrounding all buildings, large hay stacks and fuel storage areas. An asset protection zone includes undertaking measures such as pruning all lower tree branches to prevent fire entering the trees, ensuring three metre (3m) spacing between tree canopies to prevent treetop fires spreading between trees, keeping all grasses to a height of not more than **50mm** and storing all firewood piles more than 20m away from the buildings.
- Areas cleared for the purpose of burning require a **twenty metre (20m)** firebreak (stubble burning excluded).
- Ensure a minimum vertical clearance of **three and a half metres (3.5m)** is maintained along the firebreaks to ensure that vehicles can drive along the firebreaks without being impeded by tree branches.



Example of a well maintained Rural Firebreak.

Firebreak Requirements for Land between 1 Acre/4,000m² and 20 Acres/8Ha

- Install by 1 November 2017 and maintain through until 31 May 2018 a **three metre (3m) wide bare earth** cleared firebreak as close as possible to all external boundaries of the property.
- Ensure a minimum vertical clearance of **three and a half metres (3.5m)** is maintained along the firebreaks or along the boundary of the property to ensure that fire vehicles can drive around the property without being impeded by tree branches.
- On heavily grassed blocks, a further **five metre (5m)** firebreak is required or further supplementary measures such as burning, slashing or whipper snipping are required to reduce the risk.
- Where it is not possible to install the firebreak adjacent to the external boundary of the property due to naturally occurring obstacles, it is acceptable to install the firebreak around the obstacle. If this requires the firebreak to be greater than five metres (5m) away from the external boundary, a firebreak variation approval is required. Refer to page 4 for information regarding firebreak variations.
- Install and maintain a **twenty metre (20m)** asset protection zone surrounding all buildings, large hay stacks and fuel storage areas. An asset protection zone includes undertaking measures such as pruning all lower tree branches to prevent fire entering the trees, ensuring three metre (3m) spacing between tree canopies to prevent treetop fires spreading between trees, keeping all grasses to a height of not more than **50mm** and storing all firewood piles more than 20m away from the buildings.



Examples of Firebreaks



Compliant

An example of a well maintained firebreak.



Non Compliant

An example of a poorly maintained firebreak.

House saved by asset protection zone.



Firebreak Requirements for Land up to 1 Acre or 4,000 m²

- Slash the **entire property** (excluding well maintained gardens) to a height not more than **50mm** and remove all inflammable materials from the property. The entire property is required to be maintained below **50mm** from 1 November 2017 to 31 May 2018.

OR

- Install by 1 November 2017 and maintain through until 31 May 2018 a **three metre (3m) wide bare earth** cleared firebreak as close as possible to all external boundaries of the property.



Non Compliant

An example of a poorly maintained urban firebreak.



Compliant

An example of a well maintained townsite property slashed to 50mm.

Firebreak Requirements for Timber Production Plantations

Plantation – any area of planted Pine Trees, Eucalyptus, Paulownia, or other species used for timber production.

All timber production plantations less than three (3) hectares

- Install by 1 November 2017 and maintain through until 31 May 2018 a **ten metre (10m) wide bare earth** cleared firebreak along all external boundaries of the property. Adjacent non plantation areas of the same property are subject to the firebreak requirements set for Rural Areas.

All timber production plantations greater than three (3) hectares

- Install by 1 November 2017 and maintain through until 31 May 2018 a **fifteen metre (15m) wide bare earth** cleared firebreak along all external boundaries of the property. Adjacent non plantation areas of the same property are subject to the firebreak requirements set for Rural Areas.
- Internal firebreaks require a **six metre (6m) wide bare earth** cleared firebreak surrounding compartments not larger than 30 hectares.
- All internal firebreaks must be maintained in a trafficable condition and trees on both sides of breaks progressively pruned to a minimum vertical clearance of **three and a half metres (3.5m)** to allow unrestricted access for maintenance and firefighting equipment to preserve an effective width of firebreak.
- A water supply of 25,000 litres for every 50 ha of plantation or part thereof, with water sources positioned to provide a maximum 20 minute refill turnaround from anywhere within the plantation. The water supply must have a hardstand area for heavy trucks to park on whilst drawing water.



Harvest, Hot Works and Vehicle Movement Bans

- A ban on harvesting and the movement of vehicles in paddocks (except for the watering, feeding and management of stock) is likely to be imposed when the predicted weather conditions are classified by the Bureau of Meteorology as very high or above.
- Market gardens are not exempt from vehicle movement bans.
- Exemptions apply to emergency vehicles, and the watering, feeding and management of stock only.
- To request an exemption from harvest, hot works and vehicle movement bans, approval must be sought in writing from the Shire of Gingin Chief Bush Fire Control Officer. Conditions apply so please contact the Shire of Gingin for further information.
- **Harvest, Hot Works and Vehicle Movement Bans are automatically imposed on Christmas Day, Boxing Day, New Year's Day and Australia Day.**

The Shire of Gingin offers a free service that allows you to be notified by SMS message when Harvest, Hot Works and Vehicle Movement Bans are imposed.

Contact the Shire Office on 9575 2211 for more details.

Total Fire Ban FAQs

Total Fire Bans are imposed by the Department of Fire and Emergency Services (DFES). Refer to www.dfes.wa.gov.au for full conditions and restrictions for Total Fire Ban days.

What does a total fire ban mean?

It means a person must not light, maintain or use a fire in the open air, which causes or is likely to cause a fire.

The ban includes: hot works (welding, grinding, soldering, gas cutting), all open solid fuel fires for the purpose of cooking or camping, use of incinerators and other activities.

When will a total fire ban be declared?

Total fire bans are declared on days when fires will be difficult to control, are most likely to threaten lives and property, or when widespread fires are impacting the availability of resources.

The decision to put a ban in place is based on the weather forecast. DFES consults with the Bureau of Meteorology to determine when dangerous fire weather conditions are likely. DFES also consults with local governments that will be affected.

How will I know when one has been declared?

- visit the DFES website at www.dfes.wa.gov.au
- by calling the Total Fire Ban Information Line: 1800 709 355
- by listening to ABC local radio and other media outlets
- on roadside Fire Danger Rating signs
- on the Shire of Gingin website
- on the Shire of Gingin Facebook page.

Fire Control Officers 2017 / 2018

Shire of Gingin Fire Control Officers are authorised to issue permits to burn on private land during the Restricted Burning Period. Fire Control Officers are also empowered to enter land and issue directives relating to fire suppression and control.

CHIEF BUSH FIRE CONTROL OFFICER PHONE NUMBERS COMMUNITY EMERGENCY SERVICES MANAGER

Phil Barrett 0408 943 576

DEPUTY CHIEF BUSH FIRE CONTROL OFFICERS

George Grant **Gingin West** 9575 7532 / 0408 830 868

Wayne Fewster **Beermullah** 0428 754 017

Murray Hyne **Gingin Townsite** 9575 2250 / 0407 380 708

Gary Barrett **Ledge Point** 9655 1456 / 0419 961 048

Phil Barrett **Ledge Point / Seaview Park** 9655 2654 / 0438 259 998

BEERMULLAH AREA

Brad Alp (Permits Only) 0427 476 529

GINGIN

Tony Maddern 9575 3595 / 0439 383 475

Peter Crowe 9575 3250 / 0427 385 287

GINGIN WEST

James Morton 0427 141 078

LANCELIN / SEAVIEW PARK

John "Skip" Truswell (Permits Only) 0418 903 000

NILGEN

John Reymond 0429 103 781

OCEAN FARM

Michael Regan 9655 1296 / 0400 852 477

SEABIRD

Troy Cousemacker (Permits Only) 0428 038 710

GUILDERTON / SOVEREIGN HILL / REDFIELD PARK

Carolee Peace 9577 2108 / 0427 921 453

RED GULLY

Errol Howard 9655 7007 / 0427 557 035

James Redford 0457 589 570

WOODRIDGE

Emma Freedman (Permits Only) 0406 953 337

SHIRE OF GINGIN RANGER SERVICES (ALL AREAS) 9575 5140

Firebreak Contractors

CONTRACTOR	POSTAL ADDRESS	CONTACT NUMBERS	AREA
Exterior Enhancement	PO Box 2186 Woodridge WA 6041	0419 952 431	All areas
Graham Knight	30 Rodrigues Crescent Ledge Point WA 6043	0427 982 134 (08) 9655 1094	All areas
M R Mulching	PO Box 2036 Nilgen WA 6044	0400 852 477 (08) 9655 1296	Ocean Farm & Seaview Park
Anspach Agricultural Contracting	2862 Bindoon Moora Rd Wannamal WA 6505	(08) 9655 7074	All areas
Kim Gray	63 Lefroy Street Gingin WA 6503	0408 321 955 (08) 9575 2426	Gingin & surrounds
Paddy Murphy	PO Box 67 Gingin WA 6503	0419 900 471 (08) 9575 7537	Gingin West & Neergabby
Lancelin Sands	PO Box 39 Lancelin WA 6044	0408 092 022 (08) 9655 1211	Lancelin & Seaview Park
Garry Mason	PO Box 2066 Nilgen WA 6044	0417 179 043 (08) 9655 2671	Ocean Farm & Seaview Park
A H Elliot & Son	19 Lefroy Street Gingin WA 6503	0427 926 933 (08) 9575 2316	Gingin & Rural areas
Tony Di Trento	PO Box 93 Lancelin WA 6044	0418 914 345	Seaview Park
Peter Van Maris	PO Box 1028 Guilderton WA 6041	0428 969 089 (08) 9577 1587	Sovereign Hill Redfield Park & coastal farms
Bare Bush Bobcat Services	bare.bush.bobcats@ hotmail.com	0400 272 857	All areas
Limestone Park	PO Box 13 Gingin WA 6503	(08) 9575 7719	All areas
Perth's Bobcat Buddy	bobcatbuddy@ outlook.com	0467 570 060	Woodridge
Richard Dean	PO Box 2068 Woodridge WA 6041	(08) 95771677	Woodridge
Luke Crowe	1 Quinns Street Gingin WA 6503	(08) 9575 2339 0427 386 952	Gingin and surrounds
Colin Santoro	PO Box 258 Gingin WA 6503	0427 751 213	All areas

Disclaimer: Contractor details are included at the contractor's request and inclusion in the Shire's Firebreak Order should not be taken as endorsement by the Shire of Gingin of any particular contractor.

Failure to properly install firebreaks on your property may result in the Shire of Gingin engaging a contractor to complete the required works at your expense

Firebreak Variation Application Form

Ranger Services
Shire of Gingin
7 Brockman Street
GINGIN WA 6503
mail@gingin.wa.gov.au

To whom it may concern,

I would like to apply for a variation to the Shire of Gingin Firebreak Order, my details are as follows:

Name:

Property Address:

Postal Address (if different):

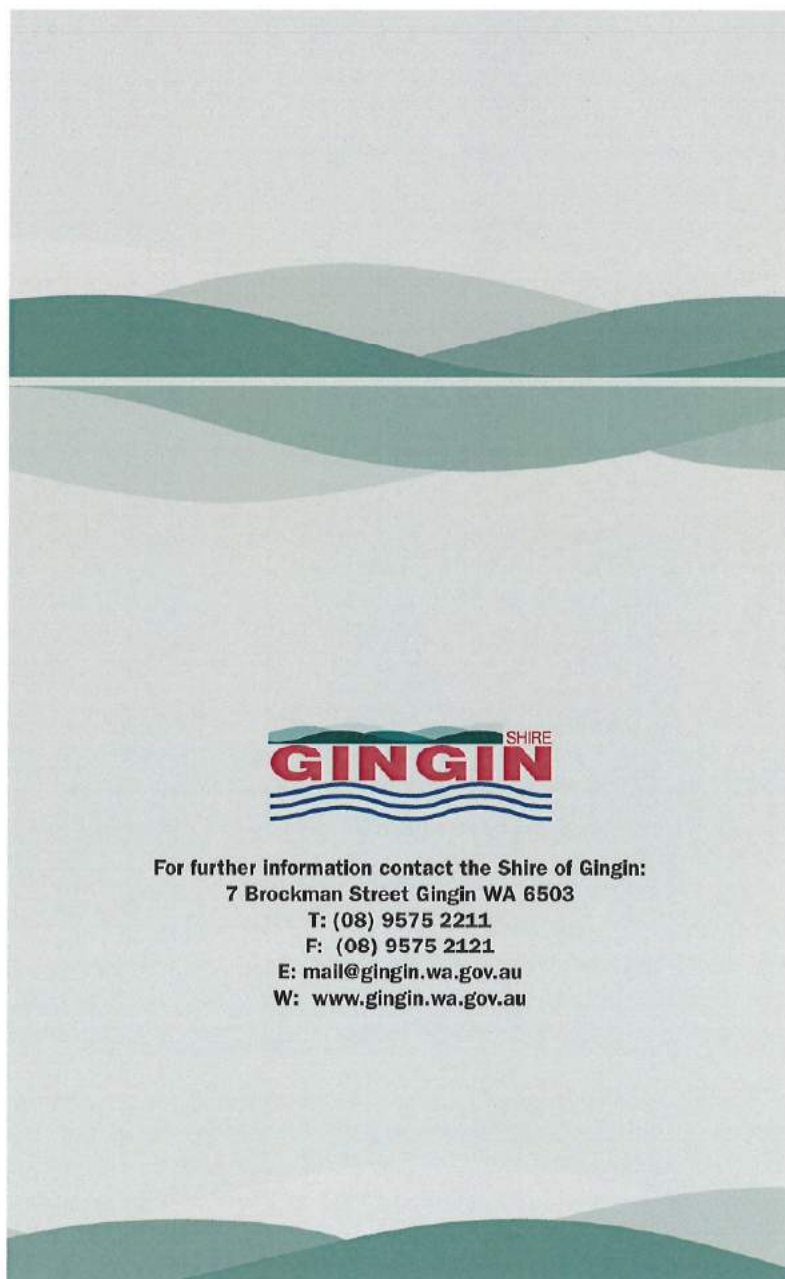
Phone Number:

Reason For Variation request:

Below is a sketch of my property including the areas in which I seek the variation to the Shire of Gingin Firebreak Order.

☐

Tick this box if you have attached a separate map.



