SHIRE OF GINGIN

HISTORY | BEAUTY | PROSPERITY

MINUTES

Ordinary Council Meeting

20 May 2025

CONFIRMATION OF MINUTES

These Minutes have been CONFIRMED by Council as the official record for the Shire of Gingin's Ordinary Council Meeting held on 20 May 2025.

Councillor L Balcombe
SHIRE PRESIDENT

Date of Confirmation: 17 June 2025

DISCLAIMER

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

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

ACKNOWLEDGEMENT OF COUNTRY

The Shire of Gingin acknowledges the Yued people, the traditional owners of Yued Boodja. The Shire pays respect to Yued Elders past and present, and acknowledges emerging Yued leaders. We extend this respect to all Aboriginal people. The Shire recognises the living, dynamic culture of the Yued people and the unique contribution they make to the Gingin region on Yued Boodja.

TABLE OF CONTENTS

1 DECLARATION OF OPENING 5
2 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE 5
2.1 ATTENDANCE 5
2.2 APOLOGIES 5
2.3 LEAVE OF ABSENCE 5
3 DISCLOSURES OF INTEREST 5
4 PUBLIC QUESTION TIME 6
4.1 RESPONSES TO PUBLIC QUESTIONS PREVIOUSLY TAKEN ON NOTICE 6
4.2 PUBLIC QUESTIONS 6
5 PUBLIC STATEMENT TIME 7
6 PETITIONS 8
7 APPLICATIONS FOR LEAVE OF ABSENCE 8
8 CONFIRMATION OF MINUTES 8
9 ANNOUNCEMENTS BY THE PRESIDING MEMBER 9
10 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS 9
11 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN 9
12 REPORTS - OFFICE OF THE CEO 10
12.1 PROPOSAL FOR EV CHARGING STATIONS - GINGIN 10
12.2 CARAVAN PARK MANAGEMENT CONTRACT AND REQUEST FOR PROPOSAL 20
13 REPORTS - CORPORATE AND COMMUNITY SERVICES 43
13.1 GUILDERTON COUNTRY CLUB - KITCHEN UPGRADE EXPENDITURE 43
13.2 PROPOSED RESUMPTION OF LAND - PORTION OF LOT 6 ON DIAGRAM D055859, BREERA 47
13.3 CHANGE OF THE BASIS OF RATING FROM UV TO GRV - COUNTRY HEIGHTS ESTATE - DP422921, DP426165 AND DP426166 53
13.4 COMMUNITY FUNDING PROGRAM 2025/26 87
13.5 SURRENDER OF LEASE DOCUMENT RESIGNED AMPLITEL LOT 7269 LANCELIN ROAD LANCELIN 199
13.6 LIST OF PAID ACCOUNTS APRIL 2025 205
13.7 MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDING 30 APRIL 2025 217
14 REPORTS - REGULATORY AND DEVELOPMENT SERVICES 244
14.1 RECONSIDERATION OF APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED INDUSTRY - LIGHT ON LOT 8021 (27) WATERVILLE ROAD, NEERGABBY 244
14.2 DEVELOPMENT APPLICATION - PROPOSED SIGNAGE - LOT 421 (558) CARABAN ROAD, CARABAN 295

14.3 APPLICATION FOR DEVELOPMENT APPROVAL - LOT 9001 LANCELIN ROAD, LANCELIN....310
14.4 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED RURAL PURSUIT (KEEPING OF ONE HORSE) ON LOT 18 (124) STARBUSH WAY, GINGINUP....327
14.5 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED STAFF/WORKERS' ACCOMMODATION ON LOT 1 (115) RIG ROAD, RED GULLY....369
14.6 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED STAFF/WORKERS ACCOMMODATION ON LOT 2 GINGIN BROOK ROAD, GRANVILLE....432
14.7 PROPOSED DEVELOPMENT APPLICATION - ANIMAL ESTABLISHMENT - LOT 88 (82) BLACKBUTT GROVE, GABBADAH....495
14.8 REFERRAL OF CLEARING PERMIT CPS 10976/1 IN RELATION TO MINING LEASES 70/250 AND 70/692 (LANCELIN SAND DUNES)....506
15 REPORTS - OPERATIONS AND ASSETS....516
16 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN....516
17 COUNCILLORS' OFFICIAL REPORTS....516
18 NEW BUSINESS OF AN URGENT NATURE....517
19 MATTERS FOR WHICH MEETING IS TO BE CLOSED TO THE PUBLIC....517
19.1 TURF MAINTENANCE CONTRACT....518
20 CLOSURE....519

ORDER OF BUSINESS

1 DECLARATION OF OPENING

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

2 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

2.1 ATTENDANCE

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

Staff – S Wildgoose (Chief Executive Officer), L Parola (Acting Executive Manager Corporate and Community Services), J Bayliss (Executive Manager Regulatory and Development Services), R March (Executive Manager Operations and Assets), and T Rush-Harvey (Governance Support Officer/Minute Officer)

Gallery – There were 5 members of the public present in the Gallery.

2.2 APOLOGIES

Cr L Stewart and Cr F Johnson

2.3 LEAVE OF ABSENCE

Nil

3 DISCLOSURES OF INTEREST

Cr Robert Kestel

Item: 12.1 Proposal for EV Charging Stations – Gingin
Interest: Indirect Financial
Reason: The main contact with the applicant is my cousin whom I have a close relationship with this a person of interest thus creating a closely associated person financial interest.

Item: 13.4 Community Funding Program 2025/26
Interest: Impartiality
Reason: I am a director of Bendigo Bank whom also have been requested to fund some of the same programs that have been present for Council funding.

Cr Linda Balcombe

Item:	13.4 Community Funding Program 2025/26
Interest:	Impartiality
Reason:	As the Boards Community Officer for Gingin Districts Community Financial Services, some of the applicants have also applied through our annual program.

Cr Andrea Vis

Item:	14.3 Application for Development Approval – Lot 9001 Lancelin Road, Lancelin
Interest	Impartiality and Indirect Financial
Reason:	Husband is the owner of sand-mining company on Old Ledge Point Road, Lancelin that have quoted for sand provision to his development.

Item:	14.8 Referral of Clearing Permit CPS 10976/1 in relation to Mining Leases 70/250 and 70/692 (Lancelin Sand Dunes)
Interest:	Impartiality
Reason:	Husband is the owner of sand-mining company on Old Ledge Point Road, Lancelin and my opinions/thoughts may be perceived as biased because of this relationship.

4 PUBLIC QUESTION TIME

4.1 RESPONSES TO PUBLIC QUESTIONS PREVIOUSLY TAKEN ON NOTICE

Nil

4.2 PUBLIC QUESTIONS

Questions Received in Writing Prior to the Meeting

4.2.1 Maartje Walton - Gingin
FENCING IN BROOKVIEW ESTATE

Q1. *Would the shire be prepared to go back to the developers and negotiate a different fence option which is more suitable for the town?*

Response by the Executive Manager Regulatory and Development Services

A1. The Brookview Estate comprises of residential lot sizes that are subject to typical urban fencing standards. Colourbond dividing fences are common within the Gingin townsite and it should be noted that Brookview is not intended to provide a rural residential product such as Honeycomb or Marchmont Estates.

The Shire understands that the developer has stipulations regarding colour and material for side and rear fencing to provide consistency and quality control. It should be noted that all front fencing addressing the street is required to be of a rural standard in accordance with the approved Local Development Plan (LDP) which can be viewed on the Shire's website. The Shire will nevertheless advise the developer of the comments relating to fencing.

Q2. *Can the shire approach the owners of the blocks and ask for suggestions or if they want to stick with the original plan?*

Response by the Executive Manager Regulatory and Development Services

A2. The existing landowners have entered a contract with the developer as part of the land transaction process and it is not a local governments role to advocate for existing landowners dissatisfied with their contract terms.

5 PUBLIC STATEMENT TIME

Unlike Public Question Time, Public Statement Time is not a requirement under the *Local Government Act 1995* and is not listed in the Order of Business as set out in the Shire of Gingin Meeting Procedures Local Law 2014.

Public Statement Time was introduced at the Ordinary Council Meeting (OCM) on 20 February 2024 on a trial basis to provide an additional opportunity for the public to address Council. At its OCM on 15 October 2024 Council resolved that statements made during Public Question Time must relate to matters listed on the agenda for the meeting, and that practice has continued. No final decision has been made as to whether Public Statement Time will become a permanent part of Council's meeting procedures.

As part of ongoing local government reform measures, the State has previously flagged that model meeting procedures will be drafted which every local government in Western Australia will be required to adopt. There is currently no indication as to what the model procedures will require, and therefore there is no benefit to be gained by undertaking a formal amendment of the Shire's Meeting Procedures Local Law to include Public Statement Time as part of the Order of Business. In the interim, Council will continue to agree to include Public Statement Time at each council meeting.

OFFICER RECOMMENDATION

MOVED: Councillor Vis SECONDED: Councillor Weeks

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

CARRIED UNANIMOUSLY
7 / 0

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

Nil

6 PETITIONS

Nil

7 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

8 CONFIRMATION OF MINUTES

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Vis SECONDED: Councillor Sorensen

That Council confirm the Minutes of the Ordinary Council Meeting held on 15 April 2025 as a true and accurate record.

CARRIED UNANIMOUSLY
7 / 0

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

9 ANNOUNCEMENTS BY THE PRESIDING MEMBER

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

Speaker: Nick Grindrod
Topic: Support of Item 14.1 Reconsideration of Application for Development Approval – Proposed Industry – Light on Lot 8021 (27) Waterville Road

The Shire President congratulated Bree Del Borrello on winning the 2025 WA Young Volunteer of the Year Award. Bree is from Lancelin and does great work in our community. Well done to this young person in our community and thank you to all volunteers in our community.

Well done to the Gingin CRC on a well organised Gingin British Car day on Sunday 18 May, there were a few thousand attendees and the weather was wonderful.

10 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

Nil

11 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

COUNCIL RESOLUTION

MOVED: Councillor Vis SECONDED: Councillor Sorensen

That Items 14.1, 14.5 and 14.6 be brought forward for consideration as the first, second and third items of business.

CARRIED UNANIMOUSLY
7 / 0

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

In accordance with Council's resolution the following items were brought forward and considered as the first, second and third items of business;

- Item 14.1 Reconsideration of Application for Development Approval – Proposed Industry – Light on Lot 8021 (27) Waterville Road – *see page 239*
- Item 14.5 Application for Development Approval – Proposed Staff/Workers' Accommodation on Lot 1 (11) Rig Road, Red Gully - see *page 363*
- Item 14.6 Application for Development Approval – Proposed Staff/Workers' Accommodation on Lot 2 Gingin Brook Road, Ginginup - *see page 426*

12 REPORTS - OFFICE OF THE CEO

12.1 PROPOSAL FOR EV CHARGING STATIONS - GINGIN

File	ECO/6-1
Author	Scott Wildgoose - Chief Executive Officer
Reporting Officer	Scott Wildgoose - Chief Executive Officer
Refer	Nil
Appendices	1. Gingin, EV Charger Installation Scoping Report [**12.1.1** - 7 pages]

DISCLOSURES OF INTEREST

Councillor Kestel disclosed a financial interest in Item 12.1 as the main contact with the applicant is his cousin, whom he has a close relationship with and left the meeting at 3:08 pm.

PURPOSE

For Council to review a request to install Electric Vehicle Charging Stations in Gingin.

BACKGROUND

On 16 April 2025, the CEO met (via Teams) with representatives from Addelec and E-Lumina to discuss their interest in establishing electric vehicle charging infrastructure within the Shire of Gingin. On 1 May 2025, an Addelec representative visited Gingin to scope potential locations.

COMMENT

Attachment 1 provides the Gingin EV Charger Installation Scoping Report which offers details about the system and locations.

The proponents wish to install two (2) EV charging stations to service up to four (4) vehicles at the rear of the Granville Civic Centre to make use of the existing power supply, extensive space and parking, close proximity to amenities such as family play space and toilets, ease of install due to Shire control of the area, and the close proximity to shops and the cafe. The area chosen could also accommodate charging electric utility vehicles towing caravans etc as the site offers drive through capabilities.

Due to current Government grants available to support the installation of EV charging infrastructure, companies such as E-Lumina are incentivised to expand the network and introduce charging stations where a shortage exists. E-Lumina will cover all installation costs and retain full management responsibility for the infrastructure.

The Shire is being asked to provide a location and access to power, with power reimbursement to be agreed with E-Lumina to cover KW taken.

From Year 3 onwards, E-Lumina believe their commercial return will have covered the capital costs incurred and they will activate a profit share arrangement with the Shire to ensure a continued return for the provision of land and access to power.

Addelec did assess a potential location in Guilderton but at this stage they do not believe the commercial return would be viable to offset their investment.

Outside of the provision of infrastructure at no cost to the Shire, the installation of these charging stations could offer several over benefits to the area. Visitors to town and businesses servicing the area are now utilising Electric Vehicles and the availability of charging infrastructure may encourage people to stop for longer and expend funds, which will have flow on benefits to the local economy. The provision of EV Chargers may also act as a positive signal for people looking to move to Gingin as they can see essential infrastructure that they may require in a metropolitan location is available.

RISK IMPLICATIONS

The Granville Civic Centre has extensive car parking space that is rarely utilised beyond 50% capacity, as such utilising space to accommodate Electric Vehicle charging poses minimal risk, the ground will be marked but this won't prevent the space being utilised on special occasions. Noting several visitors for events such as British Car Day may attend with an Electric Vehicle.

The capital investment risk sits with E-Lumina, and if the stations fail to make a commercial return, then it will impact their business model not the Shire.

STATUTORY/LOCAL LAW IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning & Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Vis SECONDED: Councillor Woods

That Council authorise the CEO to enter a commercial arrangement with eLumina to facilitate the installation of two (2) Electric Vehicle Charging Stations at the Granville Civic Centre, at no cost to the Shire.

CARRIED UNANIMOUSLY
6 / 0

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

Councillor Kestel returned to meeting at 3:11 pm.

eLumina

Gingin, EV Charger Installation Scoping Report

addelec

Addelec.com.au

Contents

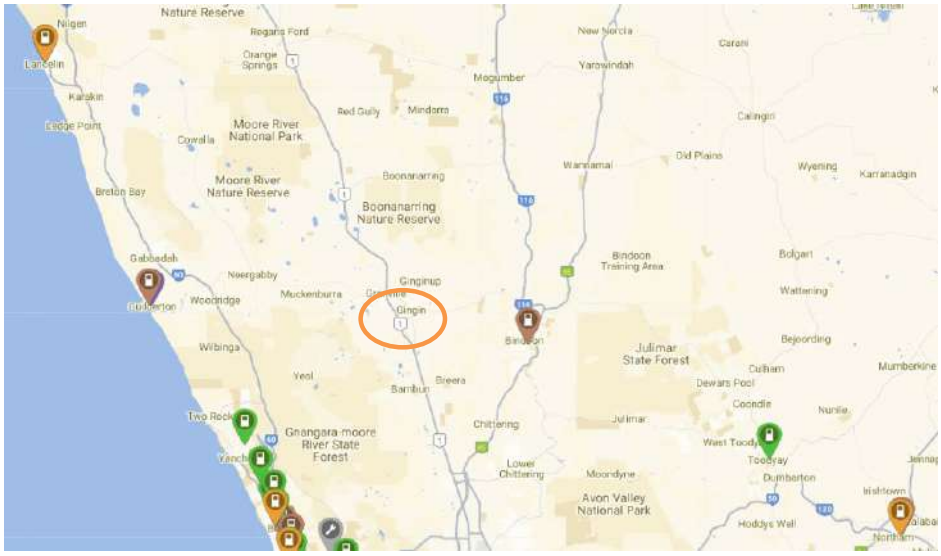
Executive Summary 2
Background 2
Objectives 3
Site Selection 3
Infrastructure requirements 4
Cost Estimates 4
Community and Environmental Impact 4
Recommendations 4
Conclusion 4
Proposed Layout 5

Executive Summary

This report evaluates the feasibility of installing eLumina D1 Electric Vehicle (EV) chargers in the Shire of Gingin, Western Australia, to support the region's transition to sustainable transport. The eLumina D1, a battery-integrated DC fast charger with a 160 kW output, is designed to address charging needs in areas with limited grid capacity, making it suitable for regional settings like Gingin. The report assesses site selection, infrastructure requirements, regulatory considerations, costs, and community impact, providing recommendations for implementation.

Background

The region has two existing Tesla Supercharger stations located In Lancelin, indicating some EV infrastructure but limited coverage for non-Tesla vehicles. Next closest DC fast chargers are located at Northam and Butler.



ELumina a CPO (Charge Point Operator) Is looking for suitable locations to fund the Installation of DC fast, electric vehicle charging stations. Gingin has be chosen as an Ideal location to host a charging station. eLumina are looking to partner with the shire and will fully fund the supply and Installation of the charger at no cost to the shire of Gingin.

The eLumina D1, offers a 160 kW dual-vehicle charging capability with a 193 kWh integrated battery, ideal for areas with constrained power supply. This scoping report aligns with Australia's sustainability goals and the increasing adoption of EVs in regional areas.

Objectives

- Enhance EV charging accessibility in the Shire of Gingin to support residents and tourists.
- Address grid limitations using eLumina D1's battery-integrated design, only requiring 20A-63Amp supply.
- Promote sustainable transport and reduce transport-related emissions.
- Ensure compliance with local regulations and safety standards.

Site Selection

Potential sites were Identified based on accessibility Including space for drive through bays for EV's with trailers and caravans, power availability, proximity to local amenities ,and community benefit In order of preferrence;

1. **Granville Civic Centre Car Park** (space to accommodate 2 x chargers I.E 4 Charging bays and accommodate drive through bay) High visiblity, location near shops and amenities, Ideal location for local residence and visitors. Limited Power from the civic centre will require the D1's Inbuilt battery system. (Still to confirm with electrician)
2. **Next to the St Luke's Anglican Church** (Gingin – probably not Shire land but could be a conversation with the Church) would be a good location close to main street, will require a new connection, but property boundaries need to be Investigated.
3. **CRC Carpark** not enough car parking
4. **Guilderton** carpark near the country club. Would not be enough traffic to build the business case to recover cost at this early stage.

1. 2 x Chargers, spaced to allow Drive through, mounted next to civic centre

2. Next To St Lukes Church, property boundaries need to be Investigated further to see If we can get a new connection from Western Power. Boundary appears to be with adjacent block (not the church) which would rule out this site.

Infrastructure requirements

The eLumina D1 requires:

- Power Supply: A minimal 10–40 kW (16Amp - 63Amp) grid connection to charge its 193 kWh

battery, reducing the need for costly grid upgrades. Without the eLumina D1 battery a traditional charger of this output (160kw) would require 250Amps.

- Electrical Setup: 3-phase power, new switchboards, and metering per Western

Power standards, or a sub meter from the Civic centre switchboard whichh Is read and billed back to the CPO eLumina.

- Civil Works: Concrete pads for charger installation, underground cabling, and

signage for EV-only parking.

- Connectivity: 4G/Wi-Fi for payment systems and remote monitoring.

The battery-integrated design minimizes grid strain, making it feasible for Gingin's rural infrastructure.

Cost Estimates

Information	estimate
ELumina D1 Charger Unit x 2	$ 500,000
Electrical Infrastructure (switchboards, cabling)	$ 50,000 - $ 60,000
Civil Works (concrete pads, signage, bollards)	$ 20,000 - $ 25,000
Installation & Commissioning	$ 10,000 - $ 15,000
Permits & Approvals	$ 5,000
Total eLumina Commitment	**$ 605,000**

Costs vary based on site-specific requirements. Federal or state grants, such as the WA Charge Up Grant program, may offset expenses. The WA Charge Up grant runs through to 30th June 2025, we anticipate this will cover upto 50% of the cost of the Charging hardware.

The business model would be for eLumina the CPO to operate the chargers and collect the revenue for a period of 2 years to recover the Intial capital Investment. After 2 years eLumina would enter Into a commercial arrangement with the shire to share the revenue generated less costs.

Community and Environmental Impact

- **Economic Benefits:** Attracts EV-driving tourists, boosting local businesses in Gingin and Lancelin.
- **Environmental Impact**: Supports reduced emissions, aligning with Australia's net-zero goals.
- **Social Benefits:** Enhances Gingin's reputation as a forward-thinking, sustainable community.

Community engagement through workshops or EV showcase events, EV car clubs will partake in club drive days.

Recommendations

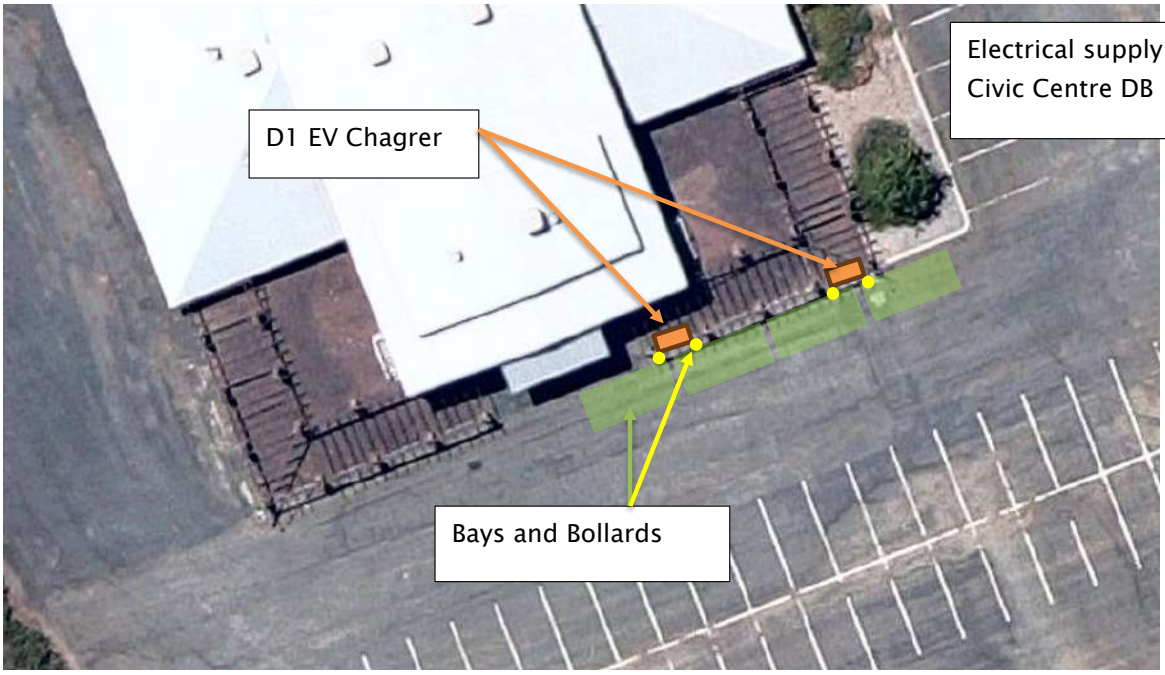
- Conduct site assessments with the local contractors to firm up pricing
- Engage Addelec for installation expertise, leveraging their experience with eLumina D1 units.
- ELumina to Apply for government funding to reduce costs., before the cut off date of the 30th of June 2025
- Develop a service and maintenance plan with eLumina or a local contractor.
- Promote chargers via PlugShare and local tourism platforms to encourage usage.

Conclusion

The installation of eLumina D1 EV chargers in the Shire of Gingin is feasible and aligns with regional sustainability goals. The D1's battery-integrated design addresses grid limitations, making it ideal for rural settings. By prioritizing strategic site selection, regulatory compliance, and community engagement, the Shire can enhance EV accessibility and support clean transport.

This Is a unique opportunity for the Shire of Gingin to benefit from private Investment and WA Govt Grants, at no cost to the Shire, to provide a state of the art and fast charging hub located at the Civic Centre.

Proposed Layout



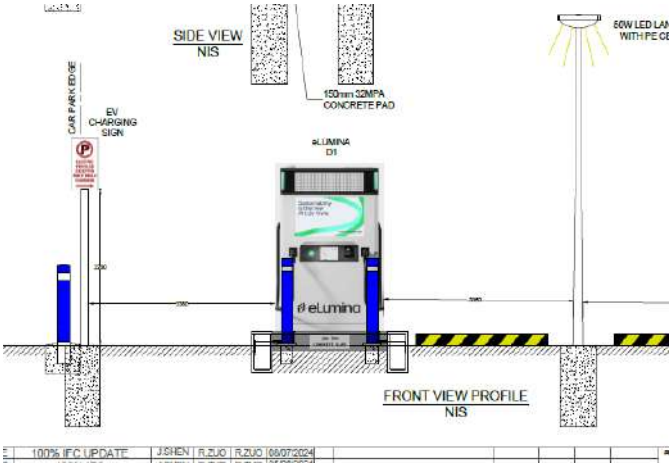


Image caption

12.2 CARAVAN PARK MANAGEMENT CONTRACT AND REQUEST FOR PROPOSAL

File	CPT/5
Author	Linda Fidge - Coordinator Corporate Planning
Reporting Officer	Scott Wildgoose - Chief Executive Officer
Refer	Nil
Appendices	1. Guilderton Caravan Park Request for Proposal formatted DRAFT (3) [**12.2.1** - 17 pages] 2. Guilderton CP project timeline3 (1) [**12.2.2** - 1 page]

DISCLOSURES OF INTEREST

Nil

PURPOSE

For Council to consider the future of the Guilderton Caravan Park (GCP) after 31 August 2025 in terms of management, redevelopment and leasehold arrangements.

BACKGROUND

On 24 April 2025, the Guilderton Caravan Park and Foreshore Development Advisory Group (the Group) considered management arrangements for the period after 31 August 2025 and additionally, were advised of the major land transaction process for the future re-development and leasehold of the GCP with the following outcome.

That the Guilderton Caravan Park and Foreshore Advisory Group advise Council to:

1. *Give the CEO the authority to extend the Contract with Belgravia Pro for a 24-month period including a clause within the Management Contract acknowledging that there is the potential of an earlier Contract expiry date with a three-month notice period reinstate the revenue share model as per the figure (FY19) in the initial contract;*
2. *Endorse undertaking the 'Major Land Transaction' (and the processes involved) for the eventual leasehold of the Guilderton Caravan Park; and*
3. *Endorse the advertising of the Request for Proposal for the leasehold over the Guilderton Caravan Park.*

<u>GCP Management Contract</u>

Staff have had discussions with Belgravia Pro to establish their position regarding a possible extension of the management contract after expiry on 31 August 2025.

<u>Leasehold of the GCP</u>

Investigating the reserve amalgamation progress thus far, it is apparent that progress has stalled between inter-State Government Departmental processes.

Staff, now aware of the inactivity, are attempting to expedite this process so that it does not halt the leasehold process.

As the process of securing a Lessee for the GCP is considered a 'Major Land Transaction' under s3.59 of *the Local Government Act 1995* (the Act), there is a procedure to comply entailing:

- A Request for Proposal being advertised for potential lessees with a scoring mechanism to develop a short list of proponents (approx. 12 weeks);
- The short-listed proponents will be provided with the opportunity to present their proposal to Council;
- Council endorses a preferred Proponent (18 November 2025 Council Meeting);
- A Business Case developed from the information in the preferred Request for Proposal from the preferred Proponent;
- Council to endorse the Business Case for advertising (20 January 2026 Council Meeting);
- The Business Case being advertised along with the parties concerned, including the consideration ($) to be received by the local government, and the market value of the disposition as assessed by a valuation carried out not more than 12 months before the proposed disposition;
- If the disposal method (lease) is not executed within six months of advertising the Business Case (and other associated information as above), the Shire will have to readvertise again locally for two weeks to be compliant with s3.58 of the Act.

The Business Case will be undertaken by a contractor well-versed in developing this type of document. The advertised Business Case will include details of the successful Proponent's development objectives, finances and monetary value to the Shire.

The draft Request for Proposal (for advertising) for the re-development and leasehold of the GCP is attached as (**Appendix 12.2.1**) and the proposed timeline for the Major Land Transaction process for the leasehold of the property is attached as (**Appendix 12.2.2**).

COMMENT

This Agenda is presented to Council after consideration by the Group to provide way forward to achieve the required outcomes for the betterment of the GCP. The below information is pertinent to achieve those outcomes.

GCP Management Contract

The intent is to provide for a contract management extension of 24 months after 31 August 2025 with the existing contractor, giving Council a workable solution whilst the major land transaction process is simultaneously happening in the background.

The extension of 24 months will include the ability to terminate the contract with a 3-month notice period, if the leasehold timeline process goes as planned. The 24-month extension provides an extended timeline in case the major land transaction process is prolonged.

Leasehold of the GCP

Notwithstanding that the amalgamation of the reserves is still outstanding, the intention would be to continue with the activities associated with the progression to a leasehold over the GCP.

Endorsement of the staff recommendation below will provide the authority for staff to proceed with the 'Major Land Transaction' process and advertise the Request for Proposal (for re-development/leasehold). Advertising the Request for Proposal will commence as soon as practicable after the 20 May Council Meeting.

It is expected that the 'Major Land Transaction' process will conclude with an executed leasehold document at the end of April 2026.

Members should be aware that the formal process is halted during a caretaker period due to the Local Government Elections in October 2025. Staff can continue with activities that do not require Member/Council input.

RISK IMPLICATIONS

Recent GCP amenity may have resulted in some reputational risk to the Shire. However, keeping in mind the future focus of the GCP is for a redevelopment/leasehold model, staff need to focus on this process to provide Council the desired amenity outcomes for the GCP. Notwithstanding, staff are vigilant and better positioned to monitor the asset condition of the caravan park.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
Part 3 Functions of local governments
Division 3 Executive functions of local governments
Section 3.58 Disposing of Property
Section 3.59 Commercial Enterprises by local governments

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

The resolution won't materially impact the 2024/2025 financial year budget but contract renewal terms and major land transaction process costs will form part of the 2025/2026 budget

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	1. Attractions & Economy - Actively Pursue Tourism and Economic Development
Strategic Objective	1.1 Economic Growth and Tourism Support - Investment/Business/Infrastructure Development – foster relationships with key stakeholders, investors, and lobby state government for increased economic/business development including employment opportunities.

VOTING REQUIREMENTS - ABSOLUTE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Weeks

That Council:

1. Provide authority for the CEO to extend the Contract with Belgravia Pro for a 24-month period including a clause within the Management Contract for a three-month notice period for an earlier expiry date and reinstate the revenue share model as per the figure (FY19) in the initial contract;

2. Endorse undertaking the 'Major Land Transaction' (and the processes involved) for the eventual re-development/leasehold of the Guilderton Caravan Park; and

3. Endorse the advertising of the draft Request for Proposal for the re-development/leasehold over the Guilderton Caravan Park.

CARRIED BY ABSOLUTE MAJORITY
7 / 0

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

SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

DRAFT

Tourism Development Opportunity

REQUEST FOR PROPOSAL

Redevelopment & Leasing of the Guilderton Caravan Park

Dewar Street, Guilderton

TITLE: Guilderton Caravan Park, Dewar Street, Guilderton

DEADLINE: 12 noon (WST), Friday 22 August 2025

RFP: 1/2025

TABLE OF CONTENTS

1. Conditions of Proposal – Part 1 3
1.1 Definitions 3
1.2 Proposal Documents 3
1.3 How to Prepare Your Proposal 4
1.4 Contact Person 4
1.5 Proposal Briefing 4
1.6 Lodgement of Proposal and Delivery Method 4
1.7 Presentation of the Proposal 4
1.8 Rejection of Proposals 4
1.9 Late Proposals 4
1.10 Acceptance of Proposals 5
1.11 Disclosure of Contract Information 5
1.12 Proposal Validity Period 5
1.13 Precedence of Documents 5
1.14 Proponents to Inform Themselves 5
1.15 Alterations 5
1.16 Risk Assessment 5
1.17 Evaluation Process 6
1.18 Selection Criteria 6
1.19 Compliance Criteria 6
1.20 Qualitative Criteria 6
1.21 Ownership of Proposals 7
1.22 Canvassing of Officials 7
1.23 Identity of the Proponent 7
1.24 Costs of Proposal 7
1.25 Proposal Opening 7
1.26 Monetary Values 7
2. Specification Requirements - Part 2 8
2.1 The Request for Proposal 8
2.2 The Development Opportunity 8
2.3 Site Description 8
2.4 Land Tenure 8
2.4 Development Objectives 8
2.4.1 High Quality Development 8
2.4.2 Reputable and Proven Operator (Quality Park Management) 9
2.4.3 Increased Amenities 9
2.4.4 Timely Development 9
2.5 Guilderton Tourism Background 9
2.6 Commercial Return to the Shire 10
2.7 Lease Terms 10
2.8 Development Design 10
2.10 Site Constraints and Opportunities 11
2.11 Development Approvals 12
2.12 Site Services 12
2.13 Timeline (proposed) 12
3. Proponent's Offer - Part 3 14
3.1 Form of Proposal 14
4. Selection Criteria – Part 4 15
4.1 Compliance Criteria 15
4.2 Qualitative Criteria 16

1. Conditions of Proposal – Part 1

1.1 Definitions

Below is a summary of some of the important defined terms used in this Request:

Attachments	The documents you attach as part of your Proposal.
Lessee	Means the person or persons, corporation or corporations whose Proposal is accepted by the Principal, including the executors or administrators, successors and assigns of such person or persons, corporation or corporations.
Deadline	The deadline for lodgement of your Proposal as detailed on the front cover of this Request is 12 noon (WST), Friday 22 August 2025.
Offer	Your offer to supply the Requirements.
Principal	Shire of Gingin.
Proposal	Completed Proponents Offer form (Part 3), response to the Selection Criteria (Part 4) and Attachments.
Proponent	Someone who has or intends to submit an Offer to the Principal.
Request / Request for Proposal / RFP	This document.
Requirement	The Guilderton Caravan Park Proposal as requested by the Principal.
Selection Criteria	The Criteria used by the Principal in evaluating your Proposal.
Special Conditions	The additional contractual terms.
Specification	The statement of Requirements that the Principal requests you to provide if selected.

1.2 Proposal Documents

This Request for Proposal is comprised of the following parts:

Part 1 – Conditions of the Proposal *(read and keep this part)*
Part 2 – Specification Requirements *(read and keep this part)*
Part 3 – Proponents Offer (*return to Principal)*
Part 4 – Selection Criteria (*return to Principal*)

1.3 How to Prepare Your Proposal

Proponents must:

a) Register your intent to submit a Proposal with the Shire of Gingin.
b) Carefully read all parts of this document.
c) Ensure you understand the Requirements.
d) Complete, sign and return the Offer (Part 3) in all respects and include all Attachments.
e) Make sure you have responded to all of the Selection Criteria (Part 4).
f) Lodge your Proposal before the Deadline.

1.4 Contact Person

Proponents should not rely on any information provided by any person other than the person listed below:

Name:	Scott Wildgoose, CEO
Telephone:	(08) 9575 5100
Email:	scott.wildgoose@gingin.wa.gov.au

1.5 Proposal Briefing

A site visit and proposal briefing is scheduled for 2pm, 10 June 2025.

1.6 Lodgement of Proposal and Delivery Method

The Proposal must be lodged by the Deadline. The Deadline for this request is: **12 noon Friday 22 August 2025. On registration Proponents must indicate how they will lodge their proposal (e.g. Dropbox, Google Drive, Share Point etc)**

1.7 Presentation of the Proposal

Proponents are to present their proposal in person to the Shire administration. The format of the presentation is up to the Proponent however 60 minutes has been allocated, including 30 minutes of question time. All technological requirements must be provided by the Proponent. A further presentation to Council may be required (scheduled 4 November 2025 if required).

Initial presentations will occur within 28 days of proposal lodgement.

1.8 Rejection of Proposals

A Proposal will be rejected without consideration of its merits if:

a) It is not submitted before the Deadline; or
b) It is not submitted at the place or in the format specified in the Request; or
c) It fails to comply with any other requirements of the Request.

1.9 Late Proposals

Proposals received:

a) After the Deadline; or
b) It is not submitted at the place or in the format specified in the Request; or
c) It fails to comply with any other requirements of the Request.

1.10 Acceptance of Proposals

Unless otherwise stated in this Request, Proposals may be for all or part of the Requirements and may be accepted by the Principal either wholly or in part.

1.11 Disclosure of Contract Information

Documents and other information relevant to the contract may be disclosed when required by law under the *Freedom of Information Act 1992* or under a Court order. All Proponents will be given particulars of the successful Proponent or be advised that no Proposal was accepted.

1.12 Proposal Validity Period

All Proposals will remain valid and open for acceptance for a minimum period of 12 months from RFP closing unless extended on mutual agreement between the Principal and the Proponent in writing. Due to the Local Government elections in October 2025, a caretaker period applies whereby decisions of Council cannot be made. This has been factored into the above.

1.13 Precedence of Documents

The terms and conditions appearing in this Request will have precedence.

1.14 Proponents to Inform Themselves

Proponents will be deemed to have:

a) Examined the Request and any other information available in writing to Proponents for the purpose of the proposal;

b) Examined all further information relevant to the risks, contingencies, and other circumstances influencing their Proposal which is obtainable by the making of reasonable enquiries;

c) Satisfied themselves as to the correctness and sufficiency of their Proposals including proposed prices which will be deemed to cover the cost of complying with all the Conditions of Proposal and of all matters and things necessary for the due and proper performance and completion of the work described therein;

d) Acknowledged that the Principal may enter negotiations with a chosen Proponent and that negotiations are to be carried out in good faith; and

e) Satisfied themselves they have a full set of the Request documents and all relevant attachments.

1.15 Alterations

The Proponent must not alter or add to the Request documents unless required by these Conditions of Proposal.

The Principal will issue an addendum to all registered Proponents where matters of significance make it necessary to amend or supplement the issued Request documents before the Deadline.

1.16 Risk Assessment

The Principal may have access to and give consideration to:

a) any risk assessment undertaken by any credit rating agency;
b) any financial analytical assessment undertaken by any agency; and
c) any information produced by the bank, financial institution, or accountant of a Proponent.

Proponents may be required to undertake to provide to the Principal (or its nominated agent) upon request all such information as the Principal reasonably requires to satisfy itself that the Proponents are financially viable and have the financial capability to provide the Services for which they are submitting and to otherwise meet their obligations under any proposed Lease Arrangement.

The Principal reserves the right to engage (at its own cost) an independent financial assessor as a nominated agent to conduct financial assessments under conditions of strict confidentiality. For this assessment to be completed, a representative from the nominated agent may contact you concerning the financial information that you are required to provide.

The financial assessment is specifically for use by the Principal for the purpose of assessing Proponents and will be treated as strictly confidential.

1.17 Evaluation Process

This is a Request for Proposal. Your Proposal will be evaluated using information provided in your Proposal.

The following evaluation methodology will be used in respect of this Request:

a) Proposals are checked for completeness and compliance. Proposals that do not contain all information requested (eg completed Offer form, Selection Criteria and Attachments) may be excluded from evaluation.

b) Proposals are assessed against the Selection Criteria – refer to section 4.1 below.

c) The Proponents are required to present their proposal to the Principal – refer to section 1.7 above.

A Contract may then be awarded to the Proponent whose Proposal is considered the most advantageous to the Principal.

To clarify – there are <u>two</u> important dates:

- **Request for Detailed Proposal Deadline at 12 noon on Friday 22 August 2025**
- **Presentation on Tuesday 4 November 2025**

1.18 Selection Criteria

The proposals will be assessed together with qualitative and compliance criteria to determine the most advantageous outcome to the Principal.

A scoring system will be used as part of the assessment of the qualitative criteria. Unless otherwise stated, a Proposal that provides all the information requested will be assessed as satisfactory. A Proposal demonstrating greater satisfaction of each of these criteria will result in a greater score.

1.19 Compliance Criteria

These criteria are detailed within Part 4 (4.1) of this document and will not be point scored. Each Proposal will be assessed on a Yes/No basis as to whether the criterion is satisfactorily met. An assessment of "No" against any criterion may eliminate the Proposal from consideration.

1.20 Qualitative Criteria

In determining the most advantageous Proposal, the Evaluation Panel will score each Proponent against the qualitative criteria as detailed within Part 4 (4.2) of this document. Each criterion will be weighted to indicate the relative degree of importance that the Principal places on the technical aspects of the goods or services being purchased.

It is essential that the Proponent addresses each qualitative criterion. Information that you provide addressing each qualitative criterion will be point scored by the Evaluation Panel. Failure to provide the specified information may result in elimination from the proposal evaluation process or a low score.

1.21 Ownership of Proposals

All documents, materials, articles and information submitted by the Proponent as part of or in support of the Proposal will become upon submission the absolute property of the Principal and will not be returned to the Proponent at the conclusion of the Proposal process PROVIDED that the Proponent be entitled to retain copyright and other intellectual property rights therein, unless otherwise provided by the Contract.

1.22 Canvassing of Officials

If the Proponent whether personally or by an agent, canvasses any of the Principal's Commissioners, Councillors, or Officers (as the case may be) with a view to influencing the acceptance of any Proposals made by it or any other Proponent, then regardless of such canvassing having any influence on the acceptance of such Proposal, the Principal may at its absolute discretion omit the Proponent from consideration.

1.23 Identity of the Proponent

The identity of the Proponent is fundamental to the Principal. The Proponent will be the person, persons, corporation or corporations named as the Proponent in Part 3 and whose execution appears on the Offer Form in Part 3 of this Request. Upon acceptance of the Proposals, the Proponent will become the Lessee.

1.24 Costs of Proposal

The Principal will not be liable for payment to the Proponent for any costs, losses or expenses incurred by the Proponent in preparing their Offer.

1.25 Proposal Opening

Proposals will be opened in the Principal's offices, following the advertised Deadline. All Proponents and members of the public may attend or be represented at the opening of Proposals.

The names of the persons who submitted the Proposal by the due Deadline will be read out at the Proposal Opening. No discussions will be entered into between Proponent and the Principal's officers present or otherwise, concerning the Proposals submitted.

The Proposal Opening will be held on or as soon as practicable after the Deadline at the Shire of Gingin Offices, 7 Brockman Street, Gingin.

1.26 Monetary Values

Monetary Values that appear in the Proposal (such as provisional sums, prime cost amounts, value of Principal supplied items etc) are net values. They do not include Goods and Services Tax (GST).

2. Specification Requirements - Part 2

2.1 The Request for Proposal

The Request for Proposal (the Request) seeks to identify appropriately credentialled developers and operators to be invited to **submit formal proposals for the redevelopment and operation of an existing caravan park in Guilderton**.

2.2 The Development Opportunity

Proponents are sought from experienced caravan park developers and operators with the necessary skills, design experience and financial resources to redevelop and operate a substantial and functional tourist park on one of WA's most iconic coastal tourism sites. Responses received should respond to these iconic characteristics and demonstrate that redevelopment will add value to Guilderton as a tourist destination. This should be achieved by enhancing the range of accommodation facilities to enable an experience that supports increased visitation, through the development of a high quality, contemporary tourist park.

The site, zoned "Tourism", comprises approximately 5ha, and is ideally situated with river frontage and walking distance to the beach. The Crown Land site has been vested to the Shire under a Management Order administered under the *Land Administration Act 1997* (LAA) for the purpose of "Caravan Park".

The caravan park currently consists of 103 caravan bays, 114 tent sites, seven glamping sites, 10 self-contained chalets, campers' kitchen and BBQ area, ablutions and laundry.

2.3 Site Description

Reserve 25007, Lot 501 Dewar Street, Guilderton is zoned "Tourism" and comprises an area of approximately 5ha.

2.4 Land Tenure

Reserve 25007, Lot 501 Dewar Street is Crown land administered under the *Land Administration Act 1997* (LAA). The site is vested to the Shire under a management order to be used for the purpose of "Caravan Park".

2.4 Development Objectives

The redevelopment of the site is expected to address the following objectives:

2.4.1 High Quality Development

This proposal represents an opportunity to design and build a modern tourist park in Guilderton which:

- Sets a standard in terms of quality and amenity.
- Is contextually appropriate for the local climate.
- Meets tourism market expectations both now and into the future.
- Is reflective of a coastal environment.
- Acknowledges existing amenity /recognises origins.
- Incorporates environmentally sustainable design/climate sensitive design initiatives.
- Provides a range of additional facilities and infrastructure that will provide improved levels of service and attraction.

- Considers secondary access location.
- Seeks to reduce congestion on Guilderton Foreshore.
- Incorporation of new caretaker/manager's office and residence within leased area.
- Maintain at least 80 caravan sites and 100 camp sites.
- Incorporates a waste water treatment plant upgrade.

2.4.2 Reputable and Proven Operator (Quality Park Management)

The Principal is keen to attract operators with extensive experience in operating similar facilities in Australia. The involvement of a recognised caravan park or similarly associated brand in the redevelopment and operations of the proposed facility will be considered an advantage. The Shire appreciates that the ongoing success of the park will be heavily reliant on the management structure and resources associated with the park. **Proponents are required to outline the management structure that will be used for the park. This should be supported by examples of similar management structures used in other locations/facilities.**

The Principal will enter a lease arrangement with the successful Proponent to undertake all operation, management services and capital improvements of the caravan park. The lease will require the management of the park which includes bookings, collection of fees and charges, receipting of all monies, cleaning and general maintenance and general upkeep of the park's facilities.

2.4.3 Increased Amenities

To provide a range of accommodation options including caravan/sites (powered/unpowered), cabins/chalets, glamping and tent sites.

2.4.4 Timely Development

The Principal requires the management and redevelopment of the facility to commence in-line with legislation requirements for disposal, ideally commencing beginning of April 2026. Proponents are required to indicate when they expect the redevelopment to commence and be completed.

A detailed Gantt Chart (or similar) outlining the proposed timetable must be included in the Request.

2.5 Guilderton Tourism Background

Guilderton is located a 48 minute drive or 66kms north of Joondalup along Indian Ocean Drive. The town stretches along the Moore River and is protected from the Indian Ocean by the river mouth estuary/sand bar and dunes.

The protected waters are ideal for swimming, fishing, boating and other water-based activities. The town hosts regular events during the summer season.

Guilderton has a mediterranean climate and is slightly warmer than Perth with similar rainfall. It is hot in summer (December to February) with an average maximum temperature of 29c and an average minimum temperature of 19c. In winter (June to August), the average temperature is 18c with an average minimum temperature of 11c. Annual rainfall for the Guilderton area is 620mm the majority of which is recorded between April and October.

Guilderton is a year-round tourist destination, with high visitation during the summer months due to day trippers visiting the safe swimming areas on the foreshore/beach or holidaying at the caravan park or other alternate accommodation.

The Shire sees this opportunity to increase visitor numbers to this region, and during the shoulder seasons, by offering an increase in accommodation choice and quality caravan park facilities.

The proponent is required to identify the strategies that will be implemented to increase accommodation choice and visitation to the area.

2.6 Commercial Return to the Shire

Pursuant to section 46(3) (a) of the *Land Administration Act 1997* (LAA), the Principal, recognised as the Management Body has the power to lease, sublease or license the site for a purpose that is consistent with the designated purpose for a 21 year term, however further terms may be considered (up to 42 years), subject to the approval of the Minister for Lands and in accordance with s18 of the Act.

The Principal appreciates that the financial model required to fund, construct and manage the facility will need to provide a financial return to both the proponent and the Shire.

Proponents are required to outline as part of their proposal the financial model they offer including the length of lease requested and proposed payment plans. This should include a net present value calculation to determine overall long term financial model and returns to the parties.

Additionally, the Proposal document should address the following matters relating to the proposed lease agreement:

- **The lease period does not exceed the above limitation.**
- **In the event a lease greater than 21 years is required the Proponent must provide a Business Case to demonstrate such requirement.**
- **Details of when and how the lease payments will be aligned to market prices.**

It will also be necessary regarding any proposed lease, to identify all proposed fixed assets and detail responsibility for maintenance and renewal obligations. It should be noted that there are nil small plant assets on site owned by the Principal.

Proponents are required to prepare an Asset Management Plan for the caravan park. This shall include details on renewal and maintenance programming and how in the financial model this will be achieved.

2.7 Lease Terms

Pursuant to section 46(3) (a) of the LAA, the Shire of Gingin, recognised as the Management Body, has the power to lease for the purpose that is consistent with the designated purpose for a term that is not to exceed in total 21 years.

The management order will need to be amended by the Minister for Lands should the proponent seek a lease term extension beyond 21 years. The Principal may submit a request for an increased lease term to the Department Lands/Minister for Lands on behalf of the proponent, subject to adequate justification for the extension being submitted as part of the Request process.

2.8 Development Design

The caravan park is circa 60 years old. Over the years services have been established and extended (see 2.13 site services below). A bore is located within the caravan park for landscape watering.

A feature survey has been undertaken and can be found through the hyperlink on the EOI brochure.

Development of caravan parks must also comply with the provisions of the *Caravan Parks and Camping Grounds Act 1995* and the *Caravan Parks and Camping Grounds Regulations 1997.* As well as providing for licensing of caravan parks, the legislation defines a caravan park, a short-stay site (site occupied for no longer than three months) and long-stay site (site occupied for any period of time) and sets out a range of matters for the construction and operations of caravan parks.

These include design standards for:

- Internal roads;
- Setbacks;
- Parking ;
- Internal open space;
- Permitted buildings;
- Firefighting equipment; and
- Supply of electricity, water and telephone service.

A copy of the *Caravan and Camping Parks and Grounds (CPCG) Regulations 1997* are available through the hyperlink in the EOI document.

The Proponent will provide full design and construction of infrastructure to redevelop the caravan park. Any final design will be based upon the approved design by the Principal including any amendments made during the lease. Proponents should note that the number of caravan sites should remain at 80/90. Proponents should not be bound by keeping infrastructure in its current location; a holistic design approach that would best suit the Guilderton Caravan Park space/topography, amenities offered and accommodation options, is encouraged and should be the considered approach.

Notwithstanding, the Principal has initiated draft conceptualised design(s) to upgrade the park to a compliant standard in terms of road and bay design. Included in the concept(s), are the relocation of the entry point into the caravan park (keeping the exit point at the same location on the foreshore) and additional self-contained chalets.

The Proponent has access to the draft concept(s) design if so chooses.

Potential Shared Assets

The Principal is open to discussion/negotiation with Proponents around:

- The construction and relocation of a new entryway into the caravan park;
- The relocation and reconstruction of the southside perimeter fencing (requires replacement);
- The potential for a shared playground area; and
- Waste water treatment upgrade as a priority.

The concept plan(s) can be found on the EOI brochure.

2.10 Site Constraints and Opportunities

The site enjoys direct river/foreshore frontage and an undulating coastal topography, which offers the successful proponent substantial opportunities and challenges. Redevelopment of the site will need to consider coastal setback requirements and have consideration for projected sea level rise. The Shire's existing coastal hazard risk management plan (CHRMAP) will be required to be considered in any development application for redevelopment, in accordance with State Planning Policy 2.6 – State Coastal Planning Policy.

A fire management plan including a Bushfire Attack Level (BAL) Report will be required to be submitted at the time of redevelopment in accordance with State Planning Policy 3.7 – Planning in Bushfire Prone Areas.

Both SPP 2.6 and SPP 3.7 are available through the hyperlink on the EOI brochure.

2.11 Development Approvals

The Shire of Gingin is the planning authority and will process and conditionally approve the successful development concept, and issue (subject to meeting planning requirements) the necessary approvals (i.e. Development Approval, Building License, Caravan Park License etc.) to commence redevelopment and operation of the facility.

If the redevelopment is valued at over $10 million the planning application will be considered by the Wheatbelt Joint Development Assessment Panel (JDAP). The proponent however can nominate that the JDAP consider the planning application if the redevelopment is valued between $2-$10 million.

The current Shire of Gingin Local Planning Scheme No 9 and policies can be found at https://www.gingin.wa.gov.au/lps9 or through the hyperlink on the EOI brochure.

2.12 Site Services

Any headworks or upgrades necessary to existing services or to accommodate the proposed development, are to be undertaken by the proponent.

Services available:

- Electricity - a power upgrade will be required.
- Sewerage disposal – The park requires a new sewerage installation unit as the existing system services both the caravan park (in part) and the foreshore ablution and is non-compliant. In a separate project (as mentioned above) the Shire will be relocating the foreshore ablution and installing a separate unit to service the foreshore ablutions only (subject to confirmation from the Department of Health).
- Telecommunications.
- Bulk gas tank is currently on site.
- The potable water piping network within the park is of a PVC material. Leaks are being experienced and repaired with water use being monitored by the Water Corporation for leak detention. The pipe network may require replacement with appropriate materials. Additionally, there is some foreshore/caravan park interface of irrigation/water service requiring audit and separation.

A utility/services survey has been undertaken and is available through the hyperlink on the EOI brochure.

2.13 Timeline (proposed)

Activity	Date
Advertise Request for Proposal	26 May 2025
Site Visit	10 June 2025
Request for Proposal closes	22 August 2025
Shortlisted Proponents to present to Shire Administration	By 19 September 2025
Proponents to present Offers to Council (if required)	4 November 2025
Council Meeting – endorse selected proponent	18 November 2025
Finalise terms and conditions	by 5 December 2025
Business Case development by Principal	By 20 December 2025

Council Meeting – endorse business case for advertising	20 January 2026
Business Case advertised for 4 weeks	Closing 20 February 2026
Agenda Item – authorise CEO to execute lease with proponent	17 March 2026
Ministerial Approval to authorise lease (section 18)	18 March 26 – early May 26
Execute lease with Proponent	Early May 26

3. Proponent's Offer - Part 3

3.1 Form of Proposal

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

I/We (Registered Entity Name): _____
(BLOCK LETTERS)

of: _____
(REGISTERED STREET ADDRESS)

ABN: _____ ACN *(if any):* _____

Telephone No: _____

E-mail: _____

In response to Request for Proposal (RFP) Guilderton Caravan Park, Dewar Street, Guilderton.

I/We agree that I am/We are bound by, and will comply with this Request and its associated schedules and attachments, all in accordance with the Conditions contained in this Request signed and completed.

The proposed offer is valid up to 12 months from the date of the RFP closing unless extended on mutual agreement between the Principal and the Proponent in writing.

I/We agree that there will be no cost payable by the Principal towards the preparation or submission of this Proposal irrespective of its outcome.

The proposed consideration is as provided under the schedule of rates of prices in the prescribed format and submitted with this Proposal.

Dated this _____ day of _____2025

Signature of authorised signatory of Proponent: _____

Name of authorised signatory *(BLOCK LETTERS)*: _____

Position: _____

Telephone Number: _____

Authorised signatory postal address: _____

Email Address: _____

4. Selection Criteria – Part 4

4.1 Compliance Criteria

Please select with a "Yes" or "No" whether you have complied with the following compliance criteria:

Description of Compliance Criteria	
a) Proponents are to provide acknowledgement that your Proposal is submitted in accordance with the Conditions of Proposal (Part 1) including completion of the Offer Form (Part 3) in the format required by the Principal.	Yes / No
b) Compliance with the Specification Requirements [Part 2] contained in the Request.	Yes / No
c) Compliance with the Delivery Date.	Yes / No
d) Risk Assessment Proponents must address the following information in an attachment and label it **"Risk Assessment":** *i) An outline of your organisational structure inclusive of any branches and number of personnel.* *ii) If companies are involved, attach their current ASIC company extracts search including latest annual return.* *iii) Provide the organisation's directors/company owners and any other positions held with other organisations.* *iv) Provide a summary of the number of years your organisation has been in business.* *v) Attach details of your referees. You should give examples of work provided for your referees where possible.* *vi) Are you acting as an agent for another party? If Yes, attach details (including name and address) of your principal.* *vii) Are you acting as a trustee of a trust? If Yes, give the name of the trust and include a copy of the trust deed (and any related documents); and if there is no trust deed, provide the names and addresses of beneficiaries.* *viii) Do you intend to subcontract any of the Requirements? If Yes provide details of the subcontractor(s) including; the name, address and the number of people employed; and the Requirements that will be subcontracted.* *ix) Will any actual or potential conflict of interest in the performance of your obligations under the Contract exist if you are awarded the Contract, or are any such conflicts of interest likely to arise during the Contract? If Yes, please supply in an attachment details of any actual or potential conflict of interest and the way in which any conflict will be dealt with.* *x) Are you presently able to pay all your debts in full as and when they fall due?* *xi) Are you currently engaged in litigation as a result of which you may be liable for $50,000 or more? If Yes, please provide details.* *xii) In order to demonstrate your financial ability to undertake this contract, include a profit and loss statement and the latest financial return for you and each of the other proposed contracting entities, together with a list of financial referees from your bank and/or accountant.*	Yes / No

Proponents are to supply evidence of their insurance coverage including, insurer, expiry date, value and type of insurance. If Proponent holds "umbrella Insurance" please ensure a breakdown of the required insurances are provided. A copy of the Certificate of Currency is to be provided to the Principal within **5** days of Council's resolution of determining the proposals.	

4.2 Qualitative Criteria

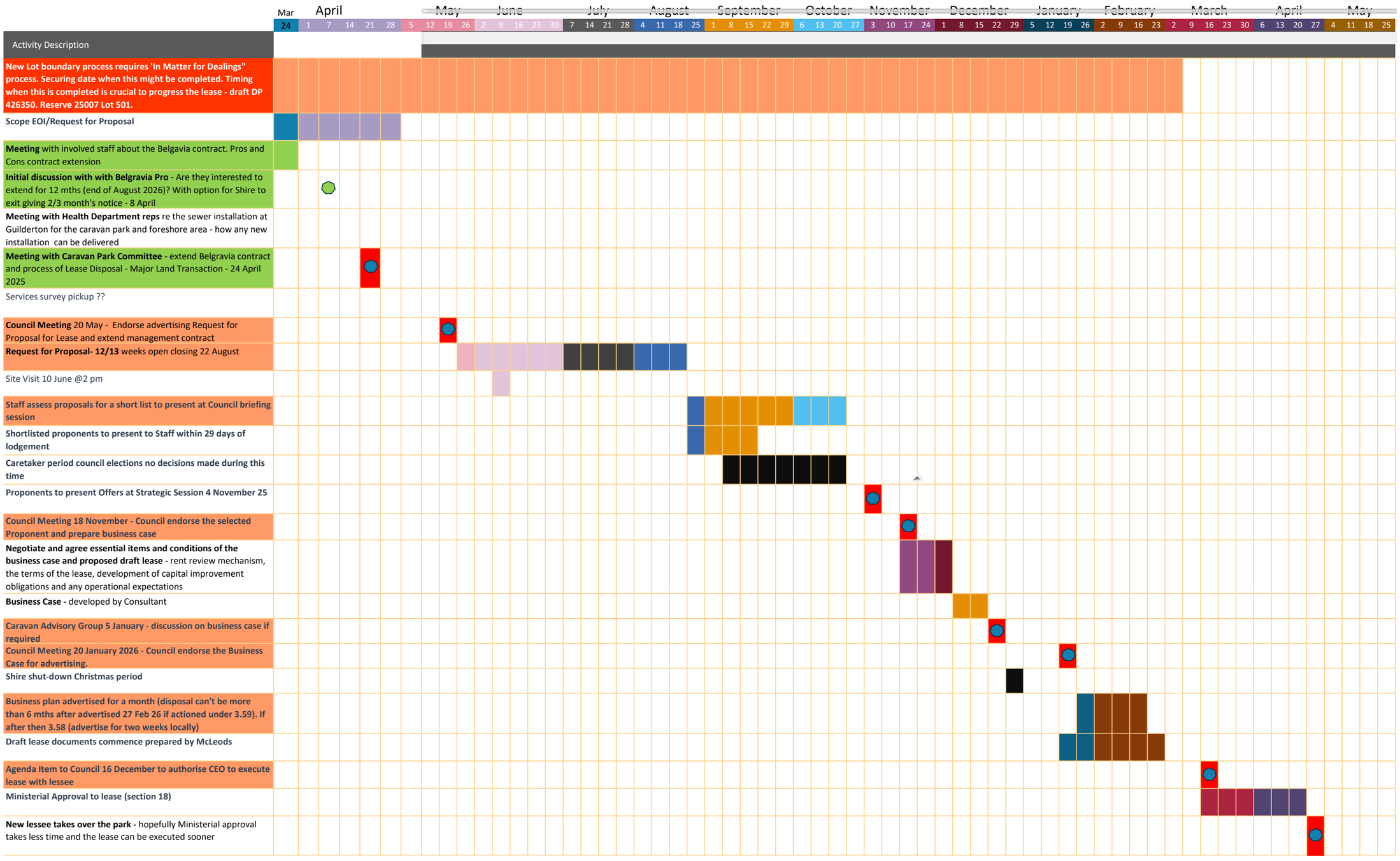
Before responding to the following qualitative criteria, Proponents must note the following:

a) All information relevant to your answers to each criterion are to be contained within your Proposal;
b) Proponents are to assume that the Evaluation Panel has no previous knowledge of your organisation, its activities or experience;
c) Proponents are to provide full details for any claims, statements or examples used to address the qualitative criteria; and
d) Proponents are to address each issue outlined within a qualitative criterion.

Development Objectives	Assessment Criteria	Weighting
High quality tourist accommodation development	Provision of detailed site and building plans that: • Exhibit a quality layout and standard of amenity. • Are contextually appropriate for the local climate and tourism market expectations. • Is reflective of a coastal environment. • Details environmentally sustainable design/climate sensitive design initiatives. • Meet the requirements of the *Caravan Parks and Camping Grounds Regulations 1997* and the site development requirements of the Shire of Gingin. Details of additional facilities and infrastructure that will provide improved levels of service and attraction, and as the point of difference in terms of the visual amenity and useability of the park. Provision of detailed cost estimate and description for the development.	40%
Capacity of proposal to increase accommodation choice	Suitability of the proposed development for the Shire of Gingin tourism market. Details of how the proposal will increase the range of accommodation choice available to the Shire of Gingin tourism market. Provision of a variety of choice of accommodation to suit the different segments of the Shire of Gingin tourism market including (but not limited to) families, "grey nomads", and international travellers.	10%
Redevelopment in a timely manner	Detail a proposed timeframe consistent with the objective for the redevelopment to commence as soon as possible. Provision of accompanying rationale to support the proposed development timetable.	10 %

Quality Park management	Provision of details of proposed management structure and resources. Examples of existing successful park management structures.	**20%**
Commercial Return to the Shire of Gingin	Proposed lease terms including length of lease, proposed lease payments, proposed timing of progression to market rental. Demonstration of the caravan park renewal/upgrade. This shall include details on renewal and maintenance programming and how in the financial model this will be achieved. Projected viability of the caravan park's operation. Net Present Value of proposed rental/consideration considering proposed rental reviews. Any other proposed considerations able to be considered a benefit to the Shire of Gingin.	**20%**

Guilderton Caravan Park Change Management Model Project



13 REPORTS - CORPORATE AND COMMUNITY SERVICES

13.1 GUILDERTON COUNTRY CLUB - KITCHEN UPGRADE EXPENDITURE

File	CPT/25
Author	Bethwyn Innes - Executive Assistant to EMCCS
Reporting Officer	Scott Wildgoose - Chief Executive Officer
Refer	Nil
Appendices	Nil

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider a request from the Guilderton Country Club (GCC) to release funds from the Guilderton Country Club Reserve (Tower Fund) for the replacement of the kitchen canopy at the Guilderton Country Club Complex.

BACKGROUND

In November 2024, the Shire's Administration received a Concept Enquiry application requesting Shire funding for the upgrade of the overhead canopy at the GCC. This request followed advice from an installer who advised the Club that the existing canopy was not compliant.

An inspection of the kitchen was conducted by the Shire's Environmental Health Officer in October 2024, during which the canopy was found to be compliant, with a copy of the compliance report being issued.

A follow up site visit was conducted in November 2024. While several broader issues with the kitchen were identified, the canopy remained assessed as being compliant and functional in accordance with required standards and the kitchen's current registered use. It was noted that the Club was seeking to undertake further kitchen upgrades to support an increase in meal output, however this is a discretionary decision made by the Club.

As the existing canopy is compliant and functioning and does not independently require upgrading, the Shire did not support the funding request.

COMMENT

Due to the location of the existing canopy, other proposed kitchen works cannot proceed until it is removed or replaced. Given this dependency, Administration suggested that the GCC seek funding through its Tower Fund should it wish to proceed with the upgrade. Correspondence has now been received from the President of the GCC requesting the release of funding from the Tower Fund to assist with the facility upgrade.

The Guilderton Country Club Reserve is used in developing building and other associated infrastructure at the Guilderton Country Club and funds held in the Reserve are to be spent upon request from the Club and with the approval of Council.

Funds are derived from lease payments received from telecommunications providers for the towers located on the reserve. The reserve has a current balance of $31,300.

The lowest quote received for the proposed canopy replacement is $41,811 (excluding GST), which exceeds the current balance of the reserve account. The GCC has requested a transfer of the full balance of the reserve account, acknowledging that this will exhaust the current available funds.

RISK IMPLICATIONS

It is not considered that the proposal poses any significant risk under the categories identified by the risk matrix which forms part of Council's adopted Policy 1.24 Risk Management. However, there is a risk that by exhausting the funds within the GCC Reserve Account, other more urgent or important works may not be able to be funded in the future.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
Part 6 Financial management
Division 4 General financial provisions
s.6.8 Expenditure from municipal fund not included in annual budget

POLICY IMPLICATIONS

Policy 3.17 – Asset Management

BUDGET IMPLICATIONS

If Council is supportive of the Officer's recommendation, then the budget will be amended in accordance with the following table:

GL/Project	Description	Current Budget	Revised Budget	Surplus/ (Deficit)
BC11361/141103120	Guilderton Country Club – Building (Capital)	$55,410	$86,710	$31,300
151103810	Transfer from Reserves	($143,058)	($174,358)	($31,300)
	Change to Closing Surplus			0

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.1 Management of Assets - Maintain civic buildings, public places, plant, roads, cycleways, and pathways based on asset management plans and identified priorities.

VOTING REQUIREMENTS - ABSOLUTE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Peczka SECONDED: Councillor Sorensen

That Council:

1. Agree to the request from the Guilderton Country Club to release $31,300 from the Guilderton Country Club Reserve for the replacement of the kitchen canopy at the Guilderton Country Club Complex; and

2. Agree to amend its adopted 2024/25 Budget as detailed below.

GL/Project	Description	Current Budget	Revised Budget	Surplus/ (Deficit)
BC11361	Guilderton Country Club – Building (Capital)	55,410	86,710	31,300
151103810	Transfer from Reserves	(143,058)	(174,358)	(31,300)
			Change to Closing Surplus	0

CARRIED BY ABSOLUTE MAJORITY
7 / 0

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

13.2 PROPOSED RESUMPTION OF LAND - PORTION OF LOT 6 ON DIAGRAM D055859, BREERA

File	RDS/12
Author	Bethwyn Innes - Executive Assistant to EMCCS
Reporting Officer	Scott Wildgoose - Chief Executive Officer
Refer	OCM 17 October 2023 - Item 12.1
Appendices	1. Aerial Map - Lot 6 Ioppolo Rd Breera [**13.2.1** - 1 page] 2. Aerial Map - Truncation Lot 6 Ioppolo Rd Breera [**13.2.2** - 1 page]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider a proposal for resumption of a portion of land located at Lot 6 (Diagram D055859 being the whole of the land contained in Certificate of Title Volume 1801 Folio 175) Breera, for incorporation into an existing road reserve.

BACKGROUND

Ioppolo Road is located on the southernmost boundary of the Shire of Gingin and spans the distance between the Brand Highway (Shire of Gingin) and Great Northern Highway (Shire of Chittering). A portion of Ioppolo Road (Relevant Road Portion) truncates the southeastern corner of the property, Lot 6 Diagram D055859 (7 Ioppolo Road), Breera (Property) before crossing the Shire boundary into the Shire of Chittering (see **Appendices**).

At the 17 October 2023 Ordinary Council Meeting (OCM), Council was advised of the long standing, uninterrupted and open use by the public of the Relevant Road Portion as a right of way comprising part of Ioppolo Road. Ioppolo Road, including the Relevant Road Portion, has also been repaired and maintained at the public's expense.

The Shire's Administration considered and investigated several options, including:

- realignment of the road – not progressed by the Shire of Chittering; and
- a request from the owner to fence the Relevant Road Portion - fencing or gating of a declared public road would be determined to be an obstruction.

Given the above, it was considered that the most effective course of action was the resumption of the Relevant Road Portion by the Shire of Gingin.

In considering the matter at its 17 October 2023 OCM, Council authorised the Chief Executive Officer to commence negotiations with the landowner of the affected property to resume that portion of land traversed by Ioppolo Road, with compensation to be based on survey and formal valuation.

COMMENT

In order to ensure an accurate assessment of the value of the parcel of land, Administration proceeded to obtain a market valuation for the portion of land subject to the resumption. Negotiations were then commenced with the Landowner. During the negotiation process, the Landowner was encouraged to seek their own valuation through a valuer of their own choosing.

Both valuation processes returned similar results per square metre, with the Landowner's valuation accounting for a larger area (5,750m^2) than administration deemed necessary for the resumption, including encroaching into neighbouring land, resulting in a higher overall valuation. Administration estimates the required land to be approximately 2,150m^2, with value of $7,600 (excl GST). It is important to note that a survey of the proposed land for resumption has not yet been conducted, as approval for the sale of land from the landowner must be obtained prior to the survey.

Following the acceptance of the market valuation, the Landowner has stated his settlement price at $20,000 (excl GST), which is higher than the value noted by their own valuer. Further negotiations based on the received valuations were attempted, however the Landowner has stated that their price is non-negotiable.

Administration has sought advice on the Shire's option to exercise its right for a compulsory acquisition of the property under the *Land Administration Act 1997* however, legal advice has suggested that this process may be time consuming and resource intensive, and that an agreed settlement may be more cost effective.

RISK IMPLICATIONS

There is a current operational risk that the owner of the Relevant Road Portion could fence off the road at any time which would result in the road being unusable, impacting several properties that are positioned on the Relevant Road Portion. Purchasing Relevant Road Portion will remove that risk.

STATUTORY/LOCAL LAW IMPLICATIONS

Land Administration Act 1997
Part 5 - Roads
Division 1 – Conventional Roads
Section 56 – Dedication of land as road

Land Administration Act 1997
Part 9 – Compulsory Acquisition of Interests in Land
Division 3 – Procedure for taking interests in land and designating for a public work
Subdivision – 2 Procedure for taking interests in land without an agreement
Section - 168

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

If Council is supportive of the Officer's recommendation, then the budget will be amended in accordance with the following table:

GL/Project	Description	Current Budget	Revised Budget	Surplus/ (Deficit)
5120181	ROADC - Transfers from Reserve	0	20,000	20,000
RC321	Ioppolo Road (Capital)	0	(20,000)	(20,000)
			Change to Closing Surplus	0

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning & Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - ABSOLUTE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Vis

That Council:

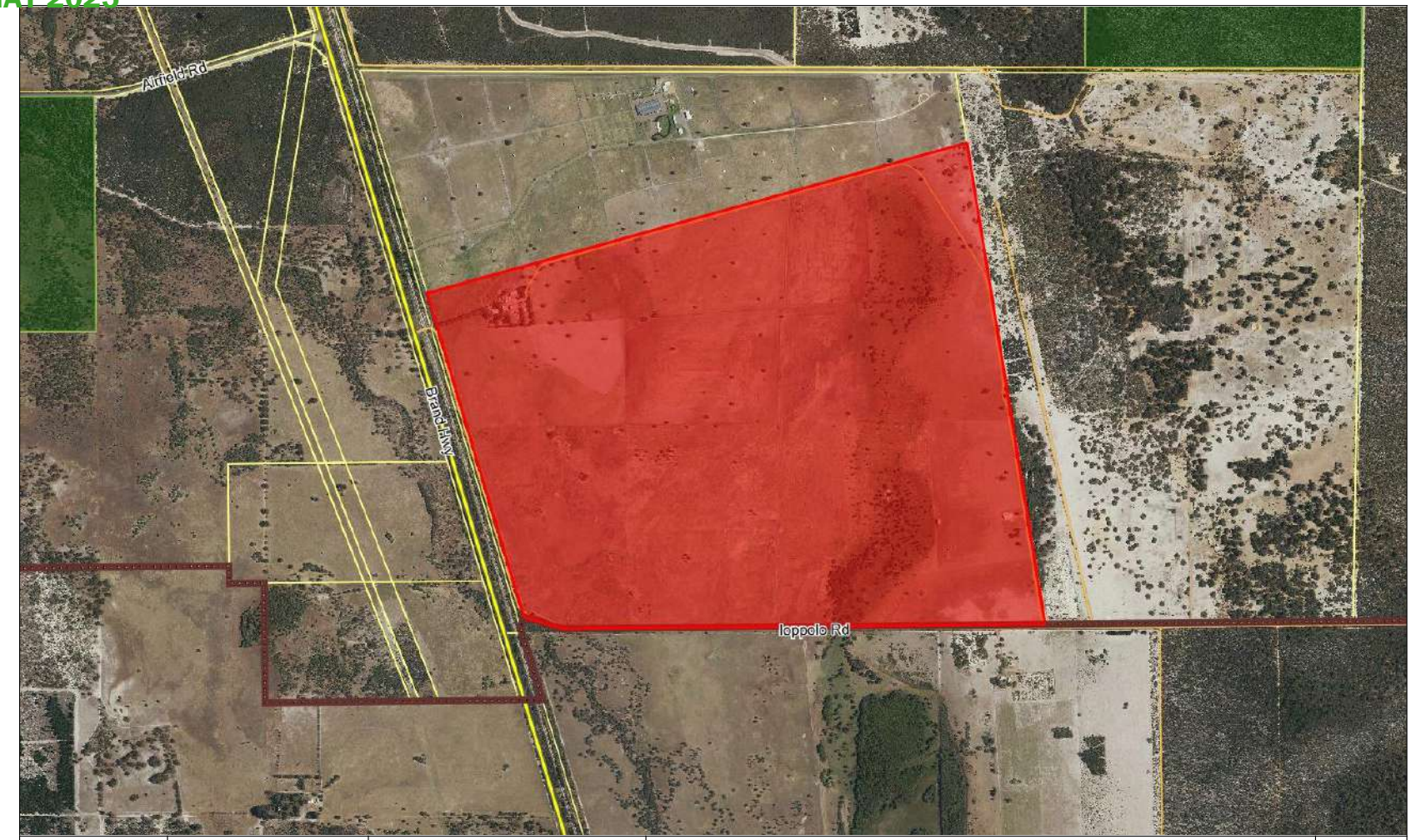
1. Agree to the settlement of $20,000 (excl GST) for the resumption of a portion of land located at Lot 6 (Diagram D055859, 7 Ioppolo Road), Breera, for incorporation into an existing road reserve; and

2. Agree to amend its 2024/25 Budget as detailed below:

GL/Project	Description	Current Budget	Revised Budget	Surplus/ (Deficit)
5120181	ROADC - Transfers from Reserve	0	20,000	20,000
RC321	Ioppolo Road (Capital)	0	(20,000)	(20,000)
			Change to Closing Surplus	0

CARRIED BY ABSOLUTE MAJORITY
7 / 0

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



SHIRE OF GINGIN	7 Brockman St Gingin WA 6503 P: 08 9575 5100 255 Vins Way Lancelin WA 6044 P: 08 9575 5155 E: mail@gingin.wa.gov.au	Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.	A6062 - Lot 6 (Deposited Plan D55859, 7 Ioppolo Rd), Breera	N
			Scale: 1:20164	Date: 04/10/2023

SHIRE OF GINGIN	7 Brockman St Gingin WA 6503 P: 08 9575 5100 255 Vins Way Lancelin WA 6044 P: 08 9575 5155 E: mail@gingin.wa.gov.au	Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.	A6062 - Lot 6 (Deposited Plan D55859, 7 Ioppolo Road) Breera Truncation Scale: 1:670 Date: 04/10/2023	N

13.3 CHANGE OF THE BASIS OF RATING FROM UV TO GRV - COUNTRY HEIGHTS ESTATE - DP422921, DP426165 AND DP426166

File	RAV/3
Author	Melinda Kingston - Senior Rates Officer
Reporting Officer	Leanne Parola - Acting Executive Manager Corporate Services
Refer	Nil
Appendices	1. D P 422921 Lot 9501 - Approved [**13.3.1** - 8 pages] 2. D P 426165 Lot 9502 - Approved [**13.3.2** - 6 pages] 3. D P 426166 - Lot 9503 - Approved [**13.3.3** - 8 pages] 4. Council Agenda Item - Sample letter 1 [**13.3.4** - 2 pages] 5. Council Agenda Item - Sample letter 2 [**13.3.5** - 2 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To seek Council approval to apply to the Minister for Local Government to change the basis of rates on a number of properties in Country Heights Estate, Ginginup.

BACKGROUND

Council has made use of Gross Rental Value (GRV) on land used predominantly for non-rural purposes since 1998 in order to ensure that the rating methods applied within the Shire are consistent for properties with non-rural land uses.

In order for Council to change the basis of rating from Unimproved Value (UV) to Gross Rental Value, it is necessary to advise affected property owners of the proposed changes and to obtain the Minister's approval prior to implementation. Historically, Council's accepted practice has been to apply for such changes to the basis of rates from UV to GRV to be effective from the date of Ministerial approval.

Under s. 6.28 of the *Local Government Act 1995* (the Act), the Minister for Local Government is responsible for determining the method of valuation of land to be used by a local government as the basis for a rate. One of the most common reasons for requesting the re-assessment of the method of valuation for an area or areas of land is a change in the predominant usage of the land, which can occur for a variety of reasons including subdivision.

This report addresses the proposed revaluation of land due to subdivision.

COMMENT

Stakeholder Consultation
Purpose:
To provide an update to the recent letters sent to ratepayers regarding proposed changes to change in basis of rating from UV to GRV, and to present a summary of community feedback received within 14 days from date of issue.

Consultation:
Letters were mailed to 64 ratepayers on 17 April and 28 April 2025, outlining proposed changes to change in basis of rating. Recipients were invited to submit written feedback within 14 days, via email or post.

Key points:

- No feedback received

Due to no feedback being received, approval is sought to apply to the Minister for Local Government to change the basis of rates on a number of properties in Country Heights Estate, Ginginup, as outlined in the report.

Attachments:

- Sample Letter to Ratepayers

Administration is seeking Council approval to apply to the Minister for Local Government for a determination pursuant to Section 6.28 (1) of the *Local Government Act 1995*, to change the Basis of Rates from UV to GRV for the following properties:

Assess #	Lot #	Property Address	Zoning	Subdivision	Deposited Plan #
A7042	CH1	Lot 1 Aquilo Road	Rural Living	Ginginup	DP422921
A7043	CH2	Lot 2 Aquilo Road	Rural Living	Ginginup	DP422921
A7044	CH3	Lot 3 Aquilo Road	Rural Living	Ginginup	DP422921
A7045	CH4	Lot 4 Aquilo Road	Rural Living	Ginginup	DP422921
A7046	CH5	Lot 5 Aquilo Road	Rural Living	Ginginup	DP422921
A7047	CH6	Lot 6 Aquilo Road	Rural Living	Ginginup	DP422921
A7048	CH7	Lot 7 Aquilo Road	Rural Living	Ginginup	DP422921
A7049	CH8	Lot 8 Aquilo Road	Rural Living	Ginginup	DP422921
A7050	CH9	Lot 9 Aquilo Road	Rural Living	Ginginup	DP422921
A7051	CH124	Lot 124 Aquilo Road	Rural Living	Ginginup	DP422921
A7052	CH125	Lot 125 Aquilo Road	Rural Living	Ginginup	DP422921
A7053	CH126	Lot 126 Aquilo Road	Rural Living	Ginginup	DP422921
A7054	CH127	Lot 127 Aquilo Road	Rural Living	Ginginup	DP422921
A7055	CH128	Lot 128 Aquilo Road	Rural Living	Ginginup	DP422921

A7056	CH9501	Lot 9501 Cheriton Road	Rural Living	Ginginup	DP422921
A7057	CH86	Lot 86 Carnaby Boulevard	Rural Living	Ginginup	DP426165
A7058	CH87	Lot 87 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7059	CH88	Lot 88 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7060	CH89	Lot 89 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7061	CH90	Lot 90 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7062	CH91	Lot 91 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7063	CH92	Lot 92 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7064	CH93	Lot 93 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7065	CH94	Lot 94 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7066	CH95	Lot 95 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7067	CH96	Lot 96 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7068	CH97	Lot 97 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7069	CH98	Lot 98 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7070	CH99	Lot 99 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7071	CH100	Lot 100 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7072	CH101	Lot 101 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7073	CH102	Lot 102 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7074	CH103	Lot 103 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7075	CH104	Lot 104 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7076	CH105	Lot 105 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7077	CH106	Lot 106 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7078	CH9502	Lot 9502 Cheriton Road	Rural Living	Ginginup	DP426165
A7119	CH66	Lot CH66 Starbush Way	Rural Living	Ginginup	DP426166
A7120	CH67	Lot CH67 Starbush Way	Rural Living	Ginginup	DP426166
A7121	CH68	Lot CH68 Starbush Way	Rural Living	Ginginup	DP426166
A7122	CH69	Lot CH69 Starbush Way	Rural Living	Ginginup	DP426166
A7123	CH70	Lot CH70 Starbush Way	Rural Living	Ginginup	DP426166
A7124	CH71	Lot CH71 Starbush Way	Rural Living	Ginginup	DP426166
A7125	CH72	Lot CH72 Starbush Way	Rural Living	Ginginup	DP426166
A7126	CH73	Lot CH73 Starbush Way	Rural Living	Ginginup	DP426166
A7127	CH74	Lot CH74 Starbush Way	Rural Living	Ginginup	DP426166
A7128	CH75	Lot CH75 Starbush Way	Rural Living	Ginginup	DP426166
A7129	CH76	Lot CH76 Starbush Way	Rural Living	Ginginup	DP426166
A7130	CH77	Lot CH77 Starbush Way	Rural Living	Ginginup	DP426166
A7131	CH78	Lot CH78 Starbush Way	Rural Living	Ginginup	DP426166
A7132	CH79	Lot CH79 Starbush Way	Rural Living	Ginginup	DP426166
A7133	CH121	Lot CH121 Starbush Way	Rural Living	Ginginup	DP426166
A7134	CH122	Lot CH122 Starbush Way	Rural Living	Ginginup	DP426166
A7135	CH145	Lot CH145 Daviesia Fairway	Rural Living	Ginginup	DP426166

A7136	CH146	Lot CH146 Daviesia Fairway	Rural Living	Ginginup	DP426166
A7137	CH297	Lot CH297 Starbush Way	Rural Living	Ginginup	DP426166
A7138	CH298	Lot CH298 Starbush Way	Rural Living	Ginginup	DP426166
A7139	CH299	Lot CH299 Starbush Way	Rural Living	Ginginup	DP426166
A7140	CH300	Lot CH300 Starbush Way	Rural Living	Ginginup	DP426166
A7141	CH301	Lot CH301 Starbush Way	Rural Living	Ginginup	DP426166
A7142	CH302	Lot CH302 Starbush Way	Rural Living	Ginginup	DP426166
A7143	CH303	Lot CH303 Starbush Way	Rural Living	Ginginup	DP426166
A7144	CH304	Lot CH304 Starbush Way	Rural Living	Ginginup	DP426166
A7145	CH9503	Lot 9503 Cheriton Road	Rural Living	Ginginup	DP426166

A copy of each Deposited Plan is attached (**see Appendices**).

It is intended that Administration apply to the Minister to change the Basis of Rates from UV to GRV for the above properties and if approved will advise the affected property owners of the proposed changes with the effective date being the date of the Minister's approval.

RISK IMPLICATIONS

In the event that Council is supportive of the officer's recommendation, there may be reputational risks associated with ratepayer dissatisfaction relating to a potential increase in their rates payable.

In the event that Council is not supportive of the officer's recommendation, there will be potential financial risk if the properties continue to be valued as UV. UV-based rating is generally lower than GRV-based rating, especially for properties that could potentially generate rental income.

In the event that Council is not supportive of the officer's recommendation, there are several risk implications that could arise, particularly in terms of fairness, financial sustainability, and stakeholder confidence.

Ignoring improvements like buildings can disproportionately burden owners of vacant land while undercharging those with high-yielding properties. This may be perceived as actual unfairness among ratepayers, potentially leading to disputes, appeals, or resistance to rate payments.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
Part 6 – Financial Management
Division 6 – Rates and services charges
Section 6.28 Basis of Rates

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

If Council approves the recommendation contained in this report, the individual Lots will cease to be rated under the UV basis and will be rated under the GRV basis from the date of Ministerial approval.

Very minimal, if any, change for the 2024/25 budget.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.4 Strategic & Sustainable Financial Planning - Undertake long-term resource planning and allocation in accordance with the Integrated Planning and Reporting Framework.

VOTING REQUIREMENTS – SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Weeks SECONDED: Councillor Sorensen

That Council:

Make an application to the Department of Local Government, Sport and Cultural Industries seeking the Minister's approval to change the Basis of Rates from Unimproved Valuation (UV) to Gross Rental Valuation (GRV) for the following properties:

Assess #	Lot #	Property Address	Zoning	Subdivision	Deposited Plan #
A7042	CH1	Lot 1 Aquilo Road	Rural Living	Ginginup	DP422921
A7043	CH2	Lot 2 Aquilo Road	Rural Living	Ginginup	DP422921
A7044	CH3	Lot 3 Aquilo Road	Rural Living	Ginginup	DP422921
A7045	CH4	Lot 4 Aquilo Road	Rural Living	Ginginup	DP422921
A7046	CH5	Lot 5 Aquilo Road	Rural Living	Ginginup	DP422921

A7047	CH6	Lot 6 Aquilo Road	Rural Living	Ginginup	DP422921
A7048	CH7	Lot 7 Aquilo Road	Rural Living	Ginginup	DP422921
A7049	CH8	Lot 8 Aquilo Road	Rural Living	Ginginup	DP422921
A7050	CH9	Lot 9 Aquilo Road	Rural Living	Ginginup	DP422921
A7051	CH124	Lot 124 Aquilo Road	Rural Living	Ginginup	DP422921
A7052	CH125	Lot 125 Aquilo Road	Rural Living	Ginginup	DP422921
A7053	CH126	Lot 126 Aquilo Road	Rural Living	Ginginup	DP422921
A7054	CH127	Lot 127 Aquilo Road	Rural Living	Ginginup	DP422921
A7055	CH128	Lot 128 Aquilo Road	Rural Living	Ginginup	DP422921
A7056	CH9501	Lot 9501 Cheriton Road	Rural Living	Ginginup	DP422921
A7057	CH86	Lot 86 Carnaby Boulevard	Rural Living	Ginginup	DP426165
A7058	CH87	Lot 87 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7059	CH88	Lot 88 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7060	CH89	Lot 89 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7061	CH90	Lot 90 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7062	CH91	Lot 91 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7063	CH92	Lot 92 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7064	CH93	Lot 93 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7065	CH94	Lot 94 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7066	CH95	Lot 95 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7067	CH96	Lot 96 Darwinia Crescent	Rural Living	Ginginup	DP426165

A7068	CH97	Lot 97 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7069	CH98	Lot 98 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7070	CH99	Lot 99 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7071	CH100	Lot 100 Darwinia Crescent	Rural Living	Ginginup	DP426165
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A7073	CH102	Lot 102 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7074	CH103	Lot 103 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7075	CH104	Lot 104 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7076	CH105	Lot 105 Darwinia Crescent	Rural Living	Ginginup	DP426165
A7077	CH106	Lot 106 Darwinia Crescent	Rural Living	Ginginup	DP426165
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A7122	CH69	Lot CH69 Starbush Way	Rural Living	Ginginup	DP426166
A7123	CH70	Lot CH70 Starbush Way	Rural Living	Ginginup	DP426166
A7124	CH71	Lot CH71 Starbush Way	Rural Living	Ginginup	DP426166
A7125	CH72	Lot CH72 Starbush Way	Rural Living	Ginginup	DP426166
A7126	CH73	Lot CH73 Starbush	Rural Living	Ginginup	DP426166

		Way			
A7127	CH74	Lot CH74 Starbush Way	Rural Living	Ginginup	DP426166
A7128	CH75	Lot CH75 Starbush Way	Rural Living	Ginginup	DP426166
A7129	CH76	Lot CH76 Starbush Way	Rural Living	Ginginup	DP426166
A7130	CH77	Lot CH77 Starbush Way	Rural Living	Ginginup	DP426166
A7131	CH78	Lot CH78 Starbush Way	Rural Living	Ginginup	DP426166
A7132	CH79	Lot CH79 Starbush Way	Rural Living	Ginginup	DP426166
A7133	CH121	Lot CH121 Starbush Way	Rural Living	Ginginup	DP426166
A7134	CH122	Lot CH122 Starbush Way	Rural Living	Ginginup	DP426166
A7135	CH145	Lot CH145 Daviesia Fairway	Rural Living	Ginginup	DP426166
A7136	CH146	Lot CH146 Daviesia Fairway	Rural Living	Ginginup	DP426166
A7137	CH297	Lot CH297 Starbush Way	Rural Living	Ginginup	DP426166
A7138	CH298	Lot CH298 Starbush Way	Rural Living	Ginginup	DP426166
A7139	CH299	Lot CH299 Starbush Way	Rural Living	Ginginup	DP426166
A7140	CH300	Lot CH300 Starbush Way	Rural Living	Ginginup	DP426166
A7141	CH301	Lot CH301 Starbush Way	Rural Living	Ginginup	DP426166
A7142	CH302	Lot CH302 Starbush Way	Rural Living	Ginginup	DP426166
A7143	CH303	Lot CH303 Starbush Way	Rural Living	Ginginup	DP426166
A7144	CH304	Lot CH304 Starbush Way	Rural Living	Ginginup	DP426166
A7145	CH9503	Lot 9503 Cheriton Road	Rural Living	Ginginup	DP426166

CARRIED UNANIMOUSLY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Vis, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

LANDGATE COPY OF ORIGINAL NOT TO SCALE 12/10/2023 09:40 AM Request number: 65714424
www.landgate.wa.gov.au

Plan Information

Tenure Type	FREEHOLD
Plan Type	DEPOSITED PLAN
Plan Purpose	SUBDIVISION

Plan Heading

LOTS 1 - 9 (Incl.) , 124 - 128 (Incl.), 8005, 9501 AND ROAD

Locality & Local Government

Locality	GINGINUP
Local Government	SHIRE OF GINGIN

Examination

E. Milewska 27.09.2023

Examined | Date

Planning Approval

Planning Authority	W.A.P.C.	(# Approval required by)
Reference	153068	

02-Oct-2023

Delegated under S. 16 P&D Act 2005 | Date

In Order For Dealings

Subject To

SEC 168(1)(2), 165, 152 OF THE P&D ACT
SEC 129BA, 70A OF THE TLA

2.10.2023

For Registrar of Titles | Date

Plan Approved (REG 26A(4))

2.10.2023

Inspector of Plans and Surveys | Date

Survey Details

Field Records	159281
Declared as Special Survey Area	YES

Survey Certificate - Regulation 54

I, M. WIEBKING
hereby certify that this plan is accurate and is a correct representation of the -
(a) survey; and
(b) calculations from measurements recorded in the field records,
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Digitally signed by Mirko Wiebking
Date: 2023.09.21 23:00:29 +10'00'

M.G.E. WIEBKING
Licensed Surveyor | Date

Survey Organisation

Name	LAND SURVEYORS PERTH
Address	PO BOX1414, SUBIACO, WA 6904
Phone	043 888 5757
Email	mirko@land-surveyors-perth.com.au
Reference	LSP - CountryHeights

Amendments

Version	Lodgement Type	Amendment Description	Authorised By	Date
2	AMENDMENT	PLAN EXAMINATION REQUIREMENTS (Former Interest 'CAVEAT DOC P111239' - Removed from I&N Table)	M. WIEBKING	11.7.2023
3	REPLACEMENT	PLAN EXAMINATION REQUIREMENTS (Burdened 'LOT 8005' excluded from Former Interests)	M. WIEBKING	21.9.2023

Former Tenure

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Subject Land Description
LOTS 1 - 9 (Incl.),124 - 128 (Incl.) 8005, 9501 & ROAD	LOT 9500	DP 417740	C/T 2987 / 766	

Former Tenure Interests and Notifications

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
	MINERAL RESERVATION		(TRANSFER) DOC 3053/1909	LOTS 1 - 9, 124 - 128 & PT LOT 9501 (Denoted by Ⓧ), (BEING PT OF LOT 1373 on DPs 231279,284,384+385)		
	MINERAL RESERVATION		(TRANSFER) DOC 6619/1920	LOTS 1 - 9, 124 - 128 & PT LOT 9501 (Denoted by Ⓧ), (BEING PT OF LOT 1373 on DPs 231279,284,384+385)		

New Interests

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA	DOC P677945	LOTS 1 - 9, 124 - 128 (incl.)	SHIRE OF GINGIN	NO DEVELOPMENTS ARE PERMITTED OUTSIDE OF BUILDING ENVELOPES
Ⓐ	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA	DOC P677947	LOT 5	ELECTRICITY NETWORKS CORPORATION	FIRE SEPARATION

New Memorials & Notifications

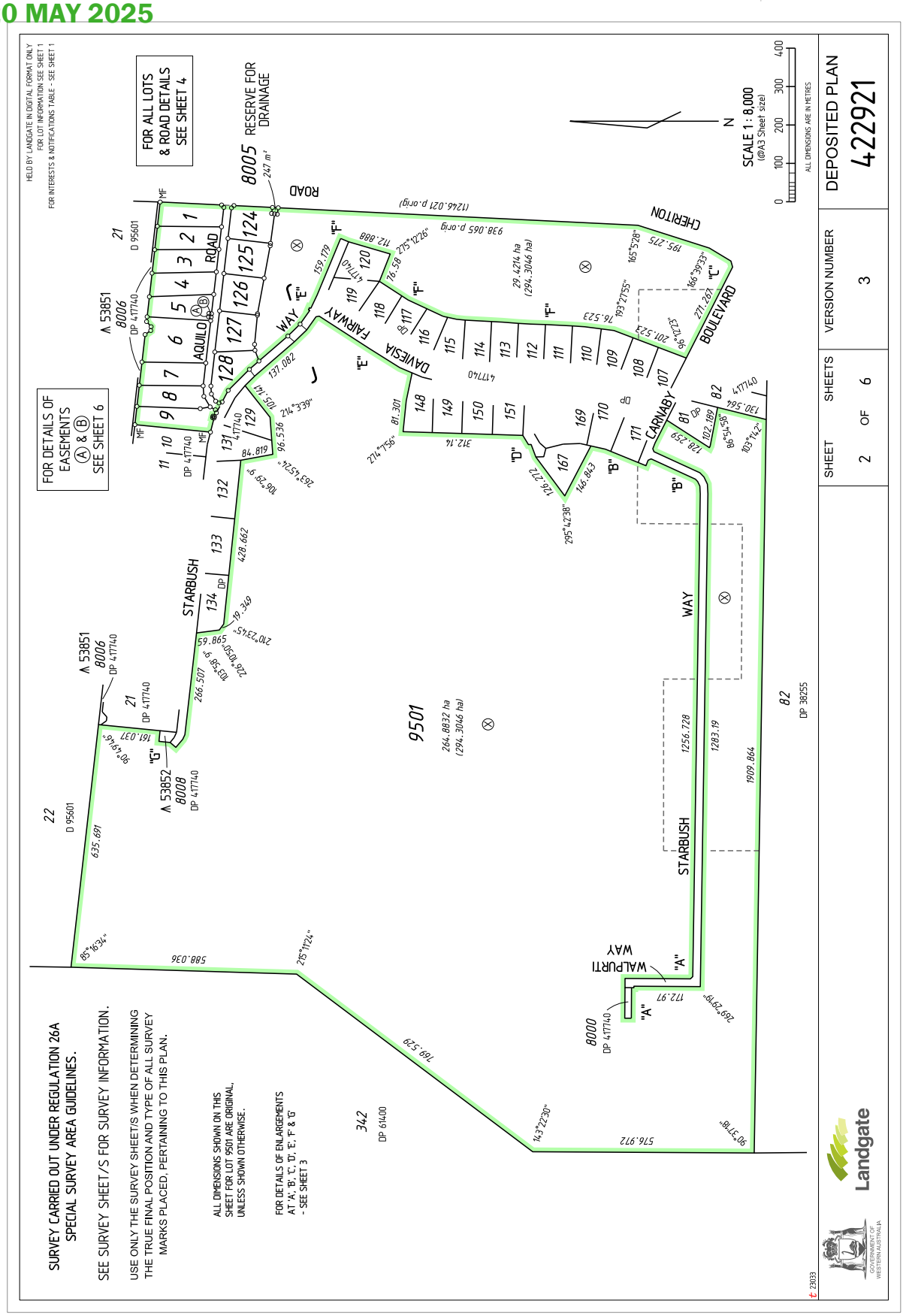
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
	NOTIFICATION	SEC 70A OF THE TLA	DOC P677944	LOTS 1 - 9, 124 - 128 (incl.)		RETICULATED SEWERAGE SERVICE IS UNAVAILABLE, SUITABLE SYSTEMS MUST COMPLY WITH THE LGA & DEPT. HEALTH, AND BUILDING REQUIREMENTS MAY APPLY
	NOTIFICATION	SEC 165 OF THE P&D ACT	DOC P677943	LOTS 1 - 9, 124 - 128 (incl.)		LAND WITHIN BUSHFIRE PRONE AREA, SUBJECT TO BUSHFIRE MANAGEMENT PLAN, BUILDING REQUIREMENTS MAY APPLY
	NOTIFICATION	SEC 70A OF THE TLA	DOC P677944	LOTS 1 - 9, 124 - 128 (incl.)		SUBJECT TO PROVISIONS OF A LOCAL DEVELOPMENT PLAN
	NOTIFICATION	SEC 70A OF THE TLA	DOC P677942	LOTS 1 - 9, 124 - 128 (incl.)		LOTS WITHIN RURAL AREA - IMPACTED BY PRIMARY PRODUCTION
Ⓑ	NOTIFICATION	SEC 70A OF THE TLA	DOC P677946	LOT 5		NOISE
LOT 8005	RESERVE FOR DRAINAGE	VESTS IN THE CROWN UNDER SEC 152 OF THE P&D ACT	THIS PLAN	LOT 8005		RESERVED FOR DRAINAGE PURPOSES

t: 23033

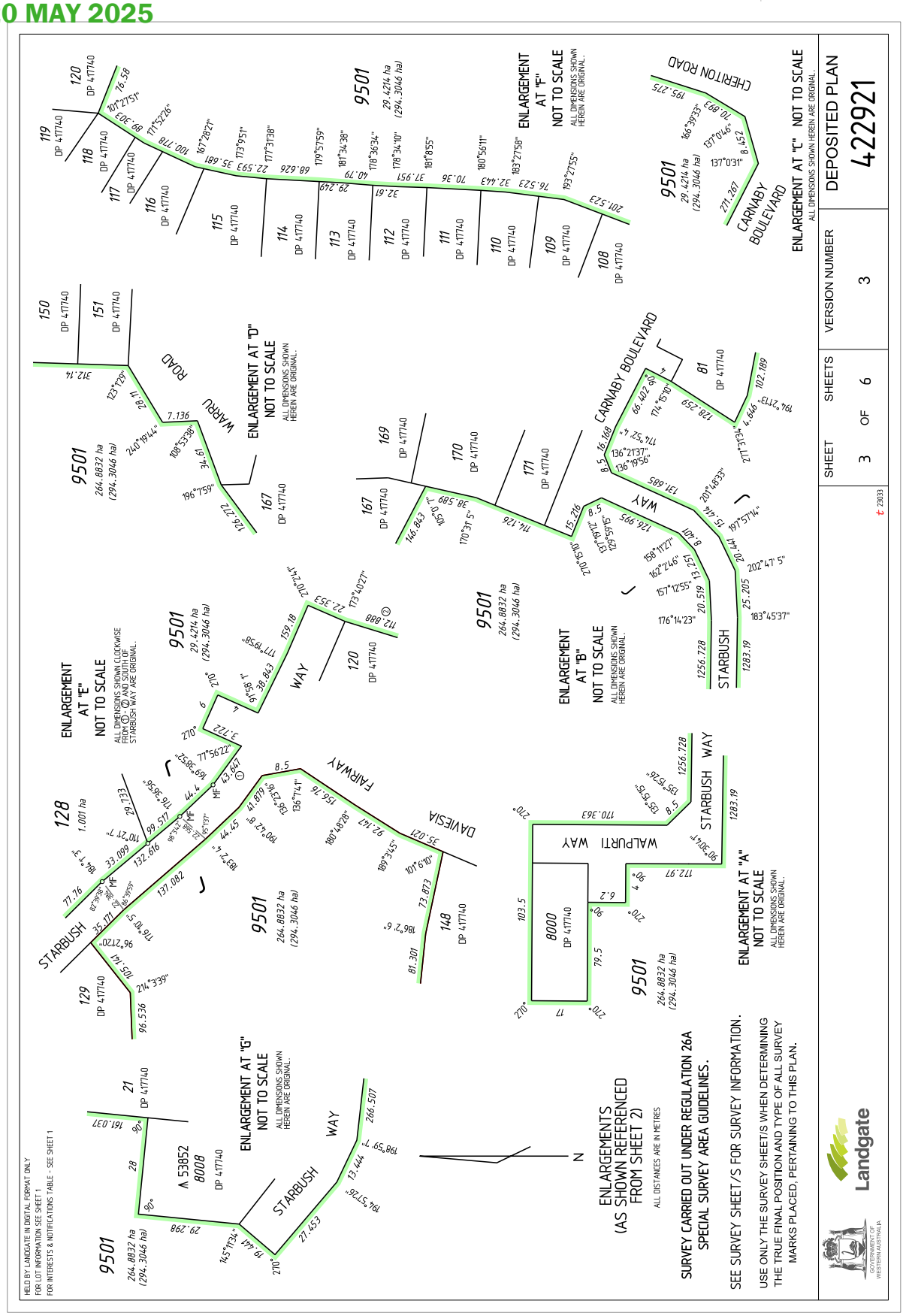
GOVERNMENT OF WESTERN AUSTRALIA

Landgate

SHEET	SHEETS	VERSION NUMBER	DEPOSITED PLAN
1 OF	6	3	422921



LANDGATE COPY OF ORIGINAL NOT TO SCALE 12/10/2023 09:40 AM Request number: 65714424
Landgate
www.landgate.wa.gov.au



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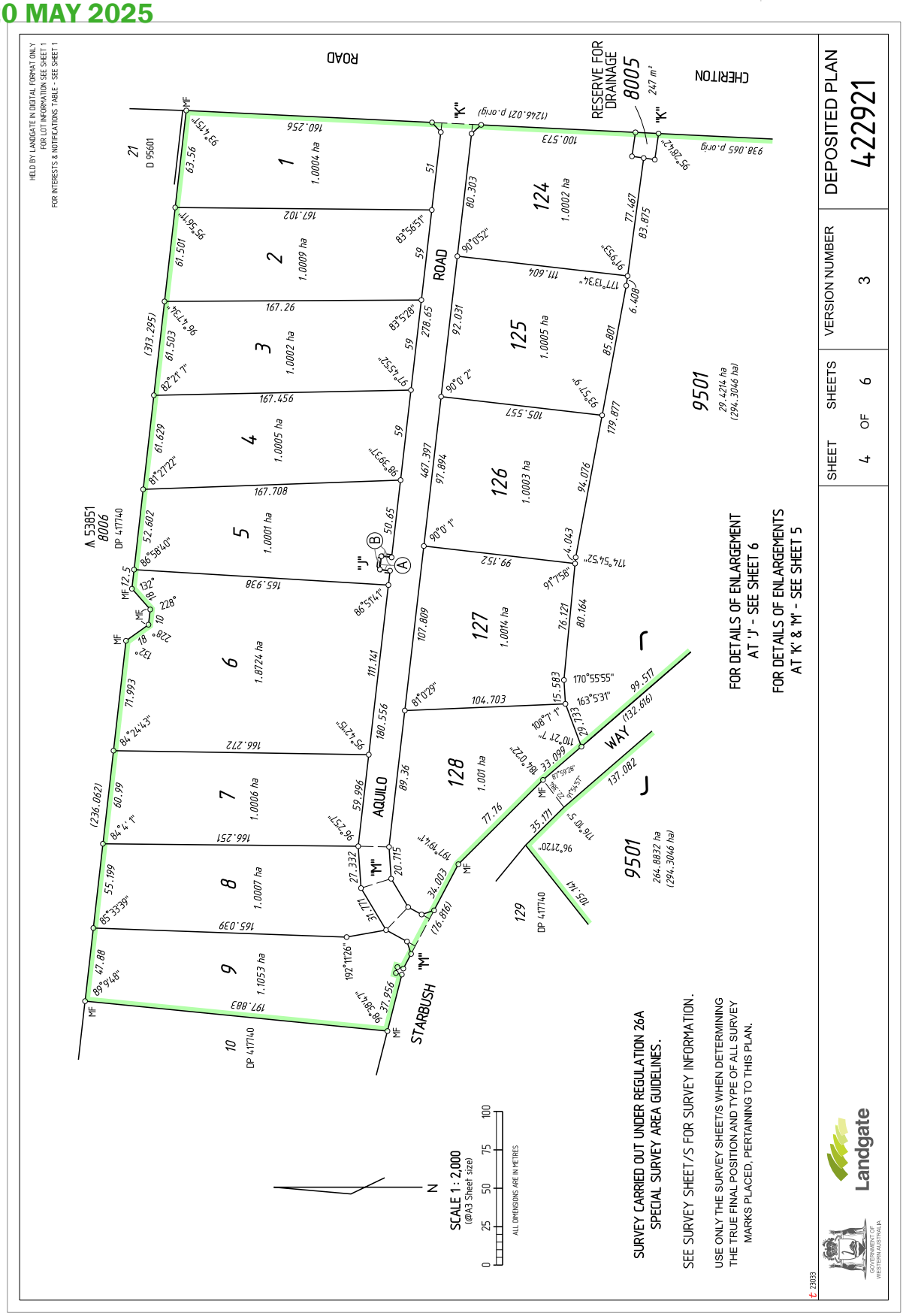
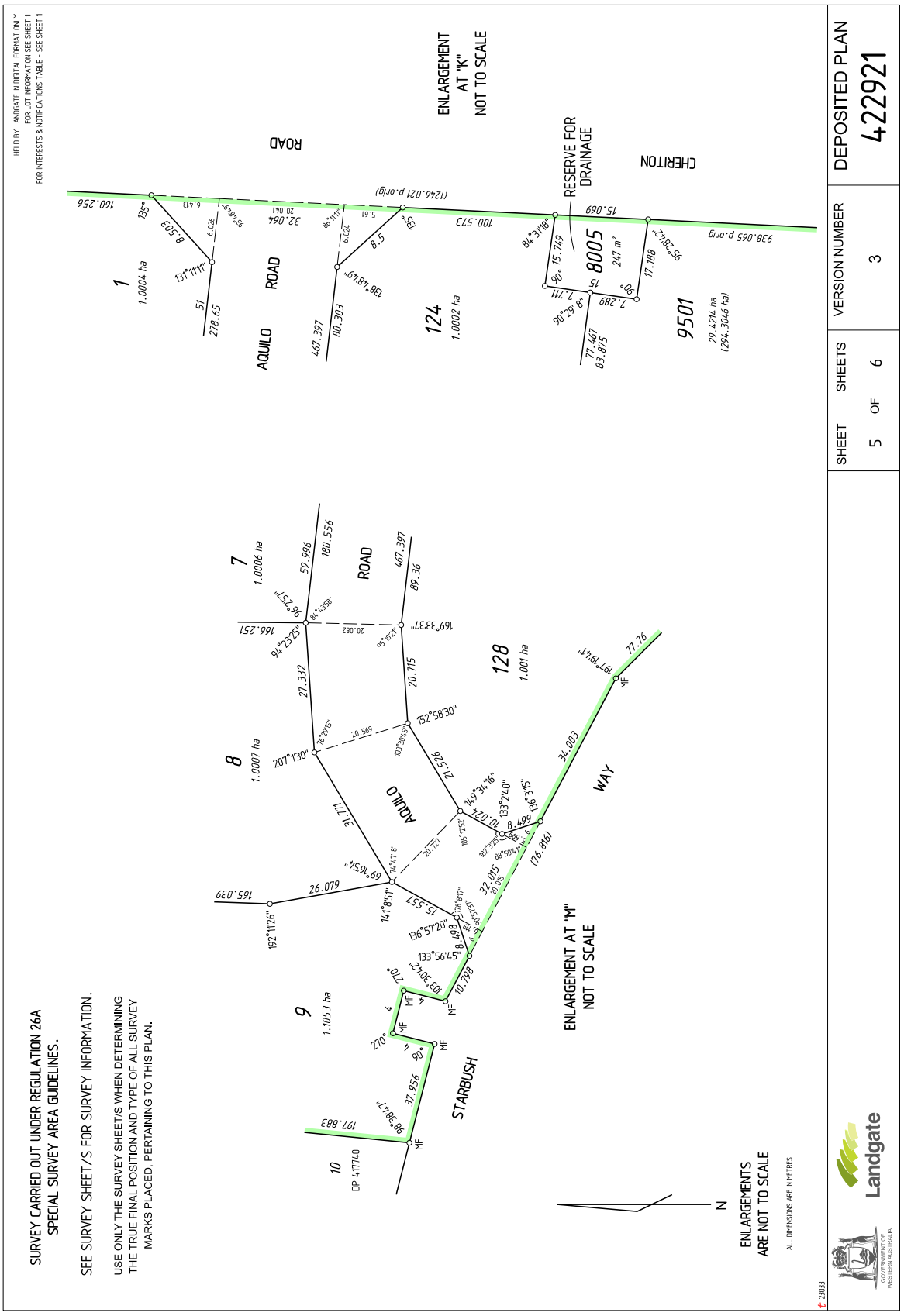
Landgate
www.landgate.wa.gov.au


DEPOSITED PLAN 422921
VERSION NUMBER 3
SHEET 4 OF SHEETS 6
HELD BY LANDGATE IN DIGITAL FORMAT ONLY
FOR LOT INFORMATION SEE SHEET 1
FOR INTERESTS & NOTIFICATIONS TABLE - SEE SHEET 1
ROAD
CHERITON
RESERVE FOR DRAINAGE 8005
AQUILO
STARBUSH
WAY
"J"
"K"
"L"
"M"
FOR DETAILS OF ENLARGEMENT AT 'J' - SEE SHEET 6
FOR DETAILS OF ENLARGEMENTS AT 'K' & 'M' - SEE SHEET 5
SURVEY CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES.
SEE SURVEY SHEET/S FOR SURVEY INFORMATION.
USE ONLY THE SURVEY SHEET/S WHEN DETERMINING THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY MARKS PLACED, PERTAINING TO THIS PLAN.
SCALE 1: 2,000
(@A3 Sheet size)
ALL DIMENSIONS ARE IN METRES
N
Landgate
GOVERNMENT OF WESTERN AUSTRALIA
t 23033



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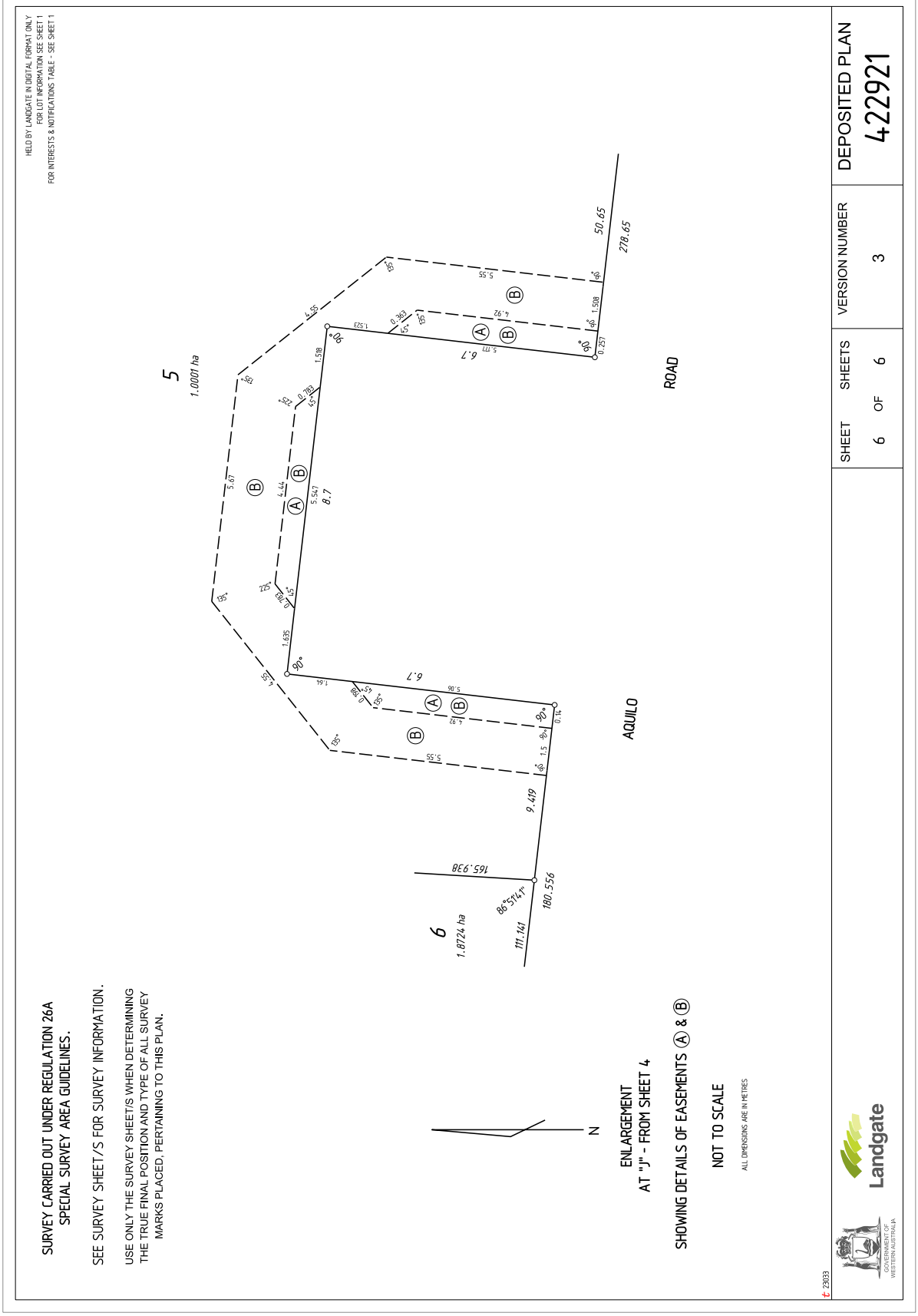
Landgate
www.landgate.wa.gov.au



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Landgate
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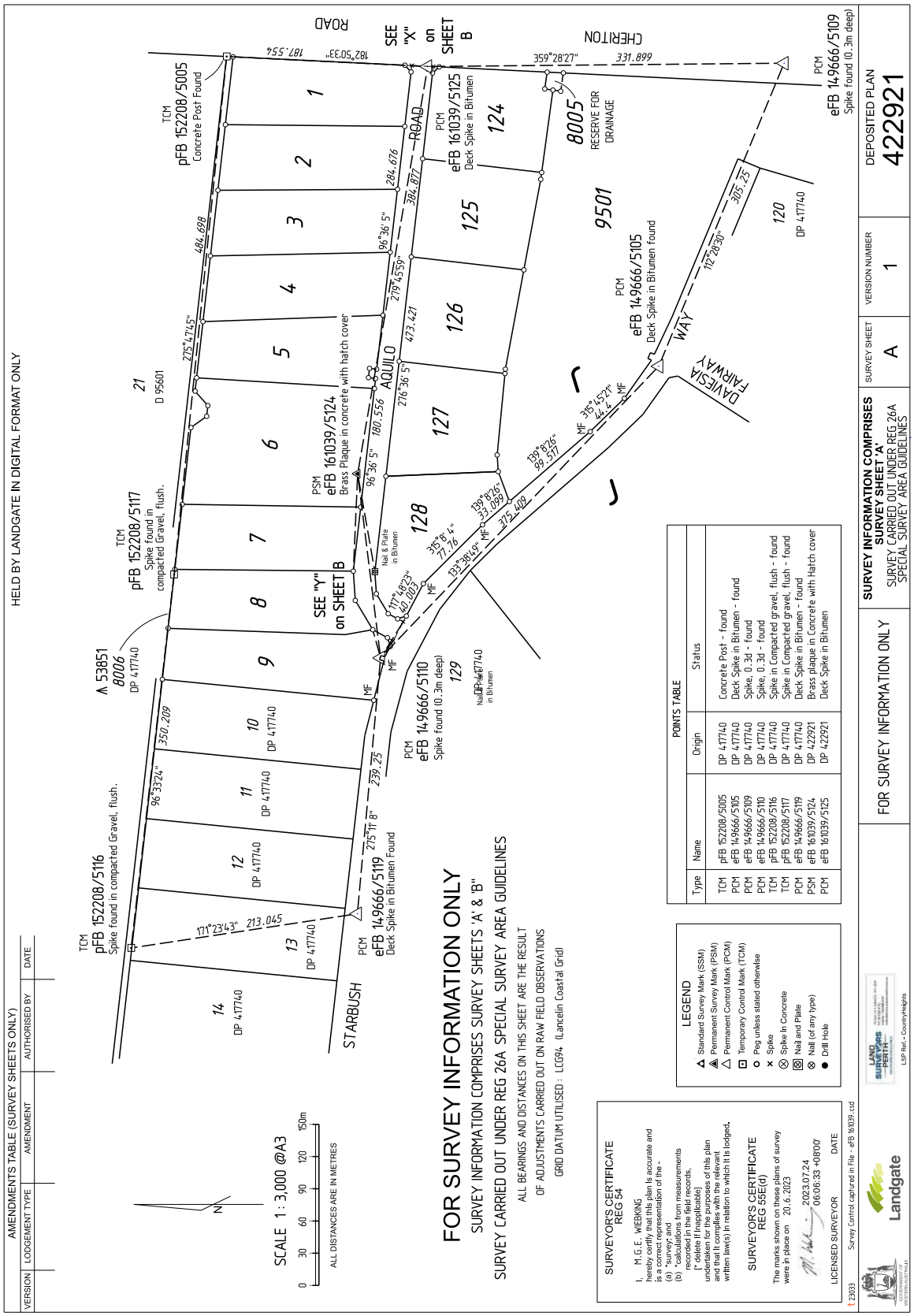

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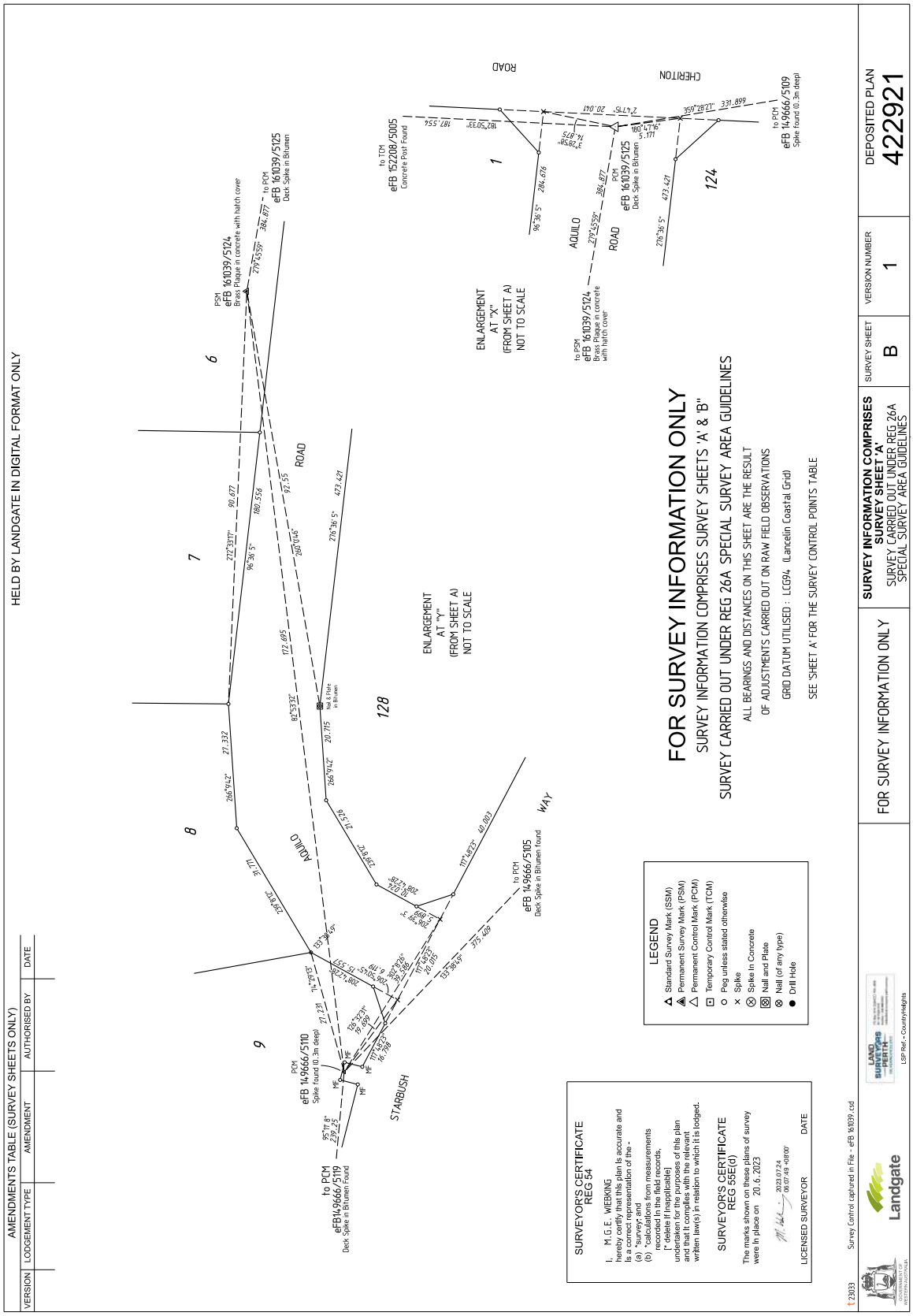
Landgate
www.landgate.wa.gov.au



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Landgate
www.landgate.wa.gov.au

Plan Information

Plan Type	DEPOSITED PLAN
Plan Purpose	SUBDIVISION

Plan Heading

LOTS 86 - 106 (incl.) , 8007, 8011, 9502 AND ROAD

Locality & Local Government

Locality	GINGINUP
Local Government	SHIRE OF GINGIN

Examination

E. Milewska 27.10.2023

Examined | Date

Planning Approval

Planning Authority	W.A.P.C.	(# Approval required by)
Reference	153068	

16-Nov-2023

Delegated under S. 16 P&D Act 2005 | Date

In Order For Dealings

Subject To: SEC 168(1)(2), 165, 152 OF THE P&D ACT
SEC 129BA, 70A OF THE TLA

For Registrar of Titles | Date

Plan Approved (REG 26A(4))

Inspector of Plans and Surveys | Date

Survey Details

Field Records	161037
Declared as Special Survey Area	YES

Survey Certificate - Regulation 54

I, M. WIEBKING
hereby certify that this plan is accurate and is a correct representation of the -
(a) survey; and
(b) calculations from measurements recorded in the field records,
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Mirko Wiebking
2023.10.10 10:34:57 +11'00'

M.G.E. WIEBKING
Licensed Surveyor | Date

Survey Organisation

Name	LAND SURVEYORS PERTH
Address	PO BOX 1414, SUBIACO, WA 6904
Phone	043 888 5757
Email	mlrko@land-surveyors-perth.com.au
Reference	LSP - CountryHeights

Former Tenure

New Lot / Land	Parent Lot Number	Parent Plan Number	Title Reference	Subject Land Description
LOTS 86 - 106 (incl.), 8007, 8011, 9502 & ROAD	LOT 9501	DP 422921	C/T Vol. 4041 Folio 390	

Former Tenure Interests and Notifications

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
X	MINERAL RESERVATION		DOC (TRANSFER) 3053/1909	LOTS 88 - 103 & PT LOTS 86, 87, 104, 105 & 9502 (Denoted by X) (BEING PT OF LOT 1373 on DPs 231279,284,384-385)		
X	MINERAL RESERVATION		DOC (TRANSFER) 6619/1920	LOTS 88 - 103 & PT LOTS 86, 87, 104, 105 & 9502 (Denoted by X) (BEING PT OF LOT 1373 on DPs 231279,284,384-385)		

New Interests

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA	DOC	LOTS 86 - 106 (incl.)	SHIRE OF GINGIN	NO DEVELOPMENTS ARE PERMITTED OUTSIDE OF BUILDING ENVELOPES
A	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA	DOC	LOTS 100, 101, 104 & 105	ELECTRICITY NETWORKS CORPORATION	FIRE SEPARATION

New Memorials & Notifications

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
	NOTIFICATION	SEC 70A OF THE TLA	DOC	LOTS 86 - 106 (incl.)		RETICULATED SEWERAGE SERVICE IS UNAVAILABLE, SUITABLE SYSTEMS MUST COMPLY WITH THE LGA & DEPT. HEALTH, AND BUILDING REQUIREMENTS MAY APPLY
	NOTIFICATION	SEC 165 OF THE P&D ACT	DOC	LOTS 86 - 106 (incl.)		LAND WITHIN BUSHFIRE PRONE AREA, SUBJECT TO BUSHFIRE MANAGEMENT PLAN, BUILDING REQUIREMENTS MAY APPLY
	NOTIFICATION	SEC 70A OF THE TLA	DOC			SUBJECT TO PROVISIONS OF A LOCAL DEVELOPMENT PLAN
	NOTIFICATION	SEC 70A OF THE TLA	DOC	LOTS 86 - 106 (incl.)		LOTS WITHIN RURAL AREA - IMPACTED BY PRIMARY PRODUCTION
B	NOTIFICATION	SEC 70A OF THE TLA	DOC	LOTS 100, 101, 104 & 105		NOISE
LOTS 8007 & 8011	RESERVE FOR DRAINAGE	VESTS IN THE CROWN UNDER SEC 152 OF THE P&D ACT	THIS PLAN	LOTS 8007 & 8011		RESERVED FOR DRAINAGE PURPOSES

t 23138

GOVERNMENT OF WESTERN AUSTRALIA
Landgate
LAND SURVEYORS PERTH DELIVERING EXCELLENCE
PO Box 1414 SUBIACO WA 6904
PH (08) 9381 7688
Mobile : 043 888 5757
mirko@land-surveyors-perth.com.au
LSP Ref : Countryheights

SHEET	SHEETS	VERSION NUMBER	DEPOSITED PLAN
1 OF	6	1	426165

SURVEY CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES.

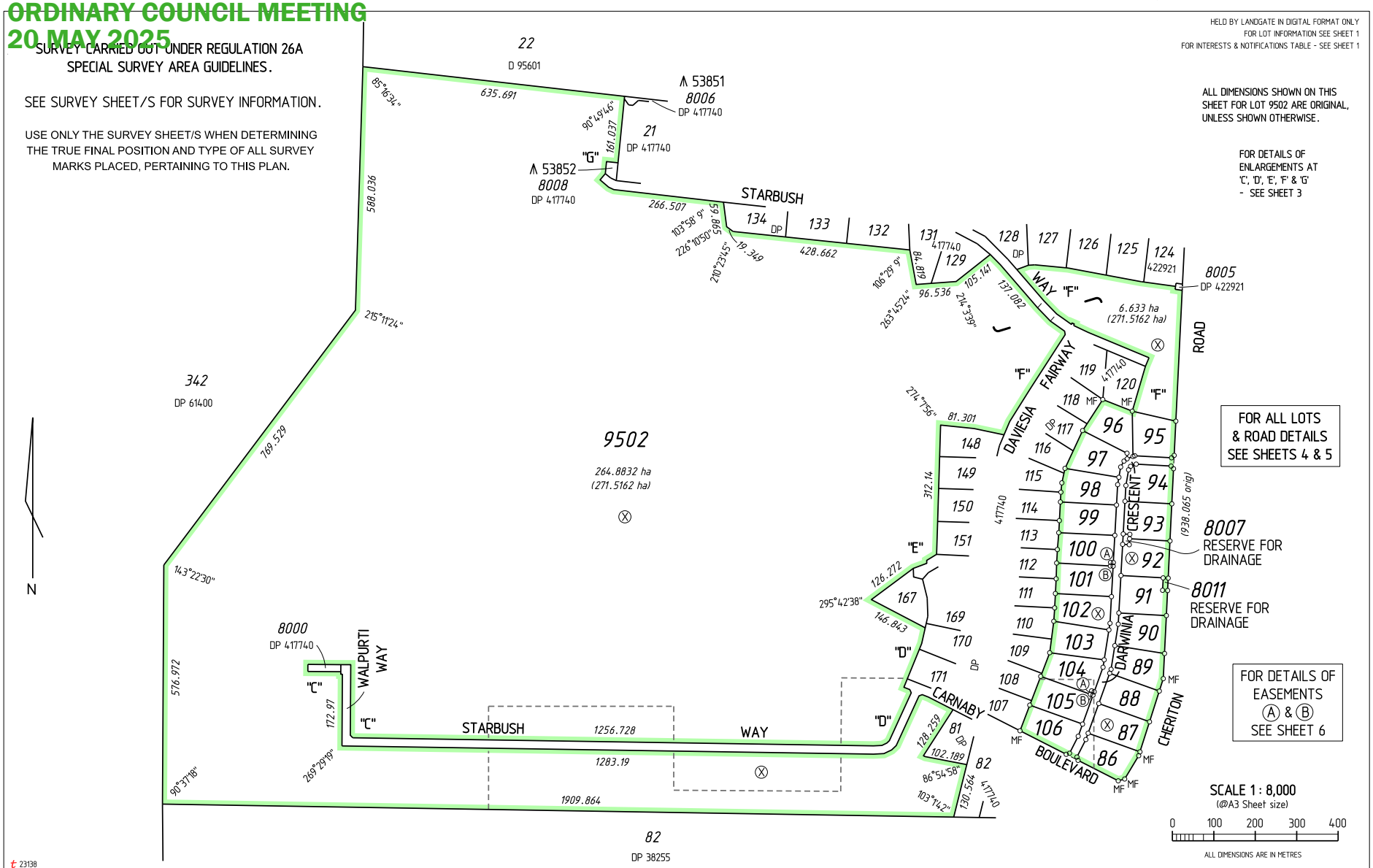
SEE SURVEY SHEET/S FOR SURVEY INFORMATION.

USE ONLY THE SURVEY SHEET/S WHEN DETERMINING THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY MARKS PLACED, PERTAINING TO THIS PLAN.

HELD BY LANDGATE IN DIGITAL FORMAT ONLY
FOR LOT INFORMATION SEE SHEET 1
FOR INTERESTS & NOTIFICATIONS TABLE - SEE SHEET 1

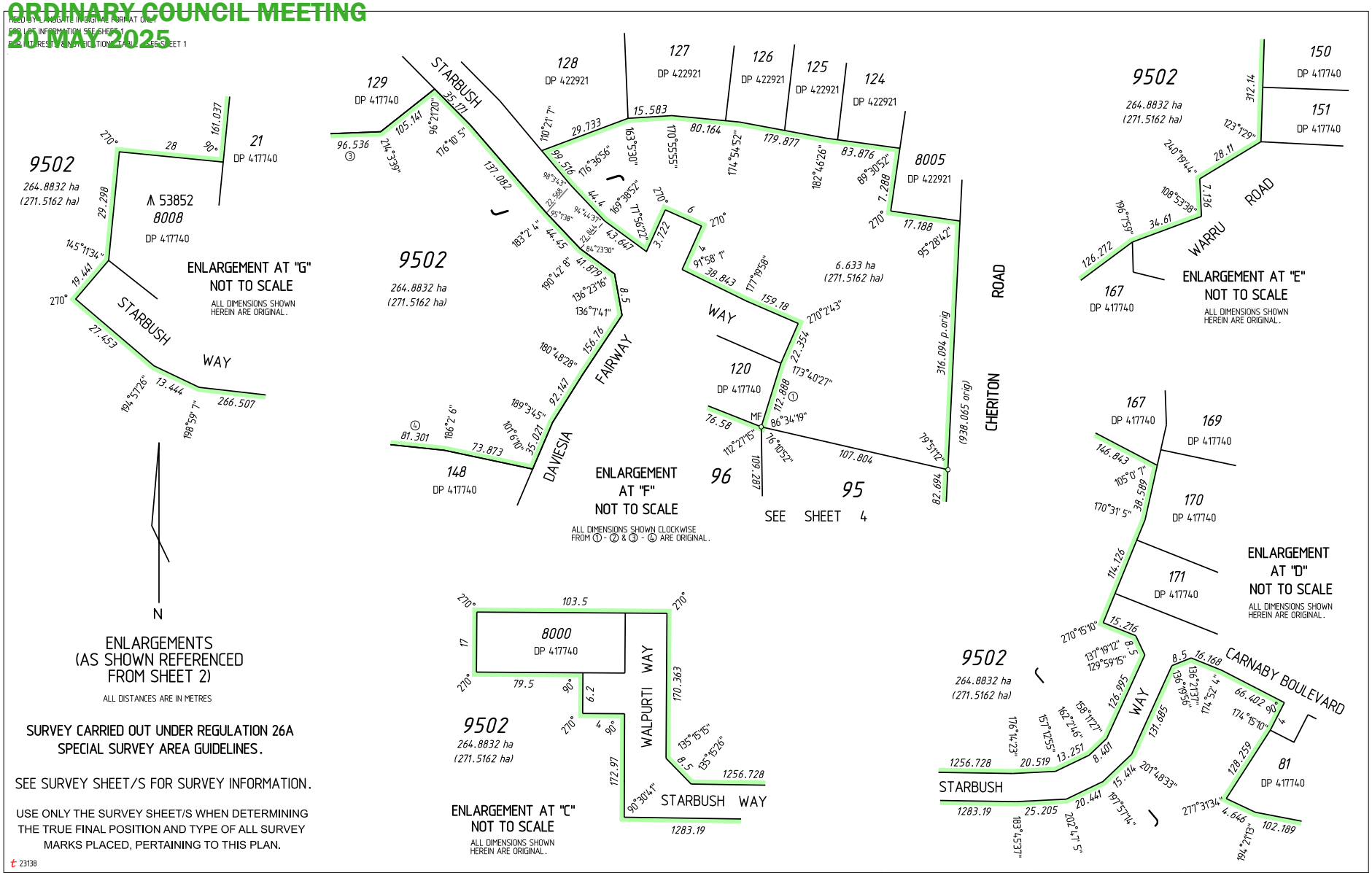
ALL DIMENSIONS SHOWN ON THIS SHEET FOR LOT 9502 ARE ORIGINAL, UNLESS SHOWN OTHERWISE.

FOR DETAILS OF ENLARGEMENTS AT 'C', 'D', 'E', 'F' & 'G' - SEE SHEET 3



t 23138

SHEET	SHEETS	VERSION NUMBER	DEPOSITED PLAN
2	OF 6	1	426165



GOVERNMENT OF WESTERN AUSTRALIA
Landgate
LAND SURVEYORS PERTH
DELIVERING EXCELLENCE

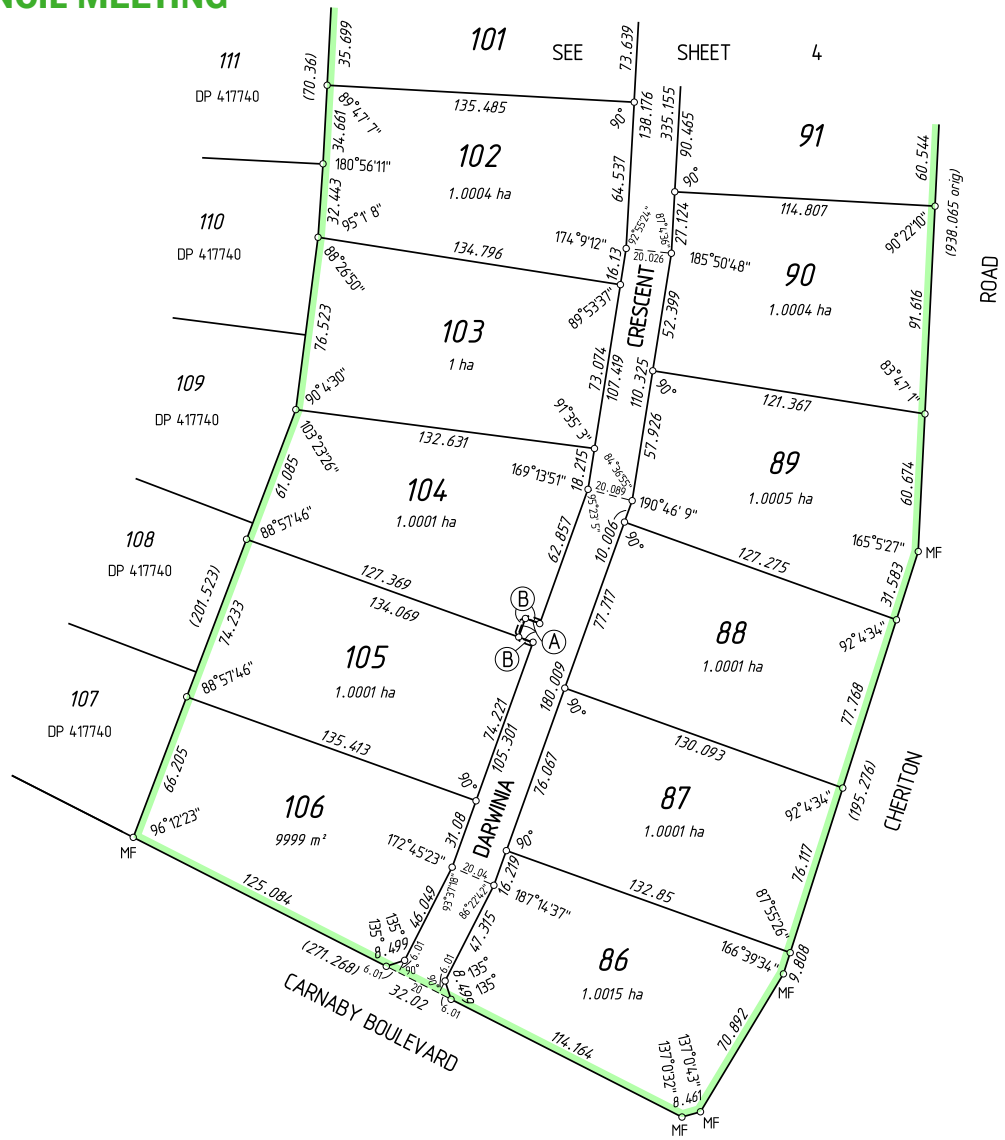
SHEET	SHEETS	VERSION NUMBER	DEPOSITED PLAN
3	OF 6	1	426165

HELD BY LANDGATE IN DIGITAL FORMAT ONLY
FOR LOT INFORMATION SEE SHEET 1
FOR INTERESTS & NOTIFICATIONS TABLE - SEE SHEET 1

t 23138

GOVERNMENT OF WESTERN AUSTRALIA / Landgate / LAND SURVEYORS PERTH DELIVERING EXCELLENCE	SHEET 4 OF SHEETS 6	VERSION NUMBER 1	DEPOSITED PLAN 426165

HELD BY LANDGATE IN DIGITAL FORMAT ONLY
FOR LOT INFORMATION SEE SHEET 1
FOR INTERESTS & NOTIFICATIONS TABLE - SEE SHEET 1



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SCALE 1 : 2,000
(@A3 Sheet size)

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ALL DIMENSIONS ARE IN METRES

SURVEY CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES.

SEE SURVEY SHEET/S FOR SURVEY INFORMATION.

USE ONLY THE SURVEY SHEET/S WHEN DETERMINING THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY MARKS PLACED, PERTAINING TO THIS PLAN.

FOR DETAILS OF EASEMENTS Ⓐ & Ⓑ SEE SHEET 6

t 23138

GOVERNMENT OF WESTERN AUSTRALIA

Landgate

LAND SURVEYORS PERTH
DELIVERING EXCELLENCE

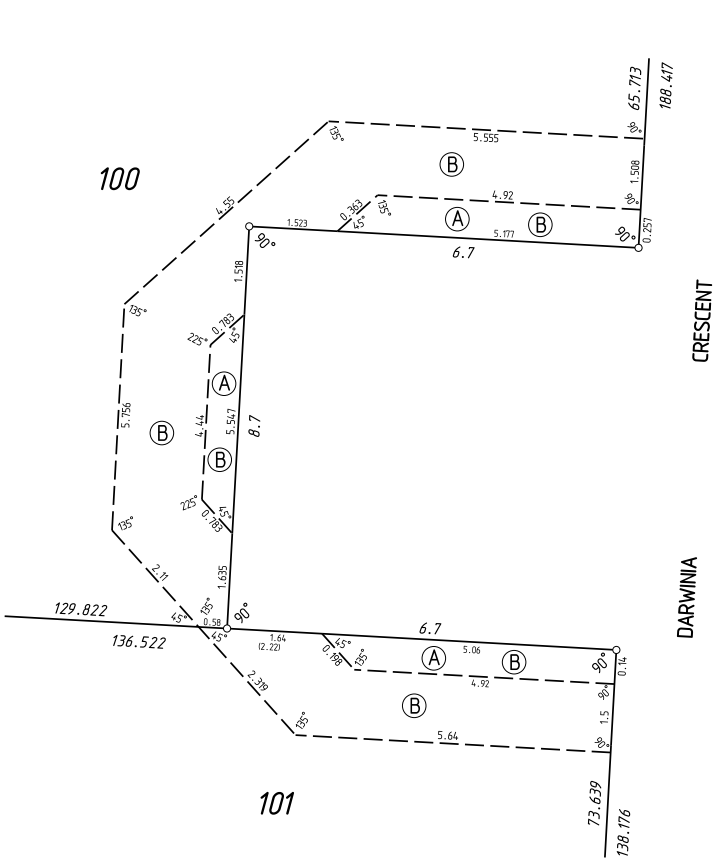
SHEET	SHEETS	VERSION NUMBER	DEPOSITED PLAN
5 OF	6	1	426165

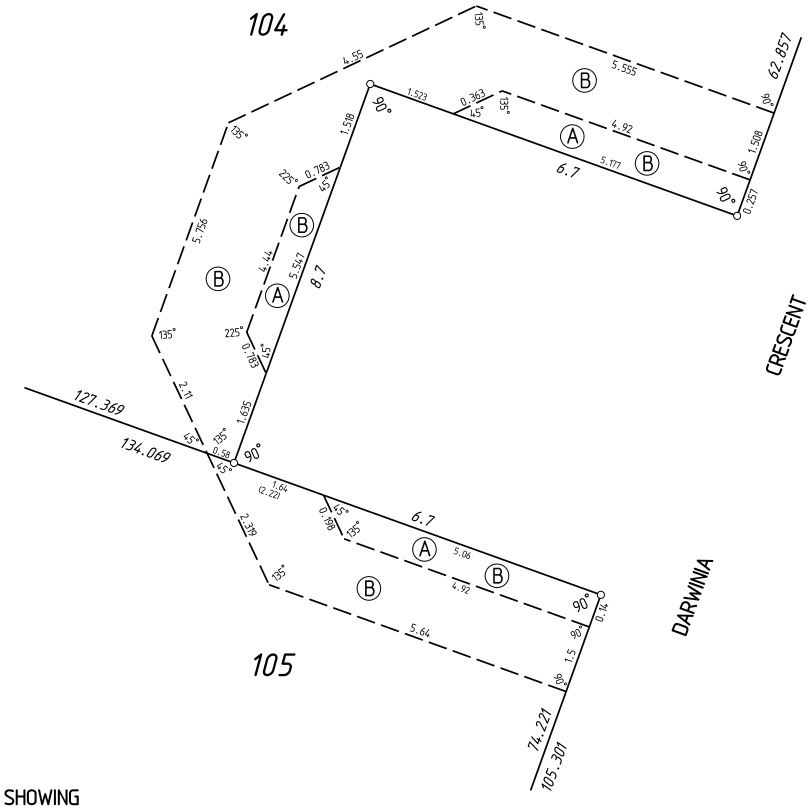
HELD BY LANDGATE IN DIGITAL FORMAT ONLY
FOR LOT INFORMATION SEE SHEET 1
FOR INTERESTS & NOTIFICATIONS TABLE - SEE SHEET 1

SURVEY CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES.

SEE SURVEY SHEET/S FOR SURVEY INFORMATION.

USE ONLY THE SURVEY SHEET/S WHEN DETERMINING THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY MARKS PLACED, PERTAINING TO THIS PLAN.





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ENLARGEMENTS SHOWING
DETAILS OF EASEMENTS Ⓐ & Ⓑ

NOT TO SCALE

ALL DIMENSIONS ARE IN METRES

t 23138

GOVERNMENT OF WESTERN AUSTRALIA

Landgate

LAND SURVEYORS PERTH
DELIVERING EXCELLENCE
PO Box 1414 SUBIACO WA 6904
PH (08) 9321 7686
Mobile : 043 888 5757
mike@land-surveyors-perth.com.au
LSP Ref Countryheights

SHEET	SHEETS	VERSION NUMBER	DEPOSITED PLAN
6 OF	6	1	426165

Plan Information

Plan Type	DEPOSITED PLAN
Plan Purpose	SUBDIVISION

Plan Heading

LOTS 66 - 79 (incl.), 121, 122, 145, 146, 297 - 304 (incl.), 8009, 8010, 9503, ROAD & ROAD WIDENING

Locality & Local Government

Locality	GINGINUP
Local Government	SHIRE OF GINGIN

Examination

E. Milewska 15.05.2024

Examined | Date

Planning Approval

Planning Authority	W.A.P.C.	(# Approval required by)
Reference	153068	

23-May-2024

Delegated under S. 16 P&D Act 2005 | Date

In Order For Dealings

Subject To: SEC 168(1)(2)(3), 165, 152 OF THE P&D ACT
SEC 129BA, 70A OF THE TLA

24.05.2024

For Registrar of Titles | Date

Plan Approved (REG 26A(4))

02.07.2024

Inspector of Plans and Surveys | Date

Survey Details

Field Records	161044
Declared as Special Survey Area	YES

Survey Certificate - Regulation 54

I, M. WIEBKING
hereby certify that this plan is accurate and is a correct representation of the -
(a) survey; and
(b) calculations from measurements recorded in the field records,
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Mirko Wiebking
2024.05.14 13:20:30 +10'00'

M.G.E. WIEBKING
Licensed Surveyor | Date

Survey Organisation

Name	LAND SURVEYORS PERTH
Address	PO BOX 1414, SUBIACO, WA 6904
Phone	043 888 5757
Email	mlrko@land-surveyors-perth.com.au
Reference	LSP - CountryHeights

Plan Amendments

Version	Type	Description	Authorised by	Date
2	AMENDMENT	Addition of reference (X) Inside Lot 122 on Sheet 2	M.WIEBKING	14.5.2024

Former Tenure

New Lot / Land	Parent Lot Number	Parent Plan Number	Title Reference	Subject Land Description
LOTS 66 - 79 (incl.), 121, 122, 145, 146, 297 - 304 (Incl.), 8009, 8010, 9503, ROAD & ROAD WDG.	LOT 9502	DP 426165	C/T Vol. 4044 Folio 750	

Former Tenure Interests and Notifications

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(X)	MINERAL RESERVATION		DOC (TRANSFER) 3053/1909	LOTS 121, 122, 145, 146, 299-302 (incl.) & PT LOTS 69-76 (incl.), 298, 303, 304 & 9503 (Denoted by (X)) (BEING PT OF LOT 1373 on DPs 231279,284,384+385)		
(X)	MINERAL RESERVATION		DOC (TRANSFER) 6619/1920	LOTS 121, 122, 145, 146, 299-302 (incl.) & PT LOTS 69-76 (incl.), 298, 303, 304 & 9503 (Denoted by (X)) (BEING PT OF LOT 1373 on DPs 231279,284,384+385)		

New Interests

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA	DOC Q006214	LOTS 66-79 (incl.), 121, 122, 145, 146, 297-304 (incl.) & 9503	SHIRE OF GINGIN	NO DEVELOPMENTS ARE PERMITTED OUTSIDE OF BUILDING ENVELOPES
(A)	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA	DOC Q006061	LOT 9503	ELECTRICITY NETWORKS CORPORATION	FIRE SEPARATION

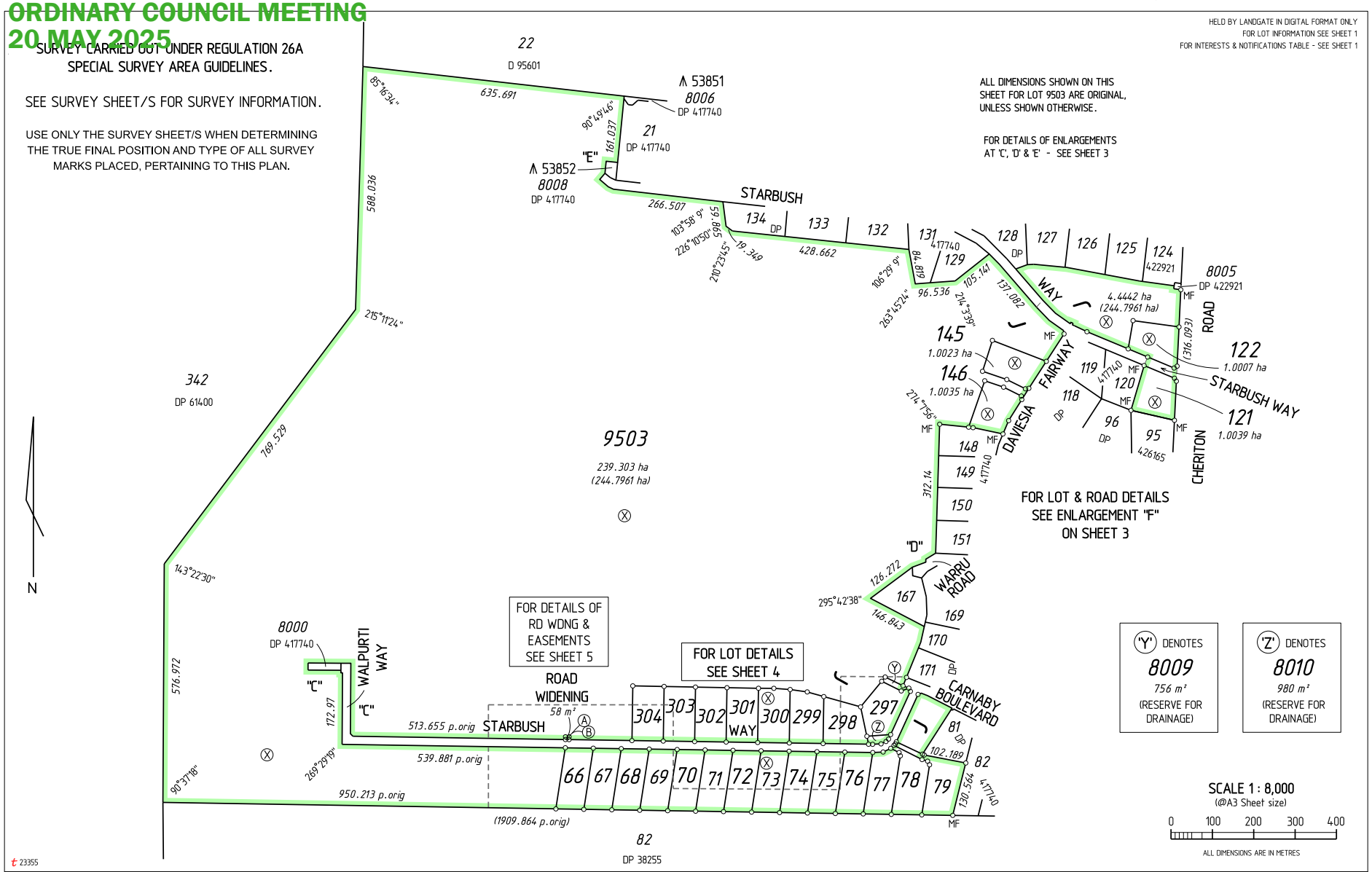
New Memorials & Notifications

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
	NOTIFICATION	SEC 70A OF THE TLA	DOC Q006211	LOTS 66-79 (incl.), 121, 122, 145, 146, 297 - 304 (incl.), AND 9503		RETICULATED SEWERAGE SERVICE IS UNAVAILABLE, SUITABLE SYSTEMS MUST COMPLY WITH THE LGA & DEPT. HEALTH, AND BUILDING REQUIREMENTS MAY APPLY
	NOTIFICATION	SEC 165 OF THE P&D ACT	DOC Q006212	LOTS 66-79 (incl.), 121, 122, 145, 146, 297 - 304 (incl.), AND 9503		LAND WITHIN BUSHFIRE PRONE AREA, SUBJECT TO BUSHFIRE MANAGEMENT PLAN, BUILDING REQUIREMENTS MAY APPLY
	NOTIFICATION	SEC 70A OF THE TLA	DOC Q006211	LOTS 66-79 (incl.), 121, 122, 145, 146, 297 - 304 (incl.), AND 9503		SUBJECT TO PROVISIONS OF A LOCAL DEVELOPMENT PLAN
	NOTIFICATION	SEC 70A OF THE TLA	DOC Q006211	LOTS 66-79 (incl.), 121, 122, 145, 146, 297 - 304 (incl.), AND 9503		LOTS WITHIN RURAL AREA - IMPACTED BY PRIMARY PRODUCTION
(B)	NOTIFICATION	SEC 70A OF THE TLA	DOC Q006062	LOT 9503		NOISE
LOTS 8009 & 8010	RESERVE FOR DRAINAGE	VESTS IN THE CROWN UNDER SEC 152 OF THE P&D ACT	THIS PLAN	LOTS 8009 & 8010		RESERVED FOR DRAINAGE PURPOSES

t 23355

GOVERNMENT OF WESTERN AUSTRALIA
Landgate
LAND SURVEYORS PERTH — DELIVERING EXCELLENCE
PO Box 1414 SUBIACO WA 6904
PH (08) 9381 7686
Mobile : 043 888 5757
mirko@land-surveyors-perth.com.au
LSP Ref Countryheights

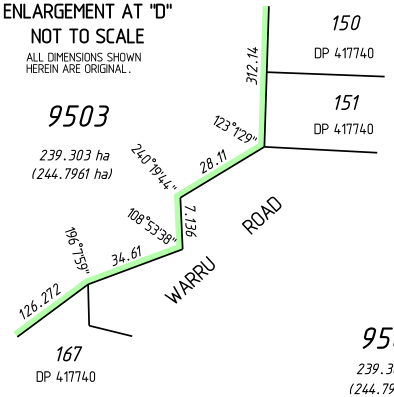
SHEET	SHEETS	VERSION NUMBER	DEPOSITED PLAN
1 OF	5	2	426166



SHEET	SHEETS	VERSION NUMBER	DEPOSITED PLAN
2	OF 5	2	426166

THIS PLAN IS AVAILABLE IN DIGITAL FORMAT ON [illegible]
FOR LOT INFORMATION SEE SHEET 2
FOR FEATURES & ANNOTATIONS SEE SHEET 1

ENLARGEMENT AT "D"
NOT TO SCALE
ALL DIMENSIONS SHOWN HEREIN ARE ORIGINAL.



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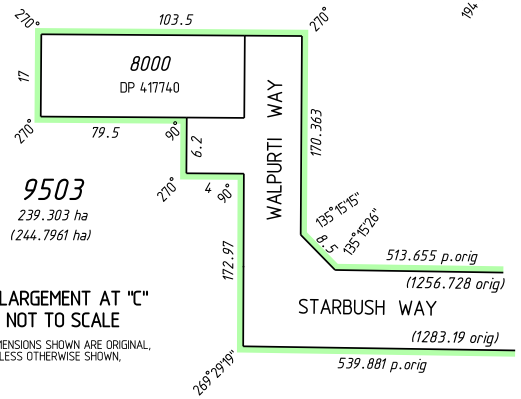


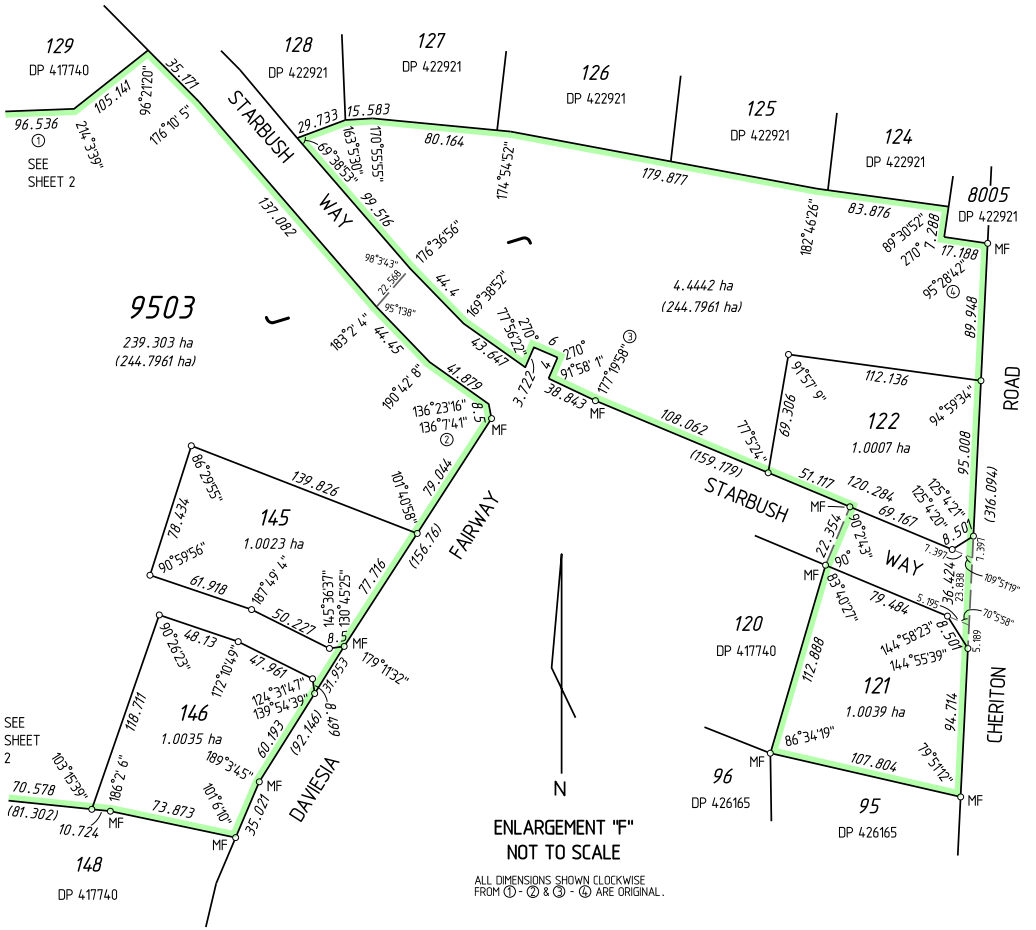
ENLARGEMENT AT "C"
NOT TO SCALE
DIMENSIONS SHOWN ARE ORIGINAL, UNLESS OTHERWISE SHOWN.

t 23355

SURVEY CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES.

SEE SURVEY SHEET/S FOR SURVEY INFORMATION.

USE ONLY THE SURVEY SHEET/S WHEN DETERMINING THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY MARKS PLACED, PERTAINING TO THIS PLAN.



ENLARGEMENT AT "F"
NOT TO SCALE
ALL DIMENSIONS SHOWN CLOCKWISE FROM ① - ② & ③ - ④ ARE ORIGINAL.

SHEET	SHEETS	VERSION NUMBER	DEPOSITED PLAN
3	OF 5	2	426166

SURVEY CARRIED OUT UNDER REGULATION 26A
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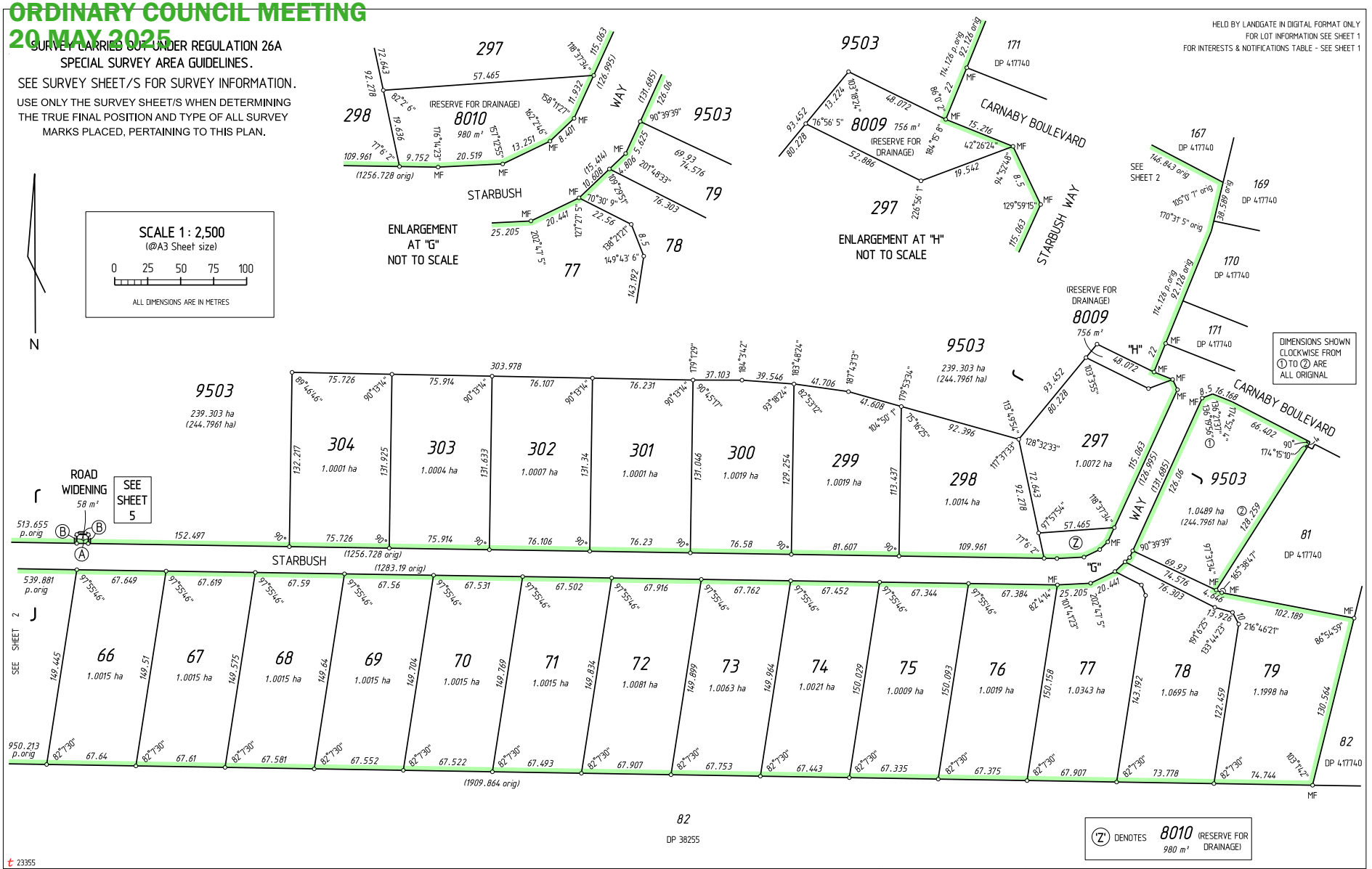
HELD BY LANDGATE IN DIGITAL FORMAT ONLY
FOR LOT INFORMATION SEE SHEET 1
FOR INTERESTS & NOTIFICATIONS TABLE - SEE SHEET 1



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SHEET	SHEETS	VERSION NUMBER	DEPOSITED PLAN
4 OF	5	2	426166

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FOR LOT INFORMATION SEE SHEET 1
FOR INTERESTS & NOTIFICATIONS TABLE - SEE SHEET 1

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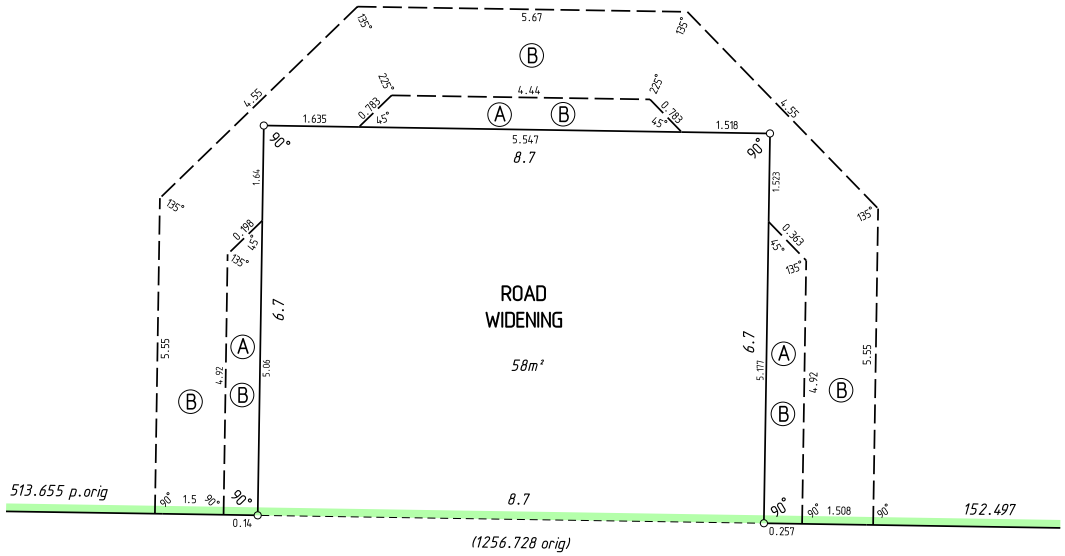
DETAILS OF
ROAD WIDENING AND
EASEMENTS (A) & (B)

NOT TO SCALE

ALL DIMENSIONS ARE IN METRES

9503

239.303 ha
(244.7961 ha)



t 23355

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Landgate

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SHEET	SHEETS	VERSION NUMBER	DEPOSITED PLAN
5	OF 5	2	426166

AMENDMENTS TABLE (SURVEY SHEETS ONLY)

VERSION	AMENDMENT TYPE	AMENDMENT	AUTHORISED BY	DATE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

LEGEND

- Standard Survey Mark (SSM)
- Permanent Survey Mark (PSM)
- Permanent Control Mark (PCM)
- Temporary Control Mark (TCM)
- Peg unless stated otherwise
- Spike / Deck Spike
- Spike in Concrete / Bitumen
- Nail and Plate
- Nail (of any type)
- Star Iron Picket (S.I.P.)

POINTS TABLE

Type	Name	Origin	Status
PCM	eFB 149666/5102	DP 417740	Spike in Compacted gravel, flush - Found
PCM	eFB 149666/5104	DP 417740	S.I.P. Flush - Found
PCM	eFB 149666/5106	DP 417740	S.I.P. Flush - Found
TCM	eFB 163182/5122	THIS PLAN	Spike (0.2d)
PCM	eFB 149666/5123	DP 417740	Deck Spike in Bitumen - Found
PSM	eFB 163182/5131	THIS PLAN	Spike in Concrete with Hatch cover
PCM	eFB 163182/5132	THIS PLAN	Deck Spike in Bitumen
PCM	eFB 163182/5133	THIS PLAN	Deck Spike in Bitumen
TCM	eFB 163182/5134	THIS PLAN	Spike (0.2d)

SURVEYOR'S CERTIFICATE
REG 54

I, M.G.E. WIEBKING
hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey; and
(b) *calculations from measurements recorded in the field records,
[* delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

SURVEYOR'S CERTIFICATE
REG 55E(d)

The marks shown on these plans of survey were in place on 23.4.2024

2024.05.03 11:56:35 +08'00'

LICENSED SURVEYOR DATE

ALL BEARINGS AND DISTANCES ON THIS SHEET ARE THE RESULT OF ADJUSTMENTS CARRIED OUT ON RAW FIELD OBSERVATIONS
GRID DATUM UTILISED : LCG94 (Lancelin Coastal Grid)

N

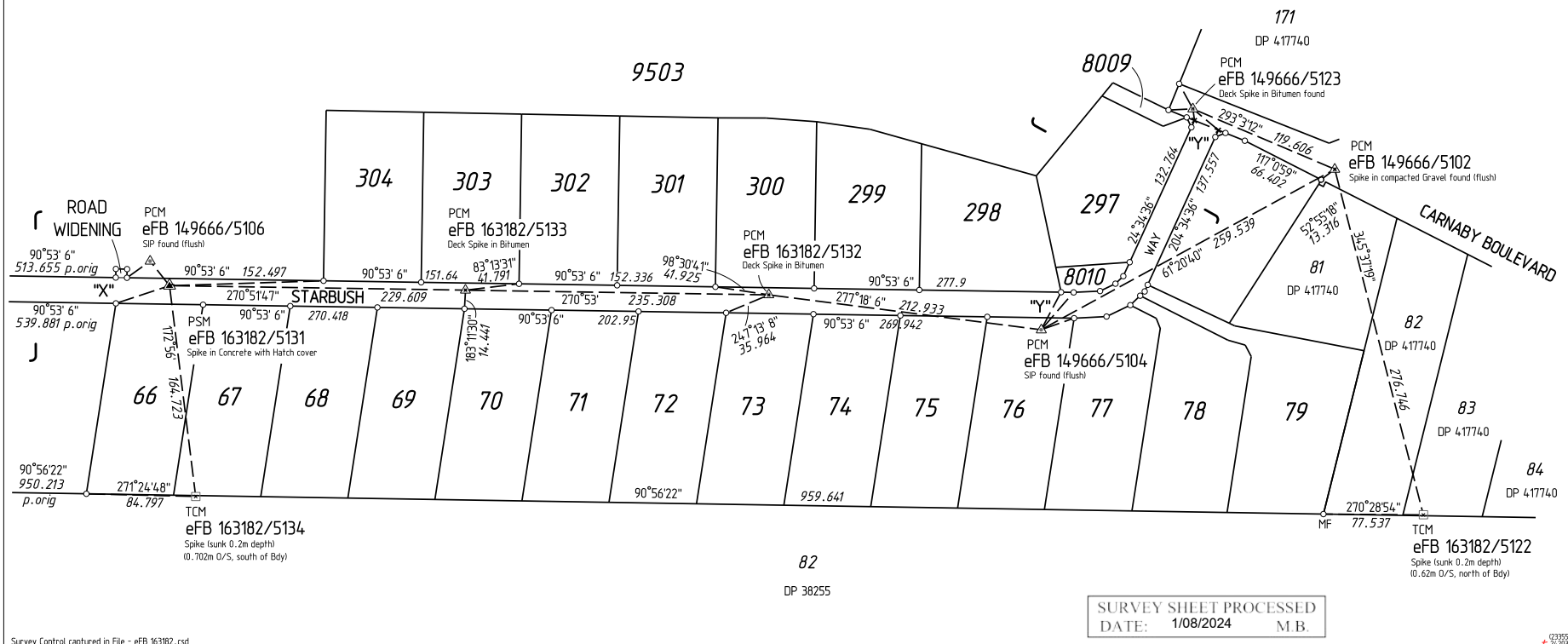
SCALE 1 : 3,000 @A3

0 30 60 90 120 150m

ALL DISTANCES ARE IN METRES

FOR ALL DETAILS AT "X" & "Y" (on this sheet) SEE SURVEY SHEET B

FOR SURVEY SHEET DETAILS CONNECTING TO LOTS 121, 122, 145 & 146 (See Plan Graphics for Lot locations) - SEE SURVEY SHEET C



SURVEY SHEET PROCESSED
DATE: 1/08/2024 M.B.

Survey Control captured in File - eFB 163182.csd

Government of Western Australia / Landgate / Land Surveyors Perth	FOR SURVEY INFORMATION ONLY	SURVEY INFORMATION COMPRISES SURVEY SHEETS 'A' , 'B' & 'C' SURVEY CARRIED OUT UNDER REG 26A SPECIAL SURVEY AREA GUIDELINES	SURVEY SHEET A	VERSION NUMBER 1	DEPOSITED PLAN 426166

AMENDMENTS TABLE (SURVEY SHEETS ONLY)

VERSION	AMENDMENT TYPE	AMENDMENT	AUTHORISED BY	DATE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

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GRID DATUM UTILISED : LCG94 (Lancelin Coastal Grid)

LEGEND

- Permanent Survey Mark (PSM)
- Permanent Control Mark (PCM)
- Peg unless stated otherwise
- Spike / Deck Spike
- Spike in Concrete
- Star Iron Picket (S.I.P.)
- Drill Hole

POINTS TABLE

Type	Name	Origin	Status
PCM	eFB 149666/5102	DP 417740	Spike in Compacted gravel, flush - Found
PCM	eFB 149666/5104	DP 417740	S.I.P. Flush - Found
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SURVEYOR'S CERTIFICATE
REG 54

I, M.G.E. WIEBKING
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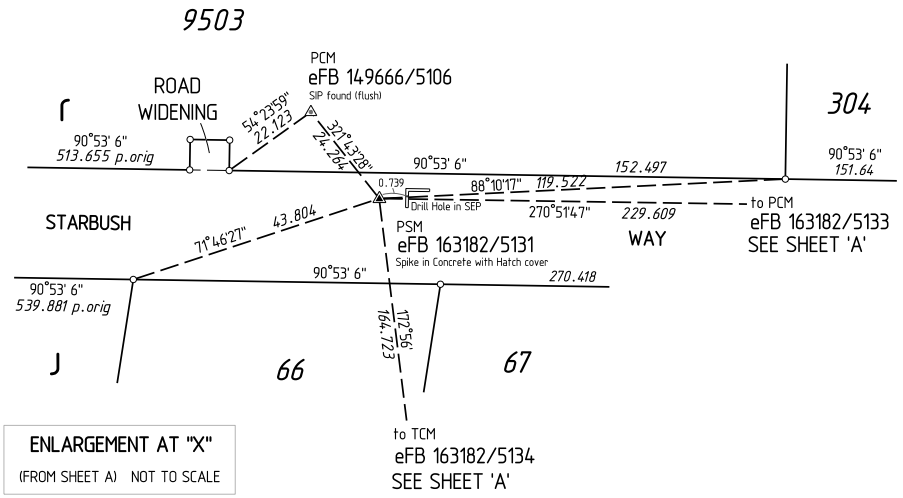
LICENSED SURVEYOR DATE



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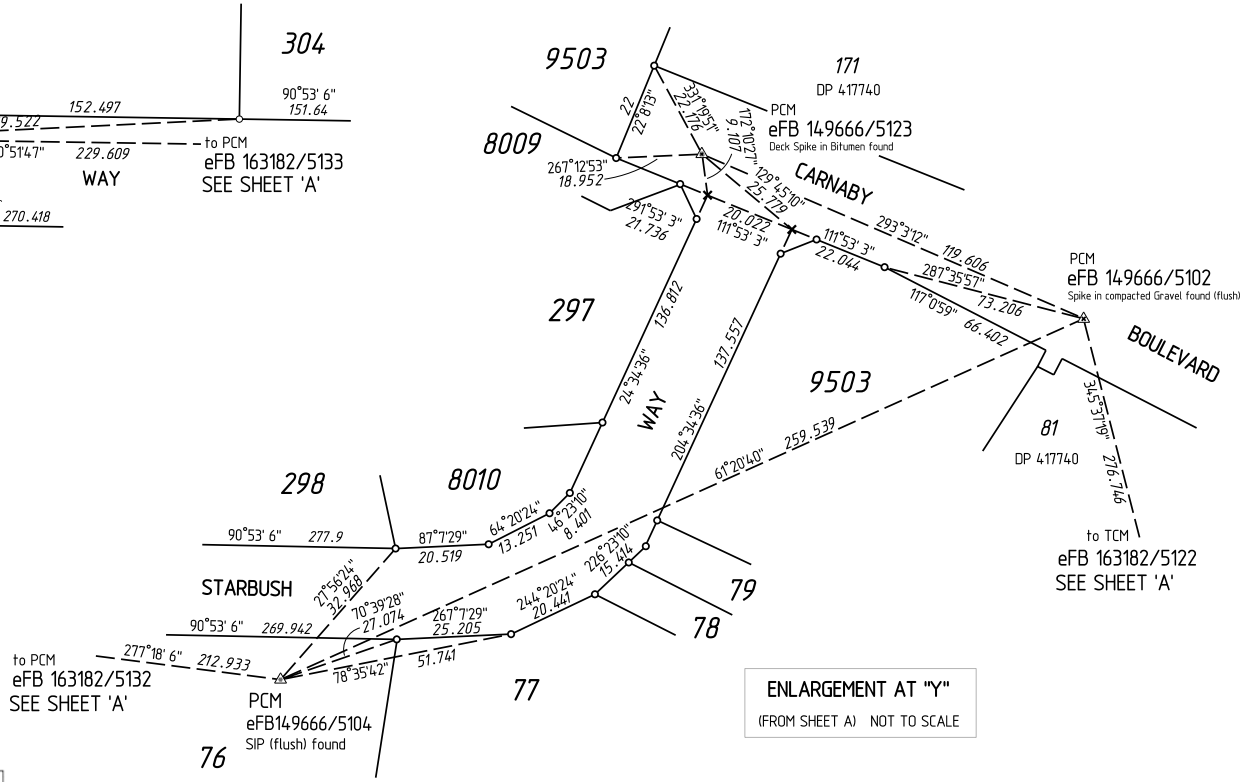
(FROM SHEET A) NOT TO SCALE

ENLARGEMENTS
NOT TO SCALE
ALL DISTANCES ARE IN METRES



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(FROM SHEET A) NOT TO SCALE

SURVEY SHEET PROCESSED
DATE: 1/08/2024 M.B.

Survey Control captured in File - eFB 163182.csd

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FOR SURVEY INFORMATION ONLY	SURVEY INFORMATION COMPRISES SURVEY SHEETS 'A' , 'B' & 'C' SURVEY CARRIED OUT UNDER REG 26A SPECIAL SURVEY AREA GUIDELINES	SURVEY SHEET B	VERSION NUMBER 1	DEPOSITED PLAN 426166

AMENDMENTS TABLE (SURVEY SHEETS ONLY)

VERSION	LODGMENT TYPE	AMENDMENT	AUTHORISED BY	DATE

SURVEY SHEET PROCESSED
DATE: 1/08/2024 M.B.

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GRID DATUM UTILISED : LCG94 (Lancelin Coastal Grid)

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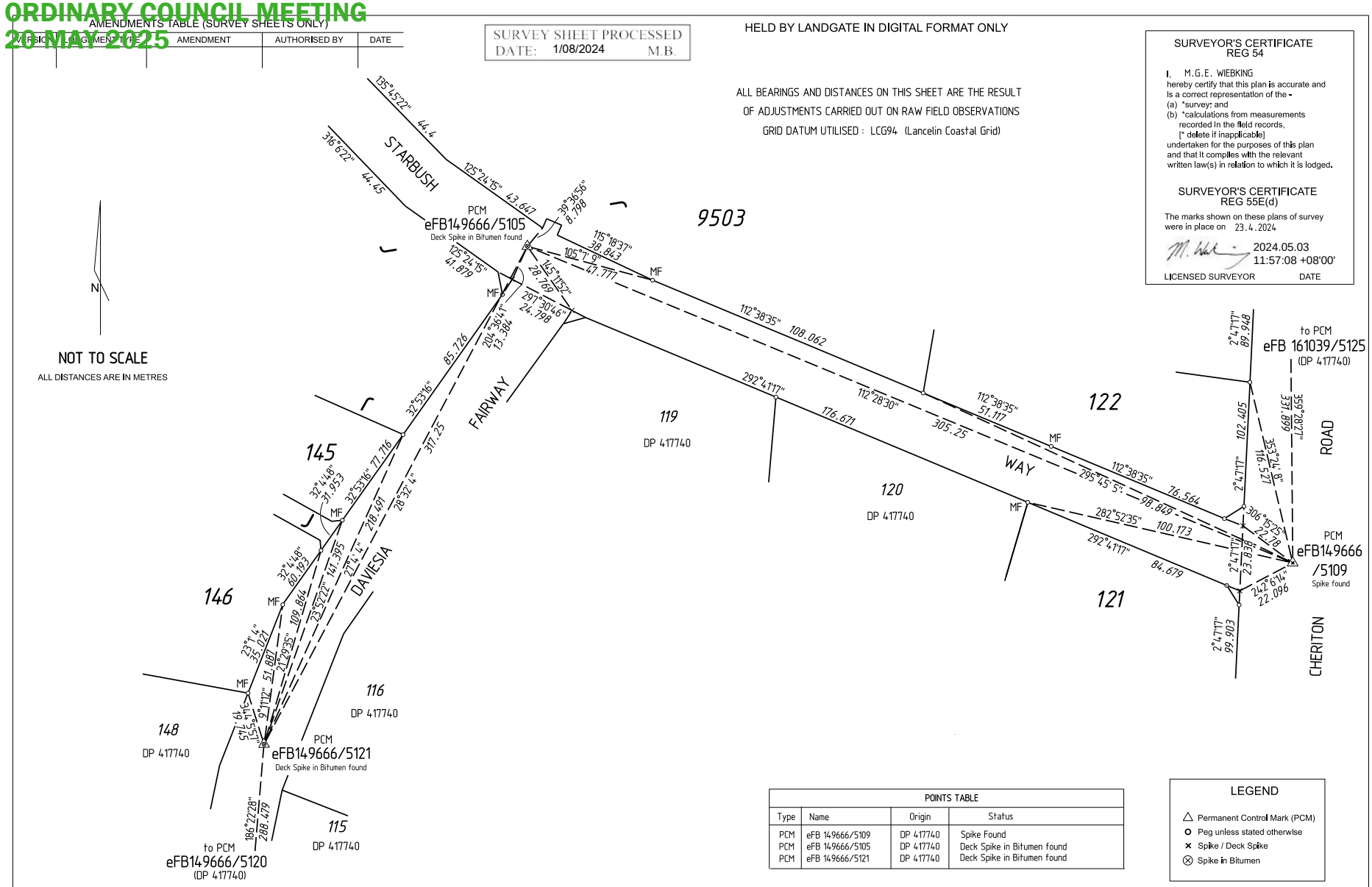

POINTS TABLE

Type	Name	Origin	Status
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PCM	eFB 149666/5105	DP 417740	Deck Spike in Bitumen found
PCM	eFB 149666/5121	DP 417740	Deck Spike in Bitumen found

LEGEND

- △ Permanent Control Mark (PCM)
- O Peg unless stated otherwise
- × Spike / Deck Spike
- ⊗ Spike in Bitumen

Survey Control captured in File - eFB 163182.csd

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GOVERNMENT OF WESTERN AUSTRALIA
Landgate
LAND SURVEYORS PERTH

FOR SURVEY INFORMATION ONLY

SURVEY INFORMATION COMPRISES SURVEY SHEETS 'A' , 'B' & 'C'
SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES

SURVEY SHEET	VERSION NUMBER	DEPOSITED PLAN
C	1	426166

17 April 2025

HDC Smith
ADK Ofenbach
PO Box 164
GINGIN WA 6503

Dear Ratepayer

CHANGE IN BASIS OF RATING – NON RURAL USE PROPERTIES
COUNTRY HEIGHTS ESTATE

Under the *Local Government Act 1995,* Council is required to levy rates on all rateable properties on the basis of Unimproved Valuations (UV) or Gross Rental Values (GRV), according to the predominant use of the property.

Unimproved Valuations (UV)

The Act prescribes that where land is used predominantly for rural purposes, the basis of the rate is to be the unimproved value of the land.

Gross Rental Valuations (GRV)

Where the land is used predominantly for non-rural purposes (i.e. residential, commercial or industrial), the basis of rates is to be the Gross Rental Value of the land.

The Shire has undertaken a review of its Unimproved Valued properties to determine whether the basis of rates on properties should be changed because the land is no longer predominately used for rural purposes. At the Council Meeting of 20 May 2025, Council will determine whether the basis of rates for your property should be changed from Unimproved Value to Gross Rental Value.

Council is required to make a submission to the Minister for Local Government for this modification to occur and if the Minister approves Council's request, new valuations will be provided by Landgate, effective from the date of Ministerial approval. Unfortunately, the Shire is unable to provide you with details relating to the likely impact that this modification will have on the rates levied for your property because Landgate is unable to provide the Shire with the new values until the Minister for Local Government has made their decision.

To help you understand the potential impact, Department of Local Government, Sport and Cultural Industries provide a Guide to Changing Methods of Valuation of Land https://www.dlgsc.wa.gov.au/department/publications/publication/changing-methods-of-valuation-of-land

Council welcomes feedback from all ratepayers before making any final decisions. The consultation period is open from 17 April to 2 May 2025.

You can make a submission by:

- Email: mail@gingin.wa.gov.au
- Post: PO Box 510 Gingin WA 6503

Thank you for taking the time to consider this important matter. We value your input.

Yours sincerely

Scott Wildgoose
Chief Executive Officer

Ref: A7042 DP422921
File: RAV/3, List of properties (14)
Email: mail@gingin.wa.gov.au

28 April 2025

KS Gill
53 McIntyre Avenue
BURNS BEACH WA 6028

Dear Ratepayer

CHANGE IN BASIS OF RATING – NON RURAL USE PROPERTIES
COUNTRY HEIGHTS ESTATE

Under the *Local Government Act 1995,* Council is required to levy rates on all rateable properties on the basis of Unimproved Valuations (UV) or Gross Rental Values (GRV), according to the predominant use of the property.

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Council welcomes feedback from all ratepayers before making any final decisions. The consultation period is open from 28 April to 12 May 2025.

You can make a submission by:

- Email: mail@gingin.wa.gov.au
- Post: PO Box 510 Gingin WA 6503

Thank you for taking the time to consider this important matter. We value your input.

Yours sincerely

Scott Wildgoose
Chief Executive Officer

Ref: A7119 DP426166
File: RAV/3, List of properties (27)
Email: mail@gingin.wa.gov.au

13.4 COMMUNITY FUNDING PROGRAM 2025/26

File	GRA/20
Author	Martina Meinen– Grants Officer
Reporting Officer	Leanne Parola - Acting Executive Manager Corporate and Community Services
Refer	20 December 2022 - Item 12.1
Appendices	1. Community Grant Summaries [**13.4.1** - 106 pages]

DISCLOSURES OF INTEREST

Councillor Balcombe disclosed an impartiality interest in Item 13.4 as she is the Boards Community Officer for Gingin Districts Financial Services where some of the applicants have applied through their Annual program.

Councillor Kestel disclosed an impartiality interest in Item 13.4 as he is a Director of Bendigo Bank whom also have been requested to fund some of the same programs that have been present for Council funding.

PURPOSE

To assess the 2025/26 Community Funding Program submissions for inclusion in the draft 2025/26 Municipal Budget.

BACKGROUND

At its Ordinary Meeting on 20 December 2022, during the three-year review of the Community Funding Program (Item 12.3), Council resolved as follows:

1. *Commencing in the 2023/24 Budget, support:*

   a. *an annual Community Projects Program (up to $10,000) allocation of $65,000 (ex GST);*

   b. *an annual Public Liability Insurance Contributions allocation of $5,000 with applications approved on a three-year basis, or a portion thereof;*

   c. *an annual Budget Request Over $10,000 allocation of $30,000 (ex GST); and*

   d. *an annual Funding Assistance Program allocation of $61,000 (ex GST) with applications approved on a three-year basis, or portion thereof; and*

2. *Review the Community Funding Program and stream allocations on a three-yearly basis with the next review to be held in 2025.*

The Community Funding Program provides financial assistance to community groups and not-for-profit organisations to conduct projects or initiatives which support the aspirations of Council's *Strategic Community Plan 2024 – 2034*.

Table 1 details Community Funding allocated by Council in the last four years.

Table 1.

	Community Funding (Up to $10,000)	Public Liability Insurance	Budget Request (Over $10,000)	Funding Assistance Program
2021/22	$51,096 (12 projects)	$4,441 (12 projects)	$62,000 (2 projects)	$51,000 (7 projects)
2022/23	$53,840 (18 projects)	$4,706 (13 projects)	$12,000 (1 project)	$51,000 (7 projects)
2023/24	$60,145 (22 projects)	$4,688.77 (13 projects)	$88,542 (1 project)	$43,000 (8 projects)
2024/25	$57,208 (17 Projects)	$6,000 (12 Projects)	$38,000 (2 Projects)	$43,000 (8 Projects)

The 2025/26 Community Funding program was open for applications from 1 February 2025 to 31 March 2025 and was promoted online, through local newspapers and in email correspondence with community groups. An online presentation guiding groups through the application process was already created and distributed, and community groups had the opportunity to contact the Community Services Team to discuss their grants.

COMMENT

Overall, there were 43 Community Funding applications received, summarised in Table 2. This compares to 39 applications received last year. Table 2 is a summary of the quantity of applications received in each category.

Table 2.

	Community Funding (Up to $10,000)	Public Liability Insurance	Budget Request (Over $10,000)	Funding Assistance Program	Total
Program Allocation	$65,000 pa	$5,000 pa	$30,000 pa	$61,000 pa	$161,000 pa
Number of applications received	18	16 (4 new)	2	8 (7 without LMWG)	44 (43 without LMWG)
Total $ value of requests (ex GST)	$127,561.73	$6,500.58	$56,294.10	$43,000.00	$233,356.41
Total $ value of recommend-ation	**$49,900**	**$7,000**	**$25,000**	**$38,000**	**$119,900**

It is recommended that, due to PLI applications being approved for a three-year cycle, Council budget for a maximum rate of $500 for all PLIs to allow for increases in the groups' insurances. Once invoices are received, payments will be made for 50% of the invoice value to a maximum figure of $500.

The applications, in total, amount to $233,356.41 This is more than the total monetary value of applications received in 2024/25 ($144,208) and equates to $72,356.41 over the funding allocations designated in 2022.

The total of funding recommended by staff is $119,900 which equates to $41,100 less than the funding allocations designated in 2022.

A summary of the grant applications received and staff recommendation for funding (including reasoning) and a copy of each application form is attached.

RISK IMPLICATIONS

There is a risk of exceeding the allocated budget, which could impact the availability of funds for other priorities. Additionally, variation in grant distribution may lead to perceived or actual inequalities across community group or localities, potentially leading to a reduced alignment with Council's equity and inclusion objectives.

STATUTORY/LOCAL LAW IMPLICATIONS

Nil

POLICY IMPLICATIONS

Policy 3.7 - Distribution of Funds to Community and Sporting Bodies through the Community Sporting and Recreation Facilities Fund.

BUDGET IMPLICATIONS

Council's determination will inform which projects are to be included in the 2025/26 draft Budget for Council consideration. As the applications exceed the amounts allocated by Council with the exception of the Funding Assistance Program, Council may consider partially funding some projects.

The total of funding recommended by staff is $119,900 which equates to $41,100 less than the funding allocations designated in 2022

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	1. Attractions & Economy - Actively Pursue Tourism and Economic Development 2. Connections & Wellbeing - Grow and Nurture Community Connectedness and Wellbeing 3. Planning & Sustainability - Plan for Future Generations 4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	1.1 Investment Attraction - Foster relationships with key stakeholders to attract tourism/economic development initiatives that will contribute to the Shire's economy 1.6 Attractions & Events - Host/support inconic community events and attractions that will entice residents and visitors throughout the year 2.1 Community Safety & Support - Provide support and advocacy to residents and visitors so that they feel safe and secure at home and in the environment 2.4 Youth Investment - Promote and undetake activites that provide youth retention and capacity building in our communities 2.5 Community Capacity Building - Empower all ages to be culturally aware and involved in diverse community initiatives including volunteering, culture and the arts 2.7 Accessibility - Ensure that the Shire's infrastructure and services are accessible to seniors and community members with a disability 2.8 Services & Facilities - Provide cost effective services and facilities which meet the needs of the community

	3.1 Climate Change & Adaption - Understand the impacts of climate change and identify actions to adapt and mitigate those impacts 3.2 Preservation & Management of Endangered Habitat & Coastal Reserves - Sustainable policy/actions supporting preservation activities 4.1 Management of Assets - Maintain civic buildings, sporting facilities, public places, plant and road and cycleway/pathways based on asset management plans and identified priorities 4.5 Key Stakeholder Partnerships - Foster applicable relationships and partnerships with key stakeholders to achieve outcomes

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Cr Vis SECONDED: Cr Woods

That Council agree to include the following Community Funding Program amounts for consideration in the draft 2025/26 Budget:

Group	Project	Grant
Ellen Brockman Integrated Catchment Group	Previously approved as part of 3 year funding agreement	$5,000
Gingin Art & Craft Group	Public Liability Insurance (new)	$500
Gingin Art & Craft Group	Art & Craft Room Furniture (new)	$5,000
Gingin Community Resource Centre	Previously approved as part of 3 year funding agreement	$10,000
Gingin CRC	Gingin British Car Day 2025 (new)	$25,000
Gingin District High School YouthCARE Council	Previously approved as part of 3 year funding agreement	$5,000
Gingin Reds Cricket Club	Main Pitch Resurfacing (new)	$5,000
Guilderton Community Association	Public Liability Insurance	$500
Lancelin Community Resource Centre	Previously approved as part of 3 year funding agreement	$10,000
Lancelin Primary School	Previously approved as part of 3 year funding agreement	$2,000
Lancelin PS P&C	2026 Lancelin PS Monster Fete (new)	$5,000
Ledge Club WA	Cheers to 70 years: Ledge Point Grand Celebration (new)	$5,000
Ledge Point Community Association	Ledge Point Family Fun Day (new)	$5,000
Ledge Point Country Club	Community Events (new)	$5,000
Ledge Point Community Association	Public Liability Insurance	$500

Lower Coastal Community Association	Public Liability Insurance (new)	$500
Lower Coastal Neighbourhood Watch	Previously approved as part of 3 year funding agreement	$1,000
Moore Catchment Council (Inc)	Previously approved as part of 3 year funding agreement	$5,000
Moore Catchment Council	Guilderton Dunes Pyp Grass control (new)	$4,900
Moore Clothes Inc	Public Liability Insurance	$500
Moore Men's Shed	Public Liability Insurance	$500
Neergabby Community Association	Public Liability Insurance	$500
Neergabby Community Association	Neergabby Fireworks Night 2025 (new)	$5,000
Redfield Park Progress Association	Public Liability Insurance	$500
Seabird Progress & Sport's Association	Public Liability Insurance	$500
Seabird Progress Association	Seabird Hall Storage project (new)	$5,000
Seaview Park Community Association Inc	Public Liability Insurance	$500
Seaview Park Community Association	Seaview Park Bushland Centre (new)	$5,000
Sovereign Hill Community Association	Public Liability Insurance	$500
Stable Fly Action Group	Public Liability Insurance	$500
Woodridge Community Association	Public Liability Insurance	$500
Woodridge Equestrian Centre Inc	Public Liability Insurance	$500
	Total	$119,900

CARRIED UNANIMOUSLY
7 / 0

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

Community Grants < $10,000 Summary 2025/2026

Reference	Application	Project	Payment in Kind	Cash Contribution	Requested	Recommended	Reasoning
ICP258948	Gingin CRC	2026 Easter in the Park Event	$925	0	$847.23	$0.00	Minor request, recommend being funded by the CRC or sponorship. Shire provides annual funding to CRC.
ICP259171	Gingin Art & Craft Group	Art & Craft Room Furniture	$775	$500 (+$1000 donation)	$7,920.00	$5,000.00	Consistent amount to align with all Shire facility funding requests
IAP259419	Gingin Reds Cricket Club	Main Pitch Resurfacing	0	$11,700	$5,000.00	$5,000.00	Consistent amount to align with all Shire facility funding requests
ICP259174	Lancelin PS P&C	2026 Lancelin PS Monster Fete	$2,500	(potentially $7,400)	$5,000	$5,000.00	Consistent amount to align with all community group event requests
IAP259414	Lancelin Playgroup	Playground Upgrade (Concept Enquiry Approved)	0	$3,000	$5,000.00	$0.00	Concept enquiry stated self-funded, unclear as to need analysis or inf assessment.
ICP259294	Ledge Club WA	Cheers to 70 years: Ledge Point Grand Celebration	$2,000	$2000 (+$5410sponsorship and fundraising))	$10,000.00	$5,000.00	Consistent amount to align with all community group event requests
ICP259290	Ledge Point Bowling Club (auspiced by LP Country Club)	Ledge Point Sporting Precinct (Develop an area to play croquet & Bocce- grass area & transportable office)	$10,000	$10,000	$10,000.00	$0.00	Office etc deemed not needed, club should run for a year and assess needs before investing in capital.
IAP259114	Ledge Point Country Club	Community Events	$7,000	$6600 (+2000 sponsors)	$8,000.00	$5,000.00	Consistent amount to align with all community group event requests
IAP259404	Moore Catchment Council	Guilderton Dunes Pyp Grass control	0	$5,000	$4,900.00	$4,900.00	Project is final stage of an ongoing initiative.
ICP259295	Neergabby Community Association	Neergabby Fireworks Night 2025	100 x hours ($ amount not specified)	Bendigo Bank & Local Business sponsorship ($ amount not specified)	$10,000.00	$5,000.00	Consistent amount to align with all community group event requests
IAP259251	Seaview Park Community Association	Seaview Park Bushland Centre	$12,810	$4035 (+$15,000 other sources)	$10,000.00	$5,000.00	Consistent amount to align with all Shire facility funding requests
ICP259270	Seabird Progress Association	Seabird Hall Storage project	$1,500	$10,000 (+$10,000 Bendigo Bank)	$10,000.00	$5,000.00	Consistent amount to align with all Shire facility funding requests

IAP259831	South Midland Netball Association	Netball Uniforms	$250	0	$2,894.50	$0.00	Suggest Private sponsor as not applicable to Shire's Strategic Community Plan or common practice.
IAP259405	Ledge Point Community Association	Ledge Point Family Fun Day	$4,500	$1500 (+$9000 Bendigo bank etc)	$10,000.00	$5,000.00	Consistent amount to align with all community group event requests
ICP259012	Moore River Music Club Inc	Gingin Homegrown Music Festival	$3,000	($4450 other sources)	$2,000.00	$0.00	Event not well attended last year potentially more private/commercial than community
ICP259001	Moore River Music Club Inc	Moore River Music Festival	$5,000	($9325 other sources)	$6,000.00	$0.00	Event not well attended last year potentially more private/commercial than community
IAP258612	Autism Horses	Winter Project 2026	0	$15,000 (+$5000 other sources)	$10,000.00	$0.00	Insufficient information in grant application
ICP258044	Stable Fly Action Group (SFAG)	Publication of the SFAG Chronicle	$30,300	$20,000	$10,000.00	$0.00	Shire focussed on active fly management through officer employment not documenting history.
		TOTAL			**$127,561.73**	**$49,900.00**	

Community Grants > $10,000 Summary 2025/2026

Ref	Groups	Amount requested	Project	Payment in Kind	Cash Contribution	Recommendation to Council	Reasoning
ICP259179	Gingin CRC	$23,979.10	Gingin British Car Day 2025	**$1,575**	**$950 (+$3000 stall income)**	$25,000	Similar to 2024/25 approval with general cost escalation.
IAP259408	Gingin Christmas Angels	$32,315.00	2025 Gingin Community Christmas Display 2025	**$47,150**	**$23,313 (other funding & sponsorship)**	$0	Suggest group seeks alternate funding and risk or requests from other areas. Community activation can be achieved at lower cost.
TOTAL		**$56,294.10**				**$25,000**	

Public Liability Insurance 2025/2026

Ref	Groups	Requested	Recommended	Reasoning
IAP259430	Gingin Art & Craft Group (New Application)	$230.00	$500.00	
ICP259184	Lower Coastal Community Association (New Application)	$500.00	$500.00	
IAP259403	Moore River News (New Application)	$417.08	0	Can charge for ads or operate under other association banner
ICP259014	Moore River Music Club Inc	$388.00	0	Alignment /group role unclear. If events should partner existing
IAP236564	Guilderton Community Association	$500.00	$500.00	Approved in prior year
ICP236287	Ledge Point Community Association	$457.00	$500.00	Approved in prior year
IAP235762	Moore Clothes Inc	$408.07	$500.00	Approved in prior year
IAP237481	Moore Men's Shed	$377.00	$500.00	Approved in prior year
IAP235763	Redfield Park Progress Association	$322.28	$500.00	Approved in prior year
ICP237492	Seabird Progress & Sport's Association	$500.00	$500.00	Approved in prior year
IAP237642	Seaview Park Community Association Inc	$306.07	$500.00	Approved in prior year
IAP236390	Sovereign Hill Community Association	$355.35	$500.00	Approved in prior year
IAP236383	Stable Fly Action Group	$382.00	$500.00	Approved in prior year
ICP237640	Woodridge Community Association	$500.00	$500.00	Approved in prior year
IAP245976	Woodridge Equestrian Centre Inc	$486.20	$500.00	Approved in prior year
IAP247406	Neergabby Community Association	$371.53	$500.00	Approved in prior year
TOTAL		**$6,500.58**	**$7,000.00**	

Approved by Council 21st May 2024 (3 year Funding Agreement)

Ref	Sent Application Ref	Groups	Amount	Approved by Council 21 May 2024
IAP237499	OCP156773	Ellen Brockman Integrated Catchment Group	*$15,000.00*	**$5,000.00**
IAP237134	OCP156775	Gingin District High School YouthCARE council	*$5,000.00*	**$5,000.00**
IAP237174	OCP156774	Gingin Community Resource Centre	*$10,000.00*	**$10,000.00**
IAP236412	OCP156776	Lancelin Community Resource Centre	*$10,000.00*	**$10,000.00**
IAP237605	ICP240683	Lancelin Primary School	*$2,000*	**$2,000.00**
ICP237999	OCP156777	Lower Coastal Neighbourhood Watch	*$1,000*	**$1,000.00**
IAP237487	ICP240684	**Lower Moore River Working Group	*$0*	**$5,000.00**
IAP236393	OCP156778	The Moore Catchment Council (Inc)	*$5,000.00*	**$5,000.00**
TOTAL			$38,000.00	**$43,000.00**

**Please Note: The Lower Moore Working Group (LMWG) provided an insufficient and incomplete acquittal for 2023/2024. Les Crichton informed Dean Brady (LMWG Representative) that payment would not be made unless a satisfactory acquittal was provided to the Shire. No further acquittal documents were provided by Dean Brady.

21 August 2024

Dean Brady
Lower Moore River Working group
PO Box 1003
GUILDERTON WA 6041

Dear Lower Moore River Working Group,

FINAL GRANT OUTCOME: COMMUNITY FUNDING 2024/25 FUNDING ASSISTANCE SCHEME THREE YEAR ANNUAL CONTRIBUTION: LOWER MOORE RIVER GROUP

Further to your Community Funding submission, I advise that 2024/25 contribution (second annual contribution) of **$5,000** (GST exclusive) towards the abovementioned project has been withheld pending satisfactory acquittal of your 2023/24 grant funding.

My review of acquittal documents relating to the 2023/24 financial year currently do not demonstrate the Lower Moore River Working Group full expenditure of the Shire's $5,000 contribution, or any of the $5,000 cash expenditure committed by the Lower Moore River Working Group towards the project.

Kind regards,

LES CRICHTON
EXECUTIVE MANAGER CORPORATE AND COMMUNITY SERVICES

Enquiries
Martina Meinen. Community Development Grants Officer
P: (08) 9575 5176
E: grants@gingin.wa.gov.au

File GRA/21(IAP237499)

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title:	2026 Easter in the Park Event		
Sum requested from the Shire of Gingin (GST exclusive): $847.23			
Organisation name:	Gingin District Community Resource Centre Inc.		
Postal Address:	1a Lily King Place, Gingin, W.A. 6503		
Contact person:	Carrie Edwards	**Role:**	Manager
Contact number:	9575 1253	**Email:**	crc@gingin.net
Is your group incorporated: ☒ Yes ☐ No **if not incorporated please completed below*			

***AUSPICING ORGANISATION DETAILS** **IF RELEVANT** (if the applicant is not-incorporated and another organisation is auspicing)*

Organisation name:			
Postal Address:			
Contact person:		*Role:*	
Contact number:		*Email:*	
Is your group incorporated: ☐ *Yes* ☐ *No*			

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?

This annual event is a family-focused morning of fun for local children and parents, held in the beautiful Granville Park on Easter Sunday. It offers a series of engaging, Easter-themed activities that are free for children to participate in.

Children will navigate a specially designed course using a provided map, stopping at various stations to complete fun challenges. Upon registration, each child will receive a goody bag containing local information, promotions, community health resources, novelty items, and their course map.

Once they have completed all activities, children will return to the registration desk to celebrate their achievement with a well-earned chocolate reward. This event fosters community spirit, encourages outdoor play, and provides valuable local resources in an enjoyable and festive setting.

d) Which of the funding focus areas does this your project support?

b) How will this project benefit the community? What do you plan to achieve?

The Easter Hunt is a much-loved event that brings joy to local families, creating a fun and engaging experience for young children while fostering community connections. By utilizing our beautiful Granville Park, this event encourages outdoor activity, family interaction, and a sense of belonging within the community.

Our key objectives are:

- Creating a fun, family-friendly Easter morning activity that brings local families together in a relaxed and enjoyable setting.
- Encouraging a hands-on, child-led experience, where kids take the lead in navigating the course, fostering confidence and independence.
- Promoting family participation, with parents following their children through the various activity stations, sharing in their excitement and achievements.
- Delivering an enjoyable experience, with children enthusiastically completing each stage and returning to the registration desk eager to claim their well-earned Easter treats.

c) Who will benefit from your project? (tick all that apply)

☐ Our group ☒ Our suburb ☒ Whole of Shire ☐ Visitors ☐ Local business

☒ Kids ☐ Youth ☐ Elderly ☐ Other (specify):

e) What experience does your group have that will enable you to complete the project?

We have delivered this event for 6 years as well as having delivered several other local events.

3. BUDGET

a) Project Income: Where are you getting the resources for the project from? *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	**Cash (GST EXCL)**	**In-Kind Contribution**	**Confirmed If Yes tick box**
Own (Applicant's) Organisation Contribution	$	$550.00	☒
Shire of Gingin Request	$847.23	$	☐
Gingin Lions Club	$	$375.00	☒
	$	$	☐
Total $ income	$847.23	$925.00	

b) Project Expenditure: what will you need to purchase/hire to complete the project?

EXPENDITURE				
Item(s) description	Cash (GST EXCL)	In-Kind	Total	Tick items that Shire grant would fund.
Easter Eggs Standard size and mini eggs	$350.78	$	350.78	☒
Iced biscuits	$21.37	$	$21.37	☒
Water	$44.97	$	$44.97	☒
Fishing activity metal shapes	$18.39	$	$18.39	☒
Stationary	$90.91	$	$90.91	☒
Goody Bag supplies-Carrot Gel Pens	$21.60	$	$21.60	☒
Goody Bag Squeezy Easter Bunning	$68.00	$	$68.00	☒
Goody Bag Popcorn	$25.00	$	$25.00	☒
GB- Balloons & Bubbles	$26.28	$	$26.28	☒
Easter Bunny Bags	$71.73	$	$71.73	☒
Fujifilm Instax Mini Film 100 Pack	$108.20	$	$108.20	☒
Administration, map design, promotion, networking	$	$550.00	$550.00	☐
Gingin Lions Club Attendance	$	$375.00	375.00	☐
Total $ cost of items	$847.23	$925.00	$1772.23	

c) **Do you need to use a Shire building or Public Open Space?** (if yes, please detail)

Yes, the Granville Park, Soundshell and public toilets in the park please.

4. APPLICANT CHECKLIST

Copy provided with application:

- ☒ Quotations for project/event
- ☒ Supporting information, such as stakeholder and community support, photos, etc.
- ☒ Most recent financial statement
- ☒ Insurance Certificates of Currency (if not supplied in previous years)
- ☐ Current Certificate of Incorporation (if not supplied previously)
- ☐ (For Concept Enquiry projects only) Shire In-principle Letter of Support

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.

- I have read and fully accept the **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature:		**Date: 18/03/2025**
	Chairperson/President/Authorised Person	
Print Name:	Carrie Edwards	**Title: Mrs**
Position:	**Manager**	
Witness name:	**Alison McVee**	
Witness signature:		

Auspicing organisation Details (if applicable)	
Auspicing Signature:	*Date:*
Chairperson/President/Authorised Person	
Print Name:	*Title:*
Position:	
Witness name:	
Witness signature:	

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title:	Furniture for Art & Craft Room		
Sum requested from the Shire of Gingin (GST exclusive):	$7,920.00		
Organisation name:	Gingin Arts & Craft Group Inc		
Postal Address:	11 Constable Street, Gingin WA 6503		
Contact person:	Karen Mitchell	**Role:**	President
Contact number:	0400 623 758	**Email:**	artandcraftgingin@outlook.com

Is your group incorporated: ☒ Yes ☐ No **if not incorporated please completed below*

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?

The Gingin Arts & Craft Group require new chairs for the craft rooms.
Our group has not only increased our number of members, which means we need a greater number of chairs, but some of our members are elderly with mobility challenges and require chairs that are sturdy with arms to assist them in and out of a seated position.

Currently our chairs are not fit for purpose and present a safety concern for our members.

We require the following chairs:

- 30 x chairs without arms, fabric cushions that are of a sturdy construction and are stackable and will fit around our crafting tables.
- 4 x chairs with arms, fabric cushions that are of a sturdy construction and are stackable and will fit at the heads of our crafting tables.
- 6 x adjustable height stools, without wheels that are of a sturdy construction and have a small supportive backrest, that will fit at the higher mosaics table.
- 2 x comfortable single seat tub chairs with fabric cushions that are of a sturdy construction and will fit in the front room.

The selected chairs are ergonomic and fit for purpose to enable our members to complete their crafting activities in a safe and comfortable environment.
For example; the adjustable height stools will allow for different heights when sitting at our taller crafting table.
Without safe and comfortable chairs, some of our members may be unable to continue attending the craft rooms.

d) Which of the funding focus areas does this your project support?

Connections & Wellbeing

The provision of new chairs for the Gingin Arts & Craft Group will provide ease of mind and a safe environment for the craft group and our members. They will provide a confidence to our elderly members that they can continue to attend their beloved craft activities and enjoy social engagement with our group, knowing they will be able to sit in a comfortable space for an extended period of time.

Our growing number of members include a younger cohort of the community. Providing an inclusive and welcoming space for our youth is imperative for the continuation of our group into the future. If we don't have enough chairs for our members, they may feel unwelcome and choose not to participate.

Providing a safe and welcoming space for our members and visitors will allow the craft group to share our art projects with the community and welcome art workshop providers to our space to further develop the skills and experience of our members.

The Gingin Arts & Craft Rooms are often hired out to other community groups and it's important that we are offering a safe and appropriate space for the wider Gingin community.

b) How will this project benefit the community? What do you plan to achieve?

We want to provide a safe and welcoming space at the craft rooms for our members and guests.

We want to ensure our elderly members are comfortable and independent in their mobility and to maximise their longevity in membership, to enjoy their art projects and socialisation with their craft group friends.

We want to provide seating options for our members that are appropriate and fit for purpose and provide an ergonomic and comfortable way for them to engage with each other and embrace their artistic creativity and self-expression.

We want to maximise our memberships, including youth members to nurture the art expressions of the Gingin community.

We want to make sure we have enough chairs to make everyone feel welcome and comfortable.

We want to have a space available for hire that provides the facilities needed by other community groups.

c) Who will benefit from your project? (tick all that apply)

☒ Our group	☐ Our suburb	☐ Whole of Shire	☒ Visitors	☐ Local business
☐ Kids	☒ Youth	☒ Elderly	☒ Other (specify): other community groups	

e) What experience does your group have that will enable you to complete the project?

Purchasing new chairs doesn't require much. Some of our members have been sitting down for over 80 years!

A few of our members will visit the furniture shops to try the chairs and ensure they are fit for purpose and the right choice for our members.
For example: arm rests, fabric cushioned seats and back rest, sturdy legs, stackable design, no wheels on the stools, backrest on the stools, adjustable height stools and scotchguarded.

3. BUDGET

a) Project Income: Where are you getting the resources for the project from? *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	**Cash (GST EXCL)**	**In-Kind Contribution**	**Confirmed If Yes tick box**
Own (Applicant's) Organisation Contribution	$500	$775	☒
Shire of Gingin Request	$7,920	$0	☐
List other sources such as other grants being applied for or local sponsorships		$0	☐
Donation - Treasure Trove	$1,000	$0	☐
Total $ income	**$9,420**	**$775**	

b) Project Expenditure: what will you need to purchase/hire to complete the project?

EXPENDITURE				
Item(s) description	**Cash (GST EXCL)**	**In-Kind**	**Total**	**Tick items that Shire grant would fund.**
Chairs	$8,920		$8,920	☒
Freight	$500		$500	☒
Volunteer Hours – research, travel & assembly etc		$775	$775	☐
Total $ cost of items	$9,420	$775	$10,195	

c) Do you need to use a Shire building or Public Open Space? (if yes, please detail)

Yes, we are already using the Gingin Arts & Craft room which is a Shire asset.

4. APPLICANT CHECKLIST

Copy provided with application:

- ☒ Quotations for project/event
- ☐ Supporting information, such as stakeholder and community support, photos, etc.
- ☒ Most recent financial statement
- ☐ Insurance Certificates of Currency (if not supplied in previous years)
- ☒ Current Certificate of Incorporation (if not supplied previously)
- ☐ (For Concept Enquiry projects only) Shire In-principle Letter of Support

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature:		**Date:** 26/03/2025
	Chairperson/President/Authorised Person	
Print Name:	Karen Mitchell	**Title:** Mrs
Position:	President	
Witness name:	**Kerry Manthey**	
Witness signature:		
Auspicing organisation Details (if applicable)		
Auspicing Signature:		***Date:***
	Chairperson/President/Authorised Person	
Print Name:		***Title:***
Position:		
Witness name:		
Witness signature:		

Funding Agreement between the Shire of Gingin and the Applicant

The Applicant agrees to:

1. Use the funding for the purpose outlined in the application or seek a variation in writing from the Shire prior to spending any funds.

2. Only acquit expenditure from within the 2024/25 Financial Year, made after receiving written confirmation of funding.

3. Comply with Goods and Services Tax (GST) requirements:
    a. If the group or organisation is registered for GST, then comply with GST requirements and issue a tax invoice with Australian Business Number (ABN) and GST included in addition to the approved grant amount;
    b. If the group or organisation is not registered for GST then GST cannot be added onto the approved amount and payment will be made on receipt of an invoice with ABN or invoice with a Statement by Supplier; and
    c. GST liability will be remitted to the Australian Taxation Office (ATO).

4. Receive 50% of payment prior to commencement of the project and remaining 50% upon receipt of the acquittal and completion of the project.

5. Invite a representative from the Shire of Gingin to attend the sponsored event, if applicable.

6. If applicable, sell or provide low strength alcohol and non-alcoholic beverages, including water, at the event as the Shire supports the responsible consumption of alcohol.

7. Prominently display the Shire of Gingin logo on advertising, including electronic media, relating to the project or event. Collect, display and return the Shire's logo banners at the project or event.

8. Where possible use local volunteers, community groups and service providers to retain funds in the local community.

9. Endeavour to create a project/event that is accessible to all ages and abilities.

10. Satisfactorily complete the 2024/25 Community Funding Acquittal, including submitting copies of paid invoices/receipts for purchases relating to the Community Funding and copies of promotional material by **Monday 31 May 2025** at the latest.

11. Return unspent money if applicable. The funding is contingent on actual spending as supported by the invoices/receipts in the acquittal.

The Applicant understands that:

12. **Failure to adhere to this Funding Agreement may jeopardise the organisation's future funding opportunities with the Shire.**

13. **This Funding Agreement will end on Wednesday, 31 May 2025, including return of the completed Acquittal, unless by prior written request and agreement.**

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title:	Cricket Nets/ Main Pitch Re - surfacing		
Sum requested from the Shire of Gingin (GST exclusive):	$5000		
Organisation name:	Gingin Reds Cricket Club		
Postal Address:			
Contact person:	William Roe	Role:	President
Contact number:	0458171294	Email:	will_roe@live.com
Is your group incorporated: ☐ Yes ☑ No *if not incorporated please completed below*			

***AUSPICING ORGANISATION DETAILS** **IF RELEVANT** (if the applicant is not-incorporated and another organisation is auspicing)*

Organisation name:			
Postal Address:			
Contact person:		*Role:*	
Contact number:		*Email:*	
Is your group incorporated: ☐ *Yes* ☐ *No*			

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?

We would like to replace the astro turf surfaces of the centre wicket and Cricket nets at the Gingin Recreation Complex.

d) Which of the funding focus areas does this your project support?

Grow and Nurture community connectedness and well being. By improving our facilities it will encourage our Cricket club to expand its membership base and hopefully encourage more younger members to join the club and take part in community sport. we would love to have a junior team in town in the future, and this would help.

b) How will this project benefit the community? What do you plan to achieve?

This project will encourage more people to of all ages and backgrounds to play cricket. Many kids in Gingin travel to Muchea to play junior cricket, with improved facilities in Gingin they will be able to play and practice in town.
The Gingin Reds Cricket club will have a safer surface to practice on with no exposed concrete preventing injury. It will also allow us to look after our cricket balls better, saving money by not having to constantly replace them due to wear and tear from the exposed cement surface.

c) **Who will benefit from your project?** (tick all that apply)

☑ Our group ☐ Our suburb ☐ Whole of Shire ☐ Visitors ☐ Local business

☑ Kids ☑ Youth ☐ Elderly ☐ Other (specify):

e) **What experience does your group have that will enable you to complete the project?**

0ur committee has experience in running sporting clubs and completing infrustructure projects.
Our secretary/Treasurer John Dale has been in the role for over 25 years and was invovled when the pitches were last recovered 10 years ago. I myself have been involved in the cricket and football club committee for the last 6 years and was involved with the football clubs change room renovation in 2023 .

3. BUDGET

a) **Project Income: Where are you getting the resources for the project from?** *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	**Cash (GST EXCL)**	**In-Kind Contribution**	**Confirmed If Yes tick box**
Own (Applicant's) Organisation Contribution	$ 6700	$	☑
Shire of Gingin Request	$ 5000	$	☐
List other sources such as other grants being applied for or local sponsorships	$	$	☐
Gingin Rec Group	$ 5000	$	☐
Total $ income	$ 16700	$	

b) **Project Expenditure: what will you need to purchase/hire to complete the project?**

EXPENDITURE				
Item(s) description	**Cash (GST EXCL)**	**In-Kind**	**Total**	**Tick items that Shire grant would fund.**
Uplift and dispose of old synthetic turf	$	$	$	☐
Grind back old adhesive layer	$	$	$	☐
Supply and install 9mm synthetic turf	$	$	$	☐
Clean and Tidy	$	$	$	☐
	$	$	$	☐
	$	$	$	☐
Total $ cost of items	$ 16700	$	$	

c) **Do you need to use a Shire building or Public Open Space?** (if yes, please detail)

yes the pitch and nets are located at the Gingin Sporting complex.

4. APPLICANT CHECKLIST

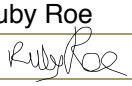
Copy provided with application:

- ☑ Quotations for project/event
- ☐ Supporting information, such as stakeholder and community support, photos, etc.
- ☐ Most recent financial statement
- ☐ Insurance Certificates of Currency (if not supplied in previous years)
- ☐ Current Certificate of Incorporation (if not supplied previously)
- ☐ (For Concept Enquiry projects only) Shire In-principal Letter of Support

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature:		**Date:**	27/03/2025
	Chairperson/President/Authorised Person		
Print Name:	William Roe	**Title:**	Mr
Position:	Club President		
Witness name:	Ruby Roe		
Witness signature:			

Auspicing organisation Details (if applicable)			
Auspicing Signature:		***Date:***	
	Chairperson/President/Authorised Person		
Print Name:		***Title:***	
Position:			
Witness name:			
Witness signature:			

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title:	2026 Lancelin Primary School Monster Fete		
Sum requested from the Shire of Gingin (GST exclusive):	$5000		
Organisation name:	Lancelin Primary School P&C		
Postal Address:	53 Gingin Road, Lancelin WA 6044		
Contact person:	Jade Hamlyn	Role:	President
Contact number:	0408877420	Email:	lancelinfete@gmail.com
Is your group incorporated: ☐ Yes ☐ No *if not incorporated please completed below*			

***AUSPICING ORGANISATION DETAILS** **IF RELEVANT** (if the applicant is not-incorporated and another organisation is auspicing)*

Organisation name:			
Postal Address:			
Contact person:		*Role:*	
Contact number:		*Email:*	
Is your group incorporated: ☐ *Yes* ☐ *No*			

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?

2026 Lancelin Primary Monster Fete

d) Which of the funding focus areas does this your project support?

Attractions & Economy

b) How will this project benefit the community? What do you plan to achieve?

Our main purpose of running this annual fundraiser is to raise money for the students of Lancelin Primary School. But there are many ways our community benefits from our event. All our emergency services attend and provides a chance to sign up more volunteers or perhaps have a chat with our officers about a career path. DADAA (Wangaree Community Centre) attend and it's a fabulous opportunity for their members to showcase what they have been working on and show the community what DADAA are all about if your needing support. Roxanne's dance workshop showcase their classes and it's a fabulous time for everyone to see our local kids doing what they love best. There's a fashion parade for Lancelin Surf & Barefoot Beach Boutique
two of our local clothing retailers. LAAC attend with a range of vessels for all the fishing enthusiast's.

c) Who will benefit from your project? (tick all that apply)

[X] Our group	[X] Our suburb	[X] Whole of Shire	[X] Visitors	[X] Local business
[X] Kids	[X] Youth	[X] Elderly	[ ] Other (specify):	

e) What experience does your group have that will enable you to complete the project?

Lancelin Primary School P&C have run this event annually for approximately 19 years, not including the period of COVID 19 - Our committee changes regularly but always maintains committed parents, teachers & community members to pull off this event. It's a whole community effort to achieve our goal

3. BUDGET

a) Project Income: Where are you getting the resources for the project from? *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	**Cash (GST EXCL)**	**In-Kind Contribution**	**Confirmed If Yes tick box**
Own (Applicant's) Organisation Contribution approx 100 hours	$	$ 2500	☐
Shire of Gingin Request	$ 5000	$	☐
List other sources such as other grants being applied for or local sponsorships	$ potentially $7,400	$	☐
	$	$	☐
Total $ income	$	$	

b) Project Expenditure: what will you need to purchase/hire to complete the project?

EXPENDITURE				
Item(s) description	**Cash (GST EXCL)**	**In-Kind**	**Total**	**Tick items that Shire grant would fund.**
Kids Entertainment	$ 10,500	$	$ 10,500	[X]
Show Bags	$ 800	$	$ 800	☐
Lions Train Ride	$ 300	$	$ 300	☐
Face Painters	$ 800	$	$ 800	☐
	$	$	$	☐
	$	$	$	☐
Total $ cost of items	$ 12,400	$	$ 12,400	

c) Do you need to use a Shire building or Public Open Space? (if yes, please detail)

No, we hold our event on Lancelin Primary's School Oval

4. APPLICANT CHECKLIST

Copy provided with application:

- [X] Quotations for project/event
- [X] Supporting information, such as stakeholder and community support, photos, etc.
- [X] Most recent financial statement
- [X] Insurance Certificates of Currency (if not supplied in previous years)
- [ ] Current Certificate of Incorporation (if not supplied previously)
- [ ] (For Concept Enquiry projects only) Shire In-principal Letter of Support

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature: Chairperson/President/Authorised Person	**Date:** 20/3/25
Print Name: Jade Hamlyn	**Title:** Ms
Position: President	
Witness name: Matt Riley	
Witness signature:	
Auspicing organisation Details (if applicable)	
Auspicing Signature:	***Date:***
Chairperson/President/Authorised Person	
Print Name:	***Title:***
Position:	
Witness name:	
Witness signature:	

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title:

Sum requested from the Shire of Gingin (GST exclusive): $5000

Organisation name: Lancelin Playgroup

Postal Address: 10 Thomas Place, Lancelin, 6044

Contact person: Jade Farrell Role: President

Contact number: 0403696695 Email: lancelinpg@gmail.com

Is your group incorporated: ☐ Yes ☐ No **if not incorporated please completed below*

**AUSPICING ORGANISATION DETAILS* IF RELEVANT *(if the applicant is not-incorporated and another organisation is auspicing)*

Organisation name:

Postal Address:

Contact person: Role:

Contact number: Email:

Is your group incorporated: ☐ *Yes* ☐ *No*

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?

The project aims to upgrade the facilities at the Lancelin Playgroup by providing a new playground and play equipment for the young children of Lancelin. This will enhance the community space, offering safe, engaging, and stimulating play areas for local families. The goal is to create an environment that supports the developmental needs of children while improving the overall playgroup experience

d) Which of the funding focus areas does this your project support?

The area of funding focus that our project falls under is Excellence & Accountability, 4.1 Management of Assets.

b) How will this project benefit the community? What do you plan to achieve?

A new playground in Lancelin, funded by a grant from the Gingin Shire, would have a significant impact on the local community in several positive ways. The addition of a modern, safe, and engaging playground would provide a dedicated space for children to play, helping to foster physical, mental, and social development. It would also encourage outdoor activity, combating sedentary lifestyles and promoting healthier habits among young people.

For families, the playground would serve as a central meeting point, helping to strengthen community bonds and provide a space for socialising and recreational activities. This can lead to improved community cohesion and a sense of belonging, especially for families with young children. The development of the playground would also attract visitors, potentially benefiting local businesses and boosting tourism in the region.

Furthermore, the grant from Gingin Shire would demonstrate a commitment to the well-being of the Lancelin community, showing that local government is prioritisings the needs of its residents. It would

ensure that the community has access to safe, modern recreational facilities, helping to make Lancelin a more vibrant and attractive place to live and visit

c) Who will benefit from your project? (tick all that apply)

✓	Our group	✓	Our suburb	✓	Whole Shire	✓	of Visitors	Local business	✓	Kids	✓	Youth

e) What experience does your group have that will enable you to complete the project?

The experience that Lancelin Playgroup have that will enable us to be able to complete the project is the fact we are dedicated parents that want to make playgroup a better place not just for our kids, but the kids still yet to come through. It is a vital stepping stone to learning before you go off to school. A lot of the parents also come from various backgrounds, management, safety, education and through that we all have connections and already in talks of upgrades.

3. BUDGET

a) Project Income: Where are you getting the resources for the project from? *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	Cash (GST EXCL)	In-Kind Contribution	Confirmed If Yes tick box
Own (Applicant's) Organisation Contribution	$ 3000	$	✓
Shire of Gingin Request	$ 5000	$	☐
List other sources such as other grants being applied for or local sponsorships	$ 25000	$	☐
	$	$	☐
Total $ income	$ 33,000	$	

b) Project Expenditure: what will you need to purchase/hire to complete the project?

EXPENDITURE				
Item(s) description	Cash (GST EXCL)	In-Kind	Total	Tick items that Shire grant would fund.

Removal of Playground and new Playground	$ 25000	$	$	✓
Removal of sand & new sand	$ 1500	$	$	☐
	$	$	$	☐
	$	$	$	☐
	$	$	$	☐
	$	$	$	☐
Total $ cost of items	$ 26500	$	$	

c) Do you need to use a Shire building or Public Open Space? (if yes, please detail)

Our building is on Shire Land and we have a lease for that.

4. APPLICANT CHECKLIST

☐ Copy provided with application: Quotations for project/event

☐ Supporting information, such as stakeholder and community support, photos, etc.

☐ Most recent financial statement

☐ Insurance Certificates of Currency (if not supplied in previous years)

☐ Current Certificate of Incorporation (if not supplied previously)

(For Concept Enquiry projects only) Shire In-principal Letter of Support

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the Funding Agreement (next page), understanding it will come into effect if this Funding Application is successful.

Date: 30/03/2025

Applicant Signature:

Chairperson/President/Authorised Person

Print Name: Jade Farrell Title:

Position: President

Witness name: Olivia Fletcher

Witness signature:

Auspicing Det	organisationails (if applicable)
Auspicing Signature:	Date:
Chairperson/President/Authorised Person	
Print Name:	Title:
Position:	
Witness name:	
Witness signature:	

Funding Agreement between the Shire of Gingin and the Applicant

The Applicant agrees to:

1. Use the funding for the purpose outlined in the application or seek a variation in writing from the Shire prior to spending any funds.

2. Only acquit expenditure from within the 2025/26 Financial Year, made after receiving written confirmation of funding.

3. Comply with Goods and Services Tax (GST) requirements:
    a. If the group or organisation is registered for GST, then comply with GST requirements and issue a tax invoice with Australian Business Number (ABN) and GST included in addition to the approved grant amount.

b. If the group or organisation is not registered for GST, then GST cannot be added onto the approved amount and payment will be made on receipt of an invoice with ABN or invoice with a Statement by Supplier; and
c. GST liability will be remitted to the Australian Taxation Office (ATO).

4. Receive 50% of payment prior to commencement of the project and remaining 50% upon receipt of the acquittal and completion of the project.

5. Invite a representative from the Shire of Gingin to attend the sponsored event, if applicable.

6. If applicable, sell or provide low strength alcohol and non-alcoholic beverages, including water, at the event as the Shire supports the responsible consumption of alcohol.

7. Prominently display the Shire of Gingin logo on advertising, including electronic media, relating to the project or event. Collect, display and return the Shire's logo banners at the project or event.

8. Where possible use local volunteers, community groups and service providers to retain funds in the local community.

9. Endeavour to create a project/event that is accessible to all ages and abilities.

10. Satisfactorily complete the 2025/26 Community Funding Acquittal, including submitting copies of paid invoices/receipts for purchases relating to the Community Funding and copies of promotional material by Monday 31 May 2026 at the latest.

11. Return unspent money if applicable. The funding is contingent on actual spending as supported by the invoices/receipts in the acquittal.

The Applicant understands that:

12. Failure to adhere to this Funding Agreement may jeopardise the organisation's future funding opportunities with the Shire.

13. This Funding Agreement will end on Wednesday, 31 May 2026, including return of the completed Acquittal, unless by prior written request and agreement.

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title:	Cheers to 70 years: Ledge Point's Grand Celebration		
Sum requested from the Shire of Gingin (GST exclusive): $10,000.00			
Organisation name:	Ledge Club WA Inc		
Postal Address:	PO Box 870 Balcatta WA 6914		
Contact person:	Louise Szczepanski	**Role:**	Treasurer
Contact number:	0422 168 355	**Email:**	ledgeclub@hotmail.com,
Is your group incorporated: X☐ Yes ☐ No **if not incorporated please completed below*			

***AUSPICING ORGANISATION DETAILS** **IF RELEVANT** (if the applicant is not-incorporated and another organisation is auspicing)*

Organisation name:			
Postal Address:			
Contact person:		*Role:*	
Contact number:		*Email:*	
Is your group incorporated: ☐ *Yes* ☐ *No*			

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?

70th Celebration of Ledge Point Town.

Objectives of the Event

The primary objectives of the 70th Celebration of Ledge Point are:

- Commemorate the 70th Anniversary: Celebrate the town's rich history and achievements over the past seven decades.
- Strengthening Community Bonds: Provide an opportunity for residents to come together, fostering a sense of belonging and unity.
- Promote Local Businesses: Enhance the local economy by attracting visitors and increasing the patronage of local businesses.
- Educate and Preserve: Highlight the historical significance of Ledge Point, ensuring that its legacy is preserved for future generations.

d) Which of the funding focus areas does this your project support?

The 70th Celebration of Ledge Point project aligns with several of the Shire of Gingin's funding focus areas:

- Community Development: By fostering a sense of community and civic pride, the event supports the development of a cohesive and engaged community.
- Economic Development: The influx of visitors and increased local spending will contribute to the economic growth of Ledge Point and its surrounding areas.
- Heritage and Culture: The celebration will emphasize the importance of preserving and appreciating the historical and cultural heritage of Ledge Point.
- Recreation and Leisure: The planned activities will encourage community participation in recreational pursuits, promoting overall well-being.

b) How will this project benefit the community? What do you plan to achieve?

The 70th Celebration of Ledge Point offers numerous benefits to the community:

- Fostering Community Spirit: The event will bring together residents of all ages, fostering a sense of unity and pride in our town's heritage.
- Economic Boost: Local businesses will benefit from increased foot traffic and sales during the celebration. Visitors from surrounding areas are expected to attend, further boosting the local economy.
- Preserving Heritage: The event will highlight Ledge Point's historical significance, educating younger generations about their town's past and preserving its legacy.
- Recreational Opportunities: A variety of activities will be organized, providing recreational opportunities for families and individuals, promoting healthy and active lifestyles.

c) Who will benefit from your project? (tick all that apply)

Several groups will benefit from the 70th Celebration of Ledge Point:

- Residents: The celebration will provide an opportunity for all residents to participate in the festivities, strengthening community bonds.
- Local Businesses: Increased visitor numbers and local spending will support the economic growth of businesses in the area.
- Visitors: Attendees from surrounding regions will enjoy the festivities, learn about Ledge Point's history, and contribute to the local economy.
- Youth and Families: A range of family-friendly activities will provide recreational opportunities for children and their families.
- Historical Societies: The event will offer a platform to showcase Ledge Point's heritage, benefiting local historical and cultural organizations.

X☐ Our group	X☐ Our suburb	X☐ Whole of Shire	X☐ Visitors	X☐ Local business
X☐ Kids	X☐ Youth	X☐ Elderly	☐ Other (specify):	

e) What experience does your group have that will enable you to complete the project?

The organizing committee for the 70th Celebration of Ledge Point has extensive experience in planning and executing community events. Key members include:

- Tony Jukes, Event Coordinator: With over 15 years of experience in event management, Tony has successfully managed numerous community celebrations, ensuring they run smoothly and are well attended.
- Louise Szczepanski, Marketing Specialist: Louise has a strong background in marketing and public relations, having promoted various local events and festivals, resulting in high

community engagement and participation. Together with other members of the committee, advertising and promotion of this event will be very thorough and far reaching.

- Vince Tarzia, Logistics Manager: Vince's expertise in logistics and operations ensures that all aspects of the event, from set-up to cleanup, are efficiently managed.
- Mark Whittingham, Various speciality areas that encompass all focus roles - coordinating, marketing, logistics and financial.
- Joe Crupi, Finance Officer: With experience in financial planning and budget management, Joe ensures that the event remains within budget while maximizing the impact of available funds.

In previous years, members of the committee have successfully organised:

- Annual Ledge Point Polocrosse in the Park: Attracting over 1,000 attendees each year, this event had become a staple in the community calendar.
- Ledge Point Show and Shine: Celebrating the automotive history and culture, this event has received positive feedback from residents and visitors alike.
- Ledge Point Getting Physical: group exercise program in the Ledge Point Oval, Playground exercise equipment and also at the community hall (on bad weather days). Subsidised program further went on to water aerobics classes in the Lancelin Experience Holiday Park swimming pool.

Conclusion
The 70th Celebration of Ledge Point is a significant milestone that presents an opportunity to commemorate the town's rich history, foster community spirit, and boost the local economy. With the support of the Shire of Gingin, we are confident that this event will be a resounding success, benefiting residents, businesses, and visitors alike. We look forward to the Shire's consideration of our funding application.
Thank you for your support.

3. BUDGET

a) Project Income: Where are you getting the resources for the project from? *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	**Cash (GST EXCL)**	**In-Kind Contribution**	**Confirmed If Yes tick box**
Own (Applicant's) Organisation Contribution	$2,000.00	$3,375.00	√
Shire of Gingin Request	$10,000.00	$	☐
List other sources such as other grants being applied for or local sponsorships. ***We will be asking for grants from Bendigo Bank and Lottery West. Unknown outcomes. But feel Shire of Gingin will be main source of funding, as they share an interest in this town/community event***	$3,000.00	$	☐
Sponsors	$1,000.00	$500.00	☐
No entry fee charge to public, but a gold coin donation will be accepted	$200.00		
Stall holder and food truck site fee $10 for (15 & 6)	$210.00		
Wrist band charge for rides $10 each	$1,000.00		

Total $ income	$17,410.00	$4,175.00	

b) Project Expenditure: what will you need to purchase/hire to complete the project?

EXPENDITURE				
Item(s) description	**Cash (GST EXCL)**	**In-Kind**	**Total**	**Tick items that Shire grant would fund.**
Volunteers (on the day of event)	$	$3,375.00	$3,375.00	√
Liquor Licence	$260.00		$260.00	
Kids Activities – rides, face painting, etc	$6,056.00	$	$6,056.00	√
Toilets	$1,854.00	$	$1,854.00	√
Event Trailer bond	$200.00	$	$200.00	
Extra Bins – 10 @ $24.00 ea	$240.00	$	$240.00	√
Stage Hire (Lancelin Sands donation, Hills West charge)	$500.00	$500.00	$1,000.00	√
Music entertainrment	$5,100.00	$	$5,100.00	√
Advertising/Promotion	$1,000.00		$1,000.00	√
Tables & Chairs	$1,200.00		$1,200.00	√
Birthday Cake	$1,000.00		$1,000.00	√
Total $ cost of items	$17,410.00	$3,875.00	$21,285.00	√

c) **Do you need to use a Shire building or Public Open Space?** (if yes, please detail)

Ledge Point Oval and facilities there

4. APPLICANT CHECKLIST

Copy provided with application:

- √ Quotations for project/event
- ☐ Supporting information, such as stakeholder and community support, photos, etc.
- √ Most recent financial statement
- √ Insurance Certificates of Currency (if not supplied in previous years)
- √ Current Certificate of Incorporation (if not supplied previously)
- ☐ (For Concept Enquiry projects only) Shire In-principle Letter of Support

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.

- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature:	**Date:**
Chairperson/President/Authorised Person	
Print Name:	**Title:**
Position:	
Witness name:	
Witness signature:	

Auspicing organisation Details (if applicable)	
Auspicing Signature:	***Date:***
Chairperson/President/Authorised Person	
Print Name:	***Title:***
Position:	
Witness name:	
Witness signature:	

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title:	Ledge Point Sporting Precinct		
Sum requested from the Shire of Gingin (GST exclusive):	$10,000		
Organisation name:	Ledge Point Bowling Club		
Postal Address:	PO Box 402, Ledge Point WA 6043		
Contact person:	Alfred Ricci	Role:	President
Contact number:	0419 247 852	Email:	alfanchris@bigpond.com
Is your group incorporated: Yes ☐ No *if not incorporated please completed below*			

***AUSPICING ORGANISATION DETAILS** **IF RELEVANT** (if the applicant is not-incorporated and another organisation is auspicing)*

Organisation name:	*Ledge Point Country Club*		
Postal Address:	*PO Box 402*		
Contact person:	*Monique Smith*	*Role:*	*Secretary*
Contact number:	*0467 249 841*	*Email:*	*Moniquel_smith@yahoo.com.au*
Is your group incorporated:	X☐ Yes ☐ *No*		

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?

Our goals and objectives are to develop an area to play the games of croquet and bocce. This provides another opportunity for participants from our local community, greater regional area and holiday makers to come along, participate and enjoy. These events are not only targeted for the younger group to become active and participate in a team sport, but also to ensure that those ageing in our community have an opportunity to benefit both their physical and mental health, enhance social connections contributing to a higher quality of life.

The tasks required to complete this project: -

- Restore grassed area that is already there for croquet and bocce
- Supply and install a transportable office
- Supply power to the transportable office
- Remove grass and border area for a bocce rink
- Supply crushed blue metal - rake and roll

- Repair existing reticulation for croquet rink
- Fence area for security.

The response that we have received from patrons that attend both social and barefoot bowls is that there was nothing available for young children and adults that were unable both physically to participate or those that wanted an alternative to playing Bowls.

d) Which of the funding focus areas does this your project support?

Attractions and economy
Connections and wellbeing

b) How will this project benefit the community? What do you plan to achieve?

Target audience is for children 5 years and over to adults of all ages. Individuals, groups and the wider community.

The development of the proposed Croquet/Bocce Court will result in community dividends, including more participating opportunities for a larger demographic not currently catered for.

Croquet and bocce can be enjoyed on a variety of surfaces making it accessible to many and will cater to the needs of all of the community.

The Ledge Point Bowls Club is an established Club and over the last three years has seen increased patronage with a 50% increase in social bowls participation and a 25% increase in membership in the last 12 months with new residents moving into Ledge Point.

Croquet is a sport that is not only physical but tactical. Croquet can be enjoyed by all ages and genders on an equal basis.

The sport is accessible to multiple skill levels for both competitive and social play. It suits most levels of physical rehabilitation and is also great for mental health.

Bocce due to its versatility is enjoyable at virtually any age, athletic ability and location.

Both Bocce and Croquet are two games similarly offering low impact choices to all participants.

This development by establishing a Captains office adjacent to the proposed croquet and bocce court will add potential value to a shire asset and attract greater patronage to the facilities of the Ledge Point Country Club.

c) **Who will benefit from your project?** (tick all that apply)

X☐ Our group X Our suburb X Whole of Shire X Visitors X Local business

X Kids X Youth X Elderly ☐ Other (specify):

e) **What experience does your group have that will enable you to complete the project?**

Dedicated volunteers with a large skills set.
Tradespeople with the following registrations and qualifications
Site Manager/Construction Manager
Fencing Contractors
Licenced Commercial Plumbers
Registered Earthmoving Contractors
Licence Electricians
Qualified Building Contractor

3. BUDGET

a) **Project Income: Where are you getting the resources for the project from?** *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	Cash (GST EXCL)	In-Kind Contribution	Confirmed If Yes tick box
Own (Applicant's) Organisation Contribution	$	$5000	X☐
Shire of Gingin Request	$10,000	$	☐
Bendigo Bank Request	$10,000	$	☐
Ledge Point Bowling Club Skilled Tradespeople	$	$5000	X☐
Total $ income	$20,000	$10,000	

b) **Project Expenditure: what will you need to purchase/hire to complete the project?**

EXPENDITURE				
Item(s) description	Cash (GST EXCL)	In-Kind	Total	Tick items that Shire grant would fund.
Supply and Installation of transportable office	$5700	$	$5700	X☐
Electrical Contractor Materials and labour	10,000	$5000	$15,000	X☐
Earthwork Contractor Materials, machinery and labour	2500	$1500	$4000	X☐
Fencing Contractor Materials and labour	$3500	$1000	$4500	X☐
Plumbing Contractor Materials and labour	$3500	$2500	$6000	X☐
		$		X☐
Total $ cost of items	$25200	$10,000	$35,200	

c) Do you need to use a Shire building or Public Open Space? (if yes, please detail)

Using area adjacent to Ledge Point Bowling Green located at Ledge Point Country Club

4. APPLICANT CHECKLIST

Copy provided with application:

- ☐ Quotations for project/event
- ☑ Supporting information, such as stakeholder and community support, photos, etc.
- ☑ Most recent financial statement
- ☐ Insurance Certificates of Currency (if not supplied in previous years)
- ☐ Current Certificate of Incorporation (if not supplied previously)
- ☑ (For Concept Enquiry projects only) Shire In-principle Letter of Support

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature:	R Wintle.	Date: 27/3/25
	Authorised Person	
Print Name:	Ron Wintle	Title: Mr
Position:	Vice President Ledge Point Bowls Club	
Witness name:	Monique Smith	
Witness signature:	Monique Smith.	
Auspicing organisation Details (if applicable)		
Auspicing Signature:	Monique Smith.	*Date: 27/3/25*
	Chairperson/President/Authorised Person	
Print Name:	*Monique Smith*	*Title: Mrs*
Position:	*Secretary*	
Witness name:	Ron Wintle.	
Witness signature:	R Wintle.	

Funding Agreement between the Shire of Gingin and the Applicant

The Applicant agrees to:

1. Use the funding for the purpose outlined in the application or seek a variation in writing from the Shire prior to spending any funds.

2. Only acquit expenditure from within the 2024/25 Financial Year, made after receiving written confirmation of funding.

3. Comply with Goods and Services Tax (GST) requirements:
   a. If the group or organisation is registered for GST, then comply with GST requirements and issue a tax invoice with Australian Business Number (ABN) and GST included in addition to the approved grant amount;
   b. If the group or organisation is not registered for GST then GST cannot be added onto the approved amount and payment will be made on receipt of an invoice with ABN or invoice with a Statement by Supplier; and
   c. GST liability will be remitted to the Australian Taxation Office (ATO).