For further information contact the Shire of Gingin:
7 Brockman Street Gingin WA 6503
T: (08) 9575 2211
F: (08) 9575 2121
E: mail@gingin.wa.gov.au
W: www.gingin.wa.gov.au

11.3.5 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED EFFLUENT EVAPORATION POND TO SERVICE EXISTING ANIMAL HUSBANDRY - INTENSIVE (PIGGERY) ON LOT 8 BOONANARRING ROAD, BOONANARRING

FILE: BLD/2774
APPLICANT: WESTPORK PTY LTD
LOCATION: LOT 8 BOONANARRING ROAD, BOONANARRING
OWNER: WESTPORK PTY LTD
ZONING: GENERAL RURAL (GR)
WAPC NO: N/A
AUTHOR: JAMES BAYLISS- ACTING MANAGER STATUTORY PLANNING
REPORTING OFFICER: KYLIE BACON – ACTING EXECUTIVE MANAGER PLANNING AND DEVELOPMENT
REPORT DATE: 15 MAY 2018
REFER: NIL

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider an Application for Development Approval for a proposed Effluent Evaporation Pond on Lot 8 Boonanarring Road, Boonanarring to service the existing animal husbandry – intensive (piggery) operating on the site.

BACKGROUND

The Shire is in receipt of an application for development approval for a proposed effluent evaporation pond on Lot 8 Boonanarring, Boonanarring. The proposed development is an addition to the existing piggery operation (animal husbandry – intensive) to enable the landowner to treat effluent generated onsite in a more efficient and effective process. It should be noted this proposal does not seek to expand the number of pigs.

The existing piggery operates as a breeder farm for pigs up to three weeks of age and has been operational since 1988. The current license (L4408/1988/8) issued under Schedule 1 of the *Environmental Protection Regulations 1987* allows treated wastewater to be disposed of offsite through irrigation on adjacent agricultural properties in addition to the current treatment ponds.

The site currently contains two anaerobic ponds, a facultative pond and an evaporation pond. In order for Westpork to manage all treated wastewater onsite an additional effluent evaporation pond is required, hence the application subject to this report.

The proposed effluent evaporation pond will occupy a 1.5 hectare area and is 1.5m in depth. The proposed effluent evaporation pond is setback 135m from the northern boundary and located adjacent to the existing ponds onsite.

The piggery is licenced by the Department of Water and Environmental Regulation (DWER) as an Intensive Piggery under the *Environmental Protection Regulations 1987*. DWER is currently assessing an application for a licence amendment for the construction of the additional effluent evaporation pond. This is subject to a separate process with DWER which will assess the environmental acceptability of the proposal.

Council consideration is required due to an adverse submission received during the public consultation process.

A location plan and aerial image are attached as **Appendix 1**.

A copy of the applicant's full proposal is attached as **Appendix 2**.

COMMENT

Community Consultation

The application was advertised for a period of 14 days in accordance with clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015*. The Shire received one submission objecting to the proposal. The objection related to the presence of odour and potential issues with stable fly.

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

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 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 land use 'Animal Husbandry – Intensive' is defined as follows:

"Animal husbandry - intensive" means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots;

The addition to the existing piggery is considered to be consistent with the above objectives. It should be noted the Scheme does not have any specific development provisions relating to 'Animal Husbandry – Intensive' or piggeries in the General Rural zone.

General Rural Development Standards

Setbacks

In accordance with Table 2 of LPS 9, all development shall be set back a minimum 20 metres from all lot boundaries. The additional effluent evaporation pond is set back 135m from the northern boundary. The proposal therefore satisfies the provisions of LPS 9 Table 2 - Site Requirements. Additional buffer requirements are applicable and are outlined in the following report.

Landscaping

The site provides existing vegetation between the existing and proposed effluent evaporation pond and the lot boundaries fronting Boonanarring Road and Brand Highway. The existing vegetative screening is considered to be sufficient.

Water Supply

The existing piggery has a current Water Extraction Licence issued by the Department of Water and Environmental Regulation (DWER). The proposal does not affect the existing water licence.

Potential Impacts

It is noted that the submission received raised concerns of odour and stable fly originating from the subject lot. The Shire contacted DWER to provide comment with respect to the concerns raised. The following response was provided:

“DWER is currently assessing the proposal and considers it to be an upgrade to the current wastewater treatment system on site. Evaporation ponds at piggeries are not a significant source of odour and DWER has formed the preliminary opinion that the additional evaporation pond will not increase odour emissions from the Gingin site in a material way. This is in part evidenced by a review of DWER’s complaint records that do not show recent complaints about odours from the Gingin site.”

The proposed effluent evaporation pond is intended to make the existing effluent wastewater system more effective and therefore mitigate any adverse impacts such as odour.

Health Local Law 2017 (HLL 2017)

Schedule 2 of the Shire of Gingin’s Health Local Law 2017 outlines required buffer distances for Intensive Piggeries. Although the proposal does not seek to expand or extend the existing piggery it is relevant to note the required buffer distances between the effluent evaporation pond and the nearest dwelling are compliant.

The nearest sensitive land use (isolated rural dwelling) is one kilometre to the south and therefore satisfies the required one kilometre buffer requirement. It should be noted that there is an existing effluent evaporation pond, two anaerobic ponds and a facultative pond between the proposed effluent evaporation pond and the sensitive land use to the south. The existing ponds have received development approval previously.

External Policies

The following State policies and guidelines have been prepared to act as a Policy guide for local governments in determining applications for piggeries and associated infrastructure:

- *Western Australian Planning Commission (WAPC) State Planning Policy No. 2.5 Rural Planning Policy (SPP 2.5);*
- *Environmental Protection Authority – Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses No. 3, June 2005 (EPA Guidance Statement);*
- *Environmental Guidelines for New and Existing Piggeries Bulletin 4416 May 2000, Department of Agriculture and Food WA (Environmental Guidelines).*

State Planning Policy No. 2.5 - Rural Planning Policy (SPP 2.5)

The WAPC SPP 2.5 has been prepared to act as a policy guide for local governments in determining applications for animal premises. The provisions of the policy relate to expansion of animal establishments. It is noted that this proposal is not an expansion of the existing piggery in the sense that the number of pigs will remain the same. The proposal is simply a more effective treatment system for effluent wastewater.

The proposal is considered to satisfy SPP 2.5 as the additional evaporation pond will alleviate any existing issues with respect to the treatment of wastewater.

Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses No. 3

The EPA's Guidance Statement does not have a specific category for effluent evaporation ponds. It is noted that the subject lot has been operating as a piggery with the required approvals issued and as such the existing buffer distances have already been considered and accepted.

Furthermore, the installation of the effluent evaporation pond will help improve any existing odour concerns as it is a fully contained system and reduces the loading on the existing effluent system thereby making it more efficient.

The Environmental Guidelines for New and Existing Piggeries Bulletin 4416 May 2000, Department of Agriculture and Food WA (Environmental Guidelines)

The Environmental Guidelines recommend the following separation distances for piggeries and associated facilities:

Location	Distance (metres) for land used to dispose of raw or partly treated wastes
Townsite boundaries	1000
Special Rural Areas	1000
Isolated Rural Dwellings	300
Public Roads	100
Neighbouring Rural Property Boundaries	50
Major water courses and Rural impoundments	300
Bores, wells, soaks for private drinking water supply	300
Bores for stock supply	100

For reasons already outlined above and given the proposal is within an existing piggery with existing buffer requirements already accepted, the proposed development is deemed to be acceptable.

Summary

In view of the above assessment Administration is of the view that the proposed effluent evaporation pond is an improvement to the existing effluent wastewater treatment system and will not result in any additional impacts to adjoining properties. The location of the proposed evaporation pond is within an existing piggery for which buffer distances have been accepted.

Advice Notes

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

- Note 1: If you are aggrieved with the conditions of this approval you have the right to request that the State Administrative Tribunal (SAT) review the decision, under Part 14 of the *Planning and Development Act 2005*.
- Note 2: If the development subject to this approval is not substantially commenced within a period of two years, the approval shall lapse and have no further effect.
- Note 3: Where an approval has so lapsed, no development may be carried out without further approval of the local government having first been sought and obtained.
- Note 4: Further to this approval, the applicant is required to submit working drawings and specifications to comply with the requirements of the *Building Act 2011*, *Building Regulations 2012* and *Health Act 1911*, which are to be approved by the Shire of Gingin;
- Note 5: The Department of Health advises that any form of pest control using pesticides must comply with the *Health (Pesticides) Regulations 2011*.
- Note 6: It is advised that the proposal should at all times comply with the *Biosecurity and Agriculture Management (Stable Fly) Management Plan 2013* in order to minimise the effects of stable flies on the community.

- Note 7: It is an offence to clear native vegetation without the authority of a permit from the Department of Water and Environmental Regulation unless the clearing is exempt from a permit.
- Note 8: It is recommended that the applicant liaise with the Department of Water and Environmental Regulation in relation to receiving a works approval and licensing for the Effluent Evaporation Pond prior to activities commencing.
- Note 9: It is recommended that cadastral lot boundaries be established by a suitably qualified land surveyor to ensure that all development is carried out within the subject allotment.
- Note 10: The Effluent Evaporation Pond is required to comply with at all times with the *Environmental Protection (Noise) Regulations 1997*.

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

Shire of Gingin Health Local Law 2017

State Planning Policy 2.5 – Rural Planning Policy

Environmental Protection Authority – Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses No. 3, June 2005 (EPA Guidance Statement)

The Environmental Guidelines for New and Existing Piggeries Bulletin 4416 May 2000, Department of Agriculture and Food WA (Environmental Guidelines)

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2017-2027

<i>Focus Area</i>	<i>Infrastructure and Development</i>
<i>Objective</i>	<i>3. To effectively manage growth and provide for community through the delivery of community infrastructure in a financially responsible manner.</i>
<i>Outcome</i>	<i>3.1 Development new and existing developments meet the Shire's Strategic Objectives and Outcomes.</i>
<i>Key Service Areas</i>	<i>Building and Planning Permits</i>
<i>Priority</i>	<i>3.1.1 Support strategies that facilitate commercial development.</i>

VOTING REQUIREMENTS – SIMPLE MAJORITY**RECOMMENDATION**

It is recommended that Council grant Development Approval for a proposed Effluent Evaporation Pond to be situated at the existing Animal Husbandry Intensive (Piggery) on Lot 8 Boonanarring Road, Boonanarring (Westpork Pty Ltd) in accordance with the application prepared by Aurora Environmental dated 31 January 2018, subject to the following conditions:

1. The land use and development shall be undertaken in accordance with the approved plans and specifications, including the directions written in red ink by the Shire, unless otherwise conditioned by this Approval.
2. This approval is for an Effluent Evaporation Pond only as indicated on the approved plans.
3. All wastewater run-off from the existing piggery operation is to be directed into the waste water treatment ponds to the satisfaction of the Shire of Gingin.