4. Receive 50% of payment prior to commencement of the project and remaining 50% upon receipt of the acquittal and completion of the project.

5. Invite a representative from the Shire of Gingin to attend the sponsored event, if applicable.

6. If applicable, sell or provide low strength alcohol and non-alcoholic beverages, including water, at the event as the Shire supports the responsible consumption of alcohol.

7. Prominently display the Shire of Gingin logo on advertising, including electronic media, relating to the project or event. Collect, display and return the Shire's logo banners at the project or event.

8. Where possible use local volunteers, community groups and service providers to retain funds in the local community.

9. Endeavour to create a project/event that is accessible to all ages and abilities.

10. Satisfactorily complete the 2024/25 Community Funding Acquittal, including submitting copies of paid invoices/receipts for purchases relating to the Community Funding and copies of promotional material by **Monday 31 May 2025** at the latest.

11. Return unspent money if applicable. The funding is contingent on actual spending as supported by the invoices/receipts in the acquittal.

The Applicant understands that:

12. **Failure to adhere to this Funding Agreement may jeopardise the organisation's future funding opportunities with the Shire.**

13. **This Funding Agreement will end on Wednesday, 31 May 2025, including return of the completed Acquittal, unless by prior written request and agreement.**

SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title:	Community Events		
Sum requested from the Shire of Gingin (GST exclusive): $8,000			
Organisation name:	Ledge Point Country Club		
Postal Address:	PO Box 402, Ledge Point WA 6043		
Contact person:	Monique Smith	Role:	Club Secretary
Contact number:	0467 249841	Email:	Moniquel_smith@yahoo.com.au
Is your group incorporated: X Yes ☐ No **if not incorporated please completed below*			

***AUSPICING ORGANISATION DETAILS** IF RELEVANT (if the applicant is not-incorporated and another organisation is auspicing)*

Organisation name:			
Postal Address:			
Contact person:		*Role:*	
Contact number:		*Email:*	
Is your group incorporated: ☐ *Yes* ☐ *No*			

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?

The Ledge Point Country Club organises numerous community events each year.
The first is the annual Sandcastle Competition that is held on the Australia Day long weekend. This event has been held for 17 years and every year is more successful than the previous. The competition is held on the Towns swimming beach and attracts locals, visitors and tourists. There are several categories for various age groups and combined family teams. Prizes are awarded and there is a free sausage sizzle held at the Country Club prior to presentations.

The second event is the Easter Sunday egg hunt and colouring competition. The Ledge Point Volunteer Bush Fire Brigade's Fire Truck travels the town of Ledge Point with the Easter Bunny handing out eggs to the Children. A colouring competition is then held at the Country Club in the George Brenzie Hall and prizes are awarded across various age groups. Food and drinks are provided for participants.

Ledge Point Country Club works alongside the Ledge Point Community Association and hosts a free Community Breakfast on Anzac Day. A cooked breakfast is provided free of charge with donations going towards the RSL. A host of community volunteers come together to provide an opportunity for visitors and the community to come together on a day of respect and remembrance.

We look to again hold The Seafood Fiesta. This event commenced in 2021 and supports the local Westralian Fishing Families and local businesses in the town attracting many visitors from surrounding towns, holiday makers as well as locals. Outdoor games and entertainment for children, live music, barefoot bowls and live cooking demonstrations providing several options of seafood meals over a 6-hour period.

Please note that due to the 4 day Power Outage over the Australia Day Long Weekend our Australia Day Sand Castle Competition to be held January 2025 was transferred to the Easter Long Weekend. Therefor our Invoices for this event will not be available until after the Easter Long Weekend.

d) Which of the funding focus areas does this your project support?

Attractions and economy
Connections and wellbeing

b) How will this project benefit the community? What do you plan to achieve?

By conducting these events we aim to: -
Increase community involvement
Increase awareness of our region and what it has to offer
Increase support for local businesses and jobs
Increase support of wellbeing for families and a healthy community
Increase a more sustainable tourism trade for the broader community
Increase inclusive activities and support for all community members

c) Who will benefit from your project? (tick all that apply)

X☐ Our group X Our suburb X Whole of Shire X Visitors X Local business

X Kids X Youth X Elderly ☐ Other (specify):

e) What experience does your group have that will enable you to complete the project?

Our group of Volunteers have an extensive skills set supporting the local community and tourism, which has ensured many successful events.

We have delivered the same projects/ events successfully in recent years.

Years delivered

Sandcastle Event 17 years

Easter Weekend 9 Years

Anzac Day Community Breakfast 2 Years

Seafood Fiesta 4 Years

3. BUDGET

a) Project Income: Where are you getting the resources for the project from? *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	Cash (GST EXCL)	In-Kind Contribution	Confirmed If Yes tick box
Own (Applicant's) Organisation Contribution	$6600	$	☐
Shire of Gingin Request	$8000	$	☐
Sponsors	$2000	$	☐
Ledge Point Country Club Volunteers and Venue Hire	$	$7000	☐
Total $ income	$16600	$7000	

b) Project Expenditure: what will you need to purchase/hire to complete the project?

EXPENDITURE				
Item(s) description	Cash (GST EXCL)	In-Kind	Total	Tick items that Shire grant would fund.
Prizes for events	$1500	$	$	☐
Food for Sandcastle/Easter Wkend/Anzac Day	$1000	$	$	☐
Easter Eggs	$300	$	$	☐
Colouring Items	$300	$	$	☐
Volunteer Labour for all Events	$	$7000	$	☐
Kids Entertainment Entertainment Signage Equipment Hire Seafood for Fiesta LPCC Venue Hire	$1500 $4000 $500 $2500 $4,000	$ $1500	$	☐

Total $ cost of items	$15600	$8500	$24100	

c) Do you need to use a Shire building or Public Open Space? (if yes, please detail)

The Swimming Beach Ledge Point
Ledge Point Country Club

4. APPLICANT CHECKLIST

Copy provided with application:

- ☐ Quotations for project/event
- ☐ Supporting information, such as stakeholder and community support, photos, etc.
- ☐ Most recent financial statement
- ☐ Insurance Certificates of Currency (if not supplied in previous years)
- ☐ Current Certificate of Incorporation (if not supplied previously)
- ☐ (For Concept Enquiry projects only) Shire In-principle Letter of Support

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature:	Monique Smith	Date: 11/3/25
	Authorised Person	
Print Name:	Monique Smith	Title: Mrs
Position:	Secretary	
Witness name:	Taryn Cunningham.	
Witness signature:	Taryn Cunningham	

Auspicing organisation Details (if applicable)		
Auspicing Signature:		*Date:*
	Chairperson/President/Authorised Person	
Print Name:		*Title:*
Position:		
Witness name:		
Witness signature:		

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title: Restoration of the Guilderton dunes by controlling the weedy Pyp Grass	
Sum requested from the Shire of Gingin (GST exclusive): $4,900	
Organisation name: Moore Catchment Council	
Postal Address: Po Box 337, Moora 6510	
Contact person: Helen Watkins	Role: Executive Officer
Contact number: 9653 1355	Email: eo@moorecatchment.org.au
Is your group incorporated: ☒ Yes ☐ No **if not incorporated please completed below*	

***AUSPICING ORGANISATION DETAILS** IF RELEVANT (if the applicant is not-incorporated and another organisation is auspicing)*

Organisation name:	
Postal Address:	
Contact person:	*Role:*
Contact number:	*Email:*
Is your group incorporated: ☐ *Yes* ☐ *No*	

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?

This project will spray and kill 6ha of Pyp grass weed on the Guilderton Dunes. This project is guided by the GUILDERTON PYP GRASS (Ehrharta villosa) MANAGEMENT PLAN 2016
http://www.moorecatchment.org.au/projects/Guilderton%20Pyp%20Grass%20Management%20Plan%20FINAL.pdf

Spraying of the Pyp Grass in Guilderton has been carried out on an ad-hoc basis since 2017 - spray extent limited by funding available. 3 consecutive spray treatments are needed to ensure the Pyp Grass is killed. This new project will be the 3rd spray of the project areas indicated on the attached map. This will therefore permanently remove 3ha of Pyp Grass from the Guilderton dunes and allow the native vegetation to recover.

Spraying will be carried out by Nicole Siemon and Associates Pty Ltd – quote attached – who have carried out spraying of Pyp Grass on the Guilderton dunes since 2022. Spraying will be carried out in Autumn and Spring 2025 using Verdict™ 520, a chemical brand with the active ingredient Haloxyfop, is registered as a spray treatment for post-emergent *control* of a wide range of grass weed species and has been previously used to good success on the Guilderton dunes.

MCC has already acquired funding through State NRM Program to carry out 50% (3ha) of the Pyp Grass spraying in

2023 (Project ID CSGS24021), so we ask the Shire of Gingin for the remaining 50% spraying costs. MCC also has funds to run a community planting day to plant into these sprayed areas in July 2025. This will involved 50 community volunteers including 10 Yued workers from Moora.

d) Which of the funding focus areas does this your project support?

Planning & Sustainability - Preservation and Management of Endangered Habitat and Coastal Reserves

b) How will this project benefit the community? What do you plan to achieve?

- The overall outcome of this project is to help restore the degraded Guilderton coastal dunes to its original natural state.
- 6ha of Pyp Grass weed to be sprayed on dunes by a spray contractor, directed by the
- GUILDERTON PYP GRASS (Ehrharta villosa) MANAGEMENT PLAN 2016 ;
- Monitor sprayed sites and promote findings to public via social media and news articles.
- Use outcomes to plan next Pyp Grass management project.

c) Who will benefit from your project? (tick all that apply)

☐ Our group ☒ Our suburb ☐ Whole of Shire ☒ Visitors ☐ Local business

☐ Kids ☐ Youth ☐ Elderly ☒ Other (specify): native flora and fauna

e) What experience does your group have that will enable you to complete the project?

Moore Catchment Council (MCC) are the leading natural resource management group for the 1.6 million hectare Moore River catchment. They are a non-profit community organisation based in Moora and has been in operation since 1995. MCC were winners of the Partnership Award 2021 (with Yued community) and Community Landcare Group award 2017 in the State Landcare Awards.
MCC is both professional and competent at delivering projects on-time and on-budget. MCC has successfully administered and delivered well over 100 NRM projects mainly using Federal and State funding including over a dozen in Guilderton including Pyp Grass Spraying, dune protection and rehabilitation. Community planting and seed collection, signage creation, kids activity book, and workshops

3. BUDGET

a) Project Income: Where are you getting the resources for the project from? *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	Cash (GST EXCL)	In-Kind Contribution	Confirmed If Yes tick box
Own (Applicant's) Organisation Contribution	$5000	$	☒
Shire of Gingin Request	$4900	$	☐
List other sources such as other grants being applied for or local sponsorships	$	$	☐
	$	$	☐
Total $ income	$9900	$	

b) Project Expenditure: what will you need to purchase/hire to complete the project?

EXPENDITURE				
Item(s) description	Cash (GST EXCL)	In-Kind	Total	Tick items that Shire grant would fund.
Pyp Grass spraying contractor (50% State NRM & 50% Shire of Gingin)	$9900	$	$9900	☒
MCC Project Management ($1400), mapping, travel & monitoring ($900) and administration ($600)	$	$2900	$2900	☐
	$	$	$	☐
	$	$	$	☐

	$	$	$	☐
	$	$	$	☐
Total $ cost of items	$9900	$2900	$12800	

c) Do you need to use a Shire building or Public Open Space? (if yes, please detail)

4. APPLICANT CHECKLIST

Copy provided with application:

- ☒ Quotations for project/event
- ☒ Supporting information, such as stakeholder and community support, photos, etc.
- ☒ Most recent financial statement
- ☒ Insurance Certificates of Currency (if not supplied in previous years)
- ☒ Current Certificate of Incorporation (if not supplied previously)
- ☐ (For Concept Enquiry projects only) Shire In-principal Letter of Support

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the Funding Agreement (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature:		Date:	26th March 2025
	Chairperson/President/Authorised Person		
Print Name:	Tony White	Title:	Mr
Position:	Chairperson		
Witness name:	Helen Watkins		
Witness signature:			

Auspicing organisation Details (if applicable)			
Auspicing Signature:		*Date:*	
	Chairperson/President/Authorised Person		
Print Name:		*Title:*	
Position:			
Witness name:			
Witness signature:			

APPLICATION FORM
For Community Projects up to $10,000 (GST excl)

1. PROJECT AND APPLICATION INFORMATION

Project Event Title: NEERGABBY FIREWORKS NIGHT 2025
Sum requested from the Shire of Gingin (GST excl): $10000
Organisation Name: Neergabby Community Association
Postal Address: C/O PO Box 252, Joondalup DC, WA, 6919
Contact Person: Lindsie Leahy
Role: President
Contact Number: 0407426630
Email: lindsieleahy@gmail.com
Is your group incorporated? Yes

2. YOUR PROJECT

a) *What is the project/event you would like to run in the community?*

NEERGABBY FIREWORKS NIGHT 2025 - a much-loved community tradition that has been a highlight of the local calendar for many years. This annual event brings together residents and visitors for an evening of celebration, entertainment, and spectacular fireworks. In recent years, community support has grown significantly, with attendance numbers ranging from 1,250 to 1,500 people.

The event offers a safe and inclusive space for families, friends, and community groups to connect while enjoying live entertainment, food stalls, and, of course, a dazzling fireworks display. It is a key opportunity to strengthen community spirit, attract visitors to the area, and support local businesses and organizations.

b) *Which of the funding focus areas does this project support?*

NEERGABBY FIREWORKS NIGHT 2025 strongly supports the following funding focus areas:

1. Attractions and Economy – As a well-established annual event, the fireworks night draws 1,250–1,500 attendees, including locals and visitors. This influx of people provides economic benefits to local businesses, food vendors, and tourism operators, helping to stimulate the local economy and showcase the Shire of Gingin as a vibrant community destination.
2. Connections and Well-being – This event fosters a strong sense of community by bringing people together in a fun, family-friendly environment. It provides a social space for residents to connect, reducing isolation and strengthening community bonds. The shared experience of the event enhances local pride and well-being.

3. Planning and Sustainability – The organizing committee is committed to sustainable event practices, including responsible waste management, local supplier engagement, and ensuring a safe, well-coordinated event. The long-standing success of the event demonstrates effective planning and adaptability to meet community needs.
4. Excellence and Accountability – Neergabby Fireworks Night has a proven track record of successful delivery, with growing attendance and strong community support. The event is managed transparently, with clear budgeting, risk management strategies, and a focus on continuous improvement to enhance the experience for attendees.

c) *How will this project benefit the community? What do you hope to achieve?*

NEERGABBY FIREWORKS NIGHT 2025 will provide significant social, economic, and cultural benefits to the community. As a long-standing tradition, the event brings together residents of all ages, fostering a strong sense of community connection and local pride. It creates a safe and welcoming environment for families, friends, and visitors to enjoy a shared experience, strengthening social bonds and reducing isolation.

d) *Who will benefit from your project?*

☑ Our group ☑ Our suburb ☑ Whole of Shire ☑ Visitors
☑ Local business ☑ kids ☑ youth ☑ elderly

e) *What experience does your group have that will enable you to complete the project?*

The Neergabby Fireworks Night is a well-established event that has been successfully organized for many years, demonstrating our team's capability in planning and delivering large-scale community events. Our organizing group consists of dedicated community members, volunteers, and local stakeholders who bring extensive experience in event coordination, fundraising, logistics, and risk management.

Key strengths of our team include:

- Proven event management experience – Our team has consistently delivered successful Fireworks Night events, with growing attendance numbers (1,250–1,500 in recent years).
- Strong community partnerships – We work closely with local businesses, food vendors, emergency services, and community groups to ensure a well-supported and smoothly run event.
- Safety and risk management expertise – We have established protocols for crowd control, first aid, and emergency response, ensuring a safe and enjoyable event for all attendees.
- Financial accountability – We have experience securing and managing funding, budgeting effectively, and delivering events within financial constraints while maximizing community benefit.

- Volunteer coordination – Our team has successfully recruited and managed volunteers to assist with event setup, operations, and cleanup, ensuring a collaborative and well-executed event.

With a proven track record of delivering successful Fireworks Night celebrations, our team has the skills, knowledge, and community backing to ensure NEERGABBY FIREWORKS NIGHT 2025 is another safe, well-run, and highly successful event.

3. BUDGET

a) *Project Income*: Where are you getting the resources for the project from?

Own – fundraising & in kind hours (>100)
Shire of Gingin Request - $10,000
Bendigo Bank – aw outcome of sponsorship
Local business – aw outcome of sponsorship
Ticket Sales –
Stall Holders / Food Vans –

b) *Project Expenditure*: what will you need to purchase/hire to complete the project?

Neergabby Fireworks Night 2024 cost approximately $25,000 to host, with the Neergabby Community Association covering the shortfall.

Due to the growing costs of organizing such a spectacular event, we are doubling down on our sponsorship requests and fundraising efforts to ensure this beloved tradition continues. We are also actively exploring ways to reduce costs and increase revenue, ensuring the event can go ahead in 2025 and remains sustainable for years to come.

Major costs include Fireworks, Insurance (significant increase in recent years), Face Painting/Bouncy Castles, Entertainment and portable bathroom facilities.

Without the endless support and hardworking volunteered hours of our committee, friends and family, community members, local business and our Shire this event would not exist or continue.

(we are awaiting finalised quotes from service providers for 2025, please see attached – finalised budget Fireworks 2024)

c) *Do you need to use a Shire Building or Public Open Space?*

Yes – Neergabby Community Grounds

5. APPLICATION CHECKLIST

Please see attached

6. DECLARATION:

On behalf of the applicant organisation, I declare that:
All the information provided is true and correct
I give permission for the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate
I have read and fully accept the Funding Agreement, understanding it will come into effect if this Funding Application is successful.

Mrs Lindsie Leahy
NCA President 2025
31/5/2025

The Centre will create a space for community connection to nature and provide educational opportunities for all age groups and abilities including the Lancelin Primary School and DADAA clients.
Enable future generations to be able to enjoy and appreciate nature.
Provide a peaceful & safe setting to benefit mental health. (Biodiversity Council research shows that over 75% of the Australian population enjoy time in the outdoors and find it assists in "recharging their batteries".)

Provide an ideal facility to inform management for the retention of the natural values (flora and fauna) and the need for bushfire readiness in bushland subdivisions.
Create a unique venue open to all residents of the Shire.
Over time with an events programme and activities the Bushland Centre to broaden its scope and attract visitors including visiting schools and other community groups.

c) Who will benefit from your project? (tick all that apply)

X☐ Our group X☐ Our suburb X☐ Whole of Shire ☐ Visitors ☐ Local business

x☐ Kids X☐ Youth X☐ Elderly x☐ Other (specify): We have a strong emphasis on disability access to the Bushland Centre.

e) What experience does your group have that will enable you to complete the project?

The project is being co-ordinated by an experienced Project Co-ordinator (10 years professional employment, prior career as Marketing and Events Manager, 20 years). Other volunteers have a range of professional, practical and trades qualifications.
The volunteer Construction Team will be led by a community member who has previously owned and run a business selling and constructing sheds and gazebos. He will be supported as 'deputy' by an experienced shed builder and ex- farm manager, skilled and capable in practical matters.
Bobcat and experienced operator services are to be donated as will other tools and implements as required.
Some materials will be donated (concrete, pavers, crushed limestone).
For advice, content and design of the interpretive signage, school educational programmes, native vegetation management and strategies to enhance bushfire protection and readiness we have a volunteer Ecologist (over 40 years professional career) and a retired DFES District Officer, (39 years experience in firefighting/ prevention), current member of the Institute of Fire Engineers to advise.

SHIRE OF GINGIN

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title:	Seaview Park Bushland Centre		
Sum requested from the Shire of Gingin (GST exclusive): $10,000			
Organisation name:	Seaview Park Community Association Inc.		
Postal Address:	269 Seaview Drive, Karakin 6044		
Contact person:	Alison Goundrey	**Role:**	SPCA Inc. Treasurer & Bushland Centre Coordinator
Contact number:	0424 289 284	**Email:**	alisongoundrey4@gmail.com

Is your group incorporated: X☐ Yes ☐ No **if not incorporated please completed below*

***AUSPICING ORGANISATION DETAILS** IF RELEVANT (if the applicant is not-incorporated and another organisation is auspicing)*

Organisation name:			
Postal Address:			
Contact person:		*Role:*	
Contact number:		*Email:*	

Is your group incorporated: ☐ Yes ☐ No

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?

Create the Seaview Park Bushland Centre at the rear of the Community Hall. Comprising a central gazebo, with seating and interpretative signage, radiating from the gazebo will be bushland nature walk paths with informative, educational signage. Paths will be hard surfaces and provide for full disability access, including vehicle access to the gazebo if needed.
The Bushland Centre will be a legacy project complementing the existing Seaview Park Community Centre facilities.

d) Which of the funding focus areas does this your project support?

Connections and Wellbeing (Grow and nurture community connectedness and well being)

Planning and Sustainability (Plan for future generations)

b) How will this project benefit the community? What do you plan to achieve?

3. BUDGET

a) Project Income: Where are you getting the resources for the project from? *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	**Cash (GST EXCL)**	**In-Kind Contribution**	**Confirmed If Yes tick box**
Own (Applicant's) Organisation Contribution	$4,035	$12,810	X☐
Shire of Gingin Request	$10,000	$	☐
List other sources such as other grants being applied for or local sponsorships- Lancelin Lions Club, Bendigo Bank, Lotterywest, Northern Agricultural Catchments Council	$15,000	$	☐
Total $ income	$29,035	$12,810	

b) Project Expenditure: what will you need to purchase/hire to complete the project?

EXPENDITURE				
Item(s) description	**Cash (GST EXCL)**	**In-Kind**	**Total**	**Tick items that Shire grant would fund.**
Gazebo Structure (Smartkits)	$9,535	$450	$9,985	X☐
Erection Costs	$2,000	$2,640	$4,640	☐
Internal Fit Out	$4,000	$2,640	$6,640	X☐
Interpretative and Educational Signage (required within gazebo and around walk paths, some high quality similar to Guilderton foreshore signage style other schools and local organisation design and creation.	$6,000	$1,800	$7,800	X☐
Disability Access, Nature walk paths, Vehicle access	$5,000	$5,280	$10,280	☐
Fees, Certificate of Design Compliance, Incidental Costs	$2,500		$2,500	☐
Total $ cost of items	$29,035	$12,810	$41,845	

c) Do you need to use a Shire building or Public Open Space? (if yes, please detail)

The Seaview Park Community Hall facilities would be used for specific group activities and events being conducted at the Bushland Centre. The central Gazebo structure will be within the Seaview Park leased area.

4. APPLICANT CHECKLIST

Copy provided with application:

- [X] Quotations for project/event
- [X] Supporting information, such as stakeholder and community support, photos, etc.
- [X] Most recent financial statement
- [X] Insurance Certificates of Currency (if not supplied in previous years)
- [X] Current Certificate of Incorporation (if not supplied previously)
- [ ] (For Concept Enquiry projects only) Shire In-principle Letter of Support

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature:	Alison Goundrey	**Date: 30/03/2025**
	Chairperson/President/Authorised Person	
Print Name:	**Alison Goundrey**	**Title: Ms**
Position:	**Seaview Park Community Association Treasurer and Bushland Centre Coordinator**	
Witness name:	**Carol Nicholls**	
Witness signature:	C J Nicholls	

Auspicing organisation Details (if applicable)		
Auspicing Signature:		***Date:***
	Chairperson/President/Authorised Person	
Print Name:		***Title:***
Position:		
Witness name:		
Witness signature:		

SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title: Seabird Hall Storage Project			
Sum requested from the Shire of Gingin (GST exclusive): 10,000			
Organisation name:	Seabird Progress and Sports Association		
Postal Address:	17B Jones Promenade Seabird		
Contact person:	Vanessa Rennie	Role:	Secretariat
Contact number:	0457491904	Email:	seabirdprogress@gmail.com
Is your group incorporated: ☒ Yes ☐ No **if not incorporated please completed below*			

***AUSPICING ORGANISATION DETAILS** IF RELEVANT (if the applicant is not-incorporated and another organisation is auspicing)*

Organisation name:			
Postal Address:			
Contact person:		*Role:*	
Contact number:		*Email:*	
Is your group incorporated: ☐ Yes ☐ No			

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?

Seabird Progress would like to build a storage shed for their equipment, the equipment that user groups may need and some additional shade for events for the local community events held throughout the year. There are several imbedded events through the year including Gala Day, Anzac celebrations, community meals and the sports events, Christmas events and in its current state the hall is crowded with the current equipment.

d) Which of the funding focus areas does this your project support?

Attractions and Economy- pursuit of additional storage to encourage more user groups, additional events for the local and visiting tourist community.

Connections and Wellbeing – the community hall is a hub for the locate community and visitors to connect and come together, having additional storage would allow for more use of the hall and make it more appealing.

b) How will this project benefit the community? What do you plan to achieve?

A more attractive and accessible venue for user groups, additional shade for larger events, storage areas for current equipment that's causing over-crowding in the current space. Having additional storage would enable us to run larger events more often, creating and sustaining the quality of the overall region.

c) Who will benefit from your project? (tick all that apply)

☒ Our group ☒ Our suburb ☒ Whole of Shire ☒ Visitors ☐ Local business

☒ Kids ☐ Youth ☒ Elderly ☐ Other (specify):

e) What experience does your group have that will enable you to complete the project?

A full committee of volunteers to oversee the project itself, the committee in Seabird was founded in the early 70's and has consistently provided the community with a voice for advocacy and connected residents through events and gatherings to uplift social and emotional wellbeing across the township. The committee itself has members with decades of experience in business, building and construction, accounting and governance,

3. BUDGET

a) Project Income: Where are you getting the resources for the project from? *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	**Cash (GST EXCL)**	**In-Kind Contribution**	**Confirmed If Yes tick box**
Own (Applicant's) Organisation Contribution	$10,000	$	☒
Shire of Gingin Request	$10,000	$	☐
Bendigo Bank CEF Grant application	$10,000	$	☐
Earthworks and site prep in kind (local community member)		$1500	
Total $ income	$30,000	$1500	

b) Project Expenditure: what will you need to purchase/hire to complete the project?

EXPENDITURE				
Item(s) description	**Cash (GST EXCL)**	**In-Kind**	**Total**	**Tick items that Shire grant would fund.**
Gardening around the shed	$416	$	$	☐as above

Storage shed and erection	$28,584	$	$	☐
Signage for the shed sponsors	$1000	$	$	☐
Earthworks for site prep	$	$1500	$	☐
	$	$	$	☐
	$	$	$	☐
Total $ cost of items	$30,000	$	$	

c) Do you need to use a Shire building or Public Open Space? (if yes, please detail)

Yes- have lodged a concept application form to the shire, this has been approved in principle.

4. APPLICANT CHECKLIST

Copy provided with application:

- ☒ Quotations for project/event
- ☒ Supporting information, such as stakeholder and community support, photos, etc.
- ☒ Most recent financial statement
- ☐ Insurance Certificates of Currency (if not supplied in previous years)
- ☐ Current Certificate of Incorporation (if not supplied previously)
- ☐ (For Concept Enquiry projects only) Shire In-principle Letter of Support

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature:	CBentley	**Date:**	27/03/25
	Authorised Person		
Print Name:	Claire Bentley	**Title:** MRS	
Position:	Treasurer		
Witness name:	SUSAN GARNET		
Witness signature:	SGarnet		

Auspicing organisation Details (if applicable)			
Auspicing Signature:		***Date:***	
	Authorised Person		
Print Name:		***Title: Ms***	

SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title: South Midlands Netball Association Development Squad.

Sum requested from the Shire of Gingin (GST exclusive):

Organisation name: South Midlands Netball Association Inc. (SMNA)

Postal Address: c/o: Alison Kenworthy Po box 254 Gingin WA 6503

Contact person: Alison Kenworthy Role: President

Contact number: 040 893 6942 Email: smna.president@outlook.com

Is your group incorporated: ☑ Yes ☐ No *if not incorporated please completed below*

~~*AUSPICING ORGANISATION DETAILS IF RELEVANT (if the applicant is not-incorporated and another organisation is auspicing)~~

Organisation name:

Postal Address:

Contact person: *Role:*

Contact number: *Email:*

Is your group incorporated: ☐ Yes ☐ No

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?

Netball Development Squad for selected talented youth athletes, in Gingin, Lancelin, Bindoon, Muchea + surrounding areas.

d) Which of the funding focus areas does this your project support?

- Connections + wellbeing
- Planning + sustainability
- And other focused areas aswell.

b) How will this project benefit the community? What do you plan to achieve?

Benefit the community with mental health, fitness levels, friendship connections and developing players for the future and providing pathways to Netball WA. Inclusive of coaches, umpires + players.

Page 3 of 6

c) **Who will benefit from your project?** (tick all that apply)

☑ Our group ☑ Our suburb ☑ Whole of Shire ☐ Visitors ☐ Local business

☑ Kids ☑ Youth ☐ Elderly ☑ Other (specify): • Parents of the kids + youth.
• O

e) **What experience does your group have that will enable you to complete the project?**

- Recipient of the 2024 Netball WA Innovation + Growth award.
- Recognition for volunteers who are committed to player, umpire + coach development within our community.
- Accredited volunteers.

3. BUDGET

a) **Project Income: Where are you getting the resources for the project from?** *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	**Cash (GST EXCL)**	**In-Kind Contribution**	**Confirmed If Yes tick box**
Own (Applicant's) Organisation Contribution	$	$ 250	☐
Shire of Gingin Request	$ 2,894.50 INC.	$	☑
List other sources such as other grants being applied for or local sponsorships	$	$	☐
	$	$	☐
Total $ income	$ 2,894.50	$ 250	3144.50

b) **Project Expenditure: what will you need to purchase/hire to complete the project?**

EXPENDITURE				
Item(s) description	**Cash (GST EXCL)**	**In-Kind**	**Total**	**Tick items that Shire grant would fund.**
Mecca Sports - Uniforms	$ 2894.50	$	$	☐
Quote attached.	$	$	$	☐
Volunteer contribution for	$	$ 250	$	☐
ordering, reviewing, collecting	$	$	$	☐
+ purchasing.	$	$	$	☐
	$	$	$	☐
Total $ cost of items	$ 2894.50	$ 250	$ 3144.50	

c) **Do you need to use a Shire building or Public Open Space?** (if yes, please detail)

4. APPLICANT CHECKLIST

Copy provided with application:

- ☐ Quotations for project/event
- ☑ Supporting information, such as stakeholder and community support, photos, etc.
- ☑ Most recent financial statement
- ☑ Insurance Certificates of Currency (if not supplied in previous years)
- ☐ Current Certificate of Incorporation (if not supplied previously)
- ☐ (For Concept Enquiry projects only) Shire In-principal Letter of Support

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature:	[signature]	**Date:**	31.3.25
	Chairperson/President/Authorised Person		
Print Name:	ALISON KENWORTHY	**Title:**	MS
Position:	SMNA PRESIDENT		
Witness name:	Blair Lindley		
Witness signature:	Blair		

Auspicing organisation Details (if applicable)			
Auspicing Signature:		***Date:***	
	Chairperson/President/Authorised Person		
Print Name:		***Title:***	
Position:			
Witness name:			
Witness signature:			

SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

Funding Agreement between the Shire of Gingin and the Applicant

The Applicant agrees to:

1. Use the funding for the purpose outlined in the application or seek a variation in writing from the Shire prior to spending any funds.

2. Only acquit expenditure from within the 2025/26 Financial Year, made after receiving written confirmation of funding.

3. Comply with Goods and Services Tax (GST) requirements:
   a. If the group or organisation is registered for GST, then comply with GST requirements and issue a tax invoice with Australian Business Number (ABN) and GST included in addition to the approved grant amount.
   b. If the group or organisation is not registered for GST, then GST cannot be added onto the approved amount and payment will be made on receipt of an invoice with ABN or invoice with a Statement by Supplier; and
   c. GST liability will be remitted to the Australian Taxation Office (ATO).

4. Receive 50% of payment prior to commencement of the project and remaining 50% upon receipt of the acquittal and completion of the project.

5. Invite a representative from the Shire of Gingin to attend the sponsored event, if applicable.

6. If applicable, sell or provide low strength alcohol and non-alcoholic beverages, including water, at the event as the Shire supports the responsible consumption of alcohol.

7. Prominently display the Shire of Gingin logo on advertising, including electronic media, relating to the project or event. Collect, display and return the Shire's logo banners at the project or event.

8. Where possible use local volunteers, community groups and service providers to retain funds in the local community.

9. Endeavour to create a project/event that is accessible to all ages and abilities.

10. Satisfactorily complete the 2025/26 Community Funding Acquittal, including submitting copies of paid invoices/receipts for purchases relating to the Community Funding and copies of promotional material by **Monday 31 May 2026** at the latest.

11. Return unspent money if applicable. The funding is contingent on actual spending as supported by the invoices/receipts in the acquittal.

The Applicant understands that:

12. **Failure to adhere to this Funding Agreement may jeopardise the organisation's future funding opportunities with the Shire.**

13. **This Funding Agreement will end on Wednesday, 31 May 2026, including return of the completed Acquittal, unless by prior written request and agreement.**

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title:	Ledge Point Family Fun Day		
Sum requested from the Shire of Gingin (GST exclusive):	$10,000		
Organisation name:	Ledge Point Community Association		
Postal Address:	P O Box 8, Ledge Pt, 6043		
Contact person:	Janet Richards	**Role:**	Treasurer
Contact number:	0409885574	**Email:**	Jan_n_paul@hotmail.com
Is your group incorporated:	X Yes ☐ No **if not incorporated please completed below*		

***AUSPICING ORGANISATION DETAILS** **IF RELEVANT** (if the applicant is not-incorporated and another organisation is auspicing)*

Organisation name:			
Postal Address:			
Contact person:		*Role:*	
Contact number:		*Email:*	
Is your group incorporated:	☐ *Yes* ☐ *No*		

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?

Ledge Point Family Fun Day.
The Ledge Point Community Association will, for the fourth year in a row, host Custom and Classic Car Clubs on the Ledge Pt oval.
There will be more than 50 Vintage and Classic Cars to view and a display of the local Boat Tractors.
To complement the Car Show, the LPCA hope to make the day full of fun activities for the whole family, Food Trucks and Community stalls will be there, as will the activities and entertainment options we are hiring for the enjoyment of the visitors. We also plan to have Community information displays that are free to view and convey important road safety and health messages to those attending.

As with our previous successful Show and Shine Family Days, activities for Children of all ages will be available for the one-off purchase of an armband allowing rides on all our activities.
We hope this year to extend our range of activities to complement our Pony Rides, Lions Train and Bouncy Castle, and increase the age range of the children able to enjoy the activities.

d) Which of the funding focus areas does this your project support?

This project will support two focus areas - Attractions and Economy, also Connections and Wellbeing.

b) How will this project benefit the community? What do you plan to achieve?

Attractions and Economy - We are actively pursuing Tourism and Economic Development. We believe this Family Day brings people to the town that might not have otherwise thought to visit Ledge Point. From general discussions with visitors and locals we know people staying in Ledge Pt use their location as a stepping stone to other attractions in our region, such as the Pinnacles, Jurien, and Gingin for example.

Our community is small and our passing traffic just that – passing! We wish to use our event to attract those people to visit Ledge Pt.

Holding events that attract people to the town, even for a few hours, can help increase repeat visits. Locally, our businesses benefit from the visitors, whether they are here for 3 hours or 3 days they spend on goods and accommodation. The community stalls that set up on the day can fund raise, recruit volunteers, and sell handicrafts which benefits our local residents.

.

Connections and Wellbeing – our town residents and visitors are all able to attend. Those members of our community that have transport issues, health concerns or other factors decreasing their abilities to travel can have a Fun event in their own space. The opportunities for personal interactions that are created by holding this event locally can be good for mental and physical health.

By using grants and donations to fund our project we can reduce the costs for all to be part of our event. Financial burdens on families are barriers to attending some events. By being able to get Grants such as this one, we can subsidize the costs of the entry and of the wristbands and make it more affordable.

As we saw at our last events, the people have a great time visiting 'side show alley' as well as looking at the cars and other attractions. Families can all find something to enjoy.

We plan to have the Instrukta road safety truck which highlights road safety. A very important aspect of rural living is the time spent on the road between stops, and road safety is a critical concern.

We hope to have the Skin cancer bus, the RAC helicopter, the Fire Brigade and the Ambulance to provide a service and safety information. The volunteer brigades can also use the opportunity to attract volunteers.

Such events as our Family Day brings opportunities to our community.

c) Who will benefit from your project? (tick all that apply)

X Our group	X Our suburb	X Whole of Shire	X Visitors	X Local business
X Kids	X Youth	X Elderly	X Other (specify): local stall holders with handmade items	

e) What experience does your group have that will enable you to complete the project?

The LPCA have held the event for three years. This fourth event will be managed by the same team of people who organised previous events. Experience shows that we can make the event even better with a diversity of activities that appeal to more people. We will have experienced volunteers on crowd management and supervisory positions to ensure safety around the oval.

Our Community Association volunteers, Ledge Pt residents and our Clubs, that fundraise through raffles, handcrafts and providing meals, are all invited to be involved, to make our event a success.

3. BUDGET

a) Project Income: Where are you getting the resources for the project from? *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	**Cash (GST EXCL)**	**In-Kind Contribution**	**Confirmed If Yes tick box**
Own (Applicant's) Organisation Contribution	$1500	4500	✓
Shire of Gingin Request	$10000	$	☐
List other sources such as other grants being applied for or local sponsorships	$	$	☐
Bendigo Bank	5000	$	☐
Coastal Courier	500		
Lions Club	1000		
Shane Love	1000		
Local Businesses	1500		
Total $ income	$20500	$4500	

b) Project Expenditure: what will you need to purchase/hire to complete the project?

EXPENDITURE				
Item(s) description	**Cash (GST EXCL)**	**In-Kind**	**Total**	**Tick items that Shire grant would fund.**
Perth Bouncy Castle amusement package	10583.78	$	$10583.78	✓
Lions Club train	300	$	$300	☐
Portable Toilets	295	$120	$415	☐
Pony rides	500	120	620	☐
Old Macdonalds Farm	2000		2000	
Instrukta Road Safety truck	1650	120	1770	☐
RAC helicopter	TBA	$	$	☐
Perth Reptile Company	1320	120	1440	
Bindoon Mobile Recovery Campaign	500		500	
Consumables, wrist bands, admin and setup costs	1000	360	1360	
Skin Cancer Van	TBA			

Volunteers working set up, gates and take down		4500	4500	
Organisation, communication and event planning		TBA		
Total $ cost of items	$18103.78	$5340	$23443.78	

c) **Do you need to use a Shire building or Public Open Space?** (if yes, please detail)

We will be using the Ledge Point Oval.

4. APPLICANT CHECKLIST

Copy provided with application:

- ☐ Quotations for project/event
- ☐ Supporting information, such as stakeholder and community support, photos, etc.
- ☐ Most recent financial statement
- ☐ Insurance Certificates of Currency (if not supplied in previous years)
- ☐ Current Certificate of Incorporation (if not supplied previously)

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature:		**Date:**
	Chairperson/President/Authorised Person	
Print Name:	Janet Richards	**Title: Mrs**
Position:	**Treasurer**	
Witness name:		
Witness signature:		

Auspicing organisation Details (if applicable)		
Auspicing Signature:		***Date:***
	Chairperson/President/Authorised Person	
Print Name:		***Title:***
Position:		
Witness name:		
Witness signature:		

Volunteers working set up, gates and take down		4500	4500
Organisation, communication and event planning		TBA	
Total $ cost of items	$18103.78	$5340	$23443.78

c) **Do you need to use a Shire building or Public Open Space?** (if yes, please detail)

We will be using the Ledge Point Oval.

4. APPLICANT CHECKLIST

Copy provided with application:

- ☐ Quotations for project/event
- ☐ Supporting information, such as stakeholder and community support, photos, etc.
- ☐ Most recent financial statement
- ☐ Insurance Certificates of Currency (if not supplied in previous years)
- ☐ Current Certificate of Incorporation (if not supplied previously)

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature: J R Richards — **Date:** 23/3/25

Chairperson/President/Authorised Person

Print Name: Janet Richards — **Title:** Mrs

Position: Treasurer

Witness name: SALLY CAIL

Witness signature: S Cail

Auspicing organisation Details (if applicable)

Auspicing Signature: — ***Date:*** -

Chairperson/President/Authorised Person

Print Name: — ***Title:***

Position:

Witness name:

Witness signature:

CamScanner

SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title: GINGIN HOME GROWN MUSIC FESTIVAL '25

Sum requested from the Shire of Gingin (GST exclusive): $2,000

Organisation name: MOORE RIVER MUSIC CLUB INC

Postal Address: PO BOX 1075, GUILDERTON 6041

Contact person: WIL CUPERUS Role: CLUB PRESIDENT

Contact number: 0408 934 379 Email: WILC1@LIVE.COM.AU

Is your group incorporated: ☑ Yes ☐ No *if not incorporated please completed below*

***AUSPICING ORGANISATION DETAILS IF RELEVANT** (If the applicant is not-incorporated and another organisation is auspicing)*

Organisation name:

Postal Address:

Contact person: *Role:*

Contact number: *Email:*

Is your group incorporated: ☐ Yes ☐ No

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?

FREE MUSIC FESTIVAL FEATURING 25+ LOCAL MUSICIANS IN 7-10 ACTS

d) Which of the funding focus areas does this your project support?

CONNECTIONS & WELL BEING

b) How will this project benefit the community? What do you plan to achieve?

TO PROVIDE LOCAL MUSICIANS A STAGE TO SHOWCASE THEIR TALENTS. TO PROVIDE A FREE MUSIC CONCERT TO LOCAL COMMUNITY AND HOLIDAY MAKERS.

c) Who will benefit from your project? (tick all that apply)

☑ Our group ☑ Our suburb ☑ Whole of Shire ☑ Visitors ☑ Local business

☑ Kids ☑ Youth ☑ Elderly ☑ Other (specify): HOLIDAY MAKERS

e) What experience does your group have that will enable you to complete the project?

MOORA RIVER MUSIC FESTIVAL 2023, 24, 25
GINGIN HOMEGROWN MUSIC FESTIVAL 2024

3. BUDGET

a) Project Income: Where are you getting the resources for the project from? *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	Cash (GST EXCL)	In-Kind Contribution	Confirmed If Yes tick box
Own (Applicant's) Organisation Contribution	$	$ 3000	☑
Shire of Gingin Request	$ 2,000	$	☐
List other sources such as other grants being applied for or local sponsorships	$ 2,900	$	☐
OTHER DIRECT FESTIVAL INCOME	$ 1,550	$	☐
Total $ income	$ 6,450	$	

b) Project Expenditure: what will you need to purchase/hire to complete the project?

EXPENDITURE				
Item(s) description	Cash (GST EXCL)	In-Kind	Total	Tick items that Shire grant would fund.
INSURANCE	$ 800	$	$	☐
MARKETING & PROMOTION	$ 340	$	$	☐
STAGING & SOUND	$ 1130	$	$	☐
PERFORMERS	$ 2600	$	$	☐
MISC OTHER	$ 1580	$	$	☐
	$	$	$	☐
Total $ cost of items	$ 6450	$	$	

c) Do you need to use a Shire building or Public Open Space? (if yes, please detail)

GUILDERTON COMMUNITY HALL OR
GINGIN GRANVILLE CENTRE & SOUND SHELL

4. APPLICANT CHECKLIST

Copy provided with application:

- ☐ Quotations for project/event
- ☑ Supporting information, such as stakeholder and community support, photos, etc.
- ☑ Most recent financial statement
- ☐ Insurance Certificates of Currency (if not supplied in previous years)
- ☑ Current Certificate of Incorporation (if not supplied previously)
- ☐ (For Concept Enquiry projects only) Shire In-principal Letter of Support

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature:		**Date:**	18/3/25
	Chairperson/President/Authorised Person		
Print Name:	WILL CUPERUS	**Title:**	MR
Position:	CWB PRESIDENT		
Witness name:	SHIRLEY Y. SOBREMONTE		
Witness signature:			

Auspicing organisation Details (if applicable)			
Auspicing Signature:		***Date:***	
	Chairperson/President/Authorised Person		
Print Name:		***Title:***	
Position:			
Witness name:			
Witness signature:			

SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title:	MOORE RIVER MUSIC FESTIVAL 26
Sum requested from the Shire of Gingin (GST exclusive):	$6,000
Organisation name:	MOORE RIVER MUSIC CLUB INC
Postal Address:	PO 1075 GUILDERTON 6041
Contact person:	WIL CUPERUS Role: PRESIDENT
Contact number:	0408 934 379 Email: WILC1@LIVE.COM.AU
Is your group incorporated:	☑ Yes ☐ No *if not incorporated please completed below*

***AUSPICING ORGANISATION DETAILS IF RELEVANT** (if the applicant is not-incorporated and another organisation is auspicing)*

Organisation name:	
Postal Address:	
Contact person:	*Role:*
Contact number:	*Email:*
Is your group incorporated:	☐ Yes ☐ No

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?

MOORE RIVER MUSIC FESTIVAL – 3 DAY MUSIC FESTIVAL INCLUDING FREE CONCERTS IN BARRADALE PARK AND GUILDERTON COUNTRY CLUB/HALL

d) Which of the funding focus areas does this your project support?

CONNECTIONS AND WELLBEING

b) How will this project benefit the community? What do you plan to achieve?

PROVIDE A PLATFORM TO SHOWCASE LOCAL MUSICIANS.
PROVIDE FREE CONCERTS FOR LOCAL & TOURIST COMMUNITY

c) Who will benefit from your project? (tick all that apply)

☑ Our group ☑ Our suburb ☑ Whole of Shire ☑ Visitors ☑ Local business

☑ Kids ☑ Youth ☑ Elderly ☑ Other (specify): TOURISM

e) What experience does your group have that will enable you to complete the project?

PAST MARKS 23, 24, 25

3. BUDGET

a) Project Income: Where are you getting the resources for the project from? *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	Cash (GST EXCL)	In-Kind Contribution	Confirmed If Yes tick box
Own (Applicant's) Organisation Contribution	$	$ 5000	☑
Shire of Gingin Request	$ 6000	$	☐
List other sources such as other grants being applied for or local sponsorships	$ 4900	$	☐
OTHER DIRECT ANNUAL INCOME	$ 4425	$	☐
Total $ income	$ 15325	$ 5000	

b) Project Expenditure: what will you need to purchase/hire to complete the project?

EXPENDITURE				
Item(s) description	Cash (GST EXCL)	In-Kind	Total	Tick items that Shire grant would fund.
INSURANCE	$ 450	$	$ 450	☑
MARKETING & PROMO	$ 1020	$ 1000	$ 2020	☑
PERFORMERS	$ 5200	$	$ 5200	☑
STAGE PRODUCTION	$ 4250	$ 500	$ 4750	☑
STAFF & RECOM	$ 2400	$ 500	$ 2900	☐
MISC OTHER	$ 1500	$ 500	$ 2000	☐
Total $ cost of items	$ 14820	$ 2500	$ 17320	

c) Do you need to use a Shire building or Public Open Space? (if yes, please detail)

GABBAH PARK AND GUILDERTON COMMUNITY HALL

4. APPLICANT CHECKLIST

Copy provided with application:

- [x] Quotations for project/event
- [x] Supporting information, such as stakeholder and community support, photos, etc.
- [x] Most recent financial statement
- [ ] Insurance Certificates of Currency (if not supplied in previous years)
- [x] Current Certificate of Incorporation (if not supplied previously)
- [ ] (For Concept Enquiry projects only) Shire In-principal Letter of Support

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature:		**Date:**	15/3/25
	Chairperson/President/Authorised Person		
Print Name:	WIL CUPERUS	**Title:**	MR
Position:	PRESIDENT		
Witness name:	SHIRLEY FORMAN		
Witness signature:			
Auspicing organisation Details (if applicable)			
Auspicing Signature:		***Date:***	
	Chairperson/President/Authorised Person		
Print Name:		***Title:***	
Position:			
Witness name:			
Witness signature:			

SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title:	MOORE RIVER MUSIC FESTIVAL 26
Sum requested from the Shire of Gingin (GST exclusive):	$6,000
Organisation name:	MOORE RIVER MUSIC CLUB INC
Postal Address:	PO 1075 GUILDERTON 6041
Contact person: WIL CUPERUS	Role: PRESIDENT
Contact number: 0408 934 379	Email: WILC1@LIVE.COM.AU
Is your group incorporated: ☑ Yes ☐ No *if not incorporated please completed below*	

*AUSPICING ORGANISATION DETAILS *IF RELEVANT* (if the applicant is not-incorporated and another organisation is auspicing)

Organisation name:	
Postal Address:	
Contact person:	*Role:*
Contact number:	*Email:*
Is your group incorporated: ☐ Yes ☐ No	

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?

MOORE RIVER MUSIC FESTIVAL – 3 DAY MUSIC FESTIVAL INCLUDING FREE CONCERTS IN BARRADAH PARK AND GUILDERTON COUNTRY CLUB/HALL

d) Which of the funding focus areas does this your project support?

CONNECTIONS AND WELLBEING

b) How will this project benefit the community? What do you plan to achieve?

PROVIDES A PLATFORM TO SHOWCASE LOCAL MUSICIANS.
PROVIDE FREE CONCERTS FOR LOCAL & TOURIST COMMUNITY

c) Who will benefit from your project? (tick all that apply)

☑ Our group ☑ Our suburb ☑ Whole of Shire ☑ Visitors ☑ Local business

☑ Kids ☑ Youth ☑ Elderly ☑ Other (specify): TOURISM

e) What experience does your group have that will enable you to complete the project?

PAST MARKS 23, 24, 25.

3. BUDGET

a) Project Income: Where are you getting the resources for the project from? *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	Cash (GST EXCL)	In-Kind Contribution	Confirmed If Yes tick box
Own (Applicant's) Organisation Contribution	$	$ 5000	☑
Shire of Gingin Request	$ 6000	$	☐
List other sources such as other grants being applied for or local sponsorships	$ 4900	$	☐
OTHER DIRECT FESTIVAL INCOME	$ 4425	$	☐
Total $ income	$ 15325	$ 5000	

b) Project Expenditure: what will you need to purchase/hire to complete the project?

EXPENDITURE				
Item(s) description	Cash (GST EXCL)	In-Kind	Total	Tick items that Shire grant would fund.
INSURANCE	$ 450	$	$ 450	☑
MARKETING & PROMO	$ 1020	$ 1000	$ 2020	☑
PERFORMERS	$ 5200	$	$ 5200	☑
STAGE PRODUCTION	$ 4250	$ 500	$ 4750	☑
STAFF & AFCOM	$ 2400	$ 500	$ 2900	☐
MISC OTHER	$ 1500	$ 500	$ 2000	☐
Total $ cost of items	$ 14820	$ 2500	$ 17320	

c) Do you need to use a Shire building or Public Open Space? (if yes, please detail)

GABBAH PARK AND GUILDERTON COMMUNITY HALL

4. APPLICANT CHECKLIST

Copy provided with application:

- [x] Quotations for project/event
- [x] Supporting information, such as stakeholder and community support, photos, etc.
- [x] Most recent financial statement
- [ ] Insurance Certificates of Currency (if not supplied in previous years)
- [x] Current Certificate of Incorporation (if not supplied previously)
- [ ] (For Concept Enquiry projects only) Shire In-principal Letter of Support

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature:		**Date:**	15/3/25
	Chairperson/President/Authorised Person		
Print Name:	WIL CUPERUS	**Title:**	MR
Position:	PRESIDENT		
Witness name:	SUPPLIED FOR 12 MONTHS		
Witness signature:			
Auspicing organisation Details (if applicable)			
Auspicing Signature:		***Date:***	
	Chairperson/President/Authorised Person		
Print Name:		***Title:***	
Position:			
Witness name:			
Witness signature:			

Chrysalis - Autism Hopes

SHIRE OF GINGIN COMMUNITY FUNDING PROGRAM
Community Projects (up to $10,000): Guidelines

This grant is available for events and projects that support the Shire's five focus areas (see next page) for enabling a thriving community. If your project involves upgrades to public areas or buildings, please contact us prior to applying as a Concept Enquiry approval is generally required.

What is eligible for funding?

To be eligible for a Community Project grant (up to $10,000 excluding GST) the event/project must:

- Take place within the Shire of Gingin's local government boundaries
- Be organised by an incorporated not-for-profit, or group that is auspiced by a not-for-profit
- Support one or more of the Shire's funding focus areas
- (For Concept Enquiries only) Have a Shire in-principle Letter of Support

This grant is not eligible for:

- Consumables (e.g., printing inks, office supplies)
- Core operating costs (e.g., a permanent position for ongoing work)
- Commercial activities
- Projects with a political or religious purpose only
- Retrospective costs
- Emergency services groups (as these are funding by the Shire through other avenues)

How are applications assessed?

Council asks six questions when it assesses each funding application:

1. How does the project support the community funding focus areas?
2. What will the benefit be for the community?
3. Which part of the community will benefit?
4. Does the group have the experience/support needed to complete the project?
5. What in-kind or cash support is being provided by the applicant or other funding partners towards the project?
6. Is the cost of the project reasonable for the benefits created?

How do we apply?

Fill in the application form on pages 3, 4 and 5. Ensure you attached the required documents and read the Funding Agreement prior to signing.

Contact our team with any questions and make sure your application is submitted by **31 March 2024**.

When do we find out if we are successful?

We will let you know the outcome of your application by the **end of August 2024.** The grant funds can only be used to cover purchases made after funding is confirmed.

More information

For more information, please contact the Community Services team.
T: (08) 9575 5100
E: grants@gingin.wa.gov.au
W: www.gingin.wa.gov.au/funding-and-grants

TAP258612 $10,000

OCP175272

SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

APPLICATION FORM
For Community Projects up to $10,000 (GST excl.)

1. PROJECT AND APPLICANT INFORMATION

Project/Event Title: Winter Project 2026
Sum requested from the Shire of Gingin (GST exclusive): 10,000
Organisation name: Autism Horses WA INC.
Postal Address: PO Box 2250 Woodridge WA 6041
Contact person: Cristelle Capitani Role: Chairperson
Contact number: 0422 318 955 Email: hello@autismhorses.com
Is your group incorporated: ☒ Yes ☐ No *if not incorporated please completed below*

***AUSPICING ORGANISATION DETAILS IF RELEVANT** (if the applicant is not-incorporated and another organisation is auspicing)*

Organisation name:
Postal Address:
Contact person: *Role:*
Contact number: *Email:*
Is your group incorporated: ☐ Yes ☐ No

2. YOUR PROJECT

a) What is the project/event you would like to run in the community?
The Winter Project provides trail rides, incursions, excursions + events from April - June across the community, including 'Talk with a Horse' 'Quiet Achievers' 'WDS Day' + Youth Week Events

d) Which of the funding focus areas does this your project support?
Actively pursue tourism and economic development
Connections + Wellbeing

b) How will this project benefit the community? What do you plan to achieve?
This project benefits the community by providing activities for families and tourists; and expanding access and inclusion for disabled persons. We plan to achieve community wellbeing, connection and education.

c) Who will benefit from your project? (tick all that apply)

☐ Our group ☐ Our suburb ☒ Whole of Shire ☒ Visitors ☐ Local business

☒ Kids ☒ Youth ☒ Elderly ☐ Other (specify):

e) What experience does your group have that will enable you to complete the project?

From 2021, our activities in the community have included "Horsing Around" "Pilbara Tour" "Gingin birthday" "Australia Day" "Hoofs for Success" plus several auspice projects, gift certificates + fundraising events.

3. BUDGET

a) Project Income: Where are you getting the resources for the project from? *Note: If your group is contributing volunteer hours towards organising and running the project this can be calculated at $25 per hour per person in-kind contribution*

INCOME			
Income Sources	Cash (GST EXCL)	In-Kind Contribution	Confirmed If Yes tick box
Own (Applicant's) Organisation Contribution	$ 15,000	$	☑
Shire of Gingin Request	$ 10,000	$	☐
List other sources such as other grants being applied for or local sponsorships	$ 5,000	$	☐
	$	$	☐
Total $ income	$ 30,000	$	

b) Project Expenditure: what will you need to purchase/hire to complete the project?

EXPENDITURE				
Item(s) description	Cash (GST EXCL)	In-Kind	Total	Tick items that Shire grant would fund.
horse rugs	$ 1800	$	$	☐
horse boots	$ 330	$	$	☐
sundries + equipment	$ 5000	$	$	☐
marketing - brochures + bags	$ 2870	$	$	☐
advertising	$ 3000	$	$	☐
insurance, fuel, staff	$ 18260	$	$	☐
Total $ cost of items	$ 30 000	$	$	

c) Do you need to use a Shire building or Public Open Space? (if yes, please detail)

4. APPLICANT CHECKLIST

Copy provided with application: (email)

- [x] Quotations for project/event
- [x] Supporting information, such as stakeholder and community support, photos, etc.
- [x] Most recent financial statement
- [x] Insurance Certificates of Currency (if not supplied in previous years)
- [x] Current Certificate of Incorporation (if not supplied previously)
- [ ] (For Concept Enquiry projects only) Shire In-principle Letter of Support

5. DECLARATION:

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept the **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature: Cristelle A Capitani Date: 10/03/2025

Chairperson/President/Authorised Person

Print Name: Cristelle Capitani Title: Chairperson

Position:

Witness name:

Witness signature:

Auspicing organisation Details (if applicable)

Auspicing Signature: *Date:*

Chairperson/President/Authorised Person

Print Name: *Title:*

Position:

Witness name:

Witness signature:

APPLICATION FORM
For Council Budget Requests $10,000+

PROJECT BUDGET REQUEST			
Project/Event Title:	PUBLICATION OF THE SFAG CHRONICLE 1992-2022		
Dollar sum requested from the Shire of Gingin	$10,000 (GST Exclusive)		
APPLICANT & CONTACT INFORMATION			
Community Organisation:	THE STABLE FLY ACTION GROUP INC (SFAG)		
Postal Address:	PO BOX 114 LANCELIN WA 6044		
Contact Person & Role:	Jo Ottaway Secretary/Treasurer		
Contact number:	0408 099 153		
Email:	secretary@stableflyactiongroup.org.au		
ABN: (if applicable)	661 854 411 06		
Incorporated:	x☐ Yes ☐ No	GST Registered:	☐ Yes x☐ No
If you are applying through an auspicing body please provide their contact information (same info required as above) in this section.			

PROJECT DESCRIPTION

What is the Project?

In March 2023 SFAG completed the manuscript of our book, *The SFAG Chronicle 1992-2022,* which records the 30 year history of the stable fly (sf) problem on the WA Swan Coastal Plain, and the efforts made by state and local government and the community, represented by SFAG, to manage and control it.

SFAG is still seeking financial assistance *for The Chronicle's* professional publication. The book, in three parts, contains approximately 350 pages of text, photographs, graphic artwork, newspaper articles, reports, scientific data and other items pertaining to the topic. It is fully referenced, and includes an *Introduction* by world renowned, senior research entomologist Dr David Cook, a dedication, list of key people, acknowledgements, index and conclusion. The book will be copyright to SFAG and will be registered for an ISBN. In 2023, it was originally intended to produce 300 hard cover copies in the initial printed edition. However, due to difficulty in raising sufficient funds, SFAG has had to revise downwards the number of copies. Copies will be donated to Shire libraries, universities and sponsors, and key people, and the remainder offered for sale to recoup some of the costs of publication.

Early in 2024, SFAG researched and obtained quotes for publication from several publishing companies in Perth. We then visited Scott Print, our chosen publisher, to discuss the project in depth, and were impressed with the quality of their work and their enthusiasm for the project. Updated quote from Scott Print, dated 29 August 2024, is attached to this application.

It is intended the final product will be an interesting, informative and attractive hard back publication, and one of a kind, as it records the long history, and difficulty of resolving, the stable fly problem in Western Australia. Copies will be available to all the 14 Shires covered by the Stable Fly Management Plan (SFMP2019), which includes the Shire of Gingin, and also to the Shires of Dandaragan and Victoria Plains, who are currently interested in applying to be included in the SFMP.

BACKGROUND
How did the project come about? Were other options considered and how did you decide this was the best option?
In 2018 The SFAG Executive Committee decided it was imperative that the dedicated work done by State and Local Government and SFAG to combat the sf problem, predominantly within the Shire of Gingin, but also proliferating elsewhere, was identified, acknowledged and recorded for posterity, so valuable background historical and scientific information to guide people in the future will not be lost. Initially, it was intended to obtain the services of university students to write the history as part of their science degree courses. However, after research, this proved to be unreliable, so it was decided to produce the work in house, particularly as the writing and research skills and archived material were already available and it could be done on a volunteer basis within the Group, with in kind assistance from various other sources, including the Shire of Gingin archives. Thus, the compiling of the project to a publishable standard took three years of research and writing, and hundreds of hours of volunteer time. SFAG believes the Group has the experience and skills to complete the project to a very high standard. This is the third Council Budget Request Application SFAG has made for this project via the Council Budget Request $10,000 + programme, having previously applied in 2023 and 2024. Unfortunately, we have been unsuccessful in both the 2023 and 2024 rounds of funding from the Shire of Gingin, even though the Shire of Gingin is the worst affected of the 14 Shires under the Stable Fly Management Plan (SFMP2019) and this project, when completed, will contribute significantly to the historical legacy for the Shire. Numerous, wide ranging, alternative funding sources have been investigated and applied for over the past two years, with some success, with $18,100 being raised so far. On 11 February 2025 SFAG Chairman and Secretary met with the Shire's Grants Officer for advice, and have been encouraged to reapply to the Council Budget Request for assistance with publication of this very important scientific and historical record.
COMMUNITY FUNDING FOCUS AREAS
What focus area does the project support?
Focus areas supported are: promotion of sustainability in the horticultural industry; wellbeing of humans and animals; excellence and accountability in promoting awareness of the stable fly issue in a balanced and equitable manner; and the economies of horticultural and livestock production.
BENEFIT

Who will the project benefit? How many people will benefit?
The whole community affected by stable fly infestation will benefit. This includes many hundreds of people who reside and keep livestock in the 14 Shires covered by the Stable Fly Management Plan (SFMP2019), which includes the Shire of Gingin and beyond, by providing them with critical background information and easily accessible scientific research on the fly, its breeding grounds, and the problems it presents to the communities of the Swan Coastal Plain from Gingin to Capel. The Shires of Dandaragan and Victoria Plains are currently considering applying to be included in the updated SFMP2025, so communities in those two Shires will benefit as well, as *The Chronicle* will be an educational resource like no other, and will be available to them.

OUTCOMES
Objectives What do you want to achieve?
SFAG wishes to continue to generate publicity and promote more awareness regarding the longstanding stable fly problem and the dedicated work that has been already done, so state and local government, industry and affected communities become more knowledgeable about what they can do to minimise the effects of stable fly breeding on their own properties and within the broader community. Ultimately, it is hoped to resolve, as far as possible, a longstanding environmental and animal welfare problem that has negatively affected communities on the Swan Coastal for over 30 years, and is now expanding into other nearby Shires, such as Dandaragan and Victoria Plains, to the detriment of their citizens. This project will provide a worthwhile contribution to that vision.

MILESTONES		
Key Actions What are the steps to complete the project? (e.g., gain Planning Approval)	**Timeframe** When does each step need to be completed by?	**Responsibility** Who will complete this (e.g. a contractor, group volunteer etc.)
Selection of publisher – Scott Print	March 2024	SFAG
Updated quote from Scott Print	August 2024	Scott Print
Fundraising, incl Go Fund Me	September 2025	SFAG
Publication of book	September 2025	Scott Print
Acquittal of Shire of Gingin Grant	September 2025	SFAG

APPROVALS / COMPLIANCY REQUIREMENTS & STATUS
Have you contacted the Shire of Gingin and/or other relevant organisations to enquire of any legislative or compliancy requirements? If so, list what is applicable to your project and whether it is pending grant funding, applied for, approved etc.

MARKETING
How will people know about your project? How will you acknowledge the Shire of Gingin as a project partner? What promotional avenues will you use (e.g., online, club newsletters, signage, social media etc)
The Shire of Gingin, along with all other sponsors, will be acknowledged both on and within the publication itself, by clearly and prominently displaying the Shire logo, along with any other promotional material used for the publicity or sale of the publication. Articles acknowledging the partnership will be published in the periodical SFAG Newsletter, SFAG website and SFAG Facebook page. SFAG will also issue a Media Statement acknowledging all sponsors. This includes printed press such as The Farm Weekly, The Countryman and Northern Valley News, all community newsletters, including all those produced by Shires and Cities covered by the SFMP, and social media platforms. Sponsors, including Shire of Gingin, will also be acknowledged via an interview with ABC Radio Mid West and Wheatbelt and Great Southern, and the Country Hour. A formal book launch, to which MPs, representatives from State and Local Government and the community will be invited, will take place when *The Chronicle* has been published. All sponsors will be invited to attend, and be presented with their copy in a formal presentation ceremony.

SUSTAINABILITY
How will the project be sustained into the future? Consider operational and whole of life costs, promotion to retain interest and support usage into the long-term, management of the facility, etc.
Depending on the success of the original edition, it is likely that a further edition of the printed version may be required. A digital version of the project will be produced by the publisher for SFAG's exclusive use. It is envisaged this will provide the opportunity for the book to be linked to the SFAG website, and be updated as new developments in the stable fly management space occur.

RISK MANAGEMENT		
Risks What potentially could go wrong?	**Treatment (Actions)** What will be done to minimise the risks?	**Responsibility** (e.g., contractor, volunteer etc.)
Funding applications not being approved, or lack of sponsorship from other sources, resulting in insufficient funding to complete the project. No other problems are anticipated.	Funding requests and applications are being made to a wide variety of organisations and businesses, eg top 12 Universities in Australia, mining companies, prominent businesses and individuals, and Shires covered by SFMP2025. SFAG is currently in the	SFAG

	process of setting up a Go Fund Me fundraiser as an alternative means to help bring the project to fruition as soon as possible.	

BUDGET: INCOME				
How will the project be funded?				
List all funding sources including volunteer time, business sponsorship and other funding you have or plan to apply for	**Cash (GST EXCL)**	**In-Kind Contribution*1**	**Total (GST EXCL)**	**Confirmed If Yes tick box**
Applicant (SFAG) contribution in kind Manuscript preparation SFAG (1day/wk/ x 8rs/day x 50wks/yr x 3yrs =1200 hrs x $25)	0	$30,000	$30,000	x☐
				Total Income
Dr D Cook contribution to manuscript 12 hrs x $25/hr	$0	$300	$300	x☐
Shire of Gingin Budget Request	$10,000	$0	$10,000	☐
Other funding sources (confirmed); evidence attached	$18,100	0	$18,100	x☐
Further funding sources (unconfirmed)	$1,900	0	$1,900	☐
Total Income	$30,000	$30,300	$60,300	

BUDGET: EXPENDITURE				
What items/resources do you need to fund to make the project happen? *2				
Item(s) description	**Cash (GST EXCL)**	**In-Kind**	**Total (GST EXCL)**	**Tick items that the Council Budget Request would fund**
Publication of 100 copies, incl graphic design, ISBN and copyright licence	$10,000	$0	$10,000	x☐

1 Volunteer time is calculated at $25 per hour per volunteer to align with the Department of Local Government, Sport and Cultural Industries rate

2 Attach copies of either two (2) written quotations or written estimates for all items and three (3) written quotations for projects over $50,000. Include permit and planning costs.

Application Council Budget				
Publication as above, allowing for printing cost increases, and unforeseen expenses, eg book launch event, promotion and advertising	$20,000	$	$20,000	☐
	$	$	$	☐
	$	$	$	☐
	$	$	$	☐
	$	$	$	☐
Total $ cost of items	$30,000	$	$30,000	

APPLICANT CHECKLIST

Copy provided with the application:

- ☐ Quotations
- ☐ Evidence of funding commitments/secured cash or in-kind contributions
- ☐ Supporting information, such as stakeholder and community support, photos, etc.
- ☐ Most recent financial statement
- ☐ Committee minutes with motion supporting the project
- ☐ Insurance Certificates of Currency (if not supplied previously)
- ☐ Current Certificate of Incorporation (if not supplied previously)
- ☐ (For Concept Enquiry projects only) Shire In-principle Letter of Support
- ☐ Approvals/ Authorisations/Structural Certificates etc. (if approved)

DECLARATION

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I understand that the project cannot commence until written confirmation of funding is received.

Applicant Signature:	**Date:**
Chairperson/President/Authorised Person	
Print Name:	**Title:**
Position:	
Witness name:	
Witness signature:	

APPLICATION FORM
For Council Budget Requests $10,000+

PROJECT BUDGET REQUEST			
Project/Event Title:	2026 GINGIN BRITISH CAR DAY		
Dollar sum requested from the Shire of Gingin	$25 420.00 (GST Exclusive)		
APPLICANT & CONTACT INFORMATION			
Community Organisation:	Gingin District Community Resource Centre Inc.		
Postal Address:	1a Lily King Place, Gingin		
Contact Person & Role:	Carrie Edwards		
Contact number:	9575 1253		
Email:	crc@gingin.net		
ABN: (if applicable)	53 593 433 701		
Incorporated:	☒ Yes ☐ No	**GST Registered:**	☒ Yes ☐ No
If you are applying through an auspicing body please provide their contact information (same info required as above) in this section.			

PROJECT DESCRIPTION

What is the Project?

Locally the British Car Day has become one of Gingin's premier annual events. It has been hailed as 'An old-fashioned day out for the entire family'. There's all the fun of a fair plus the best of British vintage cars.
Having been an annual event for over 30 years the event has developed into a significant occasion bringing thousands of visitors to our town as well as providing a fund-raising opportunity for local community organisations, social groups, sporting clubs and individuals.
This funding application is to offset the cost of safely coordinating and managing this large event.

BACKGROUND

How did the project come about? Were other options considered and how did you decide this was the best option?

Initially this event has had a few different names since its inception, but within a couple of years its popularity had grown as had the number of car clubs supporting it and hence the Gingin British Car Day was born. The popularity of the event has grown steadily over the 30 years and brings us to where we are today.

COMMUNITY FUNDING FOCUS AREAS

What focus area does the project support?

The Gingin British Car Day aims to align with Shire of Gingin`s community funding priorities of:
Inclusive: Our community has access to a range of community programs, services and initiatives that support wellbeing and inclusion.

The Car Day event also aligns with:
Vibrant: Our community can participate in a range of activities and events that celebrate and promote our unique lifestyle and heritage.

BENEFIT
Who will the project benefit? How many people will benefit?
This large event provides benefit for numerous parties in several different ways. - Thousands of people attend and enjoy the event. - Dozens of stall holders can promote and sell their wares. - Dozens of local Clubs and Associations are provided a wonderful fundraising opportunity. - Hundreds of car lovers bring their British Cars for a day our in the country and share their knowledge and experience of vintage cars with others. - Local community groups are annually offered a huge fundraising opportunity - The event itself has a wonderful loyal fan base that returns each year.

OUTCOMES
Objectives What do you want to achieve?
- Provide another wonderfully successful event in 2026 - Stage a free entry family fair day around a static display of vintage, veteran and contemporary British Cars. - Promote local craft and produce stalls through invitation. - Create an event where local NFP organisations can promote or raise funds for their members. - Ensure an enjoyable and safe event is provided for all attendees - Book a programme of entertainment and activities - Promote the event online and in hard copy - Update event documentation including the positions and descriptions required for smooth operation of the event and for sucession planning - Do all things necessary to ensure another successful event in 2026

MILESTONES		
Key Actions What are the steps to complete the project? (e.g., gain Planning Approval)	**Timeframe** When does each step need to be completed by?	**Responsibility** Who will complete this (e.g. a contractor, group volunteer etc.)
Apply for Shire of Gingin Funding	March 2025	CRC Management
Book Entertainments	November 2025	CRC Management
Promote Event	March 2026	CRC Management
Program PA announcements and messages for the day	18th May 2026	CRC Management
Review EMP & Risk Management Plans	November 2025	CRC Management
Manage the event up to and on the day	June 2025- May 2026	CRC Management
Set-Up Clean up and dismantle	18th May 2026	CRC Management

Have you contacted the Shire of Gingin and/or other relevant organisations to enquire of any legislative or compliancy requirements? If so, list what is applicable to your project and whether it is pending grant funding, applied for, approved etc.
Yes. Use of grounds- pending Event approval- pending
MARKETING

How will people know about your project? How will you acknowledge the Shire of Gingin as a project partner? What promotional avenues will you use (e.g., online, club newsletters, signage, social media etc)
All marketing media will bear the Shire of Gingin logo. If we are again successful in attaining full funding from the Shire we need not seek Healthways funding and the event can just be a GINGIN British Car Day. Marketing avenues will include Shire of Gingin website, local newspapers, Destination Perth Online Event Page, Gingin British Car Day Facebook page, Gingin CRC Facebook page, Gingin Visitor Centre Facebook page, MRR Facebook page, Gingin Buzz.

SUSTAINABILITY
How will the project be sustained into the future? Consider operational and whole of life costs, promotion to retain interest and support usage into the long-term, management of the facility, etc.
Shire of Gingin funding is imperative to the continuation of this local event.

RISK MANAGEMENT		
Risks What potentially could go wrong?	**Treatment (Actions)** What will be done to minimise the risks?	**Responsibility** (e.g., contractor, volunteer etc.)
Fire	Seek GGVFR attendance at the event	CRC Management
Bomb Threat	Refer to Police	Event Manager
Major injury to a person	Ambulance is requested to attend onsite for the duration of the event and additional ambulance is to be called if transport is required.	St John Ambulance
Key services or personnel unable to attend	Confirm attendances 3-5 days out of event	CRC Management
Traffic Issues-vehicles or pedestrian	Jaguar Club liaises with all attending clubs regarding display car traffic. Determine an alternative entry to Jones Street for Hotel workers and local traffic. Work with QTM to determine the best solution for Jones Street activity. Quality Traffic Management implement and execute the TMP for the event.	Luke Zambotti Shire of Gingin Traffic Management Team
Environmental- Heat- Rain- Lightening	Ensure clean free drinking water onsite. Provide sunscreen and first aid supplies.	CRC Management
Food contamination	Ensure all onsite food stalls have current food safe certificates and insurances.	CRC Management
More extensive information in recently developed Risk Management Plan 2022. Updated 2024.		

BUDGET: INCOME				
How will the project be funded?				
List all funding sources including volunteer time, business sponsorship and other funding you have or plan to apply for	**Cash (GST EXCL)**	**In-Kind Contribution*1**	**Total (GST EXCL)**	**Confirmed If Yes tick box**
Own (Applicant's) Contribution	$950.00	$1575.00	$2525.00	☒
Shire of Gingin Request	$25 420.00	$0.00	$25 420.00	☐
Stall Income	$3000.00	$0.00	$3000.00	☐
Total Income	$29 370.00	$1575.00	$30 945.00	

BUDGET: EXPENDITURE				
What items/resources do you need to fund to make the project happen? *2				
Item(s) description	**Cash (GST EXCL)**	**In-Kind**	**Total (GST EXCL)**	**Tick items that the Council Budget Request would fund**
Event Management Fees	$9000.00	$0.00	$9000.00	☒
Set Up Assistance- Men`s Shed	$700.00	$00.00	$700.00	☒
Ambulance Attendance	$616.00	$00.00	$616.00	☒
Event Insurance/printing/volunteers	$950.00	$1575.00	$2525.00	☐
Additional Bin Hire	$500.00	$00.00	$500.00	☒
Power Board Hire	$400.00	$0.00	$400.00	☐
Portable Toilet Hire	$3570.00	$00.00	$3570.00	☒
Traffic Management Plan-(Increase in 2025)	$7499.10	$00.00	$7499.10	☒
Cleaning, Advertising,	$1275.00	$200.00	$1275.00	☒
Entertainment	$2260.00	$0.00	$2260.00	☒
Contingency	1650.00	$0.00	$1650.00	☒
Total $ cost of items	$28420.10	$1775.00	$29 995.10	

1 Volunteer time is calculated at $25 per hour per volunteer to align with the Department of Local Government, Sport and Cultural Industries rate

2 Attach copies of either two (2) written quotations or written estimates for all items and three (3) written quotations for projects over $50,000. Include permit and planning costs.

APPLICATION FORM
For Council Budget Requests $10,000+

PROJECT BUDGET REQUEST			
Project/Event Title:	2025 Gingin Community Christmas Display		
Dollar sum requested from the Shire of Gingin	$32,315.00 (GST Exclusive)		
APPLICANT & CONTACT INFORMATION			
Community Organisation:	Gingin Christmas Angels		
Postal Address:	PO Box 40, Gingin WA 6503		
Contact Person & Role:	Kerry Manthey (Sub-committee President)		
Contact number:	0438 884 227		
Email:	ginginchristmasangels@gmail.com		
ABN: (if applicable)			
Incorporated:	☐ Yes ☒ No	**GST Registered:**	☐ Yes ☒ No
If you are applying through an auspicing body please provide their contact information (same info required as above) in this section.	Gingin Arts & Craft Group Inc 11 Constable Street, Gingin WA 6503 Karen Mitchell – President - 0400 623 758 artandcraftgingin@outlook.com ABN 21 878 946 995 Incorporated: ☒ Not registered for GST.		

PROJECT DESCRIPTION

What is the Project?

2025 Gingin Community Christmas!

The Gingin Christmas Angels wish to decorate the town of Gingin for the month of December to celebrate Christmas, bringing joy and social engagement to the local community and visiting tourists.

The 2025 Christmas display will include a combination of local art projects and purchased commercial displays.

1. We wish to purchase a 6m commercial-grade community Christmas Tree with decorations and lights to be displayed in Granville Park. The position of this tree should allow the lights to reflect off Gingin Brook, providing a beautiful Christmas scene for our town and fantastic photo opportunities.
2. We wish to purchase 1000m of commercial-grade solar LED lights to light up the trees in Granville park. The lights will make the park bright and vibrant in the evenings to encourage social engagement and interaction with the Christmas display.
3. Our volunteers will be sewing an additional 600m of fabric bunting, a joint art project with the students of Gingin District High School, Each student at the school will paint their own individual flag which is then sewn into the bunting and displayed throughout our main streets. This new bunting will be combined with the 568m of bunting that was made in 2024. The children will be able to see a progression of their artwork in their bunting flags year after year.
4. 60+ wooden pallet trees – we will partner with the Gingin Men's Shed, local businesses and community groups to make and decorate wooden pallet Christmas trees, to be displayed throughout the town business centre to showcase our economic diversity and community spirit.

5. 6 x head-in-hole photo booths – designed and painted by our volunteers to create a fun and interactive photo opportunity for our community and visitors.
6. A Christmas tree art project made from hundreds of crochet squares – a project taken on solely by one of our elderly volunteers who wants to leave a legacy in this town.
7. A Christmas tree art project made from donated business ties and gold ties embroidered with company logos – a thank you project to acknowledge and appreciate our generous sponsors; and
8. An original children's Christmas story "Mrs Claus Saves the Day in W.A." to be illustrated by a local illustrator and published for sale for the community to enjoy. One of our volunteers has written the Christmas story which is based on Mrs Claus saving Santa after he crashes into Mount Augustus ("Burringurrah"). She takes an adventure around Western Australia, meeting native animals as she visits local businesses and samples their products to take home to the North Pole for their Christmas feast.

   We wish to engage a local professional illustrator from Morangup to illustrate the story and enable our volunteers to self-publish the book via Kindle Direct Publishing.

   We will work with the businesses mentioned in the story and suggest they create Christmas gift packs for sale with a copy of the book and a selection of their products. For example; Margaret River Chocolate Company may include the book, with a soft quokka toy and some chocolates.

   Royalty proceeds from the sale of the book on Amazon.com.au will be donated to the Gingin Christmas Angels to assist with fundraising for future years community Christmas displays.

BACKGROUND

How did the project come about? Were other options considered and how did you decide this was the best option?

The Gingin Christmas Angels are a small group of local women who saw a need to revive the Christmas spirit in the town of Gingin. After years of pandemic unrest and economic challenges, we felt community spirit needed to be rejuvenated and the community members, both long-standing and new residents needed to connect. We wanted Gingin to light-up at Christmas time and we want to see families socialising in town, connecting with each other and enjoying themselves.

In 2024, the Christmas Angels chose a few select art projects that we could work together as a team to complete and that wouldn't cost the volunteers a lot of money. We contacted the Treasure Trove who were instrumental in obtaining lots of donated fabrics. The Christmas Angels volunteers have donated countless hours of their time and contributed personal funds to get this project off the ground.

During the planning and making stages of the 2024 display, the Angels had lots of alternate art and craft ideas. We had to ensure our art projects would be safe for installation within the Shire and that they would make a visual impact throughout town.

The 2024 display was overwhelmingly successful and the feedback from the wider Gingin community has been 100% positive.

We have received many comments and requests from the community members that "they want to see the big Christmas tree back again" and "what happened to the big tree?". It became clear to us that the Gingin community wants their tree back! And so that's what the Gingin Christmas Angels want too.

The Angels set out to find a commercial-grade tree that would be a safe installation, suitable for the Western Australian weather conditions and be of a high-quality, so it should last year after year. The commercial Christmas tree company selected has indicated they have supplied trees to Rio Tinto in Port Hedland, Geraldton Shire, Mandurah Shire and Kalgoorlie-Boulder Shire, just to name a few. We have been advised the tree is expected to have a 10-year lifetime, with a 5year warranty.

Regarding the illustration and publication of "Mrs Claus Saves the Day in W.A.", we wanted to collaborate with a local artist to illustrate the book. We have had some difficulty in securing a young, new artistic talent, so we decided a professional artist was the best solution to have a quality finished product. We have found a local professional illustrator in Morangup, who is excited to collaborate on this book.

In order to save on publishing costs, we selected a self-publishing option via Kindle Direct Publishing. Our Christmas Angels will again donate their time to complete the self-publishing process, so the book can be available for sale in both eBook and print form.

COMMUNITY FUNDING FOCUS AREAS
What focus area does the project support?
Our main objective is to foster community spirit and engagement at Christmas time and to put Gingin town on the map, to increase tourism and the economic growth of our town. **Attractions & Economy** – the Christmas display will be an attraction for not only the local community members, but also tourists to Gingin, bringing increased economic activity to our local businesses and encouraging interactive social engagement with the display and social media advertising. The 2024 Display of bunting and pallet trees saw tourists taking selfies with the decorated trees and participating in the "People's Choice award" and voting for their favourite tree. **Connections & Wellbeing** – Christmas time is typically a very busy and stressful time of the year for many. It's a time where opportunity for connection of friends and families is at its highest and where mental, social and emotional wellbeing needs to be nurtured. Our 2024 Christmas display proved to be a huge energy booster for the wider Gingin community, with only positive feedback being received from community members. The Gingin Christmas Angels were overwhelmed by the response from students & their families who painted bunting flags, from local businesses and their camaraderie over their pallet Christmas tree designs, from senior community members who felt warmth and joy in seeing the decorations and watching families enjoying the display. Our 2025 Christmas Display is expected to exceed all previous expectations and increase the opportunities for community interaction, photo opportunities and pride in our town.

BENEFIT
Who will the project benefit? How many people will benefit?
☒ Our group ☒ Our suburb ☒ Whole of Shire ☒ Visitors ☒ Local business
☒ Kids ☒ Youth ☒ Elderly ☒ Other (specify): Local Artists, businesses outside of Gingin Shire, State of Western Australia, Gingin DHS.
We believe the entire town of Gingin and the wider Gingin Shire will benefit from this community Christmas display. ✓ Children will benefit from the excitement of the decorations and the promise of joy at Christmas time. The students who paint a bunting flag will be proud of their art as they walk through the town searching for their flag and showing their friends and family. ✓ Families will benefit through shared experiences and quality time together, connecting away from technology. ✓ Local businesses and community groups will benefit from free advertising through the pallet tree project. Businesses who donate will be acknowledged and appreciated through our sponsor tree project. ✓ Senior members of our community will benefit from the uplifting atmosphere in the town, and seeing young families enjoying the displays and spending time with family. ✓ Minority groups will benefit through inclusivity and celebration. The community Christmas display is for everyone and does not discriminate. ✓ Economy & Tourism – our local businesses and the Shire as a whole will benefit from increased tourism to Gingin. More visitors = more economic benefit for our town. Furthermore the local residential developments will benefit as visitors come to Gingin and fall in love with the heartwarming atmosphere and be inspired to join our community. ✓ Gingin Lions Club will benefit for their annual Christmas carols celebration and the Gingin District High School will benefit for their annual student concert. The addition of Christmas decorations,

photo booth opportunities and a community Christmas tree will be fantastic addition to our annual Christmas events.

- ✓ Children and Families will benefit from the published Christmas story, as it is not only entertaining, but educational for places and animals within Western Australia, some these children may never have heard of.
- ✓ The local businesses mentioned in the Christmas story will benefit through awareness and promotion of their products.

OUTCOMES
Objectives What do you want to achieve?

We want the community and tourists to feel happy and welcomed to Gingin at Christmas time.

The proposed Christmas display will bring joy and a festive spirit, benefiting the entire local community and visitors to Gingin by fostering a fun and interactive social exhibit that promotes mental and social wellbeing at the busiest and most-stressful time of year.

We want increased engagement in our community space with people enjoying and interacting with the Christmas display and sharing their experiences on social media.

The fabric bunting and the wooden pallet trees will engage the local children, families and businesses with light-hearted camaraderie and excitement over personal and community art expressions.

The head-in-hole photo booths will have people posing for photos and sharing with friends and family and posting on social media.

The local Christmas story will engage families, as parents and caregivers read to their small children.

The basis of the story is a Christmas adventure around Western Australia where Mrs Claus saves Santa after he crashed into Mount Augusta ("Burringurra"). She then takes a tour around W.A., visiting local places and meeting native animals along the way. She visits local businesses and samples products to take home to the North Pole for their Christmas feast.

The local themes of the story will encourage education and familiarity with Western Australian places, animals and local businesses. The professional illustration by a local illustrator in Morangup, and the self-publication of this book via Kindle Direct Publishing will result a collaboration of local artworks that will be available for sale as both an eBook and printed version. Our intention is to market the book in collaboration with the businesses mentioned in the story, to increase sales not only in 2025, but in years to come. We will suggest the businesses create Christmas gift packs with a copy of the book and a selection of their products. For example; Margaret River Chocolate Company may wish to have a gift pack with the book and a soft quokka toy and a selection of their chocolates.

The large community Christmas tree and LED lights will be an exciting attraction, positioned within Granville park to encourage photo opportunities and advertising of Gingin town at Christmas time. The intended position of the tree will enable the lights to reflect off Gingin Brook and be a beautiful attraction for the whole town to feel proud of.

We would love to see families meeting and socialising in Granville park, having a picnic with the children as they enjoy the giant Christmas tree and the lights, read the story to their children and take silly photos in the photo booths.

In addition to the benefits to the local community, the display will provide increased tourism & economic opportunities for local businesses as the Christmas display brings visitors to our town.

MILESTONES		
Key Actions What are the steps to complete the project? (e.g., gain Planning Approval)	**Timeframe** When does each step need to be completed by?	**Responsibility** Who will complete this (e.g. a contractor, group volunteer etc.)
Concept Enquiry – Gingin Shire	Already approved in principal	Gingin Christmas Angels
Secure Grant Funding	ASAP to place xmas tree & lights orders	Shire of Gingin Bendigo Bank
Ordering of the Community Christmas Tree & Solar LED Lights	TBA	Gingin Christmas Angels
Illustration of Story	30th September 2025	Tom Donovan - Illustrator
Painting of head-in-hole photo booths	31st July 2025	Gingin Christmas Angels
Crochet of Squares for xmas tree	30th June 2025	
Sewing of Bunting, including Gingin DHS students painting flags	31 October 2025	Gingin Christmas Angels
Publishing of Book via Kindle Direct Publishing	7th October 2025	Gingin Christmas Angels
Distribution of Books for sale	31st October 2025	Gingin Christmas Angels
Embroidery of gold ties & sponsorship tree	15th November 2025	Gingin Christmas Angels
Installation of Display.	29th November 2025	Gingin Christmas Angels
Removal of Display	10th January 2026	Gingin Christmas Angels

APPROVALS / COMPLIANCY REQUIREMENTS & STATUS

Have you contacted the Shire of Gingin and/or other relevant organisations to enquire of any legislative or compliancy requirements? If so, list what is applicable to your project and whether it is pending grant funding, applied for, approved etc.

Yes, we have submitted our Concept Enquiry for the 2025 Community Christmas and have received approval in principal.

MARKETING

How will people know about your project? How will you acknowledge the Shire of Gingin as a project partner? What promotional avenues will you use (e.g., online, club newsletters, signage, social media etc)

The April 2025 issue of the Buzz in Gingin is expected to have an article about the Gingin Christmas Angels and what we're currently working on for 2025. We are looking for new volunteer members to join our group.

We have a Facebook page and an Instagram profile that we will use to gain exposure to our project. We will encourage local businesses to use their own social media channels to advertise their tree designs and perhaps we could even have an online poll for followers to vote for the favourite tree.

We currently have 6 cash donation boxes placed at local businesses in Gingin town and we have an active Go Fund Me fundraising campaign.

In 2024, we were approached by neighbouring towns and shires with their excitement over what our group has achieved. We will contact these neighbouring Shires and ask them to cross-promote our Christmas display.

Once the published book is available for sale, we will contact the local businesses mentioned in the book and suggest they create xmas gift packs for sale, including a copy of the book and a selection of their products. We will consider online advertising through Amazon.com.au to promote book sales outside of the Gingin community.

The Shire of Gingin will be acknowledged on our sponsorship tree with a gold tie embroidered with the Shire logo. We will also acknowledge all of our sponsors on our social media channels.
We are happy to discuss more significant acknowledgements with the Shire, perhaps signage that indicates the community Christmas display has been sponsored by the Shire of Gingin. We are grateful for collaboration with the Shire on this project and want you to be recognised accordingly.

SUSTAINABILITY
How will the project be sustained into the future? Consider operational and whole of life costs, promotion to retain interest and support usage into the long-term, management of the facility, etc.
The community Christmas display is only for approximately one month of the year, every year. We have secured a residential shed for storage of the Christmas Angels assets when they are not on display. One of the Gingin community members has volunteered the use of their shed, at no cost to the Christmas Angels. Regarding the longevity of the decorations. The commercial-grade community Christmas tree is projected to have a 10-year lifespan, with a 5-year warranty period. Which means the initial outlay of funds will remain an asset to the town for many years to come. The Gingin Christmas Angels have formed a sub-committee within the Gingin Arts & Craft Group Inc and we will continue to grow our group of volunteers, so that our community Christmas legacy will live on.

RISK MANAGEMENT		
Risks What potentially could go wrong?	**Treatment (Actions)** What will be done to minimise the risks?	**Responsibility** (e.g., contractor, volunteer etc.)
Weather conditions, wind etc.	The community Christmas tree will be supplied with appropriate weights as part of the cost, that are sufficient for the Western Australian conditions.	Gingin Christmas Angels.
Maintenance of Decorations	The Christmas Angels will maintain the display throughout the month of December. If bunting becomes loose, we will fix it, etc.	Gingin Christmas Angels.
Public Safety – Injury	We will only place decorations where it is safe and reasonable to do so, taking into consideration access to pathways, bridges, shop fronts, etc.	Gingin Christmas Angels.
Public Liability	We have public liability insurance with the Gingin Arts & Craft Group Inc.	Gingin Christmas Angels

BUDGET: INCOME				
How will the project be funded?				
List all funding sources including volunteer time, business sponsorship and other funding you have or plan to apply for	**Cash (GST EXCL)**	**In-Kind Contribution*1**	**Total (GST EXCL)**	**Confirmed If Yes cross box**
Own (Applicant's) Contribution	$ 0	$ 47,150	$ 47,150	☒
Shire of Gingin Request	$ 33,253	$ 0	$ 33,253	☐
Bendigo Bank Request	$ 18,822	$ 0	$ 18,822	☐
Gingin Developments Pty Ltd – Brookview Estate	$ 2,000	$ 0	$ 2,000	☒
Claymont Group – Country Heights Estate	$ 1,000	$ 0	$ 1,000	☒
Adam Shields Realty	$ 1,000	$ 0	$ 1,000	☐
Gingin Trading – Home Hardware	$ 140	$ 0	$ 140	☒
WCS Concrete	$ 100	$ 0	$ 100	☐
Go Fund Me Campaign	$ 151	$ 0	$ 151	☐
Total Income	$56,466	$ 47,150	$103,616	

1 Volunteer time is calculated at $25 per hour per volunteer to align with the Department of Local Government, Sport and Cultural Industries rate

BUDGET: EXPENDITURE				
What items/resources do you need to fund to make the project happen? *2				
Item(s) description	**Cash (GST EXCL)**	**In-Kind**	**Total (GST EXCL)**	**Tick items that the Council Budget Request would fund**
6m commercial Christmas tree	$15,389		$15,389	☒
1000m Solar LED lights	$20,900		$20,900	☒
Freight	$ 4,268		$ 4,268	☒
Pallet Trees / Bunting / Craft Projects	$ 5,859		$ 5,859	☒
Solar spotlights for photo booths	$ 1,200		$ 1,200	☒
Professional Illustrator	$ 3,500		$ 3,500	☒
Kindle Direct Publishing – printing of 500 books	$ 5,350		$ 5,350	☒
Volunteer Hours	$ 0	$47,150	$47,150	☐
Total $ cost of items	$56,466	$47,150	$103,616	

2 Attach copies of either two (2) written quotations or written estimates for all items and three (3) written quotations for projects over $50,000. Include permit and planning costs.

APPLICANT CHECKLIST

Copy provided with the application:

- ☐ Quotations
- ☐ Evidence of funding commitments/secured cash or in-kind contributions
- ☐ Supporting information, such as stakeholder and community support, photos, etc.
- ☐ Most recent financial statement
- ☐ Committee minutes with motion supporting the project
- ☐ Insurance Certificates of Currency (if not supplied previously)
- ☐ Current Certificate of Incorporation (if not supplied previously)
- ☐ (For Concept Enquiry projects only) Shire In-principal Letter of Support
- ☐ Approvals/ Authorisations/Structural Certificates etc. (if approved)

DECLARATION

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I understand that the project cannot commence until written confirmation of funding is received.

Applicant Signature:		**Date:** 25/03/2025

Print Name:	Kerry Manthey	**Title:** Mrs
Position:	Sub-committee President of Gingin Christmas Angels	
Witness name:		
Witness signature:		

Applicant Signature:		**Date:** 25/03/2025

Print Name:	Karen Mitchell	**Title:** Mrs
Position:	President of Gingin Arts & Craft Group Inc	
Witness name:		
Witness signature:		

APPLICATION FORM
Public Liability Insurance Contribution

1. APPLICATION INFORMATION

Organisation name:	The Gingin Arts & Craft Group Inc.		
Sum requested from Shire of Gingin (50% of 2024/25 PLI, GST exclusive): $230			
Postal Address:	11 Constable Street, Gingin WA 6503		
Contact person:	Karen Mitchell	**Role:**	President
Contact number:	0400 623 758	**Email:**	artandcraftgingin@outlook.com
ABN: (if applicable)	21 878 946 995	**GST Registered:**	No

2. INFORMATION ABOUT YOUR ORGANISATION

What is the primary purpose of the group?	To nurture artistic expression in our Gingin community and provide a safe and welcoming space for our members.
How many people receive services directly from your organisation per year?	200
How many additional people, in the wider community, receive an indirect benefit from your organisation (per year)?	10,000 in 2025
What year was your organisation established?	08/04/1986
Number of members (if relevant):	35
Who owns the premises from which you operate your service?	Shire of Gingin

3. APPLICANT CHECKLIST

Copy provided with application:

- ☒ Most recent Public Liability Insurance Invoice
- ☒ Most recent financial statement
- ☒ Insurance Certificates of Currency
- ☒ Current Certificate of Incorporation (if not supplied previously)

4. DECLARATION

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature:	rised Person	**Date:** 27/03/2025
Print Name:	Karen Mitchell	**Title:** Mrs
Position:	President	
Witness name:	Kerry Manthey	
Witness signature:		

Funding Agreement between the Shire of Gingin and the Applicant

The Applicant agrees to:

1. Use the funding for the purpose outlined in the approved application or seek a variation in writing from the Shire prior to spending any funds.

2. Invoice the Shire for 50% contribution of the Public Liability Insurance renewal invoice (up to a maximum amount of $500) due each Financial Year of the Agreement.

3. Include a copy of this Public Liability Insurance renewal invoice from the insurers.

4. Comply with Goods and Services Tax (GST) requirements:
    a. If the group or organisation is registered for GST, then comply with GST requirements and issue a tax invoice with Australian Business Number (ABN) and GST included in addition to approved funding amount;
    b. If the group or organisation is not registered for GST then GST cannot be added onto the approved amount and payment will be made on receipt of an invoice with ABN or invoice with a Statement by Supplier; and
    c. GST liability will be remitted to the Australian Taxation Office (ATO).

5. Return unspent monies to the Shire if applicable.

The Applicant understands that:

6. **Failure to adhere to this Funding Agreement may jeopardise the organisation's future funding opportunities with the Shire.**

7. **This Funding Agreement will end on 31 May 2026 unless by prior written request and agreement.**

APPLICATION FORM
Public Liability Insurance Contribution

1. APPLICATION INFORMATION

Organisation name:	Lower Coastal Community Association Inc		
Sum requested from Shire of Gingin (50% of 2024/25 PLI, GST exclusive): $ 500			
Postal Address:	PO Box 1086 Guilderton WA 6041		
Contact person:	Caron Melvin	**Role:**	Treasurer
Contact number:	0428922301	**Email:**	localbus6041@gmail.com seabird@bigpond.net.au
ABN: (if applicable)	n/a	**GST Registered:**	**Yes** ☐ Yes ☐ No

2. INFORMATION ABOUT YOUR ORGANISATION

What is the primary purpose of the group? **Primary Purpose Statement – Lower Coastal Community Association Inc**
The **Lower Coastal Community Association Inc.** is a sub-group of the well-established **Lower Coastal Community Association**. Our primary objective is to operate a **community bus service** that enhances connectivity, accessibility, and social inclusion for residents across the **six key communities** of **Seabird, Redfield Park, Guilderton, Sovereign Hill, Neergabby, and Woodridge**. Additionally, the service is available to support residents across the broader **Gingin Shire**.
This initiative provides an affordable and reliable **transport option** for community groups, seniors, and individuals. The bus is utilized for essential trips such as **shopping, medical appointments, social outings, and community events**, fostering greater community engagement and reducing isolation.
With grant funding, we aim to sustain and expand this vital service, ensuring ongoing accessibility for all residents who need it most.

How many people receive services directly from your organisation per year?	500-2500
How many additional people, in the wider community, receive an indirect benefit from your organisation (per year)?	100-500
What year was your organisation established	May 2024 – Bus
Number of members (if relevant):	7
Who owns the premises from which you operate your service?	Shire

3. APPLICANT CHECKLIST

Copy provided with application:

- Yes☐ Most recent Public Liability Insurance Invoice
- Yes☐ Most recent financial statement
- Yes☐ Insurance Certificates of Currency
- Prev supplied☐ Current Certificate of Incorporation (if not supplied previously)

4. DECLARATION

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.
- I have read and fully accept **Funding Agreement** (next page), understanding it will come into effect if this Funding Application is successful.

Applicant Signature:		Date: 05/03/2025
	Chairperson/President/Authorised Person	
Print Name:	Caron Melvin	Mrs
Position:	Treasurer	
Witness name:	Philip Melvin	
Witness signature:		

Funding Agreement between the Shire of Gingin and the Applicant

The Applicant agrees to:

1. Use the funding for the purpose outlined in the approved application or seek a variation in writing from the Shire prior to spending any funds.

2. Invoice the Shire for 50% contribution of the Public Liability Insurance renewal invoice (up to a maximum amount of $500) due each Financial Year of the Agreement.

3. Include a copy of this Public Liability Insurance renewal invoice from the insurers.

4. Comply with Goods and Services Tax (GST) requirements:
   a. If the group or organisation is registered for GST, then comply with GST requirements and issue a tax invoice with Australian Business Number (ABN) and GST included in addition to approved funding amount;
   b. If the group or organisation is not registered for GST then GST cannot be added onto the approved amount and payment will be made on receipt of an invoice with ABN or invoice with a Statement by Supplier; and
   c. GST liability will be remitted to the Australian Taxation Office (ATO).

5. Return unspent monies to the Shire if applicable.

The Applicant understands that:

6. Failure to adhere to this Funding Agreement may jeopardise the organisation's future funding opportunities with the Shire.

7. This Funding Agreement will end on 31 May 2026 unless by prior written request and agreement.

APPLICATION FORM
Public Liability Insurance Contribution

1. APPLICATION INFORMATION

Organisation name:	Moore River News Incorporated		
Sum requested from Shire of Gingin (50% of 2024/25 PLI, GST exclusive):	$417.08		
Postal Address:	PO Box 2005, Woodridge 6041		
Contact person:	Lyn Norton	**Role:**	Treasurer
Contact number:	0418 924 590	**Email:**	invoicemrnews@gmail.com
ABN: (if applicable)	75 107 472 538	**GST Registered:**	☒ No

2. INFORMATION ABOUT YOUR ORGANISATION

What is the primary purpose of the group? Produce 11 Community Newsletters per year
How many people receive services directly from your organisation per year?
How many additional people, in the wider community, receive an indirect benefit from your organisation (per year)?
What year was your organisation established? 1990
Number of members (if relevant): 7
Who owns the premises from which you operate your service? No Premises, each Editor works from home

3. APPLICANT CHECKLIST

Copy provided with application:

- ☐ Most recent Public Liability Insurance Invoice
- ☐ Most recent financial statement
- ☐ Insurance Certificates of Currency
- ☐ Current Certificate of Incorporation (if not supplied previously)

4. DECLARATION

On behalf of the applicant organisation, I declare that:

- All the information provided is true and correct.
- I give permission to the Shire of Gingin to contact any persons or organisations in the assessment of the application, as appropriate.

Applicant Signature:	[signature]	Date:	27th March 2025
	Chairperson/President/Authorised Person		
Print Name:	Lynette Norton	Title:	Mrs
Position:	Treasurer		
Witness name:	Tammy Cox		
Witness signature:	[signature]		

Funding Agreement between the Shire of Gingin and the Applicant

The Applicant agrees to:

1. Use the funding for the purpose outlined in the approved application or seek a variation in writing from the Shire prior to spending any funds.

2. Invoice the Shire for 50% contribution of the Public Liability Insurance renewal invoice (up to a maximum amount of $500) due each Financial Year of the Agreement.

3. Include a copy of this Public Liability Insurance renewal invoice from the insurers.

4. Comply with Goods and Services Tax (GST) requirements:
    a. If the group or organisation is registered for GST, then comply with GST requirements and issue a tax invoice with Australian Business Number (ABN) and GST included in addition to approved funding amount;
    b. If the group or organisation is not registered for GST then GST cannot be added onto the approved amount and payment will be made on receipt of an invoice with ABN or invoice with a Statement by Supplier; and
    c. GST liability will be remitted to the Australian Taxation Office (ATO).

5. Return unspent monies to the Shire if applicable.

The Applicant understands that:

6. Failure to adhere to this Funding Agreement may jeopardise the organisation's future funding opportunities with the Shire.

7. This Funding Agreement will end on 31 May 2026 unless by prior written request and agreement.

13.5 SURRENDER OF LEASE DOCUMENT RESIGNED AMPLITEL LOT 7269 LANCELIN ROAD LANCELIN

File	Nil
Author	Oliver Searles - Leasing Officer
Reporting Officer	Leanne Parola - Acting Executive Manager Corporate and Community Services
Refer	16 June 2016 - Item 15.1
Appendices	1. Amended Surrender of Lease - To Be Endorsed With Common Seal [**13.5.1** - 2 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider amending the previously signed surrender of lease for the lease at Lot 7269 Lancelin Road, Lancelin and approve the common seal to be affixed to it.

BACKGROUND

Council at its meeting on 16 June 2020 resolved to:

1. *Agree to enter into a lease agreement with Telstra Corporation Limited with respect to the existing Telstra mast site located on portion of Lots 7269 and 11386 (Reserve 28303) Old Ledge Point Road, Lancelin as depicted at Appendix 1, subject to:*

    a. *The agreed market rental valuation of $11,500 being accepted by Telstra;*

    b. *Telstra agreeing to meet any advertising and legal costs incurred by the Shire of Gingin in relation to progression and finalisation of the lease agreement; and*

    C *No public submissions being received as a result of the proposed disposition of property being subjected to a public notice period in accordance with the requirements of s.3.58(3) of the Local Government Act 1995.*

2. *Require, in the event that public submissions in relation to the proposed disposition of property are received, the Chief Executive Officer to provide a further report to Council so that those submissions can be considered and a final decision made.*

3. *Authorise, in the event that no public submissions are received, the Chief Executive Officer to negotiate an appropriate lease agreement with Telstra Corporation Limited, subject to endorsement by the Minister for Lands, on the following basis:*

Commencing rent: *$11,500 (plus GST)*

Rent Reviews:

a. *3% on each anniversary of the commencement date, other than the date for market review specified in b.*
b. *A market rent review to be undertaken at the 10th anniversary of the Commencement Date, prior to the Further Term.*

Commencement date: *1 December 2021*
Term: *10 years*
Further Term: *1 further term of 10 years*

4 *Authorise the Shire President and Chief Executive Officer to execute the resulting lease document, including affixing of the Common Seal of the Shire of Gingin.*

As part of the process of getting a new lease a surrender of lease was required to remove the details of the previous (expired) lease to Telstra from the title. This surrender of lease was signed by the then CEO and Shire President on 27 April 2023 without the common seal being applied.

On 18 March 2025 Cornwalls acting on behalf on Amplitel (formerly Telstra) contacted the Shire stating that the signed surrender of lease document contained the following 2 errors:

- *We note the Volume of Description of Land of the Surrender of Lease does not appropriately reflect the Crown Land as 'LR' was not included.*

- *As the Surrender of Lease was not signed under common seal, we require a copy of the resolution showing Aaron Cook's (CEO) authority to sign the surrender on behalf of the Council.*

Cornwalls provided the amended surrender of lease document to be endorsed by the Shire with the common seal affixed (see **appendix**).

COMMENT

In accordance with Council's Policy 2.33 Execution of Documents, a Surrender of Lease is a Category 1A document which required a Council resolution to proceed and to affix the Common Seal.

Unfortunately it appears that this requirement was overlooked with respect to the initial Surrender of Lease. However it is noted that Council had previously agreed to enter into a new lease, and surrender of the existing lease was a legal requirement in order for registration of the new lease to take place.

RISK IMPLICATIONS

The Surrender of Lease cannot be lodged at Landgate without the requested amendment to the document taking place and the common seal being affixed.

Potential legal issues could arise in the future if the old lease remains registered on the title of the land.

STATUTORY/LOCAL LAW IMPLICATIONS

Nil

POLICY IMPLICATIONS

As this surrender of lease is a Category 1A document under the Execution of Documents Policy it needs a Council Resolution to agree to the surrender of lease document and to have the common seal applied (Council Policy 2.33 Execution of Documents).

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	2. Connections & Wellbeing - Grow and Nurture Community Connectedness and Wellbeing
Strategic Objective	4.2 Effective Governance - Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable, and principled environment.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Sorensen SECONDED: Councillor Kestel

That Council:

1. Accept the amended Surrender of Lease relating to the expired lease dated 7 December 2001 between the Shire of Gingin and Telstra Corporation Ltd for portion of Lots 7269 and 11386 (Reserve 28303) Old Ledge Point Road, Lancelin and

2. Authorise the affixing of the Common Seal to the document by the CEO and the Shire President.

CARRIED UNANIMOUSLY
7 / 0

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

FORM S3

WESTERN AUSTRALIA
LAND ADMINISTRATION ACT 1997
TRANSFER OF LAND ACT 1893 as amended

I, Tianna Attwell of Cornwalls, am authorised to make this amendment 18/03/2025 TA.

SURRENDER OF LEASE (S)

LEASE (Note 1)	DESCRIPTION OF LAND (Note 2)	EXTENT	VOLUME	FOLIO
H988783	Lot 7269 on Deposited Plan 34513 Lot 11386 on Deposited Plan 189809	PART PART	LR3127 LR3127	172 174

LESSOR/S (Note 3)

Shire of Gingin of 7 Brockman Street, Gingin, WA 6503

LESSEE/S (Note 4)

Telstra Corporation Limited ACN 051 775 556 C/- Jones Lang LaSalle, Level 10, 242 Exhibition Street, Melbourne VIC, 3000

THE LESSEE SURRENDERS AND THE LESSOR ACCEPTS THE SURRENDER OF ALL OF THE LESSEE'S ESTATE AND INTEREST IN THE LAND AS TO THE WHOLE OR PART OF THE AREA TO WHICH THE LEASE APPLIES AS STATED ABOVE

Dated this 27th day of April Year 2023

LESSOR/S SIGN HERE (Note 5)

Signed AARON COOK (CEO)

in the presence of LEE-ANNE BURT (COORDINATOR GOVERNANCE)

Signed COLIN WAYNE FENSTER (PRESIDENT)

in the presence of LEE-ANNE BURT (COORDINATOR GOVERNANCE)

LESSEE/S SIGN HERE (Note 5)

Signed AIDAN CHUAN PROPERTY SERVICES MANAGER

SIGNED SEALED AND DELIVERED by

of Telstra Corporation Limited as attorney for Telstra Corporation Limited (ACN 051 775 556) under Power of Attorney registered no. J289811

in the presence of

INSTRUCTIONS

1. If insufficient space in any section Additional Sheet Form B1 should be used with appropriate headings. The boxed sections should only contain the words "See Annexure".
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the person signing this document and their witnesses.

NOTES

1. **LEASE(S)**
   Lease Document number(s) to be stated.
2. **DESCRIPTION OF LAND**
   Lot and Diagram/Plan number or Location name and number to be stated.
   Extent – Whole, part or balance of the land comprised in the Certificate of Crown Land Title to be stated.
   The Certificate of Crown Land Title Volume and Folio number to be stated.
3. **LESSOR**
   State full name and address of the Lessor/s (Registered Proprietor) as shown on Certificate of Title and the address/es to which future notices can be sent.
4. **LESSEE**
   State the full name of the Lessee/Lessees and the address/addresses to which future notices can be sent.
   If a minor state date of birth.
   If two or more state tenancy, eg.:
   *Joint Tenants, (on the death of a joint tenant, the survivor(s) become(s) the registered proprietor(s) of the deceased's interest by applying to the Registrar of Titles).
   *Tenants in Common, (on the death of a tenant in common, their share is dealt with according to their will).
   If Tenants in Common specify shares.
5. **EXECUTION**
   A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.
   Execution by a corporation of body corporate must be in accordance with the Corporations Act.

EXAMINED

Office Use Only

SURRENDER OF LEASE (S)

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY Cornwalls

ADDRESS Level 4, 380 Collins Street
Melbourne, VIC 3000

PHONE No. 03 9608 2287 FAX No.

REFERENCE No. 1059012 - Lancelin WA

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____ Received Items
2. _____ Nos.
3. _____
4. _____ Receiving Clerk
5. _____
6. _____

Registered pursuant to the provisions of the *TRANSFER OF LAND ACT 1893* as amended on the day and time shown above and particulars entered in the Register.

13.6 LIST OF PAID ACCOUNTS APRIL 2025

File	FIN/25
Author	Emma Edwards - Accounts Payable Officer
Reporting Officer	Scott Wildgoose - Chief Executive Officer
Refer	Nil
Appendices	1. Voucher List - April 2025 [**13.6.1** - 9 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

For Council to note the payments made in April 2025.

BACKGROUND

Council has delegated authority to the CEO to exercise the power to make payments from the Municipal Fund (Delegation 1.1.13 Payments from the Municipal or Trust Funds). The CEO is required to present a list to Council of those payments made since the last list was submitted.

COMMENT

Accounts totalling $3,051,766.73 were paid during the month of April 2025.

A payment schedule is included as **an appendix** to this report.

The schedule details:

• Municipal Fund electronic funds transfers (EFT)	$2,742,726.45
• Municipal Fund cheques	$0.00
• Municipal Fund direct debits	$309,040.28
TOTAL MUNICIPAL EXPENDITURE	**$3,051,766.73**
TOTAL EXPENDITURE	**$3,051,766.73**

All invoices have been verified, and all payments have been duly authorised in accordance with Council's procedures.