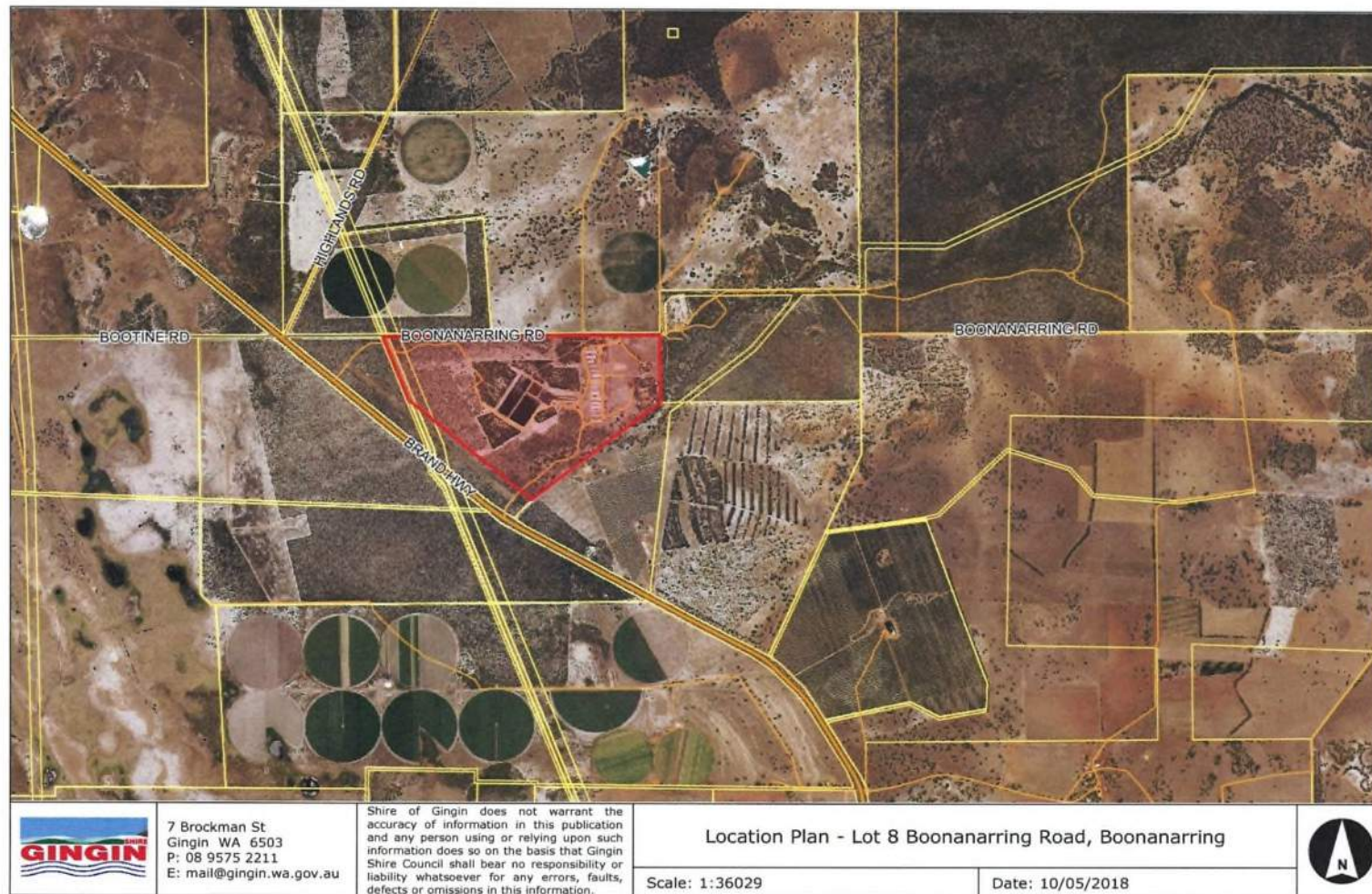
RESOLUTION

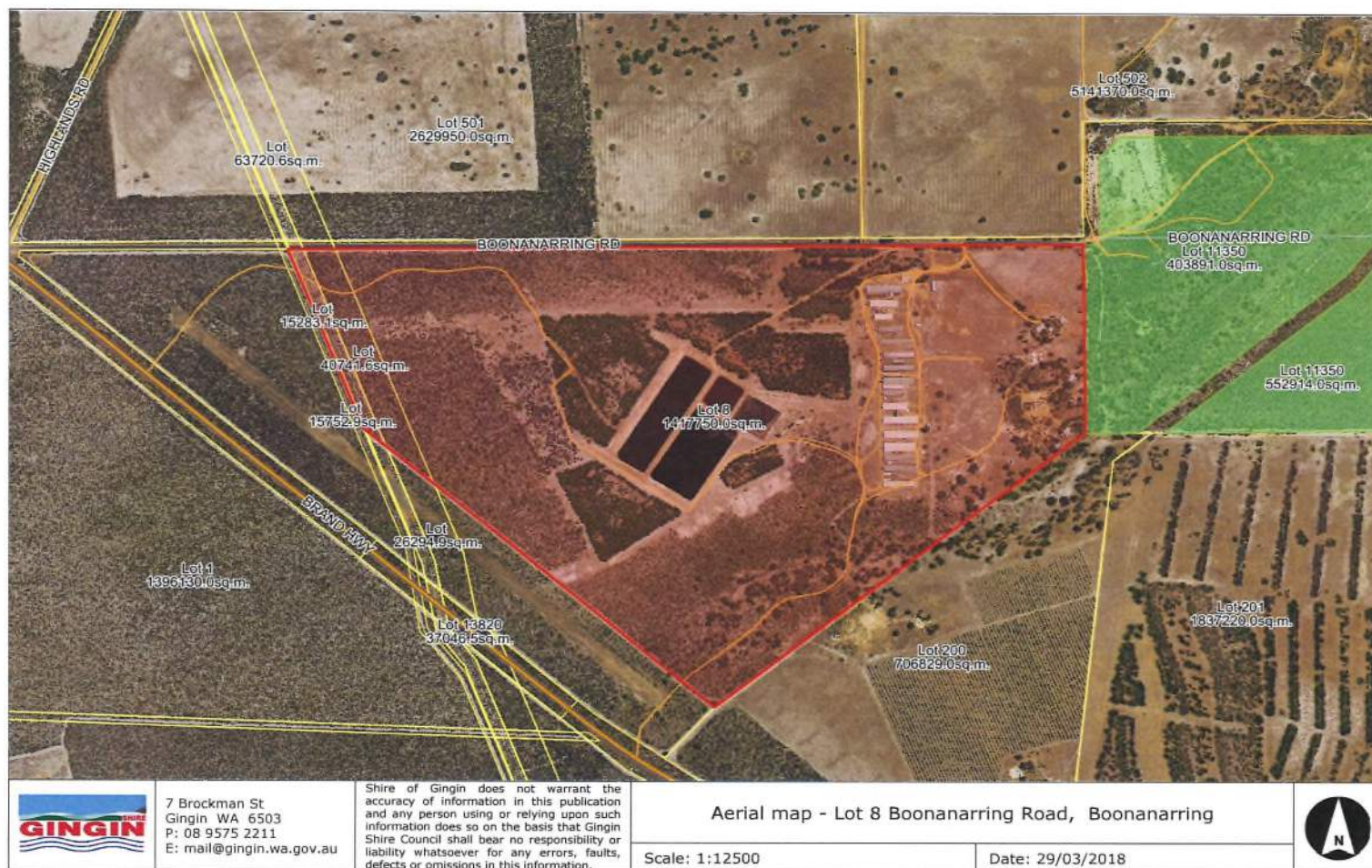
Moved Councillor Elgin, seconded Councillor Court that Council grant Development Approval for a proposed Effluent Evaporation Pond to be situated at the existing Animal Husbandry Intensive (Piggery) on Lot 8 Boonanarring Road, Boonanarring (Westpork Pty Ltd) in accordance with the application prepared by Aurora Environmental dated 31 January 2018, subject to the following conditions:

1. The land use and development shall be undertaken in accordance with the approved plans and specifications, including the directions written in red ink by the Shire, unless otherwise conditioned by this Approval.
2. This approval is for an Effluent Evaporation Pond only as indicated on the approved plans.
3. All wastewater run-off from the existing piggery operation is to be directed into the waste water treatment ponds to the satisfaction of the Shire of Gingin.

CARRIED UNANIMOUSLY

APPENDIX 1





APPENDIX 2

27th February, 2018
Our Ref : 9145

Chief Executive Officer
Shire of Gingin
7 Brockman Street
Gingin, WA 6503



Dear Sir,

**RE : GINGIN PIGGERY : LOT 8 / 228 BOONANARRING RD / BRAND HWY,
BOONANARRING : WESTPORK PTY LTD
APPLICATION FOR DEVELOPMENT APPROVAL**

On behalf of our Client, Westpork Pty Ltd we are pleased to lodge Application for Development Approval in respect of the above property and submit herewith the following:

1. Application for Development Approval Form 1 under Town Planning Scheme No 9;
2. Three copies of Gingin Breeder Farm Works Approval Application Report;
3. Three sets of A3 Plans;
4. Application Fee of \$320 Based on an estimated development cost of \$100,000; and
5. Copy of Title.

1. Purpose:

The purpose of the Application is to seek Planning Approval for an additional evaporation pond on the premises.

The site operates under Licence L4408/1988/8 under Schedule 1 of the *Environmental Protection Regulations 1987*, as a Category 2: Intensive on which pigs are fed, watered and housed in pens. The current Licence includes a provision for treated wastewater to irrigated offsite on adjacent agricultural properties. The additional pond will allow all wastewater associated with the breeder farm operations to be managed within the site.

The proposed pond and environmental management measures to be implemented are described and discussed in detail in the attached Works Approval Application Report by Aurora Environmental and summarised below.

2. Site:

Westpork Pty Ltd owns and operates the Gingin Breeder Farm at Lot 8, 228 Boonanarring Road, Boonanarring within the Shire of Gingin since 1988. Westpork is a key producer of pork in Western Australia supplying major supermarkets, wholesalers, butchers and smallgoods manufacturers.

The lot is situated on the south-east corner of Boonanarring Road and Brand Highway and has an area of 141 hectares (ha).

The land is zoned General Rural under the Shire of Gingin Town Planning Scheme No 9 under which a piggery is classified as "Animal Husbandry – Intensive" and an "A" (discretionary) use in the Zone. It is abutted to the east by the Boonanarring Nature Reserve and by rural properties to the north, west and south.

3. Existing Operation:

The farm is operated as a breeder facility for pigs up to 3 weeks old, following which they are transported to Westpork's grow out farms both within the Shire and elsewhere. The farm is limited to a maximum of 5,500 animals.

The farm comprises 19 breeder sheds and associated infrastructure within the eastern portion of the property. The existing four effluent ponds and sludge beds are located within the central portion of the site and largely screened by existing vegetation. Three separate Managers / Staff Residences are located near the eastern boundary.

17 ufton street, gwelup wa, 6018
e-mail : larryps@bigpond.com m : 0418-916908 f : (08) 9244-1556
vyskey pty ltd t/a larry smith planning abn 50 009 254 666

All existing sheds at the site use a slatted floor and flushing system where effluent falls through the slatted floors and is regularly flushed depending on effluent load. Following discharge from the sheds, all effluent enters the dedicated wastewater treatment system which comprises two Anaerobic Ponds a Facultative Pond and an Evaporation Pond.

Effluent flow from the nineteen piggery sheds is split evenly between Anaerobic Pond 1 and Anaerobic Pond 2. Anaerobic ponds are desludged on a regular basis using either a dredge or excavator, with the sludge transferred to the drying beds. The sludge discharged to the drying beds is retained onsite until a spadable consistency is achieved, and then sent off site for application to cropping land. Following the anaerobic treatment, the wastewater enters the Facultative Pond, then flows to the Evaporation Pond 1.

Westpork is permitted under its license to send treated water to a neighbouring property, which it has done spasmodically, it principally occurred in years when the rainfall has been well above long term averages. At the request of the property owner, Westpork has been asked not to continue with this practise and for this reason, it is seeking planning permission to build the new Evaporation Pond, so that it can contain 100% of the treated water within its own property boundaries. Once the new pond has been built DWER will amend Westpork's license, removing the ability to consign treated liquids to the neighbour's property.

With the construction of the new Evaporation Pond, the system will essentially operate as an closed system, with no external discharges to the environment. The construction of the new pond allows Westpork greater flexibility onsite to change the levels of recycled water used through the facility and improve the capacity to manage wastewater onsite in high rainfall years.

4. Proposed Evaporation Pond:

Modelling has been used to estimate waste production volumes at the site. PigBal 4 is a mass balance based model developed by Australian Pork Limited (APL). The model uses a range of site specific details, including herd composition, pig production and dietary information.

Based on the production capacity, output from the PigBal model suggests that the effluent generation from the piggery operations is 167ML/year (457kL/day), which is comprised of 148ML of wastewater and 18ML of manure.

The additional Evaporation Pond is proposed to have a surface area of 1.5ha with a depth of 1.5m. The pond will be multi-sided to sit largely within the existing screening vegetation, be broadly 100m x 150m and have a 0.5m freeboard. The pond will be lined with a welded, HDPE synthetic liner in accordance with *Water Quality Protection Note 26: Liners for containing pollutants, using synthetic membranes (August 2013)*.

Water balance calculations were undertaken to assess the capacity of the proposed system, including the new evaporation ponds to manage the volume of wastewater generated from the piggery without requiring discharge to the environment. Water from the system will either be lost through evaporation or reused through the piggery.

Results indicate that the expanded system will satisfactorily manage the wastewater generated in a 1 in 10 wet year rainfall without encroaching on the freeboard in the final pond. In a mean rainfall year, water will enter the final evaporation pond only over the winter period leaving the dam dry for a large part of the year. In the unlikely event that two successive 1 in 10 high rainfall years occur, then the water level will encroach slightly on the allocated freeboard, but would not overtop the pond system.

The calculations include a number of conservative assumptions which suggest that the water levels in the final evaporation pond may be lower than that forecast.

5. Environmental Management:

The additional pond will allow all wastewater associated with the breeder farm operations to be wholly managed within the site.

Flora & Fauna:

The location of the proposed pond is currently lightly vegetated and no Threatened Ecological Communities or Priority Ecological Communities occur on the site.

Buffer:

There are no residences within 1 km of the piggery. DWER's draft Separation Distances Guidance Statement (DER, 2015) requires a 1km buffer for intensive piggeries. The nearest residence is located on 3868 Brand Hwy 1km to the south. Three further residences are located near the site but are between 1.75km to 2.3km distant.

Wastewater Discharge:

As with the existing effluent ponds, there is a risk posed to soil, ground or surface water in an unplanned release of wastewater from the system and proposed evaporation pond.

The potential impact will be an increase in nutrients concentrations in the surficial clay soils and surface water runoff at the discharge location. The extent of impact will depend on the volume spilt and the efficiency of the clean-up program.

The proposed pond will be lined pond with welded 1.5mm HDPE and all ponds will be monitored at least every two days and more frequently in periods of high rainfall. Based on the modelling, the proposed wastewater treatment system will have sufficient capacity to treat and hold wastewater generated from the Gingin piggery operation. Westpork is an experienced operator with a good environmental management record as evidenced by their existing operations. Therefore the risk to groundwater and surface water quality is low.

In the event the ponds are approaching freeboard, Westpork will irrigate excess effluent in accordance with an approved Nutrient and Irrigation Management Plan.

Odour:

The objective of managing odour emissions is to ensure that emissions do not adversely affect environment values or the health, welfare and amenity of people and land uses by meeting statutory requirements and acceptable standards. Construction of a new evaporation pond is unlikely to impact on the odour emissions from the site, and will remove any potential odour issues that may have resulted from the irrigation of treated wastewater.

Operation of the piggery has not resulted in any odour complaints.

As with all of Westpork's piggery operations, odour control measures will be implemented in accordance with the best practice odour management for piggeries as outlined in *Minimising Odour from Piggeries* (APL, 2015).

In the event an odour complaint is received, Westpork will conduct an investigation into the source of the odour, and identify corrective or preventative measures to reduce the odour. Westpork will notify the complainant of the actions taken to rectify the odour issue. Details of the complainant, actions taken and communications with neighbours will be documented in the complaints register which will be included in the Annual Environmental Report.

Noise:

Potential noise sources are those associated with the existing piggery and primarily ventilation fans and animal noises from the movement of pigs.

Operation of the piggery since 2012 has not resulted in any noise complaints.

Noise modelling results from similar scale of operations suggest that the *Environmental Protection (Noise) Regulations 1997* would be complied with at the nearest neighbouring premises. If complaints suggest that noise impacts are occurring a site, an inspection will immediately be conducted by Westpork management to determine the source. If the source can be readily addressed, this will be rectified and action taken to prevent a recurrence. If the source requires changes in the design or management of the piggeries to be addressed the facility production rate will be reduced to the extent necessary to prevent noise impacts while the design change is implemented.

Westpork will advise the complainant of the corrective action taken and the preventative measures proposed to prevent future disturbance to the complainant.

Due to non-constant nature of the noise sources, and the distance to the nearest residence (greater than 1km away from the operations), it is unlikely the amenity of residences will be significantly impacted. The risk is considered to be low.

Fire:

The sources of ignition at the piggeries are associated with failure of mechanical equipment (e.g. ventilation fans or plant). Bushfire may also occur from naturally occurring events (e.g. lightning strikes). A fire that is started at the Site has the potential to cause damage and loss of surrounding vegetation on neighbouring lots, and to potentially injury or kill local residents. Damage to their property may also occur.

Fire prevention and management measures to be implemented are:

- Firebreaks around the property which are regularly maintained.
- Firefighting equipment available onsite and maintained.
- Firefighting training for onsite personnel.

In the unlikely event that a fire occurs, Westpork employees will, if present on site and it safe to do so, attack the fire with mobile firefighting equipment and/or extinguishers.

Any fires that start on the premises should be managed within minutes of starting and it is expected that any damage to vegetation would be minimal. The risk is considered very low.

Further, as the proposed development is for an in-ground evaporation pond, no BAL assessment is required.

6. Conclusion:

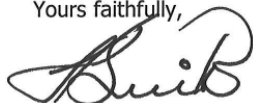
The proposed Evaporation Pond will enable Westpork to treat and manage all current effluent generated wholly within the site as well as improve overall water utilisation and direction.

The Gingin Piggery has been in operation and Licenced by the DER since 1988 and the proposed pond will have little or no impact on the nearest residence which is 1km to the south.

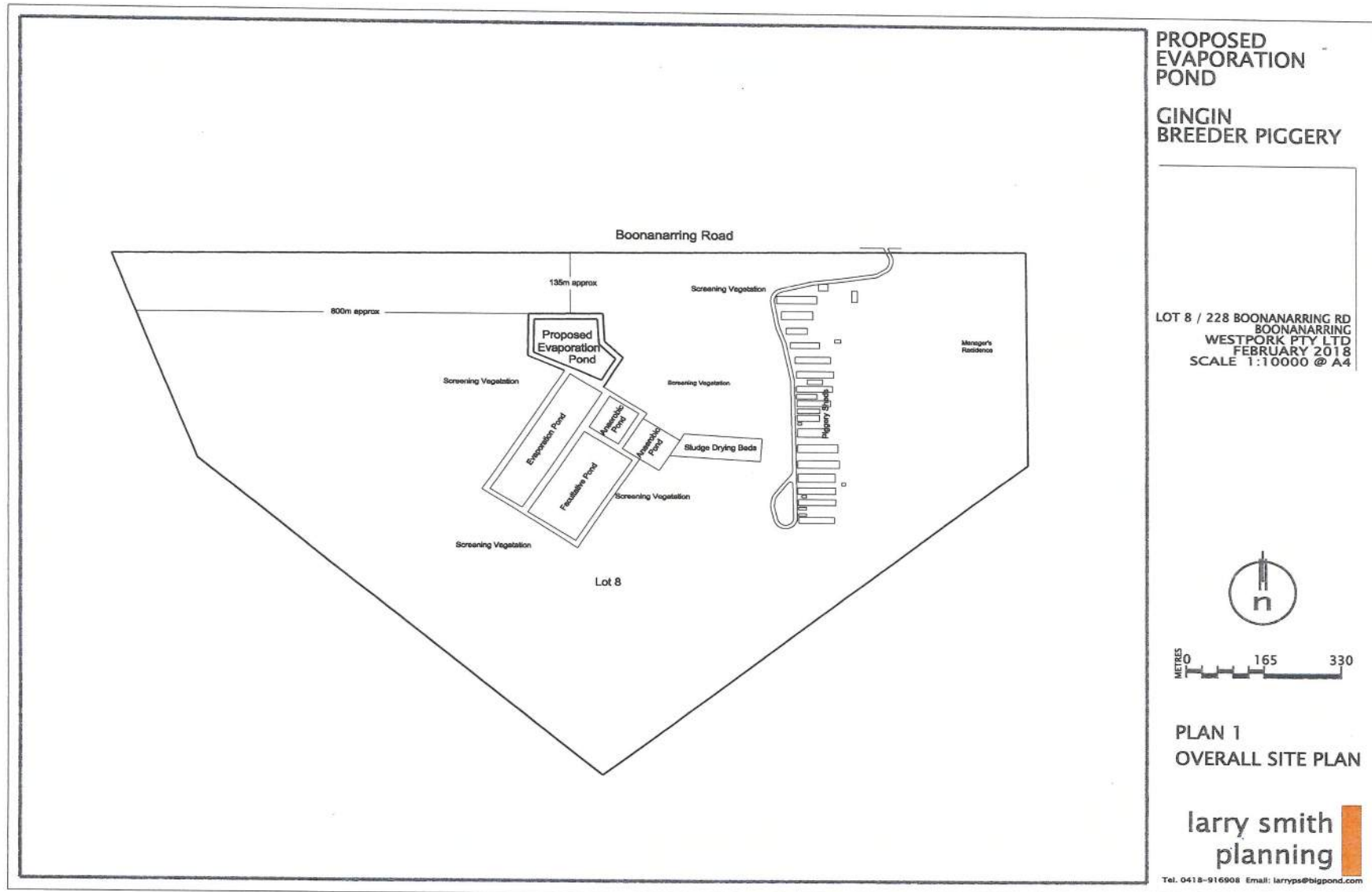
Accordingly, Westpork seeks Council's approval to the proposed additional Evaporation Pond.

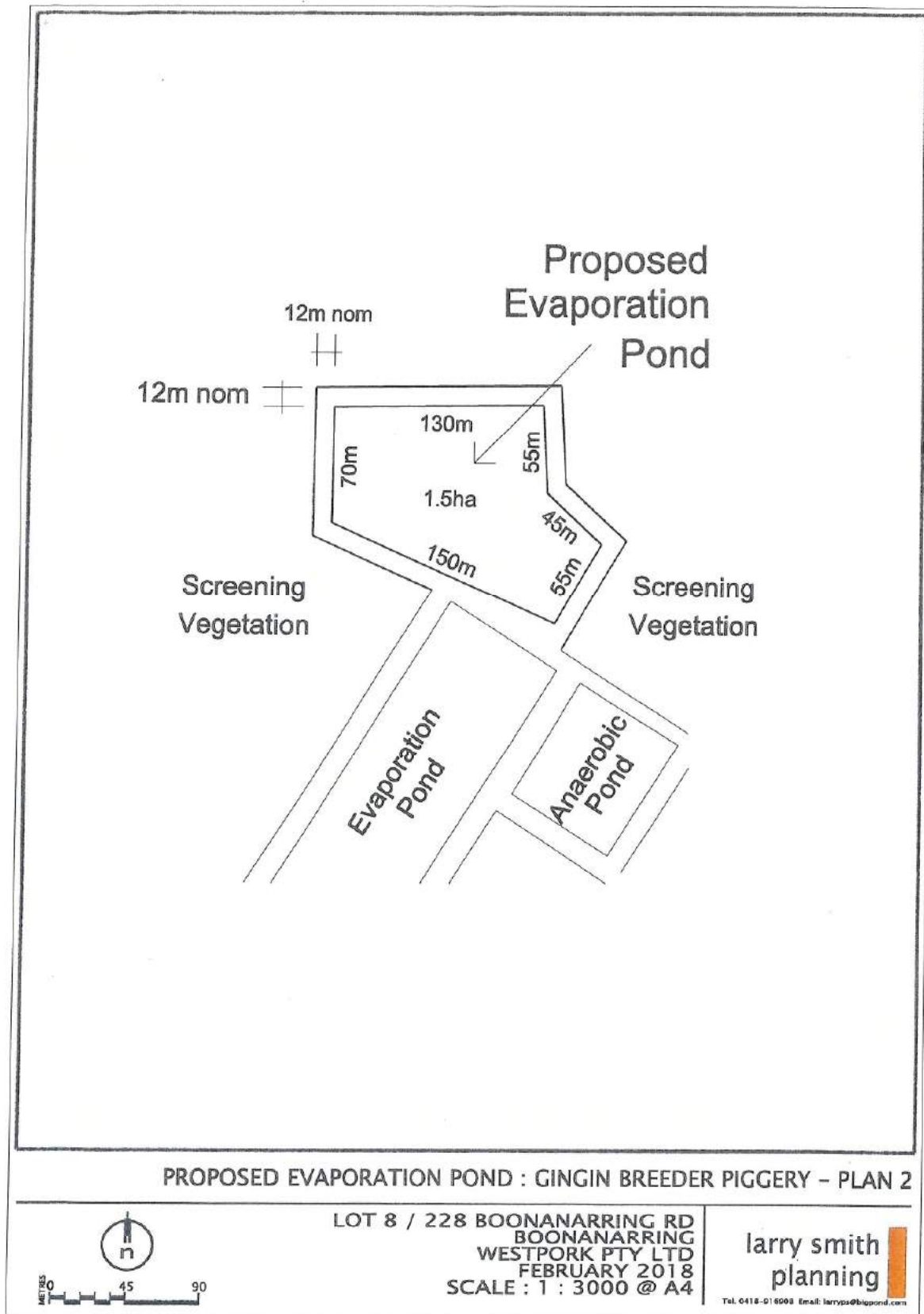
We thank you for your assistance and ask that should you require any further information to please contact Mr Larry Smith of *Larry Smith Planning* on 0418-916908 or by Email at larryps@bigpond.com.

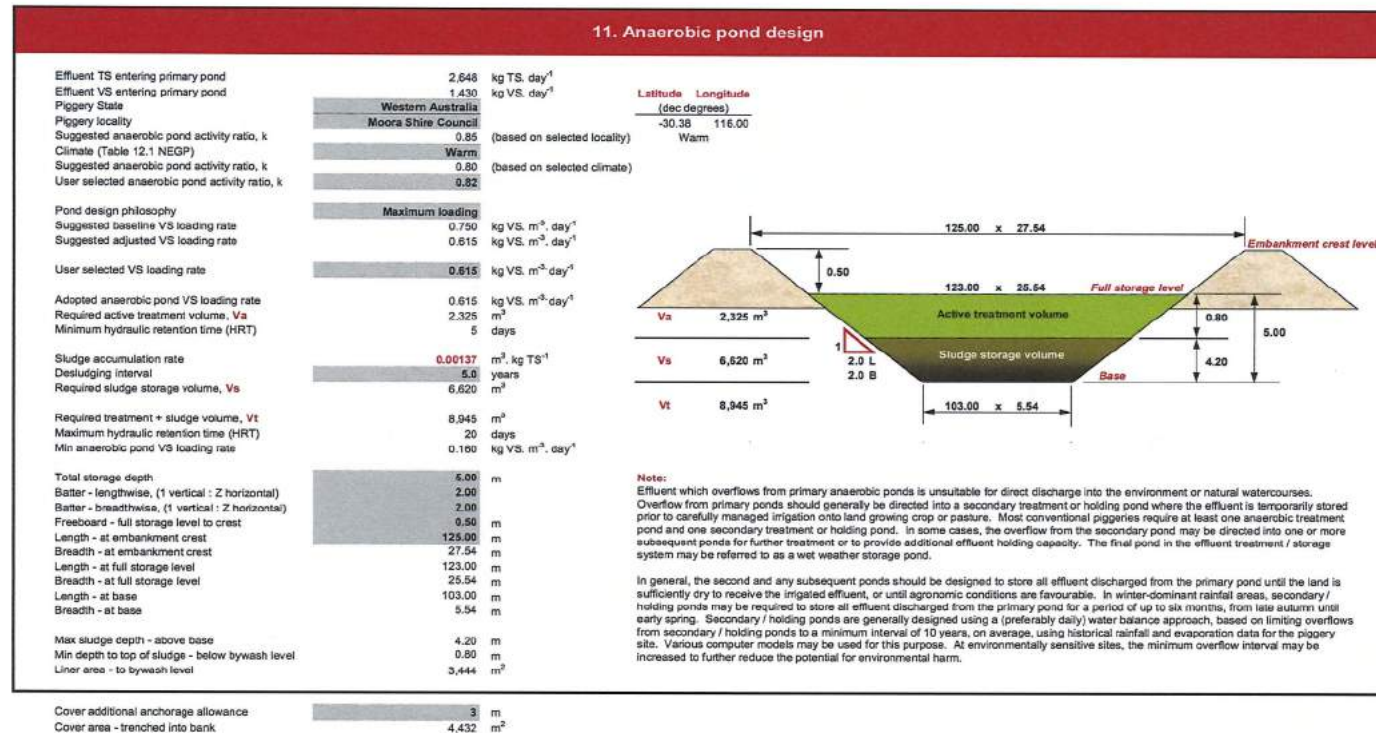
Yours faithfully,



Director







APPENDIX 3

SCHEDULE OF SUBMISSIONS AND RECOMMENDED RESPONSES

APPLICATION FOR DEVELOPMENT APPROVAL PROPOSED ADDITIONAL EFFLUENT DISPOSAL POND AT LOT 8 BOONANARRING, BOONANARRING

No.	Submitter	Submission Detail	Recommended Response
1.	Ratepayer	<p>The Submitter does not support the proposal and makes the following comments:</p> <p><i>"Opposition to planned additions to Piggery located at Lot 8 (228) Boonanarring Rd.</i></p> <p><i>We are writing to strongly object to the plans proposed at the above address.</i></p> <p><i>As our business...we already have existing widespread issues with the following:</i></p> <p><i>1. Smell – The piggery released a very strong stench at nearly all times of the year and</i></p> <p><i>2. Fly's- during warm months, the common House Fly and Stable Horse Fly numbers grow and can cause issues with annoyance of staff on the farm and in the picking and processing of olives.</i></p> <p><i>We believe that the current open treatment system is far from adequate. The piggery had continued to increase production without investing in an effective way of handling waste. With an additional uncovered slurry pond and livestock on the farm, we expect and know these issues will be exacerbated. Intensified conditions in a ... property to our ours will eventually lead to:</i></p> <p><i>1. Staff resignation due to workplace surrounds i.e. smell ingress/potential health complaints</i></p> <p><i>2. Difficulty in gaining new staff given the limited availability of professionals available in the Gingin area and</i></p>	<p>1. The existing piggery has the required approvals and does not form part of this application that was advertised. The effluent evaporation pond is not deemed to be a significant contributor to odour emissions as advised by the Department of Water and Environmental Regulation (DWER). The DWER advised the following</p> <p><i>"Evaporation ponds at piggeries are not a significant source of odour and DWER has formed the preliminary opinion that the additional evaporation pond will not increase odour emissions".</i></p> <p>2. Consultation with the Shire's Stable Fly Officer indicates that no evidence has been gathered which suggest Effluent Evaporation Ponds create stable fly issues. Nevertheless, the applicant is required to comply with the Biosecurity and Agriculture Management Act 2007.</p> <p>3. The proposed development is an improvement to current system and is therefore considered to be an advantage to the treatment of wastewater at the site.</p>

		<p><i>3. Potential future impacts on land and business value.</i></p> <p><i>We ask the Piggery is instructed by the Shire to study the impacts more and find more harmonious and modern ways to deal with the effluent from their plant. We reserve the right to take further action if no improvements are made to this plan."</i></p>	
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11.3.6 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED EFFLUENT EVAPORATION POND TO SERVICE EXISTING ANIMAL HUSBANDRY - INTENSIVE (PIGGERY) ON LOT 10 (1340) WANNAMAL ROAD WEST, BOONANARRING

FILE:	BLD/2337
APPLICANT:	WESTPORK PTY LTD
LOCATION:	LOT 10 (1340) WANNAMAL ROAD WEST, BOONANARRING
OWNER:	WESTPORK PTY LTD
ZONING:	GENERAL RURAL
WAPC NO:	N/A
AUTHOR:	JAMES BAYLISS – ACTING MANAGER STATUTORY PLANNING
REPORTING OFFICER:	KYLIE BACON – ACTING EXECUTIVE MANAGER PLANNING AND DEVELOPMENT
REPORTING DATE:	15 MAY 2018
REFER:	20 SEPTEMBER 2016 ITEM 11.3.7

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider an Application for Development Approval for a proposed Effluent Evaporation Pond on Lot 10 (1340) Wannamal Road West, Boonanarring to service the existing animal husbandry – intensive (piggery) operating on the site.