RISK IMPLICATIONS

Nil

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
s.6.4 – Financial Report

Local Government (Financial Management) Regulations 1996
Reg. 13 – Payments from municipal fund or trust by CEO
Reg. 13A – Payments by employees via purchasing cards

Shire of Gingin Delegation Register – Delegation 1.1.13 Payments from the Municipal or Trust Funds

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocations.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.4 Strategic & Sustainable Financial Planning - Undertake long-term resource planning and allocation in accordance with the Integrated Planning and Reporting Framework

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Weeks SECONDED: Councillor Woods

That Council note all payments made by the Chief Executive Officer under Delegation 1.1.13 for April 2025 totalling $3,051,766.73 as detailed in the appendices to this report, comprising:

• Municipal Fund electronic funds transfers (EFT)	$2,742,726.45
• Municipal Fund cheques	$0.00
• Municipal Fund direct debits	$309,040.28

CARRIED UNANIMOUSLY
7 / 0

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

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/04/2025 - 30/04/2025

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially Funded, C - Councillor

TYPE	DATE PAID	NAME	DETAILS	AMOUNT	
EFT-44042	3/04/2025	A1 Fire Risk Services (WA) Pty Ltd	Gingin Depot: Fire Extinguishers	214.39	
EFT-44043	3/04/2025	Advanced Liquid Waste	Guilderton Caravan Park: Sewer Pump Pit Service	1,454.00	
EFT-44044	3/04/2025	Australian Taxation Office (PAYG)	Payroll Deduction for PE: 27/03/2025	60,192.00	
EFT-44045	3/04/2025	Avon Waste	Kerbside Collection Services	21,777.10	
EFT-44046	3/04/2025	Bitumen Distributors Pty Ltd	Supply Emulsion Jet patching Truck	4,235.00	
EFT-44047	3/04/2025	Boya Equipment	GG041 and GG034: Spare Parts	2,284.56	
EFT-44048	3/04/2025	Brightmark Group Pty Ltd	Cleaning Tender RFT 01/2024 March	27,953.02	
EFT-44049	3/04/2025	Carringtons Traffic Services	Traffic Management: Mooliabeenee Road, Cullalla Road	26,498.92	
EFT-44050	3/04/2025	Cemeteries and Crematoria Association of WA (CCAWA)	Seminar Registration	310.00	
EFT-44051	3/04/2025	CFMEU	Payroll Deduction for PE: 27/03/2025	60.00	S
EFT-44052	3/04/2025	Child Support Agency	Payroll Deduction for PE: 27/03/2025	19.89	S
EFT-44053	3/04/2025	Civil Engineering Assignments	Footpath Works: Lancelin	1,703.56	
EFT-44054	3/04/2025	Coastal Courier	Advertising: Supply, Postage and Printing	1,014.10	L
EFT-44055	3/04/2025	Complete Office Supplies Pty Ltd	Stationery Order: Rates Department	58.72	
EFT-44056	3/04/2025	Cooee Couriers & Transport	Courier Charges	838.20	
EFT-44057	3/04/2025	Cortec Laboratory Services Pty Ltd	Depot and Aquatic Centre Safety Shower Testing	2,307.80	
EFT-44058	3/04/2025	DB Ferguson Earthmoving Pty Ltd	Sale Yards: Post Bull Sale Clean	770.00	
EFT-44059	3/04/2025	Eagleye Technical Services	Guilderton Foreshore: Septic Pump Replacement, Gingin Administration Office: Electrical Fault Repair	462.00	L
EFT-44060	3/04/2025	Eastern Hills Chainsaws & Mowers Pty Ltd	Small Parts	67.50	
EFT-44061	3/04/2025	Gingin District Community Resource Centre Inc (CRC)	CRC Boardroom Hire: Audit Entry Meeting	52.50	L
EFT-44062	3/04/2025	Gingin Fuel and Tyres Pty Ltd	200L Kerosene, GG082: Tyre, GG058: Tyre, GG082: Spare Rim & Tyre, GG011: Battery, GG088: Tyres, Supply and Deliver Diesel	30,927.00	L
EFT-44063	3/04/2025	GR Thomson Truck Hire	Cullalla Road: Water Truck Hire, Mooliabeenee Road: Water Cartage, Airfield Road: Water Cartage	16,156.25	L
EFT-44064	3/04/2025	Greenway Solutions Pty Ltd t/as Greenway Turf	Ledge Point Oval: Soil Samples	165.00	
EFT-44065	3/04/2025	Guilderton Country Club Inc.	Electricity Supply and Usage Reimbursement	84.17	R
EFT-44066	3/04/2025	Guilderton Visitors Centre	Lancelin Library Services: Guilderton and Moore River Estuary Adventure Kids Nature Activities Books	300.00	L
EFT-44067	3/04/2025	Hills Tracks and Blinds	Guilderton Visitor Centre: Blind Repair	180.00	
EFT-44068	3/04/2025	IGA Local Grocer Gingin	Supermarket Purchases: Gingin	598.95	L
EFT-44069	3/04/2025	Indian Ocean Painting and Decorating	Maintenance: Lancelin Aged Units	42,350.00	L
EFT-44070	3/04/2025	Indian Ocean Pest Control	Guilderton Caravan Park: Pest Control Services	3,410.00	L
EFT-44071	3/04/2025	K B Riley & Sons Pty Ltd t/a Lancelin Sands	Cullalla Road: Gravel Cartage	31,790.00	L
EFT-44072	3/04/2025	Kleen West Distributors	Upper Coastal Ablution Supplies	828.30	
EFT-44073	3/04/2025	Lancelin Gull Roadhouse	Fuel Purchases March 2025	1,708.13	L
EFT-44074	3/04/2025	Landgate	Mining Tenements	18.10	
EFT-44075	3/04/2025	LD Total	Mowing Shire Facilities	27,868.76	
EFT-44076	3/04/2025	Learning With Technologies Pty Ltd	Health and Planning: Monitors	4,701.40	
EFT-44077	3/04/2025	Ledge Point Reticulation & Refrigeration	Lancelin Sport Complex: Test and Report	357.50	L
EFT-44078	3/04/2025	LGRCEU (WA Division)	Payroll Deduction for PE: 27/03/2025	44.00	S
EFT-44079	3/04/2025	Lions Club of Gingin-Chittering Inc.	Youth Event: Sausage Sizzle	200.00	L
EFT-44080	3/04/2025	Major Motors Pty Ltd	Vehicle Service Scheduling Parts	1,409.80	
EFT-44081	3/04/2025	McLeods Lawyers Pty Ltd	Legal Expenses Unauthorised Development, Planning Compliance, Leasing, General Advice	7,880.78	
EFT-44082	3/04/2025	Moore River Roadhouse	Brigade and Shire Fuel Purchases March 2025	2,549.70	L
EFT-44083	3/04/2025	Moore Septics	Gingin Caravan Dump Point Pump Out, Gingin Waste Facility: Portable Ablution Pump Out	1,505.00	L
EFT-44084	3/04/2025	Nationwide Signs	Corflute Sign: Loose Surface	1,448.00	
EFT-44085	3/04/2025	Officeworks	IT Keyboards and Lancelin Office Stationery Order	166.08	
EFT-44086	3/04/2025	Paywise	Payroll Salary Sacrifice Payment PE: 25/03/2025	1,398.86	
EFT-44087	3/04/2025	PFD Food Services Pty Ltd	Gingin Aquatic Centre: Kiosk Items	681.68	
EFT-44088	3/04/2025	PLE Computers Pty Ltd	Replacement Desktops and Monitors	6,835.00	
EFT-44089	3/04/2025	Robbro WA Pty Ltd	Cullalla Road: Gravel Cartage	9,152.00	L
EFT-44090	3/04/2025	Rowe Group	Planning Services: Preparation of Local Planning Policy (Short Term Rental Accommodation) and Model Property Management Plan	1,696.75	
EFT-44091	3/04/2025	Sitech (WA) Pty Ltd t/as SmartTech Australia	Loaders: Scale Calibrations	6,495.50	
EFT-44092	3/04/2025	Solargain PV Pty Ltd	Guilderton Caravan Park: Repairs to Faulty Solar Power Inverters	670.00	
EFT-44093	3/04/2025	Stewart & Heaton Clothing Co Pty Ltd	BFB PPE Order: Name Badges	26.09	
EFT-44094	3/04/2025	Talbot Walsh Engraving and Signs	Memorial Plaque	209.00	
EFT-44095	3/04/2025	Team Global Express Pty Ltd	Courier Charges	144.07	
EFT-44096	3/04/2025	Tiffany's Catering	Catering: Staff Meeting. LGIS Meeting	480.00	L
EFT-44097	3/04/2025	Total Green Recycling	E-Waste Collection Gingin and Lancelin Waste Facilities	1,310.84	

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/04/2025 - 30/04/2025

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially Funded, C - Councillor

TYPE	DATE PAID	NAME	DETAILS	AMOUNT	
EFT-44098	3/04/2025	Wandena Transport Pty Ltd T/A Fewsters Earthmoving	Cullalla Road: Gravel Cartage	10,472.00	L
EFT-44099	3/04/2025	WANT Plumbing Services Pty Ltd	Gingin Sale Yards: Water Leak Repair	440.00	L
EFT-44100	3/04/2025	WANT Tree Services	Gingin Administration Office Grounds: Large Tree Limb Removal	2,750.00	L
EFT-44101	3/04/2025	Westbooks	Lancelin Library: Better Beginnings Books	1,448.96	
EFT-44102	3/04/2025	David Wilson	Reimbursement: Travel Expenses	236.30	S
EFT-44103	3/04/2025	Helen Sampson	Gingin Waste Facility Management	1,806.75	L
EFT-44104	3/04/2025	Nathan Swinny	Rate Refund: Settlement Error	332.35	R
EFT-44105	9/04/2025	ACS Swan Express Print	Printing: DL Envelopes	418.00	
EFT-44106	9/04/2025	AFGRI Equipment Pty Ltd	GG001: Service	2,142.45	
EFT-44107	9/04/2025	Alarm Assets Group & Austech Surveillance	Quarterly Alarm Monitoring	146.00	
EFT-44108	9/04/2025	Altus Planning Pty Ltd	Planning Services: Nilgen	1,474.00	
EFT-44109	9/04/2025	AMPAC Debt Recovery WA Pty Ltd	Debtors Debt Recovery Cost and Commissions	1,650.00	
EFT-44110	9/04/2025	Bindoon Hill Gravel Supply	Wannamal Road West: Gravel Supply	41,449.76	L
EFT-44111	9/04/2025	Brightmark Group Pty Ltd	Cleaning: Gingin Council Chambers, Lancelin Hall, Guilderton Foreshore: Peak Period Bins, Gingin Emergency Services Centre	3,649.80	
EFT-44112	9/04/2025	Cohesis Pty Ltd	AgendisRisk Annual Licence Agreement, AgendisHR Licence Agreement	19,244.50	
EFT-44113	9/04/2025	Complete Office Supplies Pty Ltd	Council Refreshments, Stationery Order: Building Department and Office Restock	210.81	
EFT-44114	9/04/2025	Cooee Couriers & Transport	Courier Charges March 2025	1,537.80	L
EFT-44115	9/04/2025	CSStech	Mobile and Office Phone Management	165.00	
EFT-44116	9/04/2025	DADAA Limited	Community Grants: Collage & Zine Workshops and Community Art Fair	1,100.00	G
EFT-44117	9/04/2025	Damstra Technology Pty Ltd	eLearning Ultimate 250 Annual Subscription	10,915.94	
EFT-44118	9/04/2025	Department of Mines, Industry Regulation and Safety - Bond Administrator DMIR	BSL Payments March 2025	4,716.24	
EFT-44119	9/04/2025	Department of Planning, Lands & Heritage - DPLH	Development Assessment Planning Fee	6,168.00	
EFT-44120	9/04/2025	Department of Transport	Release of Information Fee Parking Infringement Notices	104.65	
EFT-44121	9/04/2025	Ecowater Services	Gingin Administration Office: ATU Servicing, Granville Park: ATU Service	508.00	
EFT-44122	9/04/2025	Five Senses Coffee Pty Ltd	Gingin Aquatic Centre: Coffee Beans, Takeaway Cups and Lids	363.70	
EFT-44123	9/04/2025	Frontline Fire and Rescue Equipment	Emergency Vehicles: Replacement Hoses and Couplings	347.39	
EFT-44124	9/04/2025	Gingin District Community Resource Centre Inc (CRC)	Advertising: Gingin Buzz	110.00	L
EFT-44125	9/04/2025	Gingin Fuel and Tyres Pty Ltd	GG050: Fuel Nozzle, GG043: Tyres, GG088: Wheel Nut Indicators	2,038.00	L
EFT-44126	9/04/2025	Gingin Trading	Hardware Store Purchases: Gingin	7,337.10	L
EFT-44127	9/04/2025	Goldpage Investments Pty Ltd	Refreshments: Coffee with Councillors	439.00	L
EFT-44128	9/04/2025	GR Thomson Truck Hire	Mooliabeenee Road: Water Cartage, Road Maintenance Grading: Water Truck	44,481.25	L
EFT-44129	9/04/2025	Holty's Hiab	Lancelin Sporting Complex: Crane Hire	814.00	
EFT-44130	9/04/2025	Iron Mountain Australia Group Services Pty Ltd	Storage Business Cartons	146.86	
EFT-44131	9/04/2025	J & K Hopkins Office Furniture	Office Furniture	1,347.98	
EFT-44132	9/04/2025	Joondalup Marquees	Youth Expo: Marquee, Chairs and tables order	1,863.00	
EFT-44133	9/04/2025	Lancelin Community Resource Centre Inc (CRC)	Youth Expo: A4 Full Colour Printing Coastal Courier Insert	192.50	L
EFT-44134	9/04/2025	Landgate	GRV Interim Country/DFES Valuation Fees	966.01	
EFT-44135	9/04/2025	Ledge Point Community Association - LPCA	Community Grants: Christmas Carols	330.00	G
EFT-44136	9/04/2025	Local Government Professionals WA - LGPA	E-Learning: Introduction to Procurement	550.00	
EFT-44137	9/04/2025	McGees Property	Market Valuation: Lancelin Plaza	825.00	
EFT-44138	9/04/2025	Moore Men's Shed Inc	Community Grants: 50% PLI	350.50	G
EFT-44139	9/04/2025	NAPA a division of GPC Asia Pacific Pty Ltd	Passenger Vehicle: LED Alert Globes	222.75	
EFT-44140	9/04/2025	PFD Food Services Pty Ltd	Gingin Aquatic Centre: Kiosk Items	663.77	
EFT-44141	9/04/2025	QBD Books Ocean Keys	Lancelin Library Books	178.50	
EFT-44142	9/04/2025	Shire of Gingin	BSL Commissions March 2025	90.00	
EFT-44143	9/04/2025	St John Ambulance Western Australia Ltd	First Aid Training	170.00	
EFT-44144	9/04/2025	Supagas Pty Limited	LPG 18kg Cylinder Equipment Fee	91.85	
EFT-44145	9/04/2025	Wandena Transport Pty Ltd T/A Fewsters Earthmoving	Wannamal Road West: Gravel Cartage	5,610.00	L
EFT-44146	9/04/2025	WANT Plumbing Services Pty Ltd	Drainage Works: Rock Breaker Excavator Hire	2,117.50	L
EFT-44147	9/04/2025	Westbooks	Lancelin Library: Better Beginnings Books	854.46	
EFT-44148	9/04/2025	WEX Australia Pty Ltd	Caltex Fuel Card Purchases	2,796.84	
EFT-44149	9/04/2025	Wurth Australia Pty Ltd	Workshop consumables: Twist Drill	414.48	

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/04/2025 - 30/04/2025

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially Funded, C - Councillor

TYPE	DATE PAID	NAME	DETAILS	AMOUNT	
PAY-151	10/04/2025	Shire of Gingin	Net Pays for PE 08/04/2025	175,882.74	S
EFT-44150	11/04/2025	Australian Taxation Office (PAYG)	Payroll deduction for PE: 08/04/2025	50,104.00	
EFT-44151	11/04/2025	Avon Waste	Kerbside Collection Services	23,172.97	
EFT-44152	11/04/2025	Belgravia PRO Pty Ltd	Guilderton Caravan Park: Pure Glamping and Hire Equipment, RMS License Fees, Management Fee	46,165.70	
EFT-44153	11/04/2025	Bitutek Pty Ltd	Airfield Road: Bitumen Seal	25,832.40	
EFT-44154	11/04/2025	Boral Construction Materials	Washed Aggregate: Jet patching	6,597.46	
EFT-44155	11/04/2025	Brett's Embroidery	Youth Expo Event: Gift Bag Stickers	121.00	L
EFT-44156	11/04/2025	Bullsbrook Windscreens and Window Tinting	Window Tinting: Gingin Administration Office	800.00	L
EFT-44157	11/04/2025	Carringtons Traffic Services	Cullalla Road: Traffic Management	2,800.46	
EFT-44158	11/04/2025	CFMEU	Payroll Deduction for PE: 08/04/2025	60.00	S
EFT-44159	11/04/2025	Child Support Agency	Payroll Deduction for PE: 08/04/2025	19.89	S
EFT-44160	11/04/2025	Country Copiers	Colour Copier Charges: Gingin and Lancelin	119.81	S
EFT-44161	11/04/2025	Cromag Pty Ltd T/A Sigma Telford Group	Gingin Aquatic Centre: Chlorine Delivery with Credit for 20L and 15L Chlorine Drum Returns	80.67	
EFT-44162	11/04/2025	CU@Park	Catering: Staff Function	640.00	L
EFT-44163	11/04/2025	Department of Premier and Cabinet	Local Planning Scheme No. 9 Amendment No. 23: Advertising in the Government Gazette	79.95	
EFT-44164	11/04/2025	Dielectric Security Systems	Guilderton Caravan Park: Alarm Monitoring Fees	464.97	
EFT-44165	11/04/2025	Duncan Solutions	Guilderton Parking Meters: Credit Card Transactions and Monthly Support	279.53	
EFT-44166	11/04/2025	Eagleye Technical Services	ATU Electrical Repair, Council Chambers: Remove and Replace Power Point	2,058.10	L
EFT-44167	11/04/2025	Finishing WA	Binding of Minute Books	990.00	
EFT-44168	11/04/2025	Full Flow Plumbing and Gas	Silver Creek Ablutions: Replacement Water Line	1,430.00	L
EFT-44169	11/04/2025	Gingin Fuel and Tyres Pty Ltd	GG037: Tyre disposal, GG037: New Tyres	3,228.00	L
EFT-44170	11/04/2025	H2O Car Detailing Services	GG005: Detailing	190.00	
EFT-44171	11/04/2025	JB Hi-Fi	Youth Week: iPad & Airpods	957.00	
EFT-44172	11/04/2025	Lancelin Trade and Rural Supplies	Hardware Store Purchases Lancelin	1,116.85	L
EFT-44173	11/04/2025	Landgate	Mining Tenements	9.05	
EFT-44174	11/04/2025	LD Total	Coring Lancelin Recreation Grounds	1,804.00	
EFT-44175	11/04/2025	LGRCEU (WA Division)	Payroll Deduction for PE: 10/04/2025	44.00	S
EFT-44176	11/04/2025	Moore Catchment Council	Funding Assistance Scheme: Environmental Services	5,500.00	G
EFT-44177	11/04/2025	NAPA a division of GPC Asia Pacific Pty Ltd	GG074 Filters and Workshop Consumables	1,294.34	
EFT-44178	11/04/2025	Sovereign Hill Community Association Inc. SHCA	Lawn Maintenance Sovereign Hill	720.00	L
EFT-44179	11/04/2025	WA Stump Grinding & Tree Services	Cowalla Road: Mulching, Western Power Tree Pruning, Edgar and Lefroy: Tree Trimming, Tree Prune/Removal Gingin Brook Road	7,480.00	
EFT-44180	11/04/2025	WANT Plumbing Services Pty Ltd	Guilderton Foreshore: Sewage Pump and Time flow taps, Supply and Install Dishwasher: Damages Mooliabeenee Roadworks	5,857.50	L
EFT-44181	11/04/2025	Desmond Hill	Rate Refund	801.50	R
EFT-44182	11/04/2025	Helen Sampson	Gingin Waste Facility Management	1,806.75	L
EFT-44183	11/04/2025	Thomas Kusters	Lancelin Backbeach: Ablution Pipe Repair, Lancelin Seniors Units: Unblock Sink and Clear Main Sewer Line	480.00	L
EFT-44184	14/04/2025	Truck Centre WA Pty Ltd	Purchase Prime Movers: GG002 & GG045 Replacement	700,810.00	
EFT-44185	17/04/2025	ACS Swan Express Print	ACS Swan Express Print - DL Envelopes & Presentation Folders, Printing: Connecting Youth Expo Brochures/Passports	2,436.50	
EFT-44186	17/04/2025	AFGRI Equipment Pty Ltd	GG004: Service	4,174.21	
EFT-44187	17/04/2025	Aurora Delta Pty Ltd	Medical Subsidy Payment February 2025	5,115.20	L
EFT-44188	17/04/2025	Ausroad Manufacturing Pty Ltd	Jet Patching Roads Wet and Dry Hire	25,712.50	
EFT-44189	17/04/2025	Avantgarde Technologies	Laptop Docking Stations	695.75	
EFT-44190	17/04/2025	Avon Waste	Shire Depots: Bins, Lids and Spare Parts	4,123.20	
EFT-44191	17/04/2025	Bindoon Hill Gravel Supply	Gravel Supply: Wannamal Road West	41,635.59	L
EFT-44192	17/04/2025	Bullsbrook Water Carriers	Lancelin Sporting Complex: Supply Potable Water	1,100.00	L
EFT-44193	17/04/2025	Carringtons Traffic Services	Traffic Management: Metro North Complex Fire Incident	3,022.26	
EFT-44194	17/04/2025	Conplant Pty Ltd	Mooliabeenee Road: Roller Hire	4,264.15	
EFT-44195	17/04/2025	Construction Training Fund	CTF Payments March 2025	2,544.06	
EFT-44196	17/04/2025	Dielectric Security Systems	Lancelin Shire Office: Alarm Monitoring Fees	454.19	
EFT-44197	17/04/2025	Dry Kirkness (Audit) Pty Ltd	Audit of 2023/24 Roads to Recovery End of Program Life Annual Report	1,650.00	
EFT-44198	17/04/2025	Eagleye Technical Services	Repairs to Damaged Electrical Box	2,558.60	L
EFT-44199	17/04/2025	Eurofins ARL Pty Ltd	Eyewash Unit Water Sampling	984.50	
EFT-44200	17/04/2025	Five Senses Coffee Pty Ltd	Gingin Aquatic Centre: Coffee Beans	204.00	

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/04/2025 - 30/04/2025

Payment Category
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TYPE	DATE PAID	NAME	DETAILS	AMOUNT	
EFT-44201	17/04/2025	Gingin Fuel and Tyres Pty Ltd	9GG: Unleaded Fuel, GG048: Emulsion Pump Hose, GG028: Replacement Batteries, Gingin Aquatic Centre: Gas for Hot Water System	1,548.13	L
EFT-44202	17/04/2025	Gull Gingin Pty Ltd	Small Parts Fuel Purchases	168.54	L
EFT-44203	17/04/2025	Kleen West Distributors	Guilderton Foreshore: Toiletries	1,141.14	
EFT-44204	17/04/2025	Lancelin IGA	Supermarket Purchases Lancelin	130.10	L
EFT-44205	17/04/2025	Landgate	Landgate: Annual SLIP Subscription	2,609.00	
EFT-44206	17/04/2025	LD Total	Gingin Hockey Field: Flail Mowing	3,247.20	
EFT-44207	17/04/2025	Ledge's Kanga Service and Skip Bin Hire	Skip Bin Hire: Keep Australia Beautiful: Ledge Point, Guilderton, Seabird	1,100.00	L
EFT-44208	17/04/2025	Local Government Professionals WA - LGPA	Employment Advertisements: Executive Manager Corporate Services, Supervisor Operations, Maintenance Officer, Corporate Services Support Officer	720.00	
EFT-44209	17/04/2025	McLeods Lawyers Pty Ltd	Legal fees: Gingin Golf Course	880.00	
EFT-44210	17/04/2025	Moore River Electrical Services	Guilderton Store: Fault Investigation	220.00	L
EFT-44211	17/04/2025	Moore River Tree Services	Wedge Street Ledge Point: Tree Pruning	2,200.00	L
EFT-44212	17/04/2025	Northern Valley News	Advertising: Country to Coast	800.00	L
EFT-44213	17/04/2025	Officeworks	Lancelin Administration Stationery Re-Stock	83.63	
EFT-44214	17/04/2025	Seek Limited	Employment Advertisements: Corporate Services Support Officer and Maintenance Officer	946.00	
EFT-44215	17/04/2025	Shire of Gingin	CTF Commissions March 2025	66.00	
EFT-44216	17/04/2025	Team Global Express Pty Ltd	Courier Charges	33.23	
EFT-44217	17/04/2025	Total Green Recycling	E-Waste Collection: Gingin and Lancelin Waste Facilities	1,531.45	
EFT-44218	17/04/2025	Tudor House	Gingin Emergency Services Centre: Replacement Aboriginal Flag	173.00	
EFT-44219	17/04/2025	WA Mapping	Marking Services: Lefroy Street	1,925.00	
EFT-44220	17/04/2025	Wandena Transport Pty Ltd T/A Fewsters Earthmoving	Wannamal Road West: Gravel Cartage	13,090.00	L
EFT-44221	17/04/2025	Wangaree Renewable Project Pty Ltd	Fee Refund: DAP Overcharged	20.00	R
EFT-44222	17/04/2025	WANT Plumbing Services Pty Ltd	37A Lefroy: Hand Basin Repairs	319.00	L
EFT-44223	17/04/2025	Waterlogic Australia Pty Ltd	Rental and Service of SD5 Cool & Cold Countertop and Clean Stream	167.68	
EFT-44224	17/04/2025	Westair Pnuematic Systems Pty Ltd	Depot Air Compressor Service	557.70	
EFT-44225	17/04/2025	Western Australia Police Force	National Police Checks: BFB Volunteers	18.00	
EFT-44226	17/04/2025	Wren Oil - Romine Holdings Pty Ltd	Lancelin: Waste Oil Collection	297.00	
EFT-44227	17/04/2025	Helen Sampson	Gingin Waste Facility Management	1,806.75	L
EFT-44228	17/04/2025	Thomas Kusters	Lancelin Sporting Complex: Supply and Install Cistern	600.00	L
PAY-152	24/04/2025	Shire of Gingin	Net Pays for PE 22/04/2025	181,497.96	
EFT-44229	30/04/2025	AMPAC Debt Recovery WA Pty Ltd	Debt Recovery Costs	57.75	
EFT-44230	30/04/2025	Arttek Design	Refund: Development Application Fee	480.00	R
EFT-44231	30/04/2025	Australian Taxation Office (PAYG)	Payroll Deduction for PE: 24/04/2025	52,026.00	
EFT-44232	30/04/2025	Avantgarde Technologies	Building and Health Departments: Replacement Laptops	5,156.14	
EFT-44233	30/04/2025	Bindoon Hill Gravel Supply	Cullalla Road: Gravel Supply	142,880.67	L
EFT-44234	30/04/2025	Bitumen Distributors Pty Ltd	Supply CRS Emulsion Jet Patching	7,711.00	
EFT-44235	30/04/2025	Bitutek Pty Ltd	Mooliabeenee Road: Sealing	348,219.79	
EFT-44236	30/04/2025	Boral Construction Materials	Washed Aggregate: Road Repairs	7,685.03	
EFT-44237	30/04/2025	Bullsbrook and Districts Glass and Aluminium	CWA Building: Install Aluminium Flyscreen Security Doors, Guilderton Caravan Park: Replacement Glass Panel	2,690.00	L
EFT-44238	30/04/2025	ByProgress Pty Ltd (Monsterball Amusements & Hire)	Youth Event: Inflatable Games	1,290.00	
EFT-44239	30/04/2025	Carringtons Traffic Services	Emergency Traffic Management for Fires	2,149.75	
EFT-44240	30/04/2025	CFMEU	Payroll Deduction for PE: 24/04/2025	60.00	S
EFT-44241	30/04/2025	Child Support Agency	Payroll Deduction for PE: 24/04/2025	19.89	S
EFT-44242	30/04/2025	Coffeez N Motion	Youth Expo April 2025	359.70	L
EFT-44243	30/04/2025	Complete Office Supplies Pty Ltd	Lancelin Library: Dymo Labels, Stationery Order: Health Department	688.48	
EFT-44244	30/04/2025	Country Values Real Estate - Trust Account	Rental - Robinson Street, Gingin	2,200.00	L
EFT-44245	30/04/2025	Department of Premier and Cabinet	Gazette of Dogs Local Law 2025, Cats Local Law 2025 & Parking and Parking Facilities Amendment Local Law 2025	2,547.72	
EFT-44246	30/04/2025	Eagleye Technical Services	Gingin Depot: Lighting Timer Replacement	625.90	L
EFT-44247	30/04/2025	Ecowater Services	Emergency works on ATU Wangaree Community Centre	3,026.10	
EFT-44248	30/04/2025	Full Flow Plumbing and Gas	Guilderton Caravan Park: Water Main Leak Repair, Council Chambers: Plumbing, Guilderton Foreshore: Septic repairs	4,204.23	L
EFT-44249	30/04/2025	Fulton Hogan Industries Pty Ltd	Intersection of Mooliabeenee Road and Wowra Drive: Asphalt	57,037.20	

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/04/2025 - 30/04/2025

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially Funded, C - Councillor

TYPE	DATE PAID	NAME	DETAILS	AMOUNT	
EFT-44250	30/04/2025	Gingin District Community Resource Centre Inc (CRC)	Reimbursement: 50% Synergy Electricity Usage Gingin Medical Centre	805.04	R
EFT-44251	30/04/2025	Gingin Fuel and Tyres Pty Ltd	Workshop: Drum Pump	179.00	L
EFT-44252	30/04/2025	Guilderton Country Club Inc.	Horticultural Workshop Catering	200.00	L
EFT-44253	30/04/2025	Gull Gingin Pty Ltd	Firefighters Refreshments: INC711723 & INC712888, Staff Catering: Pizzas, Depot Toolbox Meeting: Catering	3,188.40	L
EFT-44254	30/04/2025	Indian Ocean Pest Control	Guilderton Caravan Park: Pest Control Services	275.00	L
EFT-44255	30/04/2025	J & K Hopkins Office Furniture	Gingin Administration Reception Chairs	1,977.01	
EFT-44256	30/04/2025	Jason Industries & Signmakers	Supply and Install (including removal) Bus Shelter Walker Avenue, Lancelin	17,996.05	
EFT-44257	30/04/2025	JB Hi-Fi	Emergency Services Projector and Accessories, CEO reMarkable Pro Case	1,493.27	
EFT-44258	30/04/2025	K B Riley & Sons Pty Ltd t/a Lancelin Sands	Wannamal Road West: Gravel Cartage	40,392.00	L
EFT-44259	30/04/2025	Kevrek (Australia) Pty Ltd	GG060: Micro switches	306.24	
EFT-44260	30/04/2025	Landgate	Rural UV General Revaluations	20,349.30	
EFT-44261	30/04/2025	LGRCEU (WA Division)	Payroll deduction for PE: 24/04/2025	44.00	S
EFT-44262	30/04/2025	Local Government Professionals WA - LGPA	Employment advertisement: Administration Support Officer	180.00	
EFT-44263	30/04/2025	McLeods Lawyers Pty Ltd	Legal Expenses: Planning and Compliance	13,064.91	
EFT-44264	30/04/2025	Midland Camera House	Ranger: Universal Camera Battery Charger	69.00	
EFT-44265	30/04/2025	Moore River Electrical Services	Guilderton Caravan Park: Electrical repairs, Harold Park: RCD load test, Lancelin Admin: LED baton, Wangaree Park Timer	1,705.00	L
EFT-44266	30/04/2025	Moore Sands Resources Pty Ltd	Seabird Waste Management Facility: Supply and Deliver Overburden	2,860.00	L
EFT-44267	30/04/2025	NAPA a division of GPC Asia Pacific Pty Ltd	Workshop Supplies	266.00	
EFT-44268	30/04/2025	Northern Valley News	Advertising: Youth Event	225.00	L
EFT-44269	30/04/2025	Officeworks	Stationery Order	234.73	
EFT-44270	30/04/2025	Omnicom Media Group Australia Pty Ltd (Marketforce)	Advertisement: Public Notice Adoption of Local Laws and Public Notice Proposed Disposal of Property	1,374.89	
EFT-44271	30/04/2025	Paywise	Payroll Salary Sacrifice Payment PE: 08/04/2025, Payroll Salary Sacrifice Payment PE: 22/04/2025	2,797.72	S
EFT-44272	30/04/2025	Primo Promo Pty Ltd	Lancelin Library Better Beginning Early Years Backpacks	593.67	
EFT-44273	30/04/2025	RBH Fencing	Gingin Waste Facility: Supply and Installation of Security Gates	4,057.00	L
EFT-44274	30/04/2025	RingCentral Australia Pty Ltd	Gingin Admin: Phone Service	1,178.10	
EFT-44275	30/04/2025	Robbro WA Pty Ltd	Wannamal Road West: Gravel Cartage	36,872.00	L
EFT-44276	30/04/2025	Seek Limited	Employment Advertisement: Administration Support Officer	451.00	
EFT-44277	30/04/2025	Supagas Pty Limited	Guilderton Caravan Park: Bulk Gas Supply	1,208.60	
EFT-44278	30/04/2025	Tiffany's Catering	Catering: Council Meeting, Staff Meeting	461.00	L
EFT-44279	30/04/2025	Vernice Pty Ltd	Standpipe Key: Bond Refund	50.00	R
EFT-44280	30/04/2025	West Coast Vehicle Hoist Repairs	Yearly Hoist Service	528.00	
EFT-44281	30/04/2025	Western Australian Local Government Association	Rates Training: Rates in Local Government Debt Collection, Clerical	1,853.50	
EFT-44282	30/04/2025	David Wilson	Fuel Reimbursement: Firefighting INC714964	103.56	S
EFT-44283	30/04/2025	Frank Peczka	Quarterly Travel Expenses 01/01/2025 - 31/03/2025	611.46	C
EFT-44284	30/04/2025	Helen Sampson	Gingin Waste Facility Management	3,613.50	L
EFT-44285	30/04/2025	Lina Rosher	Rate Refund: Instalment Overpayment	496.17	R
EFT-44286	30/04/2025	Linda Balcombe	Quarterly Travel Expenses 01/01/2025 - 31/03/2025	192.25	C
EFT-44287	30/04/2025	Lydia Highfield	Recruitment Consultant	2,000.00	
EFT-44288	30/04/2025	Norman Crane	Rate Refund: Duplicate Instalment Payment	982.20	R
EFT-44289	30/04/2025	Robert Sabatino	Guilderton Holiday Park Refund	566.00	R
EFT-44290	30/04/2025	Ross Palmer	Rate Refund: Duplicate Settlement Payment	620.95	R
EFT TOTAL				**2,742,726.45**	
CHEQUES					
CHEQUES				**-**	

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/04/2025 - 30/04/2025

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially Funded, C - Councillor

TYPE	DATE PAID	NAME	DETAILS	AMOUNT
DIRECT DEBIT				
DE-6360	1/04/2025	Department of Justice	Lodgement Fees	516.00
DE-6356	1/04/2025	Bendigo Bank	Bendigo Bank: Transfer Fees	62.50
DE-6357	1/04/2025	Department of Transport	Dept of Transport: Licensing 28.03.2025	4,792.95
DE-6358	1/04/2025	Bendigo Bank	Bendigo Bank / Fts De Process GST	6.02
DE-6359	1/04/2025	Bendigo Bank	Bendigo Bank: BPay Monthly Fee - BPay Biller Fee	496.32
DE-6355	1/04/2025	Go Go Media	Monthly On-Hold Messages Service April 2025	75.90
DE-6287	2/04/2025	Synergy	Electricity charges Streetlights	11,031.38
DE-6362	2/04/2025	Department of Transport	Dept of Transport - Licensing 31.03.2025	2,283.45
DE-6363	2/04/2025	Bendigo Bank	Bendigo Bank: Tyro Fees	5.92
DE-6364	2/04/2025	Bendigo Bank	Bendigo Bank: Tyro Fees	70.50
DE-6365	2/04/2025	Bendigo Bank	Bendigo Bank: Tyro Fees	1,583.01
DE-6296	3/04/2025	Synergy	Electricity Charges Lot 148 Robinson St Gingin	439.25
DE-6294	3/04/2025	Synergy	Electricity charges 1 Weld St Gingin	6,572.95
DE-6295	3/04/2025	Synergy	Electricity charges Lot 134 Constable St Gingin	137.81
DE-6366	3/04/2025	Bendigo Bank	Bendigo Bank: DE Fees	9.45
DE-6367	3/04/2025	Bendigo Bank	Bendigo Bank: Merchant Fees	576.02
DE-6368	3/04/2025	Bendigo Bank	Bendigo Bank: Merchant Fees	288.72
DE-6369	3/04/2025	Bendigo Bank	Bendigo Bank: Merchant Fees	64.00
DE-6370	3/04/2025	Department of Transport	Dept of Transport: Licensing 01.04.2025	1,834.90
DE-6371	4/04/2025	Department of Transport	Dept of Transport: Licensing 02.04.2025	5,026.75
DE-6297	7/04/2025	Synergy	Electricity charges Lot 850 U A Jones St Gingin	171.15
DE-6298	7/04/2025	Synergy	Electricity charges Lot 326 Roe St Gingin	1,686.88
DE-6285	7/04/2025	Water Corporation	Water charges 4 Fewster St Gingin Lot 103	183.16
DE-6315	7/04/2025	Water Corporation	Water charges 57 Lefroy St Gingin	558.77
DE-6284	7/04/2025	Water Corporation	Water charges 3 Fewster St Gingin Lot 73	822.32
DE-6316	7/04/2025	Water Corporation	Water charges 37A Lefroy Street Gingin Lot 20	1,164.72
DE-6327	7/04/2025	Telstra	Telephone Charges Guilderton Caravan Park	240.59
DE-6373	7/04/2025	Department of Transport	Dept of Transport - Licensing 03.04.2025	1,253.05
DE-6374	8/04/2025	Shire of Gingin	Bendigo Bank Term Deposit Transaction	23,992.28
DE-6375	8/04/2025	Department of Transport	Dept of Transport - Licensing 04.04.2025	5,477.60
DE-6381	8/04/2025	Telstra	Telstra Group Plan 332 109 600	1,614.46
DE-6376	9/04/2025	Department of Transport	Dept of Transport - Licensing 07.04.2025	2,228.50
DE-6299	9/04/2025	Synergy	Electricity Charges Lot 99 Weld St Gingin	952.77
DE-6377	9/04/2025	Bendigo Bank	Bendigo Bank De Fees	6.75
DE-6419	9/04/2025	Water Corporation	Water Charges Unit 11 / 2 Atkinson Way Lancelin Lot 84	285.95
DE-6330	10/04/2025	Synergy	Electricity Charges Lot 102 Gingin Road Lancelin	460.98
DE-6329	10/04/2025	Synergy	Electricity Charges 107 Gingin Rd Lancelin	667.41
DE-6328	10/04/2025	Synergy	Electricity Charges Lot 323 Rock Way Lancelin	511.34
DE-6378	10/04/2025	Precision Administration Services Pty Ltd	Payroll Deduction for PE: 10/04/2025	32,305.25
DE-6372	10/04/2025	Telstra	Telstra Group Plan 334 8777 339	943.91
DE-6379	10/04/2025	Department of Transport	Department of Transport: Licensing 08/04/2025	5,235.80
DE-6380	10/04/2025	Bendigo Bank	Bendigo Bank: DE Fees	15.45
DE-6291	11/04/2025	Synergy	Electricity Charges Lot 12 U A Weld St Gingin	3,146.09
DE-6332	11/04/2025	Synergy	Electricity Charges Lot 324 Gingin Road Lancelin	569.70
DE-6331	11/04/2025	Synergy	Electricity Charges 9 King St Lancelin	271.38
DE-6333	11/04/2025	Synergy	Electricity Charges Lot 9505 Lancelin Rd Lancelin	378.08
DE-6431	11/04/2025	Department of Transport	Dept of Transport - Licensing 09.04.2025	609.45
DE-6320	11/04/2025	Water Corporation	Water Charges 11 Constable Street St Gingin Lot 134	76.41
DE-6318	11/04/2025	Water Corporation	Water Charges 6 Constable St Gingin Lot 126	108.74
DE-6319	11/04/2025	Water Corporation	Water Charges 18-20 Brockman St Gingin Lot 125, 402	217.49
DE-6321	11/04/2025	Water Corporation	Water Charges 7 Brockman St Gingin Lot 163 RES 2581	332.11
DE-6326	11/04/2025	Water Corporation	Water Charges Brockman St Gingin Lot 600	1,020.14
DE-6317	11/04/2025	Water Corporation	Water Charges 14 Barlee St Gingin Lot 149 RES32955	1,105.06
DE-6432	11/04/2025	Bendigo Bank	Bendigo Bank: De Fees	5.10
DE-6334	14/04/2025	Synergy	Electricity Charges Jones St Ledge Point	429.52
DE-6335	14/04/2025	Synergy	Electricity Charges Lot 646 Robertson Rd Ledge Point	825.94
DE-6433	14/04/2025	Bendigo Bank	Bendigo Bank: De Fees	0.15
DE-6325	14/04/2025	Water Corporation	Water Charges Weld St Gingin Lot 99	542.25
DE-6323	14/04/2025	Water Corporation	Water Charges 3 Horan St Gingin Lot 86	35.27
DE-6322	14/04/2025	Water Corporation	Water Charges 1 Weld St Gingin Lot 66	2,646.90
DE-6434	14/04/2025	Department of Transport	Dept of Transport - Licensing 10.04.2025	10,100.95

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/04/2025 - 30/04/2025

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially Funded, C - Councillor

TYPE	DATE PAID	NAME	DETAILS	AMOUNT
DE-6423	14/04/2025	Viva Energy Australia Pty Ltd	Shell Fuel Card Purchases	1,153.97
DE-6383	14/04/2025	Credit Card - EMCCS	Credit Card Purchases	1,302.39
DE-6382	14/04/2025	Credit Card - EMRDS	Credit Card Purchases	4.00
DE-6293	14/04/2025	Synergy	Electricity Charges 25007 Dewar St Guilderton	3,457.37
DE-6324	14/04/2025	Water Corporation	Water Charges Roe St Gingin Lot 7, 24-6 R7573, 41-2	805.29
DE-6436	14/04/2025	Credit Card - CEO	Credit Card Purchases	225.41
DE-6435	14/04/2025	Credit Card - CESM	Credit Card Purchases	474.73
DE-6441	14/04/2025	Credit Card - EMO	Credit Card Purchases	2,917.10
DE-6342	15/04/2025	Synergy	Electricity Charges 5 Weld St Gingin	80.41
DE-6338	15/04/2025	Synergy	Electricity Charges 3 Fewster St Gingin	191.90
DE-6337	15/04/2025	Synergy	Electricity Charges U A 37 Lefroy St Gingin	118.62
DE-6341	15/04/2025	Synergy	Electricity Charges Lot 32 Church St Gingin	265.39
DE-6336	15/04/2025	Synergy	Electricity Charges 57 Lefroy St Gingin	583.20
DE-6340	15/04/2025	Synergy	Electricity Charges Brockman St Gingin	1,125.18
DE-6339	15/04/2025	Synergy	Electricity Charges Lot 126 Constable St Gingin	0.93
DE-6437	15/04/2025	Department of Transport	Dept of Transport - Licensing 11.04.2025	3,930.30
DE-6438	15/04/2025	Bendigo Bank	Bendigo Bank BPoint Transaction Fees	55.37
DE-6343	16/04/2025	Synergy	Electricity charges Lot 10 Cockram Road Gingin	329.95
DE-6344	16/04/2025	Synergy	Electricity charges Lot 501 Honeycomb Rd Gingin	2,306.57
DE-6345	16/04/2025	Synergy	Electricity charges Lot 390 U 54 Ledge Point Road, Ledge Point	3,986.85
DE-6346	16/04/2025	Synergy	Electricity Charges U A 3 De Burgh St Ledge Point	179.11
DE-6347	16/04/2025	Synergy	Electricity Charges 13 King Dr Woodridge	2,095.90
DE-6439	16/04/2025	Department of Transport	Dept of Transport - Licensing 14.04.2025	1,702.70
DE-6440	16/04/2025	Western Australian Treasury Corporation (WATC)	LN-123 Lot 44 Weld Street Loan Repayment	14,004.63
DE-6453	17/04/2025	Department of Transport	Department of Transport Licensing 15/04/2025	1,244.30
DE-6454	17/04/2025	Bendigo Bank	Bendigo Bank DE Fees	6.60
DE-6384	17/04/2025	Business Service Brokers T/A TeleChoice	Mobile Charges	171.00
DE-6292	17/04/2025	Synergy	Electricity Charges 7 Brockman St Gingin	1,577.22
DE-6442	17/04/2025	Shire of Gingin	Bendigo Bank Term Deposit Transaction	14,278.41
DE-6426	22/04/2025	Synergy	Electricity Charges Street Lights 733	9,933.03
DE-6352	22/04/2025	Westnet Internet Services	Internet Service CEO Residence	74.99
DE-6403	22/04/2025	Water Corporation	Water Charge 60 Kind Dr Woodridge Lot 267	58.78
DE-6421	22/04/2025	Water Corporation	Water Charges 60 King Dr Woodridge Lot 267	58.78
DE-6387	22/04/2025	Water Corporation	Water Charges Edwards St Guilderton Lot 424 RES 36048	267.85
DE-6402	22/04/2025	Water Corporation	Water Charges 13 King Dr Woodridge Lot 301	670.09
DE-6424	22/04/2025	Vocus Communications	Enterprise Internet	808.50
DE-6455	22/04/2025	Department of Transport	Department of Transport Licensing 16/04/2025	8,270.25
DE-6456	22/04/2025	Windcave Pty Ltd	Windcave Transaction Fees Wau 2850290	2,473.08
DE-6425	23/04/2025	Synergy	Electricity Charges Lot 1 Cunliffe St Lancelin	417.67
DE-6385	23/04/2025	Water Corporation	Water Charges Moore River Dr Guilderton Lot RES 26561	308.60
DE-6411	23/04/2025	Water Corporation	Water Charges Heffron Way Gabbadah Lot 244	370.31
DE-6388	23/04/2025	Water Corporation	Water Charges 96I Edwards St Guilderton Lot 96 RES 25006	564.29
DE-6386	23/04/2025	Water Corporation	Water Charges Edwards St Guilderton Lot 425	909.29
DE-6390	23/04/2025	Water Corporation	Water Charges Dewar St Guilderton Lot 1RES25007,	6,715.62
DE-6389	23/04/2025	Water Corporation	Water Charges 232I Wedge St Guilderton Lot 232	69.07
DE-6461	23/04/2025	Department of Transport	Department of Transport Licensing 17/04/2025	2,725.40
DE-6427	24/04/2025	Synergy	Electricity Charges U Cs 2 Atkinson Way Lancelin	104.85
DE-6464	24/04/2025	Precision Administration Services Pty Ltd	Payroll Deduction for PE: 24/04/2025	32,209.60
DE-6465	24/04/2025	Bendigo Bank	Bendigo Bank: DE Fees 393032	15.45
DE-6466	24/04/2025	Department of Transport	Department of Transport Licensing 22/04/2025	17,480.30
DE-6430	24/04/2025	Australia Post	Postage Charges	2,387.06
DE-6467	28/04/2025	Department of Transport	Dept of Transport - Licensing 23.04.2025	7,111.30
DE-6410	28/04/2025	Water Corporation	Water Connection Charge 2 Atkinson Way Lancelin Lot 84	48.41
DE-6409	28/04/2025	Water Corporation	Water Charges Unit 5 / 2 Atkinson Way Lancelin Lot 84	287.95
DE-6405	28/04/2025	Water Corporation	Water Charges Unit 1/2 Atkinson Way Lancelin Lot 84	287.95
DE-6400	28/04/2025	Water Corporation	Water Charges 21 Edwards St Seabird Lot 261	5.81
DE-6397	28/04/2025	Water Corporation	Water Charges De Burgh St Ledge Point Lot 459, 498 RES 31377	52.90
DE-6404	28/04/2025	Water Corporation	Water Charges Res 646 De Burgh St Ledge Point Lot 646	91.11
DE-6418	28/04/2025	Water Corporation	Water Charges Unit 10 / 2 Atkinson Way Lancelin Lot 84	289.95

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/04/2025 - 30/04/2025

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially Funded, C - Councillor

TYPE	DATE PAID	NAME	DETAILS	AMOUNT
DE-6415	28/04/2025	Water Corporation	Water Charges Unit 7 / 2 Atkinson Way Lancelin Way Lot 84	293.96
DE-6408	28/04/2025	Water Corporation	Water Charges Unit 4 / 2 Atkinson Way Lancelin Lot 84	298.96
DE-6401	28/04/2025	Water Corporation	Water Charges 77l McCormick St Seabird Lot 77	429.09
DE-6399	28/04/2025	Water Corporation	Water Charges Jones St Ledge Point Lot 744	523.14
DE-6398	28/04/2025	Water Corporation	Water Charges Jones St Ledge Point Lot 744 RES 31684	684.79
DE-6422	28/04/2025	Water Corporation	Water Charges 21 Edwards St Seabird Lot 261	11.76
DE-6420	28/04/2025	Water Corporation	Water Charges De Burgh St Ledge Point Lot 498 & 459 RES 31377	14.70
DE-6413	28/04/2025	Water Corporation	Water Charges Unit 6 - 11 / 2 Atkinson Way Lancelin Lot 84	134.13
DE-6417	28/04/2025	Water Corporation	Water Charges Unit 9 / 2 Atkinson Way Lancelin Lot 84	271.93
DE-6406	28/04/2025	Water Corporation	Water Charges Unit 2 / 2 Atkinson Way Lancelin Lot 84	274.93
DE-6407	28/04/2025	Water Corporation	Water Charges Unit 3 / 2 Atkinson Way Lancelin Lot 84	279.94
DE-6414	28/04/2025	Water Corporation	Water Charges Unit 6 / 2 Atkinson Way Lancelin Lot 84	274.94
DE-6416	28/04/2025	Water Corporation	Water Charges Unit 8 / 2 Atkinson Way Lancelin Lot 84	275.94
DE-6468	29/04/2025	Dell Financial Services Pty Ltd	Allocation of Lease Payment - April 2025	1,651.29
DE-6469	29/04/2025	LJ Hughes	Allocation of Lease Payment - April 2025 - Lancelin Office	669.50
DE-6470	29/04/2025	HP Financial Services (Australia) Pty Ltd	Allocation of Lease Payment - April 2025	748.57
DE-6451	29/04/2025	Viva Energy Australia Pty Ltd	Shell Fuel Card Purchases	315.56
DE-6412	29/04/2025	Water Corporation	Water Charges Seaview Dr Karakin Lot 269	99.93
DE-6428	29/04/2025	Synergy	Electricity Charges Lot 1 Brockman St Gingin	128.90
DE-6471	29/04/2025	Department of Transport	Dept of Transport - Licensing 24.04.2025	1,382.25
DE-6472	30/04/2025	Bendigo Bank	Bendigo Bank De - Fees	9.30
DE-6396	30/04/2025	Water Corporation	Water Charges Atkinson Way Lancelin Lot 323 RES 44490	482.73
DE-6395	30/04/2025	Water Corporation	6 Hopkins St Lancelin Lot 701 RES 53340	371.91
DE-6391	30/04/2025	Water Corporation	Water Charges 4 Hopkins St Lancelin Lot 606 RES 32942	470.24
DE-6393	30/04/2025	Water Corporation	Water Charges 63 Gingin Rd Lancelin Lot 1037 RES 24019	167.37
DE-6394	30/04/2025	Water Corporation	Water Charges 131 Gingin Rd Lancelin Lot 324 RES 41400	117.56
DE-6392	30/04/2025	Water Corporation	Water Charges Gingin Rd Lancelin Lot 102, 190 RES 24022	525.25
DE-6473	30/04/2025	QPC Group	Epson WF-C21000 Click Charges	284.15
DE-6474	30/04/2025	Department of Transport	Dept of Transport - Licensing 28.04.2025	5,130.90
DIRECT DEBIT				**309,040.28**
TOTAL MUNICIPAL				**3,051,766.73**

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/04/2025 - 30/04/2025

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially Funded, C - Councillor

TYPE	DATE PAID	NAME	DETAILS	AMOUNT
CREDIT CARD BREAK-UP				
March	CEO	BP Muchea	0GG: Diesel 64.74L	118.41
		KC Australia	Aquatic Centre Lanyards	103.00
		Bendigo Fee	Card Fee	4.00
				225.41
	EMCCS	MailChimp	Subscription	124.62
		Campbells	Gingin Aquatic Centre Kiosk Items	615.50
		DMIRS	Dispute Fee	120.00
		DoT	GG079 Registration	33.65
		Crown Promenade	Accommodation for Training	212.42
		Australia Post	Mailout Envelopes	59.00
		Retravision	Council Chambers - Urn	133.20
		Bendigo Fee	Card Fee	4.00
				1,302.39
	EMRDS	Bendigo Fee	Card Fee	4.00
				4.00
	CESM	EMERG Solutions	Subscription	320.00
		IGA Gingin	Firefighter Refreshments	10.28
		DoT	Vehicle Transfer	38.80
		Gingin Butcher	Volunteer Refreshments	101.65
		Bendigo Fee	Card Fee	4.00
				474.73
	EMOA	DoT	Plate Change Fee	31.10
		Fuchs Lubricants	Depot Stock	2,882.00
		Bendigo Fee	Card Fee	4.00
				2,917.10
	Total			**4,923.63**
CALTEX CARD BREAKUP				
March		WEX Australia Pty Ltd	2GG: 155.47L	293.00
			GG033: 229.76L	448.04
			GG070: 71.11L	140.68
			GG034: 20.67L	40.00
			GG09: 170.47L	322.17
			GG005: 264.53L	515.34
			GG05: 185.55L	357.38
			Transaction Fee	1.50
			GG069: 62.10L	117.93
			GG090: 40.19L	77.36
			GG06: 30.65L	57.28
			GG077: 66.36L	122.16
			GG074: 32L	61.09
			GG075: 68.09L	131.08
			GG08: 58.89L	111.83
	Total			**2,796.84**
SHELL CARD BREAKUP				
		Viva Energy Australia Pty Ltd	GG01: 242.38L	436.04
			GG072: 281.71L	504.42
			GG077: 105.42L	189.65
			GG083: 188.66L	339.42
	Total			**1,469.53**

13.7 MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDING 30 APRIL 2025

File	FIN/25
Author	Alarna Richards - Coordinator Financial Planning & Reporting
Reporting Officer	Scott Wildgoose- Chief Executive Officer
Refer	Nil
Appendices	1. Monthly Financial Report April 2025 [**13.7.1** - 24 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To present for Council endorsement the Monthly Financial Reports for the period ending 30 April 2025.

BACKGROUND

The Monthly Financial Reports (MFR) for the period ending 30 April 2025 are presented to Council in accordance with the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996.*

COMMENT

The April 2025 MFR presents the financial performance of the Shire for the 2024/25 financial year and compares year-to-date expenditure and revenue against the full-year budget.

A break-up of the **$3,242,966** variance in the April 2025 MFR is summarised across operations, investing and financing below, with a detailed explanation of variations within each area contained within the **Appendices**.

<u>Under Budgetb</u>	
Operating Expenditure	$2,446,538
Financing Activities- Revenue	$(124,330)
Financing Activities – Expenditure	$6,078
<u>Over Budget</u>	
Operating Revenue	$210,790
Investing Activities – Revenue	$852,231
Investing Activities – Expenditure	$(148,341)

An explanation outlining a summary of the variances across each of the above areas is provided in Note 3, and those specific to capital works are provided within the supplementary information on page 13 of the appendix.

Investments

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

RISK IMPLICATIONS

Nil

STATUTORY/LOCAL LAW IMPLICATIONS

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

Local Government (Financial Management) Regulations 1996
Part 4 – Financial Reports
Reg 34 – Financial activity statement required each month.
Shire of Gingin Delegation Register – Delegation 1.1.10 Power to Invest and Manage Investments

POLICY IMPLICATIONS

Policy 3.2 – Investments

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

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

VOTING REQUIREMENTS – SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Woods SECONDED: Councillor Vis

That Council endorse the Monthly Financial Reports for the period ending 30 April 2025.

CARRIED UNANIMOUSLY
7 / 0

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

SHIRE OF GINGIN

MONTHLY FINANCIAL REPORT

For the period ended 30 April 2025

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

TABLE OF CONTENTS

Statement of Financial Activity		2
Statement of Financial Position		3
Note 1	Basis of Preparation	4
Note 2	Statement of Financial Activity Information	5
Note 3	Explanation of Material Variances	6

SHIRE OF GINGIN
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025

	Supplementary Information	Amended Budget Estimates (a)	YTD Budget Estimates (b)	YTD Actual (c)	Variance* $ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
		$	$	$	$	%	
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates	10	7,798,086	7,798,086	**7,835,396**	37,310	0.48%	▲
Rates excluding general rates		3,316,646	3,309,796	**3,309,796**	0	0.00%	
Grants, subsidies and contributions	14	1,845,728	1,555,227	**1,435,731**	(119,496)	(7.68%)	▼
Fees and charges		4,910,569	4,428,480	**4,640,663**	212,183	4.79%	▲
Interest revenue		674,161	607,717	**569,018**	(38,699)	(6.37%)	▼
Other revenue		367,535	317,641	**437,133**	119,492	37.62%	▲
Profit on asset disposals	6	723,816	0	**76,299**	76,299	0.00%	▲
		19,636,541	**18,016,947**	**18,304,036**	287,089	1.59%	
Expenditure from operating activities							
Employee costs		(7,397,839)	(6,187,596)	**(5,467,922)**	719,674	11.63%	▲
Materials and contracts		(8,503,997)	(6,732,653)	**(5,175,763)**	1,556,890	23.12%	▲
Utility charges		(510,246)	(420,250)	**(452,310)**	(32,060)	(7.63%)	▼
Depreciation		(10,655,716)	(7,611,220)	**(2,669,505)**	4,941,715	64.93%	▲
Finance costs		(117,085)	(75,356)	**(188,696)**	(113,340)	(150.41%)	▼
Insurance		(444,176)	(444,176)	**(444,830)**	(654)	(0.15%)	
Other expenditure		(786,186)	(661,243)	**(436,715)**	224,528	33.96%	▲
Loss on asset disposals	6	(79,641)	0	**(102,175)**	(102,175)	0.00%	▼
		(28,494,886)	**(22,132,494)**	**(14,937,916)**	7,194,578	32.51%	
Non-cash amounts excluded from operating activities	Note 2(b)	10,011,541	7,611,220	**2,786,881**	(4,824,339)	(63.38%)	▼
Amount attributable to operating activities		**1,153,196**	**3,495,673**	**6,153,001**	2,657,328	76.02%	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions	15	7,897,698	3,259,826	**3,926,011**	666,185	20.44%	▲
Proceeds from disposal of assets	6	1,003,909	113,000	**299,046**	186,046	164.64%	▲
Proceeds from financial assets at amortised cost - self supporting loans		4,377	2,178	**2,178**	(0)	(0.01%)	
		8,905,984	**3,375,004**	**4,227,235**	852,231	25.25%	
Outflows from investing activities							
Payments for property, plant and equipment	5	(3,070,559)	(1,598,072)	**(2,539,885)**	(941,813)	(58.93%)	▼
Payments for construction of infrastructure	5	(8,672,739)	(5,309,521)	**(4,516,050)**	793,471	14.94%	▲
		(11,743,298)	**(6,907,593)**	**(7,055,934)**	(148,341)	(2.15%)	
Amount attributable to investing activities		**(2,837,314)**	**(3,532,589)**	**(2,828,699)**	703,890	19.93%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Proceeds from new debentures	11	0	0	**0**	0	0.00%	
Transfer from reserves	4	1,539,882	124,330	**0**	(124,330)	(100.00%)	▼
		1,539,882	**124,330**	**0**	(124,330)	(100.00%)	
Outflows from financing activities							
Repayment of borrowings	11	(258,806)	(171,106)	**(171,106)**	0	0.00%	
Payments for principal portion of lease liabilities	12	(30,430)	(26,164)	**(24,901)**	1,263	4.83%	
Transfer to reserves	4	(1,801,493)	(188,311)	**(183,496)**	4,815	2.56%	
		(2,090,729)	**(385,581)**	**(379,503)**	6,078	1.58%	
Amount attributable to financing activities		**(550,847)**	**(261,251)**	**(379,503)**	(118,252)	(45.26%)	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year		2,234,965	2,234,965	**2,234,965**	0	0.00%	
Amount attributable to operating activities		1,153,196	3,495,673	**6,153,001**	2,657,328	76.02%	▲
Amount attributable to investing activities		(2,837,314)	(3,532,589)	**(2,828,699)**	703,890	19.93%	▲
Amount attributable to financing activities		(550,847)	(261,251)	**(379,503)**	(118,252)	(45.26%)	▼
Surplus or deficit after imposition of general rates		**0**	**1,936,798**	**5,179,764**	3,242,966	167.44%	▲

KEY INFORMATION

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

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

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

SHIRE OF GINGIN
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 APRIL 2025

	Supplementary Information	30 June 2024	30 April 2025
		$	$
CURRENT ASSETS			
Cash and cash equivalents	3	13,556,082	16,528,677
Trade and other receivables		1,347,210	1,635,864
Other financial assets		4,377	2,199
Inventories	8	32,614	30,578
Other assets	8	258,512	220,910
TOTAL CURRENT ASSETS		15,198,795	18,418,228
NON-CURRENT ASSETS			
Trade and other receivables		168,578	168,578
Other financial assets		97,319	97,319
Property, plant and equipment		53,241,380	54,441,441
Infrastructure		212,944,380	215,950,452
Right-of-use assets		32,354	30,605
TOTAL NON-CURRENT ASSETS		266,484,011	270,688,395
TOTAL ASSETS		281,682,806	289,106,623
CURRENT LIABILITIES			
Trade and other payables	9	1,781,774	1,484,390
Other liabilities	13	2,653,669	3,044,369
Lease liabilities	12	25,605	5,530
Borrowings	11	258,807	87,701
Employee related provisions	13	1,118,913	1,118,913
TOTAL CURRENT LIABILITIES		5,838,768	5,740,903
NON-CURRENT LIABILITIES			
Lease liabilities	12	7,481	25,535
Borrowings	11	2,068,040	2,068,040
Employee related provisions		125,827	125,827
Other provisions		5,513,899	5,513,899
TOTAL NON-CURRENT LIABILITIES		7,715,247	7,733,301
TOTAL LIABILITIES		13,554,015	13,474,204
NET ASSETS		**268,128,791**	**275,632,419**
EQUITY			
Retained surplus		44,999,136	52,227,768
Reserve accounts	4	7,405,097	7,588,593
Revaluation surplus		215,724,558	215,816,058
TOTAL EQUITY		**268,128,791**	**275,632,419**

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

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025

1 BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

BASIS OF PREPARATION

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

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

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

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

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

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

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

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

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

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

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

PREPARATION TIMING AND REVIEW
Date prepared: All known transactions up to 30 April 2025

SHIRE OF GINGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025

2 STATEMENT OF FINANCIAL ACTIVITY INFORMATION

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

	Supplementary Information	Adopted Budget Opening 1 July 2024	Actual as at 30 June 2024	Year to Date 30 April 2025
Current assets		$	$	$
Cash and cash equivalents	3	9,785,461	13,556,082	16,528,677
Trade and other receivables		1,846,149	1,347,210	1,635,864
Other financial assets		4,465	4,377	2,199
Inventories	8	32,273	32,614	30,578
Other assets	8	23,189	258,512	220,910
		11,691,537	15,198,795	18,418,228
Less: current liabilities				
Trade and other payables	9	(2,055,474)	(1,781,774)	(1,484,390)
Other liabilities	13	(1,035,381)	(2,653,669)	(3,044,369)
Lease liabilities	12	(7,482)	(25,605)	(5,530)
Borrowings	11	(272,116)	(258,807)	(87,701)
Employee related provisions	13	(1,041,100)	(1,118,913)	(1,118,913)
		(4,411,553)	(5,838,768)	(5,740,903)
Net current assets		**7,279,984**	**9,360,027**	**12,677,325**
Less: Total adjustments to net current assets	Note 2(c)	(7,279,984)	(7,125,062)	(7,497,561)
Closing funding surplus / (deficit)		**0**	**2,234,965**	**5,179,764**

(b) Non-cash amounts excluded from operating activities

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

		Adopted Budget Estimates 30 June 2025	YTD Budget Estimates 30 April 2025	YTD Actual 30 April 2025
		$	$	$
Non-cash amounts excluded from operating activities				
Adjustments to operating activities				
Less: Profit on asset disposals	6	(723,816)	0	(76,299)
Add: Loss on asset disposals	6	79,641	0	102,175
Add: Depreciation		10,655,716	7,611,220	2,669,505
- Other provisions		0	0	91,500
Total non-cash amounts excluded from operating activities		**10,011,541**	**7,611,220**	**2,786,881**

(c) Current assets and liabilities excluded from budgeted deficiency

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

		Adopted Budget Opening 1 July 2024	Actual as at 30 June 2024	Year to Date 30 April 2025
		$	$	$
Adjustments to net current assets				
Less: Reserve accounts	4	(7,555,117)	(7,405,097)	(7,588,593)
Less: Financial assets at amortised cost - self supporting loans	8	(4,465)	(4,377)	(2,199)
Add: Current liabilities not expected to be cleared at the end of the year:				
- Current portion of borrowings	11	272,116	258,807	87,701
- Current portion of lease liabilities	12	7,482	25,605	5,530
Total adjustments to net current assets	Note 2(a)	**(7,279,984)**	**(7,125,062)**	**(7,497,561)**

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

SHIRE OF GINGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025

3 EXPLANATION OF MATERIAL VARIANCES

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

Description	Timing and Permanent	Var. $	Var. %	
		$	%	
Revenue from operating activities				
General rates Additional Rateable Property / Interim Rates	Permanent	**37,310**	**0.48%**	▲
Grants, subsidies and contributions Mindaroo Foundation tranche 4 and 5 due later this financial year; Contribution for BRMO role DFES; No aquatic centre sponsorship for 2024-25 season. CHRMAP and Frogbit grants delays in funding, Additional Grants for Events and the Swimming Pool, Timing of Community project contributions back to the Shire	Timing	**(119,496)**	**(7.68%)**	▼
Fees and charges Additional Building Fees, Animal Fees, Fines and Hall useage. Timing of the lease income.	Timing	**212,183**	**4.79%**	▲
Interest revenue Higher Instalment and penalty interest on rates; offsetting timing of recognition of interest for monies held in term deposits- See Note 3	Timing	**(38,699)**	**(6.37%)**	▼
Other revenue Insurance claims, workers compensation and court case settlements. Debt collections costs and Firebreak contractor reimbursements	Timing	**119,492**	**37.62%**	▲
Expenditure from operating activities				
Employee costs Budget adoption in August 2024 and staff vacancies including operations and regulatory services positions and timing of training and development	Timing	**719,674**	**11.63%**	▲
Materials and contracts Timing of maintenance works	Timing	**1,556,890**	**23.12%**	▲
Utility charges Timing of utility costs	Timing	**(32,060)**	**(7.63%)**	▼
Depreciation Depreciation Non Cash	Timing	**4,941,715**	**64.93%**	
Finance costs Timing on loan interest repayment / accrued interest. Unwinding of finance costs on Provision for Landfill Remediation Costs for FY2024	Timing	**(113,340)**	**(150.41%)**	▼
Other expenditure Timing of community grants payments, DFES vehicle change overs and Cheriton Road upgrade contribution	Timing	**224,528**	**33.96%**	▲
Loss on asset disposals Timing of disposals of assets	Timing	**(102,175)**	**0.00%**	▼
Non-cash amounts excluded from operating activities Depreciation Non Cash	Timing	**(4,824,339)**	**(63.38%)**	
Inflows from investing activities				
Proceeds from capital grants, subsidies and contributions Timing of recognition of grant funding for road projects;	Timing	**666,185**	**20.44%**	▲
Proceeds from disposal of assets Timing of disposals of assets/ DFES Vehicles change overs	Timing	**186,046**	**164.64%**	▲
Payments for property, plant and equipment Timing of Capital works - see note 5	Timing	**(941,813)**	**(58.93%)**	▼
Payments for construction of infrastructure Timing of Capital works - see note 5		**793,471**	**14.94%**	▲
Transfer from reserves End of year process; variation caused by timing of budget amendments.	Timing	**(124,330)**	**(100.00%)**	▼
Timing of lease liability payments				
Surplus or deficit at the start of the financial year	Permanent	**0**	**0.00%**	▼

SHIRE OF GINGIN

SUPPLEMENTARY INFORMATION

TABLE OF CONTENTS

1	Key Information	8
2	Key Information - Graphical	9
3	Cash and Financial Assets	10
4	Reserve Accounts	11
5	Capital Acquisitions	12
6	Disposal of Assets	14
7	Receivables	15
8	Other Current Assets	16
9	Payables	17
10	Rate Revenue	18
11	Borrowings	19
12	Lease Liabilities	20
13	Other Current Liabilities	21
14	Grants and contributions	22
15	Capital grants and contributions	23
16	Budget Amendments	24

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

1 KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)

	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
Opening	$2.23 M	$2.23 M	$2.23 M	$0.00 M
Closing	$0.00 M	$1.94 M	$5.18 M	$3.24 M

Refer to Statement of Financial Activity

Cash and cash equivalents

	$16.53 M	% of total
Unrestricted Cash	$8.94 M	54.1%
Restricted Cash	$7.59 M	45.9%

Refer to 3 - Cash and Financial Assets

Payables

	$1.48 M	% Outstanding
Trade Payables	$0.30 M	
0 to 30 Days		91.9%
Over 30 Days		8.1%
Over 90 Days		0.0%

Refer to 9 - Payables

Receivables

	$0.82 M	% Collected
Rates Receivable	$0.82 M	93.1%
Trade Receivable	$0.82 M	% Outstanding
Over 30 Days		58.7%
Over 90 Days		54.5%

Refer to 7 - Receivables

Key Operating Activities

Amount attributable to operating activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
$1.15 M	$3.50 M	$6.15 M	$2.66 M

Refer to Statement of Financial Activity

Rates Revenue

YTD Actual	$11.15 M	% Variance
YTD Budget	$11.11 M	0.3%

Refer to 10 - Rate Revenue

Grants and Contributions

YTD Actual	$1.44 M	% Variance
YTD Budget	$1.56 M	(7.7%)

Refer to 14 - Grants and Contributions

Fees and Charges

YTD Actual	$4.64 M	% Variance
YTD Budget	$4.43 M	4.8%

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
($2.84 M)	($3.53 M)	($2.83 M)	$0.70 M

Refer to Statement of Financial Activity

Proceeds on sale

YTD Actual	$0.30 M	%
Amended Budget	$1.00 M	(70.2%)

Refer to 6 - Disposal of Assets

Asset Acquisition

YTD Actual	$7.06 M	% Spent
Amended Budget	$11.74 M	(39.9%)

Refer to 5 - Capital Acquisitions

Capital Grants

YTD Actual	$3.93 M	% Received
Amended Budget	$7.90 M	(50.3%)

Refer to 5 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
($0.55 M)	($0.26 M)	($0.38 M)	($0.12 M)

Refer to Statement of Financial Activity

Borrowings

Principal repayments	($0.17 M)
Interest expense	($0.07 M)
Principal due	$2.16 M

Refer to 11 - Borrowings

Reserves

Reserves balance	$7.59 M
Interest earned	$0.18 M

Refer to 4 - Cash Reserves

Lease Liability

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

Refer to Note 12 - Lease Liabilites

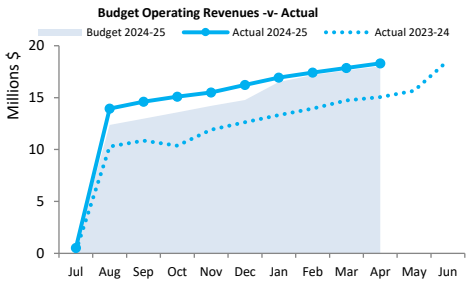
This information is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

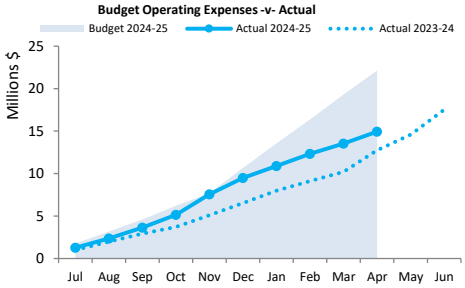
2 KEY INFORMATION - GRAPHICAL

OPERATING ACTIVITIES

OPERATING REVENUE

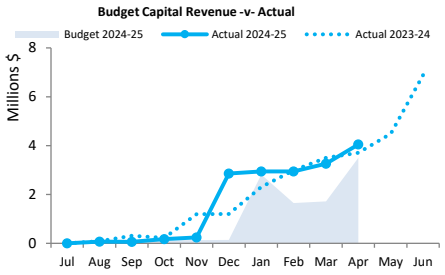


OPERATING EXPENSES

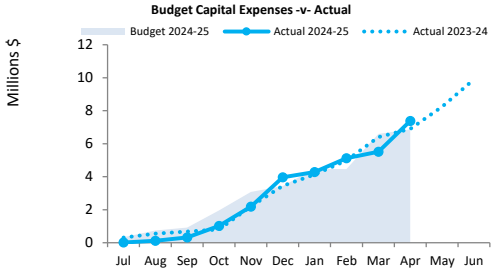


INVESTING ACTIVITIES

CAPITAL REVENUE

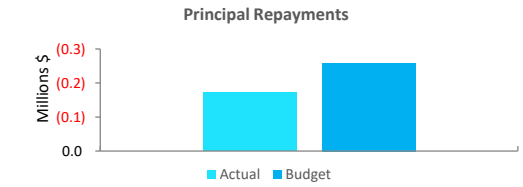


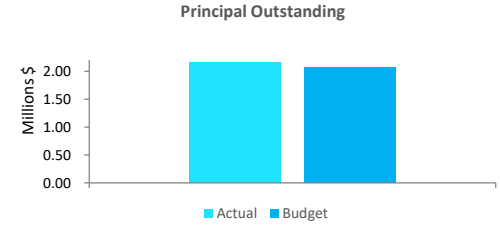
CAPITAL EXPENSES

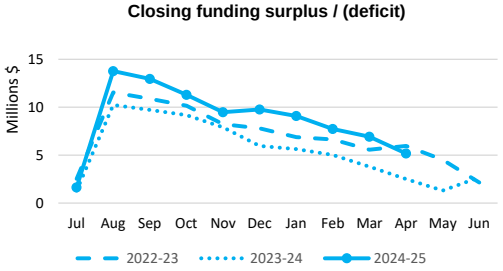


FINANCING ACTIVITIES

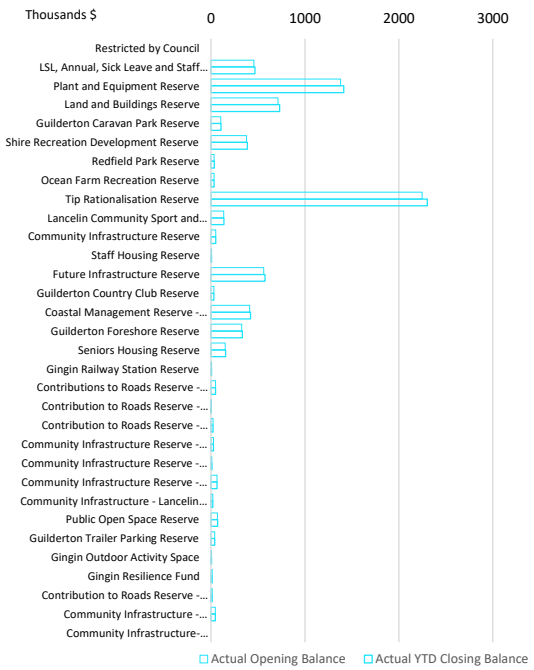
BORROWINGS







RESERVES



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

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

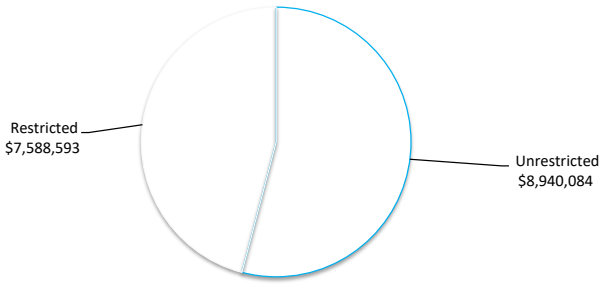
3 CASH AND FINANCIAL ASSETS

Description	Classification	Unrestricted	Restricted	Total Cash	Institution	Interest Rate	Maturity Date
		$	$	$			
Cash Deposits							
Municipal Bank Account	Cash and cash equivalents	2,785,685	0	2,785,685	Bendigo Bank	3.10%	At Call
Reserve Bank Account	Cash and cash equivalents	0	12,380	12,380	Bendigo Bank	0.00%	At Call
Cash on hand	Cash and cash equivalents	2,300	0	2,300	Petty Cash/Till float	N/A	At Call
Municipal Investment 5098917	Cash and cash equivalents	2,051,118	0	2,051,118	Bendigo Bank	4.10%	8/05/2025
Municipal Investment 5101570	Cash and cash equivalents	2,056,070	0	2,056,070	Bendigo Bank	4.30%	10/06/2025
Municipal Investment 5108886	Cash and cash equivalents	2,044,911	0	2,044,911	Bendigo Bank	4.25%	17/06/2025
Reserve Investment 5024858	Cash and cash equivalents	0	6,000,000	6,000,000	Bendigo Bank	4.90%	18/06/2025
Reserve Investment 5024844	Cash and cash equivalents	0	1,026,214	1,026,214	Bendigo Bank	4.90%	18/06/2025
Reserve Investment 5024864	Cash and cash equivalents	0	550,000	550,000	Bendigo Bank	4.90%	18/06/2025
Total		**8,940,084**	**7,588,593**	**16,528,677**			
Comprising							
Cash and cash equivalents		8,940,084	7,588,593	16,528,677			
		8,940,084	**7,588,593**	**16,528,677**			

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

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

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



SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

4 RESERVE ACCOUNTS

Reserve name	Budget Opening Balance	Budget Interest Earned	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Actual Opening Balance	Actual Interest Earned	Actual Transfers In (+)	Actual Transfers Out (-)	Actual YTD Closing Balance
	$	$	$	$	$	$	$	$	$	$
Restricted by Council										
LSL, Annual, Sick Leave and Staff Contingency	455,699	20,275	0	0	475,974	455,699	11,292	0	0	466,991
Plant and Equipment Reserve	1,380,281	61,411	18,000	(599,153)	860,539	1,380,281	34,203	0	0	1,414,484
Land and Buildings Reserve	714,103	31,771	500,000	(106,954)	1,138,920	714,103	17,695	0	0	731,798
Guilderton Caravan Park Reserve	105,014	4,673	100,000	0	209,687	105,014	2,602	0	0	107,616
Shire Recreation Development Reserve	377,898	16,814	0	(127,648)	267,064	377,898	9,364	0	0	387,262
Redfield Park Reserve	33,375	1,485	0	0	34,860	33,375	827	0	0	34,202
Ocean Farm Recreation Reserve	33,048	1,471	0	0	34,519	33,048	819	0	0	33,867
Tip Rationalisation Reserve	2,247,610	100,001	346,992	(350,000)	2,344,603	2,247,610	55,695	0	0	2,303,305
Lancelin Community Sport and Recreation Reserve	135,553	6,031	28,258	(15,410)	154,432	135,553	3,359	0	0	138,912
Community Infrastructure Reserve	50,660	2,254	36,000	0	88,914	50,660	1,255	0	0	51,915
Staff Housing Reserve	6,090	271	0	0	6,361	6,090	151	0	0	6,241
Future Infrastructure Reserve	561,370	24,976	0	0	586,346	561,370	13,911	0	0	575,281
Guilderton Country Club Reserve	30,544	1,359	8,829	0	40,732	30,544	757	0	0	31,301
Coastal Management Reserve - Coastal Inundation	411,494	18,308	100,000	(85,000)	444,802	411,494	10,197	0	0	421,691
Guilderton Foreshore Reserve	326,964	14,547	104,077	(50,000)	395,588	326,964	8,102	0	0	335,066
Seniors Housing Reserve	151,327	6,732	25,000	(152,622)	30,437	151,327	3,750	0	0	155,077
Gingin Railway Station Reserve	6,095	271	0	0	6,366	6,095	151	0	0	6,246
Contributions to Roads Reserve - Cullalla Road Intersection	47,862	2,130	0	0	49,992	47,862	1,186	0	0	49,048
Contribution to Roads Reserve - Chitna Road	3,191	142	0	0	3,333	3,191	79	0	0	3,270
Contribution to Roads Reserve - Balance of Muni Funds	21,496	956	51,845	(40,595)	33,702	21,496	533	0	0	22,029
Community Infrastructure Reserve - Lower Coastal Fire Control	26,804	1,193	0	0	27,997	26,804	664	0	0	27,468
Community Infrastructure Reserve - Gingin Logo Plates	9,473	422	300	0	10,195	9,473	235	0	0	9,708
Community Infrastructure Reserve - Gingin Ambulance	63,248	2,814	6,000	0	72,062	63,248	1,567	0	0	64,815
Community Infrastructure - Lancelin Ambulance	19,637	874	18,000	0	38,511	19,637	487	0	0	20,124
Public Open Space Reserve	69,174	3,077	0	0	72,251	69,174	1,714	0	0	70,888
Guilderton Trailer Parking Reserve	39,609	1,769	5,976	0	47,354	39,609	994	0	0	40,603
Gingin Outdoor Activity Space	5,628	244	0	0	5,872	5,628	127	0	0	5,755
Gingin Resilience Fund	13,750	611	10,250	0	24,611	13,750	341	0	0	14,091
Contribution to Roads Reserve - Aurisch Road Maintenance	12,500	556	12,500	(12,500)	13,056	12,500	310	0	0	12,810
Community Infrastructure - Development Reserve Fund Lot 601 Brockman Street (Brookview Estate)	45,600	2,029	48,000	0	95,629	45,600	1,130	0	0	46,730
Community Infrastructure- Development Reserve Lancelin South	0	0	52,000	0	52,000	0	0	0	0	0
	7,405,097	**329,466**	**1,472,027**	**(1,539,882)**	**7,666,708**	**7,405,097**	**183,496**	**0**	**0**	**7,588,593**

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

INVESTING ACTIVITIES

5 CAPITAL ACQUISITIONS

Capital acquisitions	Amended Budget	YTD Budget	YTD Actual	YTD Actual Variance
	$	$	$	$
Buildings - specialised	416,776	316,589	137,412	(179,177)
Plant and equipment	2,271,088	1,153,988	1,989,301	835,313
Vehicles	382,695	127,495	413,172	285,677
Acquisition of property, plant and equipment	**3,070,559**	**1,598,072**	**2,539,885**	**941,813**
Infrastructure - roads	4,480,977	4,440,977	4,048,587	(392,390)
Infrastructure - footpaths	105,063	105,063	12,844	(92,219)
Infrastructure - parks & ovals	151,186	151,186	115,613	(35,573)
Infrastructure - other	293,447	293,447	283,875	(9,572)
Infrastructure - bridges	3,292,066	0	0	0
Infrastructure - Landfills	350,000	318,848	48,848	(270,000)
Work in progress - Infrastructure	0	0	6,283	6,283
Acquisition of infrastructure	**8,672,739**	**5,309,521**	**4,516,050**	**(793,471)**
Total capital acquisitions	**11,743,298**	**6,907,593**	**7,055,934**	**148,341**
Capital Acquisitions Funded By:				
Capital grants and contributions	7,897,698	3,259,826	3,926,011	666,185
Other (disposals & C/Fwd)	1,003,909	113,000	299,046	186,046
Reserve accounts				
Plant and Equipment Reserve	599,153	0	0	0
Land and Buildings Reserve	106,954	0	0	0
Lancelin Community Sport and Recreation Reserve	15,410	0	0	0
Seniors Housing Reserve	152,622	0	0	0
Contribution to Roads Reserve - Balance of Muni Funds	40,595	0	0	0
Contribution - operations	1,926,957	3,534,767	2,830,876	(703,891)
Capital funding total	**11,743,298**	**6,907,593**	**7,055,934**	**148,341**

SIGNIFICANT ACCOUNTING POLICIES

Each class of fixed assets within either plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

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

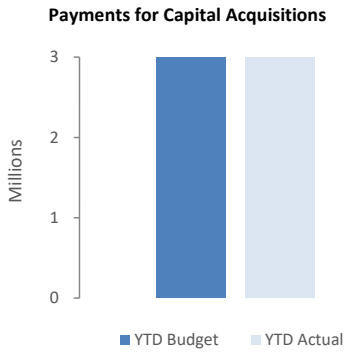
Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Initial recognition and measurement for assets held at cost

Plant and equipment including furniture and equipment is recognised at cost on acquisition in accordance with *Financial Management Regulation 17A.* Where acquired at no cost the asset is initially recognise at fair value. Assets held at cost are depreciated and assessed for impairment annually.

Initial recognition and measurement between mandatory revaluation dates for assets held at fair value

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



SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

5 CAPITAL ACQUISITIONS - DETAILED

Capital expenditure total
Level of completion indicators

0%
20%
40%
60%
80%
100%
Over 100%

Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

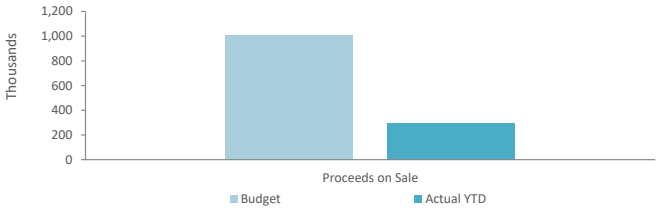
Level of completion indicator, please see table at the end of this note for further detail.

	Account	Account Description	Amended Budget	YTD Budget	YTD Actual	Variance (Under)/Over
			$	$	$	$
	BC11100-141101120	Granville Civic Centre - Building (Capital) Kitchen	60,000	0	0	0
	BC11160-141101120	Guilderton Hall - Building (Capital)	10,000	10,000	7,215	(2,785)
	BC11391-141103120	Lancelin Sports Complex - Building - Specialised	15,410	15,410	0	(15,410)
	BC1192A-141103120	Lancelin Harold Park Gazebo - Building (Capital)	40,000	40,000	0	(40,000)
	BC14200-141402120	Gingin Administration Office - Building (Capital)	82,000	82,000	8,800	(73,200)
	BC5100-140501120	Gingin Colocation Fire Facility - Building (Capita	40,187	0	0	0
	BC9490-140904120	Seniors Units - Lancelin - Building (Capital)	152,622	152,622	105,037	(47,585)
	BSR0001-140802120	Bus Shelter Replacement Program	16,557	16,557	16,360	(197)
	P0-141402330	Purchase of CEO Vehicle 0GG - (Capital)	62,427	62,427	62,427	0
	P002-141203300	Replacement of Prime Mover GG002	378,550	0	378,550	378,550
	P005-140501310	4WD Utility Dual Cab CESM	8,568	8,568	8,569	1
	P019-141203300	Purchase of Tractor GG019 - Capital Project	135,000	135,000	0	(135,000)
	P045-141203300	Volvo FM13 Prime Mover	378,550	0	378,550	378,550
	P05-140501300	Cowalla BFB Light Tanker GG05 - Plant Capital	0	0	247,803	247,803
	P056-141203300	Flatbed Crew Cab Truck GG056 - Plant Capital	350,000	0	0	0
	P066-141203300	Replacement of Water Truck GG066	359,035	359,035	366,291	7,256
	P076-140501310	Beermullah Light Tanker GG076 - (Capital)	255,200	0	0	0
	P077-140501300	Gingin West Fire Tanker GG077 - Plant Capital	549,100	549,100	555,563	6,463
	P082-140501310	Gingin West BFB Light Tanker GG082 - Capital	0	0	286,518	286,518
	P4-141006310	EMRDS 4GG Replacement- (Capital)	56,500	56,500	55,658	(842)
	PE11200-141102300	Gingin Aquatic Centre - Plant Capital	20,853	20,853	5,280	(15,573)
	-141102300	Gingin Aquatic Centre - Generator	10,000	0	0	0
	-141201300	Water Pressure Washer at Gingin Depot	0	0	7,134	7,134
	-141402300	Digital Sign at Gingin Administration Park Area	90,000	90,000	50,129	(39,871)
	BR661-141201670	Weld St Bridge - Bridge (Capital)	3,292,066	0	0	0
	DC097-141201660	Brockman Street - Gingin - Drainage Capital	40,000	0	0	0
	FC000-141201700	Footpath Construction	105,063	105,063	12,844	(92,219)
	LF10100-141007650	Construction Costs Capital Gingin Landfill	80,000	48,848	48,848	(0)
	LF10170-141007650	Construction Costs Capital Seabird Landfill	150,000	150,000	0	(150,000)
	LF10190-141007650	Construction Costs Capital Lancelin Landfill	120,000	120,000	0	(120,000)
	OC11100-141103900	Granville Park - Infrastructure Other (Capital)	14,750	14,750	14,750	0
	OC1119-141103900	Jim Gordon V.C. Trail	10,000	10,000	0	(10,000)
	OC11302-141103900	Lancelin Bowling Greens - Infrastructure Other (Ca	257,697	257,697	257,697	0
	OC12290-141201900	Lancelin/Ledge Point Depot- Infrastructure Other (	11,000	11,000	11,428	428
	PC1100-141103700	Gingin Granville Park Works (Capital)	39,583	39,583	39,583	0
	PC11390-141103700	Lancelin Recreation Grounds Power Upgade	54,088	54,088	54,088	0
	PC1189-141103700	Ledge Point Off-Road Vehicle Area - Capital works	57,515	57,515	15,530	(41,985)
	PC14200-141402700	Gingin Administration Office - Park (Capital)	0	0	6,412	6,412
	R2R002-141201450	Gingin Brook Road (R2R)	280,116	280,116	280,117	1
	R2R006-141201450	Orange Springs Road (R2R)	920,675	920,675	923,660	2,985
	R2R010-141201440	Ledge Point Road (R2R)	125,201	125,201	125,201	0
	R2R012-141201460	Wannamal Road West (R2R)	611,736	611,736	358,530	(253,206)
	R2R059-141201450	Seabird Road (R2R)	128,825	128,825	128,824	(1)
	R2R278-141201450	Sadler Road (R2R)	364,656	364,656	314,198	(50,458)
	RC039-141201420	Cullalla Road (Capital)	428,852	428,852	371,548	(57,304)
	RRG001-141201490	Mooliabeenee Road (RRG)	1,580,916	1,580,916	1,546,509	(34,407)
	-141302910	Guilderton Caravan Park Wastewater Sweage System Upgrade	0	0	6,283	6,283
			11,743,298	**6,907,593**	**7,055,934**	**148,341**

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

6 DISPOSAL OF ASSETS

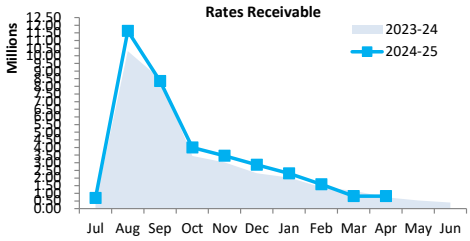
Asset Ref.	Asset description	Budget Net Book Value	Budget Proceeds	Budget Profit	Budget (Loss)	YTD Actual Net Book Value	YTD Actual Proceeds	YTD Actual Profit	YTD Actual (Loss)
		$	$	$	$	$	$	$	$
	Plant and equipment								
	GG05 Cowalla BFB Light Tanker	6,700	45,000	38,300	0	6,700	35,000	28,300	0
	GG077 Gingin West BFB Fire Tanker	7,299	90,000	82,701	0	0	0	0	0
	GG071 Ledge Point BFB Fire Tanker	0	30,000	0	0	9,500	30,000	20,499	0
	GG056 Truck	66,636	15,000	0	0	66,636	14,545	0	(52,091)
	GG6015 VMB Trailer	762	5,000	4,238	0	0	0	0	0
	GG12533 Portable Traffic Light Trailer	3,209	5,000	1,791	0	0	0	0	0
	GG12534 Portable Trafflic Light Trailer	2,573	5,000	2,427	0	0	0	0	0
	GG045 Primer Mover	69,853	104,546	34,693	0	0	70,000	0	0
	GG066 Prime Mover	60,000	36,363	0	0	60,000	36,364	0	(23,636)
	GG002 Prime Mover	25,334	85,000	59,666	0	0	50,000	0	0
	GG019 John Deere Tractor	0	65,000	0	0	35,636	63,136	27,500	0
	Hertz Oil Injected Compressor	0	0	0	0	4,262	0	0	(4,262)
	4GG Executive Vehicle	0	18,000	0	0	0	0	0	0
	Gingin Tip Fencing Upgrade	0	0	0	0	14,557	0	0	(14,557)
	Infrastructure - Parks and ovals								
	Granville Park benches and seating replacement	4,368	0	0	(4,368)	3,375	0	0	(3,375)
	Lancelin Bowling Green 10 rink synthetic bowling green	0	0	0	0	4,255	0	0	(4,255)
	Land								
	Lancelin Plaza	0	500,000	500,000	0	0	0	0	0
		246,734	**1,003,909**	**723,816**	**(4,368)**	**204,921**	**299,046**	**76,299**	**(102,175)**



SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

7 RECEIVABLES

Rates receivable	30 June 2024	30 Apr 2025
	$	$
Opening arrears previous years	399,663	757,894
Levied this year	9,437,442	11,145,192
Less - collections to date	(9,079,211)	(11,082,570)
Gross rates collectable	**757,894**	**820,516**
Net rates collectable	**757,894**	**820,516**
% Collected	92.3%	93.1%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Receivables - general	(1,561)	169,224	8,454	8,640	221,258	406,014
Percentage	(0.4%)	41.7%	2.1%	2.1%	54.5%	
Balance per trial balance						
Trade receivables						406,014
GST receivable						234,323
Allowance for credit losses of trade receivables						(23,346)
Legal costs - recovery of rates						114,848
Rubbish fees						83,508
Total receivables general outstanding						**815,347**

Amounts shown above include GST (where applicable)

KEY INFORMATION

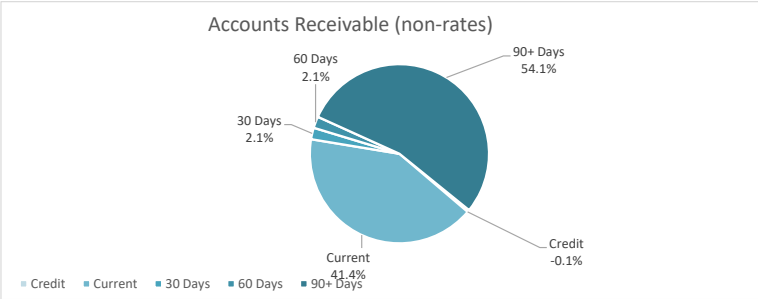
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

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

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



SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

8 OTHER CURRENT ASSETS

Other current assets	Opening Balance 1 July 2024	Asset Increase	Asset Reduction	Closing Balance 30 April 2025
	$	$	$	$
Other financial assets at amortised cost				
Financial assets at amortised cost - self supporting loans	2,378	0	(1,183)	1,195
Financial assets at amotised cost - advances	1,999	0	(995)	1,004
Inventory				
Fuel	18,527	266,926	(268,962)	16,491
History Books	14,087	0	0	14,087
Other assets				
Prepayments	26,861	356	(26,861)	356
Contract assets				
Contract assets	231,651	212,917	(224,014)	220,554
Total other current assets	**295,503**	**480,200**	**(522,016)**	**253,687**

Amounts shown above include GST (where applicable)

KEY INFORMATION

Other financial assets at amortised cost

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

Inventory

Inventories are measured at the lower of cost and net realisable value.
Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Contract assets

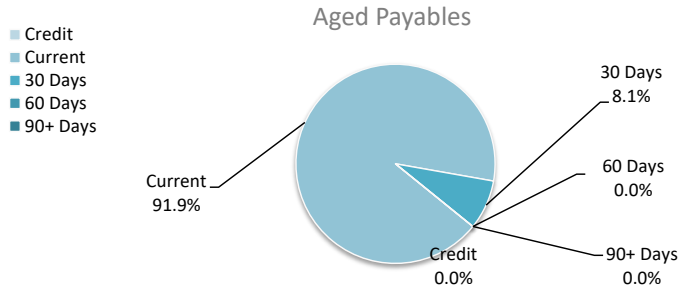
A contract asset is the right to consideration in exchange for goods or services the entity has transferred to a customer when that right is conditioned on something other than the passage of time.

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

9 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Payables - general	0	275,666	24,138	0	0	299,803
Percentage	0.0%	91.9%	8.1%	0.0%	0.0%	
Balance per trial balance						
Sundry creditors						299,803
ATO liabilities						66,584
Prepaid rates						198,345
Bonds & deposits						879,001
Accrued interest on long term borrowings						40,659
Total payables general outstanding						**1,484,392**
Amounts shown above include GST (where applicable)						

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



SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

OPERATING ACTIVITIES

10 RATE REVENUE

General rate revenue

					Budget			YTD Actual	
	Rate in $ (cents)	Number of Properties	Rateable Value	Rate Revenue	Interim Rate Revenue	Total Revenue	Rate Revenue	Interim Rate Revenue	Total Revenue
RATE TYPE				$	$	$	$	$	$
Gross rental value									
GRV Townsites	0.098154	1,605	30,810,226	3,024,147	40,000	3,064,147	3,024,143	64,076	3,088,220
GRV Other	0.098154	1,006	18,708,225	1,836,287	15,000	1,851,287	1,836,285	29,720	1,866,005
Unimproved value									
UV Rural	0.004742	448	436,333,000	2,069,091	5,000	2,074,091	2,069,091	8,114	2,077,205
UV Other	0.004742	3	2,955,000	14,013	40,000	54,013	14,013	41,816	55,829
UV Intensive/Mining	0.006999	122	107,808,000	754,548	0	754,548	754,548	(451)	754,097
UV Exploraton Mining	0.004742	0	0	0	0	0	0	(5,960)	(5,960)
Sub-Total		**3,184**	**596,614,451**	**7,698,086**	**100,000**	**7,798,086**	**7,698,080**	**137,315**	**7,835,396**
Minimum payment	**Minimum Payment $**								
Gross rental value									
GRV Townsites	1,323	1,029	9,693,909	1,361,367	0	1,361,367	1,361,367	0	1,361,367
GRV Other	1,323	718	4,097,180	949,914	0	949,914	949,914	0	949,914
Unimproved value									
UV Rural	1,531	374	88,854,600	572,594	0	572,594	572,594	0	572,594
UV Other	1,531	36	6,771,000	55,116	0	55,116	55,116	0	55,116
UV Intensive/Mining	2,609	121	28,331,426	315,689	0	315,689	315,689	0	315,689
UV Exploraton Mining	1,531	36	135,529	55,116	0	55,116	55,116	0	55,116
Sub-total		**2,314**	**137,883,644**	**3,309,796**	**0**	**3,309,796**	**3,309,796**	**0**	**3,309,796**
Amount from general rates						**11,107,882**			**11,145,192**
Ex-gratia rates						6,850			0
Total general rates						**11,114,732**			**11,145,192**

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

11 BORROWINGS

Repayments - borrowings

Information on borrowings			New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	**Loan No.**	**1 July 2024**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**
		$	$	$	$	$	$	$	$	$
Tip Rationalisation Site	111	352,042	0	0	(24,300)	(24,301)	327,742	327,741	(22,460)	(22,460)
Seabird Sea Wall	127	58,575	0	0	(22,993)	(22,993)	35,582	35,582	(1,327)	(1,327)
Guilderton Country Club Hall Extension	114	210,889	0	0	(23,240)	(47,310)	187,649	163,579	(7,529)	(14,228)
Regional Hardcourt Facility	120	165,802	0	0	(14,238)	(28,952)	151,564	136,850	(5,538)	(10,600)
Regional Hardcourt Facility	124A	164,953	0	0	(12,254)	(24,761)	152,699	140,192	(3,406)	(6,559)
Gingin Swimming Pool Tiling	126	33,800	0	0	(16,640)	(16,640)	17,160	17,160	(920)	(920)
Gingin Outdoor Activity Space	132	126,526	0	0	(8,624)	(17,310)	117,902	109,216	(906)	(1,750)
Lancelin Cunliffe Street Carpark	133	229,758	0	0	(10,468)	(21,175)	219,290	208,583	(5,235)	(10,232)
Altus Financials Suite	131	129,737	0	0	(4,827)	(9,702)	124,910	120,035	(1,257)	(2,468)
Lot 44 Weld Street, Gingin	123	96,348	0	0	(21,674)	(21,674)	74,674	74,674	(6,335)	(6,335)
Land for Future Gingin Sporting Precinct	134	746,000	0	0	(10,664)	(21,612)	735,336	724,388	(19,896)	(39,508)
		2,314,430	0	0	(169,923)	(256,430)	2,144,507	2,058,000	(74,809)	(116,387)
Self supporting loans										
Ledge Point Country Club Cool Room		12,417	0	0	(1,183)	(2,377)	11,234	10,040	(134)	(255)
		12,417	0	0	(1,183)	(2,377)	11,234	10,040	(134)	(255)
Total		**2,326,847**	**0**	**0**	**(171,106)**	**(258,807)**	**2,155,741**	**2,068,040**	**(74,943)**	**(116,642)**
Current borrowings		258,807					87,701			
Non-current borrowings		2,068,040					2,068,040			
		2,326,847					**2,155,741**			

All debenture repayments were financed by general purpose revenue.
Self supporting loans are financed by repayments from third parties.

KEY INFORMATION
Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Fair values of borrowings are not materiallly different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature. Non-current borrowings fair values are based on discounted cash flows using a current borrowing rate.

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

12 LEASE LIABILITIES

Movement in carrying amounts

Information on leases			New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Lease No.	1 July 2024	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		$	$	$	$	$	$	$	$	$
Lancelin administration office	1A	7,813	0	0	(6,482)	(7,812)	1,330	1	(173)	(221)
Photocopier NEW	2A	0	0	22,800	(3,608)	(4,826)	(3,608)	(4,826)	0	0
IT Server	4	25,273	0	0	(14,811)	(17,792)	10,462	7,481	(51)	(222)
Total		**33,086**	**0**	**22,800**	**(24,901)**	**(30,430)**	**8,184**	**2,656**	**(224)**	**(443)**
Current lease liabilities		25,605					5,530			
Non-current lease liabilities		7,481					25,535			
		33,086					**31,065**			

All lease repayments were financed by general purpose revenue.

KEY INFORMATION
At inception of a contract, the Shire assesses if the contract contains or is a lease. A contract is or contains a lease, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. At the commencement date, a right of use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Shire uses its incremental borrowing rate.

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

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

13 OTHER CURRENT LIABILITIES

Other current liabilities	Note	Opening Balance 1 July 2024	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 30 April 2025
		$	$	$	$	$
Other liabilities						
Contract liabilities		816,808	0	44,721	(191,511)	670,018
Capital grant/contributions liabilities		1,836,861	0	3,173,674	(2,636,184)	2,374,351
Total other liabilities		2,653,669	0	3,218,395	(2,827,695)	3,044,369
Employee Related Provisions						
Provision for annual leave		625,961	0	0	0	625,961
Provision for long service leave		492,952	0	0	0	492,952
Total Provisions		1,118,913	0	0	0	1,118,913
Total other current liabilities		**3,772,582**	**0**	**3,218,395**	**(2,827,695)**	**4,163,282**

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 14 and 15

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.
Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

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

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

14 GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue					
Provider	Liability 1 July 2024	Increase in Liability	Decrease in Liability (As revenue)	Liability 30 Apr 2025	Current Liability 30 Apr 2025	Amended Budget Revenue	YTD Budget	Annual Budget	Budget Variations	Expected	YTD Revenue Actual
	$	$	$	$	$	$	$	$	$	$	$
Grants and subsidies											
General purpose funding											
Financial Assistance Grant - General Purpose	0	0	0	0	0	102,525	66,865	142,640	(40,115)	102,525	163,591
Financial Assistance Grant - Roads	0	0	0	0	0	218,120	158,224	239,583	(21,463)	218,120	76,894
Law, order, public safety											
DFES Operating Grant	0	0	0	0	0	264,970	264,970	264,970	(277,180)	(12,210)	251,128
Education and Welfare											
Carers Week WA Grant	0	0	0	0	0	0	0	0	0	0	13,300
Australia Day Grant	0	0	0	0	0	0	0	0	0	0	10,000
Youth Week Grant	0	0	0	0	0	0	0	0	0	0	3,000
Road Smart Youth Initiative	0	0	0	0	0	0	0	0	0	0	2,500
NRM Community Stewardship Grant - Conservation Project - Amazon Frogbit control	0	0	0	0	0	17,950	17,950	0	17,950	0	0
Community amenities											
Coastal Hazard Risk Management Plan Grant	0	0	0	0	0	10,580	8,820	10,580	0	10,580	0
CAP Grant Funding	0	0	0	0	0	45,000	45,000	45,000	0	45,000	45,000
CMPAP Coastal Inundation Integration	0	0	0	0	0	20,000	16,670	20,000	0	20,000	0
Recreation and culture											
State Library Travel Claim Lancelin Library	0	0	0	0	0	22,383	12,383	12,383	10,000	10,000	18,830
CSRFF Grant - Lancelin Bowling Club Synthetic Green- 2023-24 CSRFF July Small Grants	0	0	0	0	0	0	0	0	0	0	0
SwimVac Summer Program Free entry to pool	0	0	0	0	0	0	0	0	0	0	4,705
Transport											
Direct Road Grant MRWA	0	0	0	0	0	323,869	323,869	273,633	50,236	323,869	323,869
Economic Services										0	
	0	**0**	**0**	**0**	**0**	**1,025,397**	**914,751**	**1,008,789**	**(260,572)**	**717,884**	**912,816**
Contributions											
General purpose funding											
Rates incentive Prize Night	0	0	0	0	0	12,000	12,000	12,000	0	12,000	10,727
Law, order, public safety											
CESM Grant - DFES	0	0	0	0	0	96,143	77,207	96,143	0	96,143	99,735
BRMO Grant - DFES	108,981	44,721	(28,647)	125,055	125,055	111,618	111,618	111,618	0	111,618	32,042
MAF Mitigation - DFES	108,607	0	(108,607)	0	0	222,820	79,962	500,000	277,180	777,180	222,820
Gingin Resilience Project - Mindaroo Foundation	155,290	0	(54,257)	101,033	101,033	140,000	140,000	140,000	0	140,000	53,639
DFES Overtime Claims at Fires	0	0	0	0	0	0	0	0	0	0	4,255
Community amenities											
Development - Planning contributions	0	0	0	0	0	112,000	97,330	88,000	24,000	112,000	75,407
Recreation and culture											
Naming Sponsorship - Gingin Aquatic Centre - Image Resources	0	0	0	0	0	10,000	10,000	10,000	0	10,000	0
Contribution income for suite of events	0	0	0	0	0	0	(3,061)	18,401	18,401	36,802	0
Transport											
Contribution income for Aurisch Road Maintenanc	0	0	0	0	0	23,750	23,750	12,500	11,250	23,750	23,750
Economic Services											
Guilderton Caravan Park Deposit Liability	443,931	0	0	443,931	443,931	0	0	0	0	0	0
Market PLI contributions	0	0	0	0	0	2,000	1,670	2,000	0	2,000	540
Project Gingin Contribution to Digital Sign	0	0	0	0	0	90,000	90,000	0	90,000	90,000	0
	816,809	**44,721**	**(191,511)**	**670,018**	**670,018**	**820,331**	**640,476**	**990,662**	**420,831**	**1,411,493**	**522,915**
TOTALS	**816,809**	**44,721**	**(191,511)**	**670,018**	**670,018**	**1,845,728**	**1,555,227**	**1,999,451**	**160,259**	**2,129,377**	**1,435,731**

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

15 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Capital grant/contribution liabilities					Capital grants, subsidies and contributions revenue					
Provider	Liability 1 July 2024	Increase in Liability	Decrease in Liability (As revenue)	Liability 30 Apr 2025	Current Liability 30 Apr 2025	Amended Budget Revenue	YTD Budget	Annual Budget	Budget Variations	Expected	YTD Revenue Actual
	$	$	$	$	$	$	$	$	$	$	$
Capital grants and subsidies											
Law, order, public safety											
DFES - Capital Grant - Buildings	40,187	0	0	40,187	40,187	40,187	0	40,187	0	40,187	618
DFES - Capital Grant - Vehicles	0	0	0	0	0	804,300	804,300	804,300	0	804,300	1,089,884
Law, order, public safety											
Ledge Point Off-road Vehicle Area	0	58,905	0	58,905	58,905	53,015	0	53,015	0	53,015	0
Recreation and culture											
Lancelin Bowling Club - DLGSC Grant and Bendigo Bank Grant	0	72,958	(72,958)	0	0	138,541	138,541	138,541	0	138,541	138,541
Transport											
LRCI - Unspent Funds Roads	67,513	0	0	67,513	67,513	393,790	0	428,851	0	428,851	98,704
Roads to Recovery	6,504	959,701	(652,441)	313,764	313,764	959,701	364,656	959,701	0	959,701	645,937
Roads to Recovery Special Funding	1,372,596	0	(1,372,596)	0	0	1,379,100	1,379,100	0	40,596	0	1,379,100
Regional Road Group (Mooliabeenee Rd)	0	611,108	(538,189)	72,919	72,919	766,898	538,190	766,898	0	766,898	538,190
Financial Assistance Grants - Special Projects	350,061	1,471,002	0	1,821,063	1,821,063	385,122		350,061	35,061	385,122	0
Weld St Bridge Funding	0	0	0	0	0	2,942,005	0	2,942,005	0	2,942,005	0
	1,836,861	**3,173,674**	**(2,636,184)**	**2,374,351**	**2,374,351**	**7,862,659**	**3,224,787**	**6,483,559**	**75,657**	**6,518,620**	**3,890,973**
Capital contributions											
Recreation and culture										0	
Lancelin Bowling Club Contribution for Lancelin Bowling Greens	0	0	0	0	0	35,039	35,039	38,542	(3,503)	35,039	35,038
	0	**0**	**0**	**0**	**0**	**35,039**	**35,039**	**38,542**	**(3,503)**	**35,039**	**35,038**
TOTALS	**1,836,861**	**3,173,674**	**(2,636,184)**	**2,374,351**	**2,374,351**	**7,897,698**	**3,259,826**	**6,522,101**	**72,154**	**6,553,659**	**3,926,011**

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 APRIL 2025

16 BUDGET AMENDMENTS

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

Description	GL/Project Code	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Budget Running
				$	$	$	$
Budget adoption							0
Management Approval -Approved to move $7,000 budget to W11314	OC11314A	AUG 2024/2025	Capital expenses		7,000		7,000
Management Approval- Gingin Recreation Centre Hardcourt Maintenance contribution to repairs	W11314	AUG 2024/2025	Operating expenses			(7,000)	0
Management Budget Amendment - Project Gingin Contribution to Digital Sign	131402000	SEP 2024/2025	Operating revenue		90,000		90,000
Management Budget Amendment - Community Digital Signcontribution Project Gingin	PC14200	SEP 2024/2025	Capital expenses			(90,000)	0
Management budget amendment - Reg 17 Audit fees to project AC14200	120402510	SEP 2024/2025	Operating expenses		20,000		20,000
Management budget amendment - Reg 17 Audit fees to project AC14200	AC14200	SEP 2024/2025	Operating expenses			(20,000)	0
OCM 17 September 2024 – Item 12.2 Relocation of Gazebo – Harold Park Lancelin	BC1192A	SEP 2024/2025	Capital expenses		10,000		10,000
OCM 17 September 2024 – Item 12.2 Relocation of Gazebo – Harold Park Lancelin	151005810	SEP 2024/2025	Capital revenue			(40,000)	(30,000)
OCM 17 September 2024 – Item 12.2 Relocation of Gazebo – Harold Park Lancelin	151107810	SEP 2024/2025	Capital revenue		30,000		0
Community and Sporting Club – Request to Increase Transfer of Reserve Funds for Pump Shed	CI11306	SEP 2024/2025	Capital expenses		1,617		1,617
Community and Sporting Club – Request to Increase Transfer of Reserve Funds for Pump Shed	151103810	SEP 2024/2025	Capital revenue			(1,617)	0
OCM 15 October 2024 Item 13.1 Gingin South Volunteer BFB Support Trailer - purchase of trailer	120505690	OCT 2024/2025	Operating expenses		4,182		4,182
OCM 15 October 2024 Item 13.1 Gingin South Volunteer BFB Support Trailer - BFB Contribution	130505000	OCT 2024/2025	Operating revenue			(4,182)	0
CCM 15 October 2024 Item 19.3 Vehicle Replacement 4GG - transfer from reserve	151203810	OCT 2024/2025	Capital revenue		56,500		56,500
Replacement 4GG - transfer sale proceeds to plant reserve	141203810	OCT 2024/2025	Capital expenses			(18,000)	38,500
CCM 15 October 2024 Item 19.3 Vehicle Replacement 4GG - Proceeds on disposal of 4GG	SVI10600	OCT 2024/2025	Capital revenue		18,000		56,500
CCM 15 October 2024 Item 19.3 Vehicle Replacement 4GG - vehicle cost	P4	OCT 2024/2025	Capital expenses			(56,500)	0
Management budget amendment - Pex Pipe Replacement and Wall Repair Guilderton Hall	BC11361	OCT 2024/2025	Capital expenses		10,000		10,000
Management budget amendment - Pex Pipe Replacement and Wall Repair Guilderton Hall	151103810	OCT 2024/2025	Capital revenue		10,000		10,000
Management budget amendment - Pex Pipe Replacement and Wall Repair Guilderton Hall	151107810	OCT 2024/2025	Capital revenue			(10,000)	0
Management budget amendment – Reallocate contribution for Seabird Hall shadecloth replacement	CE11100	OCT 2024/2025	Operating expenses			(7,200)	(7,200)
Management budget amendment – reallocate contribution for Seabird Hall shadecloth replacement	BC11170	OCT 2024/2025	Capital expenses		7,200		0
OCM 21/01/2025 Item 15.2 Replacement of GG019 Tractor	151203810	JAN 2024/2025	Capital revenue		70,000		70,000
OCM 21/01/2025 Item 15.2 Purchase of replacement tractor GG019	P019	JAN 2024/2025	Capital expenses			(135,000)	(65,000)
OCM 21/01/2025 Item 15.2 Purchase of replacement tractor GG019	151203500	JAN 2024/2025	Capital revenue		65,000		0
Management budget amendment - Furniture for CEO department office	121402150	FEB 2024/2025	Operating expenses			(2,730)	(2,730)
Management budget amendment - Furniture for CEO department office	121402860	FEB 2024/2025	Operating expenses		2,730		0
Budget Review	Various	FEB 2024/2025			0		0
Budget Review	Various	FEB 2024/2025				0	0
OCM 18.03.25 disposal of GG07 incorrectly done at Budget Review	120501870	MAR 2024/2025	Operating expenses			(60,000)	(60,000)
OCM 18.03.25 disposal of GG07 incorrectly done at Budget Review	150501500	MAR 2024/2025	Capital revenue		60,000		0
OCM 18/03/2025 Item 13.1 Lancelin Sporting Complex Coolroom Plant	BC11391	MAR 2024/2025	Capital expenses			(15,410)	(15,410)
OCM 18/03/2025 Item 13.1 Lancelin Sporting Complex Coolroom Plant	151103810	MAR 2024/2025	Capital revenue		15,410		0
					477,639	**(477,639)**	**0**

14 REPORTS - REGULATORY AND DEVELOPMENT SERVICES

14.1 RECONSIDERATION OF APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED INDUSTRY - LIGHT ON LOT 8021 (27) WATERVILLE ROAD, NEERGABBY

File	BLD/7844
Applicant	Rise Urban
Location	Lot 8021 (27) Waterville Road, Neergabby
Owner	Giuseppe Scarvaci, Damian Michael Cicchini, Gloria Cicchini, and Jeltel Pty Ltd
Zoning	General Rural - Uncoded
WAPC No	NA
Author	James Bayliss - Executive Manager Regulatory and Development Services
Reporting Officer	James Bayliss - Executive Manager Regulatory and Development Services
Refer	18 July 2023 - Item 13.4 21 November 2023 - Item 13.8 17 December 2024 - Item 14.2
Appendices	1. Aerial Map [**14.1.1** - 1 page] 2. Location Plan [**14.1.2** - 1 page] 3. Revised Site Plan [**14.1.3** - 1 page] 4. Operational Management Plan [**14.1.4** - 3 pages] 5. Crossover Plan [**14.1.5** - 1 page] 6. Applicant's Original Proposal [**14.1.6** - 13 pages] 7. Schedule of Submissions and Recommended Responses [**14.1.7** - 7 pages] 8. Schedule of Submissions including Applicant's Responses [**14.1.8** - 7 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To reconsider an Application for Development Approval for an Additional Use (Industry - Light) on part of Lot 8021 (27) Waterville Road, Neergabby.

BACKGROUND

At the Ordinary Meeting on 18 July 2023, Council resolved to initiate Amendment No. 24 to Local Planning Scheme No. 9 (LPS 9) in accordance with the officer recommendation.

As a result the proposed amendment was advertised and subsequently returned to Council for a final decision to support (or not).

At the Ordinary Meeting on 21 November 2023, Council resolved to support Amendment No. 24 to LPS 9, contrary to the officer recommendation which suggested the amendment be refused. Consistent with Council's resolution, Amendment No. 24 was ultimately approved by the Minister and subsequently gazetted.

Following Council's acceptance of Amendment No. 24, the proponents submitted an Application for Development Approval for an Additional Use (Industry – Light) on part of Lot 8021 (27) Waterville Road, Neergabby. The officer engaged Altus Planning (Town Planning Consultant) to assess the application, and the proposal was deemed to align with Amendment No. 24. The Development Application was subsequently submitted to Council for consideration at the Ordinary Meeting on 17 December 2024, with an officer recommendation that the application be approved. Ultimately the motion to approve the application was lost, although unfortunately Council did not give a reason for its lack of support.

The applicant subsequently sought a review of Council's decision through the State Administrative Tribunal (SAT).

The applicant, reporting officer, planning consultant and various Councillors participated in a mediation session on 4 March 2025 to discuss the proposal. Mediation concluded with the applicant agreeing to provide additional information to address various concerns.

A summary of the additional information provided is outlined below:

- An updated site plan to make the boundaries of the hardstand area clear, with the area being 2.92ha.

- The Operational Management Plan addresses the manner in which the development will operate and acknowledges the recommended conditions that were presented to Council in December 2024. It also addresses access and egress to and from the site.

- To address the crossover sight lines/safety concerns raised at mediation, a new crossover in the location nominated by the Shire's Operations and Assets team, and a length of new driveway to connect to it.

    - Note that the existing driveway and crossover will be retained for farm access only, so do not form part of this application.

    - The driveway and crossover plan confirms that the crossover will be to the Shire's standards and sufficient to enable trucks up to 19m to pull in and out of the crossover safely.

Aerial imagery and a location plan are provided **(see appendices).**

The applicant's additional information is provided **(see appendices)** and includes the following:

- Revised Site Plan;
- Operational Management Plan; and
- Crossover Plan.

Pursuant to section 31(1) of the *State Administrative Tribunal Act 2004*, Council is invited to reconsider the proposal. Council may:

- affirm the previous decision;
- vary the decision; or
- set aside the decision and substitute a new decision.

The Applicant's original proposal is provided **(see appendices).**

COMMENT

Stakeholder Consultation

The application was advertised to surrounding landowners for a period of 21 days in accordance with clause 64 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The Shire received 4 submissions from surrounding landowners, all opposing the proposal. The main concerns raised in the submissions were:

- Land use conflicts with the zoning of the land – 3 submissions.
- Adverse amenity impacts – 3 submissions.
- Traffic and access – 4 submissions.
- Insufficient plans – 1 submission.
- Duration of the development – 1 submission.
- Removal of native vegetation - 1 submission.

Each is discussed in the following sections, along with applicable technical matters. It is noted that many of the comments and concerns pertaining to this application are relevant to, and were considered as part of, the Scheme amendment process.

It should be noted that the amended proposal post-mediation has not been readvertised.

A copy of the Schedule of Submissions and the assessing officer's response is provided **(see appendices).**

A copy of the applicant's response to the Schedule of Submissions is provided **(see appendices).**

PLANNING FRAMEWORK

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

The following tables are an assessment of the proposed development against the provisions of Part 4 – General Development Requirements and the requirements of the recently amended Additional Use – 28 of LPS 9.

LPS No. 9 Part 4 - General Development Requirements	Officer comments
4.8.6.2 No more than one single dwelling house shall be erected on a lot zoned General Rural unless the Local Government is satisfied that an additional house is necessary or desirable for the continuation of a bona fide agricultural activity and is satisfied that the land can be adequately serviced, surrounding amenity is not adversely impacted on or any other consideration it considers relevant.	The development does not propose any habitable buildings, and therefore this provision is not applicable to the proposal.
4.8.6.3The presence of more than one dwelling unit on a lot in the General Rural zone shall not be considered by itself to be sufficient grounds for subdivision.	The proposal is not for subdivision, and therefore this provision is not applicable to the proposal.
4.8.6.4 No dwelling shall be erected unless the lot is connected to a reticulated water supply or the local government is satisfied that there is an adequate potable water supply consisting of a roof water tank of not less than 90,000 litres, a bore, well, spring, soak or dam.	The development does not propose any habitable buildings, and therefore this provision is not applicable to the proposal.
4.8.6.5 Fencing shall conform to the standard of rural fencing in the district, and the use of solid panel fencings except in the immediate vicinity of the residence will only be permitted with the approval of local government.	The development does not propose any new or amendments to existing fencing, and therefore this provision is not applicable to the proposal.

4.8.6.6 No natural vegetation shall be removed without prior written approval of local government, unless its removal is necessary for construction of a building, firebreak or boundary fence.	The proposed vegetation to be removed is considered to be acceptable. Whilst several paddock trees are proposed for removal, as part of the recent Scheme amendment process these trees were deemed to not have a significant environmental value by the Environmental Protection Agency ('EPA'). The proposed realignment of the driveway/crossover to satisfy concerns raised at mediation regarding the entry point results in the removal of verge vegetation.
4.8.6.7 The siting and design of any buildings on any lot should not significantly impact on the natural vegetation or visual landscape amenity of the site.	The development is generally within a cleared location and is considered unlikely to adversely impact the existing natural vegetation onsite, with the exception of the proposed paddock trees to be removed which is considered acceptable as detailed throughout this report. The development is centrally located on the land, set back over 500m from any boundary and will therefore not create any adverse visual landscape impact.
4.8.6.8 The keeping of horses, sheep, goats and other grazing animals, where permitted, shall not exceed the stocking rates recommended by Agriculture Western Australia for the applicable pasture types.	The development does not propose any keeping of animals, and therefore this provision is not applicable to the proposal.
4.8.6.9Local government may, at its discretion, permit the land uses "retirement village" and "aged persons accommodation" in the General Rural zone, but only within the Gingin townsite (as defined by the suburb boundary), and subject to appropriate zoning of the site at a later stage.	The development does not propose any of the mentioned land uses, and therefore this provision is not applicable to the proposal.

The proposal is considered to satisfy all of the general development requirements contained within Part 4 of LPS9 and is therefore considered acceptable.

LPS No. 9 Additional Use 28 - Conditions	Officer comments
1. Development is not permitted unless the local government has exercised its discretion by granting development approval.	The development application, should it be approved, will satisfy this condition.
2. Development approval is to be time limited to an initial period of 10 years. Further time extensions are not to exceed 5 years and will be subject to an assessment of the development against the planning framework as it applies at that time.	The applicant acknowledges this position and is not seeking a longer period. The applicant does request for a condition to read that, once the 10 year period has concluded, a 5 year extension is a possible option subject to a new application. The Shire has no issues with including an advice note to this effect.
3. The development is to remain as a secondary use to the primary agricultural use of the land at all times.	The development appears to be secondary in nature, due to its scale compared to the balance of the property which can continue the existing agricultural use. A condition is recommended to be imposed where, should the development no longer be secondary and indeed primary, the development approval will cease to have effect.
4. The development is restricted to the assembly of modular/transportable buildings, associated structures and any incidental operations to the satisfaction of the local government.	The development proposal is strictly for the assembly (not manufacturing) of modular/transportable buildings. The associated structures (staff amenities and an outbuilding) are considered to be incidental to the proposed use.

5. The development area is to be located in one contiguous area within the lot that meets the following criteria: a. partially located on land that is not required for the primary agricultural use of the lot; b. does not conflict with any area of consolidated remnant native vegetation or habitat of the Carnaby black cockatoo; c. is not visible from any adjoining lot or public road; and d. is set back a minimum of 500m from any lot boundary.	a. The proposal is located on a relatively degraded part of land, and whilst 3ha could be considered a large development site, it is only a small portion of the overall property and would allow for the existing agricultural use to remain the predominant use of the site. b. The proposed native vegetation has already been assessed as having no significant environmental value by the EPA, which includes the habitat and feeding site for the Carnaby black cockatoo. The development is not considered to cause a conflict in this regard. c. As the development is relatively low in height, is set back by over 500m to any boundary and is partly shielded by sparse trees between the boundary and the development site, the development is not considered to be clearly visible from any boundary. Should there be some component that is visible, it would be very minimal and is therefore considered acceptable. d. The proposed development is set back a minimum of 500m from any lot boundary.
6. The development area is limited to a maximum area of 3 hectares.	The hardstand area (areas in yellow inclusive of internal roads and structures within this area) is ~2.9 ha.
7. Access and egress for the development is limited to Waterville Road.	Access and egress occurs from Waterville Road only and therefore complies with this condition.
8. The presence of the development is not grounds to progress subdivision of the land.	The development is not proposing any form of subdivision, nor does it appear that this is the intention.

The proposed development is considered to be consistent with the requirements of the Additional Use 28 within LPS 9 and is therefore viewed as being acceptable, subject to the recommended conditions being imposed.

Deemed Provisions

In accordance with the Deemed Provisions, the local government is to have due regard to the relevant matters for consideration outlined under Clause 67(2). The following matters are considered relevant to the proposed development and are addressed in the following table.

LPS Regulations Schedule 2: Clause 67(2)	
Requirement	**Proposed Development**
(a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The relevant provisions under the Shire's LPS 9 have been addressed within this report. The proposed development is for an additional land use as described by the Scheme.
(b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the *Planning and Development (Local Planning Schemes) Regulations 2015* or any other proposed planning instrument that the local government is seriously considering adopting or approving;	This report has justified the proposal under the relevant provisions of LPS 9 and the broader planning framework. The proposal is therefore considered to be in accordance with the requirements of orderly and proper planning.
(c) any approved State planning policy;	Refer to the relevant assessments of State planning policies within this report.
(fa) any local planning strategy for this Scheme endorsed by the Commission;	The proposed development is considered to be consistent with the Shire's Local Planning Strategy.
(g) any local planning policy for the Scheme area;	Refer to the relevant assessments of local planning policies within this report.
(m) the compatibility of the development with its setting, including — (i) the compatibility of the development with the desired future character of its setting; and (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	The proposal is considered to be consistent with the requirements of Additional Use 28. As part of this scheme amendment, compatibility of the development was considered and found to be appropriate.

(n) the amenity of the locality including the following — (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;	The proposal is considered to be generally consistent with the requirements of Additional Use 28. As part of this scheme amendment, the amenity of the locality was considered and found to be appropriate.
(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;	It is considered that the development will not have any adverse impacts on the natural environment, subject to the recommended conditions being imposed.
(p) adequate provision been made for the landscaping of the land to which the application relates and whether any trees or other vegetation should be preserved;	Due to the sparse amount of vegetation within the development area, it is recommended that a condition of approval be imposed requiring the planting of 1 canopy shade tree per 4 parking bays. The development is significantly set back from all boundaries with some native vegetation between the development and these boundaries, and therefore no further landscaping (other than the canopy shade trees) is considered to be necessary.
(s) the adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, maneuvering and parking of vehicles;	The proposal provides for a new entry point from Waterville Road in response to sightlines concerns. Subject to the application being limited to non-RAV vehicles (as indicated on the plan), access, parking and loading/unloading areas are considered acceptable. In the event the development requires use of RAV vehicles, supporting documents such as a Transport Impact Statement would be required to ensure the road network is suitable, particularly the intersection between Waterville Road and Cowalla Road. Given the suggested conditions, this scenario would require an amended development application accompanied by the required level of technical studies.

(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	The application suggests that the increase to traffic numbers on the adjacent road network is negligible. Noting that Waterville Road is a relatively quiet road in terms of vehicular numbers, in addition to objections received, a Traffic Impact Statement (TIS) is not required under the relevant state guidelines. However, if the applicant seeks to amend the application in future to include RAV vehicles, a TIS will be considered necessary together with a Road Safety Audit. The latter in particular is necessary given the geometry of the Waterville and Cowalla Road intersection.
(w) the history of the site where the development is to be located;	The proposal is generally consistent with the previously approved scheme amendment for the site allowing for an additional use.

State Planning Policy No. 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)

The subject site has portions of the property designated as being bushfire prone and therefore the requirements of SPP 3.7 would ordinarily apply. However, as the proposed development and the development area are outside of the bushfire prone area (with the exception of a small portion of driveway towards the Waterville Road boundary), it is considered that a Bushfire Management Plan pursuant to SPP 3.7 is not required.

State Planning Policy 4.1 - Industrial Interface (SPP 4.1)

As mentioned previously, there is a relationship between SPP 4.1 and SPP 2.5. Consequently, an assessment against the relevant requirements of SPP 4.1 has been provided in the table below.

SPP4.1: Industrial Interface Requirements	Officer comments
Section 6.1.6 (a): Development associated with off-site impacts and/or safety risks is located within the appropriate zone or reserve and there is provision of a compatible land use transition between industry and sensitive zones and reserves.	The development is capable of compliance with the conditions of Additional Use 28 of LPS 9 and is therefore capable of approval.

Section 6.1.6 (b): Development on land within impact areas is to be consistent with the purpose of providing a compatible land use transition between industries and sensitive land uses and should not include industrial proposals that would affect the integrity of the interface.	Whilst the proposal is industrial in nature, it accords with a 'light' industry use. The development is strictly for the assembly of materials, and not for the manufacturing or fabrication of them. Noting the strict conditions of the Additional Use, it is considered that the development is compatible with its rural setting.
Section 6.1.6 (c): Information on the nature and extent of any off-site impacts, which may include technical assessments and reports and/or proposed management plans to support development applications.	All necessary technical reports were prepared and assessed under the recent scheme amendment. It is considered that the current proposal is consistent with the proposal under the previous technical documents.
Section 6.1.6 (d): Identification of any approvals, permits or licences required under other legislation, as they relate to the planning application.	There are no specific approvals, permits or licences that would impact this application. Standard advice notes are recommended to advise the applicant about the need for other approvals (where required).
Section 6.3 (a): Health, amenity and environmental impacts arising from proposals.	Due to the large, cleared portion of land in addition to the reporting conducted by external agencies as part of the recent scheme amendment, there are unlikely to be any adverse impacts resulting from the proposal.
Section 6.3 (b): Existing and proposed future land uses within the impact area and wider context, particularly the location of sensitive land uses.	Due to the location of the development being relatively central on such a large parcel of land, it is not considered that there will be any adverse impacts on existing or future land uses within the vicinity of the site.
Section 6.3 (c): Current monitoring and future modelling of any cumulative impacts from other industries in the industrial area including both point source and fugitive emissions.	This requirement is mainly aimed at strategic planning proposals and is therefore not applicable.
Section 6.3 (d): Potential for intensification of industrial land uses in the industrial area that may result in increased cumulative off-site impacts and/or safety risks over time.	Due to the size of the land and the technical reporting conducted at the scheme amendment stage, the proposal is considered to have very limited off-site impacts and is therefore deemed acceptable.