BACKGROUND

The Shire is in receipt of an application for development approval for a proposed effluent evaporation pond on Lot 10 (1340) Wannamal Road West, Boonanarring. The proposed development is an addition to the existing piggery operation (animal husbandry – intensive) to improve the management of wastewater from the piggery (from the Mindarra 4 piggery sheds). It should be noted this proposal does not seek to expand the number of pigs.

The site operates an existing Animal Husbandry Intensive (Piggery) land use operated by Westpork Pty Ltd and known as Mindarra Piggery. The lot is situated on the north side of Wannamal Road West, approximately midway between the Brand Highway and Wannamal Road South and has an area of 310 hectares (ha). The effluent wastewater generated onsite is currently treated by three anaerobic ponds, a reactor lagoon, facultative lagoon and two effluent evaporation ponds.

The lot has direct access to Wannamal Road West. The northern portion of the site comprises remnant vegetation and a pine plantation is located in the south east of the site. Boonanarring Nature Reserve is opposite the subject site and land to the west is owned by the Shire, which contains a gravel pit. Land to the immediate east is privately owned and comprises of remnant bush and an Environmentally Sensitive Area (Conservation Category Wetland).

The piggery is licenced by the Department of Water and Environmental Regulation (DWER) as an Intensive Piggery under the *Environmental Protection Regulations 1987*. DWER is currently assessing an application for a licence amendment for the construction of the additional effluent evaporation pond. This is subject to a separate process with DWER who will assess the environmental acceptability of the proposal.

The existing effluent wastewater treatment system at the site is currently operating at close to peak capacity. Delays in building a compost manufacturing facility at the property have resulted in an accumulation of sludge in the existing ponds, which would ordinarily be used in the composting process. There are some early indications through water monitoring that the effluent quality is deteriorating in the existing system and the additional effluent pond, by providing greater treatment capacity, is intended to provide flexibility to adjust effluent recycling rates.

A location plan and aerial photograph are provided as **Appendix 1**.

A copy of the Applicant's full proposal is provided as **Appendix 2**.

COMMENT

Community Consultation

The application was advertised for a period of 14 days in accordance with clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015*. The Shire received one submission objecting to the proposal. The objection related to the presence of odour.

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

Planning Framework

Local Planning Scheme No 9 (LPS 9)

The subject land is zoned General Rural under LPS 9, the objectives of which are to:

- a) *Manage land use changes so that the specific local rural character of the zone is maintained or enhanced;*
- b) *Encourage and protect broad acre agricultural activities such as grazing and more intensive agricultural activities such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use;*
- c) *Maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and water course 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 land use 'Animal Husbandry – Intensive' is defined as follows:

“Animal husbandry - intensive” means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots;

The proposed effluent evaporation pond to the existing piggery is considered to be consistent with the above objectives. It should be noted the Scheme does not have any specific development provisions relating to 'Animal Husbandry – Intensive' or piggeries in the General Rural zone.

General Rural Development Standards

Setbacks

In accordance with Table 2 of LPS 9, all development shall be set back a minimum 20 metres from all lot boundaries. The additional effluent evaporation pond is set back 275m from the eastern boundary and 1,350 metres from the southern boundary. The proposal therefore satisfies the provisions of LPS 9 Table 2 - Site Requirements. Additional buffer requirements are applicable as outlined in the report below.

Landscaping

Due to the isolated location and the extent of the existing vegetation retained on the property, the operation is unlikely to be visible from the surrounding area. Therefore, it is recommended that no further landscaping requirements be required as part of this planning approval, should it be approved.

Water Supply

The existing piggery has a current Water Extraction Licence issued by DWER. The proposal does not affect the existing water license.

Potential Impacts

It is noted that the submission raised concerns of odour and noise generated from an additional effluent evaporation pond. The Shire contacted DWER to provide comment with respect to potential odour issues. The following response was provided:

“DWER is currently assessing the proposal and considers it to be an upgrade to the current wastewater treatment system on site. Evaporation ponds at piggeries are not a significant source of odour and DWER has formed the preliminary opinion that the additional evaporation pond will not increase odour emissions from the Gingin site in a material way. This is in part evidenced by a review of DWER’s complaint records that do not show recent complaints about odours from the Gingin site.”

The proposed effluent evaporation pond is intended to make the existing effluent wastewater system more effective and therefore mitigate any adverse impacts such as odour. The site is required to comply with the *Environmental Protection (Noise) Regulations 1997* to ensure noise is not excessive.

Health Local Law 2017 (HLL 2017)

Schedule 2 of the Shire of Gingin's Health Local Law 2017 outlines required buffer distances for Intensive Piggeries. Although the proposal does not seek to expand or extend the existing piggery it is relevant to note that the nearest sensitive land use (isolated rural dwelling) is 3.5 kilometres to the east and therefore the required buffer distances between the effluent evaporation pond and the nearest inhabited dwelling is compliant.

It should be noted that there are three anaerobic ponds, a reactor lagoon, a facultative lagoon and two effluent evaporation ponds currently onsite servicing the wastewater. The proposed effluent evaporation pond is unlikely to cause any additional impact, in fact it should make the existing system more effective and reduce any existing issues with wastewater treatment onsite.

External Policies

The following State policies and guidelines have been prepared to act as a Policy guide for local governments in determining applications for piggeries and associated infrastructure:

- *Western Australian Planning Commission (WAPC) State Planning Policy No. 2.5 Rural Planning Policy (SPP 2.5);*
- *Environmental Protection Authority – Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses No. 3, June 2005 (EPA Guidance Statement);*
- *Environmental Guidelines for New and Existing Piggeries Bulletin 4416 May 2000, Department of Agriculture and Food WA (Environmental Guidelines).*

State Planning Policy No. 2.5 - Rural Planning Policy (SPP 2.5)

The WAPC SPP 2.5 has been prepared to act as a policy guide for local governments in determining applications for animal premises. The provisions of the policy relate to expansion of animal establishments. It is noted that this proposal is not an expansion of the existing piggery in the sense that the number of pigs will remain the same. The proposal is simply a more effective treatment system for the effluent wastewater generated onsite.

The proposal is considered to satisfy SPP 2.5 as the additional evaporation pond will alleviate any existing issues with respect to the treatment of wastewater.

Guidance for the Assessment of Environment Factors – Separation Distances between Industrial and Sensitive Land Uses No. 3

The EPA's Guidance Statement does not have a specific category for effluent evaporation ponds. The effluent evaporation pond development area is located within the existing piggery and within the existing buffer requirements already accepted. The nearest inhabited residence is located on Lot 7779, approximately 3.5km east of the proposed development.

The installation of the effluent evaporation pond will help improve any existing odour concerns as it is a fully contained system and reduces the loading on the existing effluent system. Given that the nearest inhabited residence is approximately 3.5km away, the risk of associated odours is considered to be minimal.

The Environmental Guidelines for New and Existing Piggeries Bulletin 4416 May 2000, Department of Agriculture and Food WA (Environmental Guidelines)

The Environmental Guidelines recommend the following separation distances for piggeries and associated facilities:

Location	Distance (metres) for land used to dispose of raw or partly treated wastes
Townsite boundaries	1000
Special Rural Areas	1000
Isolated Rural Dwellings	300
Public Roads	100
Neighbouring Rural Property Boundaries	50
Major water courses and Rural impoundments	300
Bores, wells, soaks for private drinking water supply	300
Bores for stock supply	100

For reasons already outlined above and given the proposal is within an existing piggery with existing buffer requirements already accepted the proposed development is deemed to be acceptable.

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)

SPP 3.7 provides a foundation for land use planning to address bushfire risk management. The subject lot is designated as being bushfire prone. Given the land use proposed is Animal Husbandry – Intensive, Planning Bulletin 111/2016 provides for piggeries, dams or the like as being exempt from requiring a BAL assessment to be undertaken as no additional employees will be present onsite.

Summary

In view of the above assessment Administration is of the view that the proposed effluent evaporation pond is an improvement to the existing effluent wastewater treatment system and will not result in any additional impacts to adjoining properties. The location of the proposed evaporation pond is within an existing piggery in which buffer distances have been accepted.

Advice Notes

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

- Note 1: If you are aggrieved with the conditions of this approval you have the right to request that the State Administrative Tribunal (SAT) review the decision, under Part 14 of the *Planning and Development Act 2005*.
- Note 2: If the development subject to this approval is not substantially commenced within a period of two years, the approval shall lapse and have no further effect.
- Note 3: Where an approval has so lapsed, no development may be carried out without further approval of the local government having first been sought and obtained.
- Note 4: Further to this approval, the applicant is required to submit working drawings and specifications to comply with the requirements of the *Building Act 2011*, *Building Regulations 2012* and *Health Act 1911*, which are to be approved by the Shire of Gingin;
- Note 5: The Department of Health advises that any form of pest control using pesticides must comply with the *Health (Pesticides) Regulations 2011*.
- Note 6: It is advised that the proposal should at all times comply with the *Biosecurity and Agriculture Management (Stable Fly) Management Plan 2013* in order to minimise the effects of stable flies on the community.
- Note 7: It is an offence to clear native vegetation without the authority of a permit from the Department of Water and Environmental Regulation unless the clearing is exempt from a permit.
- Note 8: It is recommended that the applicant liaise with the Department of Water and Environmental Regulation in relation to receiving a works approval and licensing for the Effluent Evaporation Pond prior to activities commencing.
- Note 9: It is recommended that cadastral lot boundaries be established by a suitably qualified land surveyor to ensure that all development is carried out within the subject allotment.
- Note 10: The Effluent Evaporation Pond is required to comply with at all times with the *Environmental Protection (Noise) Regulations 1997*.

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

Shire of Gingin Health Local Law 2017

State Planning Policy 2.5 – Rural Planning Policy

Environmental Protection Authority – Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses No. 3, June 2005 (EPA Guidance Statement)

The Environmental Guidelines for New and Existing Piggeries Bulletin 4416 May 2000, Department of Agriculture and Food WA (Environmental Guidelines)

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2017 – 2027

<i>Focus Area</i>	<i>Infrastructure and Development</i>
<i>Objective</i>	<i>3. To effectively manage growth and provide for community through the delivery of community infrastructure in a financially responsible manner.</i>
<i>Outcome</i>	<i>3.1 Development new and existing developments meet the Shire's Strategic Objectives and Outcomes.</i>
<i>Key Service Areas</i>	<i>Building and Planning Permits</i>
<i>Priority</i>	<i>3.1.1 Support strategies that facilitate commercial development.</i>

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that Council grant Development Approval for a proposed Effluent Evaporation Pond to be situated at the existing Animal Husbandry Intensive (Piggery) on Lot 10 (1340) Wannamal Road West, Boonanarring (Westpork Pty Ltd) in accordance with the planning application and plans prepared by Aurora Environmental dated 12 December 2017, subject to the following conditions:

1. The land use and development shall be undertaken in accordance with the approved plans and specifications, including the directions written in red ink by the Shire, unless otherwise conditioned by this Approval;
2. This approval is for an Effluent Evaporation Pond only as indicated on the approved plans; and
3. All wastewater run-off from the existing piggery operation is to be directed into the waste water treatment ponds to the satisfaction of the Shire of Gingin.

SUBSTANTIVE MOTION WITH AMENDMENT

Amend Part 2 by adding the word “additional” between the words “an” and “Effluent”.