Section 6.3 (e): Cost and benefit of any associated mitigation and management measures, and whether it is sustainable in perpetuity.	The management measures that will be needed will be solely at the cost of the operator as outlined in a management plan that will be conditioned in any approval. If the measures are not in place, the operator will be in breach of their development approval.

As determined within the table above, the proposal is considered to meet the relevant requirements of SPP 4.1 and is therefore acceptable.

Shire of Gingin Local Planning Policy 4.1 – Industrial Development in Rural Areas

The below table is an assessment of the proposed development against the requirements of the Shire's Local Planning Policy 4.1 – Industrial Development in Rural Areas ('LPP4.1').

LPP No. 4.1	Officer comments
3.1 Industrial Developments in the rural areas will be considered if they fall within one of two broad categories: (a) Noxious Industries and other industries that require extensive areas of land for buffer areas or the disposal and management of effluent; and, (b) Light manufacturing industries that may be producing farm equipment and operates in conjunction with the rural activities of the property.	It is noted that Additional Use 28 of LPS9 supersedes this requirement of LPP4.1. However, due regard will still be given to this policy.
3.2 Generally light manufacturing type industries will be considered in accordance with the Light Industry provisions of the Scheme.	It is considered that the development falls within the definition of 'Industry – Light'. The proposal has been considered against all relevant provisions under LPS 9.
3.3 Any proposal involving an industry producing significant amounts of effluent or other waste must be accompanied by a management plan detailing how the waste is proposed to be contained and/or treated.	Not applicable. No significant waste generated or proposed.

3.4	All industrial developments in rural areas should be located and incorporate landscape elements to ensure they do not visually intrude on the rural landscape.	Due to the sparse amount of vegetation within the development area, it is recommended that a condition of approval be imposed requiring the planting of 1 canopy shade tree per 4 parking bays. The development is significantly set back from all boundaries with large amounts of native vegetation between the development and these boundaries, and therefore no further landscaping (other than the canopy shade trees) is considered to be necessary.

Whilst LPP 4.1 is a matter of due regard only, the development is considered to be consistent with the general intent of LPP 4.1 and is therefore considered acceptable.

Summary

In view of the above, the assessing officer is of the view that the proposed development is generally consistent with the planning framework and the conditions imposed as part of Amendment No. 24. On that basis, the assessing officer recommends that the earlier decision be set aside and substituted with a conditional approval.

RISK IMPLICATIONS

There is a potential financial risk associated with this matter being programmed to a final hearing, with costs generally between $10 - 15,000.

STATUTORY/LOCAL LAW IMPLICATIONS

State Administrative Tribunal Act 2004

Planning and Development Act (2005)

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Gingin Local Planning Scheme No.9

Shire of Gingin Local Planning Strategy 2012

POLICY IMPLICATIONS

State Planning Policy No. 2.5 - Rural Planning

State Planning Policy No. 3.7 – Planning in Bushfire Prone Areas

State Planning Policy 4.1 - Industrial Interface

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning and Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Weeks SECONDED: Councillor Vis

That Council grant Development Approval for an Additional Use (Industry - Light) on Lot 8021 (27) Waterville Road, Neergabby subject to the following conditions:

1. The development plans and accompanying documentation (as amended), together with any requirements and annotations detailed thereon, are the plans approved as part of this application and shall form part of the development approval issued, unless conditioned otherwise.

2. This approval is for an Industry – Light, restricted to the assembly of structures and equipment and incidental operations to the satisfaction of the Shire of Gingin. Fabrication or any equivalent processes listed in the Industry definition in the Scheme (as amended) are not permitted to be carried out.

3. This approval is valid for a period of 10 years and shall expire on 20 May 2035. Upon cessation of the development, the land is to be remediated to pre-development condition to the satisfaction of the Shire of Gingin.

4. The development is to accommodate no more than 30 transportable blocks in aggregate at any one time (i.e. either being assembled or stored, no more than 30 onsite at once).

5. The development is to produce up to a maximum of 180 transportable blocks annually.

6. This approval is valid whilst a bona-fide agricultural use is being undertaken on the balance land. In the event an agricultural use ceases to be undertaken, this approval will cease to have effect and shall lapse. Upon cessation of the development, the land is to be remediated to pre-development condition to the satisfaction of the Shire of Gingin.

7. The Operational Management Plan prepared by EXZO (Rev 0 – March 2025) is to be implemented and adhered to for the life of the development, unless conditioned otherwise.

8. Prior to commencement of the development, a Waste Management Plan is to be submitted to and approved by the Shire of Gingin, which includes the following detail to the satisfaction of the Shire of Gingin:

    a. The location of bin storage areas and bin collection areas;
    b. The number, volume and type of bins, and the type of waste to be placed in the bins;
    c. Management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas;
    d. Frequency of bin collections; and
    e. Details of wastewater collection (if required).

9. Prior to occupation of the development, the development is to be serviced by a new driveway and sealed crossover from Waterville Road, which is to be designed and constructed to the satisfaction of the Shire of Gingin at the landowner's cost. A Vehicle Crossover Application is required to be submitted and approved by the Shire of Gingin prior to the installation of the crossover.

10. The proposed development is not to be serviced by Restricted Access Vehicles.

11. Prior to occupation of the development, the landowner shall demonstrate to the Shire of Gingin that the development is suitably connected to a potable water supply, to the satisfaction of the Shire of Gingin.

12. Prior to occupation of the development, the landowner/operator shall demonstrate to the Shire of Gingin that relevant approvals have been obtained for an effluent disposal system.

13. The landowner/operator shall keep up to date records of the number of transportable blocks being produced and provide the Shire of Gingin with a copy of such records within 21 days of receiving a written request to do so.

14. Any external lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Shire of Gingin. Any lighting should be consistent with the International Dark Sky Association's LED Practical Guide.

Advice Notes:

1. In relation to the time limited condition, any extension in time is not to exceed 5 years pursuant to Condition 2 of Additional Use 28 of the Shire of Gingin's *Local Planning Scheme No.9* (as amended).

2. In relation to installation of a new sealed crossover, this includes providing adequate sightlines to enable safe access and egress to the site and may require the modification of existing vegetation in the road reserve in liaison with the Shire's Operations and Assets Department.

3. In relation to a prohibition on Restricted Access Vehicles (RAV) servicing the development, Waterville Road is not currently RAV rated. Should the applicant seek to use RAV vehicles, further planning approval will require a Transport Impact Statement and Road Safety Audit. Such an application may trigger a condition for an upgrade of the Waterville Road/Cowalla Road intersection and ongoing road maintenance contributions.

4. In relation to the time limited condition, upon removal of the development the relevant portion of the site is to be rehabilitated to pre-development condition which comprises of a bare earth lot, free of any buildings, demolition rubble or remnants of the approved development.

5. The applicant is advised that the development is to comply with the *Environmental Protection (Noise) Regulations 1997*.

6. The applicant is advised that the development must comply with the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. The applicant should liaise with the Department of Water and Environmental Regulation in this regard.

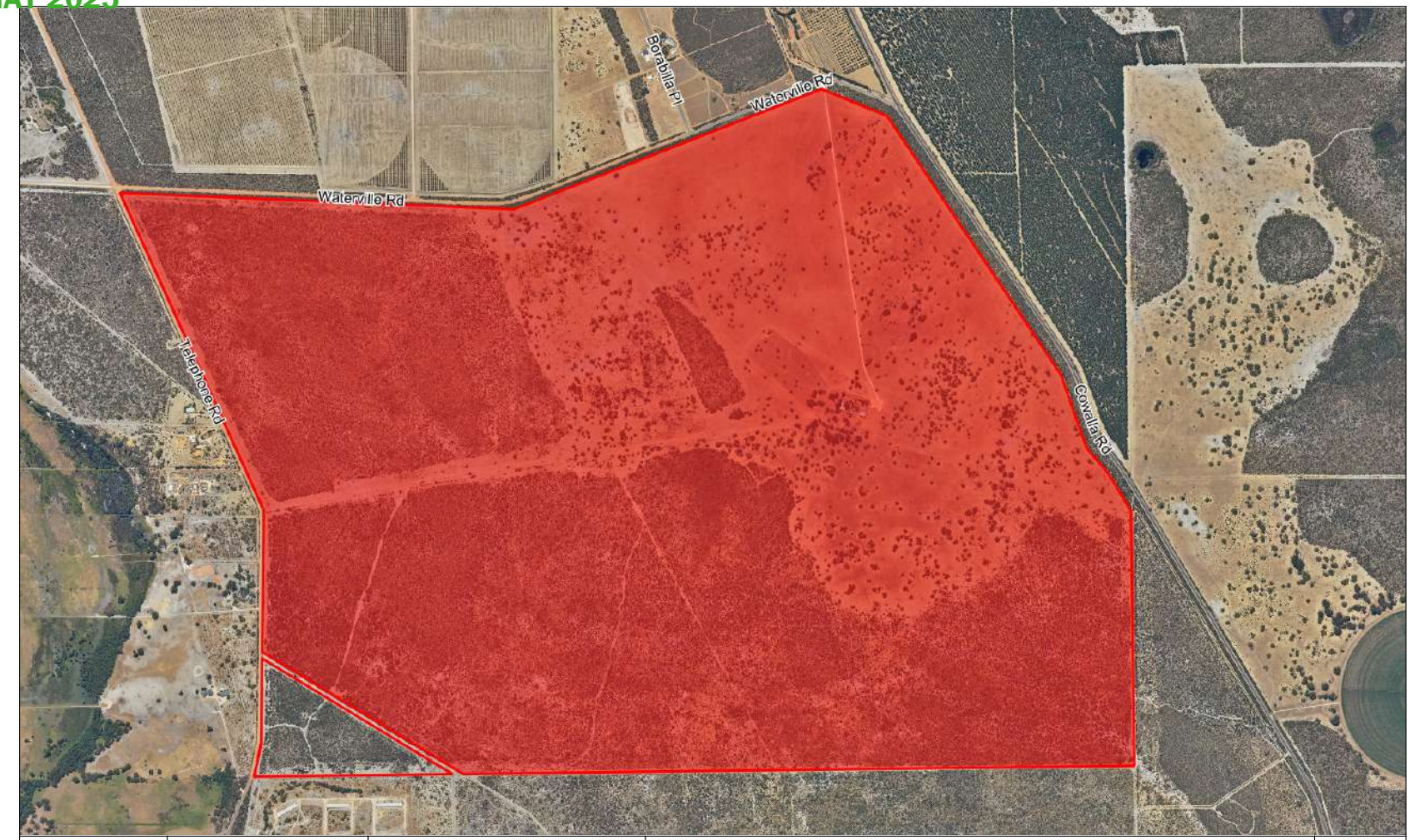
7. The applicant is advised that the proposed development is required to comply with all other relevant legislation, including but not limited to the *Environmental Protection Act 1986* and Regulations, *Health (Miscellaneous Provisions) Act 1911* and Regulations, *Contaminated Sites Act 2003* and the National Construction Code.

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

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

CARRIED UNANIMOUSLY
7 / 0

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



SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

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Aerial Map - Lot 8021 (27) Waterville Road, Neergabby

Scale: 1:19066

Date: 11/09/2024

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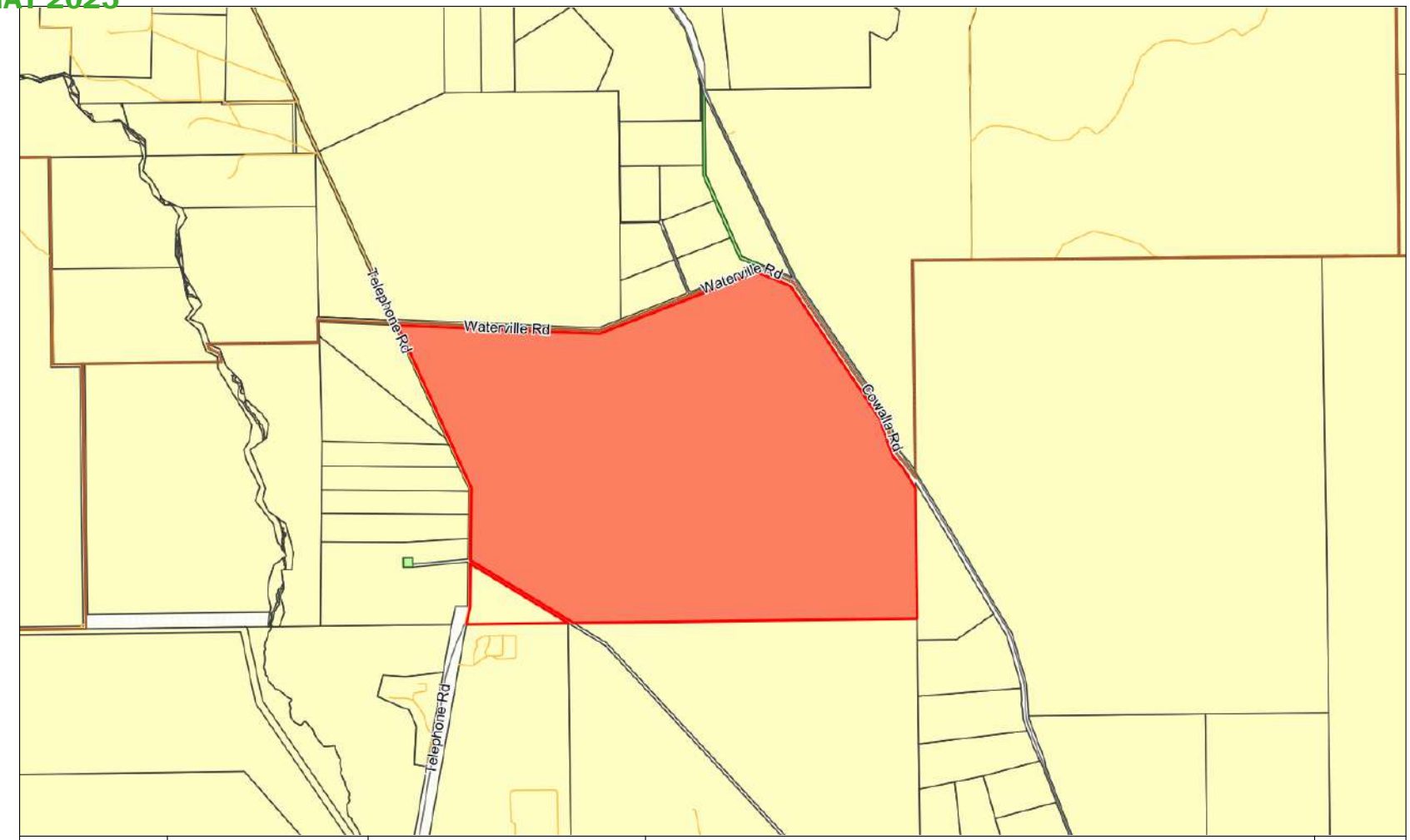

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Location Plan - Lot 8021 (27) Waterville Road, Neergabby

Scale: 1:37239

Date: 11/09/2024

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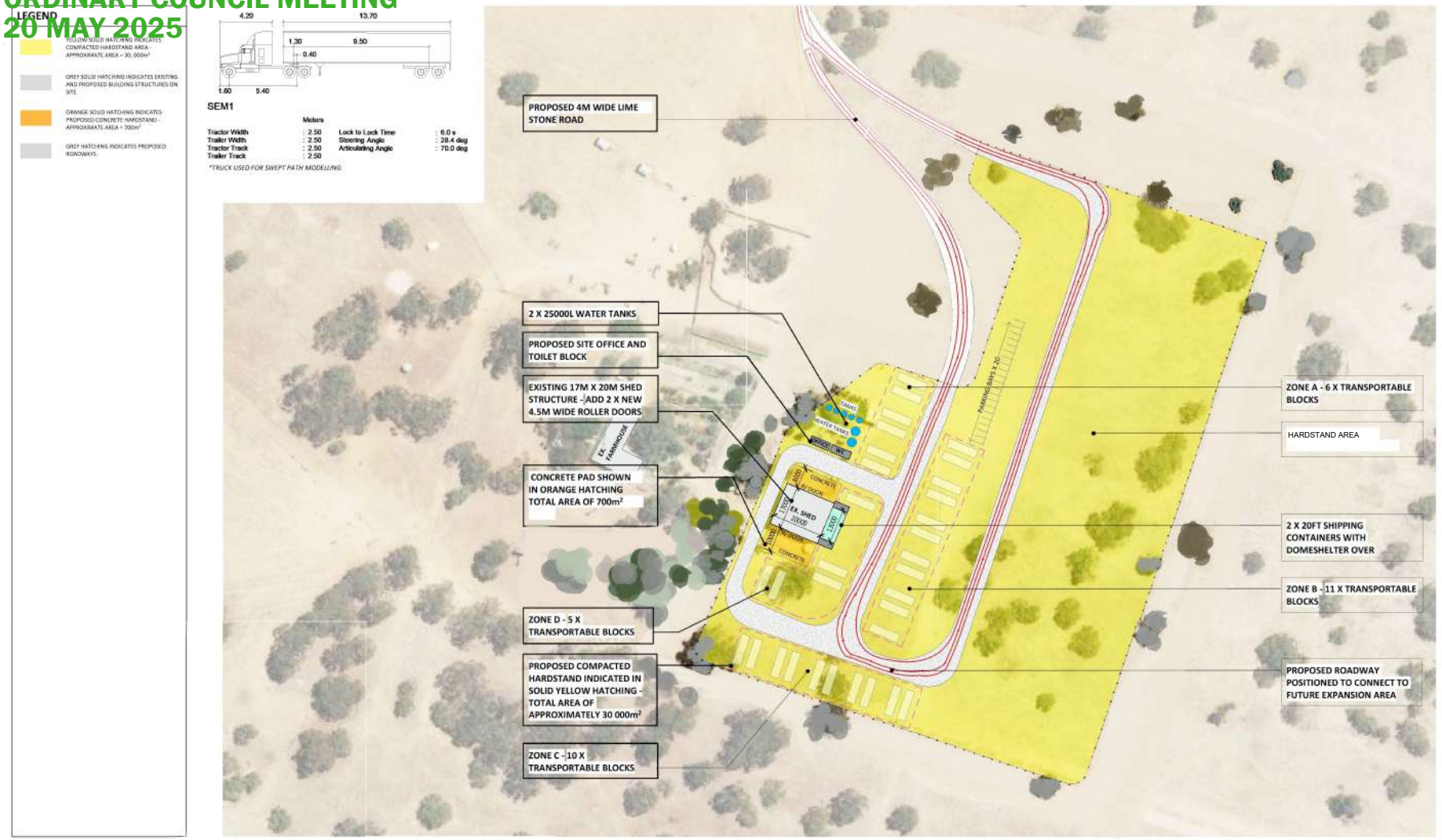

1 SITE OPERATIONS LAYOUT
1 : 1000

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EXO MAKING VISION REALITY

No.	Description	Date
A	CONCEPT DESIGN ISSUED FOR REVIEW	01/03/2023
B	CONCEPT DESIGN UPDATED	02/03/2023
C	CONCEPT DESIGN UPDATED	24/05/2023
D	REVISED FOR DA	21/08/2024

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Project Name
LOT 8021 - PROPOSED SITE PLAN
.
CONCEPT DESIGN
.
#27 WATERVILLE ROAD, NEERGABBY

PROPOSED SITE OPERATIONS LAYOUT

Project number	0118-23	Sheet Number	Current Revision
Date	FEBRUARY 2023	A200	D
Drawn by	LN		
Checked by	LN	Scale	Aa indicated ON A2 SHEET

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Operational Management Plan for Assembly of Transportable Buildings at Lot 8021 (27) Waterville Road, Neergabby

1. Introduction

This Operational Management Plan (OMP) has been prepared in support of the development application for the assembly of transportable buildings and associated hardstand at Lot 8021 (27) Waterville Road, Neergabby. This document outlines operational details, including site activities, staff and visitor numbers, truck movements, vehicle access routes, measures for dust and noise mitigation and a complaints management process.

This document is intended to establish clear operational parameters for the development to ensure that it operates in accordance with the approval issued by the Shire of Gingin.

2. Hours of Operation

- Monday to Friday: 7:00 AM – 5:00 PM
- Saturday: 8:00 AM – 5:00 PM
- No operations on Sundays or public holidays.

3. Number of Staff and Visitors

- Average 20 and maximum 30 employees and/or contractors on-site at any given time (excluding visitors).
- Visitors will be limited to occasional product inspections, deliveries, dispatches and other incidental activities.

4. Truck Movements

- First year of operation: Average 1-2 and maximum 4 truck movements per day.
- Thereafter: Maximum 4 truck movements per day.

5. Vehicle Details

- The largest truck accessing the site at any time will be a 19m long semi-truck.
- No Restricted Access Vehicles (such as B-double trucks) are permitted to access the site.
- Other vehicle types to service the site include smaller trucks, water carts and employee vehicles.
- Forklifts will remain at the site or be transported by truck.

6. Vehicle Access Route

- All vehicles will use the site driveway connecting to Waterville Road and are to only use the eastern crossover closest to Cowalla Road to enter and exit the site.
- All trucks and vehicles must use the sealed portion of Waterville Road. No truck movements will occur on the unsealed portion of Waterville Road.
- The designated route for trucks accessing the site is via Cowalla Road to and from Gingin Brook Road.
- All employees and regular truck drivers will be trained as part of the site induction to exercise care while entering and exiting the site at the designated crossover.

7. Number of Buildings Assembled

- An average of 10–20 buildings will be assembled at any given time.
- An average of approximately 180-200 buildings are intended to be assembled during a calendar year.
- A maximum of 40 buildings will be assembled at any given time during peak demand periods (ie. to fulfil bulk orders), however this will be offset by lower demand periods to achieve the above average.
- Transportable buildings will not be stacked on top of each other.

8. Dust Mitigation Measures

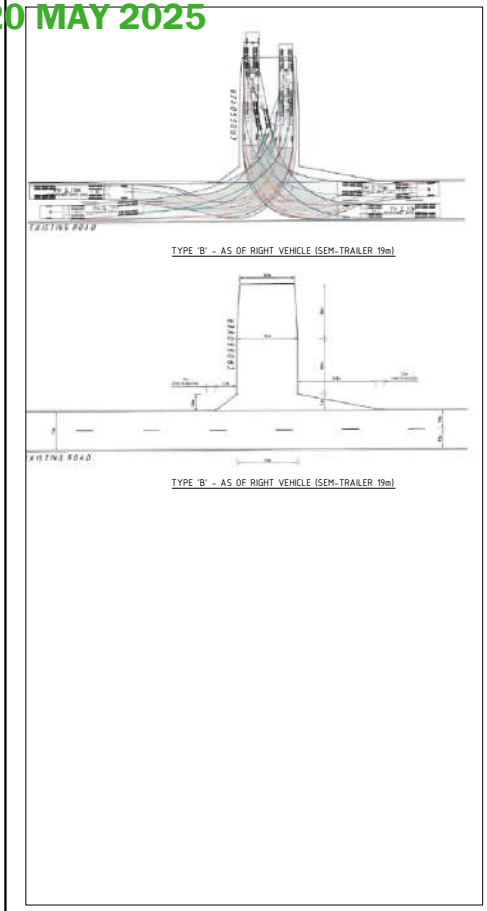
- Water will be used at appropriate intervals during dry weather to suppress dust on the hardstand area and driveway.
- In addition to the above intervals, water will be used during strong southerly or south-easterly breezes to suppress dust if required.
- A water cart will be available at the site for this purpose.

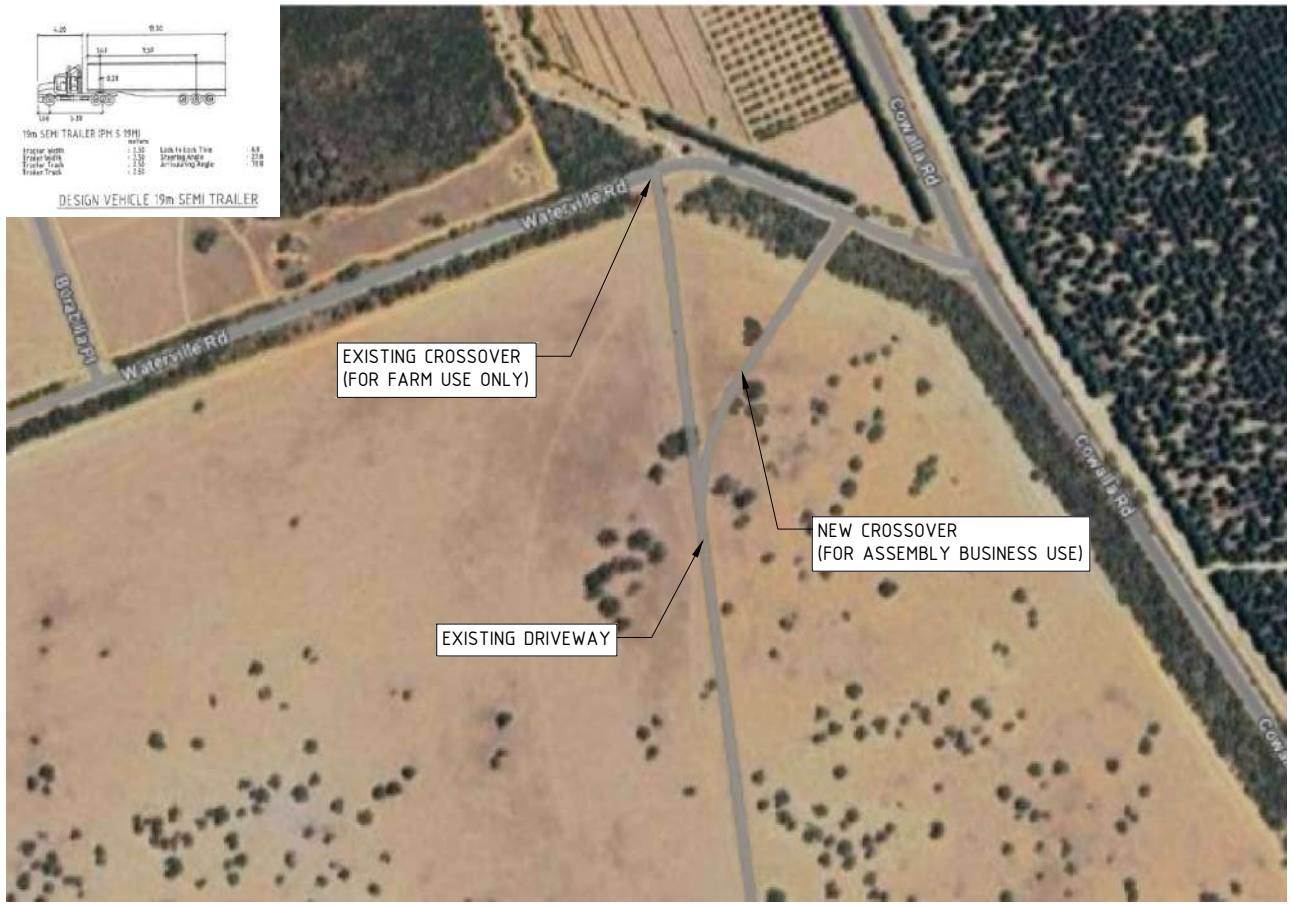
9. Noise Mitigation Measures

- All activities will comply with the *Environmental Protection (Noise) Regulations 1997*.
- Forklifts and handheld tools will be the primary machinery used, minimising high-noise equipment usage.
- No loud machinery will be operated outside approved hours.
- Trucks will not be permitted to park for longer than necessary (ie. beyond idling as the gate is opened and closed) at or near the entrance to the site.

10. Complaints Management Process

- The site superintendent will be the designated complaints officer.
- If a complaint is received (verbally, in writing or via the Shire of Gingin), the complaints officer will investigate the complaint by:
    - Determining whether the complaint is reasonable;
    - Seeking any further relevant information from the complainant if necessary;
    - Obtaining relevant information from employees, visitors and/or witnesses if reasonable to do so;
    - Determining whether the complaint can reasonably be addressed;
    - Determining a reasonable resolution to the complaint;
    - Informing the complainant of the proposed resolution/s; and
    - Ensuring that the resolution/s is/are actioned.
- Anonymous complaints will only be actioned if they appear to be reasonable, the complainant is or has the potential to be reasonably impacted by the matter they are complaining about, and the impact of the matter is beyond what would reasonably be expected to occur as part of the approved site operation, taking any required mitigation measures into account. Vexatious complaints will not be actioned.
- The complaints officer will ensure that any reasonable complaint receives proper consideration resulting in a determination and will act in good faith in dealing with and resolving the complaint.
- The complaints officer will keep the complainant informed of progress towards resolving the complaint upon request.
- The complaint will be considered resolved if:
    - The complainant advises that they are satisfied with an agreed resolution or outcome (whether that be verbally or in writing); or
    - The complainant advises that they wish to withdraw their complaint; or
    - Where the complainant has been informed of a reasonable resolution to their complaint; or
    - The complaint is determined to be vexatious.
- If there is disagreement regarding resolution or the reasonableness of a complaint and the subject of a complaint relates to a matter of which the Shire of Gingin has jurisdiction or expertise, the complaints officer may seek advice from the Shire.





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01 NEW DRIVEWAY AND CROSSOVER
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REV	AMENDMENT	DATE	BY
A	ISSUED FOR REVIEW	04/06	JA

ISSUE REVISION DESCRIPTION

CAD DRAWING PATHNAME

EXZO PTY LTD
UNIT 3, 1 President Street
WELSHPOOL WA 6106
Ph: (08) 9221 228
www.exzo.com.au

SCALE 1 : 500

DRAWN JA
DATE 04/06/25
CHECKED EXZO
APPROVED ---
DATE 01/00/25

DRAWING TITLE
SHIRE OF GINGIN NEW DRIVEWAY AND CROSSOVER

ISSUED FOR REVIEW

SHEET No

Rev: A

Rise Urban

Our reference: Ltr08-1202023
Enquiries: Nick Grindrod

02 September 2024

Shire of Gingin
7 Brockman Street
GINGIN WA 6503

Attention: James Bayliss, Manager Planning and Building

Dear James

RE: DEVELOPMENT APPLICATION – LOT 8021 (27) WATERVILLE ROAD, NEERGABBY – ASSEMBLY OF TRANSPORTABLE BUILDINGS AND ASSOCIATED HARDSTAND

On behalf of Vintian Construction, Rise Urban is pleased to lodge this development application for construction of hardstand and assembly of transportable buildings at a portion of lot 8021 (27) Waterville Road, Neergabby.

This submission sets out justification demonstrating that the proposal satisfies the planning requirements for the site, and is supported by the following documentation:

- Completed Shire of Gingin Form of Application for Development Approval;
- Current certificate of title; and
- Plans of the proposal.

Site Context

Lot 8021 (27) Waterville Road, Neergabby is a 635ha parcel of land located approximately 2km north of Gingin Brook Road and immediately adjacent to the west of Cowalla Road in Neergabby.

The north-eastern third of Lot 8021 (approximately 210ha) is cleared farmland with sparse paddock trees. The remainder of the lot (approximately corresponding with the western and southern halves) is remnant and degraded native vegetation. A rectangular fenced 2ha area in the central east part of the lot contains the homestead and associated outbuildings, storage areas and gardens. The homestead and associated outbuildings and gardens occupy approximately 6,000m^2 of the 2ha homestead area, with the remainder (to the west, east and south of the homestead) disused.

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riseurban.com.au

Rise Urban.

The part of Lot 8021 that is the subject of this development application ('the site') is located immediately to the east of the gardens associated with the homestead. The hardstand is proposed to be 30,000m^2.

A local context map depicting Lot 8021, the portion that is proposed to be developed with hardstand and the immediate surrounds is shown at Figure 1 below.

Figure 1 – Local Context Map – 27 Waterville Road, Neergabby (source: MNG Access, 2023)

Proposal

This development application seeks approval for 30,000m^2 of hardstand and assembly of transportable buildings on the hardstand. Assembly of transportable buildings is an 'industry – light' land use for the purposes of the Shire of Gingin Local Planning Scheme No. 9.

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The proposed works are as follows:

- 30,000m^2 of compacted hardstanding extending on the eastern side of the homestead. This includes areas identified as Zone A, B and C to be used for transportable blocks.
- 700m^2 of additional concrete hardstand will be constructed under and adjacent to an existing roofed shed (340m^2) located adjacent to the hardstand area. Roller doors are to be added to the shed.
- A transportable site office and WC will be assembled on site and set down to the north of the shed. No permanent buildings or structures are proposed.
- Four shipping containers to be used for storage.
- Four 25,000L water tanks.
- Marking of 20 car bays adjacent to Zone B, as well as a truck circulation area and a loading zone for deliveries and dispatches.
- Extension of a power line from the main meter box underground to the transportable buildings and existing shed to provide a source of power.
- Removal of paddock trees to accommodate the development.

The operational details of the land use are as follows:

- Assembly of an average of 180 buildings per year, with approximately 10-20 buildings to be under construction at any given time. It is anticipated that each transportable building will take approximately 1 month to build.
- The maximum size of the assembled buildings would be 14m x 3m.
- Approximately 20 employees and contractors on site at any given time.
- 1-2 truck movements in and out of the site per day are anticipated in the first year, with potential to grow to approximately 4 afterwards.
- Vehicles accessing the site to range from personal vehicles owned by employees to B-double trucks (or smaller) delivering materials or picking up completed transportable buildings. The largest vehicle would be 16m long as indicated on the submitted drawing;
- Assembly of the buildings will require use of a forklift and water cart, with all other machinery to be of a smaller scale (ie. handheld).
- Potable water for use in the staff kitchen and ablutions and water for the water cart will be delivered by a contractor, and waste water from these buildings will be collected from the site by a contractor.

It is important to note that the operation is limited to *assembly* (as opposed to fabrication or manufacturing) of modular transportable buildings. The operation will be limited to pre-made modular parts being delivered to the site, assembled into buildings and then dispatched.

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This proposal will generate the following types of traffic to the site:

- Employee vehicles;
- B-double trucks (or smaller) delivering the materials from which the transportable buildings will be assembled;
- B-double trucks (or smaller) collecting the completed transportable buildings; and
- Other smaller trucks or vehicles for incidental and ancillary purposes, such as delivering potable water, collecting waste or delivering or picking up smaller parts or machinery/equipment related to assembly of the transportable buildings.

There will be opportunities for local people to seek employment opportunities related to this development with the landowner using the Gingin Forum, Community Resource Centre, Gingin.net local directory, Gingin Buzz and Indeed.

Planning Assessment

The key planning instruments relevant to the site and the proposal are:

1. The *Shire of Gingin Local Planning Scheme No. 9*, which details the broad planning aims and intentions of the Shire and establishes requirements for land use and car parking;
2. The *Shire of Gingin Local Planning Policy 4.1 – Industrial Development in Rural Areas*, which limits the circumstances where industrial proposals are capable of being supported in rural areas in the Shire; and
3. *Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 – Deemed provisions for local planning schemes* (Deemed provisions), which sets out specific considerations to be made when assessing development applications.

The following sections demonstrate how the proposal meets the requirements of the above planning framework.

Shire of Gingin Local Planning Scheme No. 9
The proposed 'Industry – Light' land use is permissible in the location proposed, as it is included as Additional Use 28 in Schedule 2 of LPS 9. Additional use 28 is subject of a scheme amendment that will be gazetted by the time this application is determined.

The proposal is wholly located within the boundary of the Additional Use shown on the LPS 9 map and complies with all conditions to be attached to the Additional Use as follows:

Conditions	Assessment
1. Development is not permitted unless the local government has exercised its discretion by granting development approval.	This development application is intended to satisfy this condition.

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2. Development approval is to be time limited to an initial period of 10 years. Further time extensions are not to exceed 5 years and will be subject to an assessment of the development against the planning framework as it applies at that time.	It is open to the Shire to apply a condition to this effect. We request that any condition to this effect includes the 5 year extension option in order to provide flexibility in the future.
3. The development is to remain as a secondary use to the primary agricultural use of the land at all times.	The primary agricultural use of the land is intended to continue operating for the foreseeable future over a much larger area of the lot than the transportable building assembly operation.
4. The development is restricted to the assembly of modular/transportable buildings, associated structures and any incidental operations to the satisfaction of the local government.	This proposal is limited to assembly of modular/transportable buildings and parts thereof. The only associated structures include staff amenities and the existing shed.
5. The development area is to be located in one contiguous area within the lot that meets the following criteria:	The development is proposed within one contiguous area within the Additional Use area on the lot shown on the LPS 9 map.
a. partially located on land that is not required for the primary agricultural use of the lot;	Part of the hardstand area is located within the 2ha homestead area that is not used for agricultural purposes.
b. does not conflict with any area of consolidated remnant native vegetation;	The hardstand area has been located so as not to conflict with any of the consolidated areas of remnant native vegetation on the lot.
c. is not visible from any adjoining lot or public road; and	The hardstand area is located on top of a hill and set back sufficiently from all adjoining lots and public roads, which will ensure that it is not visible from these locations.
d. is set back a minimum of 500m from any lot boundary.	The hardstand is proposed to be set back over 650m from the closest lot boundary.
6. The development area is limited to a maximum area of 3 hectares.	The proposed hardstanding covers 3 hectares.
7. Access and egress for the development is limited to Waterville Road.	Access and egress for the development is proposed via the existing driveway, which connected to Waterville Road.

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8.	The presence of the development is not grounds to progress subdivision of the land.	No subdivision is proposed.

- Car Parking

Table 3 of LPS 9 provides that the parking standard to be applied to 'Industry' uses is 1 bay per 100m^2 gross leaseable area or 2 bays per unit, whichever is the greatest. No units are proposed and there is no definition to determine whether 'gross leaseable area' includes hardstand in this case. The closest comparable definition is 'net lettable area (nla)', which only relates to areas inside buildings. On this basis it is reasonable to apply the gross leaseable area calculation to the proposed staff room and office buildings only, rather than the shed (as it is only walled on one side) and hardstand.

The proposed office and WC have a footprint of less than 100m^2 and the 20 proposed parking bays significantly exceed the requirement set out above. This number of bays is proposed to reflect the anticipated maximum number of employees, which will ultimately drive demand for car parking.

- Vegetation Clearing

Clause 4.8.6.6 prevents natural vegetation from being removed without prior written approval of the Shire. This application seeks the Shire's approval to remove numerous paddock trees where the proposed hardstanding is located on the basis that these trees have no known recognised environmental significance, the EPA has supported the Scheme amendment, and these trees will no longer be necessary to support the primary grazing use of the property. The substantial number of paddock trees that do not conflict with the hardstand, and all remnant native vegetation on the property, will not be affected by this proposal.

Shire of Gingin Local Planning Policy 4.1 – Industrial Development in Rural Areas
This proposal meets the requirements of this Policy as detailed in the table below.

Policy Requirement		Comment
3.1	Industrial Developments in the rural areas will be considered if they fall within one of two broad categories:	Additional Use 28 of LPS 9 supersedes this requirement for this proposal.
a)	Noxious Industries and other industries that require extensive areas of land for buffer areas or the disposal and management of effluent; and	
b)	Light manufacturing industries that may be producing farm equipment and operates in conjunction with the rural activities of the property.	

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3.2	Generally light manufacturing type industries will be considered in accordance with the Light Industry provisions of the Scheme.	This proposal falls within the broad 'light manufacturing type industry' category and this submission demonstrates that it meets the relevant Scheme requirements.
3.3	Any proposal involving an industry producing significant amounts of effluent or other waste must be accompanied by a management plan detailing how the waste is proposed to be contained and/or treated.	N/A – this proposal will not generate significant amounts of effluent or other waste.
3.3.1	Before making a decision regarding any application regarding a waste producing industry the Council will refer details of the application including the management plan to the Department of Environment and Conservation and the Department of Water for comment and defer consideration of the matter for at least two weeks to allow the Authorities opportunity to comment.	N/A – this proposal is not for a waste producing industry.
3.4	All industrial developments in rural areas should be located and incorporate landscape elements to ensure they do not visually intrude on the rural landscape.	The location of this development is limited by the boundary of the Additional Use area on the Scheme map and Condition 5 to the top of a hill in the centre of the lot that is not visible from adjacent roads or nearby properties. No permanent buildings are proposed and construction of the transportable buildings will not require any large equipment. On this basis the proposal will not visually intrude on the rural landscape.

Deemed Provisions – Traffic and Access

Cl. 67(2)(s)-(t) of the Deemed provisions requires the Shire to give due regard to:

"*(s) the adequacy of –*
(i) the proposed means of access to and egress from the site; and
(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;
(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;"

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The means of access and egress to and from the site is fit for purpose. The largest trucks generated by this proposal will be B-double size, will not require traffic management and in most cases will likely be shorter and without a trailer. The trucks (and all other traffic unless any future employees live north of the site) will travel via the site driveway to/from Waterville Road, along Cowalla Road and then Gingin Brook Road to Brand Highway. Each road is described below.

- Gingin Brook Road forms part of Main Roads' 27.5m oversize B-double truck network.
- Cowalla Road also forms part of Main Roads' 27.5m oversize B-double truck network, and trucks of this size regularly use the 5km section of Cowalla Road between Waterville Road and Gingin Brook Road to service other primary production uses nearby. Cowalla Road is therefore capable of accommodating the trucks generated by this proposal.
- Waterville Road only provides access to 8 rural properties and the 280m section that trucks will use is sealed at the same width as Cowalla Road. Therefore, the construction of Waterville Road is suitable to accommodate the trucks.
- The driveway into the site has recently been upgraded and will be able to cater for the trucks and any 2 wheel drive vehicles owned by employees.

The submitted drawing shows swept paths that demonstrate how large vehicles will access and circulate the site. Furthermore, as detailed above, sufficient car parking bays are provided for the operation.

The development will generate up to 20 employee vehicle movements at the beginning and end of each workday, along with a maximum of four truck movements per day (mostly 1-2 movements, particularly for the period shortly after commencement of operation). Any other vehicle movements will be incidental and occasional.

The surrounding road network will readily be able to handle the negligible additional vehicle movements generated by this development, given it is constructed to handle both the volume and size of the vehicles that will use it.

In this regard, the WAPC's Transport Impact Assessment Guidelines provide that a Transport Impact Statement or Assessment is optional for unusual proposals that do not neatly fit into a category, such as this. Given this proposal does not include any warehouses, is not a typical industrial use and is very low impact, it does not fall into the Guidelines' 'Industrial/Warehouse' category. This application seeks for the Shire not to require a Transport Impact Statement to be prepared to support this application on the basis that the volume and size of the vehicles using the road network has been demonstrated to be negligible, and there would therefore be no benefit in preparing one.

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Deemed Provisions – Amenity
Cl. 67(2)(m)-(n) of the Deemed provisions requires the Shire to give due regard to:

"*(m) the compatibility of the development with its setting, including –*
- *(i) the compatibility of the development with the desired future character of its setting; and*
- *(ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*

(n) the amenity of the locality including the following –
- *(i) environmental impacts of the development;*
- *(ii) the character of the locality;*
- *(iii) social impacts of the development;*"

The principle of this operation in this location has already been determined by the Minister for Planning (via approval of the Scheme Amendment for an Additional Use) to be consistent with the desired future character of the locality, and the conditions attached to the additional use (which this proposal complies with) will ensure that the height, bulk, scale, orientation and appearance of a development such as this in this location is compatible with the rural setting.

The Environmental Protection Authority also assessed the potential environmental impacts of this development through the Scheme amendment process and determined to support the proposal. Removal of paddock trees will not cause any environmental impacts as these trees do not have any specific environmental value.

This development will have positive social impacts on the broader community by providing employment opportunities for locals.

As the transportable buildings are proposed to be assembled in the open air, there is potential for noise to travel from the hardstand area. The closest landholding to the hardstand area is approximately 750m to the east at lot 10 Cowalla Road, which comprises a paddock and horticultural activity with no buildings on the site. The closest dwellings to the hardstand area (on another lot) are located approximately 1.3km north-west at lot 122 Borabilla Place. Other dwellings are located further north along Borabilla Place and approximately 2.5km to the west and south near Telephone Road and Cowalla Road respectively.

The significant distances between the hardstand area and these lots and dwellings will allow for noise generated by construction of the transportable buildings to dissipate, such that at receiver points any noise is likely to be at a level that would be reasonably expected in a rural area. The operation will also need to comply with the *Environmental Protection (Noise) Regulations 1997*.

As detailed previously, the changes in topography over these significant distances will also prevent the hardstand and assembly activities from being visible from nearby lots and dwellings. On this basis the development will not cause any visual amenity impacts.

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Conclusion

As demonstrated by this letter, this proposal to assemble transportable buildings on hardstand satisfies the relevant planning requirements of LPS 9, the Shire's Local Planning Policy 4.1 and the Deemed provisions through the size and location of the hardstand on the lot, the limited scale of the light industrial operation in the context of the primary agricultural land use of the lot, and restriction of access to Waterville Road via the existing driveway.

This development application is consistent with the recently approved Scheme amendment for an Additional Use of 'Industry – Light' in the very small part of lot 8021 (27) Waterville Road, Neergabby that is subject to this proposal.

The proposed operation will support the ongoing viability of the primary production use on the site, support the local economy, will not impact the rural amenity of the locality, and will also not impact the operation of the broader road network.

We look forward to working with the Shire of Gingin to progress this application to a favourable determination.

Should you require any further advice or information in relation to this matter, please contact Nick Grindrod of this office on 0424 365 276 or via email at Nick@riseurban.com.au.

Yours sincerely

Cameron Leckey
Director
Rise Urban Pty Ltd

Enc: Completed Shire of Gingin application form; Certificate of title; Plans of the proposal.

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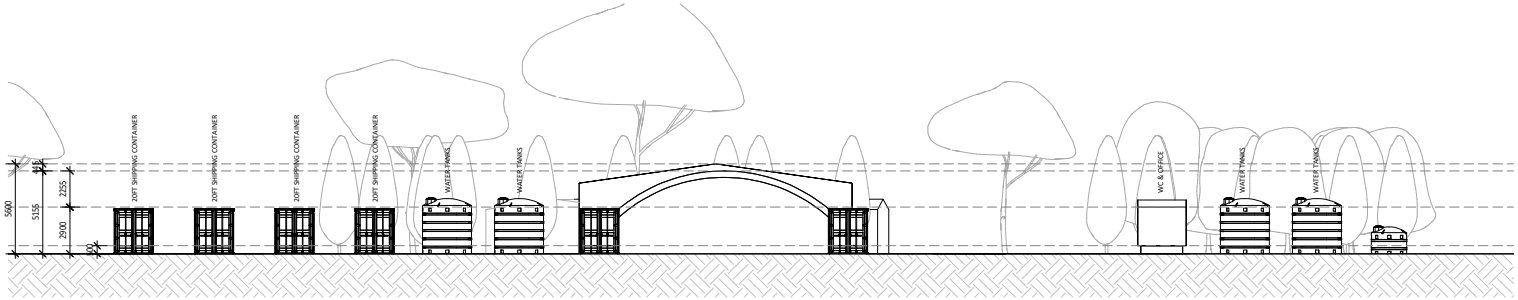
LEGEND

YELLOW SOLID HATCHING INDICATES COMPACTED HARDSTAND AREA - APPROXIMATE AREA = 30 000m²

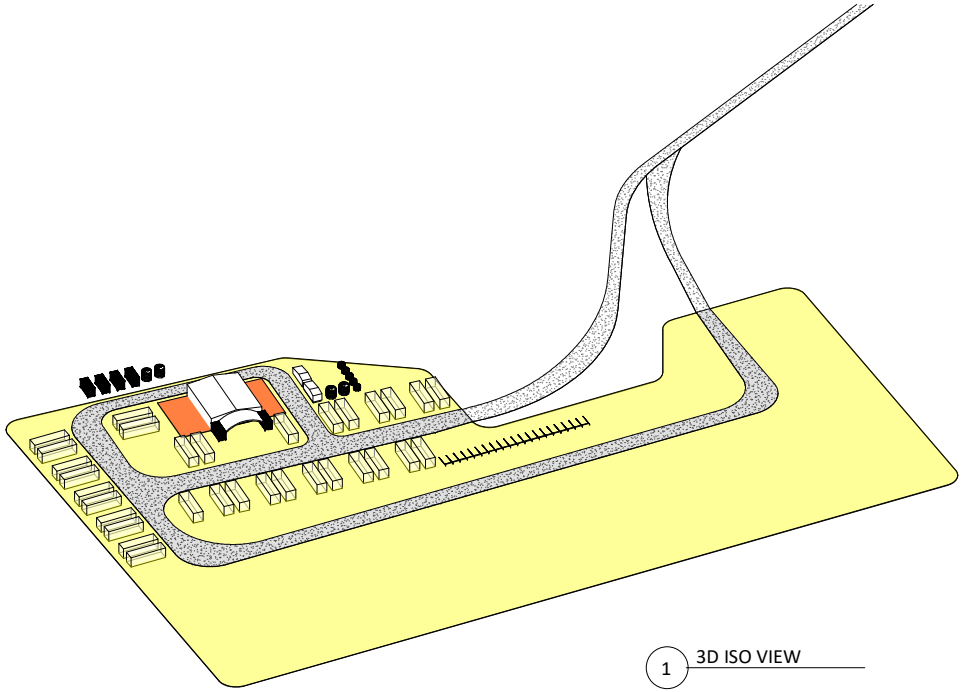
GREY SOLID HATCHING INDICATES EXISTING AND PROPOSED BUILDING STRUCTURES ON SITE

ORANGE SOLID HATCHING INDICATES PROPOSED CONCRETE HARDSTAND - APPROXIMATE AREA = 700m²

GREY HATCHING INDICATES PROPOSED ROADWAYS



2 SITE OPERATIONS EAST ELEVATION
1 : 200



1 3D ISO VIEW

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No.	Description	Date
A	CONCEPT ELEVATION ISSUED	30/08/2024

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Project Name
LOT 8021 - PROPOSED SITE PLAN
.
CONCEPT DESIGN
.
#27 WATERVILLE ROAD, NEERGABBY

OVERALL ELEVATION

Project number	0118-23	Sheet Number	Current Revision
Date	FEBRUARY 2023	A201	A
Drawn by	LN		
Checked by	LN	Scale As indicated	ON A2 SHEET

30/08/2024 3:33:12 PM

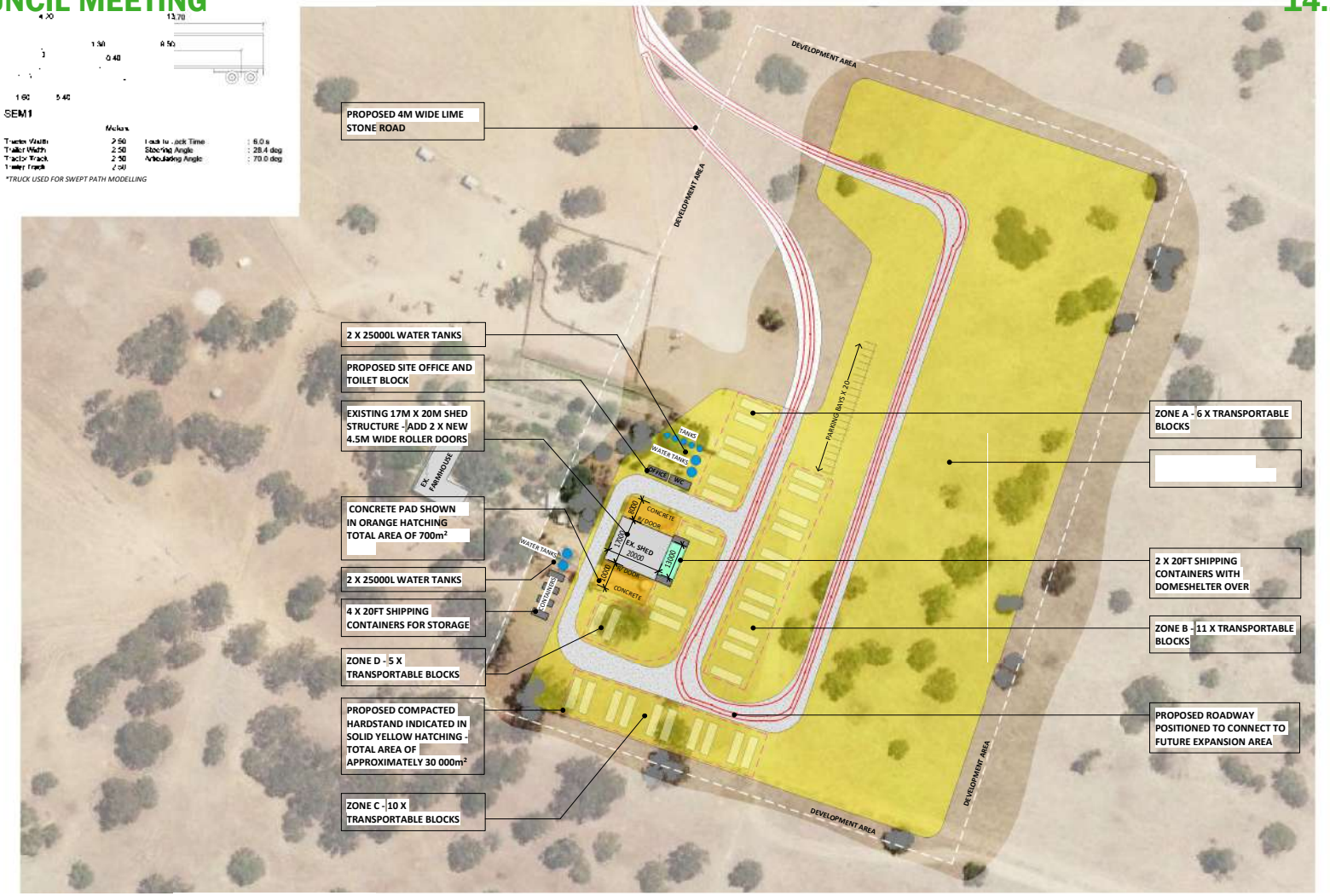
LEGEND

YELLOW SOLID HATCHING INDICATES COMPACTED HARDSTAND AREA - APPROXIMATE AREA = 30, 000m²

GREY SOLID HATCHING INDICATES EXISTING AND PROPOSED BUILDING STRUCTURES ON SITE

ORANGE SOLID HATCHING INDICATES PROPOSED CONCRETE HARDSTAND - APPROXIMATE AREA = 700m²

GREY HATCHING INDICATES PROPOSED ROADWAYS



0 12.5 m 25.0 m 50.0 m

SCALE: 1:1000

NORTH

1 SITE OPERATIONS LAYOUT
1 : 1000

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No.	Description	Date
A	CONCEPT DESIGN ISSUED FOR REVIEW	01/03/2023
B	CONCEPT DESIGN UPDATED	02/03/2023
C	CONCEPT DESIGN UPDATED	24/05/2023
D	REVISED FOR DA	21/08/2024

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Project Name
LOT 8021 - PROPOSED SITE PLAN
.
CONCEPT DESIGN
.
#27 WATERVILLE ROAD, NEERGABBY

PROPOSED SITE OPERATIONS LAYOUT

Project number	0118-23	Sheet Number	Current Revision
Date	FEBRUARY 2023	A200	D
Drawn by	LN		
Checked by	LN	Scale As indicated	ON A2 SHEET

21/08/2024 5:35:10 PM

SITE PLAN
Lot 8021 Waterville Road, Neergabby

NOTE:
Base Data supplied by Landgate
Areas and dimensions shown are
subject to final survey calculations.

Revision	Date	Item

LEGEND
SUBJECT LOT BOUNDARY
DEVELOPMENT AREA

	:	CLIENT
A3 @ 1:20,000	:	SCALE
24th OCTOBER 2024	:	DATE
	:	PLAN No.
	:	REVISION
Z.C.	:	PLANNER
S.B.	:	DRAWN

Rise Urban
AGILE PLANNING FOR THE NEW NORMAL

SCHEDULE OF SUBMISSIONS AND APPLICANTS RESPONSES

DEVELOPMENT APPLICATION: PROPOSED LIGHT INDUSTRY ON LOT 8021 (27) WATERVILLE ROAD, NEERGABBY

No.	Submitter	Submission details	Applicants response
1.	Ratepayer	The submitter **does not support** the application and provides the following general comment: *We would like to lodge our opposition to the abovementioned application on the following grounds.* *As per Shire of Gingin Town Planning Scheme 9, light industry is not permitted by the scheme. The reason for this, as stated by scheme 9, is that the objectives of the General Rural Zone are.* • *Manage land use changes to ensure local rural character in maintained or enhanced, this application will noticeably damage the local rural character.* • *Encourage and protect broad acre agricultural activities such as grazing and horticulture. This application again will not achieve either of these objectives. If anything, I believe that success of this venture will decrease agricultural pursuits. Furthermore, changing the zoning of this property could encourage more industrial applications in this rural area.* • *Maintain and enhance the environmental qualities of the landscape. This development will destroy and environment qualities for those rural properties overlooking this site.* • *Provide for the operation and development of existing, future and potential rural land uses. Allowing this application, we believe, will diminish existing and future rural pursuits as this proposed industry is not in alignment with general rural land uses.* *As owners in Borabilla Place, we are also extremely concerned with the impact this will have on the local roads, as follows;*	<u>Light Industry Use</u> Amendment No. 24 to Local Planning Scheme No. 9 was approved by the Minister for Planning on 9th July 2024. This allowed an additional use on the part of Lot 8021 to which this DA relates allowing *Industry – Light* as an additional use, subject to conditions which the application submission letter confirms are met by this proposal. The proposed use is therefore permitted in this location. <u>Impact on Local Roads</u> The current access from Waterville Road works safely with cars and farm vehicles using the driveway and crossover. Vehicles approaching the driveway from the west will have a straight and clear view of vehicles entering the site from the crest of the hill 250m away. Approaching from the east, all vehicles will have to slow down to take the bend safely. This reduces the risk of conflicts with vehicles turning out of the driveway and will therefore not compromise the safety of the crossover. Waterville Road only provides access to 8 rural properties (including this site), meaning very low usage. The small section (280m) that trucks will use is 6m wide, which is only slightly less than Cowalla Road at 7m, which forms part of Main Roads' B-double truck network. The maximum width of a B-double truck is 2.5m. It is also important to note that there will be only 1-2 truck movements out of the site each day, and most will be shorter than B-double trucks and without trailers. We believe that Waterville Road is suitable for the proposed truck usage at its current width on this basis.

		• *The current entrance to this property is situated on a blind corner of Waterville Rd, which means that large, slow trucks exiting the property could cause a major accident as they won't be visible to oncoming vehicles until the last minute.* • *The intersection of Cowalla Rd and Waterville Rd is on a blind hill so when turning onto Cowalla Rd it is not possible to see the oncoming traffic. A safer option would be to consider relocating this properties driveway to enter Cowalla Rd within a safer straight section of road.* • *Waterville Rd is a very narrow road, designed only for local traffic and is already showing signs of fatigue at the entrance of the applicant property. We believe that Waterville Rd would need to be upgraded and widened, for residents' safety, should this application be successful.* *Finally, the closest properties to this application are small rural holdings, which have been specifically chosen by the landowners for the rural character. Allowing this rural character to be changed to industrial is reducing the enjoyment and quality of property for the surrounding neighbours.* *In summary, we oppose this application as it is not consistent with the objectives of the general rural zoning, it does not have sufficient road structure for these large trucks, which creates a road safety risk for residential owners, and it will destroy the local rural character which local residents and the Gingin shire have all been trying to protect.*	The Waterville Road intersection at Cowalla Road is well established and known to the majority of road users. We dispute the characterisation of the intersection as being on a blind hill as it is visible to southbound drivers from at least 250m further north, which we understand is approximately double the distance that it takes for a B-double truck travelling at 80km/h (the maximum permitted by the Main Roads conditions) to stop. <u>Impact on Rural Character</u> As previously detailed, the proposed light industry land use is specifically permitted in this location by Amendment No. 24. The development will take place approximately 1.15km to the south of the Borabilla Place - Waterville Road intersection. The existing farmhouse is visible from the southern part of Borabilla Place as it is located on higher ground, however the proposed hardstand will be barely visible from this distance (if at all) due to it being at ground level and shielded by existing paddock trees. The relatively small scale of development in relation to the overall lot size and the large internal distance from the development to the lot boundary ensures that the overall rural character will remain despite any potential glimpses of activity. The nature of the operation means that different numbers of transportable buildings could be constructed at any one time and will likely be imperceptible from this distant viewpoint most of the time – particularly given the operation will primarily occur in the south-western corner of the hardstand which is shielded by the farmhouse and shed.
2.	Ratepayer	The submitter **does not support** the application and provides the following general comment: - *Financial challenges of the father should have absolutely no bearing on an application for light industry in a rural zoned area.*	<u>Financial challenges</u> This information was provided as background and is not relevant to the planning assessment of this development application as the proposed land use is permitted on this site pursuant to Amendment No. 24.

		- *We have a clear view of the development area from our house which will impact our property value.*	Views Impacts on views and property values are not planning considerations and should not be given due regard by the Shire. Refer to the above commentary about concerns relating to potential impacts on rural character.
		- *Council recently approved Waterville Fresh change of use which will shortly result in increased heavy vehicles and workers vehicles on Waterville Road. Shire Officer commented on poor state of road and intersection at Cowalla and if application is approved, there will be additional traffic. The applicants haven't even repaired the damage to the bitumen on Waterville that happened when they upgraded the road on their property in preparation for the new business. Has a traffic impact report been done.*	Road comments Refer to our commentary under the Impact on Local Roads section above. The landowners (who use the road regularly) disagree that the road is in such a poor state that this development would warrant an upgrade. As mentioned above, this development will only attract approximately 20 employee vehicles and 1-2 trucks each day, which is likely to be within the capacity of Waterville Road given it only provides access to 8 rural properties.
		- *Condition that development area = maximum 3 hectares. Has this already increased to 30700m^2?*	Development size The maximum development area is 30,000m^2, the 700m^2 referred to in the development application submission was in relation to the proposed concrete hardstand beneath and adjacent to the existing shed. This forms part of the overall 30,000m^2 area and is not in addition to it.
		- *When consulted last year we were under the impression that this would be a temporary measure. Rise Urban states that the business intends to grow. If this is the intention, they should be establishing in the appropriate industrial area not on a farm where they are going to disturb the peaceful rural environment – the reason we have chosen to live in this location.*	Temporary use Condition 2 of Additional Use 28 limits development approval to a maximum of 10 year, with potential 5 year extensions if the development meets the requirements of the planning framework at that time. We expect that any approval issued by the Shire will be temporary.

3.	Ratepayer	The submitter **does not support** the application and provides the following general comment: *The plan provided attached to the letter regarding the development is not acceptable. Whilst it shows a north arrow and scale etc. it does not indicate the exact location of the proposed development in relation to the property boundaries of Lot 8081 and the adjacent gazetted roads.* *Light Industrial activity belongs in areas already zoned by the shire specifically for that use. Lot 8021 immediately south of Waterville Road was rezoned for Light Industrial Use under Local Planning Scheme No 9 (LPS No 9) on 18 July 2023. The big question most locals have raised is why?* *We were nearing completion of designing a new home to be built on Lot 121 after recently purchasing the property in July however we feel the proposed application received from the shire regarding development of Lot 8021 will impact significantly on the peaceful rural outlook in the area as indicated in your letter:* *1. Increased traffic volume, B Double trucks twice per day and 20+ light vehicles* *2. Noise* *3. Dust etc.* *The current alignment of the intersection of Waterville Road and Cowalla Road is unsuitable for B Double trucks and presents a significant safety issue.* *We object to the proposed application (your reference BLD/7844) as it affects all stakeholders currently residing in Borabilla Place and our plans to build a permanent residence on Lot 121, Waterville Road.*	Site Plan A site plan showing the location of the proposed development within the wider lot has been provided at the request of the Shire and is also attached to this response. This shows that development is taking place on a relatively small part of the overall lot and is at a suitable distance from the lot boundaries. Refer to our commentary under the Light Industry Use section above. The land was not rezoned – the only change was to add an Additional Use to enable this proposal to be permissible, which it now is given the Minister for Planning opted to approve the Scheme Amendment. Refer to our commentary under the Impact on Rural Character and Impact on Local Roads sections above. Noise and Dust The significant distance between the development and the adjacent landholdings (over 1km minimum) allows for the noise generated from the operation to dissipate over that distance, and means that noise levels are unlikely to be more than that reasonably expected in a rural area (noting that agricultural uses, some of which are noisy, are expected in rural areas). The Shire agreed with our position in its assessment of the Scheme Amendment: "*The impacts from the proposal will likely be contained within the confines of the subject land given the size of the rural lot. Nearby sensitive receptors are unlikely to be adversely impacted.*" The driveway is already constructed and did not require planning approval as it was upgraded to support the ongoing grazing of the land. It is expected that dust from vehicles traversing the driveway will generate limited dust, not unexpected in a rural area, that will not impact nearby properties.

4.	Ratepayer	The submitter **does not support** the application and provides the following general comment: *We oppose application for the following reasons:* *1. All the land in the area is rural in nature, industrial zoning even a small section will change the structuring of the region.* *The WA Planning Commission seeks to protect rural land as a state resource – in particular the mention of 'ensuring retention and protection of rural land for biodiversity protecting natural resource management and protection of valued landscapes and views".* *2. The proposed site for the Industrial development is on top of a hill which will be in view of all properties to the north in Borabilla place. Part of the appeal of this area is the undulating topography of rural land, and having an industrial area with over 20 buildings is not pleasing to the eye in a rural based environment. Also multiple vehicles and trucks per day arriving and leaving on the driveway that leads from road to top of hill will also deplete the currently pleasant view. Our property is on the south west corner of Borabilla place with direct view of 27 Waterville rd property and we enjoy the rural landscape of land, trees and cows. Our planned house site would have a direct view to the proposed industrial site and driveway, which we would not want.* *3. Noise will be of significant concern with the building of up to 20 buildings at any one time with 20 employees per day. Up to 4 B-double trucks and 20 employee vehicles per day arriving and leaving will also add significant noise. Loading and unloading*	Refer to our commentary under the Light Industry Use section above. Refer to our commentary under the Visual Impact section above. Vehicles accessing the site will only be visible for a very limited time on any given day. Refer to our commentary under the Views section above. Refer to our commentary under the Impact on Rural Character section above. Refer to our commentary under the Noise and Dust section above.

		steel components from heavily loaded trucks up to 4 times per day will also be very noisy. As the proposed site is elevated on top of the hill, it would be expected that noise will carry easily across the space to the properties on Borabilla place, thereby disturbing the current peace enjoyed. 4. *Dust rising off the gravel driveway from so many vehicles and trucks using it could also be an issue to residents of Borabilla place. Especially as the wind usually blows from the south, thereby blowing dust over Borabilla place properties.* 5. *The specific vegetation of the area attracts the threatened Black Carnaby Cockatoos and provides an important feeding source. Interference of noise and traffic to the natural habitat could impact the regular inhabitation of these cockatoos.* 6. *A. Increased traffic on Waterville Road will not only be disruptive with noise, but also the road is not designed for the number of vehicles and heavy trucks expected per day with this proposed development.* *B. The bend in Waterville Rd east of the driveway of 27 Waterville Dve, is a blind bend on a narrow road. A fully loaded B-double truck which can be up to 26m in length and meeting a vehicle on that bend could be a significant risk for a serious accident. Furthermore, a truck pulling out from the driveway and turning right will be slow to get going, with a vehicle coming around the bend will not have long to stop in time to avoid hitting a truck pulling out across road.*	<u>Vegetation</u> Very limited removal of vegetation (only isolated paddock trees) is necessary to facilitate the area of hardstand, and none of the vegetation being removed is identified as having environmental value. This was confirmed by the EPA during the scheme amendment process, as they opted not to assess the application. Refer to our commentary under the <u>Impact on Local Roads</u> section above.

		C. The intersection of Cowalla Rd and Waterville Rd has already been identified in the Waterville Fresh application as unsuitable for trucks to turn right at due the decreased view available to the left for other vehicles coming over the rise from the north and amount of time a truck would take to turn and take off potentially causing an accident. Trucks turning right into the road from the north would find it very difficult if not impossible due to the angle of the intersection. This would thereby reduce trucks to have a one way route turning left out of Waterville rd, this then impacts other rural properties north along Cowalla Rd with heavy trucks disturbing their peace also. Cowalla Rd is also narrow in some points with many potholes and would need some regular maintenance to support the increase in heavy truck traffic.	

SCHEDULE OF SUBMISSIONS AND APPLICANTS RESPONSES

DEVELOPMENT APPLICATION: PROPOSED LIGHT INDUSTRY ON LOT 8021 (27) WATERVILLE ROAD, NEERGABBY

No.	Submitter	Submission details	Applicants response
1.	Ratepayer	The submitter **does not support** the application and provides the following general comment: *We would like to lodge our opposition to the abovementioned application on the following grounds.* *As per Shire of Gingin Town Planning Scheme 9, light industry is not permitted by the scheme. The reason for this, as stated by scheme 9, is that the objectives of the General Rural Zone are.* • *Manage land use changes to ensure local rural character in maintained or enhanced, this application will noticeably damage the local rural character.* • *Encourage and protect broad acre agricultural activities such as grazing and horticulture. This application again will not achieve either of these objectives. If anything, I believe that success of this venture will decrease agricultural pursuits. Furthermore, changing the zoning of this property could encourage more industrial applications in this rural area.* • *Maintain and enhance the environmental qualities of the landscape. This development will destroy and environment qualities for those rural properties overlooking this site.* • *Provide for the operation and development of existing, future and potential rural land uses. Allowing this application, we believe, will diminish existing and future rural pursuits as this proposed industry is not in alignment with general rural land uses.* *As owners in Borabilla Place, we are also extremely concerned with the impact this will have on the local roads, as follows;*	<u>Light Industry Use</u> Amendment No. 24 to Local Planning Scheme No. 9 was approved by the Minister for Planning on 9th July 2024. This allowed an additional use on the part of Lot 8021 to which this DA relates allowing *Industry – Light* as an additional use, subject to conditions which the application submission letter confirms are met by this proposal. The proposed use is therefore permitted in this location. <u>Impact on Local Roads</u> The current access from Waterville Road works safely with cars and farm vehicles using the driveway and crossover. Vehicles approaching the driveway from the west will have a straight and clear view of vehicles entering the site from the crest of the hill 250m away. Approaching from the east, all vehicles will have to slow down to take the bend safely. This reduces the risk of conflicts with vehicles turning out of the driveway and will therefore not compromise the safety of the crossover. Waterville Road only provides access to 8 rural properties (including this site), meaning very low usage. The small section (280m) that trucks will use is 6m wide, which is only slightly less than Cowalla Road at 7m, which forms part of Main Roads' B-double truck network. The maximum width of a B-double truck is 2.5m. It is also important to note that there will be only 1-2 truck movements out of the site each day, and most will be shorter than B-double trucks and without trailers. We believe that Waterville Road is suitable for the proposed truck usage at its current width on this basis.

		• *The current entrance to this property is situated on a blind corner of Waterville Rd, which means that large, slow trucks exiting the property could cause a major accident as they won't be visible to oncoming vehicles until the last minute.* • *The intersection of Cowalla Rd and Waterville Rd is on a blind hill so when turning onto Cowalla Rd it is not possible to see the oncoming traffic. A safer option would be to consider relocating this properties driveway to enter Cowalla Rd within a safer straight section of road.* • *Waterville Rd is a very narrow road, designed only for local traffic and is already showing signs of fatigue at the entrance of the applicant property. We believe that Waterville Rd would need to be upgraded and widened, for residents' safety, should this application be successful.* *Finally, the closest properties to this application are small rural holdings, which have been specifically chosen by the landowners for the rural character. Allowing this rural character to be changed to industrial is reducing the enjoyment and quality of property for the surrounding neighbours.* *In summary, we oppose this application as it is not consistent with the objectives of the general rural zoning, it does not have sufficient road structure for these large trucks, which creates a road safety risk for residential owners, and it will destroy the local rural character which local residents and the Gingin shire have all been trying to protect.*	The Waterville Road intersection at Cowalla Road is well established and known to the majority of road users. We dispute the characterisation of the intersection as being on a blind hill as it is visible to southbound drivers from at least 250m further north, which we understand is approximately double the distance that it takes for a B-double truck travelling at 80km/h (the maximum permitted by the Main Roads conditions) to stop. <u>Impact on Rural Character</u> As previously detailed, the proposed light industry land use is specifically permitted in this location by Amendment No. 24. The development will take place approximately 1.15km to the south of the Borabilla Place - Waterville Road intersection. The existing farmhouse is visible from the southern part of Borabilla Place as it is located on higher ground, however the proposed hardstand will be barely visible from this distance (if at all) due to it being at ground level and shielded by existing paddock trees. The relatively small scale of development in relation to the overall lot size and the large internal distance from the development to the lot boundary ensures that the overall rural character will remain despite any potential glimpses of activity. The nature of the operation means that different numbers of transportable buildings could be constructed at any one time and will likely be imperceptible from this distant viewpoint most of the time – particularly given the operation will primarily occur in the south-western corner of the hardstand which is shielded by the farmhouse and shed.
2.	Ratepayer	The submitter **does not support** the application and provides the following general comment: - *Financial challenges of the father should have absolutely no bearing on an application for light industry in a rural zoned area.*	<u>Financial challenges</u> This information was provided as background and is not relevant to the planning assessment of this development application as the proposed land use is permitted on this site pursuant to Amendment No. 24.

		- *We have a clear view of the development area from our house which will impact our property value.*	Views Impacts on views and property values are not planning considerations and should not be given due regard by the Shire. Refer to the above commentary about concerns relating to potential impacts on rural character.
		- *Council recently approved Waterville Fresh change of use which will shortly result in increased heavy vehicles and workers vehicles on Waterville Road. Shire Officer commented on poor state of road and intersection at Cowalla and if application is approved, there will be additional traffic. The applicants haven't even repaired the damage to the bitumen on Waterville that happened when they upgraded the road on their property in preparation for the new business. Has a traffic impact report been done.*	Road comments Refer to our commentary under the Impact on Local Roads section above. The landowners (who use the road regularly) disagree that the road is in such a poor state that this development would warrant an upgrade. As mentioned above, this development will only attract approximately 20 employee vehicles and 1-2 trucks each day, which is likely to be within the capacity of Waterville Road given it only provides access to 8 rural properties.
		- *Condition that development area = maximum 3 hectares. Has this already increased to 30700m^2?*	Development size The maximum development area is 30,000m^2, the 700m^2 referred to in the development application submission was in relation to the proposed concrete hardstand beneath and adjacent to the existing shed. This forms part of the overall 30,000m^2 area and is not in addition to it.
		- *When consulted last year we were under the impression that this would be a temporary measure. Rise Urban states that the business intends to grow. If this is the intention, they should be establishing in the appropriate industrial area not on a farm where they are going to disturb the peaceful rural environment – the reason we have chosen to live in this location.*	Temporary use Condition 2 of Additional Use 28 limits development approval to a maximum of 10 year, with potential 5 year extensions if the development meets the requirements of the planning framework at that time. We expect that any approval issued by the Shire will be temporary.

3.	Ratepayer	The submitter **does not support** the application and provides the following general comment: *The plan provided attached to the letter regarding the development is not acceptable. Whilst it shows a north arrow and scale etc. it does not indicate the exact location of the proposed development in relation to the property boundaries of Lot 8081 and the adjacent gazetted roads.* *Light Industrial activity belongs in areas already zoned by the shire specifically for that use. Lot 8021 immediately south of Waterville Road was rezoned for Light Industrial Use under Local Planning Scheme No 9 (LPS No 9) on 18 July 2023. The big question most locals have raised is why?* *We were nearing completion of designing a new home to be built on Lot 121 after recently purchasing the property in July however we feel the proposed application received from the shire regarding development of Lot 8021 will impact significantly on the peaceful rural outlook in the area as indicated in your letter:* 1. *Increased traffic volume, B Double trucks twice per day and 20+ light vehicles* 2. *Noise* 3. *Dust etc.* *The current alignment of the intersection of Waterville Road and Cowalla Road is unsuitable for B Double trucks and presents a significant safety issue.* *We object to the proposed application (your reference BLD/7844) as it affects all stakeholders currently residing in Borabilla Place and our plans to build a permanent residence on Lot 121, Waterville Road.*	<u>Site Plan</u> A site plan showing the location of the proposed development within the wider lot has been provided at the request of the Shire and is also attached to this response. This shows that development is taking place on a relatively small part of the overall lot and is at a suitable distance from the lot boundaries. Refer to our commentary under the <u>Light Industry Use</u> section above. The land was not rezoned – the only change was to add an Additional Use to enable this proposal to be permissible, which it now is given the Minister for Planning opted to approve the Scheme Amendment. Refer to our commentary under the <u>Impact on Rural Character</u> and <u>Impact on Local Roads</u> sections above. <u>Noise and Dust</u> The significant distance between the development and the adjacent landholdings (over 1km minimum) allows for the noise generated from the operation to dissipate over that distance, and means that noise levels are unlikely to be more than that reasonably expected in a rural area (noting that agricultural uses, some of which are noisy, are expected in rural areas). The Shire agreed with our position in its assessment of the Scheme Amendment: "*The impacts from the proposal will likely be contained within the confines of the subject land given the size of the rural lot. Nearby sensitive receptors are unlikely to be adversely impacted.*" The driveway is already constructed and did not require planning approval as it was upgraded to support the ongoing grazing of the land. It is expected that dust from vehicles traversing the driveway will generate limited dust, not unexpected in a rural area, that will not impact nearby properties.

4.	Ratepayer	The submitter **does not support** the application and provides the following general comment: *We oppose application for the following reasons:* *1. All the land in the area is rural in nature, industrial zoning even a small section will change the structuring of the region.* *The WA Planning Commission seeks to protect rural land as a state resource – in particular the mention of 'ensuring retention and protection of rural land for biodiversity protecting natural resource management and protection of valued landscapes and views".* *2. The proposed site for the Industrial development is on top of a hill which will be in view of all properties to the north in Borabilla place. Part of the appeal of this area is the undulating topography of rural land, and having an industrial area with over 20 buildings is not pleasing to the eye in a rural based environment. Also multiple vehicles and trucks per day arriving and leaving on the driveway that leads from road to top of hill will also deplete the currently pleasant view. Our property is on the south west corner of Borabilla place with direct view of 27 Waterville rd property and we enjoy the rural landscape of land, trees and cows. Our planned house site would have a direct view to the proposed industrial site and driveway, which we would not want.* *3. Noise will be of significant concern with the building of up to 20 buildings at any one time with 20 employees per day. Up to 4 B-double trucks and 20 employee vehicles per day arriving and leaving will also add significant noise. Loading and unloading*	Refer to our commentary under the Light Industry Use section above. Refer to our commentary under the Visual Impact section above. Vehicles accessing the site will only be visible for a very limited time on any given day. Refer to our commentary under the Views section above. Refer to our commentary under the Impact on Rural Character section above. Refer to our commentary under the Noise and Dust section above.

		steel components from heavily loaded trucks up to 4 times per day will also be very noisy. As the proposed site is elevated on top of the hill, it would be expected that noise will carry easily across the space to the properties on Borabilla place, thereby disturbing the current peace enjoyed. 4. *Dust rising off the gravel driveway from so many vehicles and trucks using it could also be an issue to residents of Borabilla place. Especially as the wind usually blows from the south, thereby blowing dust over Borabilla place properties.* 5. *The specific vegetation of the area attracts the threatened Black Carnaby Cockatoos and provides an important feeding source. Interference of noise and traffic to the natural habitat could impact the regular inhabitation of these cockatoos.* 6. *A. Increased traffic on Waterville Road will not only be disruptive with noise, but also the road is not designed for the number of vehicles and heavy trucks expected per day with this proposed development.* *B. The bend in Waterville Rd east of the driveway of 27 Waterville Dve, is a blind bend on a narrow road. A fully loaded B-double truck which can be up to 26m in length and meeting a vehicle on that bend could be a significant risk for a serious accident. Furthermore, a truck pulling out from the driveway and turning right will be slow to get going, with a vehicle coming around the bend will not have long to stop in time to avoid hitting a truck pulling out across road.*	<u>Vegetation</u> Very limited removal of vegetation (only isolated paddock trees) is necessary to facilitate the area of hardstand, and none of the vegetation being removed is identified as having environmental value. This was confirmed by the EPA during the scheme amendment process, as they opted not to assess the application. Refer to our commentary under the <u>Impact on Local Roads</u> section above.

		C. The intersection of Cowalla Rd and Waterville Rd has already been identified in the Waterville Fresh application as unsuitable for trucks to turn right at due the decreased view available to the left for other vehicles coming over the rise from the north and amount of time a truck would take to turn and take off potentially causing an accident. Trucks turning right into the road from the north would find it very difficult if not impossible due to the angle of the intersection. This would thereby reduce trucks to have a one way route turning left out of Waterville rd, this then impacts other rural properties north along Cowalla Rd with heavy trucks disturbing their peace also. Cowalla Rd is also narrow in some points with many potholes and would need some regular maintenance to support the increase in heavy truck traffic.	

14.2 DEVELOPMENT APPLICATION - PROPOSED SIGNAGE - LOT 421 (558) CARABAN ROAD, CARABAN

File	BLD/7018
Applicant	Moore River Brewing Co
Location	Indian Ocean Drive Reserve
Owner	Crown
Zoning	Public Use
WAPC No	N/A
Author	Ross Harper – Planning Officer
Reporting Officer	James Bayliss - Executive Manager Regulatory and Development Services
Refer	Nil
Appendices	1. Location Plan [**14.2.1** - 1 page] 2. Applicant's Proposal [**14.2.2** - 5 pages] 3. Schedule of Submissions and Recommended Responses [**14.2.3** - 2 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider an Application for Development Approval for the installation of two hoarding signs within the Indian Ocean Drive reserve.

- **Sign 1** is proposed approximately 800 metres north of Caraban Road, adjacent to Lot 1 Indian Ocean Drive, Caraban.
- **Sign 2** is proposed 2.1 kilometres south of King Drive, adjacent to 625 Indian Ocean Drive, Wilbinga.

BACKGROUND

Council previously approved, at its Ordinary Meeting held on 18 May 2021, a proposed development comprising a restaurant, microbrewery, and chalets on Lot 421 (558) Caraban Road, Caraban (Moore River Brewing Co.).

The applicant now seeks approval to install two hoarding signs within the abovementioned road reserves for advertising purposes. Each sign will display the business name and directional information, and measure 2.5 metres in height and 2 metres in width.

A copy of the location plan depicting the proposed sign locations is provided (**see appendices**).

A copy of the applicant's proposal is provided (**see appendices**).

COMMENT

Stakeholder Consultation

The application was advertised to Main Roads Western Australia (MRWA) for a period of 42 days in accordance with clause 66 of the *Planning and Development (Local Planning Scheme) Regulations 2015.*

A copy of the Schedule of Submissions is attached (**see appendices**)

PLANNING FRAMEWORK

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

The subject land is zoned *Public Use – Road Reserve* under LPS 9. The land use and development of local reserves is controlled under Part 2 of the Scheme which states:

2.5 Use and Development of Local Reserves

2.5.1. A person must not-
- *a) use a Local Reserve; or*
- *b) commence or carry out development on a Local Reserve, without first having obtained development approval under Part 7 of the deemed provisions.*

2.5.2 In determining an application for development approval the local government is to have due regard to –
- *a) the matters set out in clause 67 of the deemed provisions; and*
- *b) the ultimate purpose intended for the Reserve.*

2.5.3 In the case of land reserved for the purposes of a public authority, the local government is to consult with that authority before determining an application for development approval.

The officer acknowledges that the development is located on a state road reserve, however the above provision relevantly outlines the use and development of reserves. LPS 9 does not prescribe any objectives for *Public Use – Road Reserve,* and therefore it is appropriate to consider the objectives prescribed to the reserve type under the model provisions (*Planning and Development (Local Planning Scheme) Regulations 2015).*

The model provisions do not explicitly reference *Public Use* as a reserve, but do outline the following objectives for 'Public Purpose':

- *To provide for a range of essential physical and community infrastructure.*

Local Planning Policy 1.12 – Advertising Signs (LPP 1.12)

The purpose of this Local Planning Policy is to provide guidance as to the identification of advertising sign types, exemptions and requirements for development approval.

The proposal meets the definition of a Hoarding Sign which is defined as:

A freestanding sign not attached to a building, that is ground mounted, where the sign's largest dimension is horizontal and has two or more supporting posts that can or cannot be seen.

4.2.8 Hoarding Sign

Deemed to Comply Standards

A hoarding sign that meets the following criteria:

a) Maximum of 2m (height-includes clearance from ground) and 3m (length);
b) Minimum ground clearance of 0.5m to the sign and supporting posts to be exposed;
c) Is mounted on support posts anchored to the ground;
d) Limited to one sign per lot; and
e) Not be illuminated

Policy Objectives

3.1. *To ensure advertising signs are minor in scale to the buildings and place they are erected on.*

3.2. To ensure that advertising signs do not adversely impact the amenity of the surrounding area and protect the cultural heritage significance of a building or place.

3.3. To ensure that advertising signs only display services offered for sale and/or produced on the land or related to the approved land use taking place.

3.4. To ensure that advertising signs are maintained to an acceptable standard and do not fall into disrepair.

3.5. To ensure advertising signs do not pose any risk to the safety of pedestrians and motorists due to design and location.

Officer Comment

The proposal generally aligns with Policy Objectives, however it is noted that the signs are not located on the lot that the development is being operated from. Given that vehicle movements related to the approved use were intended to be via Caraban Road and not the internal roads of Woodridge, this departure is viewed as being acceptable in this instance. The signs are not viewed as contributing to visual clutter or creating adverse safety risks for motorists.

The relevant development standards are outlined below:

4.1.2 Advertising signs that do not meet the standard requirements of this Policy are deemed not exempt from development approval and will require the lodgement of an application to the Shire for consideration of approval.

4.1.6 The advertising sign shall achieve the following design and location criteria:

- *Be of a minor nature and subservient to the scale of a building and/or place in which they are installed.*
- *Limited to one sign type per lot frontage.*
- *Not cause visual clutter of the streetscape, building or place.*
- *Not display offensive wording or images.*
- *Only display services offered for sale and/or produced on the land.*
- *Not obscure architectural attributes of a building.*
- *Not cause a nuisance, by way of light spillage, to adjoining or nearby properties.*
- *Not flash, pulsate or chase when illuminated.*
- *Not contain colours that interfere with, or are likely to be confused with, traffic control signals whether illuminated or not.*
- *Not obstruct visual sightlines or movement for motorists and pedestrians.*
- *Not obstruct views of significance.*
- *Not be placed on any natural feature, including a rock or tree, on a thoroughfare, or on any bridge or the structural approaches to a bridge.*

Officer Comment

The proposed signs exceed the 2m maximum height (2.5m proposed) and therefore require development approval. The signs are located within the road reserve and will not obstruct sightlines or views of significance and are not illuminated.

The officer notes that sign 2 (southern sign) outlines two possible routes, being King Drive and Caraban Road.

The officer is of the view that patrons should not be directed or encourage to traverse the Rural Living Estate of Woodridge via King Drive. Encouraging an increase in traffic though a low-density residential estate does not align with the quiet and tranquil lifestyle rural living estate are intended to provide. The officer therefore suggests that this notation be removed from the proposed sign 2 and patrons are only directed to Caraban Road.

Policy and Assessment Guidelines for Static Advertising Signs (MRWA 2024)

MRWA outlines via its submission comments that separate approval is required to be obtained from it, and signage is to be consistent with the above Policy. The officer has not undertaken a detailed assessment against the above, noting that MRWA will assess and administer their framework as it sees fit. A condition to this effect has been included.

Summary

In summary, the officer is of the view that the streetscape and road network are unaffected, and the development is compatible within the reserves. Accordingly, it is recommended that the signage be approved subject to conditions.

RISK IMPLICATIONS

There is a risk that other business owners will apply for signage along Indian Ocean Drive, a heavily used road with exposure to many vehicle users. While signage along state roads is generally reserved for regional tourist attractions, this approval may contribute to proliferation of signage should MRWA not strictly administer their framework.

STATUTORY/LOCAL LAW IMPLICATIONS

Planning and Development (Local Planning Scheme) Regulations 2015

POLICY IMPLICATIONS

Local Planning Policy – 1.12 – Advertising Signs

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning and Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Sorensen SECONDED: Councillor Weeks

That Council grant Development Approval for the installation of two hoarding signs within the Indian Ocean Drive road reserve, with one to be located adjacent to Lot 1 Indian Ocean Drive, Caraban and the other located adjacent to Lot 625 Indian Ocean Drive, Wilbinga, subject to the following conditions:

1. The land use and development shall be undertaken in accordance with the submitted plans, with the exception of Sign 2 that requires reference to King Drive to be removed.

2. This approval is for two signs only.

3. The signs shall be maintained in good condition. The Shire reserves the right to direct the applicant, in writing, to undertake necessary works to maintain the signs to a standard satisfactory to the Shire of Gingin.

4. The approved signage shall not contain any flashing, moving or pulsating lighting nor contain lighting that is distracting to road users.

5. Prior to the commencement of works, the applicant is to demonstrate to the Shire of Gingin that approval has been obtained from Main Roads Western Australia for the signage.

Advice Notes

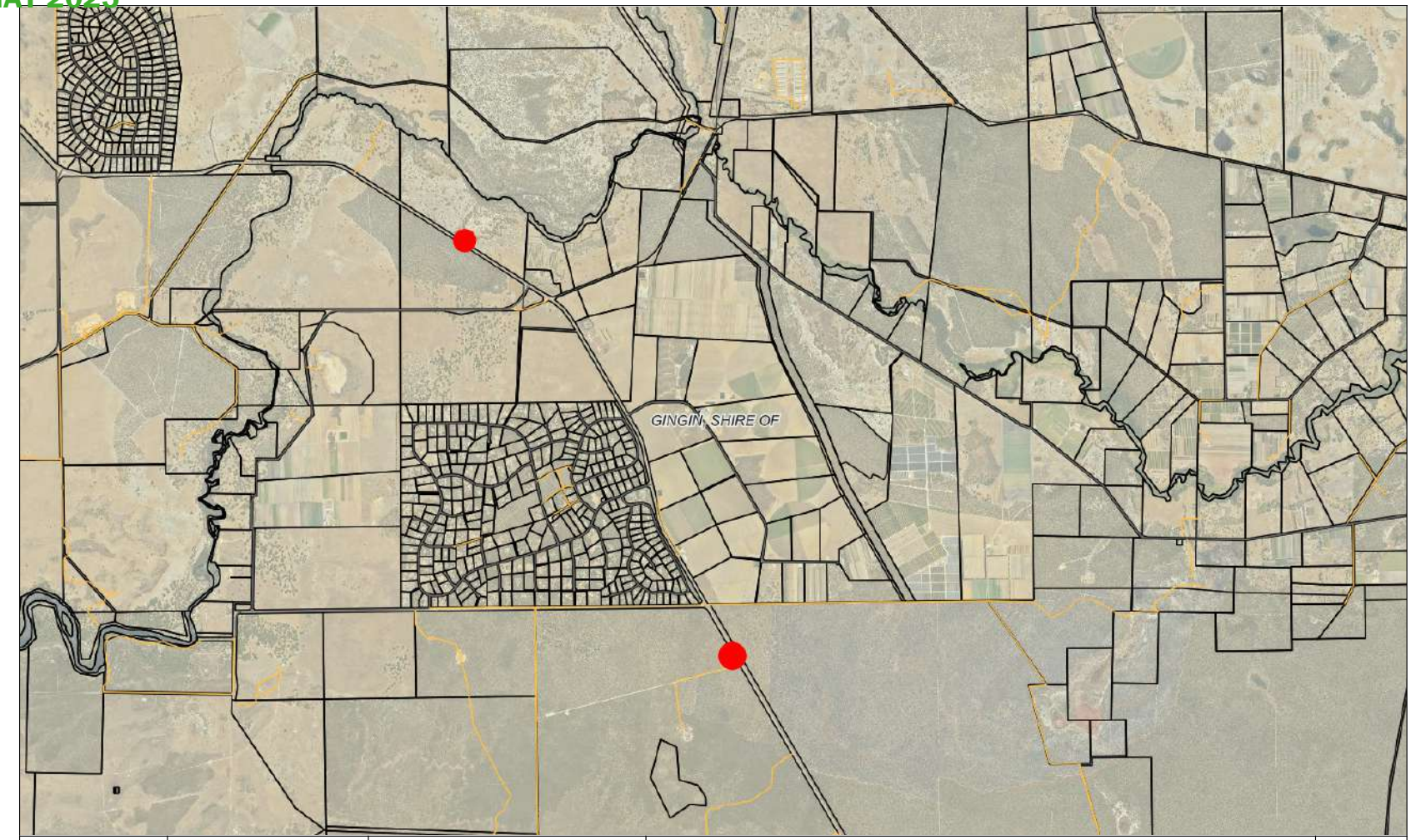
Note 1: If you are aggrieved by the conditions of this approval, you have the right to request that the State Administrative Tribunal (SAT) review the decision, under Part 14 of the *Planning and Development Act 2005*.

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:	This approval is not a building permit or an approval under any law other than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licences required under any other law, and to commence and carry out development in accordance with all relevant laws.
Note 5:	The applicant may be required to indemnify MRWA given the structure is located in a State road reserve under its care and control. Further information can be obtained from MRWA website at the following: Technical & Commercial | Main Roads Western Australia
Note 6:	The applicant is advised that this approval may be revoked should contravention of conditions related to this approval occur.

CARRIED UNANIMOUSLY
7 / 0

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



SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

7 Brockman St
Gingin WA 6503
P: 08 9575 5100
255 Vins Way
Lancelin WA 6044
P: 08 9575 5155
E: mail@gingin.wa.gov.au

Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.

Proposed Sign Locations - Indian Ocean Drive

Scale: 1:60000

Date: 06/05/2025

N

Moore River Brewing Co

558 Caraban Road
CARABAN WA 6041

Sam Smith
sam.smith@gingin.wa.gov.au

Reference: Cover Letter Moore River Brewing Co Road Signage

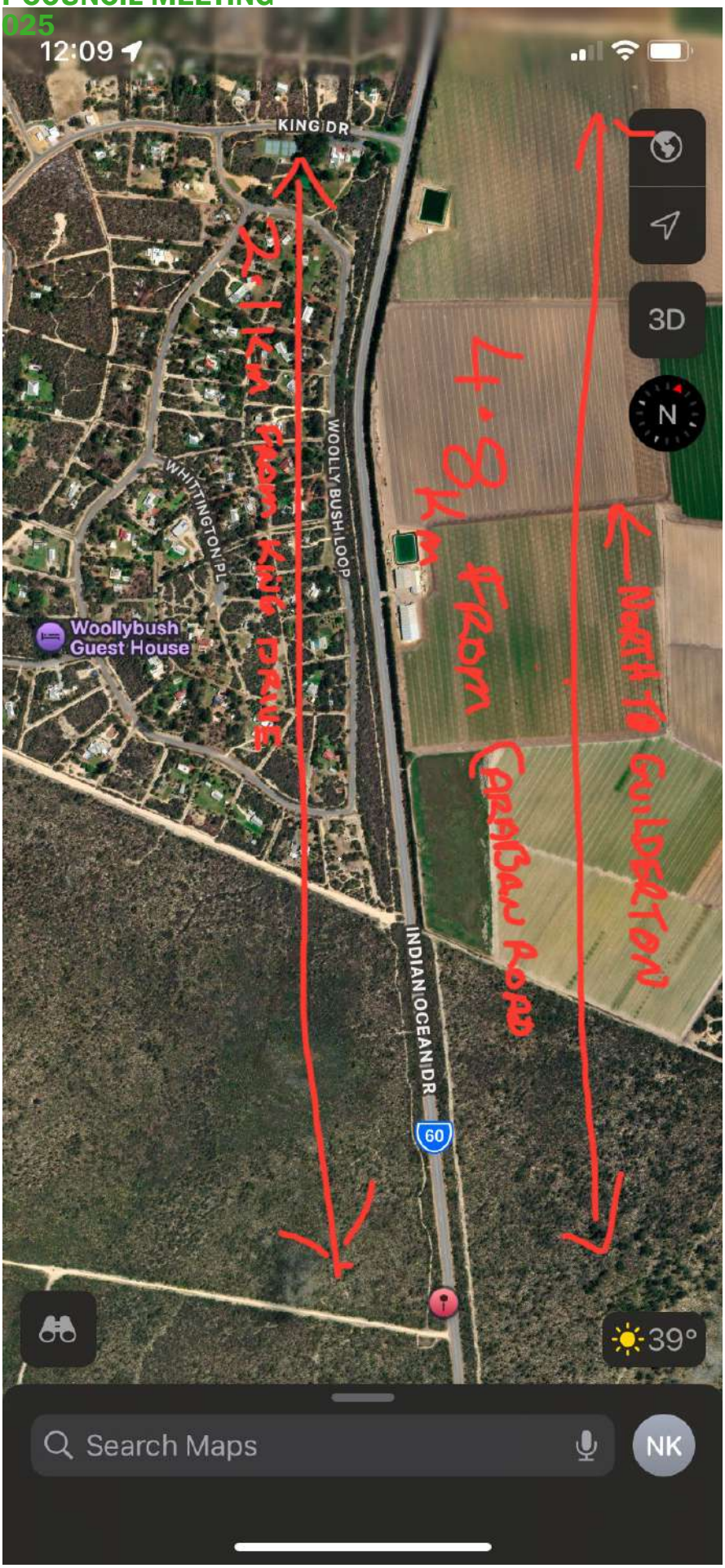
Hi Sam
We are a small family owned Micro Brewery and Restaurant at 558 Caraban Road in Caraban.
We are seeking signs on Indian Ocean Drive and a Street Sign for Caraban Road to help direct customers to the venue location in order to sustain business and ease of finding our venue.
The signs will be no bigger than 2.5 metres by 2 metres.

Sincerely,

N King

Neil King

12:04
OCEAN DR
INDIAN OCEAN DR
CARABAN RD
3D
W
39°
Search Maps
NK
1600
SOUTH TO PERTH


12:09
KING DR
2.1 KM FROM KING DRIVE
WOOLLY BUSH LOOP
WHITTINGTON PL
Woollybush Guest House
4.8 KM FROM CARABAW ROAD
NORTH TO GUILDERTON
INDIAN OCEAN DR
60
3D
N
39°
Search Maps
NK

2.5 metres wide 1.5 metres high

MOORE RIVER BREWING CO

558 CARABAN RD

Subheading

800 METRES

2.5 metres wide 1.5 metres high

MOORE RIVER BREWING CO

558 CARABAN RD

← 4.8KM

OR

← 2KM KING DR

SCHEDULE OF SUBMISSIONS AND APPLICANTS RESPONSES

DEVELOPMENT APPLICATION: SIGNAGE ON LOT 421 (558) CARABAN ROAD, CARABAN

No.	Submitter	Submission details	Applicants response	Officer Response
1.	MRWA	The submitter provides the following general comment: *The Main Roads WA provides the following comment:* *See below and attached (Policy & Application) to proceed with an advertising device on Indian Ocean Dr:* 1. ***Review the Policy:*** *All requirements are within the policy - Updated in September 2024* 2. ***Complete the Application Form****: Fill out all sections of the form thoroughly. Double-check the details to make sure everything is accurate.* 3. ***Submit Your Documents****: Once you have completed the application form, email to MWGreg@mainroads.wa.gov.au* 4. ***Main Roads Review:*** *If compliant – Site visit, sign details, installation details, insurance requirements etc will be requested.* *Please note: The required 10m offset (from guideposts) may not be achievable on this section of Indian Ocean Dr due to the road geometry, road reserve widths and vegetation.* *I would strongly recommend installing beyond the road reserve (on private property, beyond the fence line) -* ***Section 5.1: No application or approval from Main Roads is required to install a***		Noted. A relevant condition will be imposed requiring the applicant to obtain a separate approval from Main Roads WA.

		static sign smaller than 6 m2 beyond the state road reserve.		

14.3 APPLICATION FOR DEVELOPMENT APPROVAL - LOT 9001 LANCELIN ROAD, LANCELIN

File	LND/137
Applicant	Williams Consulting
Location	Lot 9001 Lancelin Road, Lancelin
Owner	VIMG WA Pty Ltd
Zoning	Future Development
WAPC No	NA
Author	James Bayliss - Executive Manager Regulatory and Development Services
Reporting Officer	James Bayliss - Executive Manager Regulatory and Development Services
Refer	Nil
Appendices	1. Location Plan [**14.3.1** - 1 page] 2. Aerial Map [**14.3.2** - 1 page] 3. Applicant's Proposal [**14.3.3** - 7 pages]

DISCLOSURES OF INTEREST

Councillor Vis disclosed an impartiality and indirect financial interest in Item 14.3 as her husband is the owner of a sand-mining company on Old Ledge Point Road, Lancelin, that have quoted for sand provision to this development, and left the meeting at 3:36 pm.

PURPOSE

To consider an Application for Development Approval for Bulk Earthworks on Lot 9001 Lancelin Road, Lancelin.

BACKGROUND

Proposal

The proposal seeks approval to remove a small sand dune located in the development area for Stages 5/6 (201298) and to relocate the material to an area of land in Stages 3/4 (164479) which requires fill to be imported for subdivisional works. Generally bulk earthworks are addressed via subdivision conditions and not via the development application process.

Given subdivision approval for Stages 5/6 remained unapproved at the time of lodgment of this application, the removal of the material on the balance lot constitutes development under the *Planning and Development Act 2005* for which no exemption applies.

Since lodgment of this application, subdivision approval for Stages 5/6 has been forthcoming from the Western Australian Planning Commission. On that basis, the foundation of this application has changed, in that the bulk earthworks should now be considered via clearance of the subdivision conditions. Notwithstanding this, the applicant maintains that the proposal is to nevertheless to be determined given timing constraints with respect to preparing engineering drawings related to the four stages of subdivision. The officer views this application as somewhat unorthodox in view of the above.

Aerial imagery and a location plan are provided **(see appendices).**

A copy of the applicant's proposal is provided **(see appendices)**.

Structure Plan Status

The Lancelin South Structure Plan (LSSP) was initially created to support the rezoning of the subject area from Rural to Development under LPS 8 and to serve as a high-level guide for the lodgement of Outline Development Plans (now referred to as Local Structure Plans). The LSSP also includes the first stage Outline Development Plan within its provisions.

It is noted that prior to the subject land being rezoned, Council required a Deed of Agreement (DoA) to be entered into, generally regarding community infrastructure and facilities. It should be noted that rezoning of the land was only supported by Council once the DoA had been committed. The Urban Development zone was thus contemplated by Council on this basis. Since the rezoning, Council has considered its position on subsequent structure plans and subdivisions that facilitate urban development on the understanding that the DoA obligations would be delivered, as voluntarily agreed.

The existing LSSP was approved by the WAPC in September 2009 and was amended in 2013. No further revisions have occurred. On 20 June 2011 the WAPC approved the Lancelin South (Stage 1) Outline Development Plan (ODP 1) under the broader framework established by the LSSP. ODP 1 is consistent with the Outline Development Plan included in the provisions of the LSSP. Subdivision and development of ODP 1 has been the subject of development to date.

The WAPC is currently considering a request to extend both Structure Plans for a duration of 10 years. The Shire opposes an extension to both Structure Plans.

Subdivision Status

The WAPC is the responsible authority for subdivision approvals in Western Australia. Subdivision applications are registered by the Department of Planning, Lands and Heritage (DPLH) and then referred to relevant State agencies and the local government for comment.

The subject land consists of a portion of Lot 9001 Lancelin Road and is located within the approved Lancelin South Stage One Outline Development Plan (ODP). The subdivision approval history to date is outlined below:

- In July 2011, subdivision approval (143820) was granted for Stage 1 to create 50 lots.
- On 13 March 2023 subdivision approval (163013) was granted for Stage 2, with a revised plan being approved on 23 May 2023. Stage 2 is currently under construction and consists of 66 lots.
- On 23 May 2024 Stages 3 and 4 were approved. Construction of these stages is yet to commence and consists of 119 lots.
- On 30 April 2025 Stages 5 and 6 were approved. Construction of these stages is yet to commence and consists of 252 residential lots and 1 commercial lot.

The Structure Plan is due to expire on 19 October 2025. The landowner currently has approval for 438 lots (stage 2 - 66 lots under construction, Stages 3/4 – 119 lots pending approvals, Stages 5/6 – 253 lots pending approvals).

Legal dispute

There are two items of litigation commenced by VIMG:

- Judicial review proceedings commenced in the Supreme Court of Western Australia on 2 April 2025; and
- Review proceedings commenced in the State Administrative Tribunal on 28 March 2025.

In the Supreme Court judicial review proceedings, VIMG purports to challenge the validity of the DoA entered into by VIMG entities with the Shire of Gingin. The current DoA is a successor arrangement to a series of earlier deeds with the Shire, where the other party was initially the 2001 landowner J Matthews, and more recently various VIMG entities. The first such deed was entered into in 2001.

The substantive obligations have changed somewhat over the years under the various deeds, but they are in essence the same. With each change of ownership, the incoming owner (including the current VIMG entities which are the registered proprietors of the relevant land) have covenanted to observe and perform the obligations of their predecessors in title as if named as parties to the original deeds.

The implications of the position taken by VIMG are that, until the Supreme Court proceedings are determined, there is no assurance that the infrastructure which VIMG and its predecessors in title committed to providing (or paying contribution towards) will be capable of being delivered.

The use of Developer Agreements is recognised and countenanced by the Western Australian Planning Commission in its *State Planning Policy 3.6: Infrastructure Contributions*. SPP 3.6 Part 6.7 outlines three different mechanisms for calculating and applying contributions for infrastructure generally, being:

(a) through the subdivision and development process – conditions

(b) through Development Contribution Plans which are written into local planning schemes; and

(c) by **Developer Agreements**.

The Lancelin South Development Deed falls into the category of a 'Developer Agreement' for community infrastructure requirements. SPP 3.6's also states:

> *'The careful planning and coordination of infrastructure is fundamental to the economic and social well-being of any community. New development and redevelopment needs to ensure the cost-effective, and appropriately-timed provision of infrastructure and facilities such as roads, public transport, water supply, sewerage, electricity, gas, telecommunications, drainage, open space, schools, health, community and recreation facilities.*
>
> *The provision of essential infrastructure influences the standard of living, mobility and lifestyle choices of a community and underpins the ability to achieve compact, connected and consolidated urban growth…'.*

At all times prior to 28 February 2025, the Shire had no reason to doubt that the infrastructure required to be provided or funded under the DoA would be provided, and that to the extent that the Developer had committed to meeting or contributing towards that infrastructure either in-kind or monetarily, those contributions would be forthcoming. The Shire had no reason to pass on any concerns to the WA Planning Commission that the infrastructure that is contemplated as a matter of orderly and proper planning, would not be delivered, and that in so far as the cost burden of that fell on the Developer, it would not be met.

However as from 28 February 2025, VIMG's denial that it is bound by any obligations under the Deed means that the delivery of all of that infrastructure is in doubt and requires a Supreme Court determination.

Despite the Shire's recommendations to the WAPC for deferral or refusal of these planning decisions, on 30 April 2025, the Western Australian Planning Commission issued subdivision approval in respect of VIMG's subdivision Stages 5 and 6.

The WAPC's position on the extension of the LSSP and the ODP, has not yet been made.

COMMENT

Stakeholder Consultation

Clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015* provides for a local government to waive advertising if scheme departures are minor. The officer was unable to identify an impacted stakeholder to refer this proposal to, as it is generally isolated from nearby residents.

Notwithstanding the above, the officer notes that the entire community of the Shire of Gingin is viewed as an impacted stakeholder in relation to the broader Lancelin South future urban development.

PLANNING FRAMEWORK

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

The subject land is zoned Future Development, the objectives of which are to:

a) *Designate land considered to be generally suitable for future development and to prevent such land being used or developed in a manner which could prejudice its possible future use for planned infrastructure.*

b) *Provide for sustainable development of land in an orderly manner with appropriate levels of physical infrastructure and human services; and*

c) *Ensure the orderly development of the land, through the requirement for the preparation and endorsement of a Structure Plan in accordance with the provisions of Part 4 of the deemed provisions, as a pre-requisite to subdivision or development of the land.*

Urban development of the land aligns with the LSSP and Stage One - Outline Development Plan (ODP) which expire this year. The land has been identified for this purpose, however on the basis of a developer agreement. In view of the history outlined above, the Shire has opposed an extension to both planning instruments.

Objective b) is particularly relevant as it requires land to be planned for in a sustainable and orderly manner with appropriate levels of community infrastructure.

As foreshadowed under the Background section of this report, the Shire and the landowner are currently in a dispute regarding the validity of a Developer Agreement that relates to the provision of community infrastructure and facilities. Future urban development should not be progressed in such circumstances, as there is currently no assurance that a sustainable urban development with an appropriate level of community infrastructure will result.

To deliver urban development of this scale in the absence of appropriate community infrastructure does not reflect a sustainable development and is contrary to the principles of orderly and proper planning. It is inappropriate to support development (bulk earthworks) that progresses future urban development in this context. The proposal does not therefore demonstrate consistency clause 3.2.9 b) of LPS 9.

Use Classification

Generally development proposals are applied a use class, which correlates with permissibility under the zoning table under LPS 9. The zoning table refers to clause 3.4.3 for development within the 'future development' zone.

Clause 3.4.3 of LPS 9 states:

3.4.3 If the Zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land.

a) a structure plan.

The LSSP and ODP is due to expire on 19 October 2025 (in 5 months). The Shire has previously opposed an extension to these planning controls with a decision yet to be made. It would not be orderly and proper to facilitate the progression of urban development, which the bulk earthworks proposal does, which relates to a structure plan with a lifespan of 5 months and one that outlines the provision of community infrastructure the subject of a legal dispute. Clause 3.4.3 of LPS 9 requires Council to have regard to this.

The officer notes that in the event the Developer Agreement dispute is resolved and the LSSP and ODP approval periods are extended, the progression of urban development on the subject land aligns with the planning controls in place. Alas that is not currently the case.

On balance of the above commentary, the proposal does not demonstrate consistency with cl 3.4.3 of LPS 9.

Planning and Development (Local Planning Scheme) Regulations 2015 (Deemed Provisions)

In accordance with Schedule 2, Part 9, Clause 67 of the Deemed Provisions, the local government is to have due regard to a range of matters to the extent that, in the opinion of the local government, those matters are relevant to the subject of the application. In this instance, the following matters are considered to be relevant, with the officer comments outlined below:

a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;

h) any structure plan or local development plan that relates to the development;

w) the history of the site where the development is to be located;

zb) Any other planning consideration the local government considers appropriate.

The history and status of the subdivisions, structure planning and legal dispute outlined throughout this report are relevant planning considerations, as empowered by the above provisions. The history outlines the impending expiry of a structure plan with the provision of community infrastructure currently unknown. Support for bulk earthworks to progress urban development in view of the above does not align with orderly and proper planning principles and is inconsistent with the zone objectives under LPS 9, as outlined in the report above.

Summary

For the reasons outlined in the assessment above, the proposed development is not supported. The officer understands that the proponent will likely be aggrieved by this approach, and assuming Council forms the same view, appeal rights are likely to be exercised.

RISK IMPLICATIONS

In the event the proposal is supported, there is risk that future urban development will be constructed with inadequate community infrastructure. In the event that the officer recommendation is supported, it is probable that the proponent will initiate further litigation or SAT proceedings which comes at a cost to defend.

STATUTORY/LOCAL LAW IMPLICATIONS

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Gingin Local Planning Scheme No.9

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning and Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Peczka SECONDED: Councillor Weeks

That Council refuse Development Approval for 'Bulk Earthworks' on Lot 9001 Lancelin Road, Lancelin for the following reasons:

1. Having regard to Clause 67(2)(a) of the Deemed Provisions, the development is inconsistent with the objectives of the zone (clause 3.2.9) under Local Planning Scheme No. 9.

2. Having regard to Clause 67(2)(b), (h), (w) and (zb) of the Deemed Provisions, the proposal is inconsistent with the principles of orderly and proper planning.

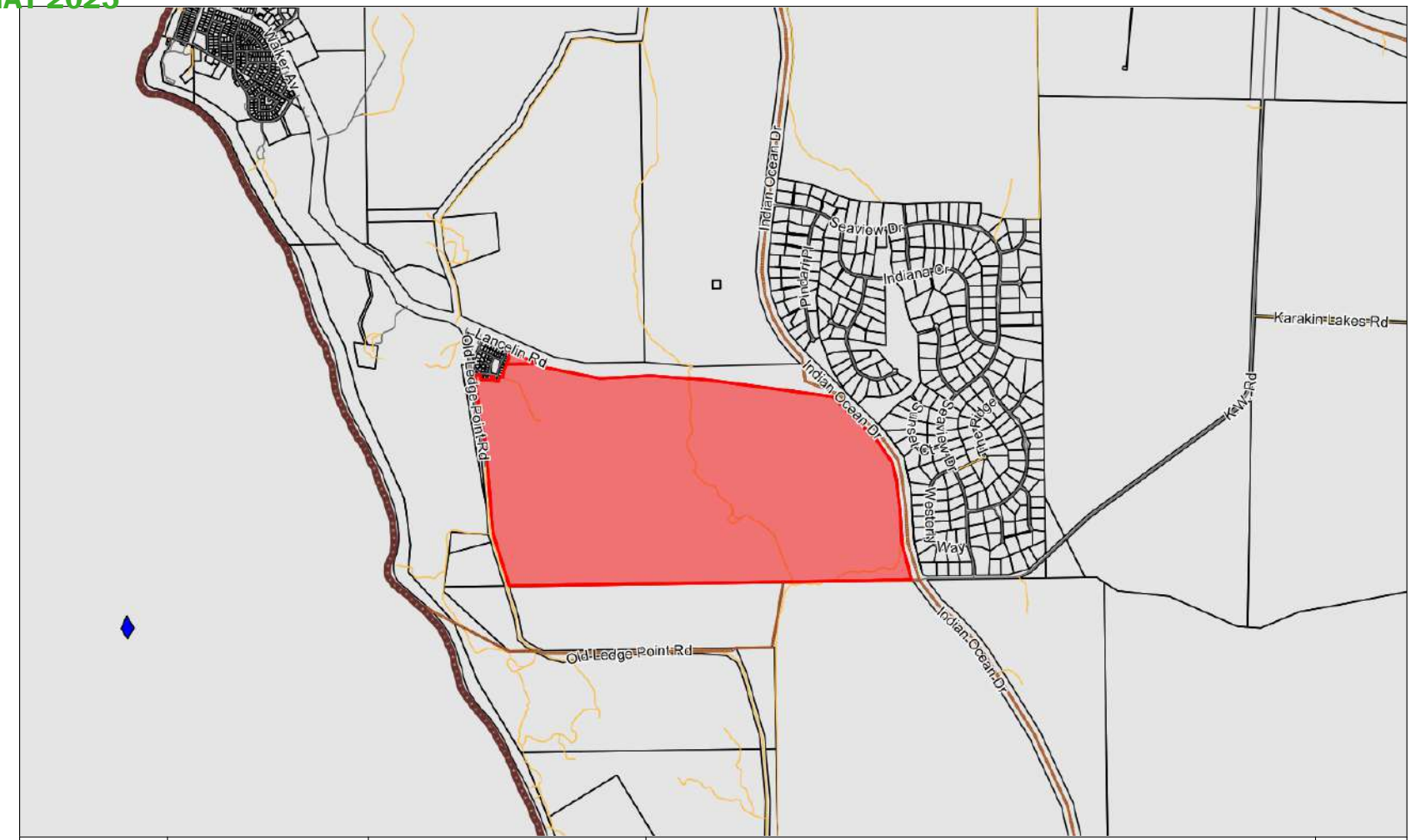
Advice Notes:

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

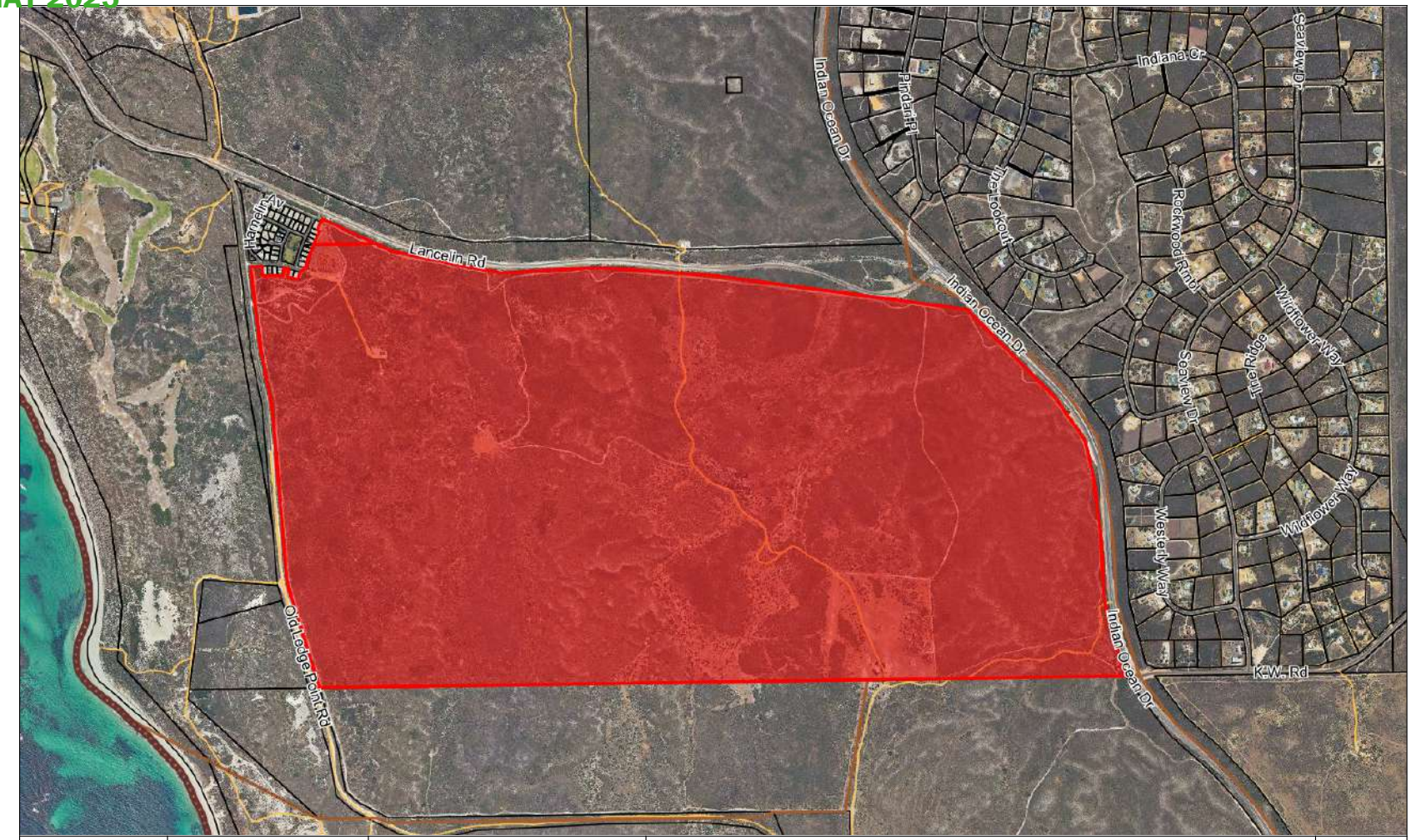
CARRIED UNANIMOUSLY
6 / 0

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

Councillor Vis returned to meeting at 3:37 pm.



SHIRE OF GINGIN HISTORY | BEAUTY | PROSPERITY	7 Brockman St Gingin WA 6503 P: 08 9575 5100 255 Vins Way Lancelin WA 6044 P: 08 9575 5155 E: mail@gingin.wa.gov.au	Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.	Location Plan - Subject Lot Scale: 1:43894 | Date: 05/03/2025	N



SHIRE OF GINGIN
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Aerial Map - Subject Lot

Scale: 1:21947

Date: 05/03/2025

N

Williams Consulting- Town Planning and Project Management

0418 116 216 sam@williamsconsulting.page 354 Redman Road, Scotsdale WA 6333

26 March 2025

Chief Executive Officer
Shire of Gingin
PO Box 510
Gingin WA 6503

Dear Sir/Madam,

DEVELOPMENT APPLICATION (BULK EARTHWORKS) - LOT 9001 LANCELIN ROAD, LANCELIN

The following application has been prepared on behalf of the owners of Lot 9001 Lancelin Road, Lancelin (the '*site*')– VIMG WA Pty Ltd. This application seeks approval from the Shire of Gingin to undertake bulk earthworks associated with construction of Stages 3 and 4 of Lancelin South residential estate and bushfire mitigation works surrounding the development of Stage 3 and 4.

A legal description of the site is provided in **Table 1**. A copy of the Certificate of Title is provided at **Appendix A**.

Lot No.	Area (ha)	CT Vol/Fol	Plan No.	Ownership
9001	540.97	2816/596	P073642	VIMG WA PTY LTD

Table 1: Subject Site Legal Description

Development of Lancelin South commenced in 2011, with various stages created/under construction as follows:

- **Stage 1**- Circa 50 lots developed with all lots sold and up to 30 houses constructed.
- **Stage 2** with WAPC ref: 163013 - 66 lots currently under construction, with titles expected in July 2025. All lots comprising stage 2 have been pre-sold.
- **Stage 3 & 4** with WAPC ref:164479 - 119 lots. Civil works are forecast to commence in April 2025 with titles expected mid 2026. All lots comprising Stage 3 and 4 have been pre-sold.
- **Stage 5 & 6** with WAPC ref: 163013– 253 lots currently awaiting WAPC approval.

A quantity of fill is required to achieve suitable ground levels for Stages 3 & 4, while Stages 5 & 6 require the natural ground levels to be reduced (cut). This application seeks approval to cut 42,145m^3 of soil from a 3.2787 ha area identified in Stages 5 & 6. The soil will be redistributed as fill to Stages 3 & 4 to achieve suitable ground levels. Importantly, the soil will not be transported off-site.

Engineering drawings showing the area subject to cut, as well as existing and proposed surface levels are included at **Appendix B**.

In addition to this, as per the subdivision approval for Stage 3 and 4 which identifies a suitable setback for bushfire mitigation, this application requests approval for clearing this area. This area was not included in the engineering drawings for Stage 3 and 4 lodged with the Shire of Gingin on 30 November 2024, which VIMG has not received approval for. We request this additional clearing area form part of the approval for the Stage 3 and 4 engineering works (refer **Appendix C**).

Should you have any questions regarding the information contained in this correspondence, please do not hesitate to contact the undersigned on 0418 116 216.

Yours faithfully,

Sam Williams
Town Planner

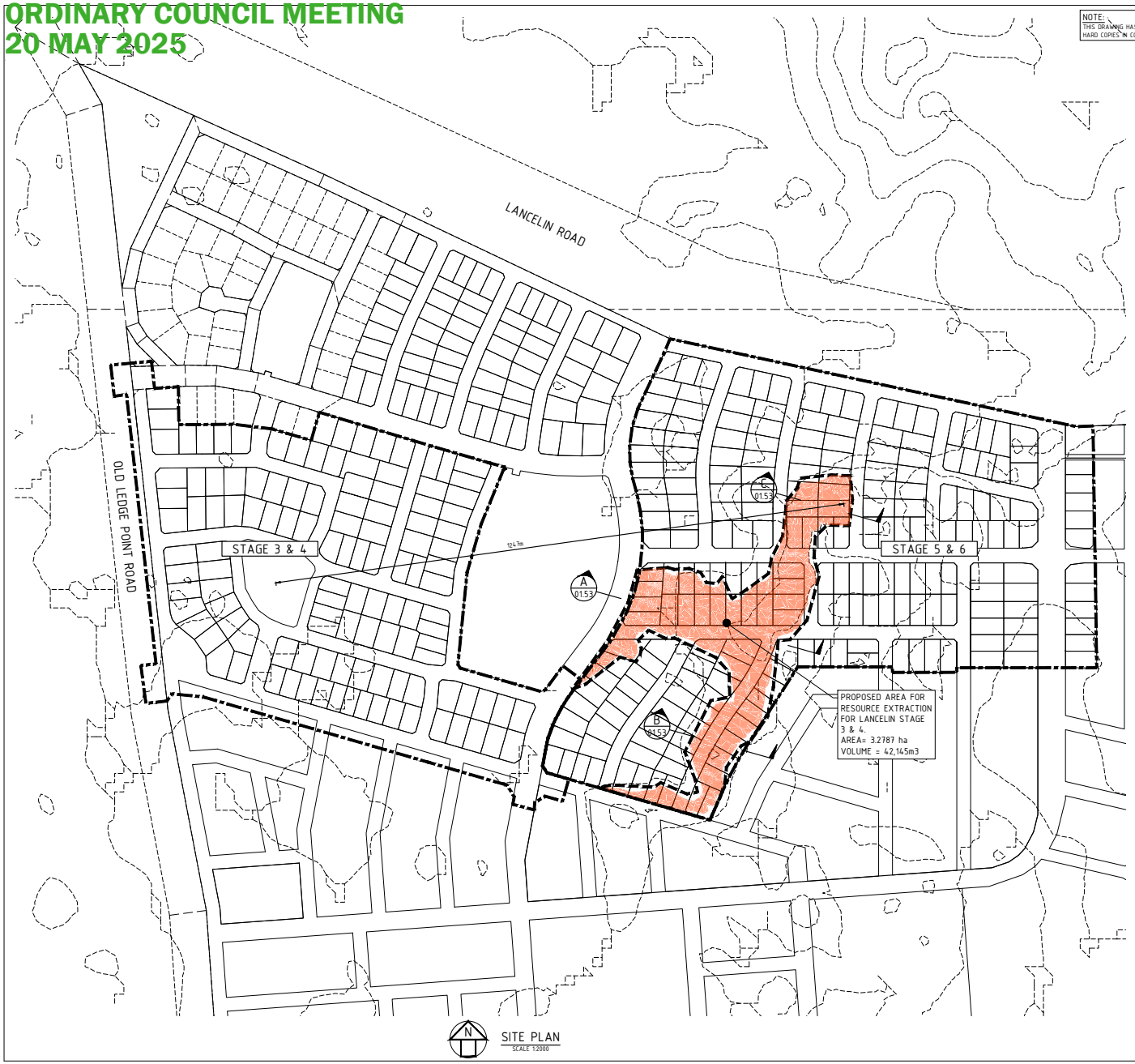
Enc:

Appendix A – Certificate of Title

Appendix B – Engineering Drawings

Appendix C – Clearing Drawings

APPENDIX B – ENGINEERING DRAWINGS



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NOTES

LEGEND:

STAGE BOUNDARIES

EXTENT OF WORKS BOUNDARY

1:2000 AT A1
0 20m 40m 80m 120m

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DRAWN	DATE
A	ISSUED FOR INFORMATION	DA	25/03/25

peritas

PERTH
P: 08 6336 9299
A: 34 GOODWOOD PDE, BURSWOOD, WA 6100
E: ENQUIRE@PERITASGROUP.COM.AU

MELBOURNE
P: 03 8657 9292
A: 1 QUEENS ROAD, MELBOURNE, VIC 3004
E: ENQUIRE@PERITASGROUP.COM.AU

CLIENT:

VIMG

DESIGNED	DRAWN	CHECKED
D. AYRES	D. AYRES	A. SMITH
DESCRIPTION	PROJECT NO	SCALE
LC694/AHD	163013	1:2000 @ A1
DRAWING NOT FOR CONSTRUCTION UNLESS SIGNED BELOW		DATE
		MARCH 2025

PROJECT:
LANCELIN RESIDENTIAL DEVELOPMENT
LOT 9000 & 9001 LANCELIN ROAD, LANCELIN
WA, 6044

TITLE:
RESOURCE EXTRACTION
SITE PLAN

PROJECT NUMBER	DRG NUMBER	REV.
PC24278	CI-01.53	A

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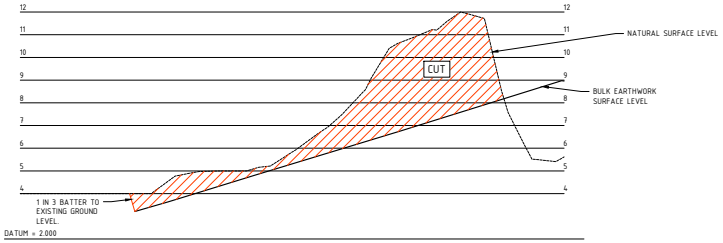
NOTES



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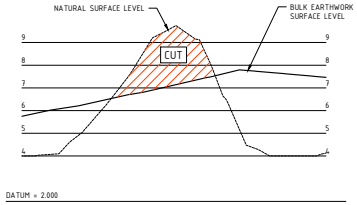

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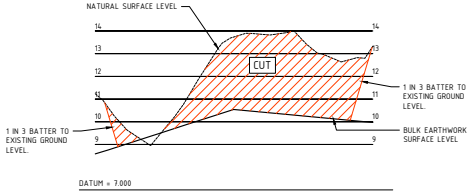

SECTION C
SCALE H1:1000 V1:100 01.53

1:100 AT A1
0 1m 2m 4m 6m

1:1000 AT A1
0 10m 20m 40m 60m

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DRAWN	DATE
A	ISSUED FOR INFORMATION	DA	25/03/25

peritas
PERTH
P: 08 6336 9299
A: 34 GOODWOOD PDE, BURSWOOD, WA 6100
E: ENQUIRE@PERITASGROUP.COM.AU
MELBOURNE
P: 03 8657 9292
A: 1 QUEENS ROAD, MELBOURNE, VIC 3004
E: ENQUIRE@PERITASGROUP.COM.AU

CLIENT
VIMG

DESIGNED	DRAWN	CHECKED
D. AYRES	D. AYRES	A. SMITH
DESCRIPTION	W.O.C. No	SCALE
LCG94/AHD	163013	AS SHOWN @ A1
THIS IS NOT FOR CONSTRUCTION UNLESS SIGNED BELOW		DATE OF ISSUE
		MARCH 2025

PROJECT
LANCELIN RESIDENTIAL DEVELOPMENT
LOT 9000 & 9001 LANCELIN ROAD, LANCELIN
WA, 6044

TITLE
RESOURCE EXTRACTION
CROSS SECTIONS

PROJECT NUMBER	DRG NUMBER	REV.
PC24278	CI-01.52	A

APPENDIX C- CLEARING DRAWINGS

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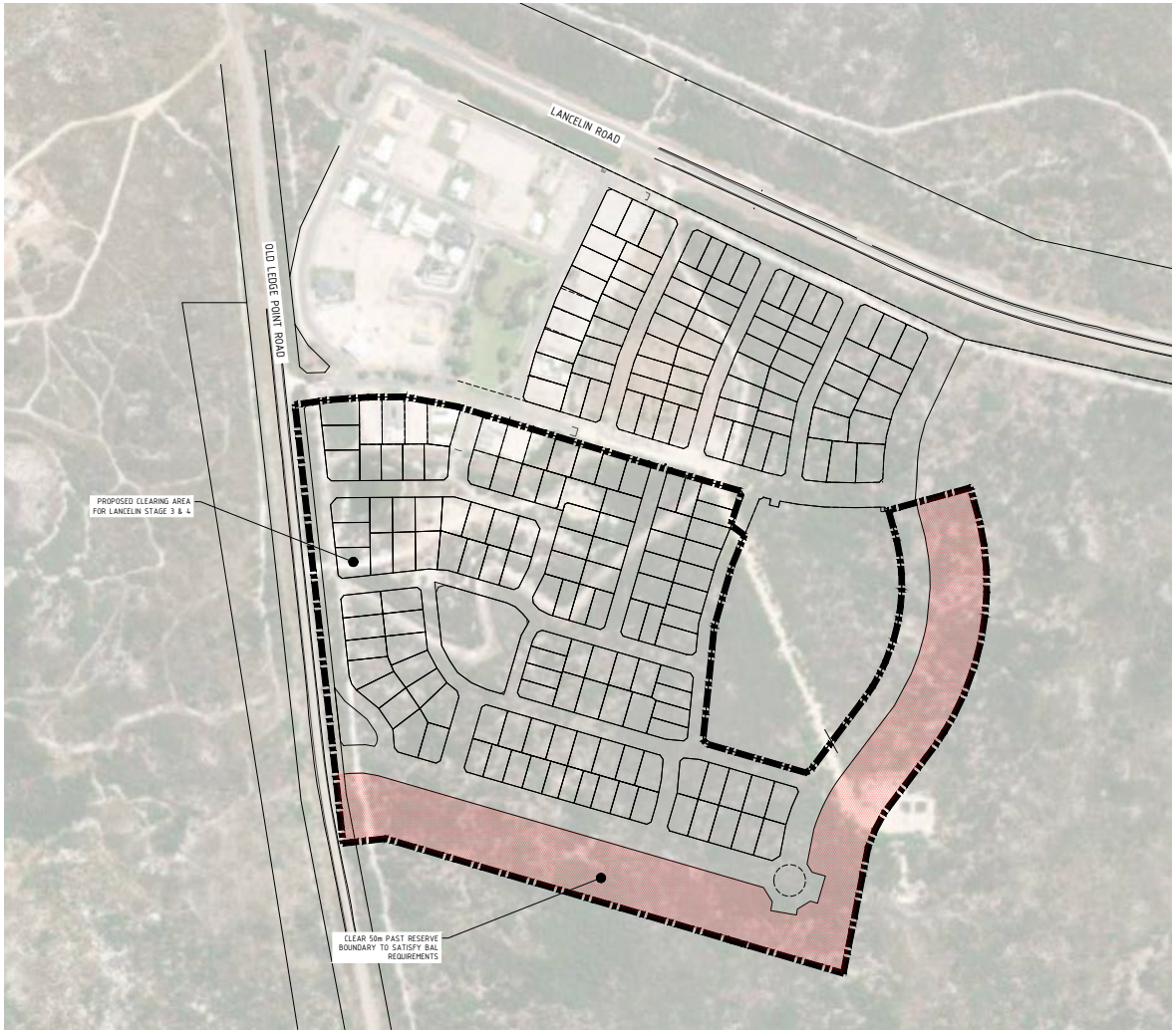
NOTES

LEGEND:

EXTENT OF WORKS BOUNDARY

50m BAL CLEARING AREA



CLEARING PLAN
SCALE 1:2000

1:2000 AT A1
0 20m 40m 80m 120m

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DRAWN	DATE
A	ISSUED FOR INFORMATION	AO	18/11/2024
B	BAL CLEARING AREA ADDED	MO	14/02/2025

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DESIGNED	DRAWN	CHECKED
D. AYRES	AO	A. SMITH
DESCRIPTION	WORK NO.	SCALE
LCG94/AHD	163013	1:2000 @ A1
DRAWING IS NOT FOR CONSTRUCTION UNLESS SIGNED BELOW		DATE
		NOV 2024

PROJECT:
LANCELIN RESIDENTIAL DEVELOPMENT
STAGE 3 & 4
LOT 9000 & 9001 LANCELIN ROAD, LANCELIN
WA, 6044

TITLE:
CLEARING PLAN

PROJECT NUMBER	DRG NUMBER	REV
PC24278	CI-01.50	B

14.4 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED RURAL PURSUIT (KEEPING OF ONE HORSE) ON LOT 18 (124) STARBUSH WAY, GINGINUP

File	BLD/7500
Applicant	Benjamin Allan Connors and Tori Alice Cullen
Location	Lot 18 (124) Starbush Way, Ginginup
Owner	Benjamin Allan Connors and Tori Alice Cullen
Zoning	Rural Living 1
WAPC No	NA
Author	Lilian Yek – Altus Planning (Planning Consultant)
Reporting Officer	James Bayliss - Executive Manager Regulatory and Development Services
Refer	17 September 2024 - Item 14.4
Appendices	1. Location Plan [**14.4.1** - 1 page] 2. Aerial Plan [**14.4.2** - 1 page] 3. Applicant's Proposal - Horse Management Plan [**14.4.3** - 19 pages] 4. Schedule of Submissions and Recommended Responses [**14.4.4** - 3 pages] 5. DPIRD Stocking Rate Guidelines [**14.4.5** - 6 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider an Application for Retrospective Development Approval for a Rural Pursuit (keeping of 1 horse) on Lot 18 (124) Starbush Way, Ginginup.

BACKGROUND

Council at its Ordinary Meeting on 17 September 2024 resolved to refuse development approval for the keeping of 2 horses on the subject land. The proponent has therefore revised the proposal to comprise of keeping 1 horse, for up to a maximum of 14 days per month. In addition, further detailed information in relation to horse management practices has been provided.

The subject lot is 1.2 hectares (ha) in area and is zoned Rural Living 1 pursuant to Local Planning Scheme No. 9. The property is located within the Country Heights Estate, approximately 6km north of the Gingin townsite. The subject site consists of an existing single house.

The development comprises of the following:

- Retrospective horse paddock/yard (33m x 55m);
- Equestrian round yard (10m diameter);
- Sea container for storage (20ft); and
- Stocking of 1 horse (maximum 14 days per month).

The development is located on an existing cleared area of land at the rear of the property which measures approximately 1,815m^2. There are a few established trees within the yard which are intended to be retained.

A location plan and aerial imagery are provided **(see appendices).**

The Applicant's proposal is provided **(see appendices).**

COMMENT

Stakeholder Consultation

The application was advertised to surrounding landowners by way of letter for a period of 14 days in accordance with clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015.* The Shire received 1 submission during the advertising period. The submitter has no objection to the proposal in principle but did raise concerns about the management of manure and stable fly.

The application was also referred to the Department of Primary Industries and Regional Development (DPIRD) for a period of 42 days in accordance with clause 66 of the *Planning and Development (Local Planning Scheme) Regulations 2015.* DPIRD objected to the proposal on the basis that there is no groundcover to support stocking of animals onsite. DPIRD stated the absence of groundcover would cause soil degradation and nutrient leaching over time.

A copy of the schedule of submissions and recommended responses is provided **(see appendices).**

PLANNING FRAMEWORK

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

The property is zoned Rural Living 1 as per Schedule 8 of LPS 9. The objectives of the Rural Living zone are to:

a) Protect the rural environment and landscape;

b) Accommodate single dwellings at very low densities on individual allotments beyond the urban areas;

c) Restrict and limit the removal of natural vegetation and encourage revegetation where appropriate;

d) Prevent threats to the amenity of the zone and impacts on wildlife and native vegetation caused by the grazing of livestock;

e) Avoid increased fire risk to life and property through inappropriately located and designed land use, subdivision and development; and

f) Provide for a suitable level of physical and community infrastructure.

The keeping of hooved animals falls under the land use Rural Pursuit which is defined as follows:

Means any premises used for –

a) The rearing or agistment of animals;

b) The stabling, agistment or training of horses;

c) The growing of trees, plants, shrubs or flowers for replanting in domestic, commercial or industrial gardens; or

d) The sale of produce grown solely on the lot but does not include agriculture – extensive or agriculture intensive.

The use class Rural Pursuit is a D use in the Rural Living zone. This means the use is not permitted unless the local government has exercised its discretion by granting development approval.

Site Requirements

Clause 4.7.1 Table 2 of LPS 9 sets out the site requirement for Rural Living zone. The setback requirement is 20m from all boundaries.

The paddock has a boundary setback of 5m in lieu of 20m from north, east and west boundaries. Given the variation consists of rural type fencing (3 strand wire and post electric fence), it is unlikely to result in adverse amenity impacts.

The proposed sea container for storage and round yard complies with the setback requirements.

Zone Specific Development Standards

Clause 4.8.5 of LPS 9 sets out zone specific development standards for Rural Living Zone. Two pertinent development standards have been outlined below.

4.8.5.6 *No natural vegetation shall be removed without prior written approval of local government, unless its removal is necessary for construction of a building, firebreak or boundary fence.*

Officer Comment:

No trees are proposed to be removed, although it is noted that there are existing mature (Eucalyptus) trees within the proposed horse paddock.

The proposed development is also located at the rear of the property with no visibility to the streetscape. It is also located within an area where there is established vegetation to provide sufficient visual screening from dwellings and their immediate surrounds on adjoining properties.

4.8.5.8 *The keeping of horses, sheep, goats and other grazing animals, where permitted, shall not exceed the stocking rates recommended by Agriculture Western Australia for the applicable pasture types.*

Officer Comment:

Stocking rates are considered against DPIRD's Stocking Rate Guidelines for Small Rural Holdings, Swan Coastal Plain and Darling Scarp and Surrounds, Western Australia (Stocking Rate Guidelines). The officer is of the view that Appendices 1 – 3 of the Stocking Rate Guidelines are particularly relevant when considering this matter, and on that basis these have been provided for Council's information (**see appendices**).

In addition, the proposal has been referred to DPIRD for comment, with the Department responding as follows:

Livestock stocking rates are standardised using Dry Sheep Equivalents (DSE), where a 50 kg wether is the accepted standard. In the context of rural small holdings, stocking rates refer to the numbers of livestock that can be consistently kept on an area of pasture all year round with minor additional feed and without causing environmental degradation such as wind or water erosion, tree decline, or increasing nutrients in waterways or groundwater.

A horse is 10 DSE. The application states that the horse will be present for up to 14 days per months, which works out to 168 days per year. Therefore, the effective proposed stocking rate is ***4.60 DSE*** *(10 x (168/365) = 4.60).*

The mapped soil landscape unit for the property is the Dandaragan Buccleugh sandy phase (222DaBHs) which has a Land Capability Assessment code of B1, meaning that the soil can support 6 DSE/ha.

*The paddock where the horse is proposed to be kept is 33 x 55 metres, or 0.1815 ha. 0.1815 ha multiplied by 6 DSE/ha equals a maximum sustainable dry stocking rate of **1.09 DSE**.*

Only areas of open pasture can be counted when assessing the area available for livestock. Areas covered by infrastructure (e.g. houses, sheds, tracks, roads, debris etc) and native vegetation cannot be included in the available area.

Bare areas of ground are by default zero DSE/ha and cannot be stocked or included in the calculation of available area.

*The aerial photography shows that there is little to no groundcover. Therefore, the maximum sustainable dry stocking rate for the property is **zero DSE**.*

As the proposed stocking rate exceeds the maximum sustainable dry stocking rate for the property, DPIRD cannot support the proposal.

There must be a minimum of 50% groundcover maintained evenly across the property at all times of the year to prevent land degradation through soil erosion, with a target of at least 70% groundcover.

Any clearing requires a relevant permit from DWER. Damage to vegetation caused by livestock is considered to be clearing. This includes direct damage and damage caused by compaction of the surrounding soil which affects the roots of the trees.

Native vegetation must be fenced off to protect the vegetation from the livestock. DPIRD does not support clearing of native vegetation on small rural holdings.

It is noted that DPIRD considers the lack of groundcover as having zero DSE and therefore having no capacity to stock horses on site.

However, it is understood that the Guidelines are based on consideration where there is minimal input from an owner to maintain and feed the animal. Stocking rates are also influenced by the feeding pattern, animal weight, foot structure and activity. In the absence of proper management, this can lead to degradation such as soil erosion, water pollution and damage to vegetation.

In this instance, the proposed Horse Management Plan addresses such concerns and provides for ongoing management of the land. The following should be noted:

- Only 1 horse will be on site for no more than 14 days per month.
- The horse will be entirely reliant on manual feeding.
- Manure will be collected daily and stored in lined bins for regular removal by a waste management company.

Where stocking rates higher than the recommended rate are being contemplated, reference is made to Appendix 2 of the Stocking Rate Guidelines.

A higher stocking rate can be considered in circumstances where the site is not near any water sensitive area or located on slopes greater than 10%. Considering the above, the subject site is not in proximity to any water source and therefore is at a lower risk of nutrient leaching. Furthermore, the proposed paddocks are located in an area where the gradient of land is less than 5%.

In addition to the above, manure is to be regularly collected. The Horse Management Plan proposes daily collection of manure from the yard and regular collection by a waste management company. It is also considered that any stormwater arising from the proposed sea container will be negligible.

Notwithstanding the lack of groundcover in the paddock, it is considered that the stocking rate can be supported, subject to implementation of the Horse Management Plan.

The stocking of 1 horse is generally considered to be acceptable in a Rural Living zone whereby a Rural Pursuit use can be considered and supported, subject to proper management.

Country Heights Local Development Plan (LDP)

The LDP was approved by the Shire in 2018 and amended on 19 July 2022.

The proposed development is considered to meet all requirements of the LDP, except for the setback requirement of 20m from all boundaries. As per the above, the reduced setback is for the paddock fence and therefore is able to be considered with minimal impact.

Consistent with Clause 4.8.5 of LPS 9, Section 9 of the LDP also refers to the Stocking Rate Guidelines for stocking of animals on site.

All lots within the LDP also have a designated 'rural use' component and on the subject lot, this area is 50 metres from the rear (northern) boundary. The proposed development including the round yard is approximately 54m from the northern boundary. Variation to the setback requirement is sought, however considering that the majority of the activities will be screened by existing vegetation, the proposed activity is unlikely to create undesirable impacts on the surrounding development or streetscape.

Proposed amendment Country Heights LDP (2024)

The Shire is currently considering an amendment to the LDP (that will vary associated clauses of LPS9) in respect to side setbacks and the stocking rates for lots.

The amendment has come about due to a lack of clarity within the existing LDP about the stocking rate land unit applicable to each lot and the associated volume of animals permitted.

In order to simplify the process of determining the applicable stocking rate for each lot, the amended LDP will include a stocking rate plan identifying the stocking rate land unit for each lot through a colour coded map of the estate and providing tables for the recommended stocking rate per hectare and dry sheep equivalents for each stocking rate land unit. Under the amendment, the subject lot will have a unit coded of SR1 with a recommended dry stocking rate of 6 DSE/ha.

However, the amendment is still being advertised and is not at a stage of the planning process whereby it can be administered.

Planning and Development (Local Planning Scheme) Regulations 2015 (Deemed Provisions)

In accordance with Schedule 2, Part 9, Clause 67(2) of the Deemed Provisions, the local government is to have due regard to a range of matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application. In this instance, the following matters are relevant with the officer comments outlined below:

Clause 67		Officer Comments
(a)	*The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;*	Whilst the keeping of horses and associated sea container for storage is arguably consistent with the rural environment and landscape in objective (a) of the Rural Living zone under LPS 9, objectives (c) and (d) seek to prevent threats to the amenity of the zone and impacts on vegetation caused by the grazing of livestock. In this instance, the proposal accords with objective (a) as there is no further clearing proposed. Furthermore, the sea container is set back with no visibility to the street frontage. Furthermore, consideration must be given to whether the stocking of 1 horse for no more than 14 days a month will meet objectives (c) and (d). The applicable stocking rate is arguably at zero as advised by DPRID, given that there is no existing groundcover on site. However, a higher stocking rate has been considered given that the site condition meets the requirement which allows for consideration of a higher stocking rate. In addition, the proposed development has a subsequent management regime to ensure that no nutrient leaching or soil contamination will occur.

		The stocking of 1 horse (on a part-time basis) will rely on manual feeding and maintenance of the yard.
(b)	*The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;*	The proposed rural pursuit use for the keeping of 1 horse is considered to be capable of orderly and proper planning, subject to the management regime in place. The sea container can be supported, given that it is located behind the required setback and is largely screened by the existing vegetation. It is noted that the Country Heights LDP is currently being amended whereby the stocking rate of each lot will be identified.
(h)	*Any structure plan or local development plan that relates to the development;*	The Country Heights LDP reaffirms the requirement for proposals to have regard to the Stocking Rates Guidelines for the keeping of livestock. Variation is sought for the setback requirement. However, considering the nature of the development (a horse in a fenced paddock) with vegetation screening, it is unlikely to cause an amenity impact to the surrounding neighbours or streetscape.
(m)	*The compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*	The proposed paddocks and sea container are considered to be compatible with the locality, given its semi-rural character.
(n)	*The amenity of the locality including the following –* *(i) Environmental impacts of the development;* *(ii) The character of the locality;* *(iii) Social impacts of the development;*	The proposed development is considered to have no adverse social impact or impact on the character of the locality given that it is a semi-rural use. Whilst the stocking of animals exceeds the base stocking rate as highlighted by DPIRD's comment and the Stocking Rate Guidelines, consideration should be given to the particulars of the site and the merits of the application.

	In particular, the subject site is not within any water sensitive area. Furthermore, the proposed paddock is on ground with less than 5% gradient. With proper management, as provided by the Equine Management Plan, it is considered that any concern with nutrient leaching and soil degradation can be managed. Furthermore, the horse is only stocked for no more than 14 days per month on site.
(q) The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;	The subject site is mapped within a bushfire prone area. However, the proposed use is considered to be non-habitable and therefore is not required to address the bushfire requirement. Furthermore, consideration should be given to the proposed rural pursuit use and the acceptability of stocking of 1 horse. When assessing the scale and intensity of use, consideration should be given to the fact that the site is zoned Rural Living and some form of rural pursuit use should be contemplated. It is therefore considered that any risk of land degradation and soil erosion due to the stocking of animals can be managed and mitigated, subject to the enforcement of a proper management regime.
(y) Any submissions received on the application;	1 submission has been received. The submitter has no objection in principle but is concerned with the management of manure and stable fly.
(za) The comments or submissions received from any authority consulted under clause 66;	The comments of DPIRD have already been discussed under the Zone Specific Development Standards section above.

Summary

The development is generally consistent with the objectives of the Rural Living zone.

The proposed rural pursuit use consists of the stocking of 1 horse for a duration of no more than 14 days within a month (equivalent to 168 days per a year).

The paddocks have no existing ground cover. Where no pasture/ground cover is available, there is zero capacity for stocking of animals. As a consequence, there is the potential for the soil to be degraded, along with other issues such as dust and nutrient leaching.

Having considered Appendix 2 of the Stocking Rate Guidelines, a higher stocking rate can be considered, subject to the site condition and management of the paddock. The proposed development is considered to be capable of meeting both the site conditions and maintenance requirements for the paddock.

Whilst ideally applicants should be encouraged to provide ground cover on paddocks through a management regime involving irrigation, realistically, having regard to the size of the horse paddock, this would be impractical. Instead, dust suppression by irrigation has been proposed as part of the Equine Management Plan.

In view of the above assessment, weighing up the balance of the information, the overall development is capable of conditional approval consistent with the applicable planning framework.

RISK IMPLICATIONS

Council should be mindful that this may create a precedent for the keeping of horses within Country Heights Estate, noting that 313 lots could in theory accommodate one animal based on this application of the stocking rates.

STATUTORY/LOCAL LAW IMPLICATIONS

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

POLICY IMPLICATIONS

Agriculture Western Australia Stocking Rate Guidelines for Small Rural Holdings 2000

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning and Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Vis SECONDED: Councillor Weeks

That Council grant development approval for a Rural Pursuit (keeping of 1 horse) at Lot 18 (124) Starbush Way, Ginginup subject to the following conditions:

1. The land use and development shall be undertaken in accordance with the approved plans and specifications, including any directions written in red ink by the Shire, unless otherwise conditioned.

2. This approval is for a Rural Pursuit only, that comprises of keeping 1 horse onsite at any one time.

3. The keeping of 1 horse is only permitted for a period of 14 days within any 28 day period (i.e. 1 month).

4. The Horse Management Plan prepared by Burgess Design Group (version 2 dated 10 February 2025) is to be implemented and adhered to for the duration of the approved use, to the satisfaction of the Shire of Gingin.

5. Where it is deemed by the Shire (and on advice from the Department of Primary Industries and Regional Development if required) that land degradation eventuates and that the paddock requires rehabilitation works, the horse is to be removed from the land until further notice issued by the Shire of Gingin.

6. The approved sea container is to be rendered visually acceptable to the satisfaction of the Shire of Gingin, which may require painting with a consistent colour scheme in a neutral tone.

7. In the event dust drift is disseminating beyond the property boundary as a result of the approved use, the offending activity must cease immediately and dust suppression measures by way of water application over the affected area are to be commenced forthwith, to the satisfaction of the Shire of Gingin; and

8. The internal fencing shall be maintained in a good condition to ensure that all horses are retained within the paddock areas for the duration of the approved use, to the satisfaction of the Shire of Gingin.

<u>Advice Notes</u>

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

Note 2: Where an approval has lapsed, no development may be carried out without further approval of the local government having first been sought and obtained.

Note 3: The applicant/operator is reminded that the development should be undertaken in accordance with Water Quality Protection Guideline No 13 – Environmental Guidelines for Horse Facilities found at the following link: WQPG 13 - Environmental guidelines for horse facilities and activities

Note 4: It is the landowner's responsibility to implement and maintain bushfire protection and mitigation measures on their property.

CARRIED UNANIMOUSLY
7 / 0

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

SHIRE OF GINGIN
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Date: 15/07/2024

N

SHIRE OF GINGIN	7 Brockman St Gingin WA 6503 P: 08 9575 5100 255 Vins Way Lancelin WA 6044 P: 08 9575 5155 E: mail@gingin.wa.gov.au	Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.	Aerial Plan - Lot 18 Starbush Way, Ginginup Scale: 1:2000 Date: 15/07/2024	N

HORSE MANAGEMENT PLAN

LOT 18 (NO.124) STARBUSH WAY, GINGINUP

SHIRE OF GINGIN

February 2025

Issue 2

BURGESS | DESIGN GROUP
TOWN PLANNING + URBAN DESIGN

Lot 18 (No.124) Starbush Way, Ginginup

Shire of Gingin

HORSE MANAGEMENT PLAN

Issue 2: February 2025

Prepared for: **Benjamin Connors & Tori Alice Cullen**

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Project Planner: Jon Burgess
Job code: CON GIN
File reference: 250210RLGA_Horse Management Plan
Revision No: 2

Quality Assurance

Issue/Version:	Date:	Author:	Reviewer:
1	28 November 2024	AC	
2	10 February 2025	AC	

TABLE OF CONTENTS

1. INTRODUCTION 4
2. SITE DESCRIPTION/DETAILS 4
2.1 SOIL TYPES 5
3. NUMBER AND TYPE OF HORSE 6
3.1 BASE STOCKING RATE CALCULATION 6
4. STABLING PRACTICES 7
4.1 HORSE TRAINING AND ROUND YARD 7
4.2 HORSE VISITING SCHEDULE 7
5. STORAGE FOR FOOD AND RIDING EQUIPMENT 9
6. MANURE MANAGEMENT 10
7. FEEDING ARRANGEMENT 11
7.1 SHADING 11
8. DUST CONTROL 12
9. WEED CONTROL 12
10. VERMIN CONTROL 12
11. FLY MANAGEMENT 12
12. FENCING 13
13. CONCLUSION 13

1. INTRODUCTION

Burgess Design Group has been appointed by the client to prepare a Horse Management Plan for Lot 18 (No.124) Starbush Way, Ginginup ("subject land" or "site"). The purpose of this report is to support the Retrospective Planning Application for the proposed Rural Pursuit (keeping of one horse) on the subject land. This report describes the environmental characteristics of the site and how the property and horse will be managed.

2. SITE DESCRIPTION/DETAILS

The subject site has a total legal land area of 1.2924 hectares and currently contains a residential house under construction. No horses are presently accommodated on the property. The site includes a horse paddock/yard at the rear of the property, approximately 1,815m² in size. This area has been cleared of vegetation, except for a few established trees that are intended to be retained.

The application proposes the development of the following structures:

- Existing equestrian stable yard (33m x 55m);
- Proposed 20-foot shipping container for food storage & riding equipment; and
- Proposed equestrian round yard with a diameter of 10m.

Plan 1: Equestrian Facility Concept Plan

2.1 SOIL TYPES

The soil landscape unit of the subject site is classified as Dandaragan Buccleugh sandy phase (222DaBHs), described as "gently undulating to undulating rises and hill, with red and brown deep sands."

A land capability assessment for grazing indicates a B1 classification, which supports a maximum sustainable dry stocking rate of 6 DSE/ha (Dry Sheep Equivalent per hectare).

3. NUMBER AND TYPE OF HORSE

A maximum of one Domestic Horses is proposed to visit the subject site for ground work, care and maintenance on an ad-hoc basic. When not on site, the horse is kept in a year-round spelling agistment. Specific arrangements for horse visits to the site are outlined in Section 4: Stabling Practices of this report and remain subject to further discussion with the Shire.

3.1 BASE STOCKING RATE CALCULATION

The base stocking rate is the number of horses *'that can consistently be kept on a piece of pasture all year round with minor additional feed and without causing environmental degradation.'*

The base stocking rate for the site has been calculated using the method in the *Stocking rate guidelines for rural small holdings, Swan Coastal Plain and Darling Scarp and surrounds, Western Australia* (the guidelines) prepared by the Department of Agriculture and Food. The base stocking rate is the number of Dry Sheep Equivalent (DSE) that would apply to the land with the lowest level of pasture management in an average year. A single light horse is equivalent to 10 DSE. The DSE for the area of the site has been calculated and provided in Table 1 below.

Table 1. Determination of Base Stocking Rates for the Site

Lot number/Location	Lot 18 (No.124) Starbush Way, Ginginup		
Soil Type	**Paddock Area (hectares)**	**Dry Stocking Rate (DSE)**	**Irrigated Stocking Rate (DSE)**
B1 (gentle undulating to undulating rises and hills. Red and brown deep sands 6DSE/ha)	0.1815ha	(0.1815 x 6 DSE/ha) 1.09 DSE	(0.1815 x 20 DSE/ha) 3.63 DSE

The calculated base stocking rate for the subject site is 3.63 DSE, which is less than the proposed stocking rate of 10 DSE for one horse. However, it is important to note the following:

- The horse is not kept on-site year-round.
- When visiting the site, the horse is entirely reliant on manual feeding. Consequently, the sustainable stocking rate and associated pasture management and requirements are not relevant in this instance.

Further details regarding manual feeding arrangements are addressed in Section 6: Feeding Arrangement of this report.

4. STABLING PRACTICES

The horse will be accommodated in stable yard overnight and will utilize the stable yard and round yard during the day. The time spent in the stable yard and round yard will vary depending on the horse's training or exercise schedule. The riding equipment will be stored in the proposed 20-foot shipping container adjacent to the stable yard.

The owners will manage the horse's daily routine, including handling, preparation, feeding, walking, and mucking out the stabling area. During the horse's visit, the horse yards will be cleaned regularly. Manure, refuse, soiled bedding, and uneaten food will be collected and stored in covered bins, and fresh bedding will be provided regularly.

4.1 HORSE TRAINING AND ROUND YARD

A round yard with a 10m diameter is proposed adjacent to the existing stable yard. The round yard will serve as a secure environment for working with the horse during training sessions or exercise programs.

Plan 2: Aerial photography of stable yard, proposed round yard and 20-foot shipping container

4.2 HORSE VISITING SCHEDULE

The horse visiting schedule is developer to assist the Shire in preliminarily assessing the maximum potential impact of horse visits on the site and the surrounding amenity.

Visitation Frequency:

- The horse will visit the property once per month, with a maximum of one visit per month.

Duration of Each Visit:

- Each visit will last between 7 to 14 consecutive days.
- The horse will remain on-site for no more than 14 days per month.

Indicative Activities During Each Visit:

1. Arrival and Settling:
    - Safely unload the horse and ensure it is comfortable in the stable yard.

2. Daily Routine
    - **Morning:** Feeding (hay, chaff, and horse pellets) and light exercise or training in the round yard.
    - **Afternoon:** Training sessions or rest in the shaded areas provided by mature trees in the stable yard.
    - **Evening:** Feeding and bedding preparation.

3. Manure and Yard Maintenance
    - Collect manure daily and store it in lined bins for removal by a waste management company.
    - Clean the stable yard and provide fresh bedding.

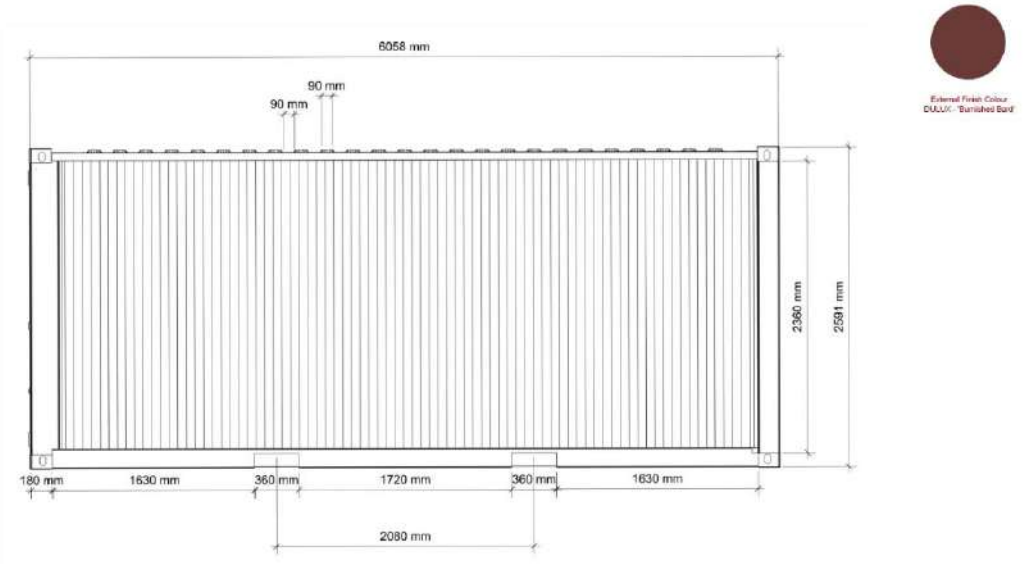
4. Departure Preparation
    - Conduct a health check, ensure the stable yard is cleaned, and prepare the horse for transport.

Maximum Impact Assessment

- This schedule reflects the maximum visitation impact:
- Horse Presence: Up to 14 days per month.
- Activities: Includes feeding, training, stabling, and manure management during visits.
- Manure Management: Daily collection and removal ensure cleanliness and minimize environmental and amenity impact.

5. STORAGE FOR FOOD AND RIDING EQUIPMENT

A 20-foot shipping container, painted in Dulux – Burnished Bark, is proposed to be placed between the existing stable yard and the proposed round yard. It will be used for storing horse feed and riding equipment.



Plan 3: Proposed 20-foot shipping container

6. MANURE MANAGEMENT

Manure will not be allowed to accumulate in the stable yard or round yard. A waste management company will be engaged to manage manure disposal. Once appointed, the following practices will be implemented:

- Manure will be collected daily and stored in plastic bins lined with bulk bags supplied by the waste management company.
- These bins will be collected at regular intervals to prevent fly infestation and offensive odours.
- After each collection, the manure will be removed off-site, and the bulk bag replaced to ensure no residual waste remains in or on the bin.

This method of disposal is recognized as clean, efficient, and effective in maintaining sanitary conditions on the property.

The manure storage bins will be placed next to the shipping container.

Figure 1: Example manure storage bins

7. FEEDING ARRANGEMENT

During its visits, the horse will have free access to hay and will receive daily feedings of chaff and horse pellets provided by the owners. Both hay and hard feed will be sourced from Gingin Stock Feeders, and feeding will occur within the designated pen located at the stable yard.

The owners will maintain a sufficient stockpile of feed to last at least six weeks, ensuring consistent availability. All horse feed will be securely stored within the proposed 20-foot shipping container, which will be located adjacent to the stable yard.

This feeding arrangement ensures that the horse will not rely on pasture for its nutritional needs.

7.1 SHADING

Serval existing mature trees retained within the stable yard will provide ample shading for the horse, ensuring its comfort during the day.

8. DUST CONTROL

To mitigate potential dust issues from the horse yards during dry periods, automated sprinklers have been installed along the perimeter fencing of the stable yard. These sprinklers are timer-activated and operate multiple times per day during high-heat periods, preventing excessive soil drying and minimizing dust generated by horse movements.

Additionally, shrubs and mature trees have been established and are protected within and around the horse yards to provide further dust mitigation.

9. WEED CONTROL

Weed control will be actively managed by the owners through regular inspections of the horse yards to monitor weed presence and growth. Selective spraying will be used regularly to effectively eliminate specific weed species.

10. VERMIN CONTROL

Equestrian facilities are prone to attracting vermin, such as rodents, due to the availability of food and suitable nesting areas. Proper management practices will be implemented to address this issue, including:

- Ensuring all openings including windows, doors and skylights in areas where horse food is stored. Are properly sealed.
- Conducting regular inspections of food storage, both within and outside the shipping container.
- Sealing all fodder storage to prevent access by vermin.
- Regularly trimming weeds and plants around the property to eliminate potential hiding and nesting sites for rodents.

11. FLY MANAGEMENT

Effective manure management will be the primary method to control fly populations. Regular manure collection will eliminate the warm, moist conditions necessary for fly larvae to hatch and develop, thereby significantly reducing fly numbers on the property.

12. FENCING

The primary fencing for the stable yard comprises a three-strand solar-powered electric fence, branded "shockcoat" which also serves as a visible “sight wire.”

In addition, standard rural fencing is installed along the perimeter of the property for further security and containment.

Figure 2: Stable yard fencing

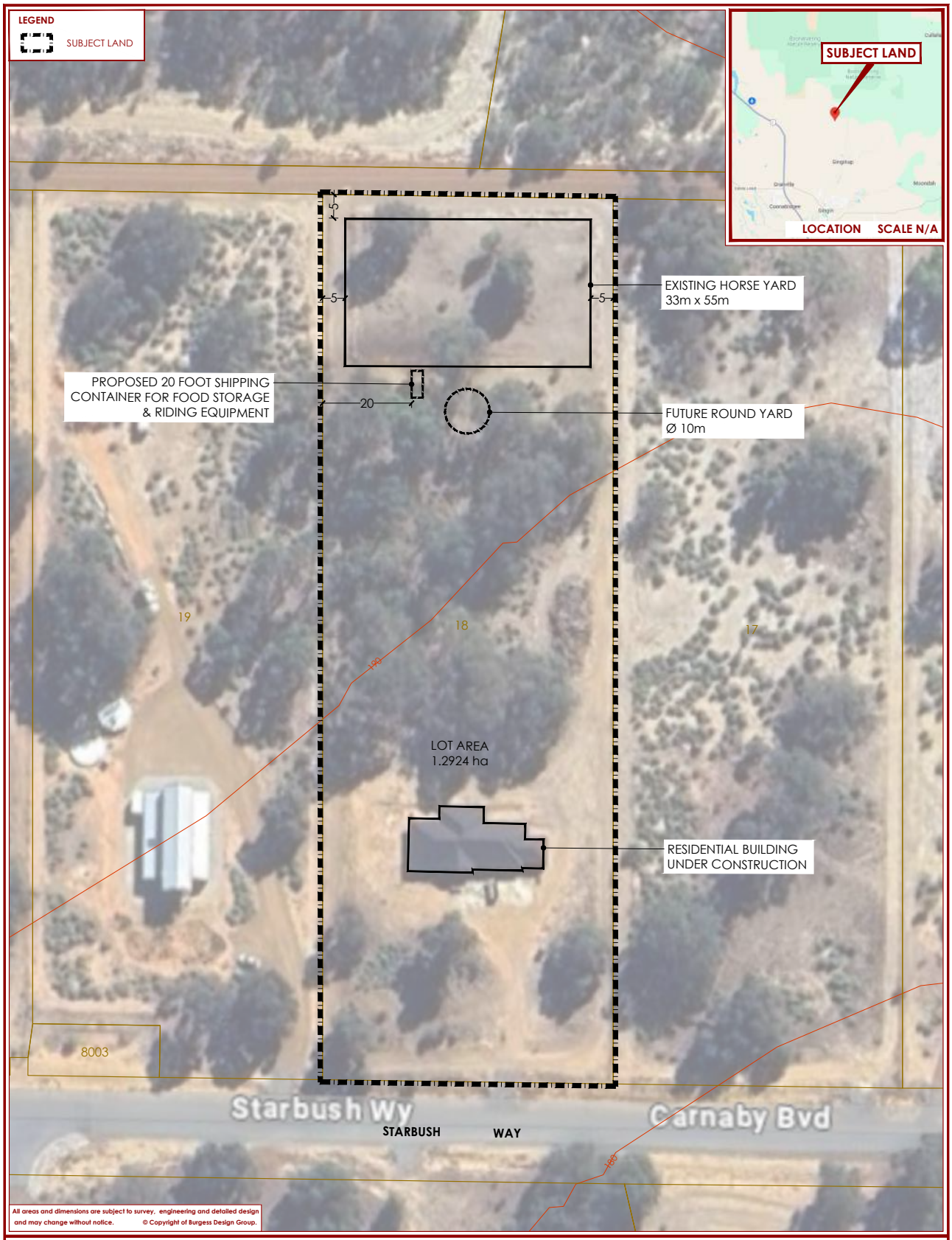
13. CONCLUSION

This report has been prepared to support the planning application for the development of an existing stable yard, a proposed round yard, and a proposed 20-foot shipping container for food storage and riding equipment on Lot 18 (No.124) Starbush Way, Ginginup.

The subject site, with organized manual feeding and occasional visits by the horse, has the capacity to accommodate one light horse. Accordingly, the application proposes the intermittent presence of one horse on the property.

This report outlines stabling practices, storage for food and riding equipment and details measures for manure, feeding, and fly management, as well as dust, weed, and vermin control. These measures are designed to ensure the property is managed in an environmentally responsible manner, while aligning with relevant planning framework and maintaining the character and amenity of the locality.

PLAN 1:
EQUESTRIAN FACILITY CONCEPT PLAN



NORTH

0 10 20 30 40 50m

SCALE 1:750 (A3)

EQUESTRIAN FACILITY CONCEPT PLAN
LOT 18 (NO. 124) STARBUSH WAY
GINGINUP
SHIRE OF GINGIN

BURGESS DESIGN GROUP
PO Box 8779, Perth Business Centre 6849
www.burgessdesigngroup.com.au
P (08) 9328 6411
F (08) 9328 4062

Plan No: CON GIN 02-02-01 Client: CON
Date: 09.12.24 Planner: AC

PLAN 2:
AERIAL PHOTOGRAPHY OF STABLE YARD, PROPOSED ROUND YARD AND 20-FOOT SHIPPING CONTAINER

NORTH

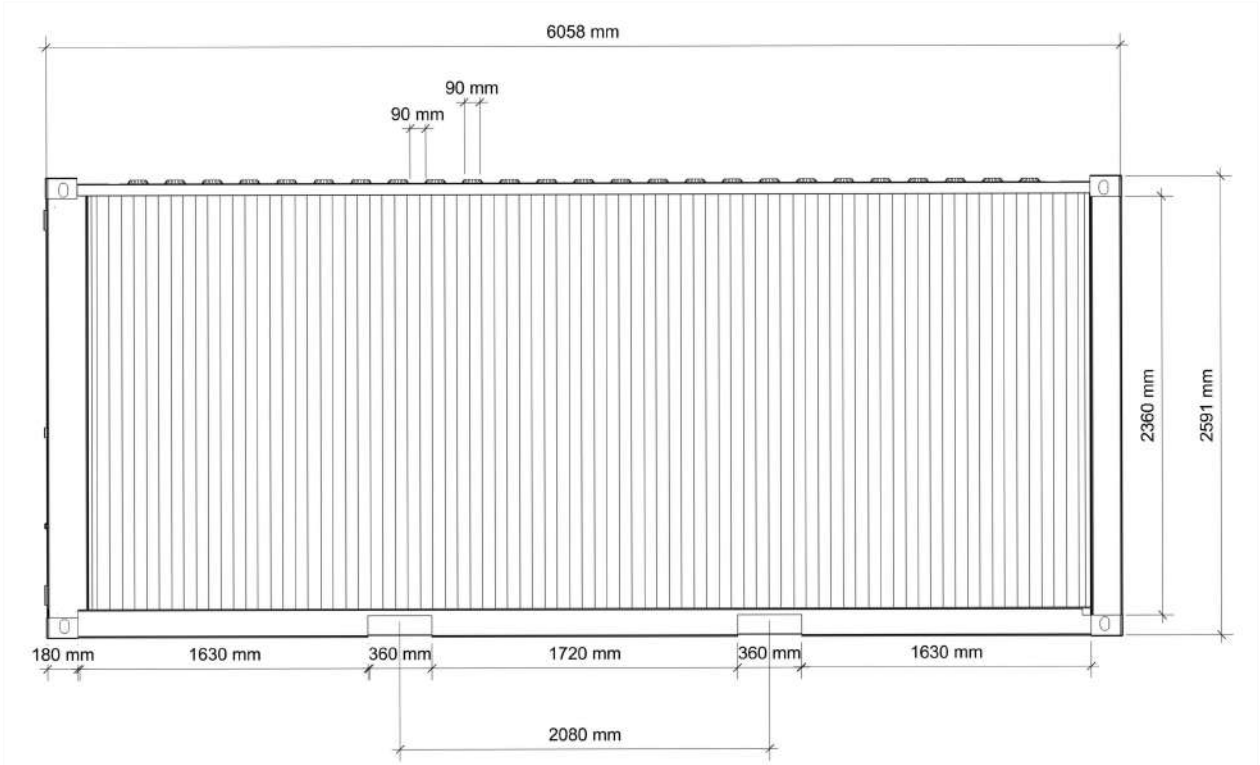
SCALE N/A

EQUESTRIAN FACILITY CONCEPT PLAN
LOT 18 (NO. 124) STARBUSH WAY
GINGINUP
SHIRE OF GINGIN

BURGESS DESIGN GROUP
PO Box 8779, Perth Business Centre 6849
www.burgessdesigngroup.com.au
P (08) 9328 6411
F (08) 9328 4062

Plan No: CON GIN 02-02-02 Client: CON
Date: 09.12.24 Planner: AC

PLAN 3:
SHIPPING CONTAINER ELEVATION PLAN



External Finish Colour
DULUX - 'Burnished Bard'

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.

NORTH
SCALE N/A

SEA CONTAINER ELEVATION PLAN
LOT 18 (NO. 124) STARBUSH WAY
GINGINUP

BURGESS DESIGN GROUP
TOWN PLANNING + URBAN DESIGN
PO Box 8779, Perth Business Centre 6849
www.burgessdesigngroup.com.au
P (08) 9328 6411
F (08) 9328 4062

Plan No: CON GIN 02-02-03 Client: CON
Date: 08.01.25 Planner: AC

SHIRE OF GINGIN

SCHEDULE OF SUBMISSIONS AND APPLICANTS' RESPONSES

DEVELOPMENT APPLICATION: RURAL PURSUIT (KEEPING OF HORSE) AND ASSOCIATED OUTBUILDING ON LOT 18 (124) STARBUSH WAY, GINGINUP

No.	Submitter	Submission details	Applicants' response
1.	DPIRD	The submitter **does not support** the application and provides the following general comment: *DPIRD objects to the proposal and offers the following comments.* *Livestock stocking rates are standardised using Dry Sheep Equivalents (DSE), where a 50 kg wether is the accepted standard. In the context of rural small holdings, stocking rates refer to the numbers of livestock that can be consistently kept on an area of pasture all year round with minor additional feed and without causing environmental degradation such as wind or water erosion, tree decline, or increasing nutrients in waterways or groundwater.* *A horse is 10 DSE. The application states that the horse will be present for up to 14 days per months, which works out to 168 days per year. Therefore, the effective proposed stocking rate is **4.60 DSE** (10 x (168/365) = 4.60).* *The mapped soil landscape unit for the property is the Dandaragan Buccleugh sandy phase (222DaBHs) which has a Land Capability Assessment code of B1, meaning that the soil can support 6 DSE/ha.* *The paddock where the horse is proposed to be kept is 33 x 55 metres, or 0.1815 ha. 0.1815 ha multiplied by 6 DSE/ha equals a maximum sustainable dry stocking rate of **1.09 DSE**.* *Only areas of open pasture can be counted when assessing the area available for livestock. Areas covered by infrastructure (e.g. houses, sheds, tracks, roads, debris etc) and native vegetation cannot be included in the available area. Bare areas of ground are by default zero DSE/ha and cannot be stocked or included in the calculation of available area.* *The aerial photography shows that there is little to no groundcover. Therefore, the maximum sustainable dry stocking rate for the property is **zero DSE**.*	The Applicant acknowledges DPIRD's concern regarding the stocking rate calculation and notes the Department's position is based on traditional pasture-reliant grazing metrics (DSE). However, the proposal does not represent a traditional grazing arrangement. The horse is not kept on the property year-round and is entirely reliant on manual feeding, with no dependence on natural pasture. The Horse Management Plan (Issue 2, February 2025) clearly outlines that: • The horse visits the site only once per month, for up to 14 days. • During visits, the horse is fed exclusively with hay, chaff, and horse pellets, all of which are sourced off-site and securely stored in a dedicated 20-foot shipping container. • A 6-week supply of feed will be kept on-site to ensure consistency and self-sufficiency during each visit. • There is no reliance on pasture, and therefore, stocking rate and ground cover concerns are not directly applicable in this case. Further, significant land management measures have been implemented to prevent environmental degradation: • Daily manure removal and off-site disposal via a waste management contractor. • Use of automated sprinklers for dust control.

		As the proposed stocking rate exceeds the maximum sustainable dry stocking rate for the property, DPIRD cannot support the proposal. *There must be a minimum of 50% groundcover maintained evenly across the property at all times of the year to prevent land degradation through soil erosion, with a target of at least 70% groundcover.* *Any clearing requires a relevant permit from DWER. Damage to vegetation caused by livestock is considered to be clearing. This includes direct damage and damage caused by compaction of the surrounding soil which affects the roots of the trees. Native vegetation must be fenced off to protect the vegetation from the livestock. DPIRD does not support clearing of native vegetation on small rural holdings.*	• Weed and vermin control protocols are established. • Native vegetation is retained and protected; there is no proposal for clearing. Accordingly, while the calculated stocking rate (based on DSE) may appear to exceed the site's dry capacity, this does not reflect the operational reality, as the horse's presence is temporary and fully managed with no environmental reliance on the land.
2.	Ratepayer	We don't mind either way if horse is kept using the guidelines in the management plan. We are a little concerned that since the horse's returned last week the fly & manure management has not been implemented.	The Applicant appreciates the neighbour's neutral stance and acknowledges the observation regarding fly and manure management during the recent horse visit. It is important to clarify that the horse only returned to the property on two brief occasions, each approximately 14 days in duration: • First, to receive adequate aftercare following emergency surgery. • Second, to undergo removal of stitches relating to the same surgery. These were the only instances the horse has been on-site since its removal, and during both visits, manure was collected. As noted in the Horse Management Plan, a full range of management measures - including daily manure removal, secure storage, and regular off-site waste collection - will be fully implemented when the horse returns, should approval be granted. The owners remain committed to maintaining the site in accordance with the Horse Management Plan and ensuring the amenity of the surrounding area is respected.

APPENDIX 1. Stocking rates for horses

Table A1 provides an example of the number of horses that are recommended on various land units for different lot sizes assuming some pasture and stock management. The information is derived using Table 1, in the main body of the report.

A single light horse is equivalent to 10 DSE, hence the only way to keep horses on many small holdings is by using special management, which would normally require a stock management plan and permission from the local government authority.

There are many issues to consider. Just a few include:

- Stable design, including drainage controls for manure.
- Manure handling to avoid odour and stable fly problems.
- The type of horse activity varies from family pet to high value racing or stud horses.
- Access to facilities such as training tracks and bridle paths.
- Aside from manure as a health issue and in terms of nutrient export, woodchips used on bridle paths release toxic tannins which can poison surface water.

Section 7 lists additional information sources. The Water and Rivers Commission is also presently working on guidelines for horses on small rural properties.

Table A.1. Stocking rates for horses

Stocking rate unit	Information sheet	1 ha dry #	1 ha irrig #	2 ha dry	1 ha dry 1 ha irrig	5 ha dry
Well drained yellow to brown sands	1	6 DSE No horse	20 DSE 2 horses	12 DSE 1 horse	26 DSE 2 horses	30 DSE 3 horses
Rapidly drained calcareous sands	2	2 DSE No horse	Not recommended#	4 DSE No horse	Not recommended	10 DSE 1 horse
Rapidly drained pale sands	3	2 DSE No horse	10 DSE 1 horse#	4 DSE No horse	12 DSE 1 horses	10 DSE 1 horse
Pale sand flats	4	6 DSE No horses	20 DSE 2 horses	12 DSE 1 horse	26 DSE 2 horses	30 DSE 3 horses
Semi-wet soils	5	6 DSE No horse	20 DSE 2 horses	12 DSE 1 horse	26 DSE 2 horses	30 DSE 3 horses
Swamps and drains* Salty areas	5.1 5.2	2 DSE No horse	Not recommended#	4 DSE No horse	Not recommended	10 DSE 1 horse
Clay flats	6	6 DSE No horse	20 DSE 2 horses	12 DSE 1 horse	26 DSE 2 horses	30 DSE 3 horses
Loamy flats and terraces	7	10 DSE 1 horse	25 DSE 2 horses	20 DSE 2 horses	35 DSE 3 horses	50 DSE 5 horses
Gravel slopes Shallow gravels and ironstone outcrop	8	10 DSE 1 horse	25 DSE 2 horses	20 DSE 2 horses	35 DSE 3 horses	50 DSE 5 horses
Steep slopes	9	6 DSE No horse	10 DSE 1 horse#	12 DSE 1 horse	16 DSE 1 horse	30 DSE 3 horses
Shallow rocky soils and crests	9.1	2 DSE No horse	Not recommended#	4 DSE No horse	Not recommended	10 DSE 1 horse
Loamy slopes	10	10 DSE 1 horse	25 DSE 2 horses	20 DSE 2 horses	35 DSE 3 horses	50 DSE 5 horses

Calculated using Tables 1 and 2.

In some areas stock are not permitted on lots of < 1 ha.

* Wetlands should be fenced to exclude stock.

Note: For stocking rates in excess of those recommended for dry pasture and dry pasture with some additional feed, a pasture and nutrient management plan may be required depending on the stocking rate unit and site conditions. See section 'Increasing Stocking Capacity'.

APPENDIX 2. Increasing stocking capacity

A stock management plan should be prepared when stocking a property in excess of the recommended base stocking rates. This should be subject to approval from the relevant local government authority.

The issues listed below are important to any property but are particularly important when developing a management plan to carry stock at rates in excess of the recommended dry land rate.

A stock management checklist of stock management issues is available in Table A2.

The following guidelines apply to stables and areas of increased stocking rates.

Sites considered for higher stocking rates should:

- preferably be confined to the better soils with higher stocking rates;
- not be located on slopes of greater than 10%;
- not be located in areas of shallow groundwater;
- incorporate drainage management that avoids direct run-off to streams or surface water;
- have yards or pens sheeted with compacted earth, sand or sawdust if located on clay soils;
- be located 100 m from streams, wetlands and lakes for intensive stocking;
- have vegetation belts adequately fenced and maintained between drains, lakes, wetlands and watercourses and the area of intensive stocking.

Yards should be constructed so that:

- stormwater cannot come into contact with the yard;
- yards can be regularly cleaned.

Manure should be:

- regularly collected and not allowed to accumulate in yards;
- stored in a dry area protected from run-off, or stored in an area where all leachate is retained by sediment settlement dams or bunds;
- removed off site;
- regularly broken up and spread over pasture, but not near watercourses, if manure is retained on site;
- for more information about fly breeding problems associated with animal manure refer to an information leaflet called ‘Fly Breeding Associated with horticulture and livestock’ by David Cook and Ian Dadour. This is available at Agriculture Western Australia or Health Western Australia.

Table A2. Stock management checklist

This checklist may be helpful to all landholders, is important for those applying to the relevant authorities to stock their land above the base stocking rate.

Lot number, road and location: _____

Lot size: _____

Stocking rate unit: _____

Type and number of stock _____

Checklist

I have:	Not applicable/acceptable	Required
Property management plan		
Fenced buffers, vegetation corridors and rehabilitation		
Protection of waterways		
Water erosion protection measures		
Wind erosion protection measures		
Dust management program		
Management of waterlogged soil		
Pasture management plan (e.g. hay, rotation, slashing)		
Separate stock water supply (scheme, dam, bore, tank)		
Irrigated summer pasture		
Suitable fences for the stock		
Yards or other restraining device for large stock animals		
Fencing of remnant bushland		
Protected trees from grazing		
Managed declared weeds		
Managed environmental weeds		
Soil tests to determine the correct nutrient applications		
Fertiliser/nutrient management plan		
Collection and management of manure/dung		
Management of flies and other nuisance insects		
Management of odour		
Reduced noise impact on adjoining properties		
Satisfactory branding of stock		
Healthy stock		

APPENDIX 3 Additional notes for planners and developers

- The ability of land to accept stock depends on many factors including soil permeability, depth to the watertable, ability of the soil to hold phosphate, potential for erosion and waterlogging, as well as how the soils are managed and the need to maintain adequate vegetation cover.
- Generally pastures can be improved by the introduction of perennial grasses and legumes such as clover.
- Even though nutrient loss is a major concern on the Coastal Plain, pasture improvement requires fertiliser applications. Bare soil is a much higher risk for nutrient loss.
- The nutrient loading on a property is directly related to the amount and type of food brought onto that property, the amount of fertiliser used and small inputs of nitrogen from legume species if present.
- The more fertiliser and feed brought onto a property the greater the risk of nutrient loss.
- Land owners can increase the number of stock owned by agisting stock on part of an adjoining property. This is one simple mechanism that will allow a small rural landholder to own two horses.
- Stocking rate should be determined at the time of subdivision design, taking into account soils and all other environmental and social factors. Areas for grazing should be depicted on development guide plans. The stocking rate could be recorded for each lot as a DSE value to allow purchasers to select the block that allows them to keep their planned stock.
- The low stocking rate of dry leached sands (e.g. Stocking rates units SR2 and SR3) may preclude horses from a 2 hectare lot even with irrigation, unless the animals are stabled and maintained on introduced feed. This exceeds the base stocking rate and will normally require approval from the local government.
- Some planning schemes have minimum lot sizes on which stock can be kept or specify the maximum amount of stock which can be kept.

Suggested planning scheme provisions for stock on rural small holdings

1. Stock may be permitted at the base stocking rate determined by Agriculture Western Australia guidelines.
2. Stock numbers at rates higher than Agriculture Western Australia guidelines may be achieved by agisting stock on adjoining land.
3. Increase in stock as a result of irrigation shall not exceed the allocation of stock based on the proportion of irrigated and non-irrigated land.
4. Stock may only be kept if a water supply other than a domestic supply is available. This could be a dam, access to a waterway, a bore or a second rainwater collection or scheme water.

5. Approval from the Shire should be required prior to keeping stock in excess of the base rate.

6. Areas of remnant vegetation shall be fenced to exclude stock.

7. Stock may only be kept if acceptable fences are in place,:

Sheep and small stock	5-7 strand ringlock
Cattle	7 strand with barbed wire and/or electric fence
Horses	7 strand height with 'sighter' strands or electric
Other stock	As appropriate

8. Wetlands and drainage lines must be fenced, with appropriate setbacks, to restrict stock access.

9. Large stock such as horses or cattle may only be kept if a handling facility such as a yard, stable or restraining device is available.

10. The local government must be notified if stock at rates higher than 2 DSE/ha are kept. This notification may involve commitments and conditions made at the time of notification.

11. Improved pasture must be managed in such a way to minimise nutrient loss at rates no greater than those specified in guidelines prepared by the Water and Rivers Commission or other relevant government agency.

12. Where in the opinion of the local government the continued presence of animals on any portion of land is likely to contribute, or is contributing to unsatisfactory environmental impacts, notice may be served on the owner of the land requiring the removal of the animals for a specified period and the undertaking of remedial works.

    Different stock management systems are possible, depending on the level of pasture improvement, type of animal, feeding regimes and management practices.

14.5 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED STAFF/WORKERS' ACCOMMODATION ON LOT 1 (115) RIG ROAD, RED GULLY

File	BLD/5054
Applicant	Mineral Resources Limited
Location	Lot 1 (115) Rig Road, Red Gully
Owner	Carl Brizta and Matthew Britza
Zoning	General Rural - Uncoded
WAPC No	NA
Author	James Bayliss - Executive Manager Regulatory and Development Services
Reporting Officer	James Bayliss - Executive Manager Regulatory and Development Services
Refer	Nil.
Appendices	1. Location plan [**14.5.1** - 1 page] 2. Aerial map [**14.5.2** - 1 page] 3. Applicant's Proposal [**14.5.3** - 54 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider an Application for Development Approval for Staff/Workers' Accommodation on Lot 1 (115) Rig Road, Red Gully.

BACKGROUND

The subject site gains access from Rig Road and is bound by land zoned General Rural on all sides. The subject site is 787 hectares in area and is used for agricultural purposes.

The proposed development is for staff/workers' accommodation to support drilling activities on the north-eastern portion of the subject land.

The proposed development comprises of:

- Three (3) transportable accommodation units, each containing 2 bedrooms and 2 bathrooms.
- Two (2) 180kVA Generators.
- A water bore and 4,000L potable water storage tank to provide potable water.

- An on-site aerobic treatment system and utilities.

It should be noted that the drilling works are not the subject of this development application and will be considered by the Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) in accordance with the *Petroleum and Geothermal Energy Resources Act 1976*.

This application seeks approval for the staff/workers' accommodation component only.

A location plan and aerial image are provided **(see appendices).**

The applicant's proposal including development plans is provided **(see appendices).**

COMMENT

Stakeholder Consultation

The proposal was advertised by way of a development sign placed on the verge of the property for a period of 14 days. No comments were received by the Shire.

PLANNING FRAMEWORK

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

The subject land is zoned General Rural 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 agricultural 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 damaged; 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 proposal does not contravene any of the above objectives.

The use class 'Staff/Workers' Accommodation' 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 Caretaker's Dwelling.*

The use class 'Staff/Workers' Accommodation' is an "A" use 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. The proposal is viewed as falling within the above use class.

Setbacks

In accordance with Table 2 – Site Requirements of LPS 9, all structures are set back in excess of the required 20 metres.

Zone Specific Development Standards

Cl 4.8.6 - General Rural	Officer Comment
4.8.6.2 No more than one single dwelling house shall be erected on a lot zoned General Rural unless the Local Government is satisfied that an additional house is necessary or desirable for the continuation of a bona fide agricultural activity and is satisfied that the land can be adequately serviced, surrounding amenity is not adversely impacted on or any other consideration it considers relevant.	The accommodation is necessary for the operation of primary industry activity, although it could be argued it is not 'agricultural' in nature.
4.8.6.3 The presence of more than one dwelling unit on a lot in the General Rural zone shall not be considered by itself to be sufficient grounds for subdivision.	NA
4.8.6.4 No dwelling shall be erected unless the lot is connected to a reticulated water supply or the local government is satisfied that there is an adequate potable water supply consisting of a roof water tank of not less than 90,000 litres, a bore, well, spring, soak, or dam.	The Staff/Workers' Accommodation units are provided with a potable water supply from treated water bore.

4.8.6.5 Fencing shall conform to the standard of rural fencing in the district, and the use of solid panel fencing except in the immediate vicinity of the residence will only be permitted with the approval of local government.	No fencing proposed.
4.8.6.6 No natural vegetation shall be removed without prior written approval of local government, unless its removal is necessary for construction of a building, firebreak or boundary fence.	No vegetation is required to be removed.
4.8.6.7 The siting and design of any buildings on any lot should not significantly impact on the natural vegetation or visual landscape amenity of the site.	No vegetation is impacted, and the location is isolated and has negligible impact from an amenity perspective.
4.8.6.8 The keeping of horses, sheep, goats and other grazing animals, where permitted, shall not exceed the stocking rates recommended by Agriculture Western Australia for the applicable pasture types.	NA
4.8.6.9 Local government may, at its discretion, permit the land uses "retirement village" and "aged persons accommodation" in the General Rural zone, but only within the Gingin townsite (as defined by the suburb boundary), and subject to appropriate zoning of the site at a later stage.	NA

Local Planning Policy 1.5 – Transportable Dwellings (LPP 1.5)

LPP 1.5 provides guidelines for development of second hand relocated and transportable dwellings throughout the Shire and is applicable in this instance. LPP 1.5 designates second hand transportable dwellings as a ‘P” permitted use within the General Rural zoning.

The Applicant has adequately addressed LPP 1.5 and the officer does not seek to duplicate this component of the assessment.

Government Sewerage Policy (2019)

The Government Sewerage Policy (2019) provides for the ability for on-site sewage disposal in certain circumstances, where the responsible authority is satisfied that a lot can accommodate on-site sewage disposal without endangering public health or the environment.

A Site and Soil Evaluation (SSE) has been prepared in support of this application, which identifies that the site can support on site effluent disposal. It will be the Department of Health that ultimately issues approval for the effluent disposal system.

As outlined under the Background section, the existing systems servicing the workers' accommodation on site do not comply with the requirements of the Government Sewerage Policy and the requirement for secondary treatment of effluent in sewage sensitive areas. This can be remedied by the installation of ATU systems with adequate capacity, and conditions should reflect this with timeframes for compliance.

Bushfire Planning

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (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, however the development area is located outside of the identified area. As such, no Bushfire Attack Level (BA) Report is required to accompany the proposal.

Summary

In view of the above, the officer supports the development subject to conditions.

RISK IMPLICATIONS

Nil

STATUTORY/LOCAL LAW IMPLICATIONS

Planning and Development (Local Planning Scheme) Regulations 2015

Local Planning Scheme No.9

POLICY IMPLICATIONS

Local Planning Policy 1.5 Transportable Dwellings

Government Sewerage Policy (2019)

State Planning Policy 3.7 – Planning in Bushfire Prone Areas

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning and Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Woods

That Council grant Development Approval for Staff/Workers Accommodation on Lot 1 (115) Rig Road, Red Gully subject to the following conditions:

1. The land use and development shall be undertaken in accordance with the approved plans and specifications, including the directions written in red ink by the Shire, unless otherwise conditioned in this approval.

2. This approval is for 'Staff/Workers Accommodation' only as indicated on the approved plans and is limited to a period of 3 years, expiring on 20 May 2028.

3. Within 6 months of the approval lapsing, the Staff/Workers Accommodation and all associated structures shall be decommissioned, and the site rehabilitated to pre-development condition, to the satisfaction of the Shire of Gingin.

4. The approved development is limited to accommodating a maximum of 6 persons at any one time.

5. The landowner/operator shall keep up to date records of workers and/or contractors residing in the Staff/Workers Accommodation and provide the Shire of Gingin with a copy of such records within 14 days of receiving a written request to do so.

6. Prior to occupation of the development, the landowner/operator shall demonstrate to the Shire of Gingin that relevant approvals have been obtained for an effluent disposal system.

7. Any external lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Shire of Gingin. Any lighting should be consistent with the International Dark Sky Association's LED Practical Guide.

8. Prior to occupation of the development, the landowner shall demonstrate to the Shire of Gingin that the development is suitably connected to a potable water supply, to the satisfaction of the Shire of Gingin.

Advice Notes

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

Note 2: Where an approval has lapsed, no development may be carried out without further approval of the local government having first been sought and obtained.

Note 3: This planning approval shall not be construed as an approval or support of any kind for any other planning related application on the subject land.

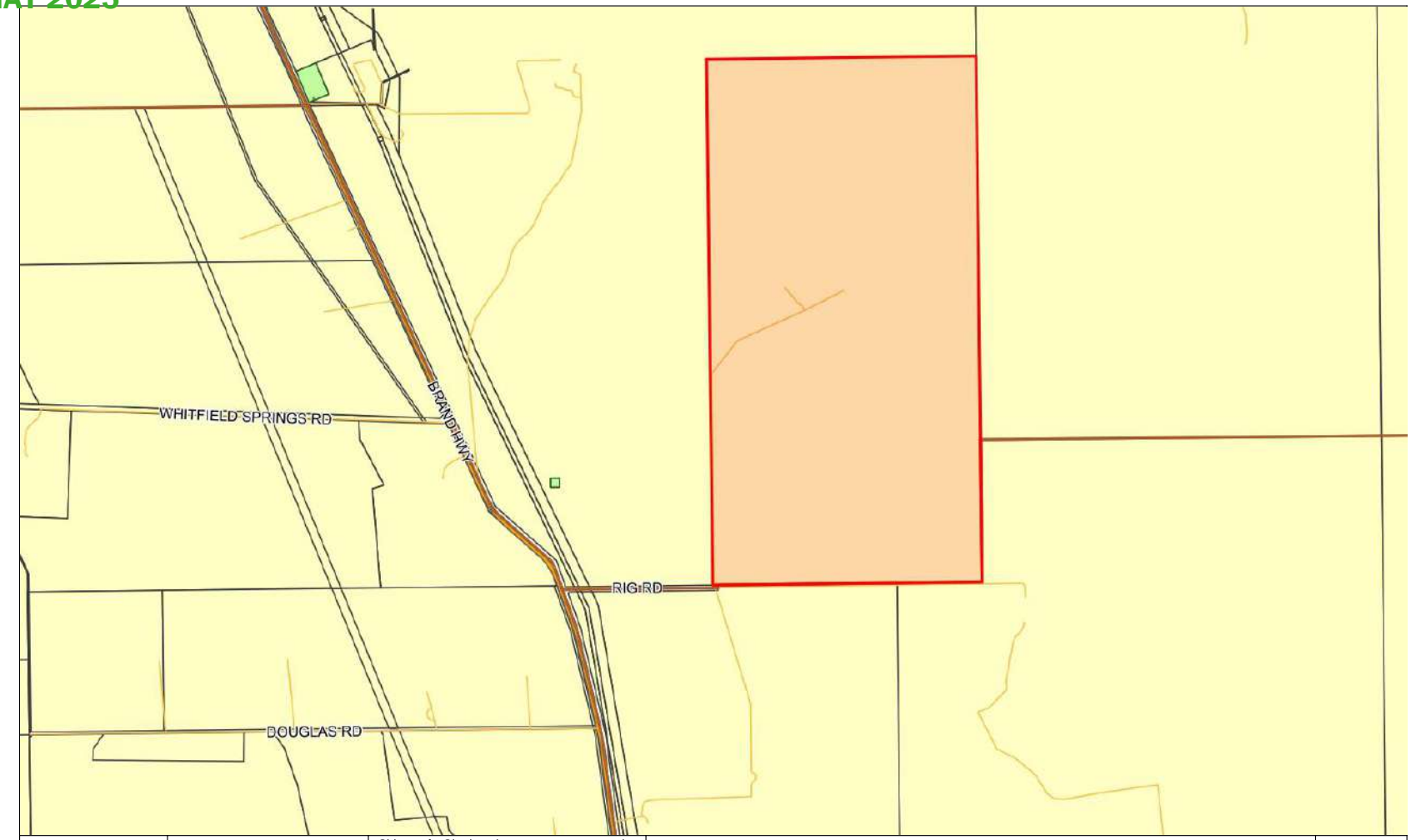
Note 4: All noise from the development and associated equipment is required to comply with the *Environmental Protection (Noise) Regulations 1997.*

Note 5: 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 6: In relation to the limited term approval, decommissioning and rehabilitation works, pre-development conditions comprise of a bare earth site, free of any buildings, rubble or remnants of the approved development. The transportable buildings are to be removed from the property and shall not remain as part of any existing land use approval.

CARRIED UNANIMOUSLY
7 / 0

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



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Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.

Location plan - Lot 1 (115) Rig Road, Red Gully

Scale: 1:40000

Date: 19/12/2019

GINGIN SHIRE	7 Brockman St Gingin WA 6503 P: 08 9575 2211 E: mail@gingin.wa.gov.au	Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.	Aerial map - Lot 1 (115) Rig Road, Red Gully Scale: 1:31198 | Date: 19/12/2019	N

MINERAL RESOURCES

APPLICATION FOR DEVELOPMENT APPROVAL
115 RIG ROAD, RED GULLY

TABLE OF CONTENTS

1 Introduction 3
2 Site Context 3
3 Proposed Development 4
4 Planning Considerations 4
4.1 State Planning Policy 2.5 – Rural Planning (SPP 2.5) 4
4.2 Shire of Gingin Local Planning Scheme No. (LPS9) 4
4.2.1 Land Use & Zoning 4
4.2.2 Development Standards 5
4.3 Town Planning Policy Statement No – 1.5 – Transportable Dwellings (PPS 1.5) 6
5 Environmental Considerations 6
6 Traffic 6
7 Heritage 6

APPLICATION FOR DEVELOPMENT APPROVAL
115 RIG ROAD, RED GULLY

1 INTRODUCTION

Mineral Resources Limited (**MinRes**) is a leading diversified resources company with extensive operations in lithium, iron ore, energy and mining services across Western Australia. MinRes' energy division is pursuing low cost and sustainable energy solutions to support its business including opportunities for natural gas.

MinRes, through its wholly owned subsidiary Energy Resources Limited, is the holder of Exploration Permit EP 389 (**EP 389**) issued by the Department of Energy, Mines, Industry Regulation and Safety (**DEMIRS**) pursuant to the *Petroleum and Geothermal Energy Resources Act 1976* (**Petroleum Act**). EP 389 carries a six-year work programme that requires MinRes to drill an exploration well within the permit area by November 2025.

2 SITE CONTEXT

The site the subject of this development application comprises one land parcel, being:

- 115 Rig Road, Red Gully – Lot 1 on Deposited Plan 40630 Certificate of Title Volume 423 Folio 51A (**subject site**) – refer to **Attachment 1** for a copy of the Certificate of Title.

The subject site gains access from Rig Road and is bound by land zoned General Rural on all sides. The subject site is 787 hectares and is used for agricultural purposes. EP 389 overlaps the subject site – refer to Figure 1 below for a context map. MinRes has identified a subsurface location which will be drilled in circa May 2025 from the subject site.

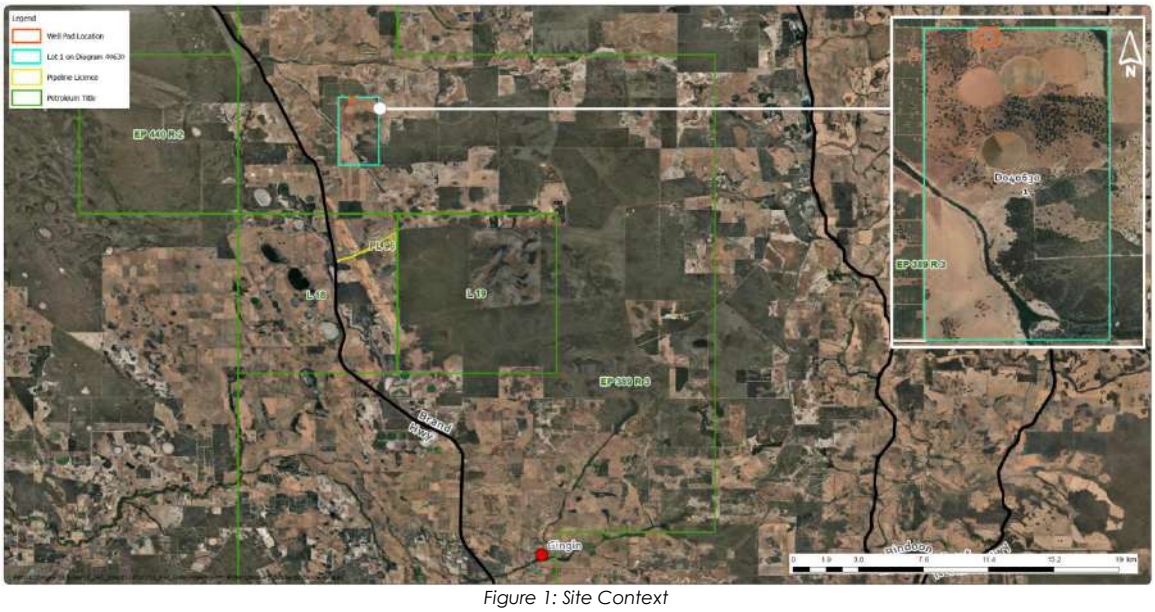


Figure 1: Site Context

3 PROPOSED DEVELOPMENT

As part of the drilling activities, a well pad will be developed and will accommodate MinRes' drill rig and supporting infrastructure. MinRes is currently seeking all necessary regulatory approvals from DEMIRS in relation to the exploration well. The development of the well pad and drilling works are not the subject of this development application and will obtain separate State approvals as required by the PGERA and associated regulations. This application seeks approval for the workers accommodation component only.

The proposed development comprises of three transportable accommodation units, each containing 2 bedrooms and 2 bathrooms. Refer to **Attachment 2** for the development plans.

The drilling activities are conducted on a 24-hour basis with two drill crews, comprising of six personnel operating the drill rig, rotating every 12 hours. The rig crew is required to remain on-site for the duration of the drilling works and will therefore, be accommodated in the proposed workforce accommodation. All other personnel associated with the operations of the drill rig will be accommodated off-site.

The proposed development will be serviced through:

- Two 180kVA generators.
- A water bore will be drilled on-site and 4,000L potable water storage tanks will be installed to provide water for the proposal.
- Aerobic treatment system (**ATU**) will be provided – refer to **Attachment 3** for details.

The proposed development is temporary and necessary to support the drilling program, which typically concludes within 60 days. Following the drilling activities, short-term maintenance work may be required, necessitating temporary on-site accommodation. As a result, the accommodation will remain on-site for approximately two years.

4 PLANNING CONSIDERATIONS

4.1 State Planning Policy 2.5 – Rural Planning (SPP 2.5)

The purpose of SPP 2.5 is to protect and preserve rural land assets due to the importance of their economic, natural resources, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome. It is considered that the proposed development does not compromise on the natural landscape value of the site or the locality.

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

4.2.1 Land Use & Zoning

The proposed development is for "staff/workers accommodation", which is defined in LPS9 as:

> *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.*

Pursuant to the provisions of LPS9, the subject site is zoned General Rural, and the proposed land use is an "A" use.

The objectives of the General Rural Zone are to:

a) *Manage land use changes so that the specific local rural character of the zone is maintained or enhanced;*

b) *Encourage and protect broad acre agricultural activities such as grazing and more intensive agricultural activities such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use;*
c) *Maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage; and*
d) *Provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the General Rural zone.*

The proposed development has negligible impact on the character of the General Rural zone and the locality. As demonstrated in 4.2.2 below, the proposed development is well setback from all property boundaries. Further, the proposed workforce accommodation is temporary and will only be on-site for the duration of the drilling works. Therefore, it is considered that the proposal will have negligible impact on the rural character of the locality.

The proposed development will not result in any vegetation clearing and therefore, does not compromise or impact on the natural environment. The proposal will not restrict future and potential land uses as it is not considered to be a sensitive land use and is temporary in nature. It is therefore considered that the proposed development is generally consistent with the objectives of the General Rural zone.

4.2.2 Development Standards

An assessment of the proposal against the relevant development standards prescribed in LPS9 is included in the table below.

LPS9 Provisions	Proposal
Clause 4.7.1 – Setbacks	
Front setback – 20m Side setback – 20m Rear setback – 20 m	The proposed development complies with the setbacks prescribed in LPS9. Proposed setbacks: Front setback – 3.8kms Side setback east – 1.2kms Side setback west – 690m Rear setback – 40m
Clause 4.7.2.5 – Car Parking	
To be determined by the local government.	All vehicles will be parked on the well pad site where there is sufficient room to accommodate for light vehicles.
Clause 4.8.6.6 – Vegetation	
No natural vegetation shall be removed without prior written approval of local government, unless its removal is necessary for construction of a building, firebreak or boundary fence.	The proposed development will be located on a portion of the subject site that is already cleared.
Clause 4.8.6.7 – Siting and Design	
The siting and design of any buildings on any lot should not significantly impact on the natural vegetation or visual landscape amenity of the site.	The proposed development is well setback from all property boundaries. Further, the development is temporary in nature and will be removed once drilling works are completed. The proposed development does not involve any clearing of native vegetation. It is considered that any impact on the visual amenity would be negligible.

4.3 Town Planning Policy Statement No – 1.5 – Transportable Dwellings (PPS 1.5)

PPS 1.5 guides the development of transportable dwellings within the Shire and requires Council to consider the visual amenity impacts. The proposed development is well setback from all lot boundaries and will not be readily visible from surrounding lots or the street. Additionally, the bulk and scale of the proposed development is considered negligible.

5 ENVIRONMENTAL CONSIDERATIONS

There are no significant environmental impacts as part of the proposed development. Notwithstanding, consideration has been given to:

1. Vegetation clearing – the proposed development does not include any clearing of native vegetation.
2. Wastewater – wastewater and sewerage will be managed by an on-site the ATU system, refer to **Attachment 3** for details.
3. Water – MinRes will drill a water bore which will be used for the proposed development, and the drilling works. MinRes will obtain a groundwater licence from the Department of Water and Environment Regulation.
4. Environmental Plan (**EP**) – in accordance with the Petroleum Act, MinRes has submitted an EP to DEMIRS. This plan outlines the scope of the activities and includes a description of the environmental management measures designed to mitigate any potential impacts. The objective of the EP is to reduce the environmental risks and impacts of petroleum activities to a level that is considered as low as reasonably practicable. This EP has been approved by DEMIRS, and all related work will be conducted in compliance with the EP.

6 TRAFFIC

The proposed development will be transported to site by two semi-trailer or winch trucks. Workers accommodated in the proposed development will be on-site for the duration of the drilling activities and will not result in additional traffic movements. Transportation of the proposed development will occur simultaneously to the construction of the pad site. All other traffic movements are related to the operations of the drill rig and are not the subject of this proposal.

7 HERITAGE

As per the Department of Planning, Lands and Heritage Aboriginal Culture Heritage inquiry system, the following Registered Aboriginal Site partly overlaps the subject site:

- Registered Aboriginal Heritage Site 20008 – Gingin Brook Waggyl Site.

MinRes has issued an Activity Notice to the Southwest Land and Sea Council (**SWLASC**). A heritage survey of the proposed development site was conducted on 24 March 2025 with Yued Aboriginal Corporation (**YAC**). MinRes has an existing agreement with YAC and will liaise directly in relation to any recommendations or findings from the heritage survey to ensure compliance with its agreement and the *Aboriginal Heritage Act 1972* WA.

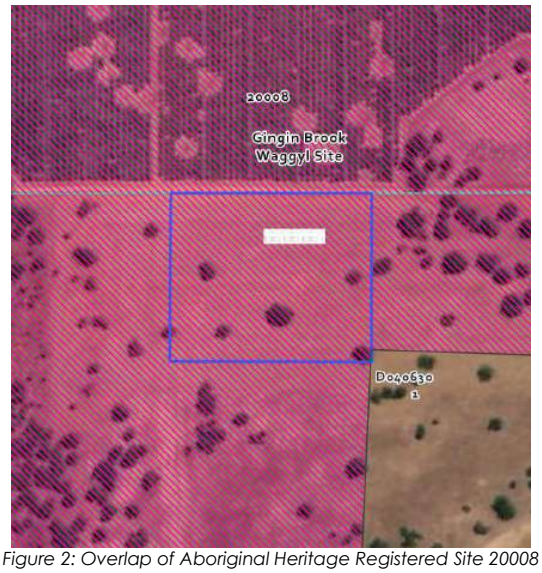
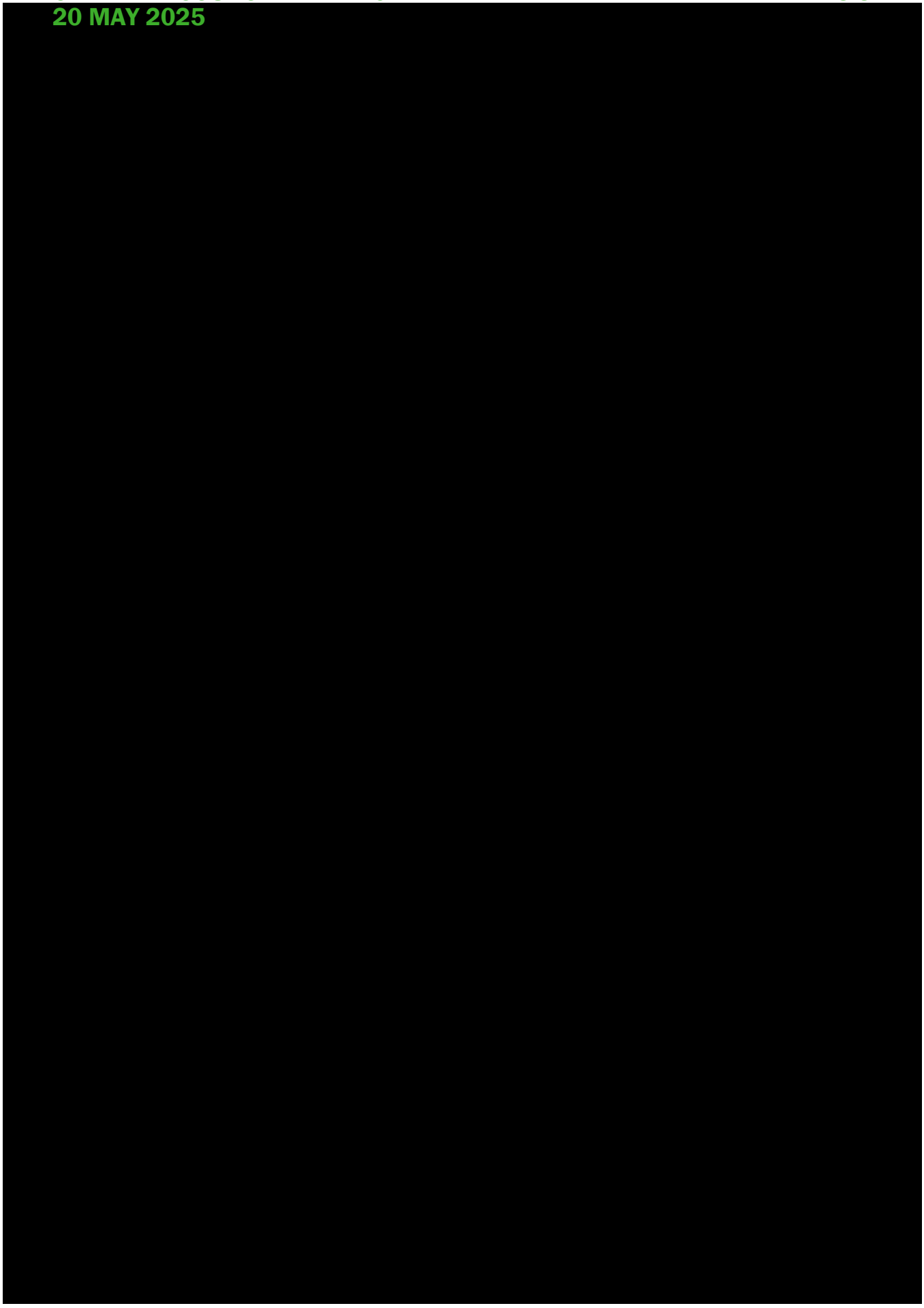


Figure 2: Overlap of Aboriginal Heritage Registered Site 20008



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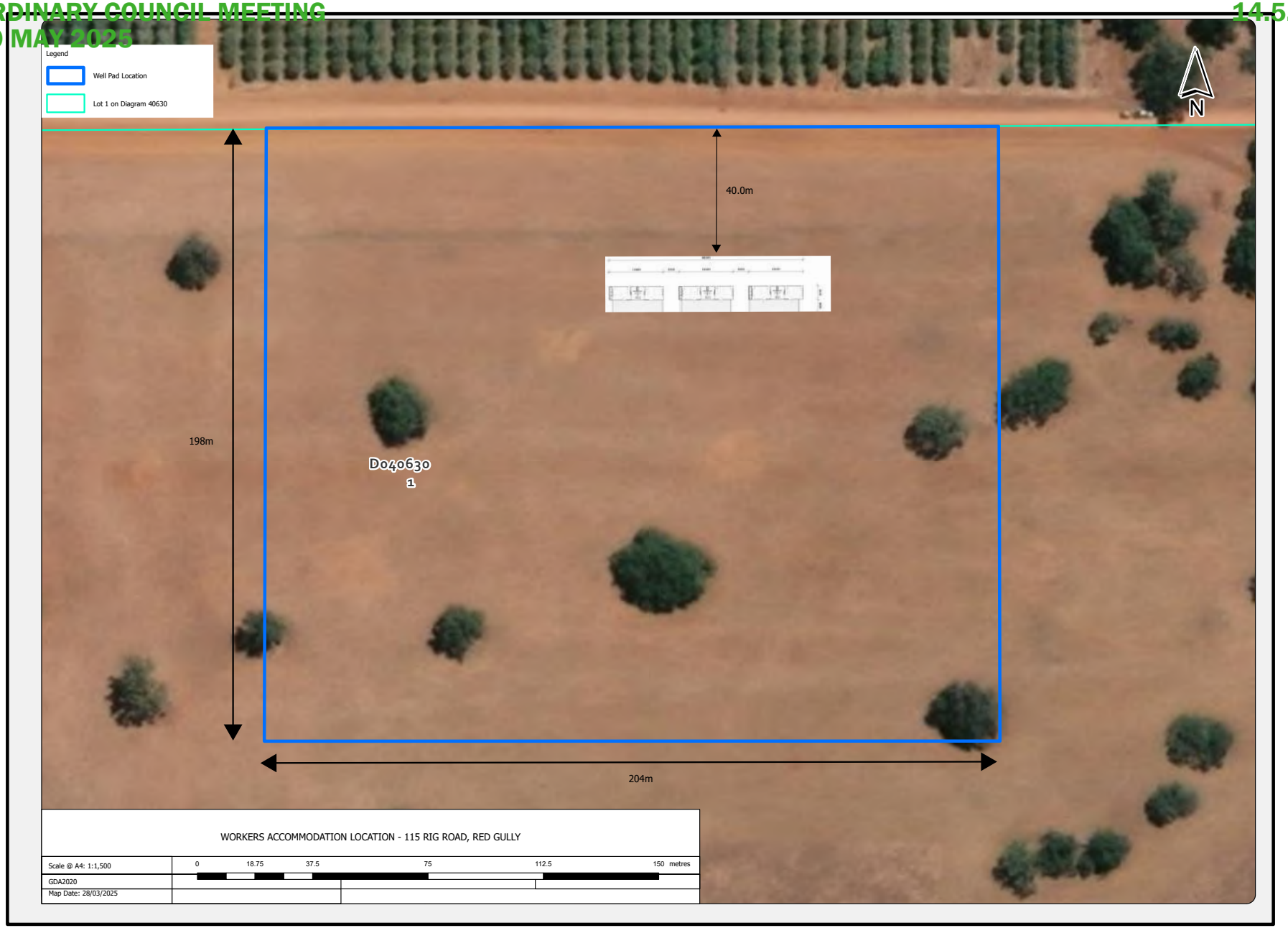
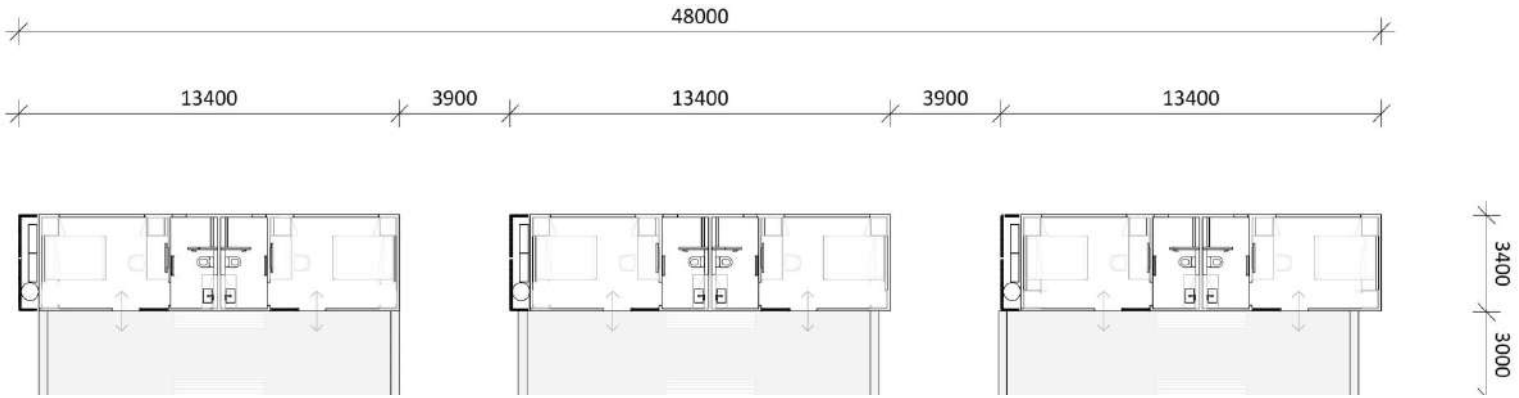
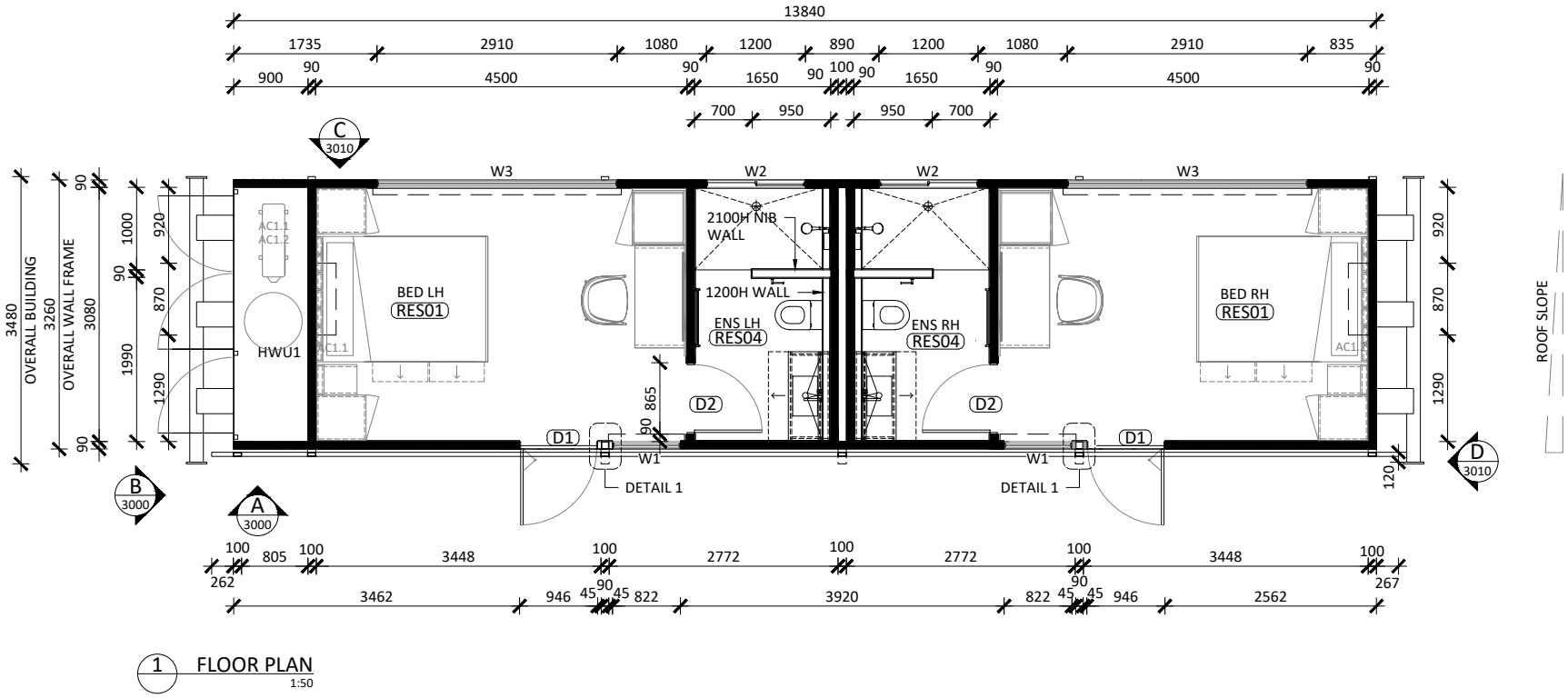

Legend
Well Pad Location
Lot 1 on Diagram 40630
N
40.0m
198m
D040630
1
204m
WORKERS ACCOMMODATION LOCATION - 115 RIG ROAD, RED GULLY
Scale @ A4: 1:1,500
GDA2020
Map Date: 28/03/2025
0
18.75
37.5
75
112.5
150 metres

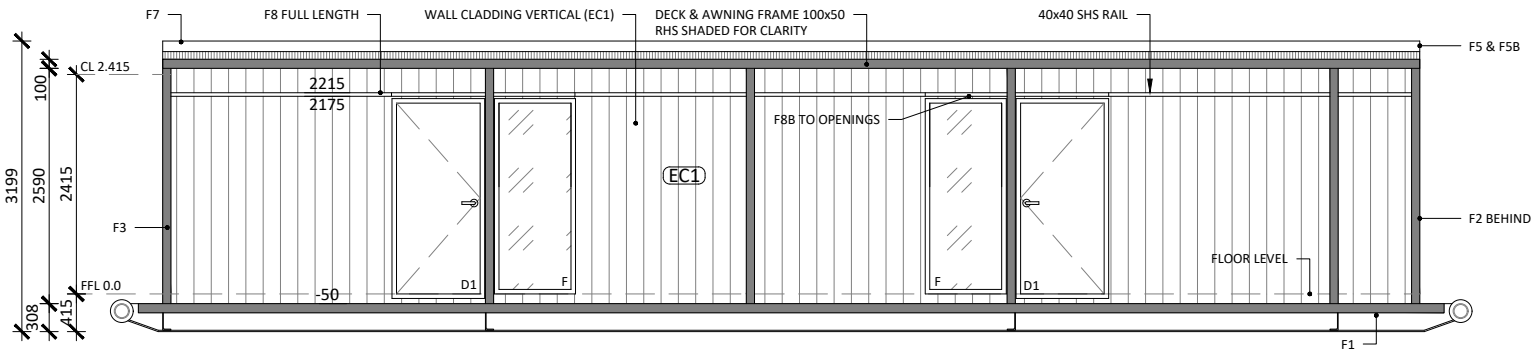


Proposed Workforce Accommodation - Floor Plan

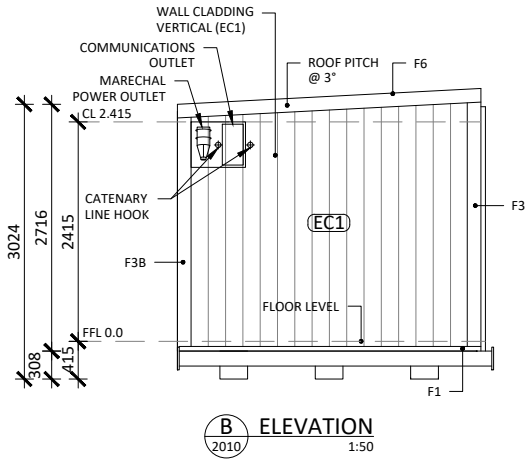


1 FLOOR PLAN
1:50

Proposed Workforce Accommodation - Detailed Floor Plan

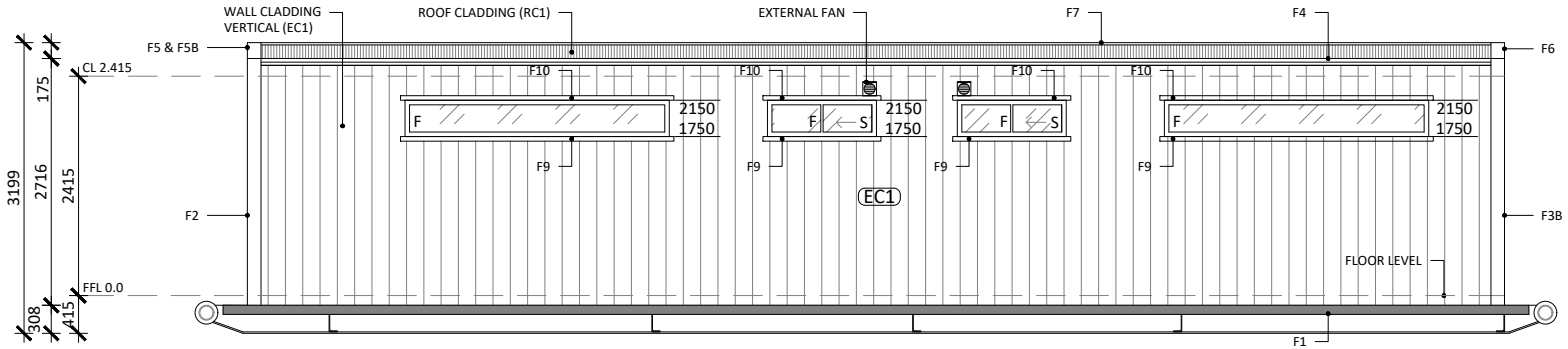


A 2010 ELEVATION 1:50

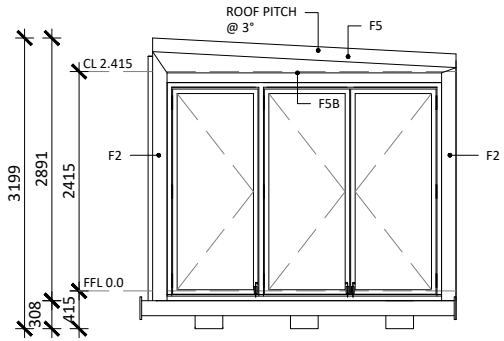


B 2010 ELEVATION 1:50

Proposed Workforce Accommodation - Elevations



C 2010 ELEVATION
1:50



D 2010 ELEVATION
1:50

Proposed Workforce Accommodation - Elevations

FujiClean
Toward Clean Water…

4-1-4 Imaike, Chikusa, Nagoya, Aichi 464-0850 JAPAN
Ph: +81-52-733-0863 Fax:+81-52-733-0238
http://www.fujiclean.co.jp

FujiClean CV-7000 / CV-10000 Structural Analysis

1. Objectives

Structural Analysis was conducted for FujiClean CV-7000 / CV-10000 onsite wastewater treatment system by FEM (Finite Element Method) analyzing method. It was aimed to quantify the maximum stress and deviation of various places of tank and partition.

2. Software

FEM analysis software	Ansys Workbench 2020 R2
Computer	DELL Precision 3430 Workstation

3. Analyzed parameters

(1) Outer Water Pressure:	Water pressure is applied to outside of the main body
(2) Inner Water Pressure:	Inside of the main body is filled with water to the full level
(3) Top Load:	A testing load is applied to upper part of the main body

4. Materials

Physical properties of tank and partition material were shown in Table 1

Table 1. Physical properties of tank and partition material

	Tank	Partition
Tensile elastic modulus (GPa)	6.4	6.4
Poisson's ratio	0.33	0.33
Allowed tensile strength (MPa)	60	60

5. Structures and FEM analytical model

Section views of the tank and partition were shown in Figures 1–4. FEM analytical models were shown in Figures 5-6. Dimensions were shown in the Table 2.

Taking structure and boundary conditions into consideration, the 1/2 symmetric model was used. Three dimensional shell elements were used and geometric non-linearity was also taken into consideration.

ENGINEERS AUSTRALIA
Richard A O Field
MIEAust
Professional Engineer
Membership No.1119880
DATE: 14.11.2023

1

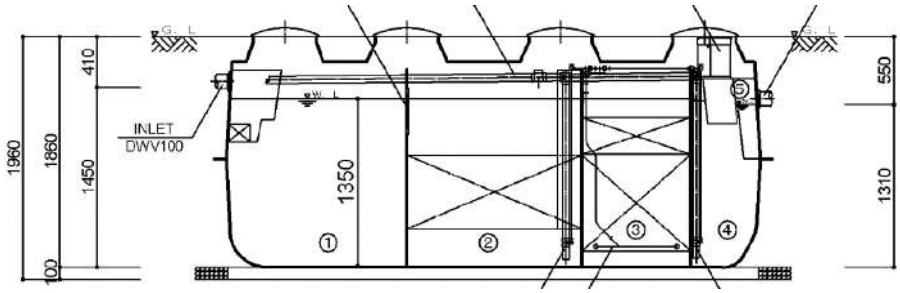


Fig. 1. Section view of the CV-7000 tank (numbers are in millimeters).

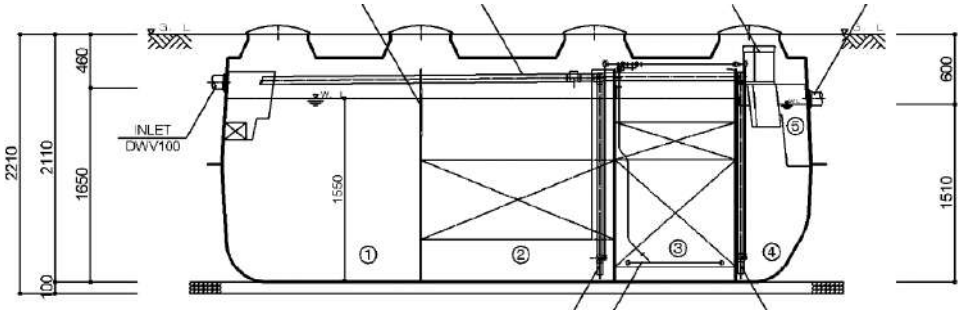


Fig. 2. Section view of the CV-10000 tank (numbers are in millimeters).

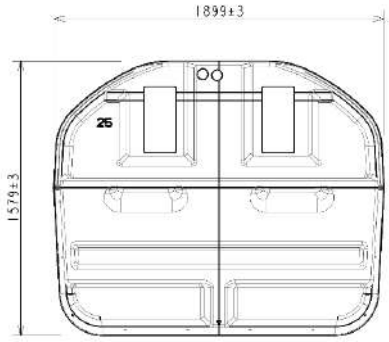


Fig. 3. Section view of the CV-7000 partition (W=1,900, H=1,580).

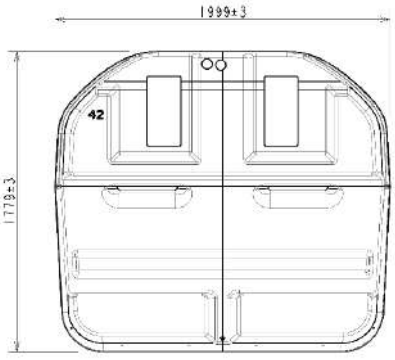


Fig. 4. Section view of the CV-10000 partition (W=2,000, H=1,780).

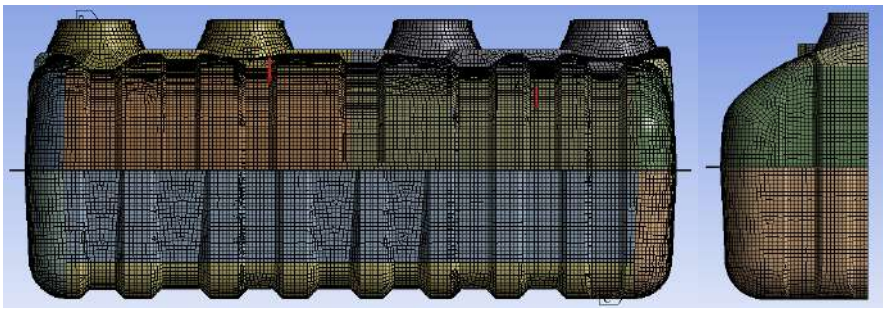


Fig. 5. FEM analytical model of the tank for CV-7000

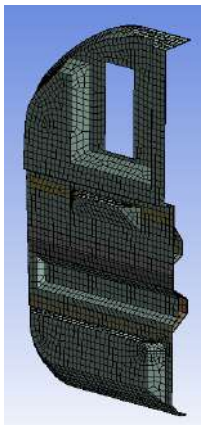


Fig. 6. FEM analytical model of the partition for CV-7000

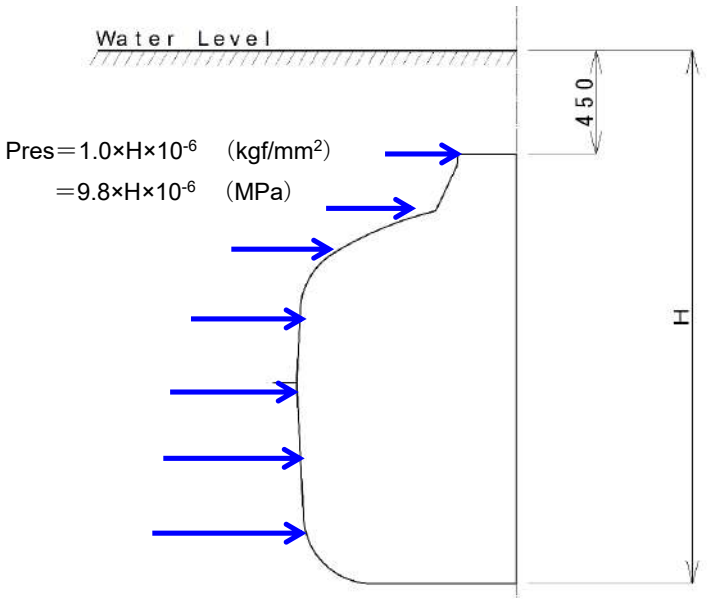
Table 2. Dimensions of CV-7000 / CV-10000 (numbers are in millimeters)

	Part		CV-7000	CV-10000
Thickness	Upper Shell	Manhole	5.8	6.8
		Top	5.8	6.8
		Short side	4.8	5.2
		Side	3.6	3.6
	Lower Shell	Short side	3.8	4.8
		Side	3.6	4.0
		Bottom	8.3	10.3
	Partition	Plane part	2.8	2.8
		Stiffener	2.8	2.8
Dimension	Height		1,860	2,110
	Width		2,100	2,200
	Manhole diameter		ϕ 450 × 4	ϕ 450 × 4
	Upper shell height		1,000	1,120
	Lower shell height		860	990
	Water depth		1,350	1,550

6. Analytical conditions

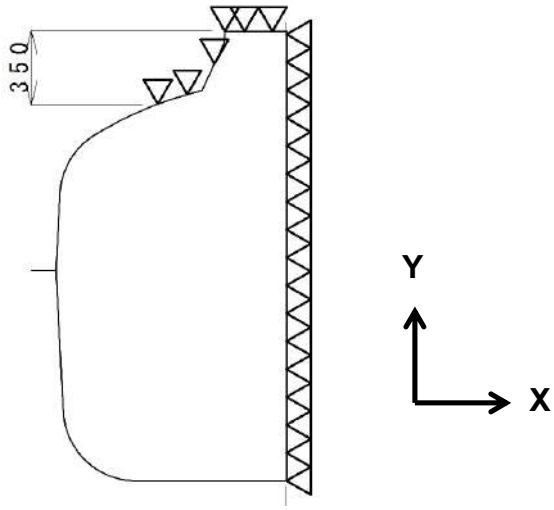
(1) Outer Water Pressure

Static water pressure (P) was applied as shown below.



CV-7000: 2,310mm
CV-10000: 2,560mm
*Max. riser height (450mm) was considered

Boundary condition is to fix top 350mm to prevent the tank from lifting and set 1/2 symmetrical condition at X=0.



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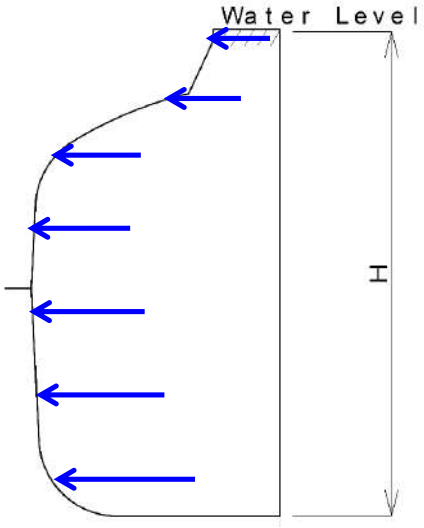
Professional Engineer
Membership No.1119880
DATE: 14.11.2023

(2) Inner Water Pressure

Static water pressure (P) was applied as shown below.



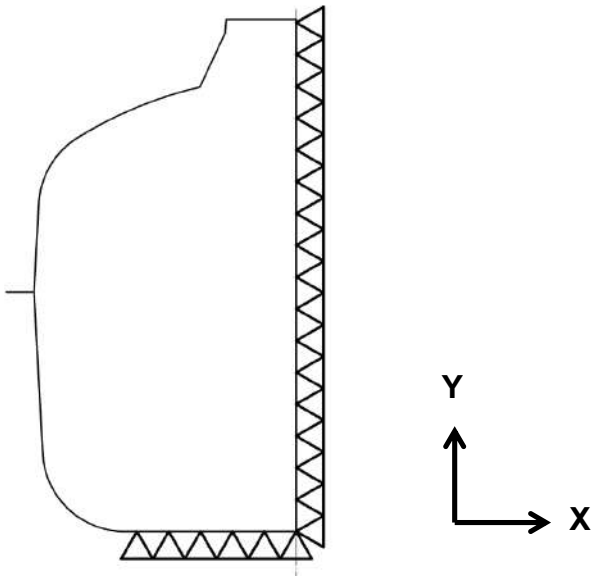
CV-7000: 1,860mm

CV-10000: 2,110mm

Pres＝1.0×H×10^{-6} （kgf/mm^2）

＝9.8×H×10^{-6} （MPa）

Boundary condition is to fix bottom and set 1/2 symmetrical condition at X=0.



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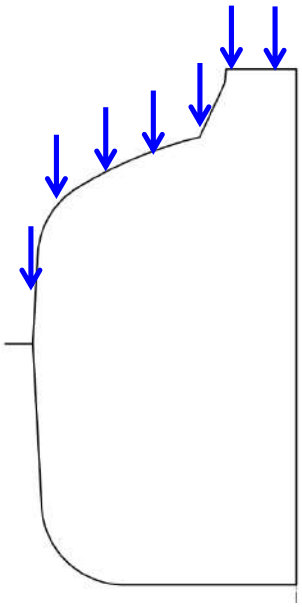
Professional Engineer
Membership No.1119880
DATE: 14.11.2023

(3) Top Load

Vertical load (P) was applied as shown below.

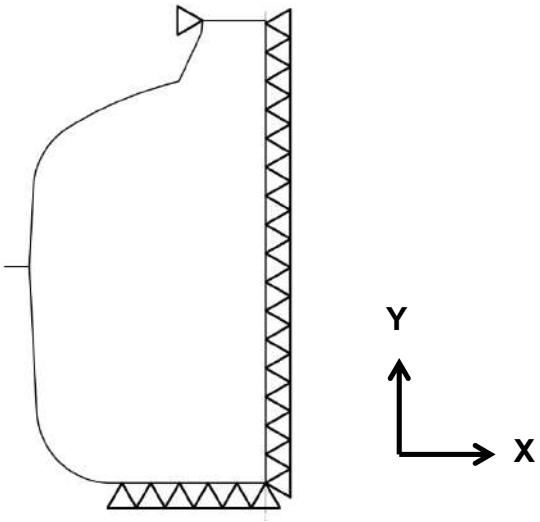


Pres＝F／A　（kgf/mm^2）

F＝Top Load
- CV-7000:　7,214kg
  (Soil: 5,787kg + Snow: 1,427kg)
- CV-10000: 9,034kg
  (Soil: 7,291kg + Snow: 1,743kg

A＝Area
- CV-7000:　9.2m^2
- CV-10000: 11.4m^2

Boundary condition is to fix bottom, and only X direction at Manhole part, and set 1/2 symmetrical condition at X=0.



7. FEM analysis results

1) Results of Outer Water Pressure

Results of Outer Water Pressure are shown in the Figure 7-10.