Moved Councillor Johnson, seconded Councillor Court that Council grant Development Approval for a proposed Effluent Evaporation Pond to be situated at the existing Animal Husbandry Intensive (Piggery) on Lot 10 (1340) Wannamal Road West, Boonanarring (Westpork Pty Ltd) in accordance with the planning application and plans prepared by Aurora Environmental dated 12 December 2017, subject to the following conditions:

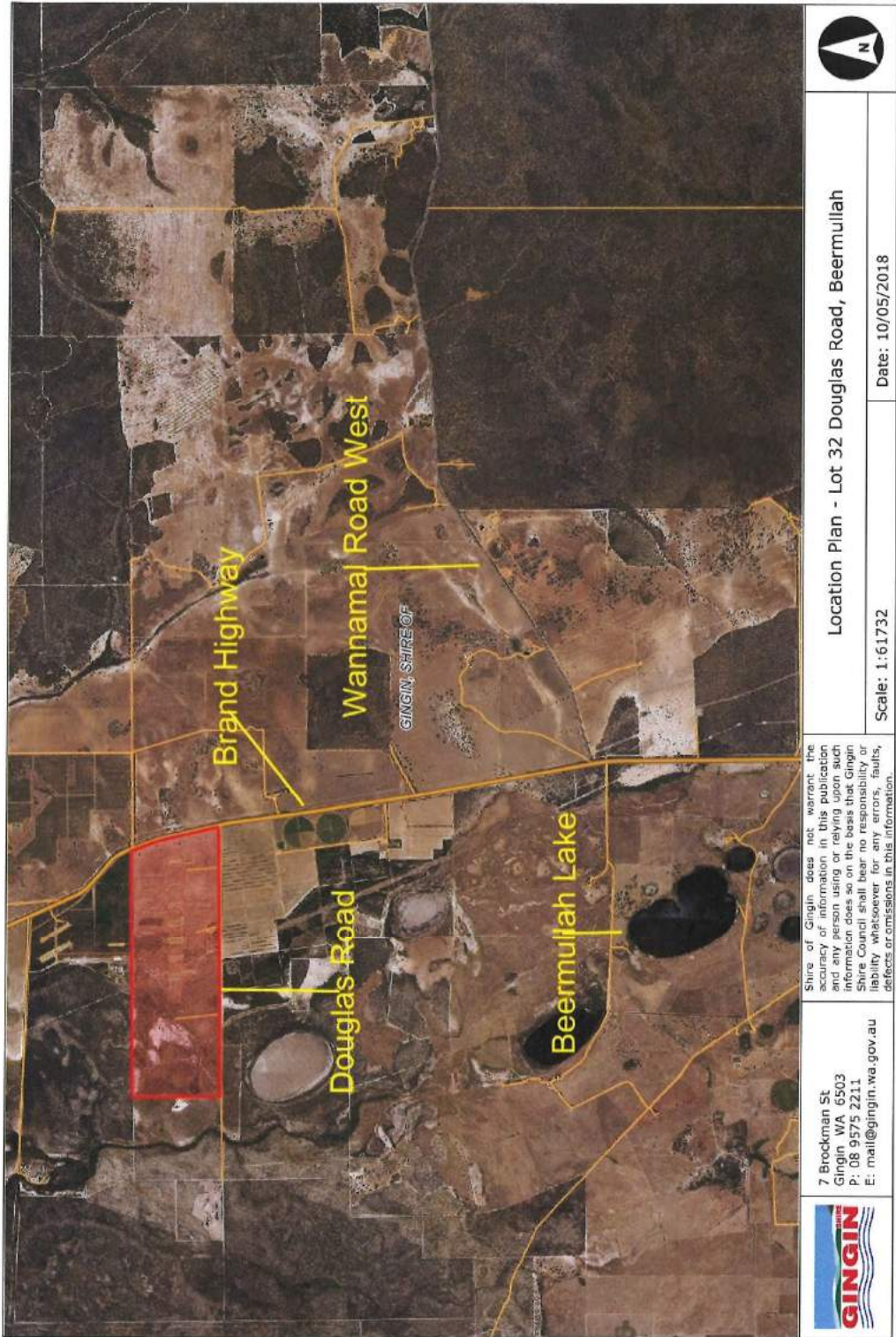
1. **The land use and development shall be undertaken in accordance with the approved plans and specifications, including the directions written in red ink by the Shire, unless otherwise conditioned by this Approval;**
2. **This approval is for an additional Effluent Evaporation Pond only as indicated on the approved plans; and**
3. **All wastewater run-off from the existing piggery operation is to be directed into the waste water treatment ponds to the satisfaction of the Shire of Gingin.**

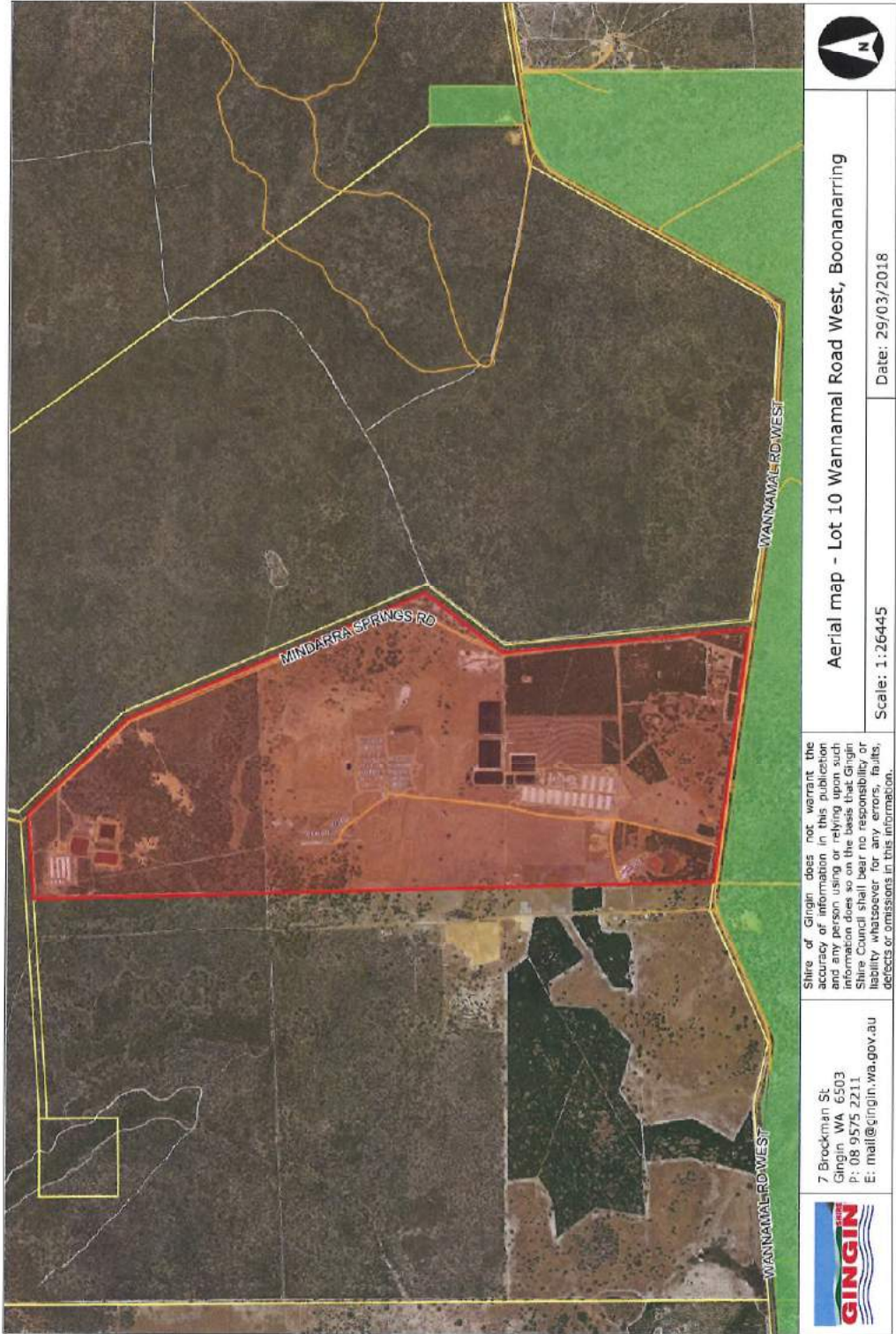
CARRIED UNANIMOUSLY

REASON FOR AMENDMENT

Council was of the view that it should be made clear that effluent evaporation ponds were already in situ on the property, and that this approval was for an additional pond.

APPENDIX 1





APPENDIX 2



27th February, 2018
Our Ref : 9146

Chief Executive Officer
Shire of Gingin
7 Brockman Street
Gingin, WA 6503

Dear Sir,

**RE : MINDARRA 4 PIGGERY : LOT 10 / 1340 WANNAMAL ROAD WEST / BRAND HWY,
BOONANARRING : WESTPORK PTY LTD
APPLICATION FOR DEVELOPMENT APPROVAL**

On behalf of our Client, Westpork Pty Ltd we are pleased to lodge Application for Development Approval in respect of the above property and submit herewith the following:

1. Application for Development Approval Form 1 under Town Planning Scheme No 9;
2. Three copies of Mindarra 4 Piggery Works Approval Application Report;
3. Three sets of A3 Plans;
4. Copy of Draft DWER Works Approval;
5. Application Fee of \$800 based on an estimated development cost of \$250,000; and
6. Copy of Title.

1. Purpose:

The purpose of the Application is to seek Planning Approval for an additional evaporation pond on the premises.

The site operates under Licence L5724/1993/11 under Schedule 1 of the *Environmental Protection Regulations 1987*, as a Category 2: Intensive on which pigs are fed, watered and housed in pens. It had been proposed that part of the effluent from the current piggery and particularly accumulated sludge would be diverted through a composting facility. This facility has not proceeded and there are some indications that the absence of the composting facility may be affecting the operation and efficiency of the wastewater treatment system serving the piggery.

Westpork is now seeking to provide additional capacity in the treatment system to provide flexibility to adjust effluent recycling rates and perhaps reduce nutrient levels in the system without the need to irrigate or otherwise dispose of effluent.

The proposed pond and environmental management measures to be implemented are described and discussed in detail in the attached Works Approval Application Report by Aurora Environmental and summarised below.

2. Site:

Westpork Pty Ltd owns and operates the Mindarra at Lot 10, 1340 Wannamal Road, Boonanarring within the Shire of Gingin. Westpork is a key producer of pork in Western Australia supplying major supermarkets, wholesalers, butchers and smallgoods manufacturers.

The lot is situated on Wannamal Road approximately 11km east of Brand Highway and has an area of 310 hectares (ha).

The land is zoned General Rural under the Shire of Gingin Town Planning Scheme No 9 under which a piggery is classified as "Animal Husbandry – Intensive" and an "A" (discretionary) use in the Zone. It is abutted to the south by the Boonanarring Nature Reserve, to the west and north by Shire owned property and private remnant bushland to the east.

There are no residences within 1 km of the piggery. The nearest residence is located on Lot 7779, approximately 3.5 km east of the Mindarra 4 wastewater treatment system.

17 ufton street, gwelup wa, 6018
e-mail : larryps@bigpond.com m : 0418-916908 f : (08) 9244-1556
vyskey pty ltd t/a larry smith planning abn 50 009 254 666

3. Existing Operation:

The Mindarra Farm Piggery is divided into four separate areas as shown on Figure 2 and described below:

- Mindarra 1 – a 950 sow breeder unit, housing pigs to three weeks of age in four conventional sheds and converted deep litter sheds.
- Mindarra 2 – is a deep litter grow out unit, housing 450 weaners and 225 finishers per shelter. They live in 120 deep litter shelters.
- Mindarra 3 – a 1,100 sow multiplier unit, housing pigs kept until finisher age in four conventional sheds and three eco-shelters.
- Mindarra 4 – a 55,000 animal intensive grow-out facility, comprising 19 sheds when developed including 17 tunnel ventilated grower sheds, one controlled environment weaner shed and one sorting shed.

This application relates to Mindarra 4 only.

The existing sheds use a slatted floor and flushing system where effluent falls through the slatted floors and is regularly flushed depending on effluent load. Following discharge from the sheds, all effluent enters the dedicated wastewater treatment system which comprises a concrete holding tank, two screw press separators, three anaerobic ponds connected in parallel, leading into one small reactor lagoon, followed by one facultative pond, then two evaporation ponds.

The construction of the new evaporation pond and the installation of an evaporator in the Evaporation Pond 1 to increase the losses to the air will provide Westpork with additional flexibility to manage their wastewater onsite.

4. Proposed Evaporation Pond:

Modelling has been used to estimate waste production volumes at the site. PigBal 4 is a mass balance based model developed by Australian Pork Limited (APL). The model uses details herd composition, pig production and dietary information.

Based on the production capacity, output from the PigBal model suggests that the effluent generation from the piggery operations is 857kL/day (312.7ML/year) after removal of solids through the screw separators.

The additional Evaporation Pond is proposed to have a total capacity including 0.5m freeboard of 88,220m³ with a depth of 1.5m. The pond will be 250m x 250m and be located to the immediate north of the existing Evaporation Ponds. The pond will be lined with a welded, HDPE synthetic liner in accordance with *Water Quality Protection Note 26: Liners for containing pollutants, using synthetic membranes (August 2013)*.

Water balance calculations were undertaken to assess the capacity of the proposed system, including the new evaporation pond to manage the volume of wastewater generated from the piggery without requiring discharge to the environment. Water from the system will either be lost through evaporation or reused through the piggery.

Results indicate that the expanded system will satisfactorily manage the wastewater generated without encroaching on the freeboard in the final pond. The calculations include a number of conservative assumptions which suggest that the water levels in the new evaporation pond may be lower than that forecast.

The new pond will also make it possible to better manage the rate of wastewater reuse through the piggery to minimise raw water consumption while also ensuring that the wastewater treatment system is operating effectively.

5. Environmental Management:

The additional pond will allow all wastewater associated with the Mindarra 4 operations to be wholly managed within the site.

The DWER have issued Draft Works Approval (attached) conditional on Planning Approval.

Flora & Fauna:

The location of the proposed pond is currently open grazing pasture and no Threatened Ecological Communities or Priority Ecological Communities occur on the site.

Buffer:

There are no residences within 1 km of the piggery. DWER's draft Separation Distances Guidance Statement (DER, 2015) requires a 1km buffer for intensive piggeries. The nearest residence is located approximately 3.5km to the east.

Wastewater Discharge:

As with the existing effluent ponds, there is a risk posed to soil, ground or surface water in an unplanned release of wastewater from the system and proposed evaporation pond.

The potential impact will be an increase in nutrients concentrations in the surficial clay soils and surface water runoff at the discharge location. The extent of impact will depend on the volume spilt and the efficiency of the clean-up program.

The proposed pond will be lined pond with welded 1.5mm HDPE and all ponds will be monitored at least every two days and more frequently in periods of high rainfall. Based on the modelling, the proposed wastewater treatment system will have sufficient capacity to treat and hold wastewater generated from the Gingin piggery operation. Westpork is an experienced operator with a good environmental management record as evidenced by their existing operations. Therefore the risk to groundwater and surface water quality is low.