① Deviation

<CV-7000>

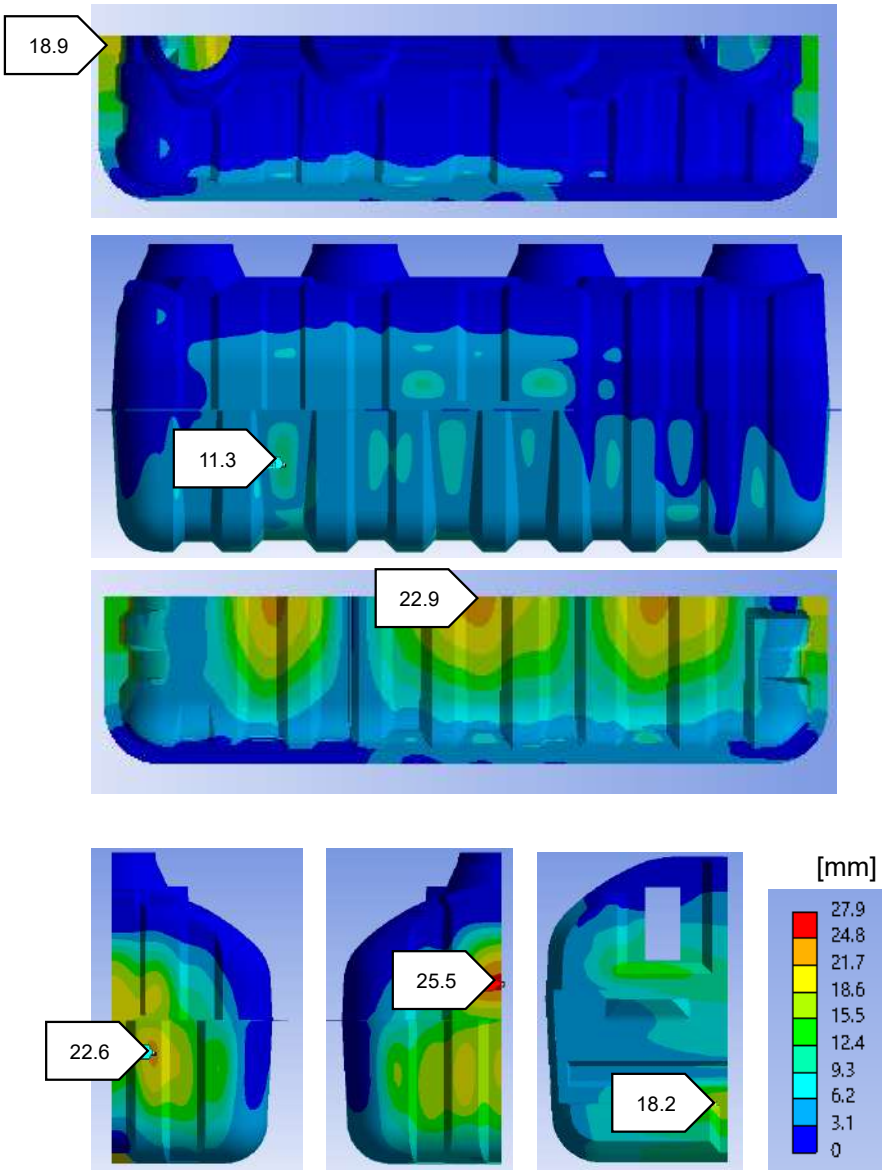


Fig.7 Deviation results of the CV-7000 (Outer Water Pressure)

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Professional Engineer
Membership No.1119880
DATE: 14.11.2023

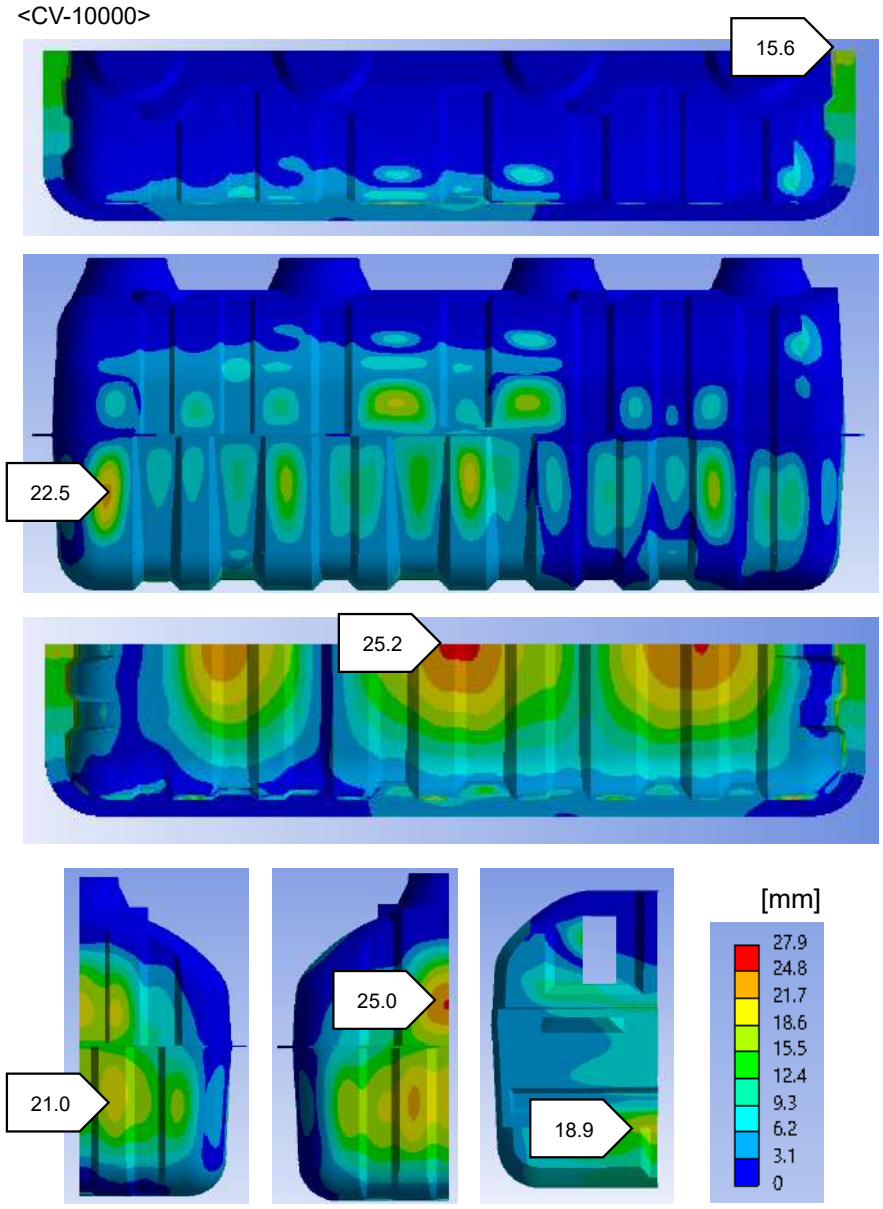


Fig.8 Deviation results of the CV-10000 (Outer Water Pressure)

Richard A O Field
MIEAust
Professional Engineer
Membership No.1119880
DATE: 14.11.2023

② Related Stress

<CV-7000>

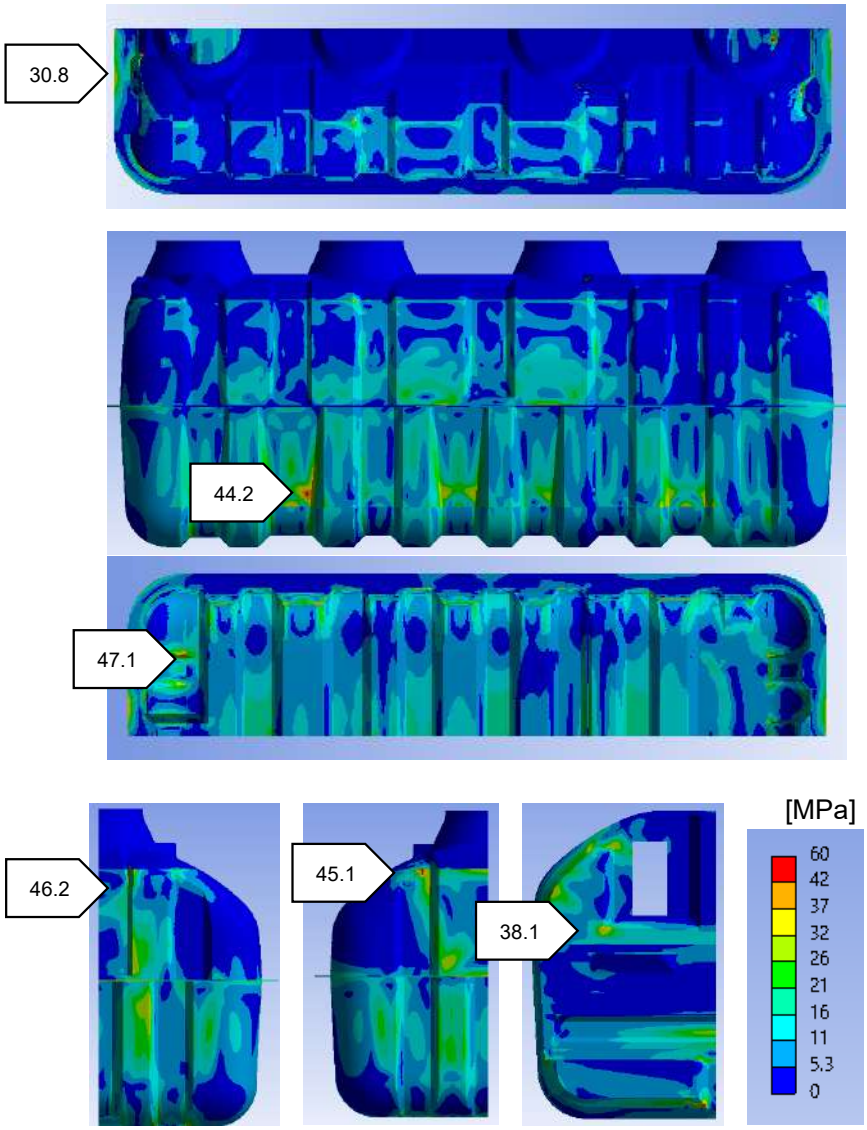


Fig.9 Related stress results of the CV-7000 (Outer Water Pressure)

ENGINEERS AUSTRALIA

Richard A O Field
MIEAust
Professional Engineer
Membership No.1119880
DATE: 14.11.2023

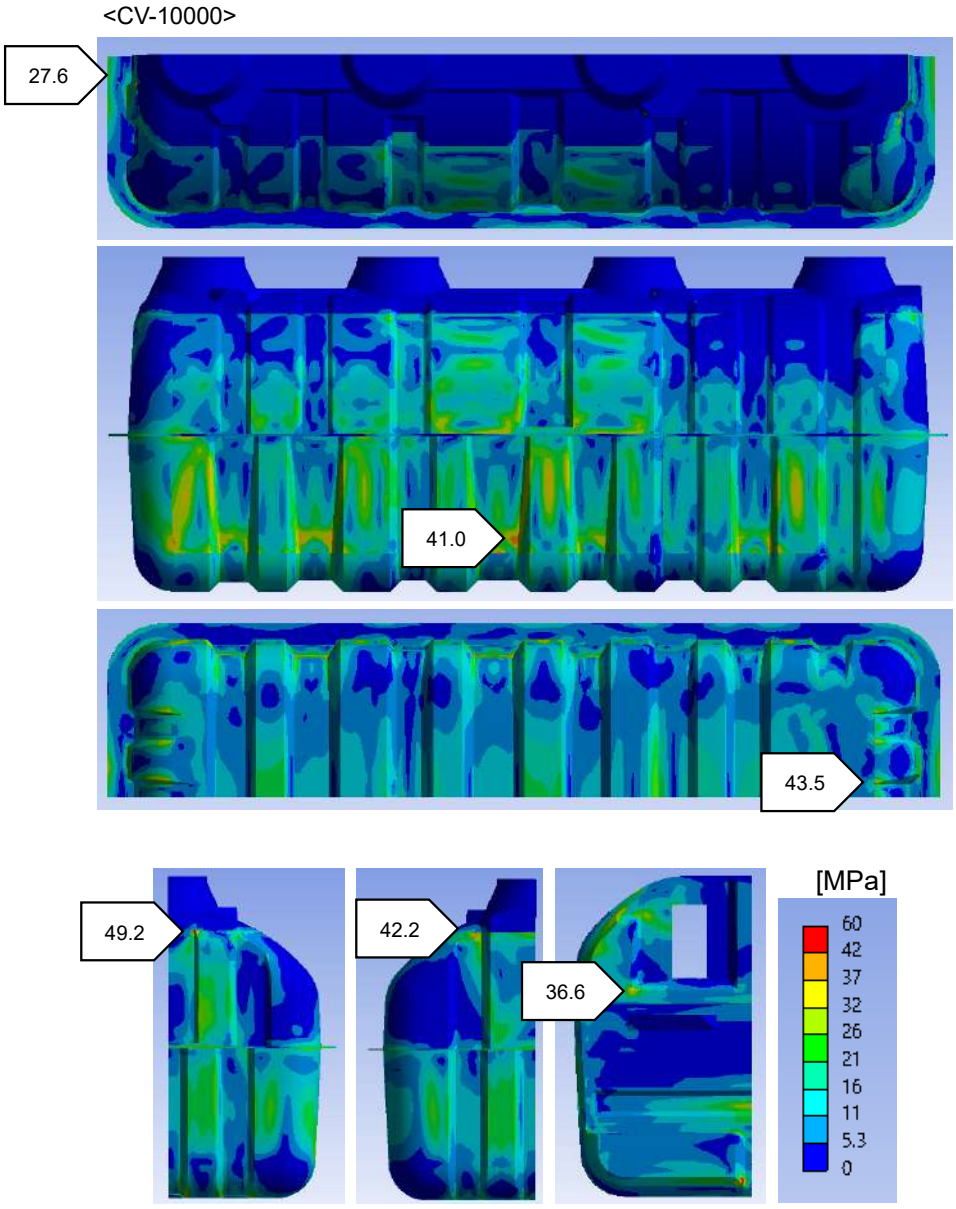


Fig.10 Related stress results of the CV-10000 (Outer Water Pressure)

ENGINEERS AUSTRALIA
Richard A O Field
MIEAust
Professional Engineer
Membership No.1119880
DATE: 14.11.2023

2) Results of Inner Water Pressure

Results of Inner Water Pressure are shown in the Figure 11-14.

① Deviation

<CV-7000>

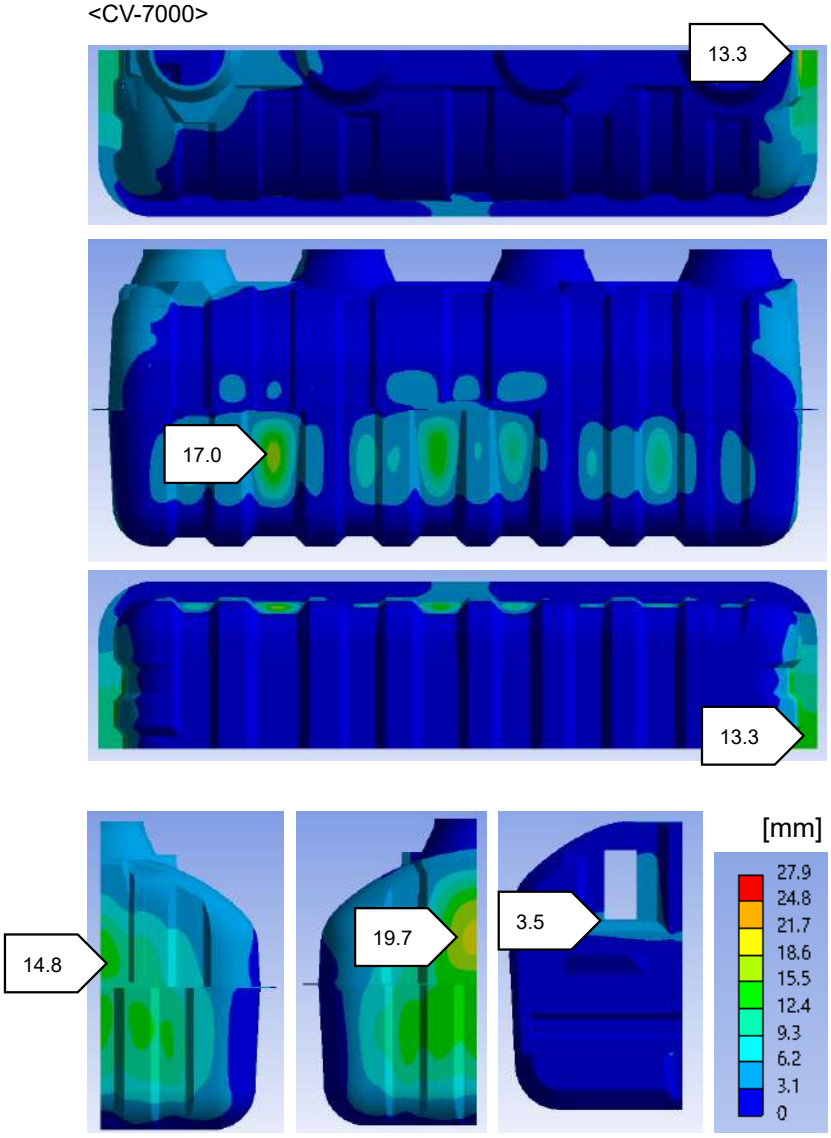


Fig.11 Deviation results of the CV-7000 (Inner Water Pressure)

Richard A O Field
MIEAust
Professional Engineer
Membership No.1119880
DATE: 14.11.2023

<CV-10000>

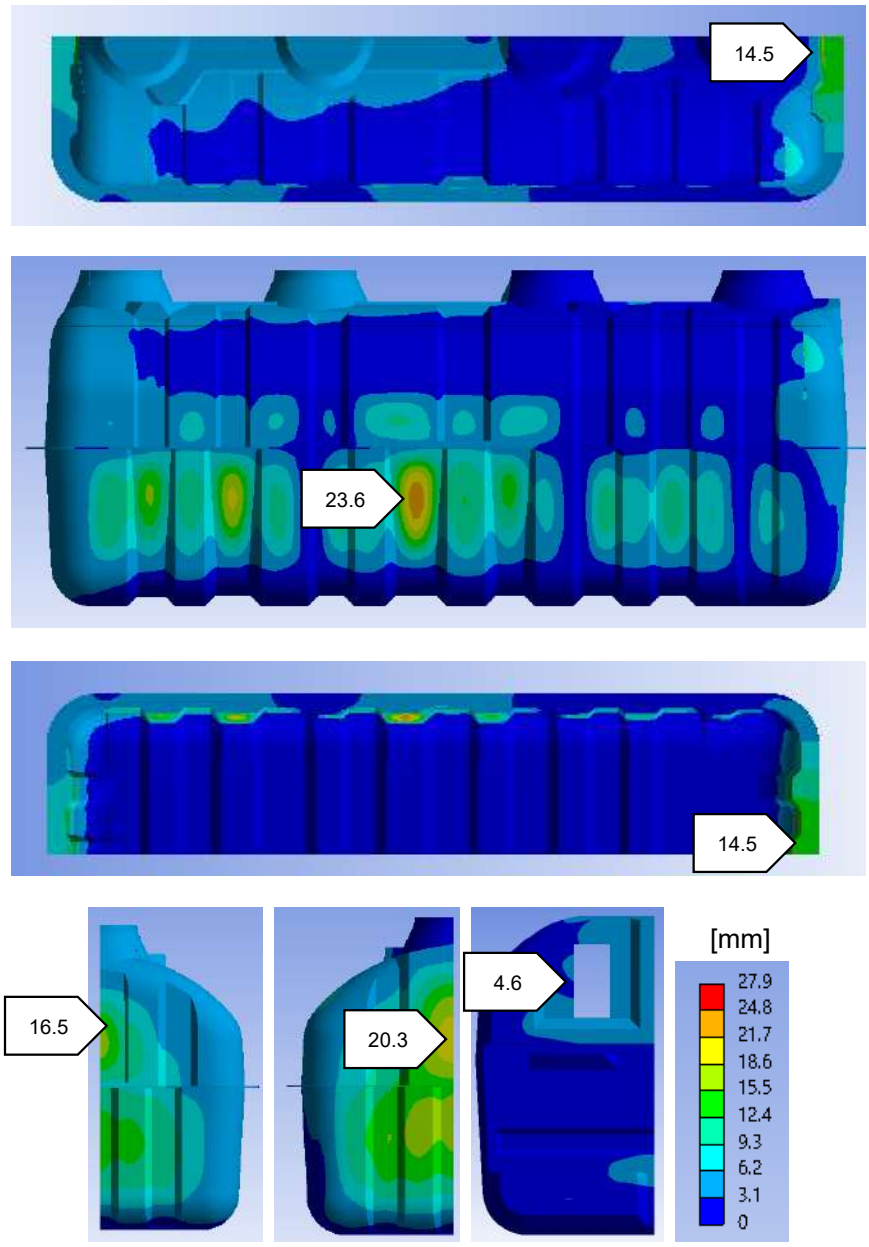


Fig.12 Deviation results of the CV-10000 (Inner Water Pressure)

Richard A O Field
MIEAust
Professional Engineer
Membership No.1119880
DATE: 14.11.2023

② Related stress

<CV-7000>

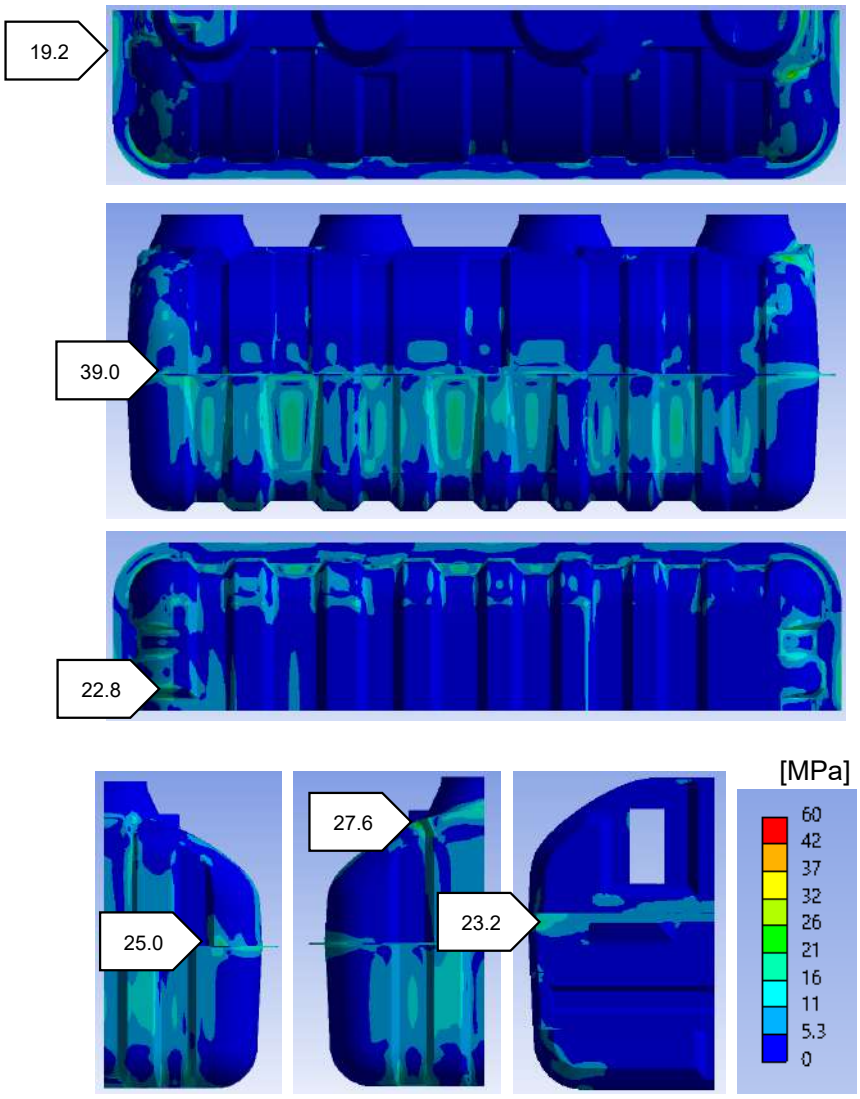


Fig.13 Related stress results of the CV-7000 (Inner Water Pressure)

Richard A O Field
MIEAust
Professional Engineer
Membership No.1119880
DATE: 14.11.2023

<CV-10000>

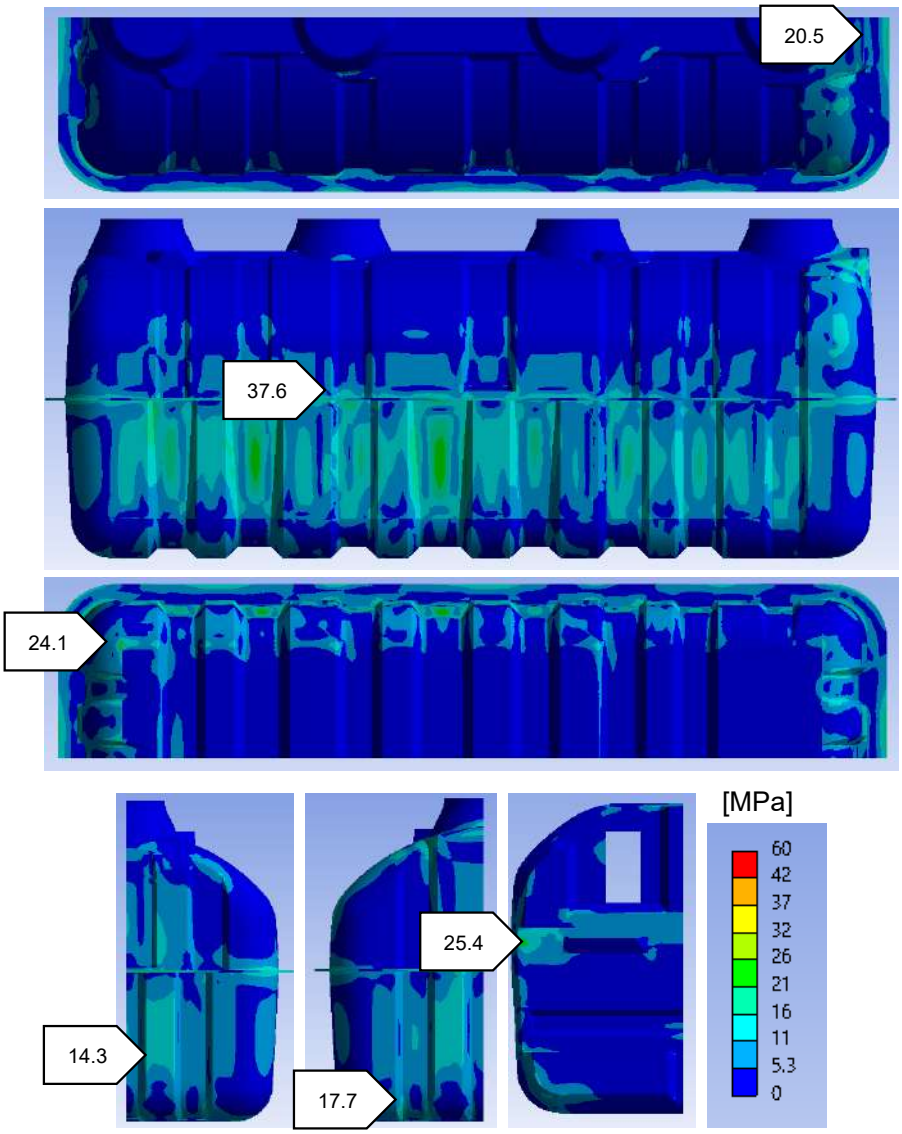


Fig.14 Related stress results of the CV-10000 (Inner Water Pressure)

Richard A O Field
MIEAust
Professional Engineer
Membership No.1119880
DATE: 14.11.2023

ENGINEERS AUSTRALIA

3) Results of Top Load

Results of Top Load are shown in the Figure 15-18.

① Deviation

<CV-7000>

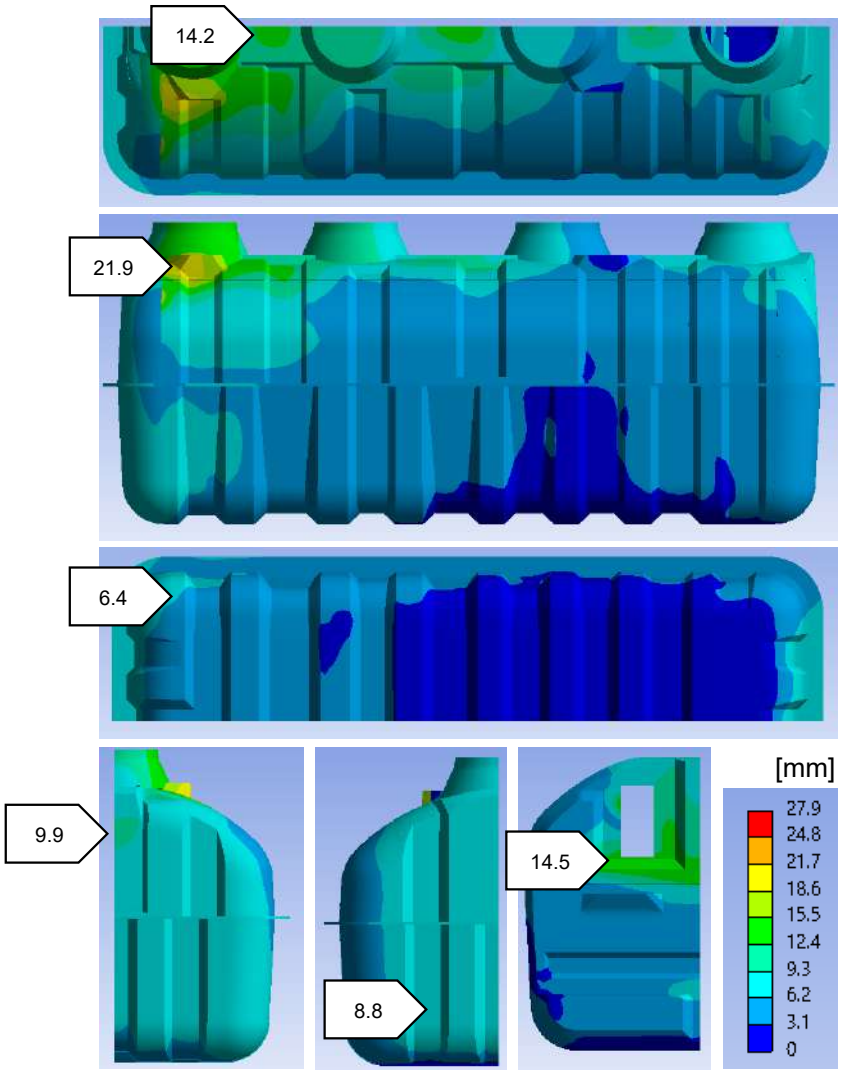


Fig.15 Deviation results of the CV-7000 (Top Load)

Richard A O Field
MIEAust
Professional Engineer
Membership No.1119880
DATE: 14.11.2023

<CV-10000>

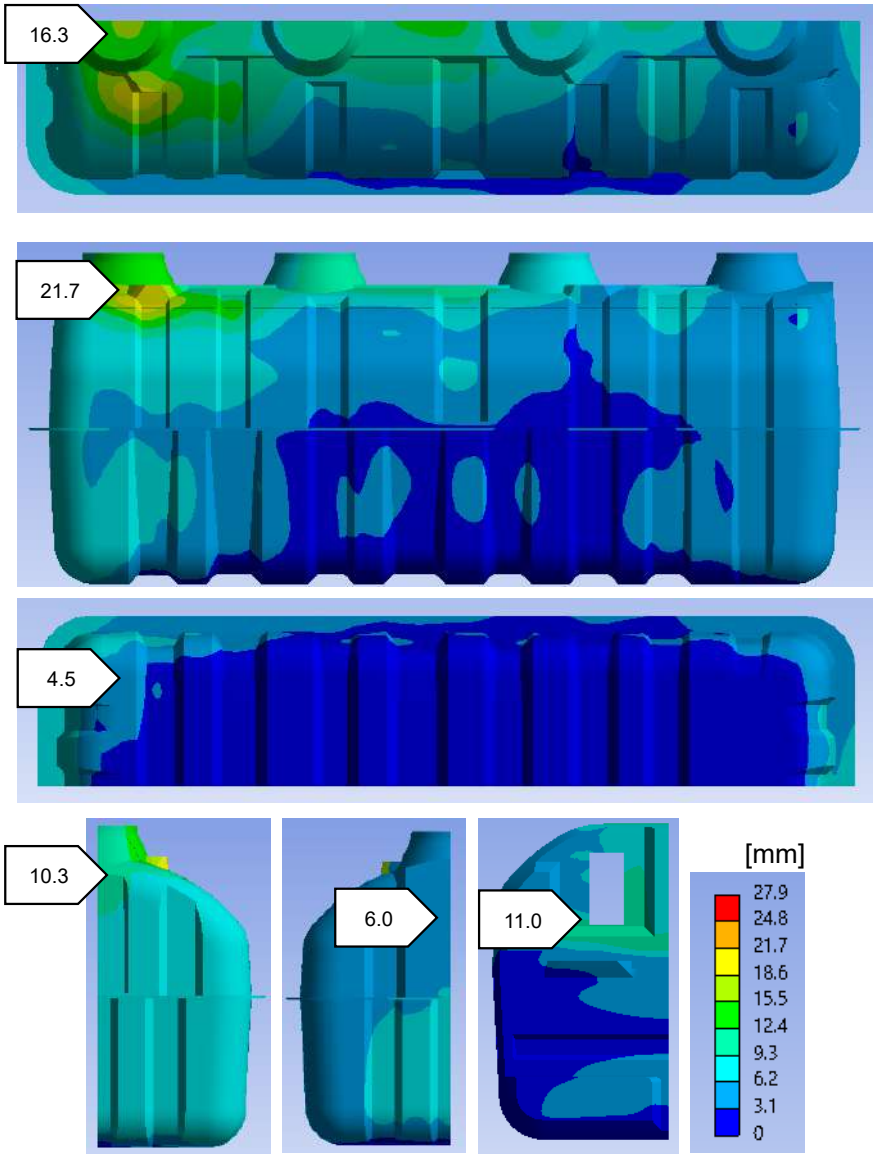


Fig.16 Deviation results of the CV-10000 (Top Load)

ENGINEERS AUSTRALIA

Richard A O Field
MIEAust
Professional Engineer
Membership No.1119880
DATE: 14.11.2023

② Related stress

<CV-7000>

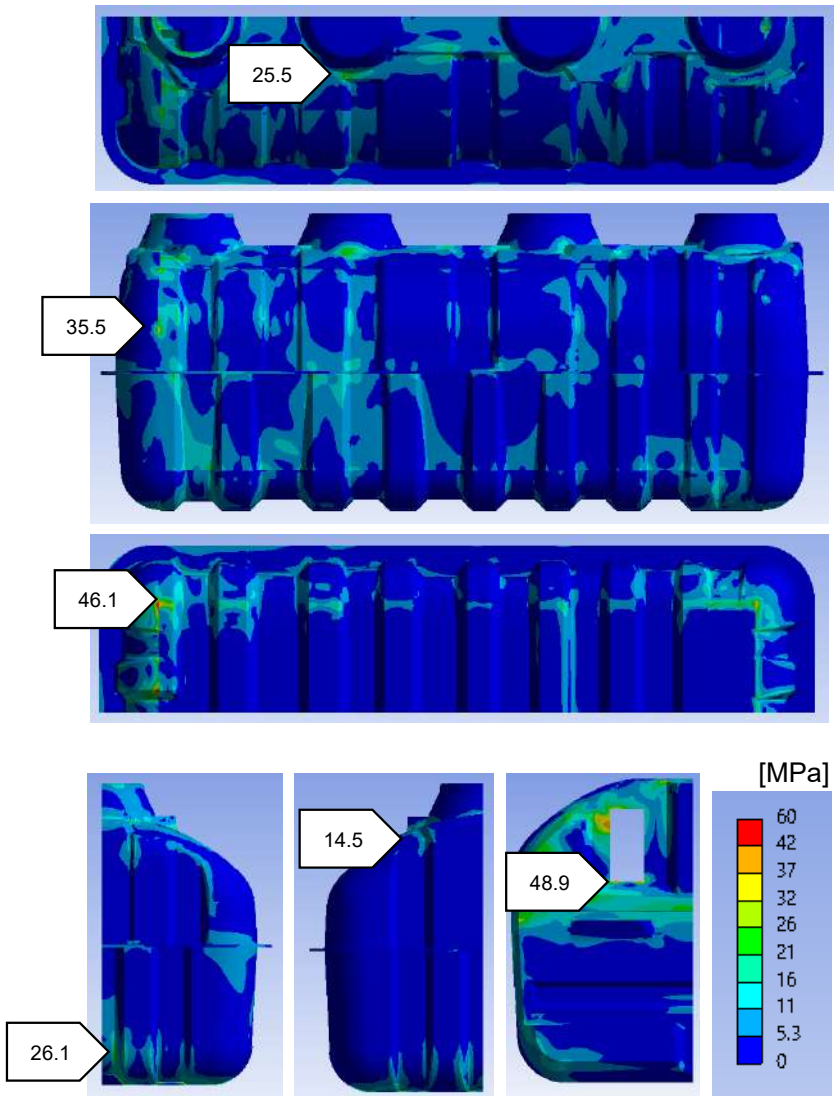


Fig.17 Related stress results of the CV-7000 (Top Load)

Richard A O Field
MIEAust
Professional Engineer
Membership No.1119880
DATE: 14.11.2023

<CV-10000>

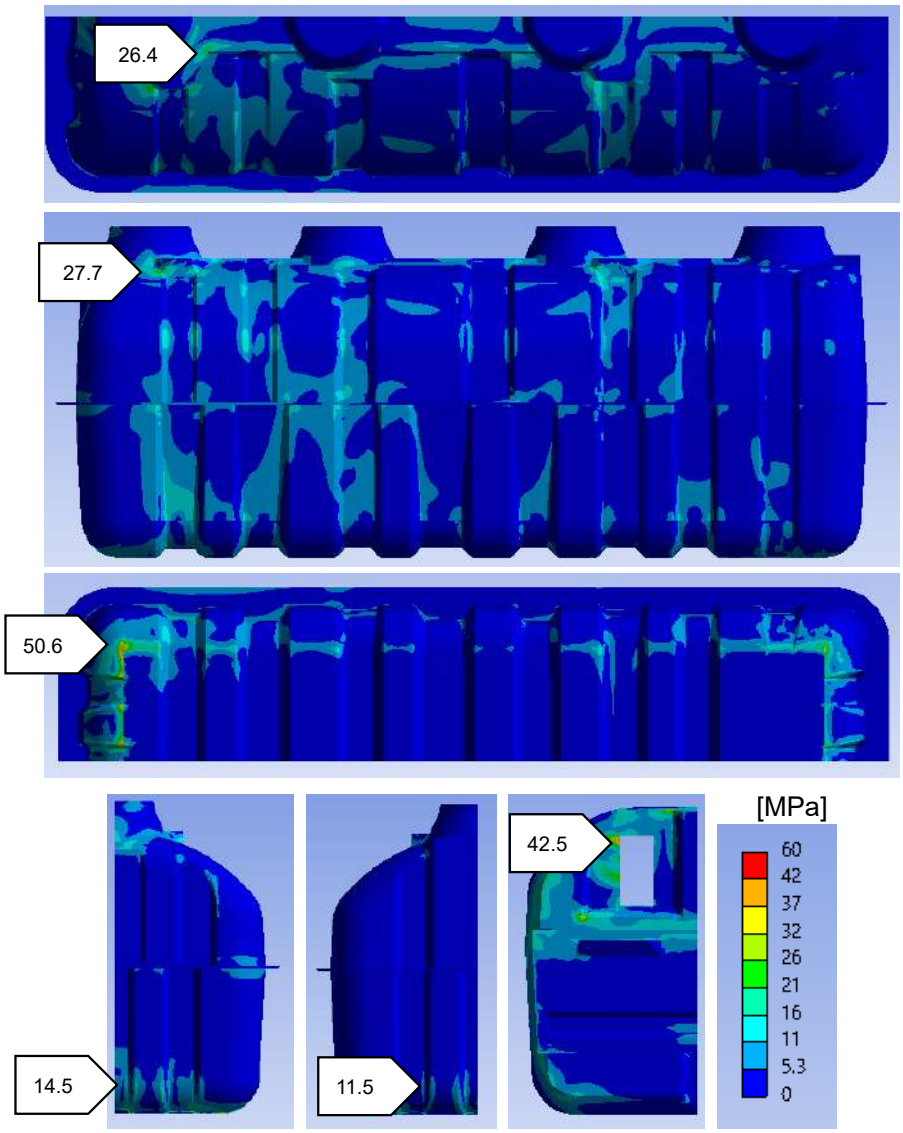


Fig.18 Related stress results of the CV-10000 (Top Load)

Richard A O Field
MIEAust
Professional Engineer
Membership No.1119880
DATE: 14.11.2023

8. Conclusions

FEM analysis results were summarized in the Table 3-4.

Table 3. FEM analysis results of CV-7000

			Max. Deviation		Max. Stress
			(mm)	(%)	(MPa)
Outer Water Pressure	Tank	Short side (Inlet)	22.6	1.20	46.2
		Short side (Outlet)	25.5	1.37	45.1
		Side	11.3	0.61	44.2
		Bottom	22.9	1.23	47.1
	Partition		18.2	0.98	38.1
Inner Water Pressure	Tank	Short side (Inlet)	14.8	0.80	25.0
		Short side (Outlet)	19.7	1.06	27.6
		Side	17.0	0.91	39.0
		Bottom	13.3	0.71	22.8
	Partition		3.5	0.19	23.2
Top Load	Tank	Short side (Inlet)	9.9	0.53	10.3
		Short side (Outlet)	8.8	0.47	6.0
		Side	21.9	1.18	21.7
		Bottom	6.4	0.34	4.5
	Partition		14.5	0.78	11.0

Note: Maximum deviation (%) =Maximum deviation (mm) / Height (mm)

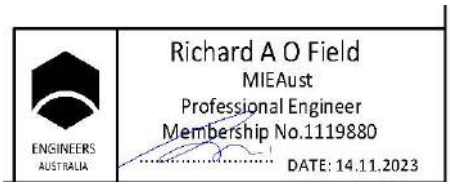


Table 4. FEM analysis results of CV-10000

			Max. Deviation		Max. Stress
			(mm)	(%)	(mm)
Outer Water Pressure	Tank	Short side (Inlet)	21.0	1.00	49.2
		Short side (Outlet)	25.0	1.18	42.2
		Side	22.5	1.07	41.0
		Bottom	25.2	1.19	43.5
	Partition		18.9	0.90	36.6
Inner Water Pressure	Tank	Short side (Inlet)	16.5	0.78	14.3
		Short side (Outlet)	20.3	0.96	17.7
		Side	23.6	1.11	37.6
		Bottom	14.5	0.69	24.1
	Partition		4.6	0.22	25.4
Top Load	Tank	Short side (Inlet)	10.3	0.49	14.5
		Short side (Outlet)	6.0	0.28	11.5
		Side	21.7	1.03	27.7
		Bottom	4.5	0.21	50.6
	Partition		11.0	0.52	42.5

Note: Maximum deviation (%) =Maximum deviation (mm) / Height (mm)

As shown in the Table 3-4, maximum deviation was less than 1.5% for any part of the tank and partition, under three testing conditions. It was also shown that maximum stress was less than allowed tensile stress (60MPa) shown in Table 1 for any part of the tank and partition, under three testing conditions. Therefore, it was concluded that CV-7000 / CV-10000 are safe in structure.

GF CONSULTING

Structural Consulting Engineers

14th November 2023 Our Reference: JX071123

Fuji Clean
P.O.Box 1230
OXENFORD QLD 4210

CERTIFICATE OF STRUCTURAL ADEQUACY

RE: FUJICLEAN CV-7000/CV-100000 ONSITE WASTEWATER TREATMENT SYSTEM

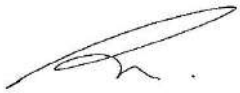
This is to confirm that our structural engineer has reviewed the structural analysis provided in the documents referenced Fuji Clean CV-7000/CV-10000 Structural Analysis.

The analysis used FEM analysis software (Ansys Workbench 2020 R2) to check the stresses in the tank shell for the relevant conditions from water pressure and soil/snow loadings.

Based on the FEM analysis the max deformation and max stress is acceptable, and the systems tanks are structurally adequate to support the vertical dead and live loads, soil pressure and wind/seismic loads as required by the requirements of the current N.C.C and relevant Australian Standards.

I declare that I am a qualified person in accordance with the requirements of the Building Code of Australia, being a professional engineer with experience in assessing the structural adequacy of such structures.

CERTIFYING ENGINEER



Mr A R Field - BE Civil M.I.E Aust 1119880 (Structural College)
PRINCIPAL STRUCTURAL ENGINEER
For and on behalf of Gale Force Holdings Pty Ltd trading as **GF Consulting**

Unit 2/279 Camboon Rd Malaga WA 6090 Postal: P.O. Box 34 Karrinyup WA 6921
Phone: (+618 9301 4386) Email: admin@gfconsulting.com.au Web: www.gfconsulting.net.au
ABN 29 142 979 119 Gale Force Holdings Pty Ltd trading as GF Consulting

Application for owner-builder approval – further information required – ID 2182229

I refer to your application for owner-builder approval received on 28 September 2023.

At the time of lodgement you did not provide all of the necessary information required to process your application.

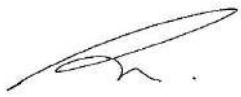
Could you please provide the following information:

- A review of your plans provided with your Owner Builder application, indicates your Class 1a(i) is built to the boundary. Please be aware, to qualify as an Owner Builder, the Building Services (Registration) Regulations 2011 defines *owner-builder work* as – a **detached house** a Class 1a(i) building. For the purposes of the Building Code, you will need to provide Licensing information that demonstrates that the proposed building is a detached house – Class 1(a)(i) i.e. a letter from your building designer/engineer, attesting that the building is a detached building.

I declare that I am a qualified person in accordance with the requirements of the Building Code of Australia, being a professional engineer with experience in assessing the structural adequacy of such structures.

CERTIFYING ENGINEER

Unit 2/279 Camboon Rd Malaga WA 6090 Postal: P.O. Box 34 Karrinyup WA 6921
Phone: (+618 9301 4386) Email: admin@gfconsulting.com.au Web: www.gfconsulting.net.au
ABN 29 142 979 119 Gale Force Holdings Pty Ltd trading as GF Consulting



Mr A R Field - BE Civil M.I.E Aunt 1119880 (Structural College)
PRINCIPAL STRUCTURAL ENGINEER
For and on behalf of Gale Force Holdings Pty Ltd trading as **GF Consulting**

Unit 2/279 Camboon Rd Malaga WA 6090 Postal: P.O. Box 34 Karrinyup WA 6921
Phone: (+618 9301 4386) Email: admin@gfconsulting.com.au Web: www.gfconsulting.net.au
ABN 29 142 979 119 Gale Force Holdings Pty Ltd trading as GF Consulting

FujiClean
Toward Clean Water...
FujiClean Co.,Ltd.
4-1-4 Imaike, Chikusa, Nagoya, Aichi 464-8613 JAPAN
Ph: +81-52-733-0863 Fax:+81-52-733-0238

1st December 2023

Manufacturer Engineering Certification

FujiClean Co., Ltd hereby certifies the follows for the FujiClean CV Commercial system (CV7000, CV10000):

1. **Effluent quality performance criteria**
   CV-7000(Secondary standard), CV-10000(Secondary standard)

Parameter	Specification
Total Suspended Solids	< 30mg/l
Biological Oxygen Demand	< 20mg/l
E.Coli	< 10cfu/100ml

*Conditions of influent apply as per Australian Standard

CV-10000(Advanced secondary standard)

Parameter	Specification
Total Suspended Solids	< 10mg/l
Biological Oxygen Demand	< 10mg/l
E.Coli	< 10cfu/100ml

*Conditions of influent apply as per Australian Standard

2. **Treatment performance in litres/day peak and non-peak**

FujiClean CV7000 (Secondary standard) AWTS: (Peak) 7,000Litre/day,

(Non peak) 0 Litre/day

FujiClean CV10000 (Secondary standard) AWTS: (Peak) 10,000Litre/day,

(Non peak) 0 Litre/day

FujiClean CV10000 (Advanced secondary standard) AWTS:

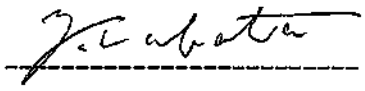
(Peak) 7,200Litre/day, (Non peak) 0 Litre/day

3. **Structural integrity**

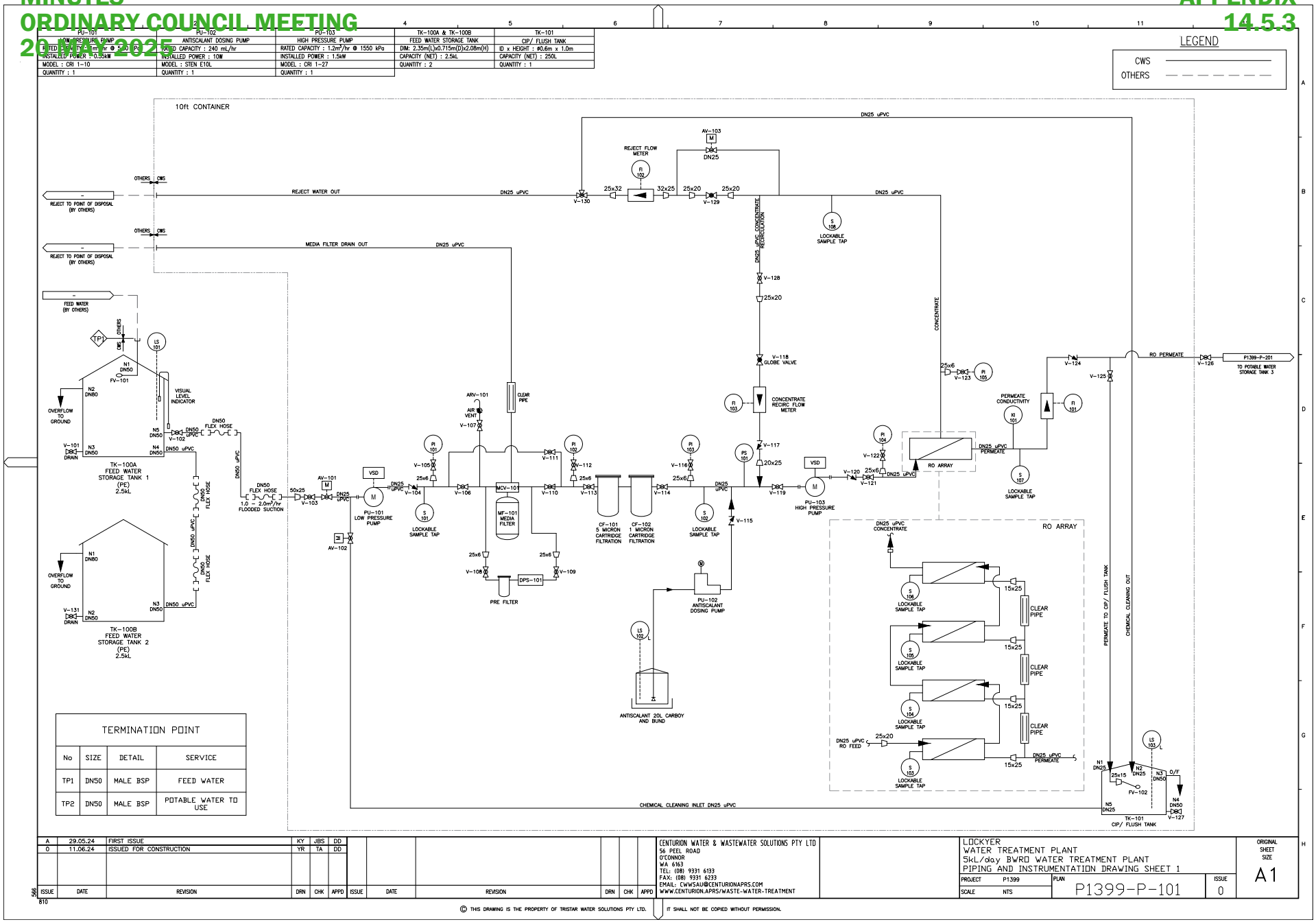
   15 years of the structural integrity

4. **Serviceability**

   15 years of the serviceability in Australia.

Signature: 

Yosuke Tabata, Dr. Eng.
General Manager
Overseas Business Department
FujiClean Co., Ltd.
Date:


PU-101
LOW PRESSURE PUMP
RATED CAPACITY : 5 m³/hr @ 5.0 BAR
INSTALLED POWER : 0.35kW
MODEL : CRI 1-10
QUANTITY : 1
PU-102
ANTISCALANT DOSING PUMP
RATED CAPACITY : 240 mL/hr
INSTALLED POWER : 10W
MODEL : STEN E10L
QUANTITY : 1
PU-103
HIGH PRESSURE PUMP
RATED CAPACITY : 1.2m³/hr @ 1550 kPa
INSTALLED POWER : 1.5kW
MODEL : CRI 1-27
QUANTITY : 1
TK-100A & TK-100B
FEED WATER STORAGE TANK
DIM: 2.35m(L)x0.715m(D)x2.08m(H)
CAPACITY (NET) : 2.5kL
QUANTITY : 2
TK-101
CIP/ FLUSH TANK
ID x HEIGHT : ø0.6m x 1.0m
CAPACITY (NET) : 250L
QUANTITY : 1
LEGEND
CWS
OTHERS
10ft CONTAINER
REJECT WATER OUT
REJECT TO POINT OF DISPOSAL (BY OTHERS)
MEDIA FILTER DRAIN OUT
FEED WATER (BY OTHERS)
TK-100A FEED WATER STORAGE TANK 1 (PE) 2.5kL
TK-100B FEED WATER STORAGE TANK 2 (PE) 2.5kL
OVERFLOW TO GROUND
VISUAL LEVEL INDICATOR
DN50 FLEX HOSE
1.0 ~ 2.0m³/hr FLOODED SUCTION
PU-101 LOW PRESSURE PUMP
MF-101 MEDIA FILTER
PRE FILTER
DPS-101
CF-101 5 MICRON CARTRIDGE FILTRATION
CF-102 1 MICRON CARTRIDGE FILTRATION
PU-103 HIGH PRESSURE PUMP
RO ARRAY
CONCENTRATE RECIRC FLOW METER
REJECT FLOW METER
CONCENTRATE
RO PERMEATE
P1399-P-201
TO POTABLE WATER STORAGE TANK 3
PERMEATE CONDUCTIVITY
LOCKABLE SAMPLE TAP
PU-102 ANTISCALANT DOSING PUMP
ANTISCALANT 30L CARBOY AND BUND
CLEAR PIPE
PERMEATE TO CIP/ FLUSH TANK
CHEMICAL CLEANING OUT
CHEMICAL CLEANING INLET DN25 uPVC
TK-101 CIP/ FLUSH TANK
TERMINATION POINT
No | SIZE | DETAIL | SERVICE
TP1 | DN50 | MALE BSP | FEED WATER
TP2 | DN50 | MALE BSP | POTABLE WATER TO USE
A | 29.05.24 | FIRST ISSUE | KY | JBS | DD
0 | 11.06.24 | ISSUED FOR CONSTRUCTION | YR | TA | DD
ISSUE | DATE | REVISION | DRN | CHK | APPD
CENTURION WATER & WASTEWATER SOLUTIONS PTY LTD
56 PEEL ROAD
O'CONNOR
WA 6163
TEL: (08) 9331 6133
FAX: (08) 9331 6233
EMAIL: CWWSAU@CENTURIONAPRS.COM
WWW.CENTURION.APRS/WASTE-WATER-TREATMENT
LOCKYER
WATER TREATMENT PLANT
5kL/day BWRO WATER TREATMENT PLANT
PIPING AND INSTRUMENTATION DRAWING SHEET 1
PROJECT P1399
PLAN P1399-P-101
SCALE NTS
ISSUE 0
ORIGINAL SHEET SIZE A1
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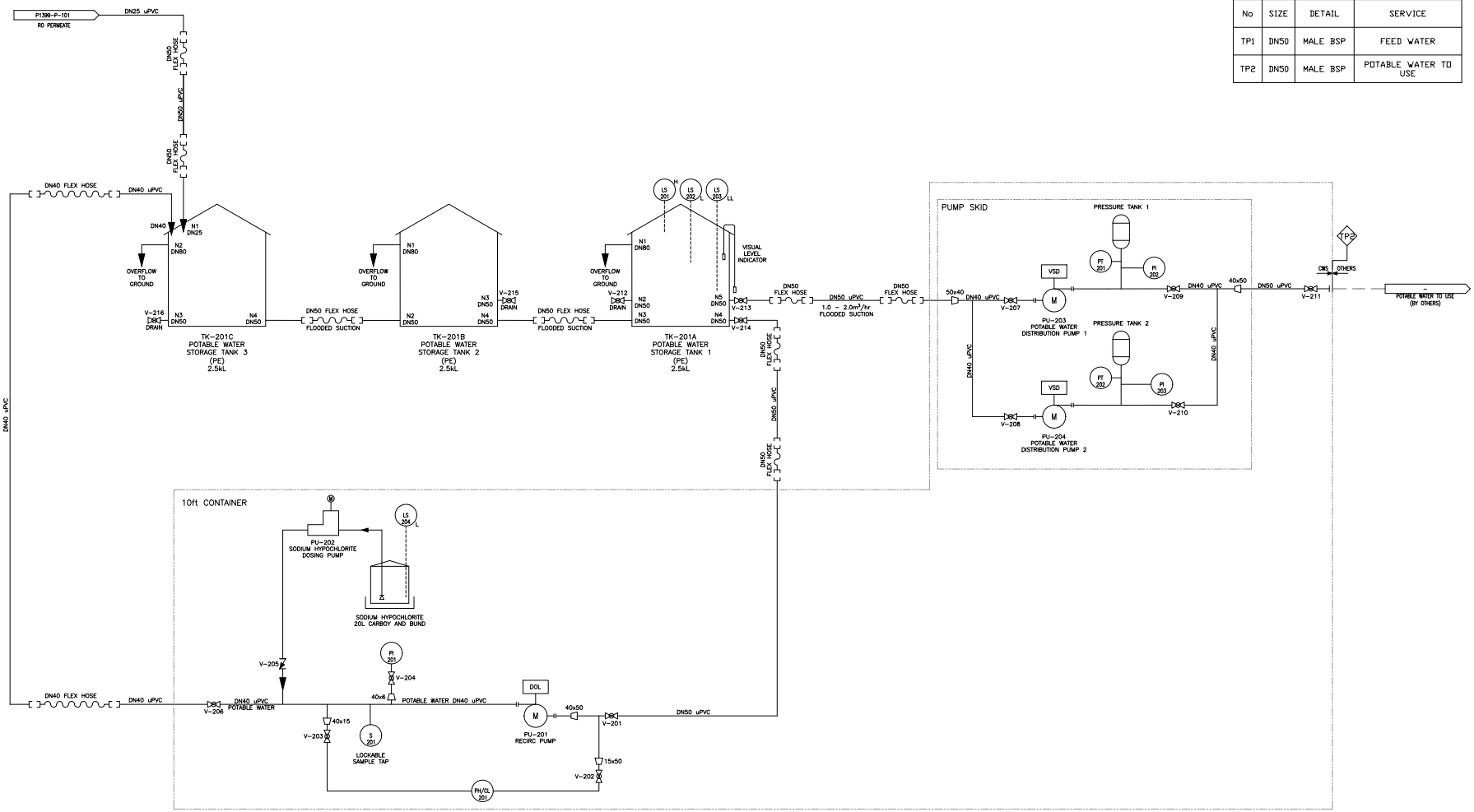
PU-201	PU-202	PU-203 & PU-204	TK-201A, TK-201B & TK-201C
PROCESS PUMP	SODIUM HYPOCHLORITE DOSING PUMP	POTABLE WATER DISTRIBUTION PUMPS	POTABLE WATER STORAGE TANK
RATED CAPACITY : 10m³/hr @ 2.0 bar	RATED CAPACITY : 7.5 L/hr @ 16 bar	RATED CAPACITY : 12m³/hr @ 480 kPa	DIM: 2.35m(L)x0.715m(D)x2.08m(H)
INSTALLED POWER : 0.0kW	INSTALLED POWER : 24W	INSTALLED POWER : 2 x 1.5kW	CAPACITY (NET) : 2.5kL
MODEL : CM10-1	MODEL : DDA7.5-16AR	MODEL : CMBE TWIN 5-62	QUANTITY : 3
QUANTITY : 1	QUANTITY : 1	QUANTITY : 2	

LEGEND

CWS ——————

OTHERS — — — — — — —

TERMINATION POINT			
No	SIZE	DETAIL	SERVICE
TP1	DN50	MALE BSP	FEED WATER
TP2	DN50	MALE BSP	POTABLE WATER TO USE



ISSUE	DATE	REVISION	DRN	CHK	APPD
A	29.05.24	FIRST ISSUE	KY	JBS	DD
0	11.06.24	ISSUED FOR CONSTRUCTION	YR	TA	DD

CENTURION WATER & WASTEWATER SOLUTIONS PTY LTD
56 PEEL ROAD
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WA 6163
TEL: (08) 9331 6133
FAX: (08) 9331 6233
EMAIL: CWWSAU@CENTURIONAPRS.COM
WWW.CENTURION.APRS/WASTE-WATER-TREATMENT

LOCKYER
WATER TREATMENT PLANT
5kL/day BWRO WATER TREATMENT PLANT
PIPING AND INSTRUMENTATION DRAWING SHEET 2

PROJECT	P1399	PLAN	ISSUE
SCALE	NTS	P1399-P-201	0

ORIGINAL SHEET SIZE A1

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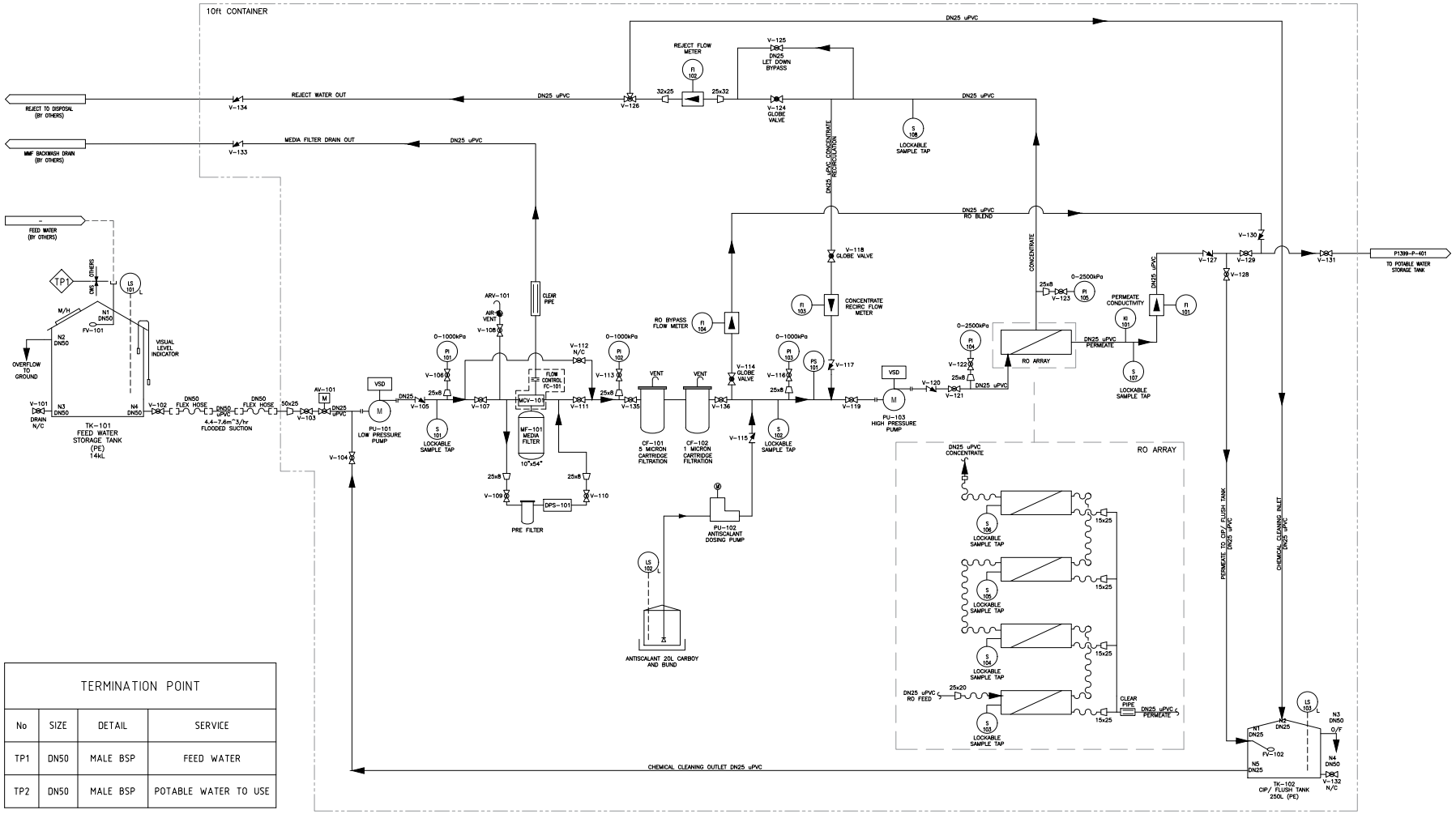
PU-101	PU-102	PU-103	TK-101	TK-102
LOW PRESSURE PUMP	SODIUM HYPOCHLORITE DOSING PUMP	HIGH PRESSURE PUMP	FEED WATER STORAGE TANK	CIP/FLUSH TANK
RATED CAPACITY: 1m³/hr @ 4 BAR	RATED CAPACITY: 6L/hr @ 10 BAR	RATED CAPACITY: 1.4m³/hr @ 13.6 BAR	ID x HEIGHT: Ø2.475m x 3.2m	ID x HEIGHT: Ø0.6m x 1m
INSTALLED POWER: 0.55kW	INSTALLED POWER: 22W	INSTALLED POWER: 1.5kW	CAPACITY (NET): 14kL	CAPACITY (NET): 250L
MODEL: CRI 1-10	MODEL: DDE 6-10P	MODEL: CRI 1-25	QUANTITY: 1	QUANTITY: 1
QUANTITY: 1	QUANTITY: 1	QUANTITY: 1		

LEGEND

CWS

OTHERS



TERMINATION POINT			
No	SIZE	DETAIL	SERVICE
TP1	DN50	MALE BSP	FEED WATER
TP2	DN50	MALE BSP	POTABLE WATER TO USE

ISSUE	DATE	REVISION	DRN	CHK	APPD
A	28.05.24	FIRST ISSSUE	KY	JBS	DD
0	05.06.24	ISSUED FOR CONSTRUCTION	KY	JBS	DD

CENTURION WATER & WASTEWATER SOLUTIONS PTY LTD
56 PEEL ROAD
O'CONNOR
WA 6163
TEL: (08) 9331 6133
FAX: (08) 9331 6233
EMAIL: CWWSAU@CENTURIONAPRS.COM
WWW.CENTURIONAPRS/WASTE-WATER-TREATMENT

CENTURION WATER & WASTEWATER SOLUTIONS

LOCKYER
WATER TREATMENT PLANT
20kL/day BWRO WATER TREATMENT PLANT
PIPING AND INSTRUMENTATION DRAWING SHEET 1

PROJECT P1399 | DRAWING NUMBER P1399-P-301 | ISSUE 0
SCALE NTS | ORIGINAL SHEET SIZE A1

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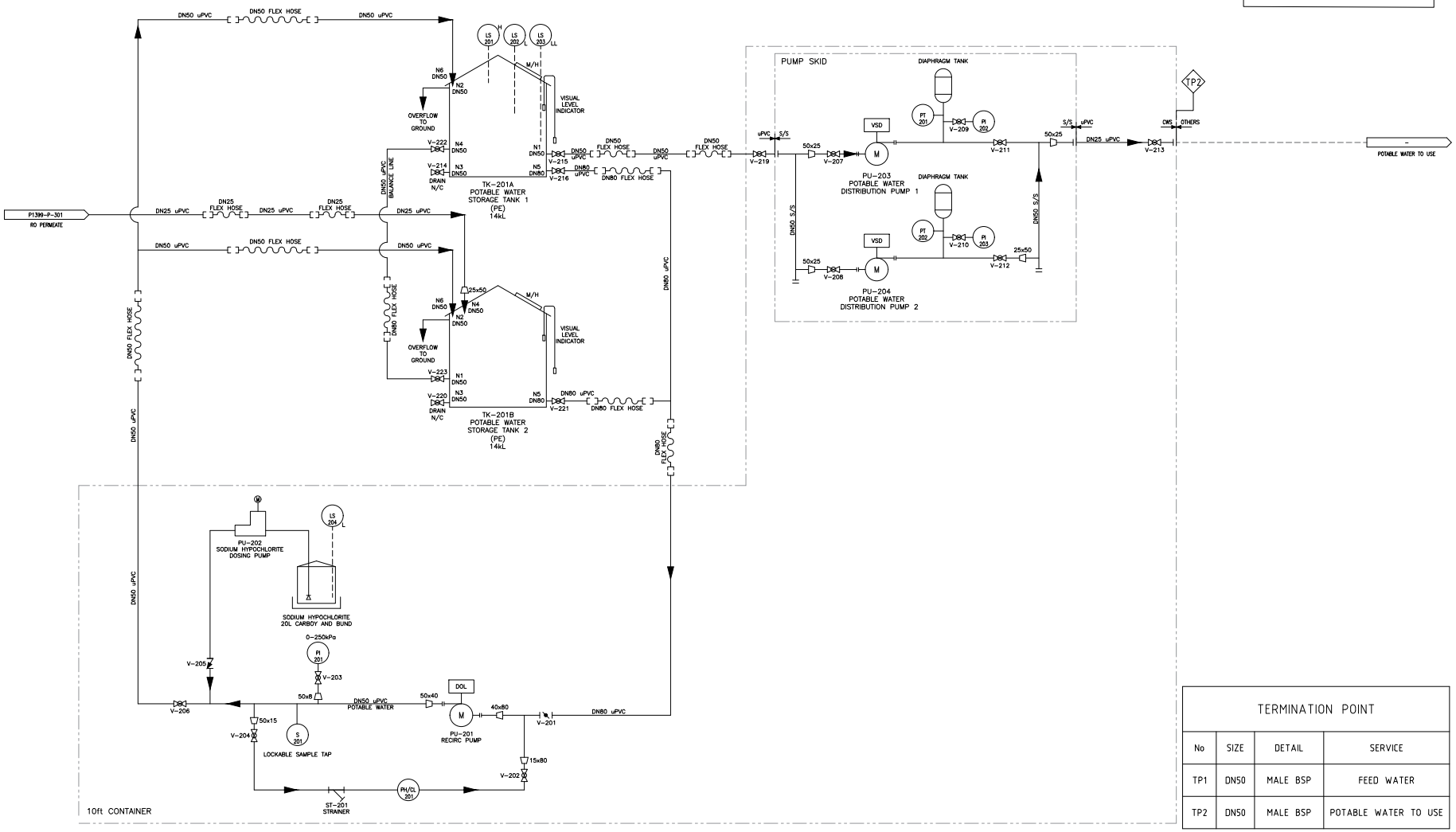
PU-201	PU-202	PU-203 & PU-204	TK-201A & TK-201B
RECIRCULATION PUMP	SODIUM HYPOCHLORITE DOSING PUMP	POTABLE WATER DISTRIBUTION PUMPS	POTABLE WATER STORAGE TANK 1 & 2
RATED CAPACITY: 13m³/hr @ 3 BAR	RATED CAPACITY: 6L/hr @ 7 BAR	RATED CAPACITY: 6m³/hr @ 5.5 BAR	ID x HEIGHT: Ø2.475m x 3.2m
INSTALLED POWER: 0.65kW	INSTALLED POWER: 37W	INSTALLED POWER: 2 x 1.1kW	CAPACITY (NET): 14kL
MODEL: CM10-1	MODEL: DOSITEC MA-25	MODEL: CMBE TWIN 3-62	QUANTITY: 2
QUANTITY: 1	QUANTITY: 1	QUANTITY: 1	

LEGEND

CWS ——————

OTHERS - - - - - - - -



TERMINATION POINT			
No	SIZE	DETAIL	SERVICE
TP1	DN50	MALE BSP	FEED WATER
TP2	DN50	MALE BSP	POTABLE WATER TO USE

ISSUE	DATE	REVISION	DRN	CHK	APPD
A	28.05.24	FIRST ISSSUE	KY	JBS	DD
0	05.06.24	ISSUED FOR CONSTRUCTION	KY	JBS	DD

CENTURION WATER & WASTEWATER SOLUTIONS PTY LTD
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WA 6163
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FAX: (08) 9331 6233
EMAIL: CWWSAU@CENTURIONAPRS.COM
WWW.CENTURION.APRS/WASTE-WATER-TREATMENT

CENTURION WATER & WASTEWATER SOLUTIONS

LOCKYER
WATER TREATMENT PLANT
20kL/day BWRO WATER TREATMENT PLANT
PIPING AND INSTRUMENTATION DRAWING SHEET 2

PROJECT P1399
SCALE NTS
DRAWING NUMBER P1399-P-401
ISSUE 0
ORIGINAL SHEET SIZE A1

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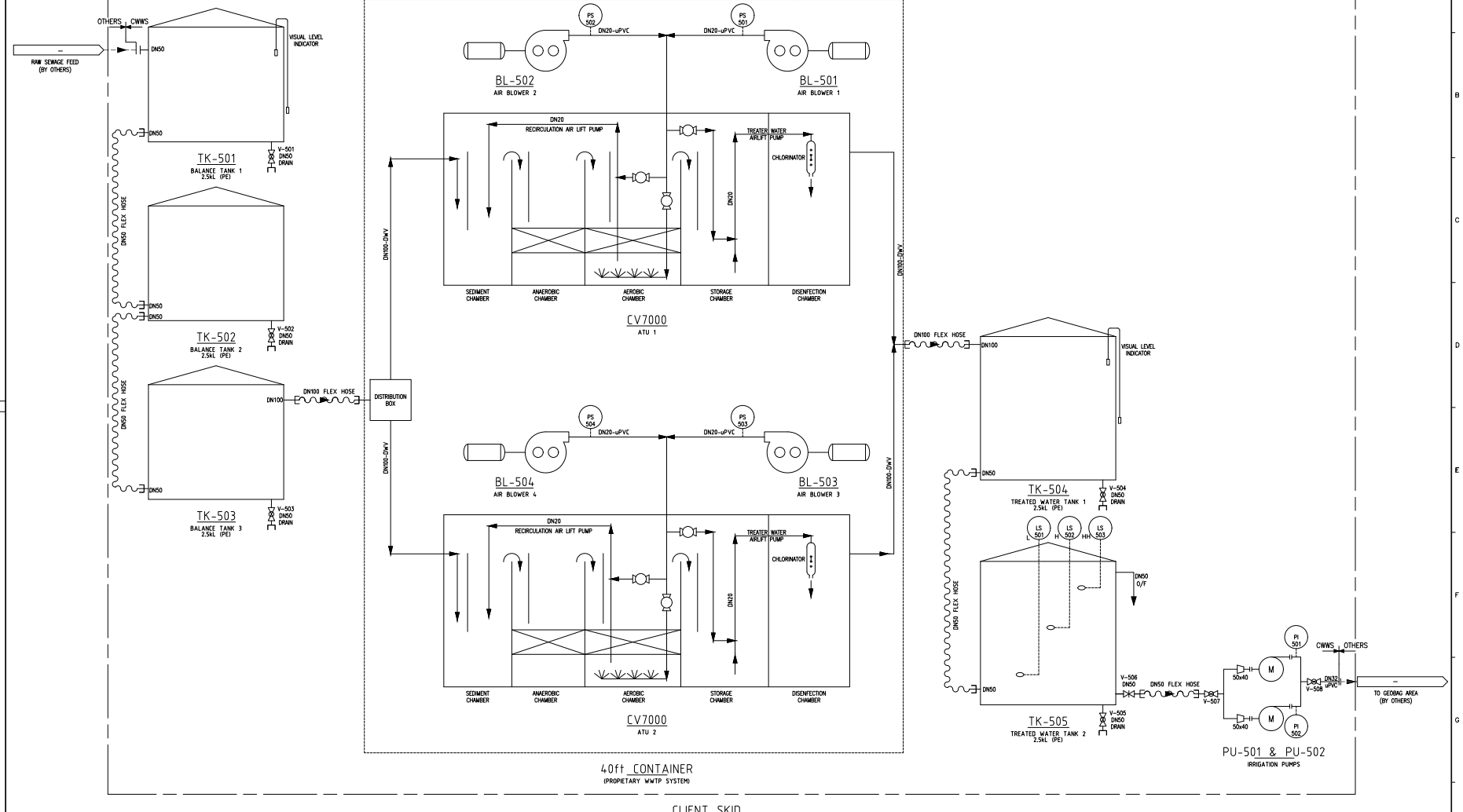
TK-501/502/503	TK-504/505
BALANCE TANKS	AERATION TREATMENT UNIT 1 & 2	TREATED WATER TANKS
LxWx [illegible] x H	2.5kl 1850mm L x 2100mm W x 1850mm H	LxWxH: 2350mm L x 715mm W x 2080mm H
CAPACITY (NET): 2.5kL	CAPACITY (NET): 7000L/day EACH SYSTEM	CAPACITY (NET): 2.5kL
QUANTITY: 3	QUANTITY: 2x DUTIES	QUANTITY: 2
MATERIAL: PE	MODEL: CV7000 (FRP)	MATERIAL: PE

BL-501/502/503/504	PU-501/502
AIR BLOWER 1, 2, 3 & 4	IRRIGATION PUMPS
RATED CAPACITY: 150L/min @ 20kPa	RATED CAPACITY: 9.6m³/hr @ 15m
INSTALLED POWER: 100W	INSTALLED POWER: 1.5kW, 3 PHASE
QUANTITY: 4x DUTY	QUANTITY: 2x DUTY
MODEL: FUJI MAC150RII	MODEL: LOWARA CO350/15



ISSUE	DATE	REVISION	DRN	CHK	APPD
A	05.06.24	FIRST ISSSUE	YR	AJ	JS
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CENTURION WATER & WASTEWATER SOLUTIONS

COMPLETE HIRE
LOCKYER MOBILE GAS PLANT, DONGARA
12kL/day WWTP
PIPING & INSTRUMENTATION DIAGRAM

PROJECT P1399
SCALE NTS
DRAWING NUMBER P1399-P-501
ISSUE 0
ORIGINAL SHEET SIZE A1

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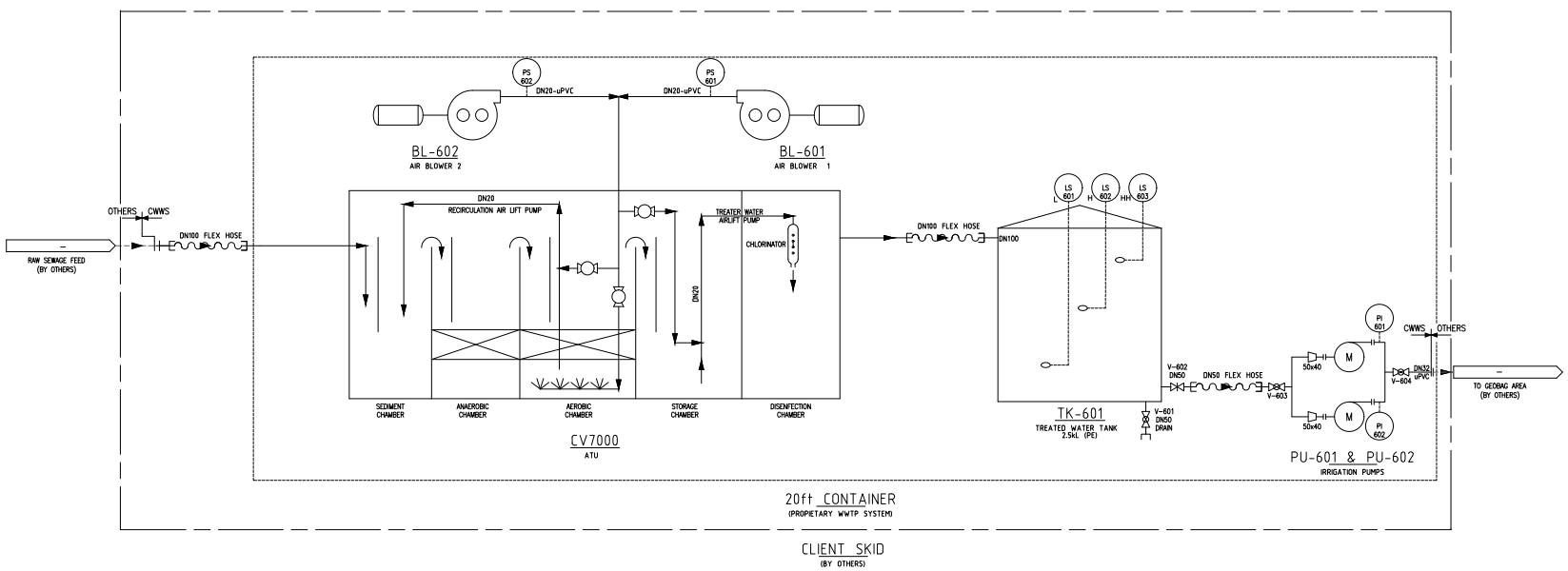
AT-601	TK-601
AERATION TREATMENT UNIT	TREATED WATER TANK
CAPACITY: 4.0m L x 1.00m W x 1.8m H	CAPACITY: 2.05mm L x 715mm W x 2080mm H
CAPACITY: 3kL/day	CAPACITY (NET): 2.5kL
QUANTITY: 1	QUANTITY: 1
MODEL: CV7000 (FRP)	MATERIAL: PE

BL-601/602	PU-601/602
AIR BLOWER 1 & 2	IRRIGATION PUMPS
RATED CAPACITY: 150L/min @ 20kPa	RATED CAPACITY: 9.6m³/hr @ 15m
INSTALLED POWER: 100W	INSTALLED POWER: 1.5kW, 3 PHASE
QUANTITY: 2X DUTY	QUANTITY: 2x DUTY
MODEL: FUJI MAC150RII	MODEL: LOWARA CO350/15



ISSUE	DATE	REVISION	DRN	CHK	APPD
A	07.06.24	FIRST ISSUE	YR	AJ	JS
0	17.06.24	ISSUED FOR CONSTRUCTION	YR	AJ	JS

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CENTURION WATER & WASTEWATER SOLUTIONS

COMPLETE HIRE
LOCKYER MOBILE GAS PLANT, DONGARA
3kL/day WWTP
PIPING & INSTRUMENTATION DIAGRAM

PROJECT	P1399	DRAWING NUMBER	ISSUE
SCALE	NTS	P1399-P-601	0

ORIGINAL SHEET SIZE A1

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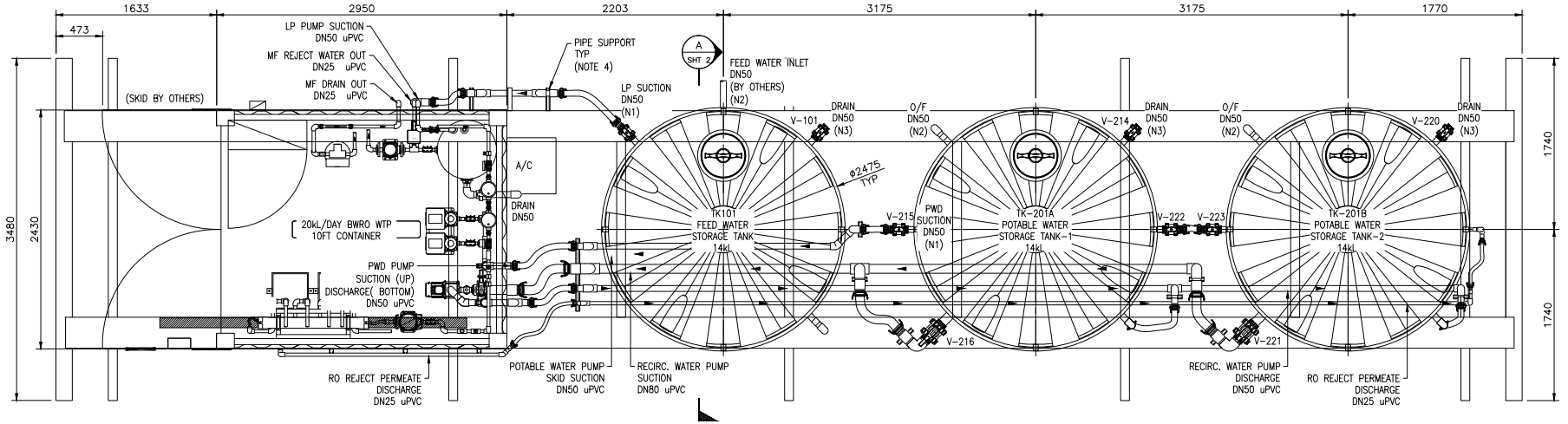
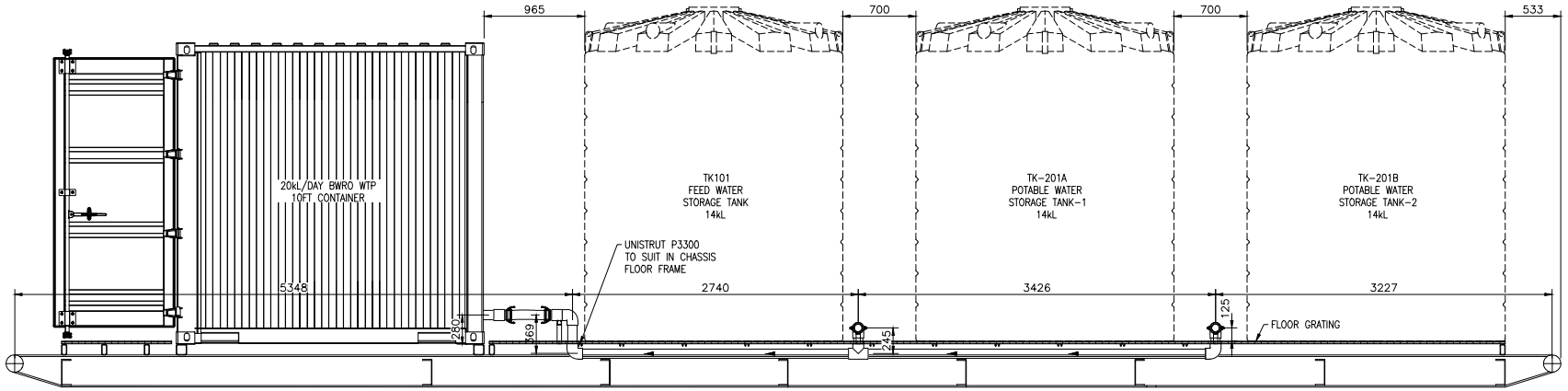
2. REFER TO CLIENT SKID BASE DETAIL.
3. ALL TIE DOWNS FOR THE TANKS AND CONTAINER ARE BY CLIENT.
4. PIPE SUPPORTS TO SUIT AND VERIFY WITH CLIENT SKID.



PLAN VIEW
(FLOOR FRAME HIDDEN FOR CLARITY)



FRONT VIEW
(TYPICAL PIPING ARRANGEMENT)

ISSUE	DATE	REVISION	DRN	CHK	APPD
A	28.05.24	FIRST ISSSUE	KY	JBS	DD
0	14.06.24	ISSUED FOR CONSTRUCTION	KY	JBS	DD

ISSUE	DATE	REVISION	DRN	CHK	APPD

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CENTURION WATER & WASTEWATER SOLUTIONS

LOCKYER
WATER TREATMENT PLANT
20kL/DAY BWRO WATER TREATMENT PLANT
GENERAL ARRANGEMENT SHEET 1

PROJECT P1399
SCALE 1:20
DRAWING NUMBER P1399-M-101-1
ISSUE 0
ORIGINAL SHEET SIZE A1

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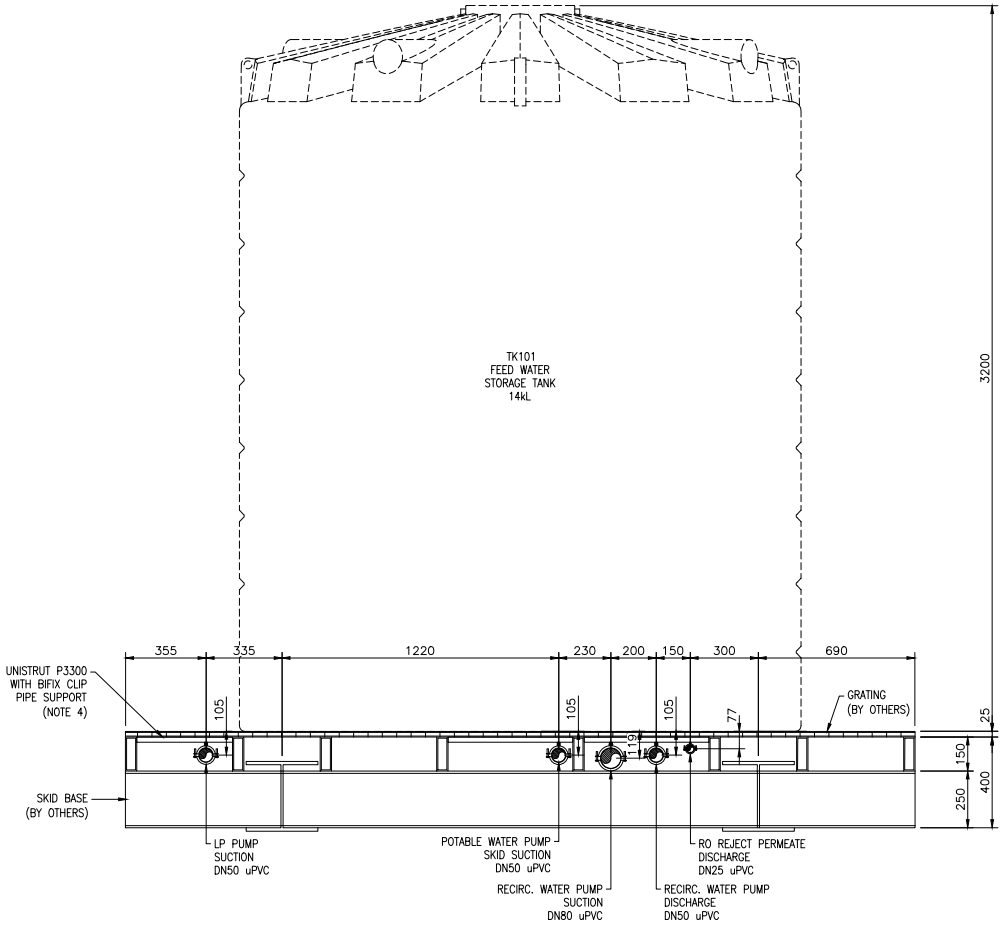

SECTION A
SHT 1

ISSUE	DATE	REVISION	DRN	CHK	APPD
A	28.05.24	FIRST ISSSUE	KY	JBS	DD
0	14.06.24	ISSUED FOR CONSTRUCTION	KY	JBS	DD

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CENTURION WATER & WASTEWATER SOLUTIONS

LOCKYER
WATER TREATMENT PLANT
20kL/DAY BWRO WATER TREATMENT PLANT
GENERAL ARRANGEMENT SHEET 2

PROJECT P1399
SCALE 1:10
DRAWING NUMBER P1399-M-101-2
ISSUE 0
ORIGINAL SHEET SIZE A1

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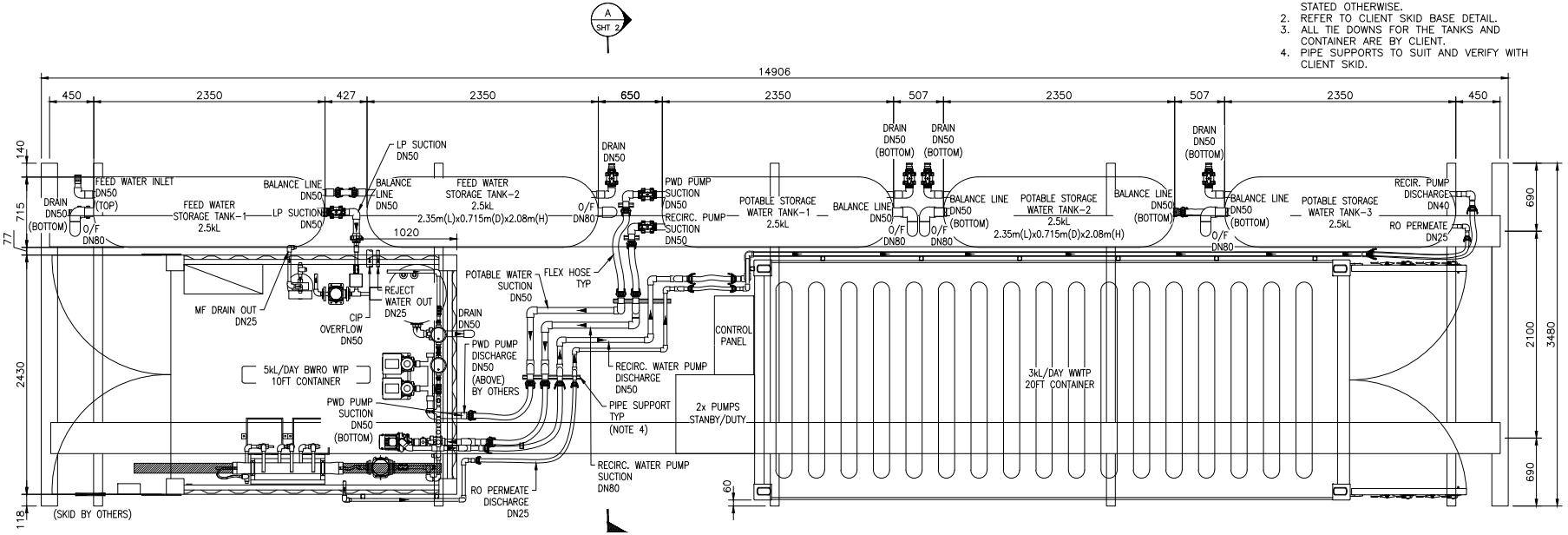
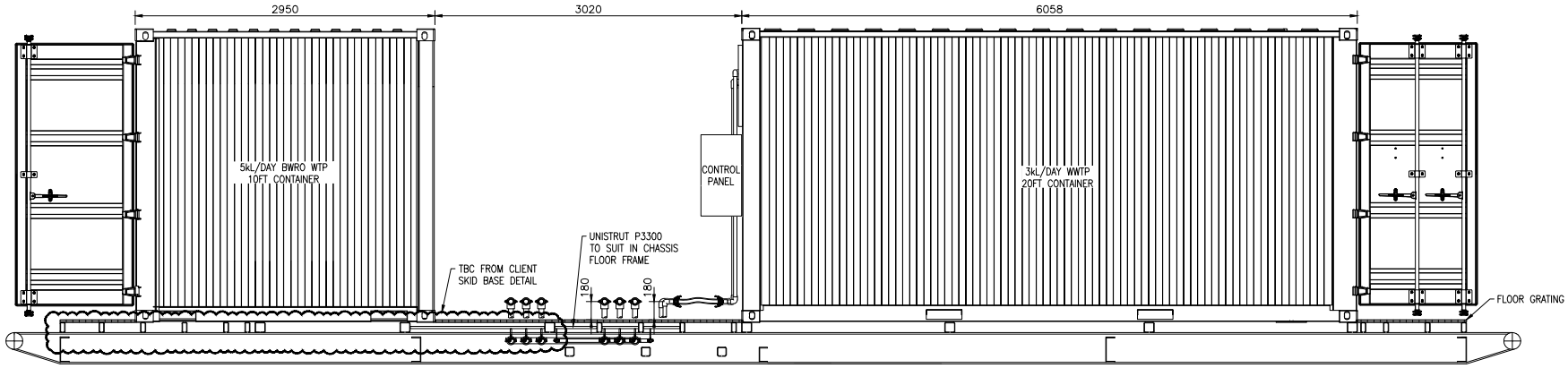


PLAN VIEW

(FLOOR FRAME HIDDEN FOR CLARITY)



FRONT VIEW

(TYPICAL PIPING ARRANGEMENT)

ISSUE	DATE	REVISION	DRN	CHK	APPD
A	28.05.24	FIRST ISSSUE	KY	JBS	DD
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CENTURION WATER & WASTEWATER SOLUTIONS

LOCKYER
WATER AND WASTE WATER TREATMENT PLANT
5kL/DAY WATER TREATMENT PLANT & 3kL/DAY WASTE WATER TREATMENT PLANT
GENERAL ARRANGEMENT SHEET 1 OF 1

PROJECT	P1399	DRAWING NUMBER	ISSUE
SCALE	1:20	P1399-M-102-1	0

ORIGINAL SHEET SIZE: A1

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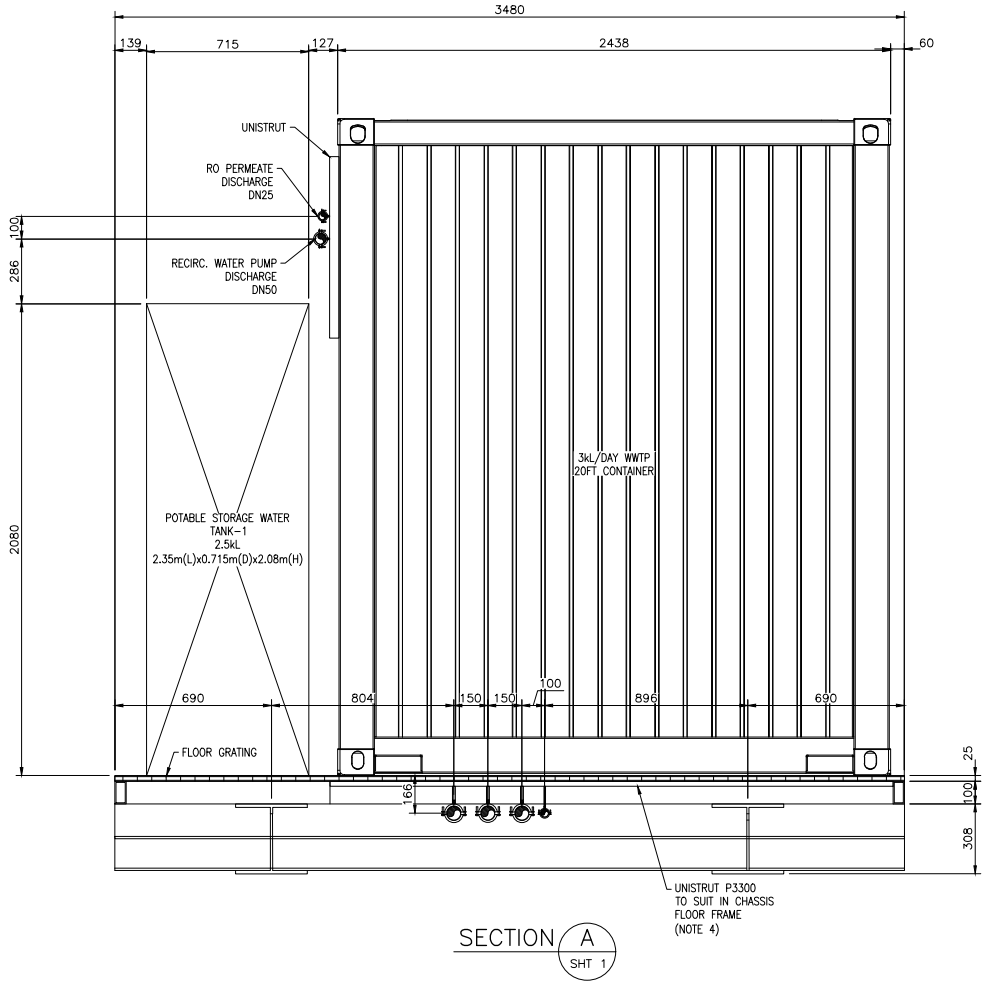

SECTION A
SHT 1

ISSUE	DATE	REVISION	DRN	CHK	APPD
A	28.05.24	FIRST ISSSUE	KY	JBS	DD
0	14.06.24	ISSUED FOR CONSTRUCTION	KY	JBS	DD

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WWW.CENTURION.APRS/WASTE-WATER-TREATMENT

CENTURION WATER & WASTEWATER SOLUTIONS

LOCKYER
WATER AND WASTE WATER TREATMENT PLANT
5kL/DAY WATER TREATMENT PLANT & 3kL/DAY WASTE WATER TREATMENT PLANT
GENERAL ARRANGEMENT SHEET 2 OF 2

PROJECT P1399
SCALE 1:10
DRAWING NUMBER P1399-M-102-2
ISSUE 0
ORIGINAL SHEET SIZE A1

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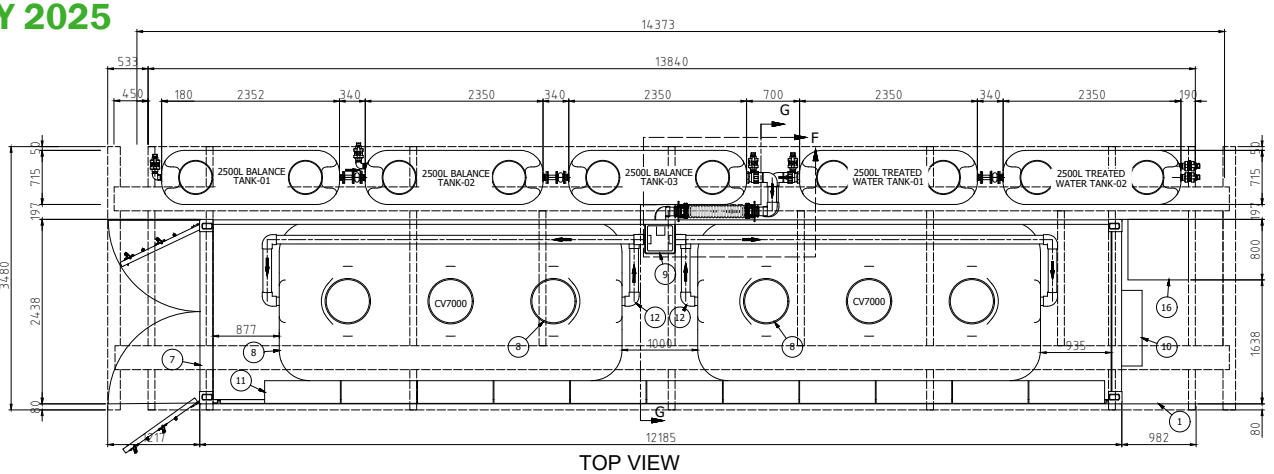
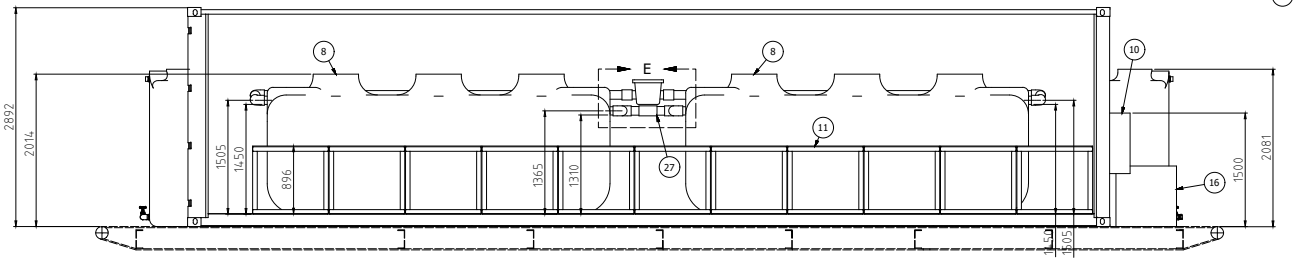
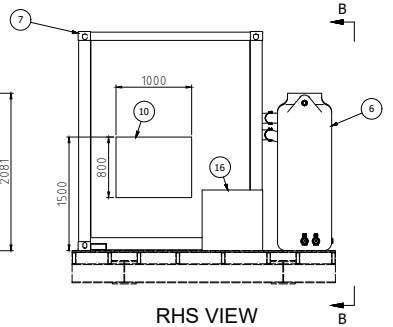


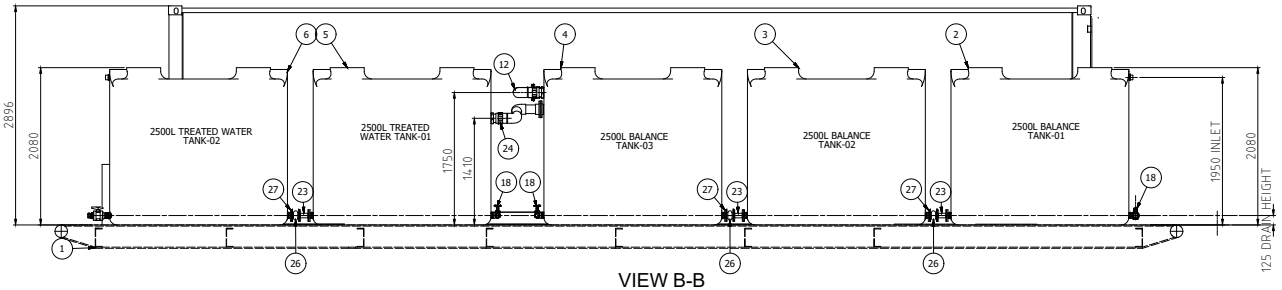
TOP VIEW
SCALE 1 /30



P1399-M-100
FRONT VIEW
SCALE 1 /30



RHS VIEW
SCALE 1 /30



VIEW B-B
SCALE 1 /30

ITEM	QTY	PART NUMBER	DESCRIPTION
1	1	P1399-M-101 CLIENT SKID	BY OTHERS
2	1	BALANCE TANK-01	2.5kL SPACESAVER TANK
3	1	BALANCE TANK-02	2.5kL SPACESAVER TANK
4	1	BALANCE TANK-03	2.5kL SPACESAVER TANK
5	1	TREATED WATER TANK-01	2.5kL SPACESAVER TANK
6	1	TREATED WATER TANK-02	2.5kL SPACESAVER TANK
7	1	40 foot HC Sea Container	SEA CONTAINER
8	2	CV7000	
9	1	Series 300 Septic Distribution Box	
10	1	P1399-M-103 CONTROL PANEL	CONTROL PANEL
11	11	P1399-M-106	WALKWAY
12	14	Elbow 90° - PVC-U - Ø110	Elbow 90° - PVC-U
13	14780.000 mm	300160240	Pipe, PVC-U, Schedule 80, Grey, 4"
14	4	THREADED ADAPTOR NIPPLE PVC-U	DN100 MALE BSP
15	8	HOSE CLAMPS	DN100
16	1	P1399-M-102 PUMP SKID	DUTY / STAND-BY
17	4	Hexagon nipple BSP male - 2 Inch BSP	Hexagon nipple BSP male
18	1	DN50 BSP GATE VALVE	BRASS GATE VALVE
19	6	DN50 TYPE F - M CAMLOCK - MALE BSP	CAMLOCK
20	4	Elbow 90 degrees BSP female - 2 Inch	Elbow 90° BSP female
21	4	DN100 FULL FACE GASKET T/E	FULL FACE GASKET T/E
22	2	721911115	Socket 4" SWJ PVC-U (GF)
23	3	PVC Pipe Spool	DN50, 120Long c/w Table E flanges
24	2	Three piece union - Socket x BSP female - PVC-U - Ø110 x G4"	Three piece union - Socket x BSP female - PVC-U
25	2	P1399-M-110 Flexi Hose Pipe Spool	FLEXI PIPE SPOOL
26	3	GALVANIZE RUBBER BELOW	DN50 105Long
27	6	SCREW BSP TABLE "E" FLANGE	DN50
28	4	MALE CAMLOCK + FEMALE BSP	DN100
29	4	FEMALE CAMLOCK + MALE HOSE TAIL	DN100
30	6	THREADED BALL VALVE FEMALE/FEMALE	DN50 BSP
31	1	THREADED BALL VALVE FEMALE/FEMALE	DN32 BSP

ISSUE	DATE	REVISION	DRN	CHK	APPD
A	28/05/2024	ISSUED FOR APPROVAL	JBS	JS	DD
0	17/06/2024	IFC	YR	JBS	DD

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CENTURION WATER & WASTEWATER SOLUTIONS

LOCKER MOBILE
GAS PLANT 20kL/day WWTP
PLAN & ELEVATIONS
GENERAL ARRANGEMENT 1 OF 4

PROJECT P1399
SCALE 1/30
PLAN P1399-M-103-1
ISSUE 0
ORIGINAL SHEET SIZE A1

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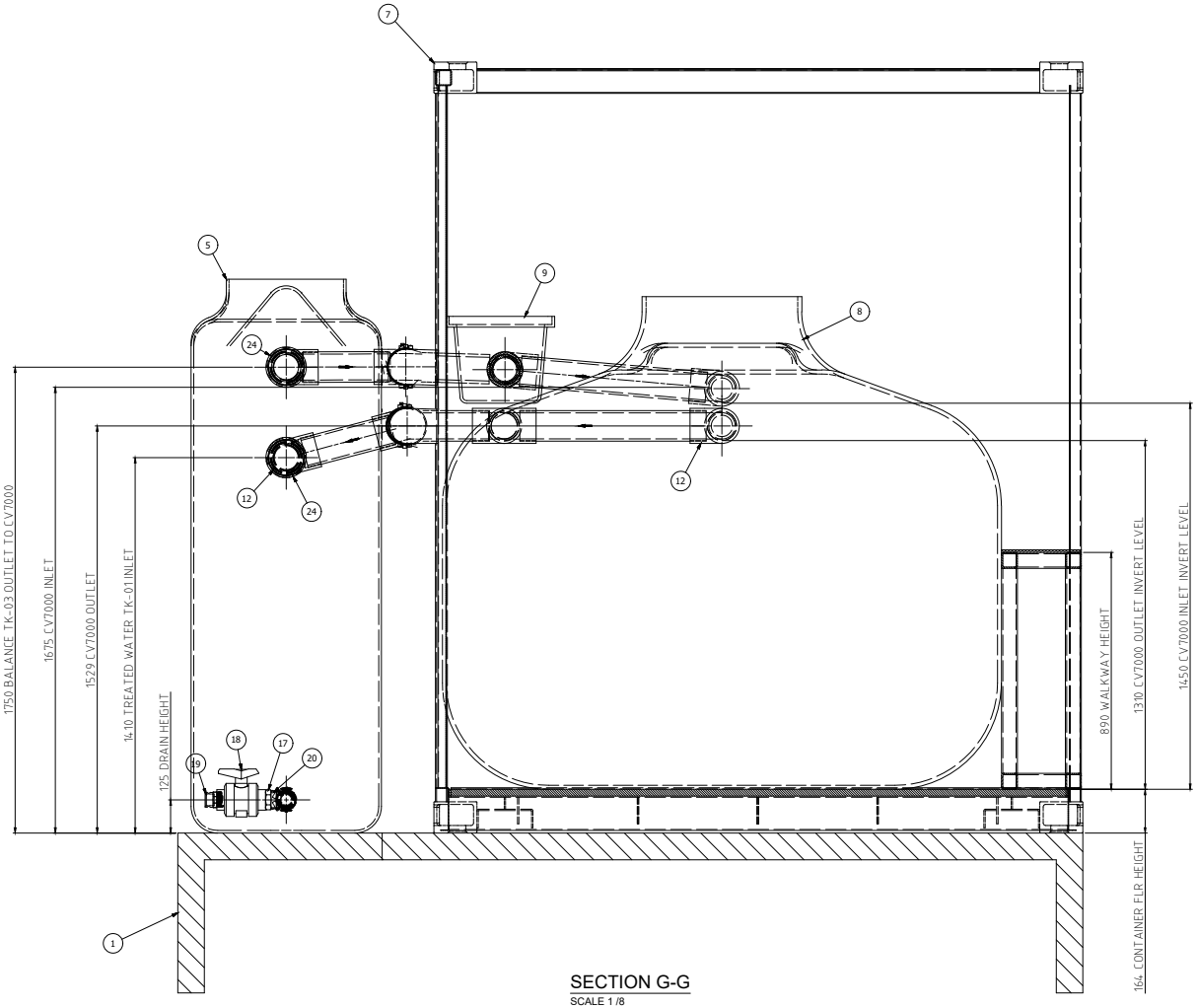

ISSUE	DATE	REVISION	DRN	CHK	APPD
A	28/05/2024	ISSUED FOR APPROVAL	JBS	JS	DD
0	17/06/2024	IFC	JBS	JS	DD

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CENTURION WATER & WASTEWATER SOLUTIONS

LOCKER MOBILE
GAS PLANT 20kL/day WWTP
BLOW UP SECTION
GENERAL ARRANGEMENT 2 OF 4

PROJECT P1399 | PLAN P1399-M-103-2 | ISSUE 0
SCALE 1:8

ORIGINAL SHEET SIZE A1

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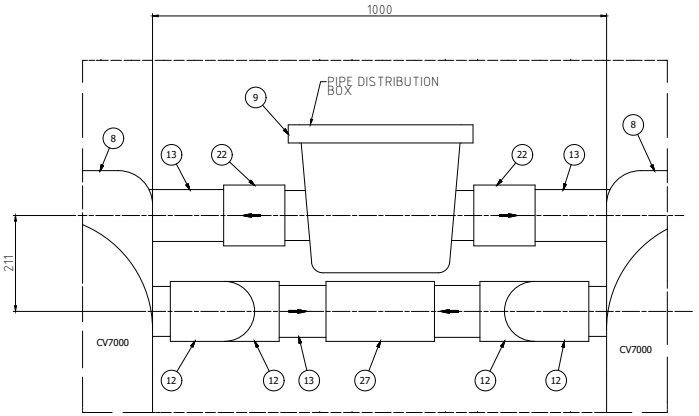
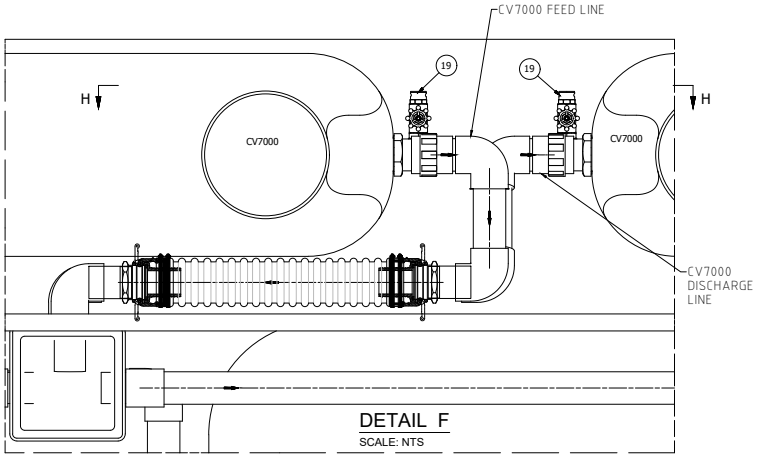
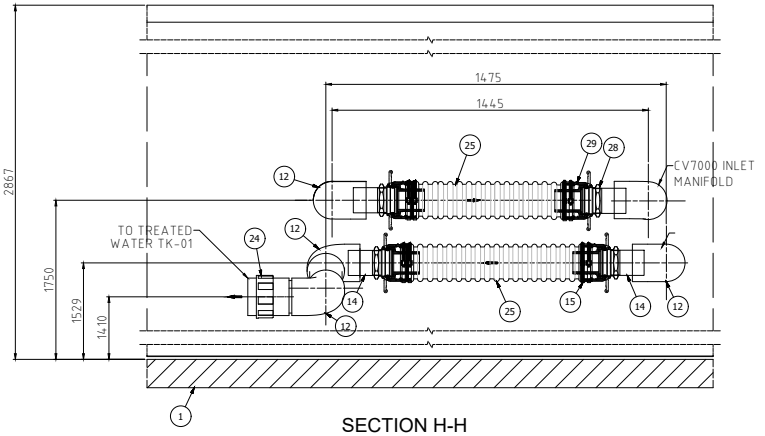


DETAIL E
SCALE 1 / 5



DETAIL F
SCALE: NTS



SECTION H-H
SCALE: NTS

A	28/05/2024	ISSUED FOR APPROVAL	JBS	JS	DD								
0	17/06/2024	IFC	YR	AJ	JS								
ISSUE	DATE	REVISION	DRN	CHK	APPD	ISSUE	DATE	REVISION	DRN	CHK	APPD		

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CENTURION WATER & WASTEWATER SOLUTIONS

LOCKER MOBILE
GAS PLANT 20kL/day WWTP
SPOT DETAILS
GENERAL ARRANGEMENT 3 OF 4

PROJECT P1399
SCALE 1 / 5
PLAN P1399-M-103-3
ISSUE 0
ORIGINAL SHEET SIZE A1

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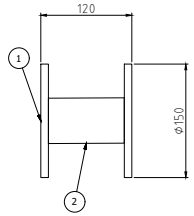
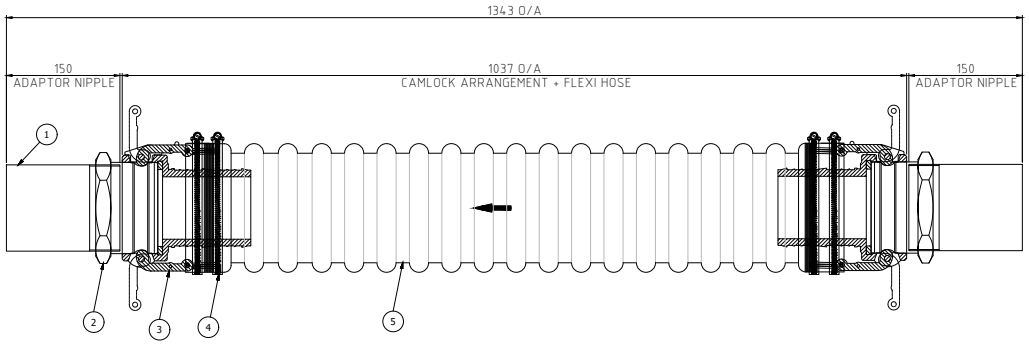
PARTS LIST			
ITEM	QTY	PART NUMBER	DESCRIPTION
1	2	DN50 TABLE "E" FLANGE PVC	
2	1	DN50 PVC PIPE SPOOL	

QUANTITY: 3 OFF



PARTS LIST			
ITEM	QTY	PART NUMBER	DESCRIPTION
1	2	THREADED ADAPTOR NIPPLE	PVC - U DN100 BSP
2	2	MALE CAMLOCK + FEMALE BSP	DN100
3	2	FEMALE CAMLOCK + HOSE TAIL	DN100 BSP
4	4	HOSE CLAMPS	DN100
5	1	FLEXI HOSE	DN100

QUANTITY: 2 OFF



P1399-M-110 Flexi Hose ARRAGEMENT
BALANCE TANK DISCHARGE SPOOL
FRONT VIEW

SCALE 1 / 3

ISSUE	DATE	REVISION	DRN	CHK	APPD
0	17.06.24	ISSUED FOR CONSTRUCTION	YR	AJ	JS

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CENTURION WATER & WASTEWATER SOLUTIONS

LOCKER MOBILE
GAS PLANT 20kL/day WWTP
SPOOL SCHEDULE
GENERAL ARRANGEMENT 4 OF 4

PROJECT P1399
SCALE 1/3
PLAN P1399-M-103-4
ISSUE 0

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14.6 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED STAFF/WORKERS ACCOMMODATION ON LOT 2 GINGIN BROOK ROAD, GRANVILLE

File	BLD/5728
Applicant	Mineral Resources Limited
Location	Lot 2 (194) Gingin Brook Road, Granville
Owner	Nancy Thomas and Gary Thomas
Zoning	General Rural - 30
WAPC No	NA
Author	James Bayliss - Executive Manager Regulatory and Development Services
Reporting Officer	James Bayliss - Executive Manager Regulatory and Development Services
Refer	Nil.
Appendices	1. Location Plan [**14.6.1** - 1 page] 2. Aerial Map [**14.6.2** - 1 page] 3. Applicant's Proposal [**14.6.3** - 54 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider an Application for Development Approval for proposed Staff/Workers' Accommodation on Lot 2 Gingin Brook Road, Granville.

BACKGROUND

The subject site gains access from Gingin Brook Road and is bound by land zoned General Rural on all sides. The subject site is ~28 hectares in area and is used for agricultural purposes.

The proposed development is for staff/workers' accommodation to support drilling activities on the north-eastern portion of the subject land.

The proposed development comprises of:

- Three (3) transportable accommodation units, each containing 2 bedrooms and 2 bathrooms
- Two 180kVA Generators

- A water bore and 4,000L potable water storage tanks to provide potable water.
- An on-site aerobic treatment system and utilities.

It should be noted that the drilling works are not the subject of this development application and will be considered by the Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) in accordance with the *Petroleum and Geothermal Energy Resources Act 1976*.

This application seeks approval for the staff/workers' accommodation component only.

A location plan and aerial image are provided **(see appendices).**

The applicant's proposal including development plans is provided **(see appendices).**

COMMENT

Stakeholder Consultation

The proposal was advertised by way of a development sign placed on the verge of the property for a period of 14 days. No comments were received by the Shire.

PLANNING FRAMEWORK

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

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

a) *Managed 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 agricultural 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 damaged; 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 proposal does not contravene any of the above objectives.

The use class 'Staff/Workers' Accommodation' 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 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. The proposal is viewed as falling within the above use class.

Setbacks

In accordance with Table 2 – Site Requirements of LPS 9, all structures are set back in excess of the required 20 metres.

Zone Specific Development Standards

Cl 4.8.6 - General Rural	Officer Comment
4.8.6.2 No more than one single dwelling house shall be erected on a lot zoned General Rural unless the Local Government is satisfied that an additional house is necessary or desirable for the continuation of a bona fide agricultural activity and is satisfied that the land can be adequately serviced, surrounding amenity is not adversely impacted on or any other consideration it considers relevant.	The accommodation is necessary for the operation of primary industry activity, although it could be argued it is not 'agricultural' in nature.
4.8.6.3 The presence of more than one dwelling unit on a lot in the General Rural zone shall not be considered by itself to be sufficient grounds for subdivision.	NA
4.8.6.4 No dwelling shall be erected unless the lot is connected to a reticulated water supply or the local government is satisfied that there is an adequate potable water supply consisting of a roof water tank of not less than 90,000 litres, a bore, well, spring, soak, or dam.	The Staff/Workers' Accommodation units are provided with a potable water supply from treated water bore.