Odour:

As with all of Westpork's piggery operations, odour control measures will be implemented in accordance with the best practice odour management for piggeries as outlined in *Minimising Odour from Piggeries* (APL, 2015). Given the nearest closest receptor is 3.5km to the east, the risk of odour nuisance arising from the proposed pond is low.

Noise:

Potential noise sources are those associated with the existing piggery and primarily ventilation fans and animal noises from the movement of pigs. Given the nearest closest receptor is 3.5km to the east, the risk of noise nuisance is low.

Fire:

The sources of ignition at the piggeries are associated with failure of mechanical equipment (e.g. ventilation fans or plant). Bushfire may also occur from naturally occurring events (e.g. lightning strikes). A fire that is started at the Site has the potential to cause damage and loss of surrounding vegetation on neighbouring lots, and to potentially injury or kill local residents. Damage to their property may also occur.

Fire prevention and management measures to be implemented are:

- Firebreaks around the property which are regularly maintained.
- Firefighting equipment available onsite and maintained.
- Firefighting training for onsite personnel.

In the unlikely event that a fire occurs, Westpork employees will, if present on site and it safe to do so, attack the fire with mobile firefighting equipment and/or extinguishers.

Any fires that start on the premises should be managed within minutes of starting and it is expected that any damage to vegetation would be minimal. The risk is considered very low.

Further, as the proposed development is for an in-ground evaporation pond, no BAL assessment is required.

6. Conclusion:

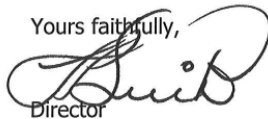
The proposed Evaporation Pond will ensure that Westpork has sufficient capacity to treat and manage all current effluent generated wholly within the site as well as improve overall water utilisation and direction.

The Mindarra Piggery has been in operation and Licenced by the DER since 2012 and the proposed pond will have little or no impact on neither the nearest residence which is 3.5km to the east.

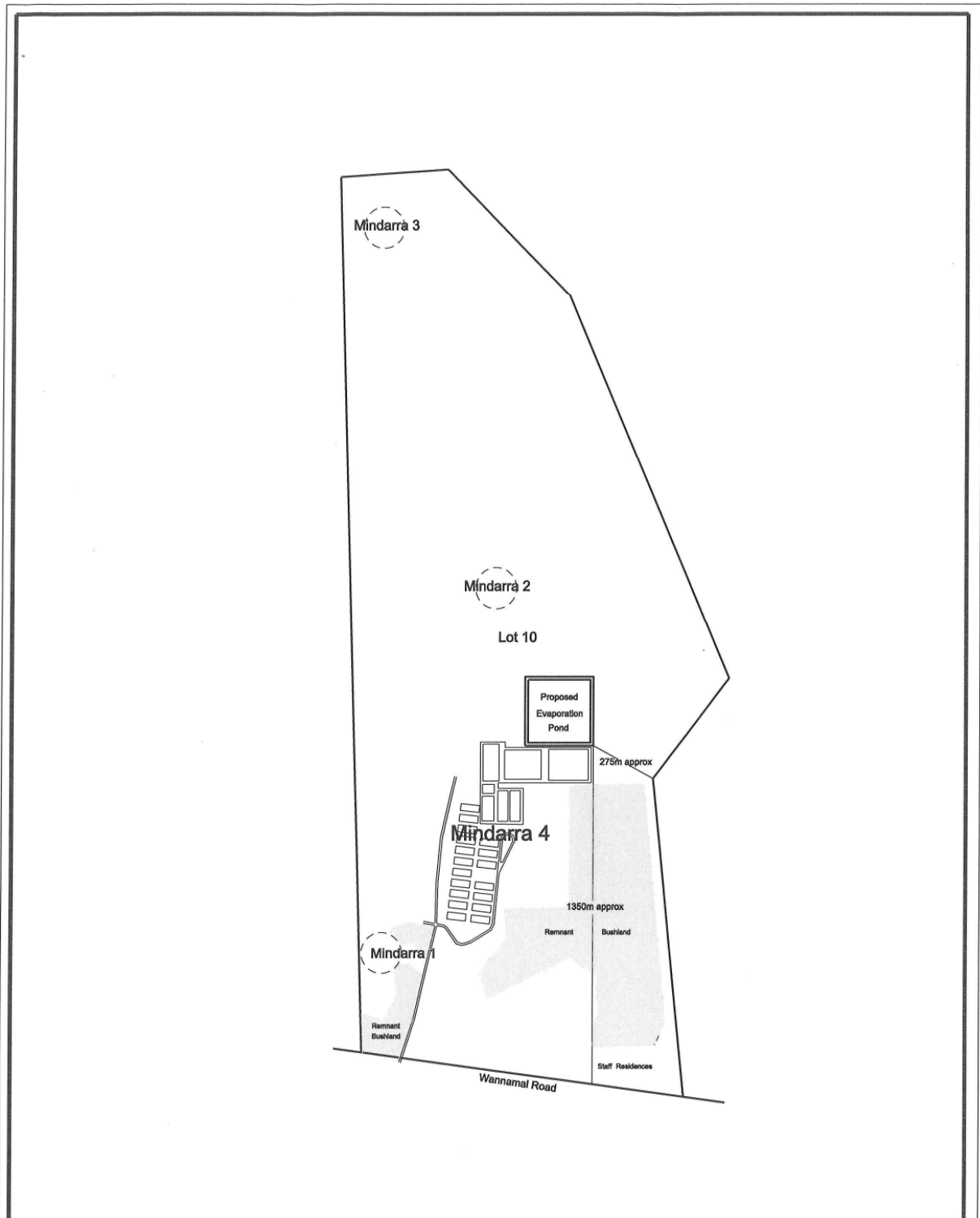
Accordingly, Westpork seeks Council's approval to the proposed additional Evaporation Pond.

We thank you for your assistance and ask that should you require any further information to please contact Mr Larry Smith of *Larry Smith Planning* on 0418-916908 or by Email at larryps@bigpond.com.

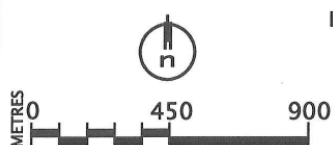
Yours faithfully,



Director



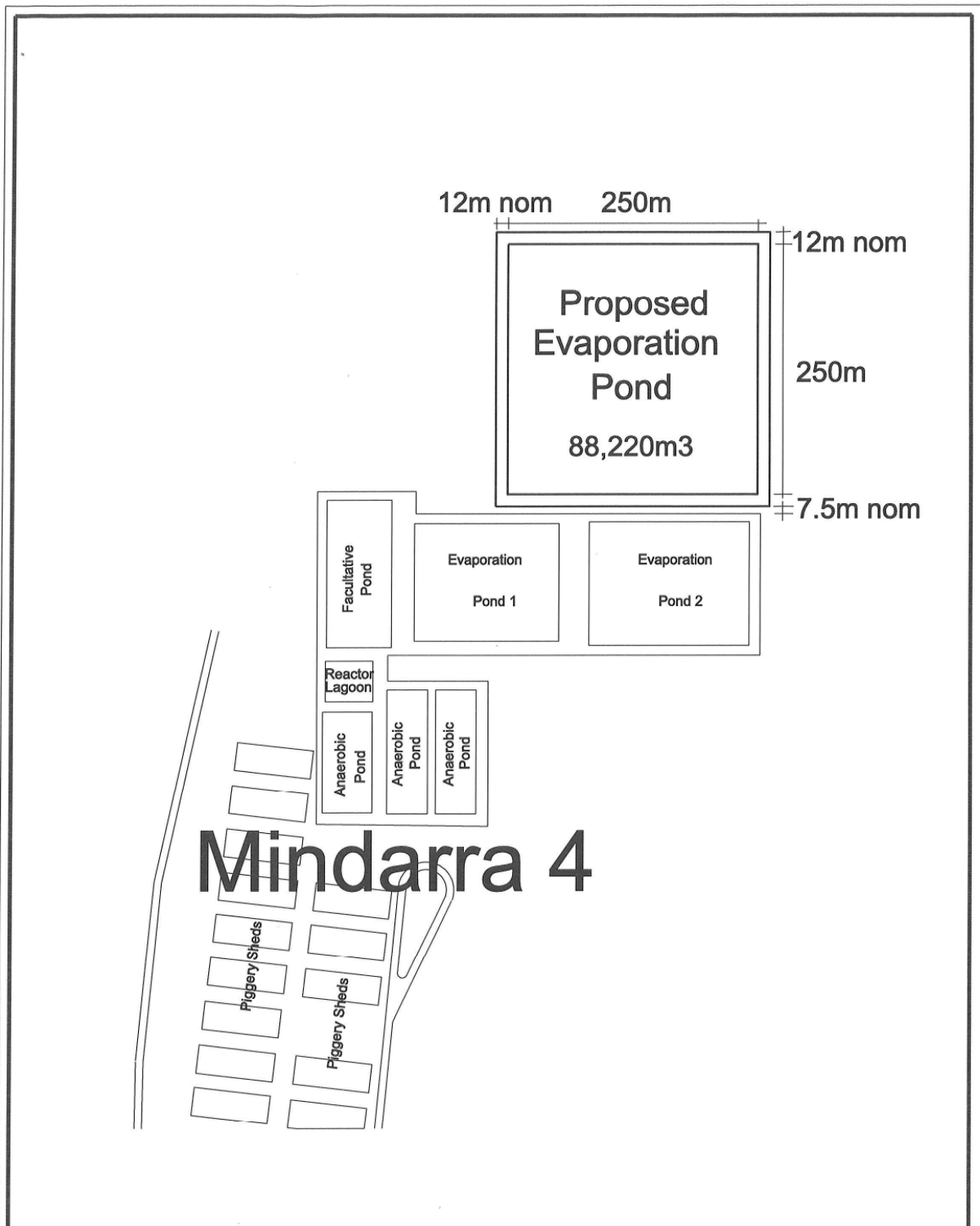
PROPOSED EVAPORATION POND : MINDARRA 4 PIGGERY – PLAN 1



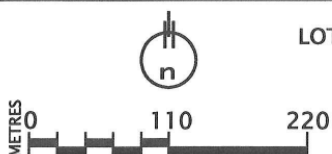
LOT 10 / 1340 WANNAMAL RD, BOONANARRING
WESTPORK PTY LTD
FEBRUARY 2018
SCALE 1:2000 @A4

larry smith
planning

Tel. 0418-916908 Email: larryps@bigpond.com



PROPOSED EVAPORATION POND : MINDARRA 4 PIGGERY – PLAN 2



LOT 10 / 1340 WANNAMAL RD, BOONANARRING

WESTPORK PTY LTD

FEBRUARY 2018

SCALE 1:5000 @A4

larry smith
planning

Tel. 0418-916908 Email: larryps@bigpond.com

APPENDIX 3

SCHEDULE OF SUBMISSIONS AND RECOMMENDED RESPONSES

APPLICATION FOR DEVELOPMENT APPROVAL PROPOSED ADDITIONAL EFFLUENT DISPOSAL POND AT LOT 10 WANNAMAL ROAD WEST, BOONANARRING

No.	Submitter	Submission Detail	Recommended Response
1.	Ratepayer	<p>The Submitter does not support the proposal and makes the following comments:</p> <p><i>"I/We have inspected the documents and comments as follows: We do not support the proposed location of the Additional Effluent Evaporation Pond at Lot 10 Wannamal Road West. ...we have strong concerns that the proposed location of the Additional Effluent Evaporation Pond, being only 275 metres from the common boundary with our property...will impact the amenity and value of our property from odour and noise. We have these concerns given the close proximity of the Proposed Evaporation Pond to our common boundary, the very large size of the Proposed Evaporation Pond which has dimensions almost the same as the distance to our common boundary, and the fact that the Proposed Evaporation Pond is "in addition" to the two existing evaporation ponds near our common boundary. We suggest a more suitable location for the Proposed Evaporation Pond is closer to the western boundary of Lot 10 (nearer the adjoin council landfill) and at least 500 metres from our ... common boundary."</i></p>	<ol style="list-style-type: none"> 1. The existing piggery has the required approvals and does not form part of this application that was advertised. The effluent evaporation pond is not deemed to be a significant contributor to odour emissions as advised by the Department of Water and Environmental Regulation (DWER). The DWER advised the following <i>"Evaporation ponds at piggeries are not a significant source of odour and DWER has formed the preliminary opinion that the additional evaporation pond will not increase odour emissions".</i> 2. The proposed development is an improvement to current system and is therefore considered to be an advantage to the treatment of wastewater at the site.

11.4. OPERATIONS-CONSTRUCTION

11.4.1 PURCHASE OF ONE NEW TRUCK WITH TRADE-IN VEHICLE 2013 MITSUBISHI CANTER (GG060)

FILE: PLT/9
REPORTING OFFICER: GORDON GOW – ACTING EXECUTIVE MANAGER
OPERATIONS-CONSTRUCTION
REPORT DATE: 15 MAY 2018
REFER: NIL

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider the submitted quotes for the supply of one new maintenance truck with trade-in vehicle.

BACKGROUND

At its meeting on 1 May 2018, Council's Plant Committee considered quotes received for the replacement of the Shire's 2013 Mitsubishi Canter truck (GG060), as follows:

1. Hino Motor Sales Australia Pty Ltd;
2. Isuzu Australia Limited (Trucks); and
3. UD Trucks (a division of Volvo Group Australia).

At the conclusion of its deliberations, the Committee resolved to recommend that Council accept the quote submitted by Isuzu Australia Limited (Trucks) and amend its adopted 2017/18 Budget to allocate funds for the purchase.

COMMENT

Shire operators were given the opportunity to test drive the three vehicles quoted which allowed them to provide comment on the perceived strengths and weaknesses of each.

In the view of operators, the stand out machine was the Isuzu, based on quality of machine, ease of use and serviceability.

In this instance, a Council resolution is required to proceed given that the purchase is unbudgeted.

STATUTORY ENVIRONMENT

Local Government Act 1995

Part 3 – Functions of local governments

Division 3 – Executive functions of local governments

Section 3.57 – Tenders for providing goods or services

Local Government (Functions and General) Regulations 1996

Part 4 – Provision of goods and services

Division 2 – Tenders for providing goods or services (s. 3.57)

Regulation 11 – When tenders have to be publicly invited

POLICY IMPLICATIONS

Council Policy 3.9 Purchasing and Ordering of Goods

Council Policy 3.10 Purchasing

BUDGET IMPLICATIONS

In the event that Council is supportive of the purchase of a new maintenance truck and trade-in of the Shire's 2013 Mitsubishi Canter Truck, then the budget implications will be in accordance with the following table:

Account	Description	Current Budget	Revised Budget	Surplus Deficit
12359918	Purchase of one new 2018 Isuzu with tipper, crane and emulsion unit	\$0	\$150,290	-\$150,290
12318918	Sale of 2013 Mitsubishi Canter truck	\$0	-\$25,454.55	\$25,454.55
21059701	Transfer to Plant Reserve	\$392,764.00	\$267,928.55	\$124,835.45
			Net Effect	NIL

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS – ABSOLUTE MAJORITY

RECOMMENDATION

It is recommended that Council:

1. Accept the quote submitted by Isuzu Australia Limited (Trucks) for the supply of one new 2018 Isuzu with tipper, crane and emulsion unit at a price of \$150,290 (excluding GST), trading in the Shire's 2013 Mitsubishi Canter (current registration GG060) at a price of \$25,454.55 (excluding GST) for a net change-over of \$124,835.45 (excluding GST); and

2. Amend the adopted 2017/18 Budget in accordance with the following table:

Account	Description	Current Budget	Revised Budget	Surplus Deficit
12359918	Purchase of one new 2018 Isuzu with tipper, crane and emulsion unit	\$0	\$150,290	-\$150,290
12318918	Sale of 2013 Mitsubishi Canter truck	\$0	-\$25,454.55	\$25,454.55
21059701	Transfer to Plant Reserve	\$392,764.00	\$267,928.55	\$124,835.45
			Net Effect	NIL

RESOLUTION

Moved Councillor Rule, seconded Councillor Elgin that Council:

1. Accept the quote submitted by Isuzu Australia Limited (Trucks) for the supply of one new 2018 Isuzu with tipper, crane and emulsion unit at a price of \$150,290 (excluding GST), trading in the Shire's 2013 Mitsubishi Canter (current registration GG060) at a price of \$25,454.55 (excluding GST) for a net change-over of \$124,835.45 (excluding GST); and
2. Amend the adopted 2017/18 Budget in accordance with the following table:

Account	Description	Current Budget	Revised Budget	Surplus Deficit
12359918	Purchase of one new 2018 Isuzu with tipper, crane and emulsion unit	\$0	\$150,290	-\$150,290
12318918	Sale of 2013 Mitsubishi Canter truck	\$0	-\$25,454.55	\$25,454.55
21059701	Transfer to Plant Reserve	\$392,764.00	\$267,928.55	\$124,835.45
			Net Effect	NIL

CARRIED BY ABSOLUTE MAJORITY
9-0

11.4.2 PURCHASE OF GRAPPLE, RAKE, JIB AND HEAVY DUTY FORKS FOR GG026 LOADER

FILE: PLT/9
REPORTING OFFICER: GORDON GOW – ACTING EXECUTIVE MANAGER
OPERATIONS-CONSTRUCTION
REPORT DATE: 15 MAY 2018
REFER: NIL

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider the purchase of a grapple, rake, jib and heavy duty forks for GG026 Loader.

BACKGROUND

At the Plant Committee meeting held on 1 May 2018, the Committee noted that when GG026 was purchased there was no residual budget for attachments to increase the useability of the item of plant.

The purchase of additional attachments for this item of plant would increase the useability of the plant and therefore increase the useable hours for this plant. Some attachments that may be considered are:

- A grapple rake which can be used for tree clearing on road verges and intersections to improve sight distances;
- A jib to assist with the installation of heavy drainage products and utilised in the workshop for heavy lifting; and
- Forks to assist in loading and unloading heavy bulk bags of cold patch and large drainage material.

A quote has been obtained for supply of the proposed attachments, as follows (all exclusive of GST):

Equipment	Cost
Grapple rake	\$30,360
Extendable Jib with craning (safety) valves	\$18,695
Heavy duty forks	\$7,330
Total	\$56,385

Further quotes have not been obtained at this point in time, given that the figures are considered to be the maximum amount that will be required for purchase of the identified items.

In the event that Council is supportive of the Committee's recommendation, then three written quotations will be obtained from separate suppliers in accordance with Council's Policy 3.10 Purchasing prior to any actual purchase taking place.

At the conclusion of its deliberations, the Committee resolved to recommend that Council amend its adopted 2017/18 Budget to provide funds for purchase of the identified items of equipment.

COMMENT

Operations staff have confirmed that the purchase of these implements would greatly assist them in carrying out their daily duties and would increase workplace safety and reduce the occurrence of work place injuries caused by manual handling of heavy loads.

Acquisition of these items is within the purchasing limits of the Executive Manager Operations-Construction. However, funds for this purpose were not included in the adopted 2017/18 Budget, and therefore a Council resolution is required in order to amend the Budget accordingly.

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 3.9 Purchasing and Ordering of Goods

Council Policy 3.10 Purchasing

BUDGET IMPLICATIONS

In the event that Council is supportive of the Committee's recommendation, then the required funds will be sourced from the Plant Reserve in accordance with the following table:

Account	Description	Current Budget	Revised Budget	Surplus Deficit
12359917	Grapple rake	\$0	\$30,360	-\$30,360
12359917	Extendable Jib with craning valves	\$0	\$18,695	-\$18,695
12359917	Heavy duty forks	\$0	\$7,330	-\$7,330
21059701	Transfer to Plant Reserve	\$392,764.00	\$336,379	\$56,385
NET EFFECT				NIL

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS – ABSOLUTE MAJORITY**RECOMMENDATION**

It is recommended that Council amend the adopted 2017/2018 budget in accordance with the following table:

Account	Description	Current Budget	Revised Budget	Surplus Deficit
12359917	Grapple rake	\$0	\$30,360	-\$30,360
12359917	Extendable Jib with craning valves	\$0	\$18,695	-\$18,695
12359917	Heavy duty forks	\$0	\$7,330	-\$7,330
21059701	Transfer to Plant Reserve	\$392,764.00	\$336,379	\$56,385
			NET EFFECT	NIL

SUBSTANTIVE MOTION AS AMENDED

Amend the Current Budget figure for Account 21059701 from \$392,764.00 to \$267,928.55.

Moved Councillor Rule, seconded Councillor Elgin that Council amend the adopted 2017/2018 budget in accordance with the following table:

Account	Description	Current Budget	Revised Budget	Surplus Deficit
12359917	Grapple rake	\$0	\$30,360	-\$30,360
12359917	Extendable Jib with craning valves	\$0	\$18,695	-\$18,695
12359917	Heavy duty forks	\$0	\$7,330	-\$7,330
21059701	Transfer to Plant Reserve	\$267,928.55	\$211,543.55	\$56,385
			NET EFFECT	NIL

CARRIED BY ABSOLUTE MAJORITY
9-0

REASON FOR AMENDMENT

Council was of the view that the resolution should reflect the actual amount available from Account 21059701 as a result of the resolution for Item 11.4.1.

11.5. ASSETS

Nil

12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

13. COUNCILLORS' OFFICIAL REPORTS

13.1 NEIGHBOURHOOD WATCH MEETING - 9 MAY 2018

LOCATION: LANCELIN
FILE: GOV/20-1
COUNCILLOR: IAN COLLARD
REPORT DATE: 15 MAY 2018

Councillor Collard advised that he had attended a Neighbourhood Watch meeting at Lancelin on 9 May 2018. The meeting was well attended with 24 people present.

Concerns held by coastal communities within the Shire about the dangers posed by single access/exit routes for towns was discussed and a letter will be forthcoming to the Shire from Neighbourhood Watch in this regard.

Sergeant Steve McCrea and Constable Sharni Frost from Lancelin Police advised the meeting that drink driving and domestic violence offences were down in the area over the reporting period. However, speeding offences were up, with the highest speed recorded on Indian Ocean Drive increasing from 135km/hour to 165km/hour.

Constable Frost provided an explanation of court proceedings and Sergeant McCrea emphasised the importance of community involvement in addressing crime.

Councillor Collard added that it was a very informative night and probably the best Neighbourhood Watch meeting he had attended in ten years.

13.2 LANCELIN DEFENCE TRAINING AREA MANAGEMENT ADVISORY COMMITTEE MEETING - 18 APRIL 2018

LOCATION: LANCELIN
FILE: GOV/20-1
COUNCILLOR: FRANK PECZKA
REPORT DATE: 15 AUGUST 2018

Councillor Peczka advised that he had attended a meeting of the Lancelin Defence Training Area Management Advisory Committee on 18 April 2018. The Shire's Community Emergency Services Manager was also in attendance, as were representatives of the Yued people.

The Department of Defence is the overarching body responsible for coordinating use of the Defence Training Area by the various defence forces. At the moment the Department is working on bushfire mitigation measures for the facility, although it appears there has been some lack of consultation with adjoining landowners in this regard.

Future use of the land could become a concern over the next five to ten years, particularly with respect to unexploded ordinance and increasing use of the area because of its strategic position on the west coast as opposed to its counterpart location on the east coast.

**13.3 PRESENTATION BY H&H DEVELOPMENT ENTERPRISES PTY LTD -
PROPOSED LIFESTYLE VILLAGE ON LOT 11 OLD MOOLIABEENEE ROAD,
GINGIN**

LOCATION: GINGIN
FILE: GOV/20-1
COUNCILLOR: WAYNE FEWSTER
REPORT DATE: 15 MAY 2018

Councillor Fewster advised that, on 7 May 2018, he had attended a public information session presented by H&H Development Enterprises Pty Ltd with respect to the proposed lifestyle village development on Lot 11 Old Mooliabeenee Road, Gingin. Councillors Collard and Court were also in attendance, as was the Shire's Acting Chief Executive Officer, Allister Butcher.

Councillor Fewster felt that this was a productive meeting. Concerns were raised by those in attendance particularly in relation to the age bracket being targeted, but all questions were well answered by the H&H representative.

There are still some questions in the community, which may be raised during the public consultation period that was ongoing at the time of the Council meeting.

Councillor Fewster extended his thanks to the Shire's Community Development Officer, Cher Groves, for her assistance in setting up the screening equipment for the H&H presentation.

14. NEW BUSINESS OF AN URGENT NATURE

14.1 UNBUDGETED EXPENDITURE - GRACE DARLING PARK EMERGENCY SAND RENOURISHMENT

FILE: A4340; ENV/17
REPORTING OFFICER: ALLISTER BUTCHER – ACTING CHIEF EXECUTIVE OFFICER
REPORT DATE: 15 MAY 2018
REFER: NIL

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider the authorisation of unbudgeted expenditure to fund emergency sand renourishment at Grace Darling Park, Hopkins Street, Lancelin.

BACKGROUND

Over the weekend of 5-6 May 2018, prevailing ocean conditions resulted in significant erosion at Grace Darling Park, which is located on Reserve 32942 (Lot 606) Hopkins Street, Lancelin.

Grace Darling Park accommodates Shire infrastructure including a gazebo used for shelter by members of the public.

An inspection by the Acting Chief Executive Officer on Monday, 7 May 2018 revealed that significant erosion had taken place, to the point that the gazebo structure was in danger of collapse.

The Acting Chief Executive Officer subsequently contacted the Shire President, who exercised his powers under s. 6.8(1)(c) of the *Local Government Act 1995* to authorise emergency expenditure of up to \$25,000 to allow for sand renourishment of the area as a matter of urgency, in the interests of public safety and protecting Shire infrastructure.

COMMENT

The necessary sand renourishment has now been completed at a cost of \$16,139. However, a Council resolution is required to amend the adopted 2018/19 Budget in order to reallocate existing funds to cover the work.

The Beermullah Road West account has a budget allocation of \$134,546. There is currently a surplus of \$37,578 in this account, and it is proposed that funds for the Grace Darling Park sand renourishment be sourced from this surplus.

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 3.9 Purchasing and Ordering of Goods

Council Policy 3.10 Purchasing

BUDGET IMPLICATIONS

In the event that Council is supportive of the Officer's recommendation, then the required funds will be sourced from the Beermullah Road West Reseal account in accordance with the following table:

Account	Description	Current Budget	Revised Budget	Surplus Deficit
12259240	Beermullah Road West Reseal	\$134,546	\$118,407	-\$16,139
TBA	Grace Darling Park Sand Renourishment	\$0	\$16,139	\$16,139
			NET EFFECT	NIL

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2017 – 2027

<i>Focus Area</i>	<i>Infrastructure and Development</i>
<i>Objective</i>	<i>3. To effectively manage growth and provide for community through the delivery of community infrastructure in a financially responsible manner.</i>
<i>Outcome</i>	<i>3.2 Community Infrastructure The Shire provides fit for purpose community infrastructure in a financially responsible manner</i>
<i>Key Service Areas</i>	<i>Community Infrastructure</i>
<i>Priority</i>	<i>N/A</i>

VOTING REQUIREMENTS – ABSOLUTE MAJORITY

RECOMMENDATION

It is recommended that Council amend the adopted 2017/2018 budget in accordance with the following table:

Account	Description	Current Budget	Revised Budget	Surplus Deficit
12259240	Beermullah Road West Reseal	\$134,546	\$118,407	-\$16,139
TBA	Grace Darling Park Sand Renourishment	\$0	\$16,139	\$16,139
NET EFFECT				NIL

RESOLUTION

Moved Councillor Court, seconded Councillor Elgin that Council amend the adopted 2017/2018 budget in accordance with the following table:

Account	Description	Current Budget	Revised Budget	Surplus Deficit
12259240	Beermullah Road West Reseal	\$134,546	\$118,407	-\$16,139
TBA	Grace Darling Park Sand Renourishment	\$0	\$16,139	\$16,139
NET EFFECT				NIL

CARRIED BY ABSOLUTE MAJORITY
9-0

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 4.04pm.

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, 19 June 2018 commencing at 3.00pm.

Councillor I B Collard
Shire President
19 June 2018