4.8.6.5 Fencing shall conform to the standard of rural fencing in the district, and the use of solid panel fencing except in the immediate vicinity of the residence will only be permitted with the approval of local government.	No fencing proposed.
4.8.6.6 No natural vegetation shall be removed without prior written approval of local government, unless its removal is necessary for construction of a building, firebreak or boundary fence.	No vegetation is required to be removed.
4.8.6.7 The siting and design of any buildings on any lot should not significantly impact on the natural vegetation or visual landscape amenity of the site.	The development will be visible from Gingin Brook Road, notwithstanding the compliant setback. Given the temporary nature of the approval, the overall impact is not viewed as being unreasonable.
4.8.6.8 The keeping of horses, sheep, goats and other grazing animals, where permitted, shall not exceed the stocking rates recommended by Agriculture Western Australia for the applicable pasture types.	NA
4.8.6.9 Local government may, at its discretion, permit the land uses "retirement village" and "aged persons accommodation" in the General Rural zone, but only within the Gingin townsite (as defined by the suburb boundary), and subject to appropriate zoning of the site at a later stage.	NA

Local Planning Policy 1.5 – Transportable Dwellings (LPP 1.5)

LPP 1.5 provides guidelines for development of second hand relocated and transportable dwellings throughout the Shire and is applicable in this instance. LPP 1.5 designates second hand transportable dwellings as a ‘P” permitted use within the General Rural zoning.

The Applicant has adequately addressed LPP 1.5 and the officer does not seek to duplicate this component of the assessment.

Government Sewerage Policy (2019)

The Government Sewerage Policy (2019) provides for the ability for on-site sewage disposal in certain circumstances, where the responsible authority is satisfied that a lot can accommodate on-site sewage disposal without endangering public health or the environment.

A Site and Soil Evaluation (SSE) has been prepared in support of this application, which identifies that the site can support on site effluent disposal. It will be the Department of Health that ultimately issues approval for the effluent disposal system.

As outlined under the Background section, the existing systems servicing the workers' accommodation on site do not comply with the requirements of the Government Sewerage Policy and the requirement for secondary treatment of effluent in sewage sensitive areas. This can be remedied by the installation of ATU systems with adequate capacity, and conditions should reflect this with timeframes for compliance.

Bushfire Planning

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (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.

The proposal is not accompanied by a Bushfire Attack Level (BA) report, however the development footprint marginally intersects the identified bushfire prone area, which suggest the structures are located ~100m from the offending vegetation. This represents a low risk from a planning perspective. Notwithstanding this, it is probable that a BAL report will be required as part of the building permit process.

Summary

In view of the above, the officer supports the development subject to conditions.

RISK IMPLICATIONS

Nil

STATUTORY/LOCAL LAW IMPLICATIONS

Planning and Development (Local Planning Scheme) Regulations 2015

Local Planning Scheme No.9

POLICY IMPLICATIONS

Local Planning Policy 1.5 Transportable Dwellings

Government Sewerage Policy (2019)

State Planning Policy 3.7 – Planning in Bushfire Prone Areas

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning and Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Vis SECONDED: Councillor Kestel

That Council grant Development Approval for Staff/Workers' Accommodation on Lot 2 Gingin Brook Road, Granville subject to the following conditions:

1. **The land use and development shall be undertaken in accordance with the approved plans and specifications, including the directions written in red ink by the Shire, unless otherwise conditioned in this approval.**
2. **This approval is for Staff/Workers' Accommodation only as indicated on the approved plans and is limited to a period of 3 years, expiring on 20 May 2028.**
3. **Within 6 months of the approval lapsing, the Staff/Workers' Accommodation and all associated structures shall be decommissioned, and the site rehabilitated to pre-development condition, to the satisfaction of the Shire of Gingin.**
4. **The approved development is limited to accommodating a maximum of 6 persons at any one time.**
5. **The landowner/operator shall keep up to date records of workers and/or contractors residing in the Staff/Workers' Accommodation and provide the Shire of Gingin with a copy of such records within 14 days of receiving a written request to do so.**

6. Prior to occupation of the development, the landowner/operator shall demonstrate to the Shire of Gingin that relevant approvals have been obtained for an effluent disposal system.

7. Any external lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Shire of Gingin. Any lighting should be consistent with the International Dark Sky Association's LED Practical Guide.

8. Prior to occupation of the development, the landowner shall demonstrate to the Shire of Gingin that the development is suitably connected to a potable water supply, to the satisfaction of the Shire of Gingin.

Advice Notes

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

Note 2: Where an approval has lapsed, no development may be carried out without further approval of the local government having first been sought and obtained.

Note 3: This planning approval shall not be construed as an approval or support of any kind for any other planning related application on the subject land.

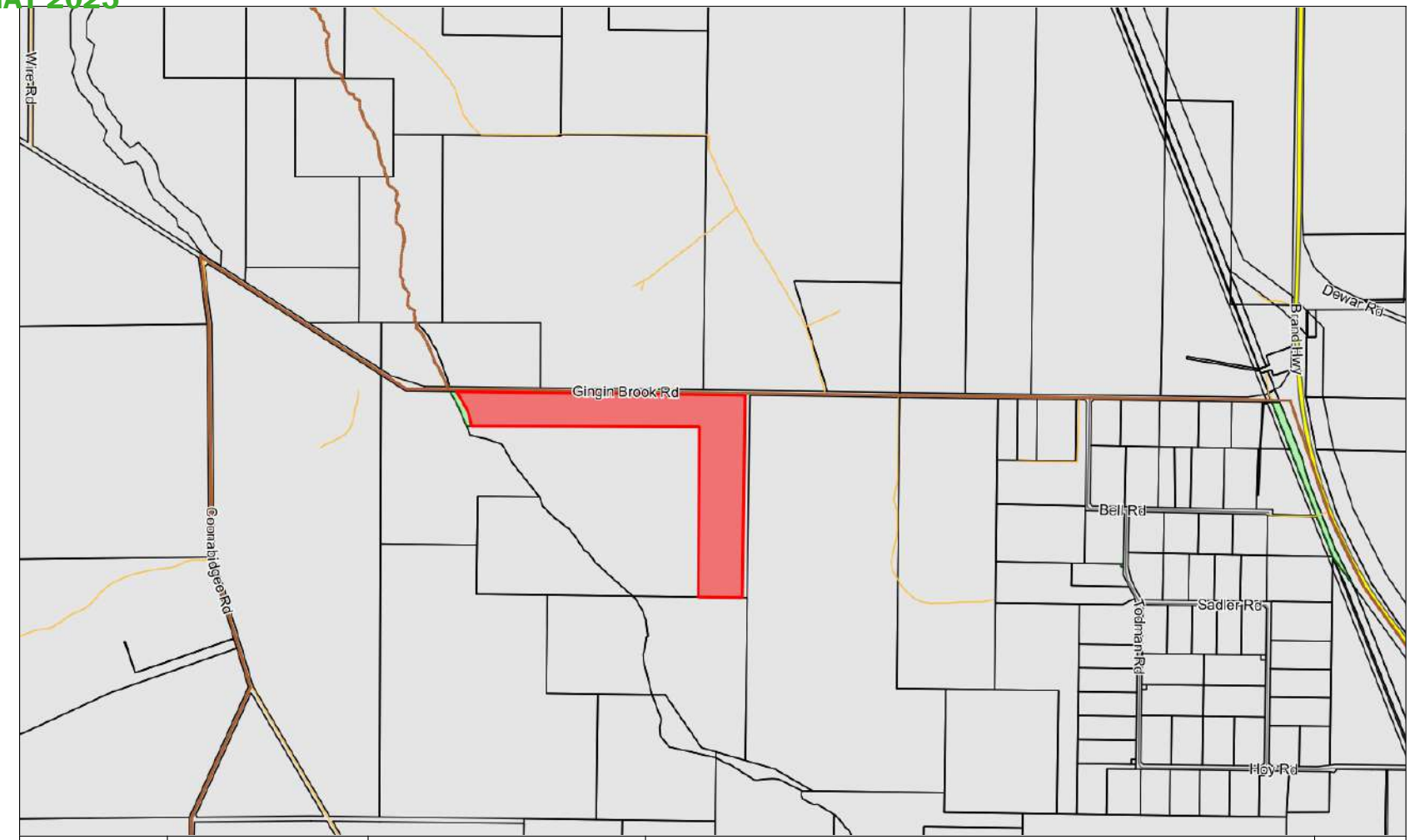
Note 4: All noise from the development and associated equipment is required to comply with the *Environmental Protection (Noise) Regulations 1997.*

Note 5: 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 6: In relation to the limited term approval, decommissioning and rehabilitation works, pre-development conditions comprise of a bare earth site, free of any buildings, rubble or remnants of the approved development. The transportable buildings are to be removed from the property and shall not remain as part of any existing land use approval.

CARRIED UNANIMOUSLY
7 / 0

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



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255 Vins Way
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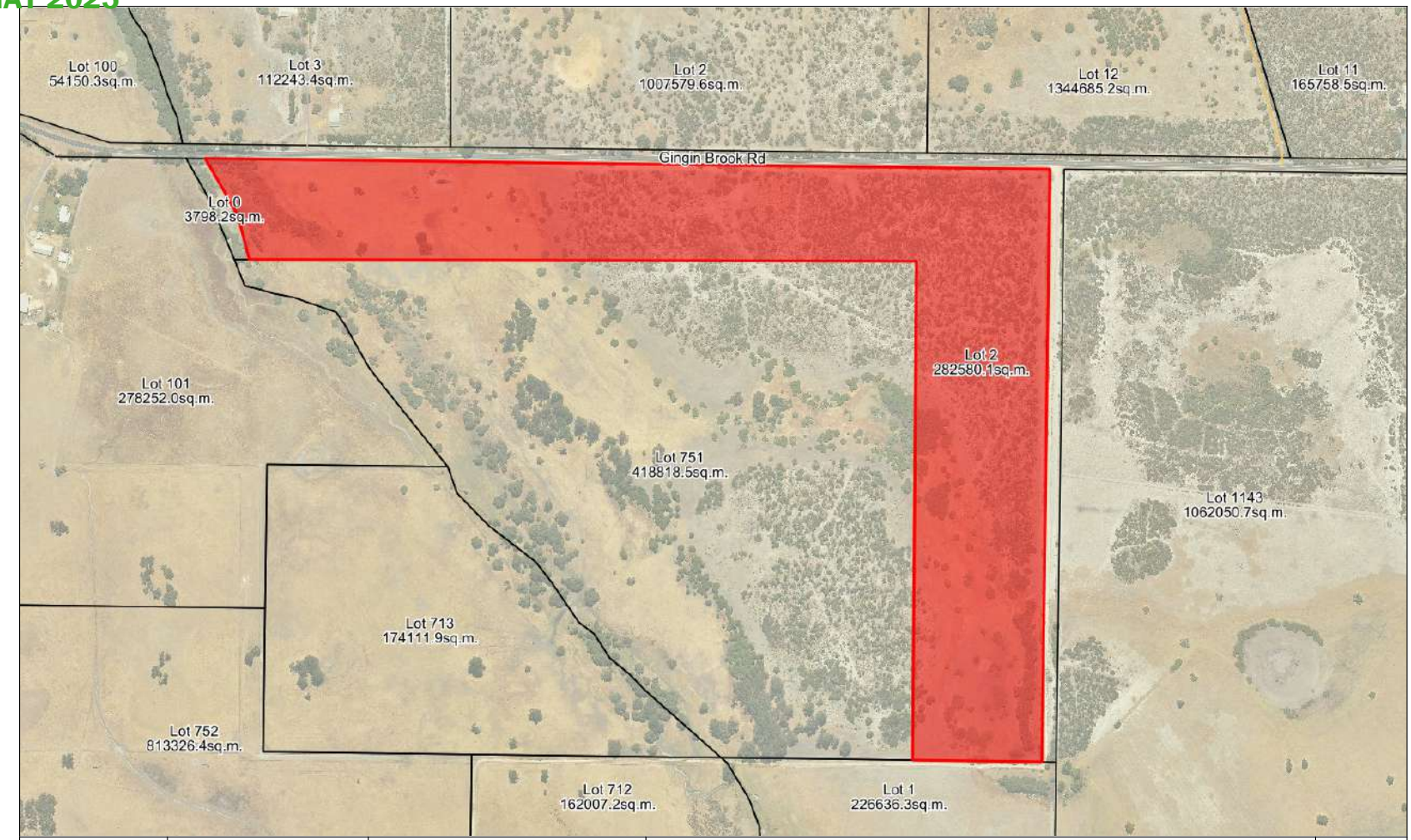
Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.

Location Plan - Lot 2 (194) Gingin Brook Road, Granville

Scale: 1:21947

Date: 06/05/2025



SHIRE OF GINGIN	7 Brockman St Gingin WA 6503 P: 08 9575 5100 255 Vins Way Lancelin WA 6044 P: 08 9575 5155 E: mail@gingin.wa.gov.au	Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.	Aerial Map - Lot 2 (194) Gingin Brook Road, Granville Scale: 1:7500 Date: 06/05/2025	N

MINERAL RESOURCES

APPLICATION FOR DEVELOPMENT APPROVAL
LOT 2 GINGIN BROOK ROAD, GRANVILLE

TABLE OF CONTENTS

1 Introduction 3
2 Site Context 3
3 Proposed Development 3
4 Planning Considerations 4
4.1 State Planning Policy 2.5 – Rural Planning (SPP 2.5) 4
4.2 Shire of Gingin Local Planning Scheme No. (LPS9) 4
4.2.1 Land Use & Zoning 4
4.2.2 Development Standards 5
4.3 Town Planning Policy Statement No – 1.5 – Transportable Dwellings (PPS 1.5) 5
5 Environmental Considerations 6
6 Traffic 6
7 Heritage 6

APPLICATION FOR DEVELOPMENT APPROVAL
LOT 2 GINGIN BROOK ROAD, GRANVILLE

1 INTRODUCTION

Mineral Resources Limited (**MinRes**) is a leading diversified resources company with extensive operations in lithium, iron ore, energy and mining services across Western Australia. MinRes' energy division is pursuing low cost and sustainable energy solutions to support its business including opportunities for natural gas.

MinRes, through its wholly owned subsidiary Energy Resources Limited, is the holder of Exploration Permit EP 389 (**EP 389**) issued by the Department of Energy, Mines, Industry Regulation and Safety (**DEMIRS**) pursuant to the *Petroleum and Geothermal Energy Resources Act 1976* (**Petroleum Act**). EP 389 carries a six-year work programme that requires MinRes to drill an exploration well within the permit area by November 2025.

2 SITE CONTEXT

The site the subject of this development application contains one parcel, being:

- Lot 2 on Deposited Plan 71023 Certificate of Title Volume 1803 Folio 995 (**subject site**).

Refer to **Attachment 1** for copies of the Certificates of Titles.

The subject site gains access from Gingin Brook Road and is bound by land zoned General Rural on all sides. The subject site is circa 67 hectares and used for grazing purposes. EP 389 overlaps the subject site – refer to Figure 1 below for a context map. MinRes has identified a subsurface location which will be drilled in circa July 2025 from the subject site and the adjacent site being Lot 751 on Deposited Plan 246219.

Figure 1: Site Context

3 PROPOSED DEVELOPMENT

As part of the drilling activities, a well pad will be developed and will accommodate MinRes' drill rig and supporting infrastructure. MinRes is currently seeking all necessary regulatory approvals from DEMIRS in relation to the exploration well. The development of the well pad and drilling works are not the subject of this development application and will obtain separate State approvals as required by the PGERA and

associated regulations. This application seeks approval for the workers accommodation component only which is wholly located on the subject site.

The proposed development comprises of three transportable accommodation units, each containing 2 bedrooms and 2 bathrooms. Refer to **Attachment 2** for the development plans.

The drilling activities are conducted on a 24-hour basis with two drill crews, comprising of six personnel operating the drill rig, rotating every 12 hours. The rig crew is required to remain on-site for the duration of the drilling works and will therefore, be accommodated in the proposed workforce accommodation. All other personnel associated with the operations of the drill rig will be accommodated off-site.

The proposed development will be serviced through:

- Generators – two 180kVA generators
- Water – 4,000L potable water storage tanks, supported by a RO unit that will be fed from a water bore that MinRes will drill
- Aerobic treatment system (**ATU**) – refer to **Attachment 3** for details

The proposed development is temporary and necessary to support the drilling program, which typically concludes within 60 days. Following the drilling activities, short-term maintenance work may be required, necessitating temporary on-site accommodation. As a result, the accommodation will remain on-site for approximately two years.

4 PLANNING CONSIDERATIONS

4.1 State Planning Policy 2.5 – Rural Planning (SPP 2.5)

The purpose of SPP 2.5 is to protect and preserve rural land assets due to the importance of their economic, natural resources, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome. It is considered that the proposed development does not compromise on the natural landscape value of the site or the locality.

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

4.2.1 Land Use & Zoning

The proposed development is for "staff/workers accommodation", which is defined in LPS9 as:

> *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.*

Pursuant to the provisions of LPS9, the subject site is zoned General Rural, and the proposed land use is an "A" use.

The objectives of the General Rural Zone are to:

a) *Manage land use changes so that the specific local rural character of the zone is maintained or enhanced;*
b) *Encourage and protect broad acre agricultural activities such as grazing and more intensive agricultural activities such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use;*

c) *Maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage; and*
d) *Provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the General Rural zone.*

The proposed development has negligible impact on the character of the General Rural zone and the locality. As demonstrated in 4.2.2 below, the proposed development is well setback from all property boundaries. Further, the proposed workforce accommodation is temporary and will only be on-site for the duration of the drilling works. Therefore, it is considered that the proposal will have negligible impact on the rural character of the locality.

The proposed development will not result in any vegetation clearing and therefore, does not compromise or impact on the natural environment. The proposal will not restrict future and potential land uses as it is not considered to be a sensitive land use and is temporary in nature. It is therefore considered that the proposed development is generally consistent with the objectives of the General Rural zone.

4.2.2 Development Standards

An assessment of the proposal against the relevant development standards prescribed in LPS9 is included in the table below.

LPS9 Provisions	Proposal
Clause 4.7.1 – Setbacks	
Front setback – 20m Side setback – 20m Rear setback – 20 m	The proposed development complies with the setbacks prescribed in LPS9. Proposed setbacks: Front setback – 55m Side setback east – 735m Side setback west – 400m Rear setback – 80m
Clause 4.7.2.5 – Car Parking	
To be determined by the local government.	All vehicles will be parked on the well pad site where there is sufficient room to accommodate for light vehicles.
Clause 4.8.6.6 – Vegetation	
No natural vegetation shall be removed without prior written approval of local government, unless its removal is necessary for construction of a building, firebreak or boundary fence.	The proposed development will be located on a portion of the subject site that is already cleared.
Clause 4.8.6.7 – Siting and Design	
The siting and design of any buildings on any lot should not significantly impact on the natural vegetation or visual landscape amenity of the site.	The proposed development is well setback from all property boundaries. Further, the development is temporary in nature and will be removed once drilling works are completed. The proposed development does not involve any clearing of native vegetation. It is considered that any impact on the visual amenity would be negligible.

4.3 Town Planning Policy Statement No – 1.5 – Transportable Dwellings (PPS 1.5)

PPS 1.5 guides the development of transportable dwellings within the Shire and requires Council to consider the visual amenity impacts. The proposed development is well setback from all lot boundaries and will not be

readily visible from surrounding lots or the street. Additionally, the bulk and scale of the proposed development is considered negligible.

5 ENVIRONMENTAL CONSIDERATIONS

There are no significant environmental impacts as part of the proposed development. Notwithstanding, consideration has been given to:

1. Vegetation clearing – the proposed development does not propose any native vegetation clearing.
2. Wastewater – wastewater and sewerage will be managed by an on-site the ATU system, refer to **Attachment 3** for details.
3. Water – MinRes will drill a water bore which will be used for the proposed development, and the drilling works. MinRes will obtain a groundwater licence from the Department of Water and Environment Regulation.
4. Environmental Plan (**EP**) – in accordance with the Petroleum Act, MinRes has submitted an EP to DEMIRS. This plan outlines the scope of the activities and includes a description of the environmental management measures designed to mitigate any potential impacts. The objective of the EP is to reduce the environmental risks and impacts of petroleum activities to a level that is considered as low as reasonably practicable. This EP has been lodged with DEMIRS and is currently under assessment. MinRes will undertake the activities in accordance with an approved EP.

6 TRAFFIC

The proposed development will be transported to site by two semi-trailer or winch trucks. Workers accommodated in the proposed development will be on-site for the duration of the drilling activities and will not result in additional traffic movements. Transportation of the proposed development will occur simultaneously to the construction of the pad site. All other traffic movements are related to the operations of the drill rig and are not the subject of this proposal.

7 HERITAGE

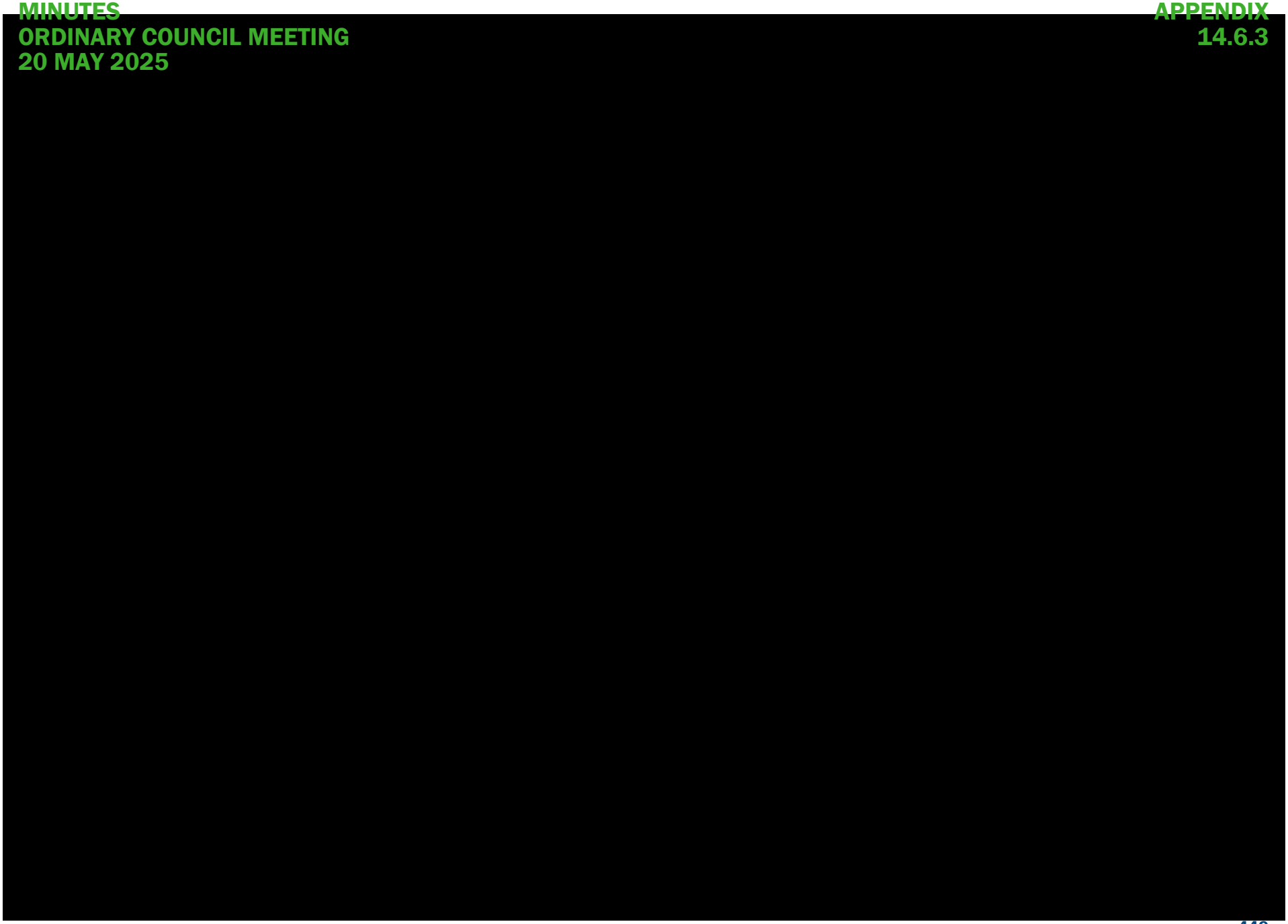
As per the Department of Planning, Lands and Heritage Aboriginal Culture Heritage inquiry system, the following Registered Aboriginal Site partly overlaps the subject site:

- Registered Aboriginal Heritage Site 20008 – Gingin Brook Waggyl Site.

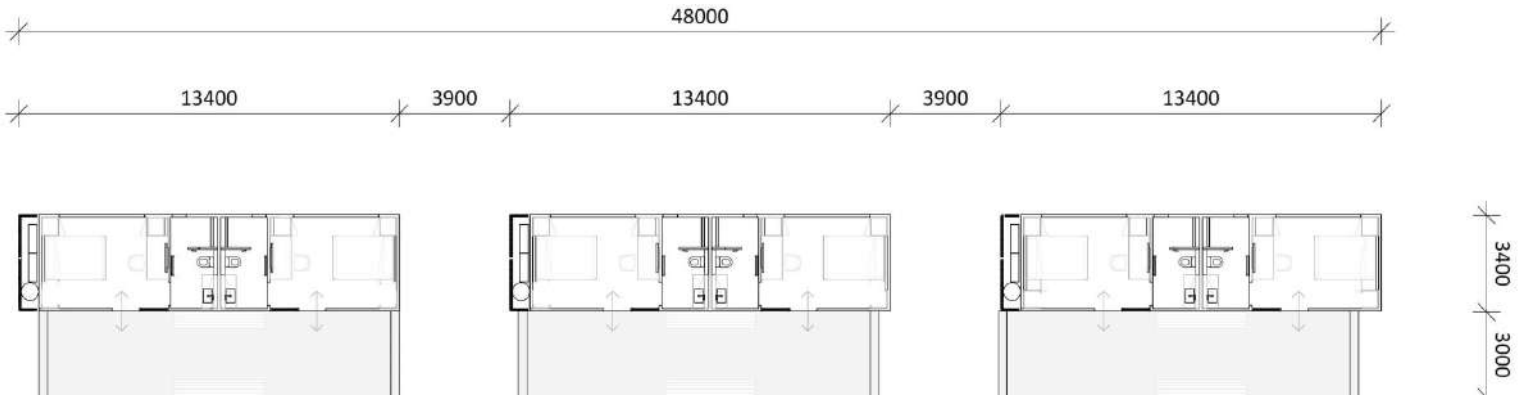
MinRes has issued an Activity Notice to the Southwest Land and Sea Council (**SWLASC**). A heritage survey of the proposed development site was conducted on 24 March 2025 with Yued Aboriginal Corporation (**YAC**). MinRes has an existing agreement with YAC and will liaise directly in relation to any recommendations or findings from the heritage survey to ensure compliance with its agreement and the *Aboriginal Heritage Act 1972* WA.

Figure 2: Overlap of Aboriginal Heritage Registered Site 20008

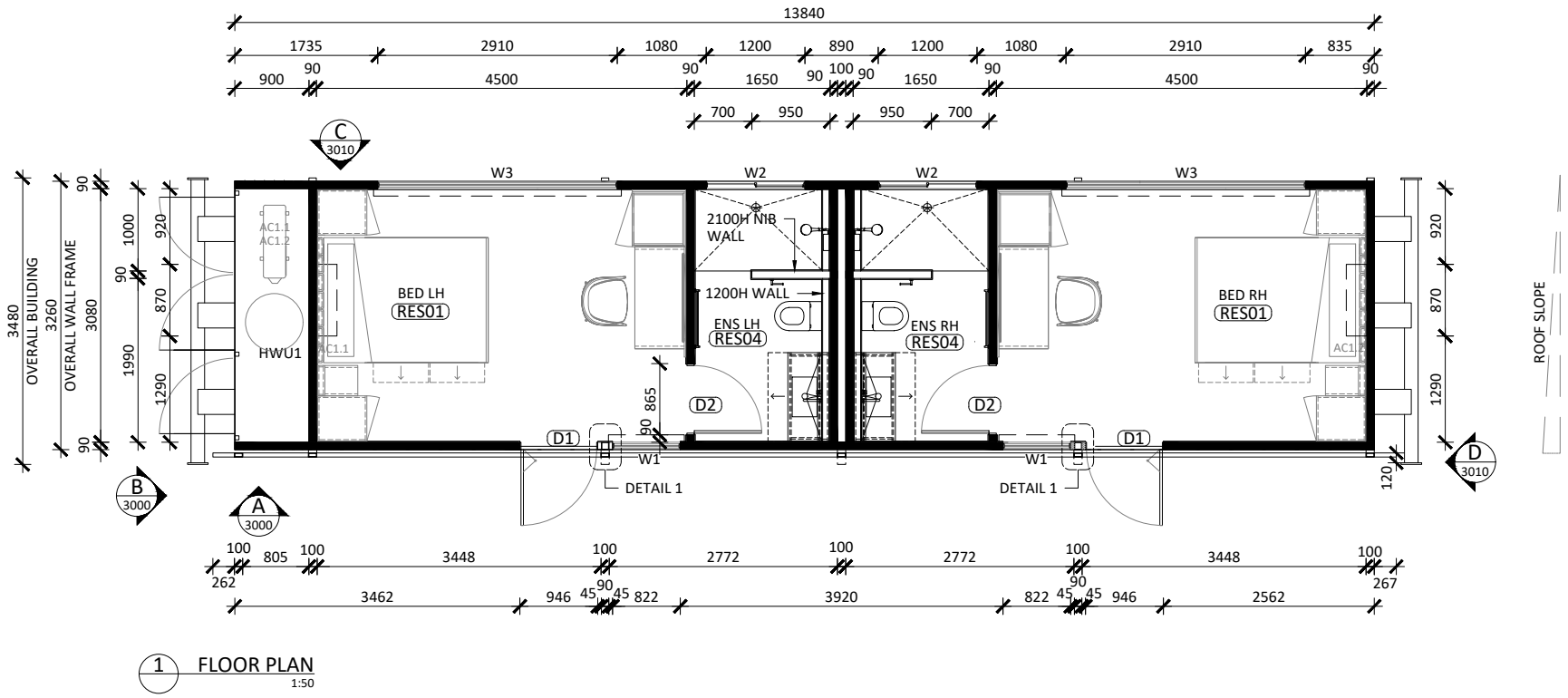
Legend
Lot 2 & Lot 751
Petroleum Title
Well Pad Location
L 18
L 19
Brand Hwy
EP 389
Gingin
Gingin Brook Rd
EP 389
N
0
1.15
2.3
4.6
6.9
9.2
11.5 km
Path: L:\Empire Oil & Gas\01_GIS_Jobs\E21-E30\E23_Gingin_Brook_1\Projects\E23_Gingin_Brook_1_RMH\E23_Gingin_Brook_1_RMH.aprx



Legend
Cadastre
Well Pad Location
Local Road
Gingin Brook Rd
N
55.0m
WORKERS ACCOMMODATION LOCATION
262 GINGIN BROOK ROAD, GRANVILLE
Scale @ A4: 1:1,500
0 18.5 37 74 111 148 metres
Map Date: 8/04/2025



Proposed Workforce Accommodation - Floor Plan



1 FLOOR PLAN
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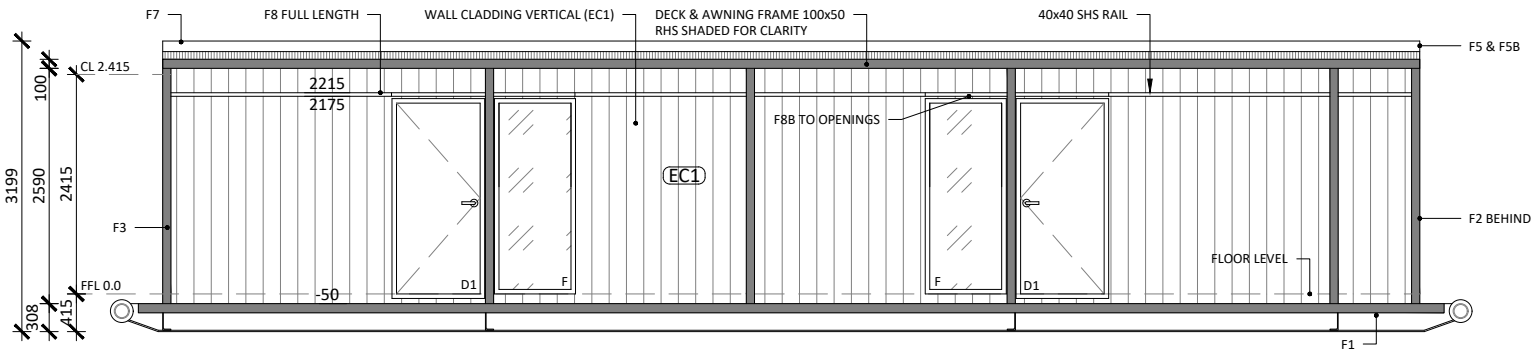
Proposed Workforce Accommodation - Detailed Floor Plan



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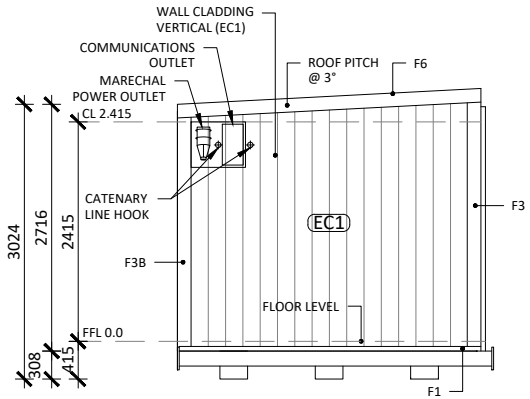

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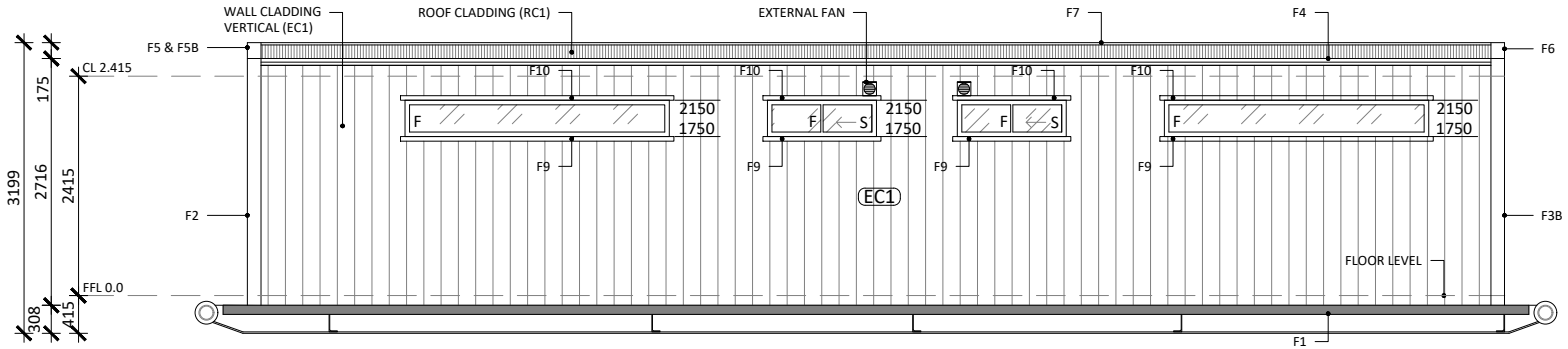
Proposed Workforce Accommodation - Elevations



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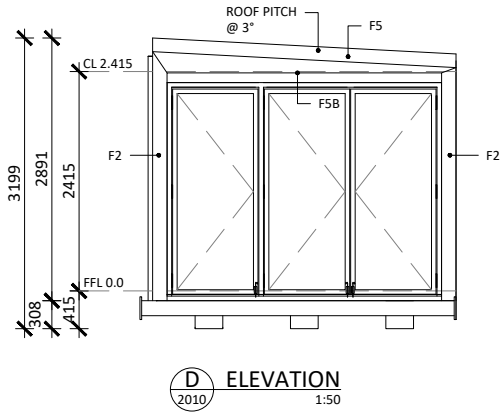

D 2010 ELEVATION
1:50

Proposed Workforce Accommodation - Elevations

FujiClean
Toward Clean Water…

4-1-4 Imaike, Chikusa, Nagoya, Aichi 464-0850 JAPAN
Ph: +81-52-733-0863 Fax:+81-52-733-0238
http://www.fujiclean.co.jp

FujiClean CV-7000 / CV-10000 Structural Analysis

1. Objectives

Structural Analysis was conducted for FujiClean CV-7000 / CV-10000 onsite wastewater treatment system by FEM (Finite Element Method) analyzing method. It was aimed to quantify the maximum stress and deviation of various places of tank and partition.

2. Software

FEM analysis software	Ansys Workbench 2020 R2
Computer	DELL Precision 3430 Workstation

3. Analyzed parameters

(1) Outer Water Pressure:	Water pressure is applied to outside of the main body
(2) Inner Water Pressure:	Inside of the main body is filled with water to the full level
(3) Top Load:	A testing load is applied to upper part of the main body

4. Materials

Physical properties of tank and partition material were shown in Table 1

Table 1. Physical properties of tank and partition material

	Tank	Partition
Tensile elastic modulus (GPa)	6.4	6.4
Poisson's ratio	0.33	0.33
Allowed tensile strength (MPa)	60	60

5. Structures and FEM analytical model

Section views of the tank and partition were shown in Figures 1–4. FEM analytical models were shown in Figures 5-6. Dimensions were shown in the Table 2.

Taking structure and boundary conditions into consideration, the 1/2 symmetric model was used. Three dimensional shell elements were used and geometric non-linearity was also taken into consideration.

ENGINEERS AUSTRALIA
Richard A O Field
MIEAust
Professional Engineer
Membership No.1119880
DATE: 14.11.2023

1

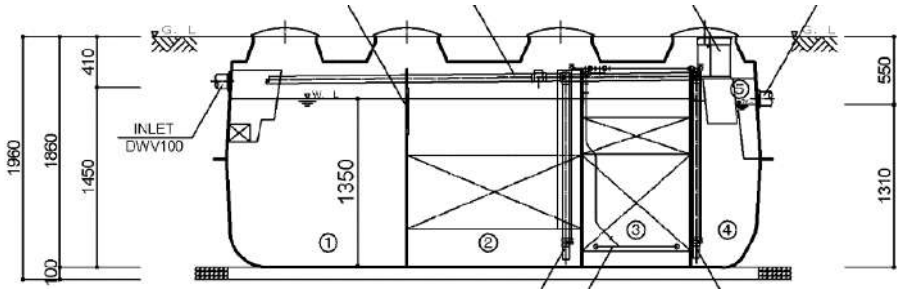

Fig. 1. Section view of the CV-7000 tank (numbers are in millimeters).

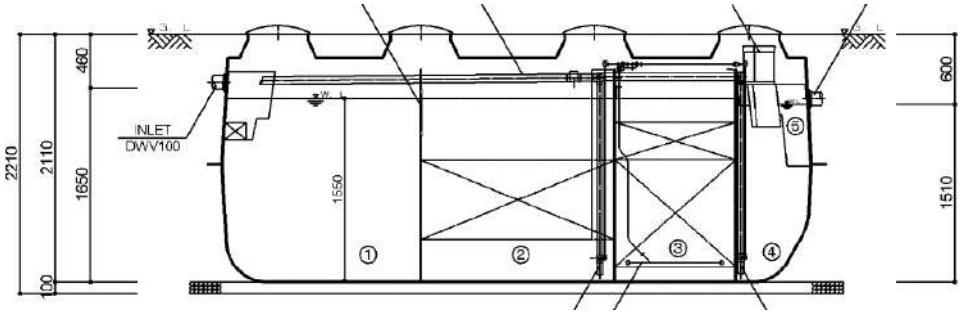

Fig. 2. Section view of the CV-10000 tank (numbers are in millimeters).

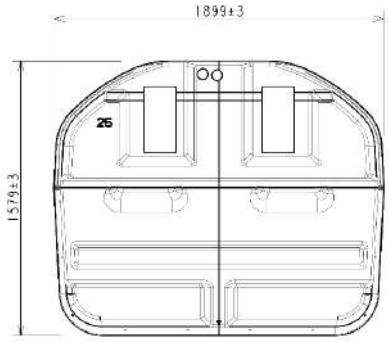

Fig. 3. Section view of the CV-7000 partition (W=1,900, H=1,580).

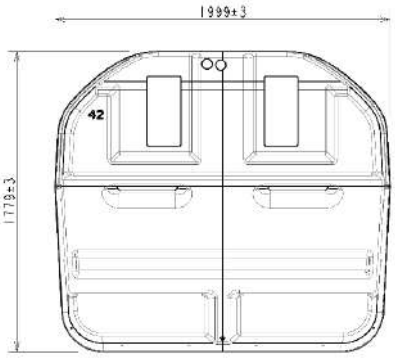

Fig. 4. Section view of the CV-10000 partition (W=2,000, H=1,780).

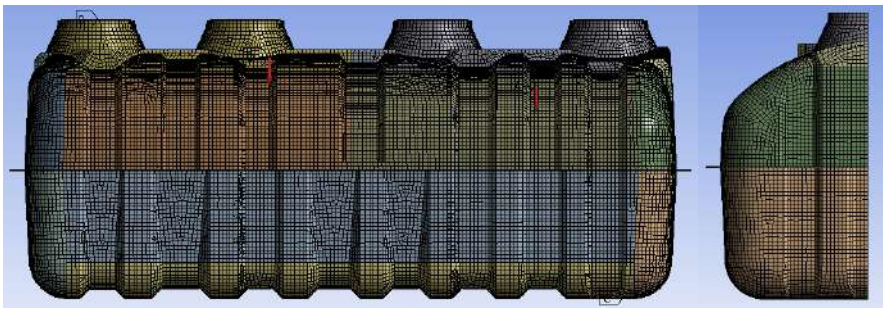

Fig. 5. FEM analytical model of the tank for CV-7000

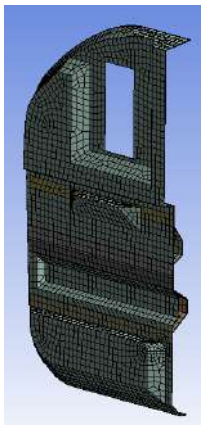

Fig. 6. FEM analytical model of the partition for CV-7000

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MIEAust
Professional Engineer
Membership No.1119880
DATE: 14.11.2023

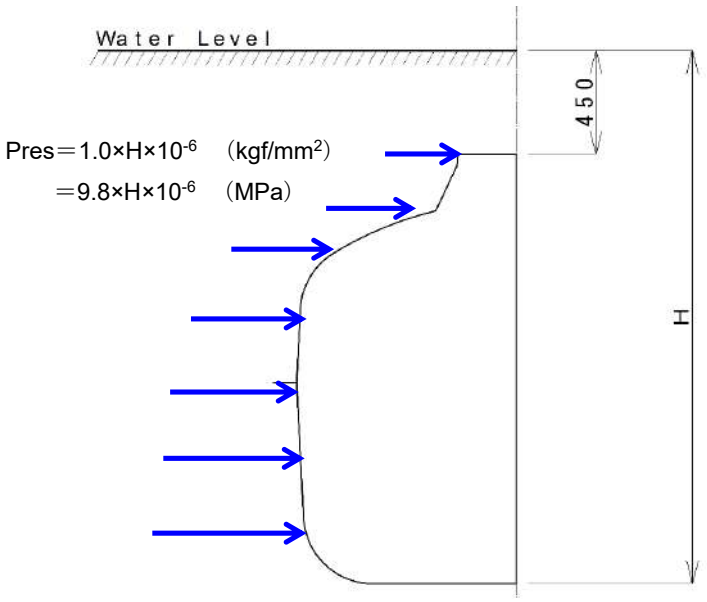
Table 2. Dimensions of CV-7000 / CV-10000 (numbers are in millimeters)

	Part		CV-7000	CV-10000
Thickness	Upper Shell	Manhole	5.8	6.8
		Top	5.8	6.8
		Short side	4.8	5.2
		Side	3.6	3.6
	Lower Shell	Short side	3.8	4.8
		Side	3.6	4.0
		Bottom	8.3	10.3
	Partition	Plane part	2.8	2.8
		Stiffener	2.8	2.8
Dimension	Height		1,860	2,110
	Width		2,100	2,200
	Manhole diameter		ϕ 450 × 4	ϕ 450 × 4
	Upper shell height		1,000	1,120
	Lower shell height		860	990
	Water depth		1,350	1,550

6. Analytical conditions

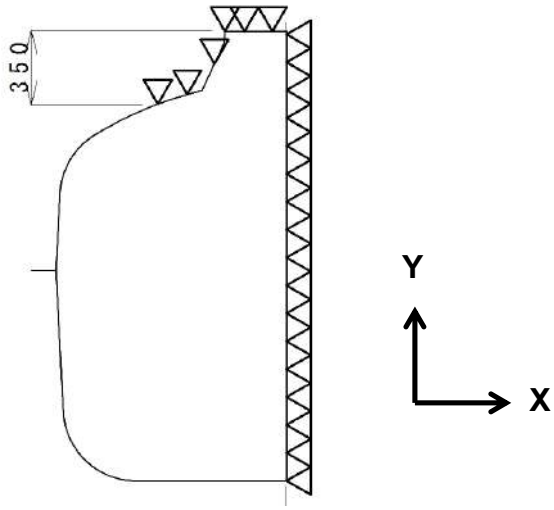
(1) Outer Water Pressure

Static water pressure (P) was applied as shown below.



CV-7000: 2,310mm
CV-10000: 2,560mm
*Max. riser height (450mm) was considered

Boundary condition is to fix top 350mm to prevent the tank from lifting and set 1/2 symmetrical condition at X=0.



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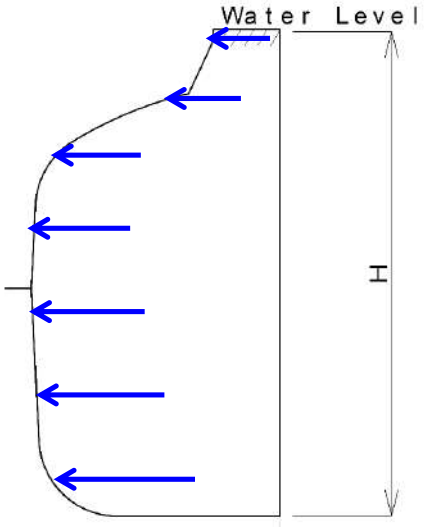
DATE: 14.11.2023

(2) Inner Water Pressure

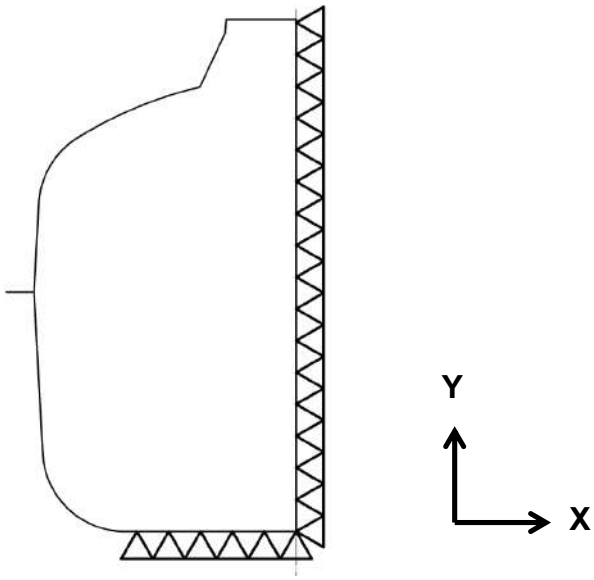
Static water pressure (P) was applied as shown below.

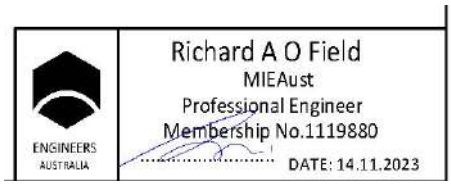


CV-7000: 1,860mm
CV-10000: 2,110mm

Pres＝1.0×H×10^{-6} （kgf/mm^2）
＝9.8×H×10^{-6} （MPa）

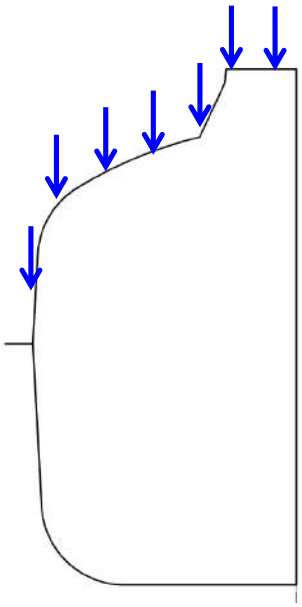
Boundary condition is to fix bottom and set 1/2 symmetrical condition at X=0.





(3) Top Load

Vertical load (P) was applied as shown below.

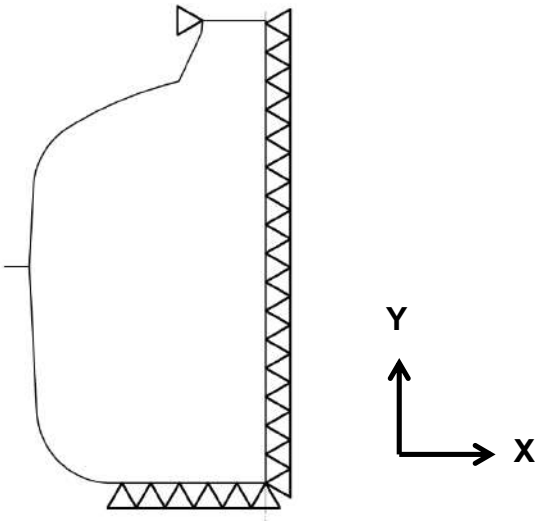


Pres＝F／A　（kgf/mm^2）

F＝Top Load
- CV-7000:　7,214kg
  (Soil: 5,787kg + Snow: 1,427kg)
- CV-10000: 9,034kg
  (Soil: 7,291kg + Snow: 1,743kg

A＝Area
- CV-7000:　9.2m^2
- CV-10000: 11.4m^2

Boundary condition is to fix bottom, and only X direction at Manhole part, and set 1/2 symmetrical condition at X=0.



7. FEM analysis results

1) Results of Outer Water Pressure

Results of Outer Water Pressure are shown in the Figure 7-10.

① Deviation

<CV-7000>

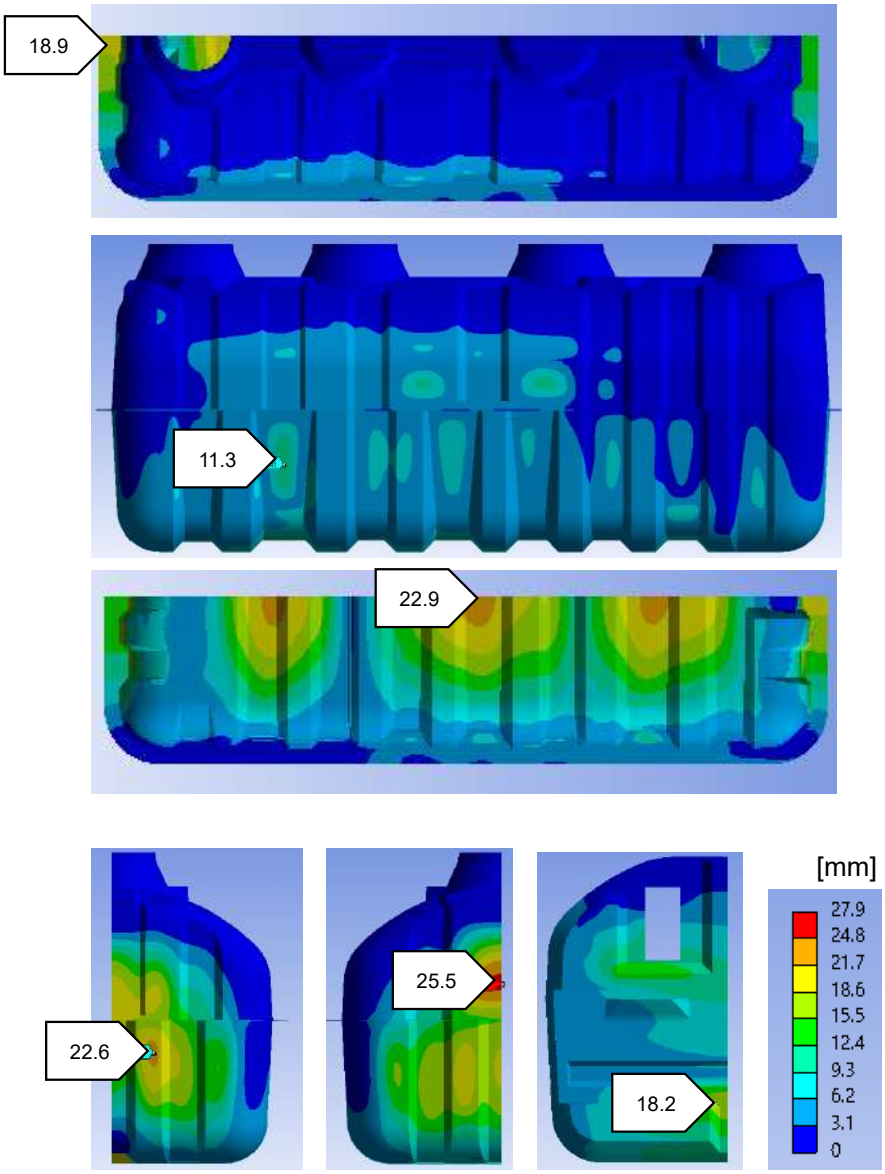


Fig.7 Deviation results of the CV-7000 (Outer Water Pressure)

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DATE: 14.11.2023

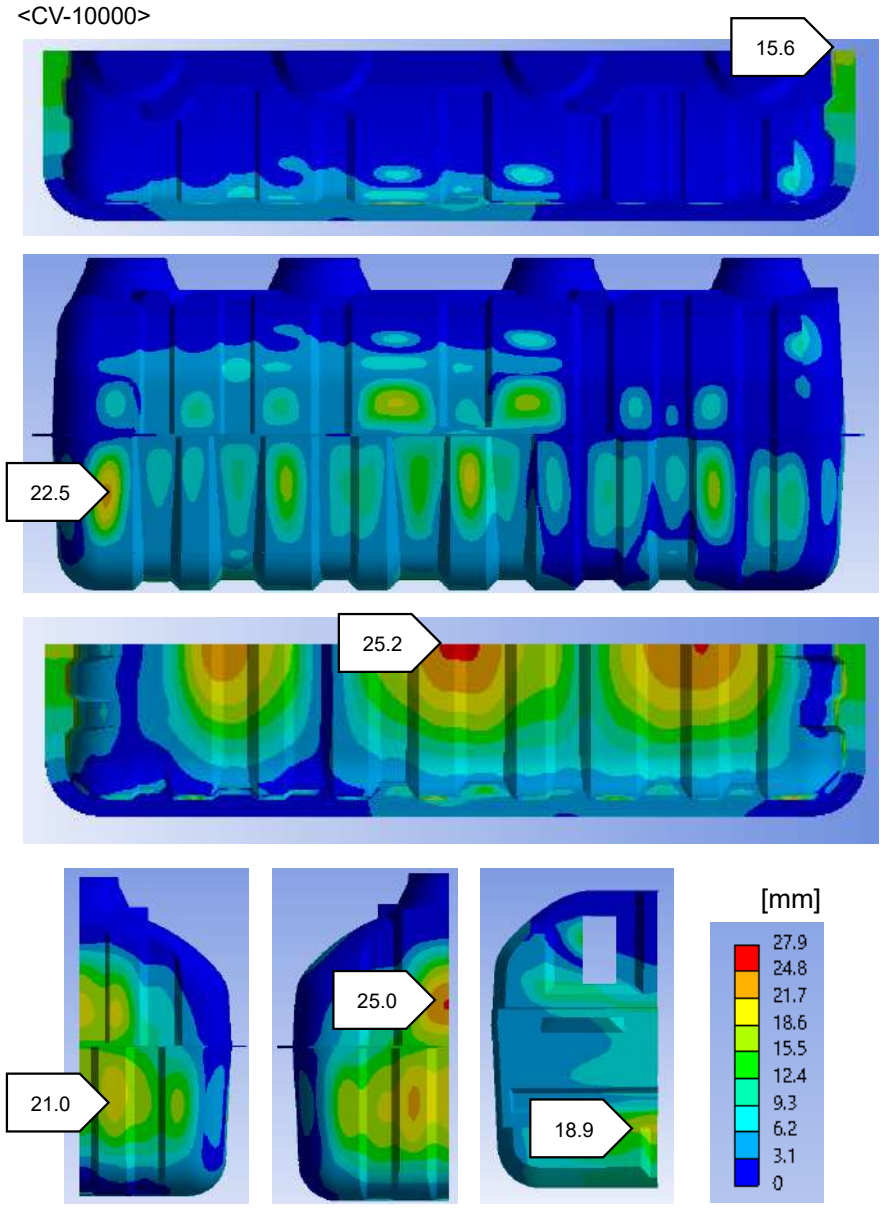

Fig.8 Deviation results of the CV-10000 (Outer Water Pressure)

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Membership No.1119880
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② Related Stress

<CV-7000>

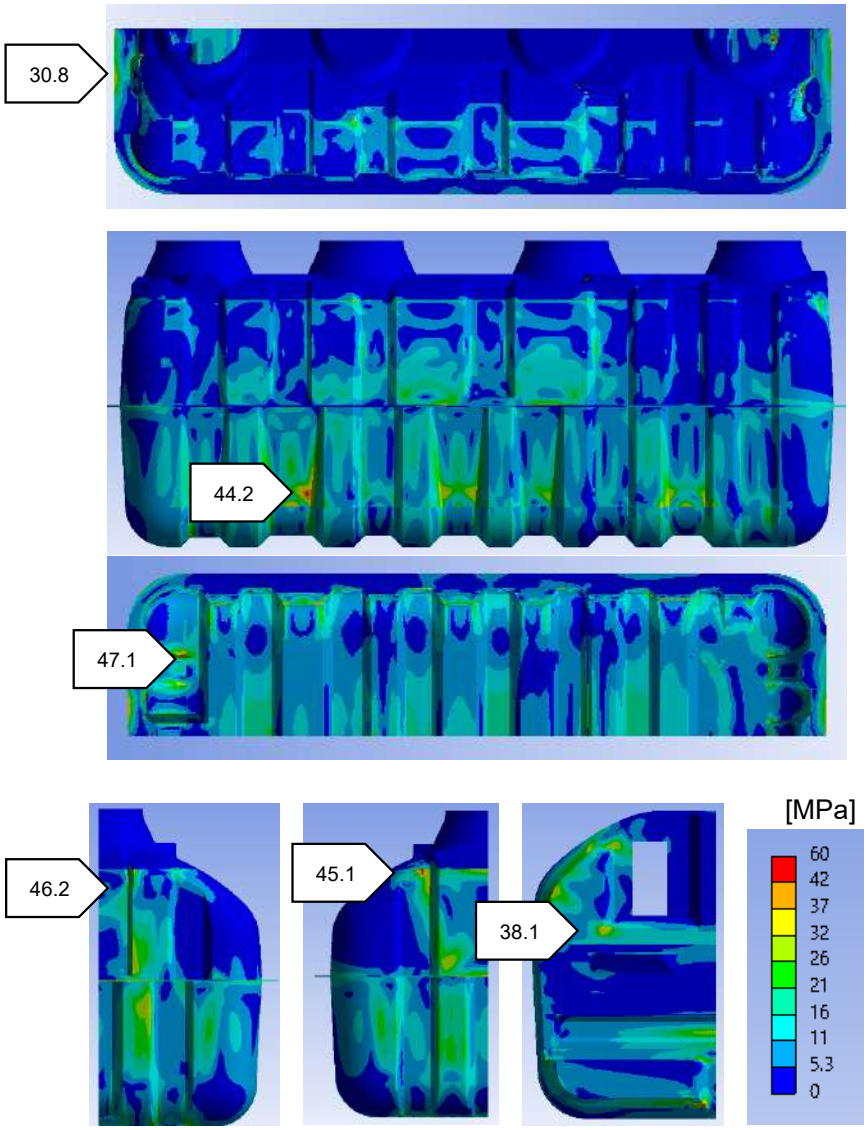

Fig.9 Related stress results of the CV-7000 (Outer Water Pressure)

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Professional Engineer
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DATE: 14.11.2023

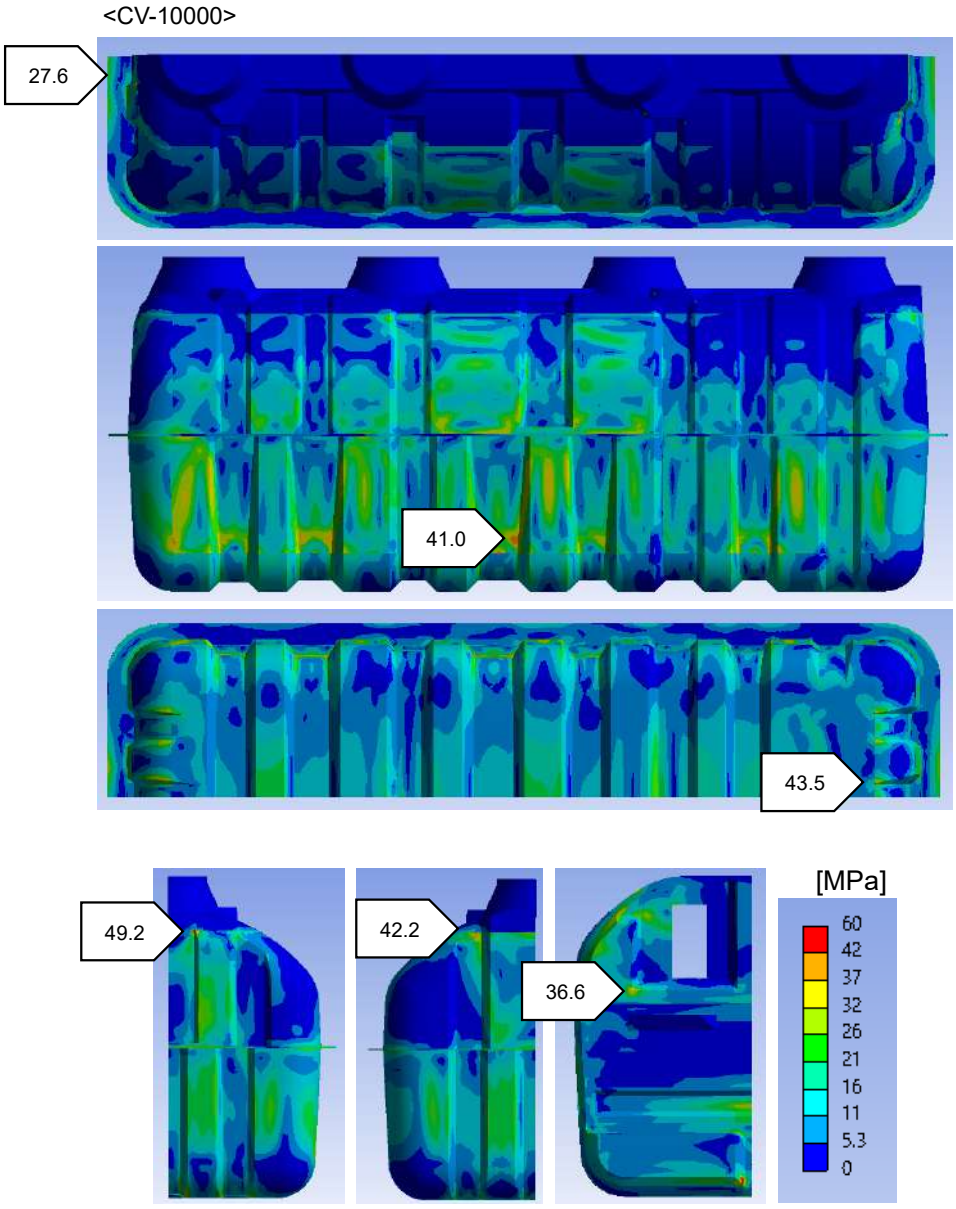

Fig.10 Related stress results of the CV-10000 (Outer Water Pressure)

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Professional Engineer
Membership No.1119880
DATE: 14.11.2023

2) Results of Inner Water Pressure

Results of Inner Water Pressure are shown in the Figure 11-14.

① Deviation

<CV-7000>

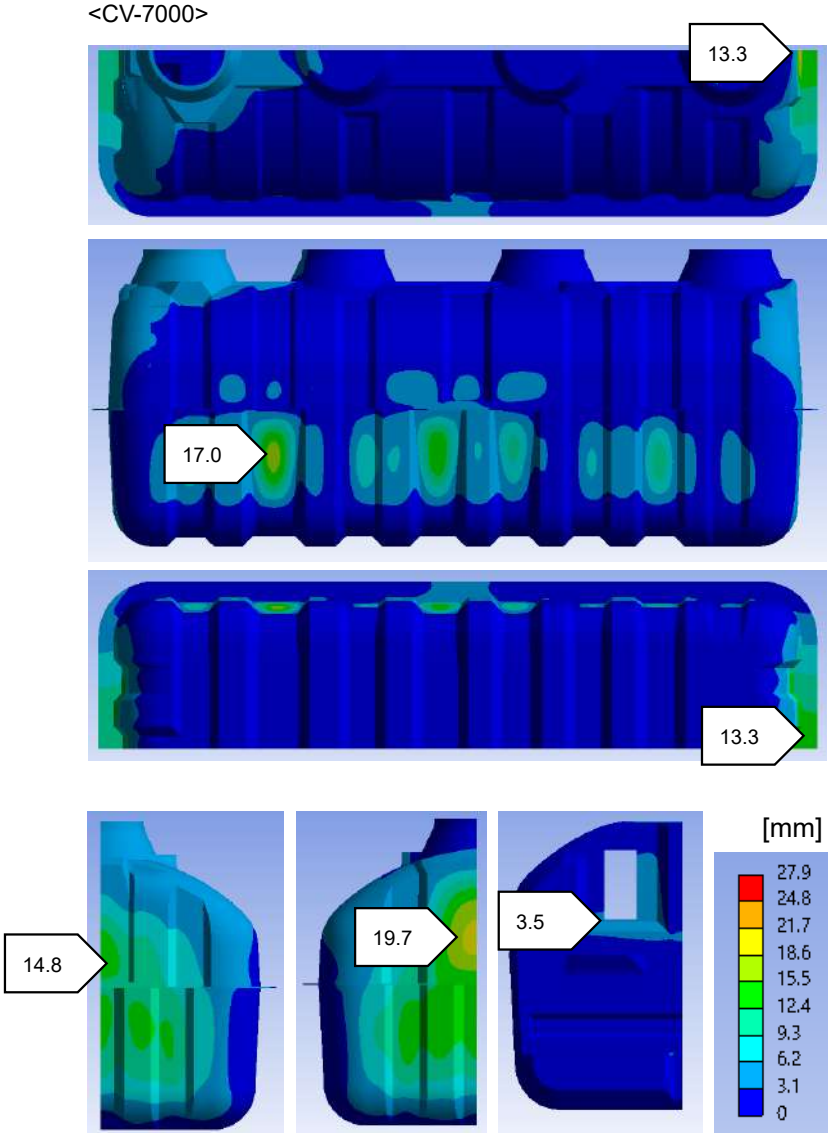

Fig.11 Deviation results of the CV-7000 (Inner Water Pressure)

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<CV-10000>

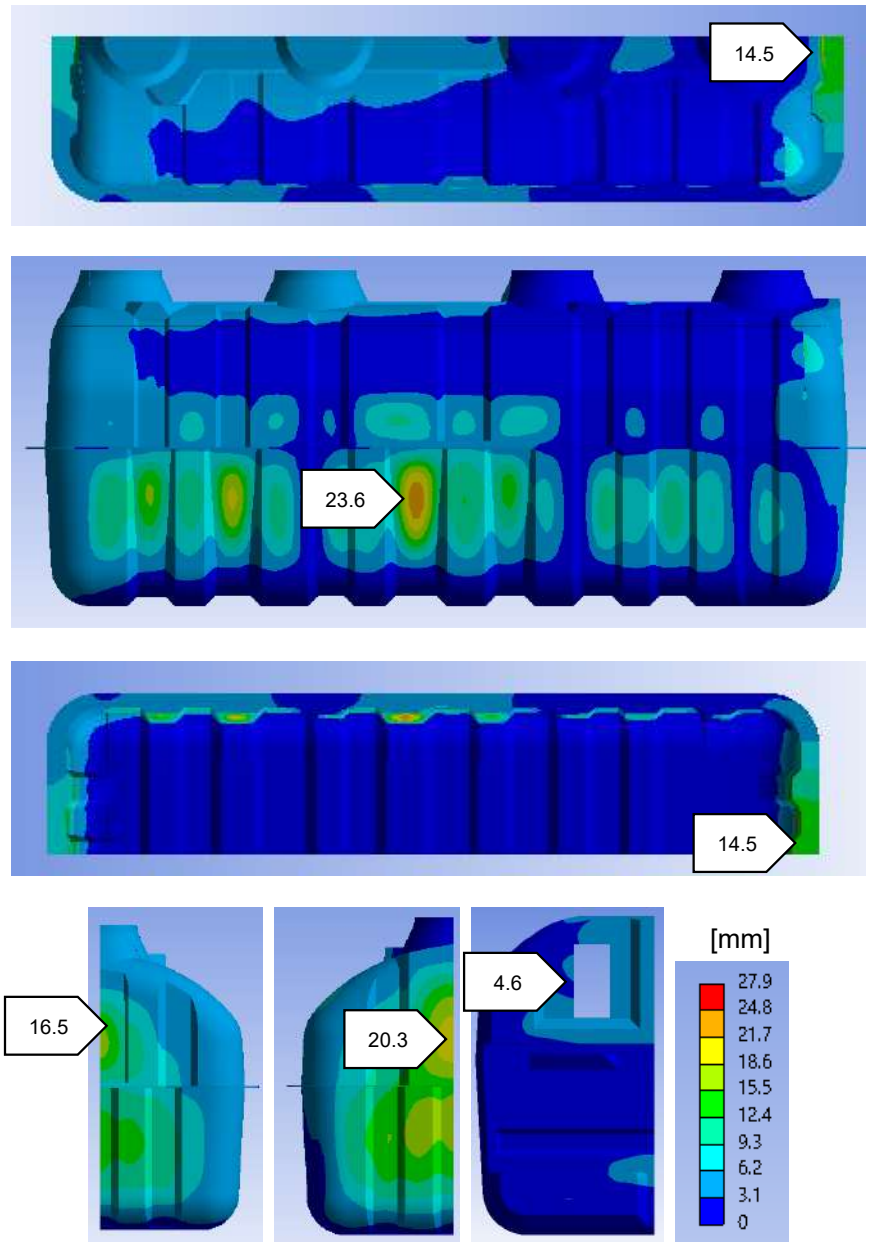

Fig.12 Deviation results of the CV-10000 (Inner Water Pressure)

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② Related stress

<CV-7000>

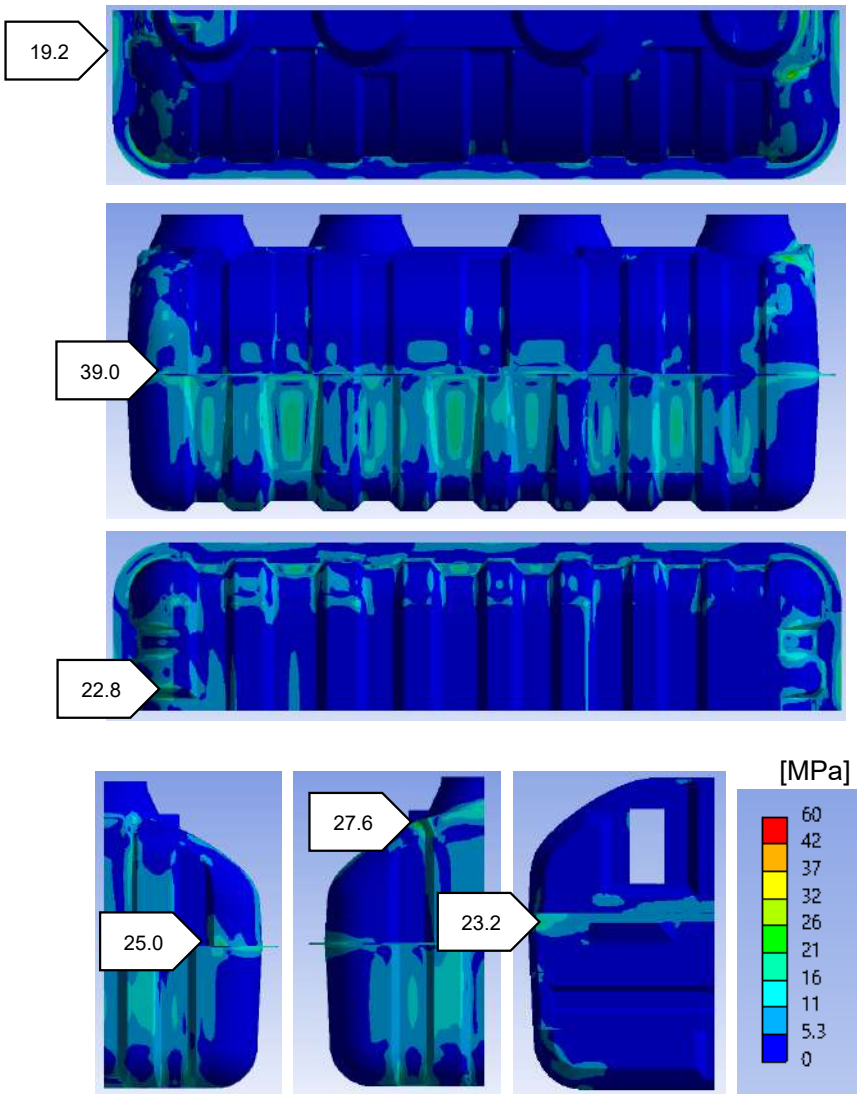

Fig.13 Related stress results of the CV-7000 (Inner Water Pressure)

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DATE: 14.11.2023

<CV-10000>

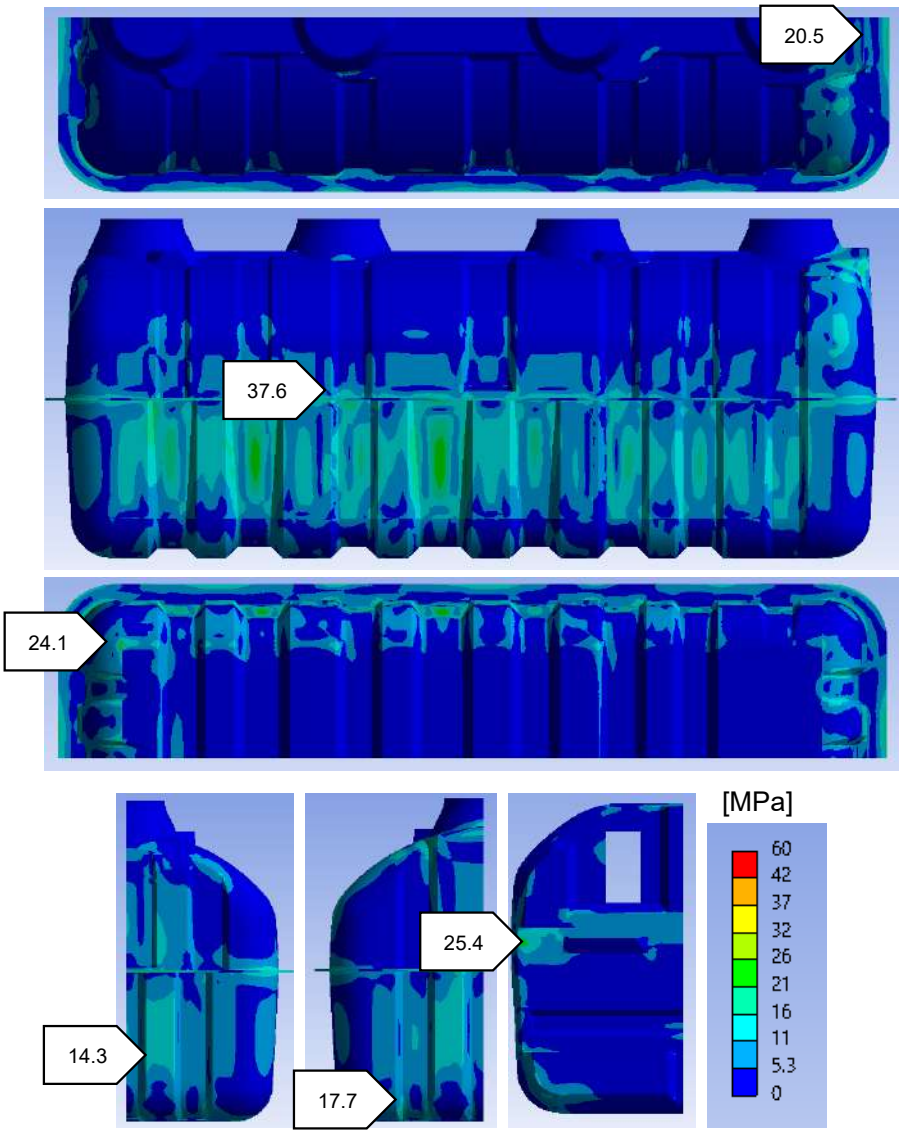

Fig.14 Related stress results of the CV-10000 (Inner Water Pressure)

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Membership No.1119880
DATE: 14.11.2023

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3) Results of Top Load

Results of Top Load are shown in the Figure 15-18.

① Deviation

<CV-7000>

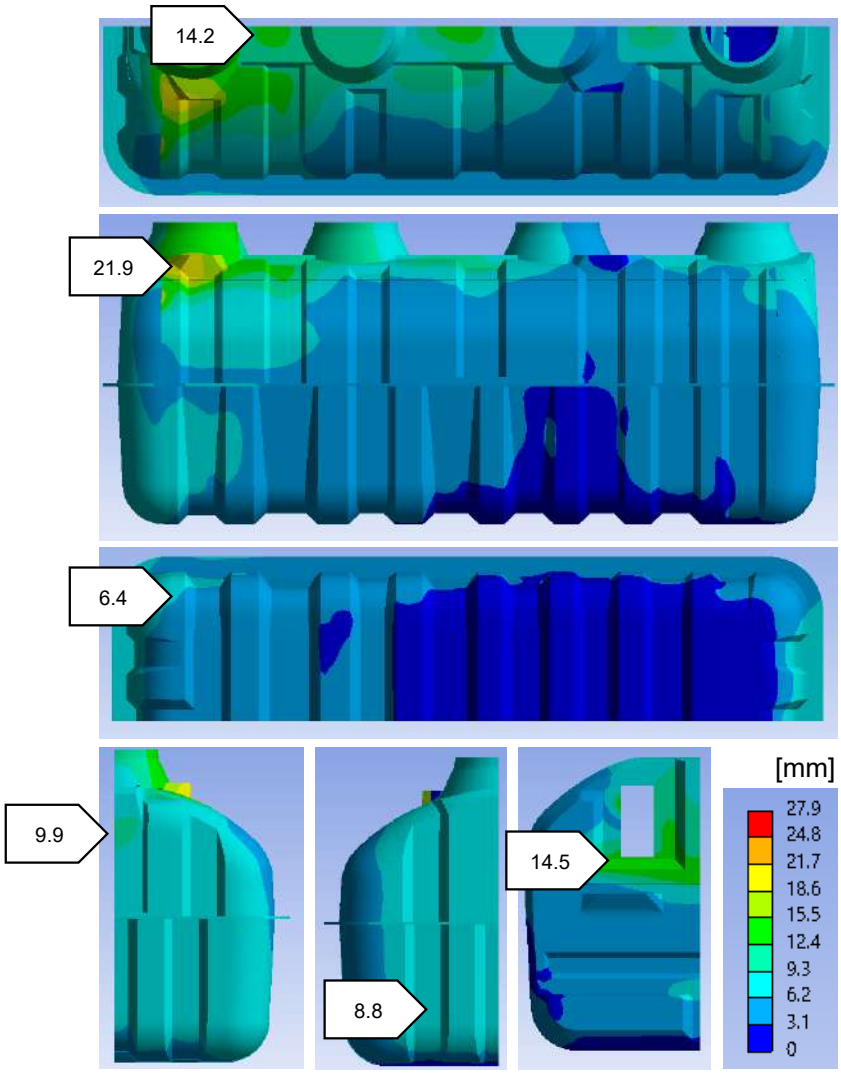

Fig.15 Deviation results of the CV-7000 (Top Load)

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Professional Engineer
Membership No.1119880
DATE: 14.11.2023

<CV-10000>

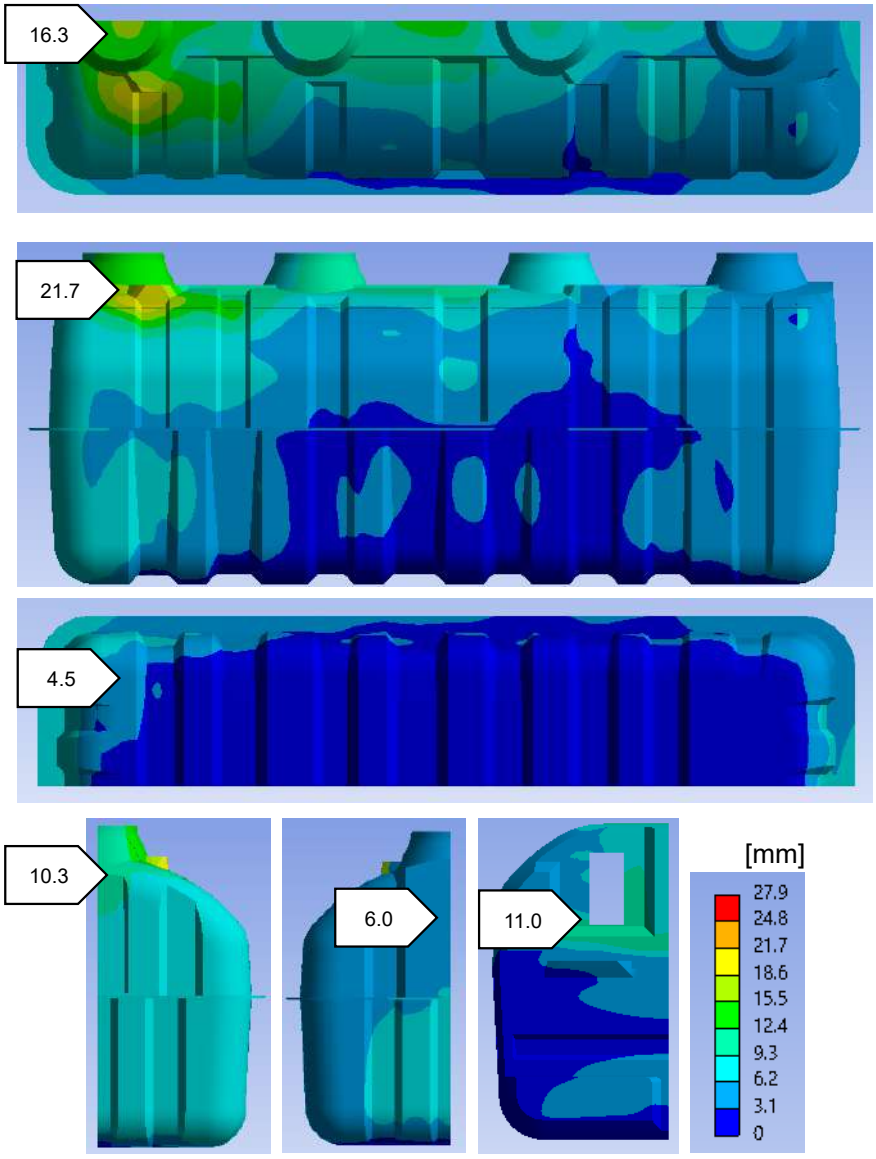

Fig.16 Deviation results of the CV-10000 (Top Load)

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Professional Engineer
Membership No.1119880
DATE: 14.11.2023

② Related stress

<CV-7000>

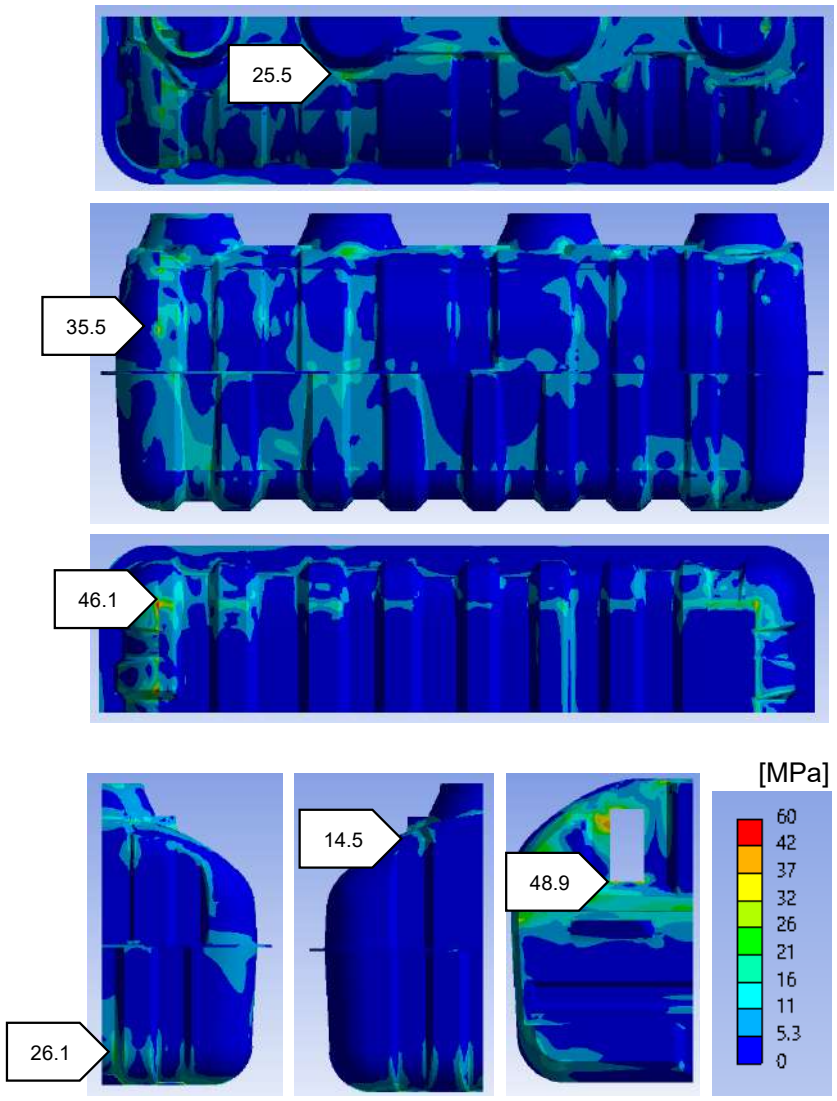
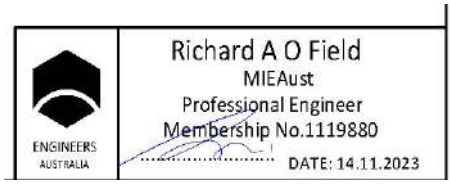


Fig.17 Related stress results of the CV-7000 (Top Load)



<CV-10000>

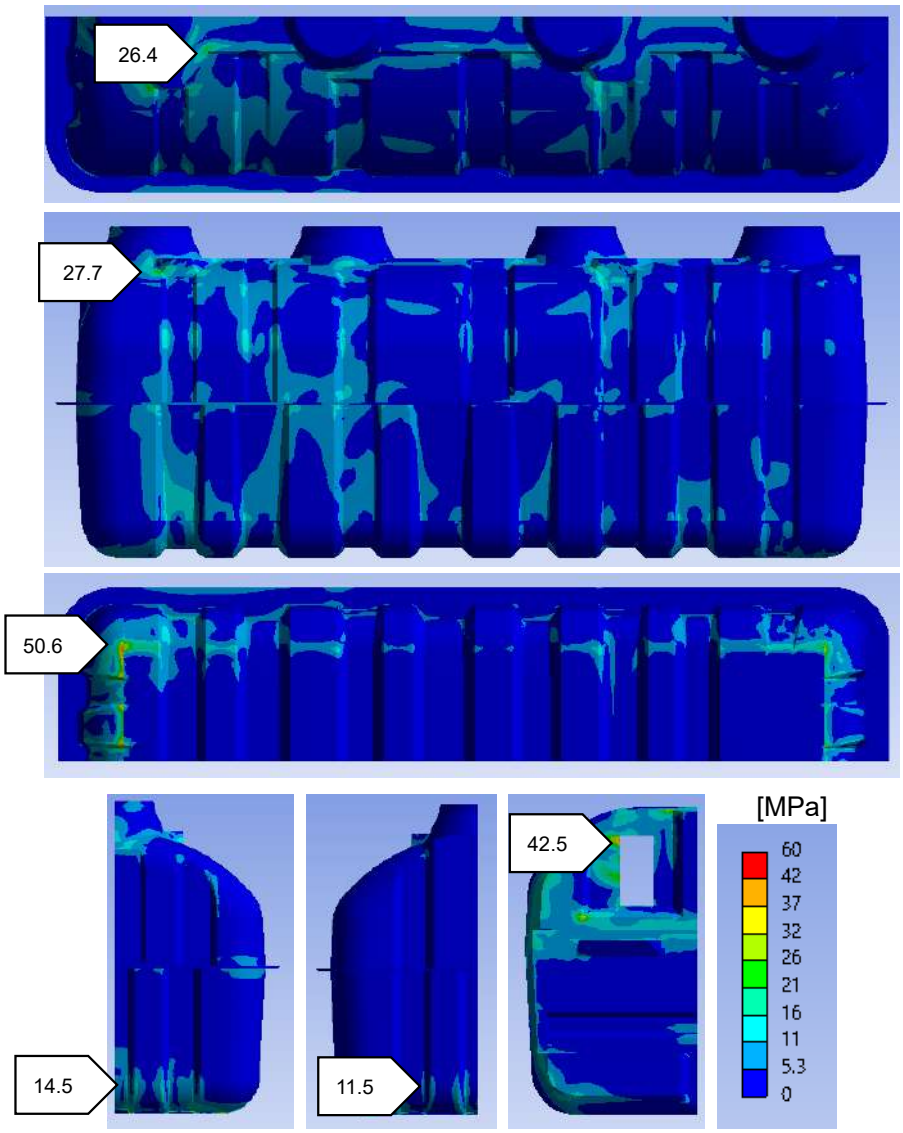


Fig.18 Related stress results of the CV-10000 (Top Load)

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DATE: 14.11.2023

8. Conclusions

FEM analysis results were summarized in the Table 3-4.

Table 3. FEM analysis results of CV-7000

			Max. Deviation		Max. Stress
			(mm)	(%)	(MPa)
Outer Water Pressure	Tank	Short side (Inlet)	22.6	1.20	46.2
		Short side (Outlet)	25.5	1.37	45.1
		Side	11.3	0.61	44.2
		Bottom	22.9	1.23	47.1
	Partition		18.2	0.98	38.1
Inner Water Pressure	Tank	Short side (Inlet)	14.8	0.80	25.0
		Short side (Outlet)	19.7	1.06	27.6
		Side	17.0	0.91	39.0
		Bottom	13.3	0.71	22.8
	Partition		3.5	0.19	23.2
Top Load	Tank	Short side (Inlet)	9.9	0.53	10.3
		Short side (Outlet)	8.8	0.47	6.0
		Side	21.9	1.18	21.7
		Bottom	6.4	0.34	4.5
	Partition		14.5	0.78	11.0

Note: Maximum deviation (%) =Maximum deviation (mm) / Height (mm)

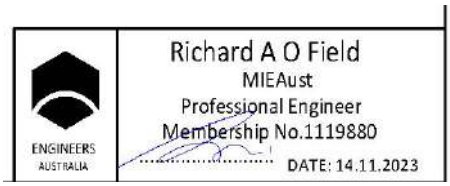


Table 4. FEM analysis results of CV-10000

			Max. Deviation		Max. Stress
			(mm)	(%)	(mm)
Outer Water Pressure	Tank	Short side (Inlet)	21.0	1.00	49.2
		Short side (Outlet)	25.0	1.18	42.2
		Side	22.5	1.07	41.0
		Bottom	25.2	1.19	43.5
	Partition		18.9	0.90	36.6
Inner Water Pressure	Tank	Short side (Inlet)	16.5	0.78	14.3
		Short side (Outlet)	20.3	0.96	17.7
		Side	23.6	1.11	37.6
		Bottom	14.5	0.69	24.1
	Partition		4.6	0.22	25.4
Top Load	Tank	Short side (Inlet)	10.3	0.49	14.5
		Short side (Outlet)	6.0	0.28	11.5
		Side	21.7	1.03	27.7
		Bottom	4.5	0.21	50.6
	Partition		11.0	0.52	42.5

Note: Maximum deviation (%) =Maximum deviation (mm) / Height (mm)

As shown in the Table 3-4, maximum deviation was less than 1.5% for any part of the tank and partition, under three testing conditions. It was also shown that maximum stress was less than allowed tensile stress (60MPa) shown in Table 1 for any part of the tank and partition, under three testing conditions. Therefore, it was concluded that CV-7000 / CV-10000 are safe in structure.

GF CONSULTING

Structural Consulting Engineers

14th November 2023 Our Reference: JX071123

Fuji Clean
P.O.Box 1230
OXENFORD QLD 4210

CERTIFICATE OF STRUCTURAL ADEQUACY

RE: FUJICLEAN CV-7000/CV-100000 ONSITE WASTEWATER TREATMENT SYSTEM

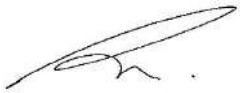
This is to confirm that our structural engineer has reviewed the structural analysis provided in the documents referenced Fuji Clean CV-7000/CV-10000 Structural Analysis.

The analysis used FEM analysis software (Ansys Workbench 2020 R2) to check the stresses in the tank shell for the relevant conditions from water pressure and soil/snow loadings.

Based on the FEM analysis the max deformation and max stress is acceptable, and the systems tanks are structurally adequate to support the vertical dead and live loads, soil pressure and wind/seismic loads as required by the requirements of the current N.C.C and relevant Australian Standards.

I declare that I am a qualified person in accordance with the requirements of the Building Code of Australia, being a professional engineer with experience in assessing the structural adequacy of such structures.

CERTIFYING ENGINEER



Mr A R Field - BE Civil M.I.E Aust 1119880 (Structural College)
PRINCIPAL STRUCTURAL ENGINEER
For and on behalf of Gale Force Holdings Pty Ltd trading as **GF Consulting**

Unit 2/279 Camboon Rd Malaga WA 6090 Postal: P.O. Box 34 Karrinyup WA 6921
Phone: (+618 9301 4386) Email: admin@gfconsulting.com.au Web: www.gfconsulting.net.au
ABN 29 142 979 119 Gale Force Holdings Pty Ltd trading as GF Consulting

Application for owner-builder approval – further information required – ID 2182229

I refer to your application for owner-builder approval received on 28 September 2023.

At the time of lodgement you did not provide all of the necessary information required to process your application.

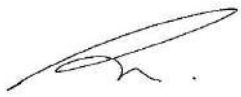
Could you please provide the following information:

- A review of your plans provided with your Owner Builder application, indicates your Class 1a(i) is built to the boundary. Please be aware, to qualify as an Owner Builder, the Building Services (Registration) Regulations 2011 defines *owner-builder work* as – a **detached house** a Class 1a(i) building. For the purposes of the Building Code, you will need to provide Licensing information that demonstrates that the proposed building is a detached house – Class 1(a)(i) i.e. a letter from your building designer/engineer, attesting that the building is a detached building.

I declare that I am a qualified person in accordance with the requirements of the Building Code of Australia, being a professional engineer with experience in assessing the structural adequacy of such structures.

CERTIFYING ENGINEER

Unit 2/279 Camboon Rd Malaga WA 6090 Postal: P.O. Box 34 Karrinyup WA 6921
Phone: (+618 9301 4386) Email: admin@gfconsulting.com.au Web: www.gfconsulting.net.au
ABN 29 142 979 119 Gale Force Holdings Pty Ltd trading as GF Consulting



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FujiClean
Toward Clean Water...
FujiClean Co.,Ltd.
4-1-4 Imaike, Chikusa, Nagoya, Aichi 464-8613 JAPAN
Ph: +81-52-733-0863 Fax:+81-52-733-0238

1st December 2023

Manufacturer Engineering Certification

FujiClean Co., Ltd hereby certifies the follows for the FujiClean CV Commercial system (CV7000, CV10000):

1. **Effluent quality performance criteria**
   CV-7000(Secondary standard), CV-10000(Secondary standard)

Parameter	Specification
Total Suspended Solids	< 30mg/l
Biological Oxygen Demand	< 20mg/l
E.Coli	< 10cfu/100ml

*Conditions of influent apply as per Australian Standard

CV-10000(Advanced secondary standard)

Parameter	Specification
Total Suspended Solids	< 10mg/l
Biological Oxygen Demand	< 10mg/l
E.Coli	< 10cfu/100ml

*Conditions of influent apply as per Australian Standard

2. **Treatment performance in litres/day peak and non-peak**

FujiClean CV7000 (Secondary standard) AWTS: (Peak) 7,000Litre/day,

(Non peak) 0 Litre/day

FujiClean CV10000 (Secondary standard) AWTS: (Peak) 10,000Litre/day,

(Non peak) 0 Litre/day

FujiClean CV10000 (Advanced secondary standard) AWTS:

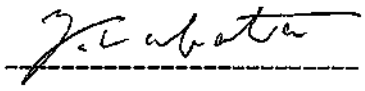
(Peak) 7,200Litre/day, (Non peak) 0 Litre/day

3. **Structural integrity**

   15 years of the structural integrity

4. **Serviceability**

   15 years of the serviceability in Australia.

Signature: 

Yosuke Tabata, Dr. Eng.
General Manager
Overseas Business Department
FujiClean Co., Ltd.
Date:

PU-101	PU-102	PU-103	TK-100A & TK-100B	TK-101
LOW PRESSURE PUMP	ANTISCALANT DOSING PUMP	HIGH PRESSURE PUMP	FEED WATER STORAGE TANK	CIP/ FLUSH TANK
RATED CAPACITY : 1.2m³/hr @ 5.0 Bar	RATED CAPACITY : 240 mL/hr	RATED CAPACITY : 1.2m³/hr @ 1550 kPa	DIM: 2.35m(L)x0.715m(D)x2.08m(H)	ID x HEIGHT : ø0.6m x 1.0m
INSTALLED POWER : 0.35kW	INSTALLED POWER : 10W	INSTALLED POWER : 1.5kW	CAPACITY (NET) : 2.5kL	CAPACITY (NET) : 250L
MODEL : CRI 1-10	MODEL : STEN E10L	MODEL : CRI 1-27	QUANTITY : 2	QUANTITY : 1
QUANTITY : 1	QUANTITY : 1	QUANTITY : 1		

LEGEND
CWS
OTHERS

10ft CONTAINER

REJECT TO POINT OF DISPOSAL (BY OTHERS)
REJECT WATER OUT
MEDIA FILTER DRAIN OUT
FEED WATER (BY OTHERS)
OVERFLOW TO GROUND
VISUAL LEVEL INDICATOR
TK-100A FEED WATER STORAGE TANK 1 (PE) 2.5kL
TK-100B FEED WATER STORAGE TANK 2 (PE) 2.5kL
1.0 - 2.0m³/hr FLOODED SUCTION
PU-101 LOW PRESSURE PUMP
MF-101 MEDIA FILTER
PRE FILTER
CF-101 5 MICRON CARTRIDGE FILTRATION
CF-102 1 MICRON CARTRIDGE FILTRATION
PU-103 HIGH PRESSURE PUMP
PU-102 ANTISCALANT DOSING PUMP
ANTISCALANT 30L CARBOY AND BUND
REJECT FLOW METER
CONCENTRATE RECIRC FLOW METER
RO ARRAY
PERMEATE CONDUCTIVITY
LOCKABLE SAMPLE TAP
CLEAR PIPE
RO PERMEATE
P1399-P-201 TO POTABLE WATER STORAGE TANK 3
CHEMICAL CLEANING INLET DN25 uPVC
PERMEATE TO CIP/ FLUSH TANK
CHEMICAL CLEANING OUT
TK-101 CIP/ FLUSH TANK

TERMINATION POINT			
No	SIZE	DETAIL	SERVICE
TP1	DN50	MALE BSP	FEED WATER
TP2	DN50	MALE BSP	POTABLE WATER TO USE

ISSUE	DATE	REVISION	DRN	CHK	APPD
A	29.05.24	FIRST ISSUE	KY	JBS	DD
0	11.06.24	ISSUED FOR CONSTRUCTION	YR	TA	DD

CENTURION WATER & WASTEWATER SOLUTIONS PTY LTD
56 PEEL ROAD
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TEL: (08) 9331 6133
FAX: (08) 9331 6233
EMAIL: CWWSAU@CENTURIONAPRS.COM
WWW.CENTURION.APRS/WASTE-WATER-TREATMENT

LOCKYER
WATER TREATMENT PLANT
5kL/day BWRO WATER TREATMENT PLANT
PIPING AND INSTRUMENTATION DRAWING SHEET 1

PROJECT	P1399	PLAN	P1399-P-101	ISSUE	0
SCALE	NTS				

ORIGINAL SHEET SIZE A1

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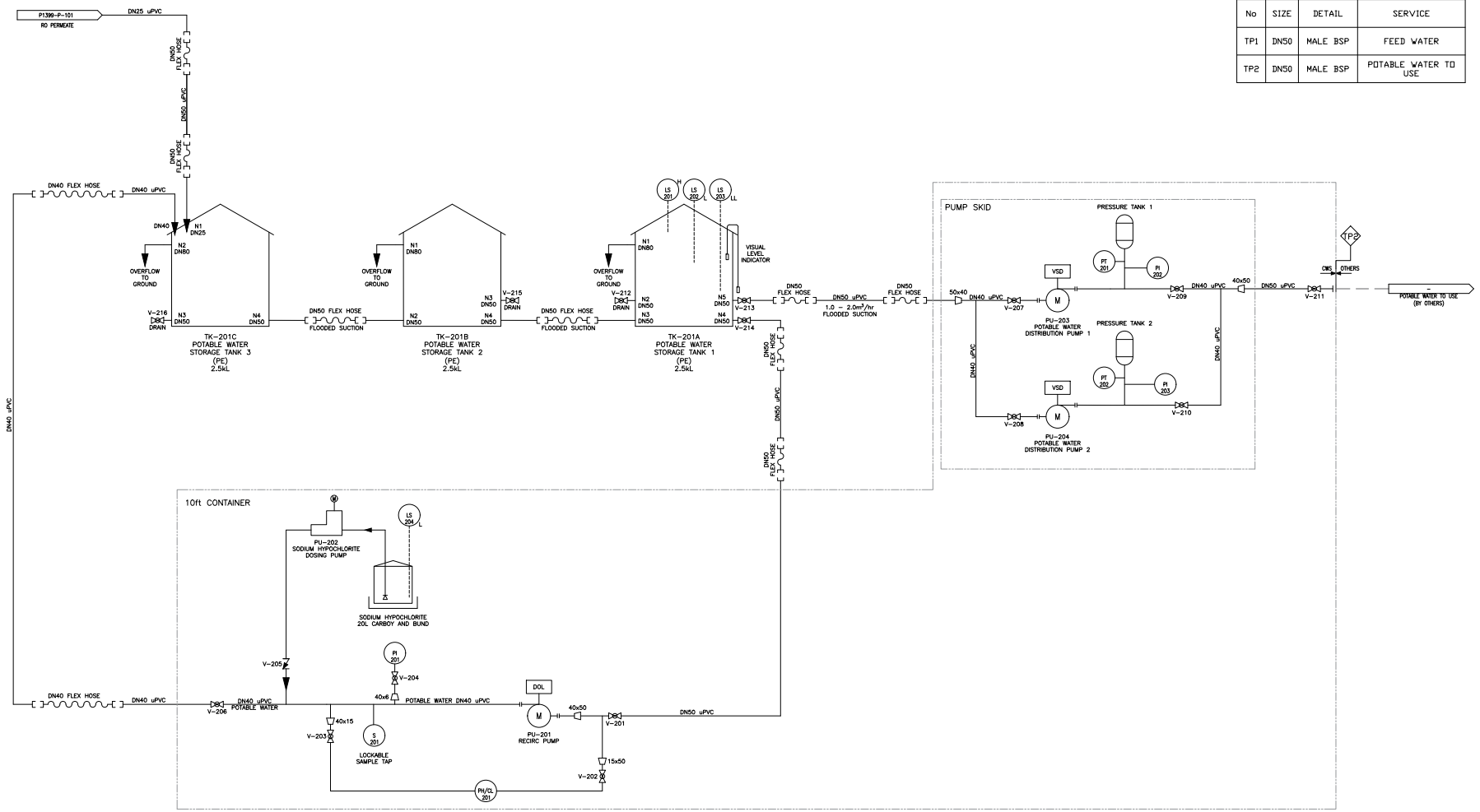
PU-201	PU-202	PU-203 & PU-204	TK-201A, TK-201B & TK-201C
RO/CIP PUMP	SODIUM HYPOCHLORITE DOSING PUMP	POTABLE WATER DISTRIBUTION PUMPS	POTABLE WATER STORAGE TANK
RATED CAPACITY : 10m³/hr @ 2.0 bar	RATED CAPACITY : 7.5 L/hr @ 16 bar	RATED CAPACITY : 12m³/hr @ 480 kPa	DIM: 2.35m(L)x0.715m(D)x2.08m(H)
INSTALLED POWER : 0.0kW	INSTALLED POWER : 24W	INSTALLED POWER : 2 x 1.5kW	CAPACITY (NET) : 2.5kL
MODEL : CM10-1	MODEL : DDA7.5-16AR	MODEL : CMBE TWIN 5-62	QUANTITY : 3
QUANTITY : 1	QUANTITY : 1	QUANTITY : 2	

LEGEND

CWS ——————

OTHERS — — — — — — —

TERMINATION POINT			
No	SIZE	DETAIL	SERVICE
TP1	DN50	MALE BSP	FEED WATER
TP2	DN50	MALE BSP	POTABLE WATER TO USE



ISSUE	DATE	REVISION	DRN	CHK	APPD
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LOCKYER
WATER TREATMENT PLANT
5kL/day BWRO WATER TREATMENT PLANT
PIPING AND INSTRUMENTATION DRAWING SHEET 2

PROJECT	P1399	PLAN	ISSUE
SCALE	NTS	P1399-P-201	0

ORIGINAL SHEET SIZE A1

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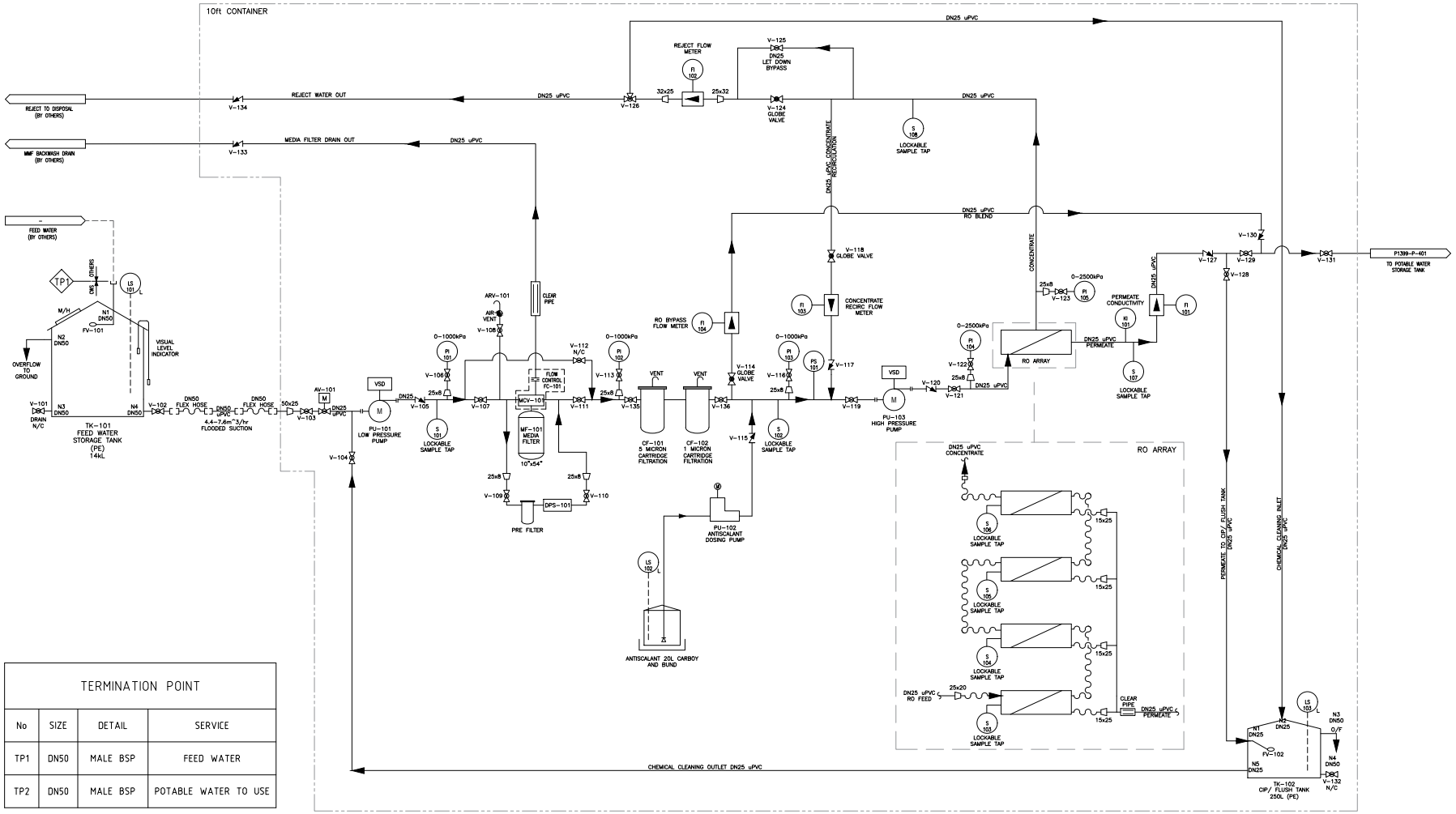
PU-101	PU-102	PU-103	TK-101	TK-102
LOW PRESSURE PUMP	SODIUM HYPOCHLORITE DOSING PUMP	HIGH PRESSURE PUMP	FEED WATER STORAGE TANK	CIP/FLUSH TANK
RATED CAPACITY: 1m³/hr @ 4 BAR	RATED CAPACITY: 6L/hr @ 10 BAR	RATED CAPACITY: 1.4m³/hr @ 13.6 BAR	ID x HEIGHT: Ø2.475m x 3.2m	ID x HEIGHT: Ø0.6m x 1m
INSTALLED POWER: 0.55kW	INSTALLED POWER: 22W	INSTALLED POWER: 1.5kW	CAPACITY (NET): 14kL	CAPACITY (NET): 250L
MODEL: CRI 1-10	MODEL: DDE 6-10P	MODEL: CRI 1-25	QUANTITY: 1	QUANTITY: 1
QUANTITY: 1	QUANTITY: 1	QUANTITY: 1		

LEGEND

CWS

OTHERS



TERMINATION POINT			
No	SIZE	DETAIL	SERVICE
TP1	DN50	MALE BSP	FEED WATER
TP2	DN50	MALE BSP	POTABLE WATER TO USE

ISSUE	DATE	REVISION	DRN	CHK	APPD
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0	05.06.24	ISSUED FOR CONSTRUCTION	KY	JBS	DD

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CENTURION WATER & WASTEWATER SOLUTIONS

LOCKYER
WATER TREATMENT PLANT
20kL/day BWRO WATER TREATMENT PLANT
PIPING AND INSTRUMENTATION DRAWING SHEET 1

PROJECT P1399 | DRAWING NUMBER P1399-P-301 | ISSUE 0 | ORIGINAL SHEET SIZE A1

SCALE NTS

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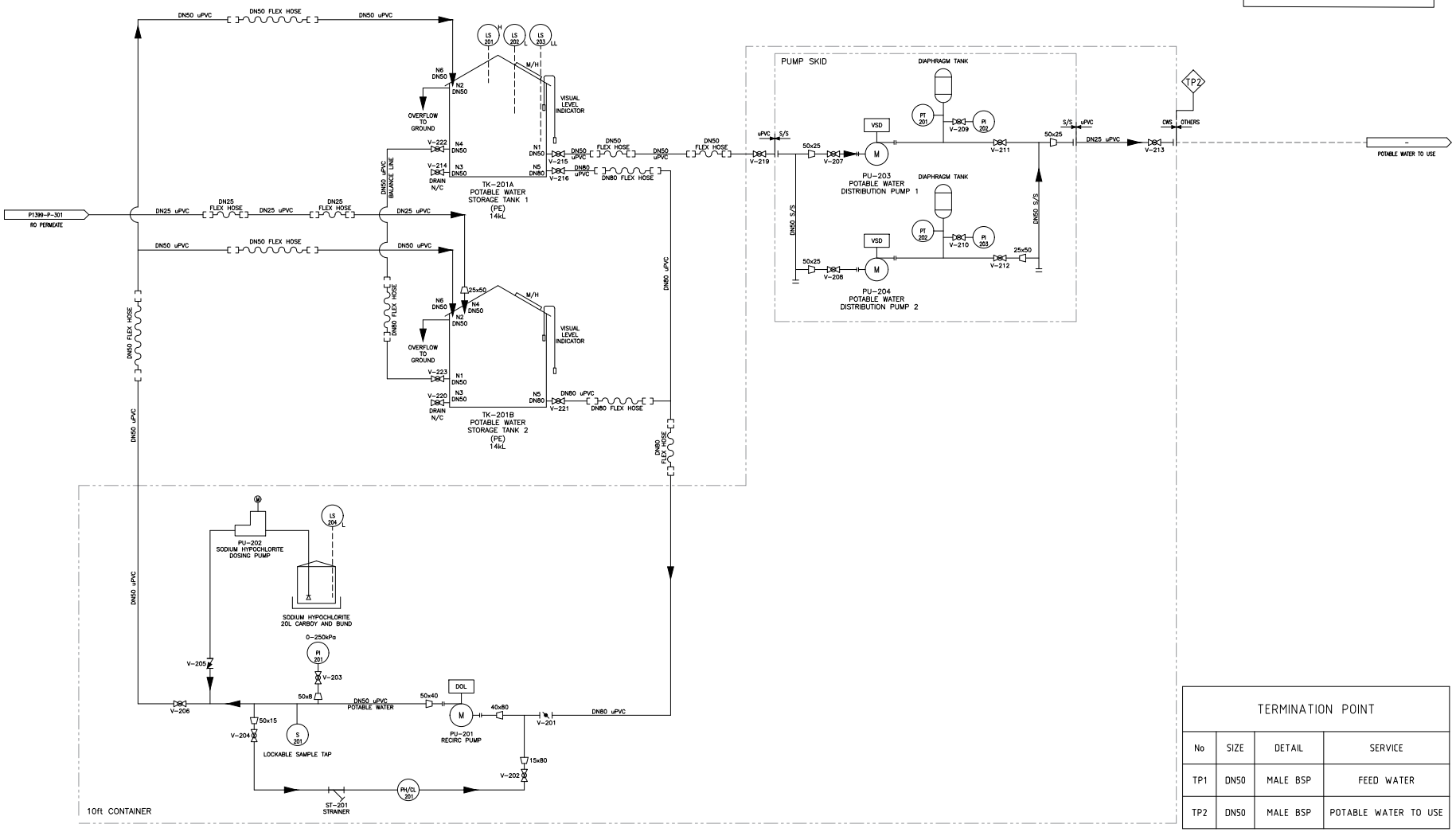
PU-201	PU-202	PU-203 & PU-204	TK-201A & TK-201B
RECIRCULATION PUMP	SODIUM HYPOCHLORITE DOSING PUMP	POTABLE WATER DISTRIBUTION PUMPS	POTABLE WATER STORAGE TANK 1 & 2
RATED CAPACITY: 13m³/hr @ 2 BAR	RATED CAPACITY: 6L/hr @ 7 BAR	RATED CAPACITY: 6m³/hr @ 5.5 BAR	ID x HEIGHT: Ø2.475m x 3.2m
INSTALLED POWER: 0.65kW	INSTALLED POWER: 37W	INSTALLED POWER: 2 x 1.1kW	CAPACITY (NET): 14kL
MODEL: CM10-1	MODEL: DOSITEC MA-25	MODEL: CMBE TWIN 3-62	QUANTITY: 2
QUANTITY: 1	QUANTITY: 1	QUANTITY: 1	

LEGEND

CWS ——————

OTHERS - - - - - - - -



TERMINATION POINT			
No	SIZE	DETAIL	SERVICE
TP1	DN50	MALE BSP	FEED WATER
TP2	DN50	MALE BSP	POTABLE WATER TO USE

ISSUE	DATE	REVISION	DRN	CHK	APPD
A	28.05.24	FIRST ISSSUE	KY	JBS	DD
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CENTURION WATER & WASTEWATER SOLUTIONS

LOCKYER
WATER TREATMENT PLANT
20kL/day BWRO WATER TREATMENT PLANT
PIPING AND INSTRUMENTATION DRAWING SHEET 2

PROJECT P1399 | DRAWING NUMBER P1399-P-401 | ISSUE 0
SCALE NTS | ORIGINAL SHEET SIZE A1

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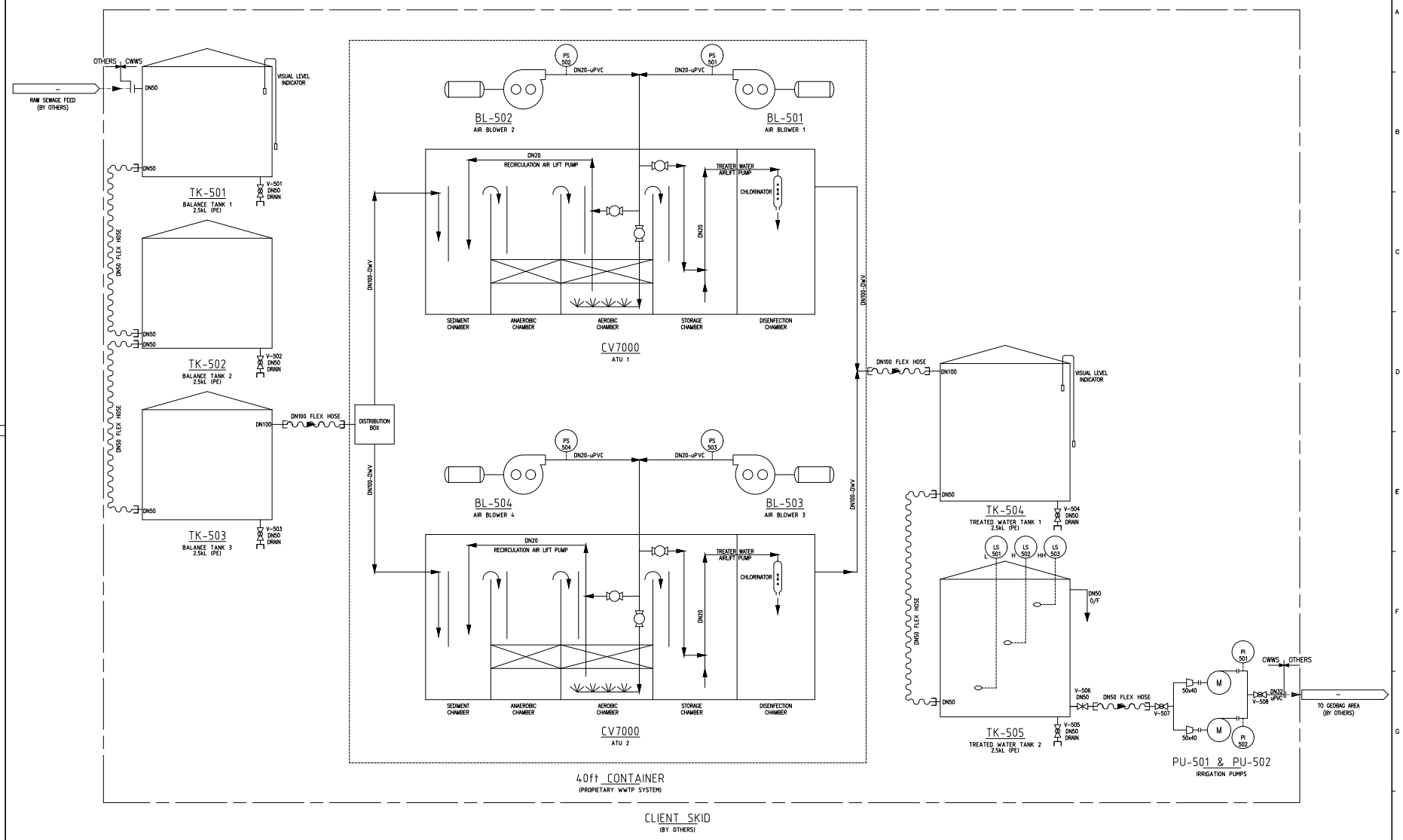
TK-501/502/503	TK-504/505
BALANCE TANKS	TREATED WATER TANKS
CAPACITY: 2.5kL (PE)	CAPACITY: 2.5kL (PE)
QUANTITY: 3	QUANTITY: 2
MATERIAL: PE	MATERIAL: PE

AT-501/502
AERATION TREATMENT UNIT 1 & 2
CAPACITY (NET): 7000L/day EACH SYSTEM
QUANTITY: 2x DUTIES
MODEL: CV7000 (FRP)

BL-501/502/503/504
AIR BLOWER 1, 2, 3 & 4
RATED CAPACITY: 150L/min @ 20kPa
INSTALLED POWER: 100W
QUANTITY: 4x DUTY
MODEL: FUJI MAC150RII

PU-501/502
IRRIGATION PUMPS
RATED CAPACITY: 9.6m³/hr @ 15m
INSTALLED POWER: 1.5kW, 3 PHASE
QUANTITY: 2x DUTY
MODEL: LOWARA CO350/15



ISSUE	DATE	REVISION	DRN	CHK	APPD
A	05.06.24	FIRST ISSSUE	YR	AJ	JS
0	17.06.24	ISSUED FOR CONSTRUCTION	YR	AJ	JS

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WWW.CENTURION.APRS/WASTE-WATER-TREATMENT

CENTURION WATER & WASTEWATER SOLUTIONS

COMPLETE HIRE
LOCKYER MOBILE GAS PLANT, DONGARA
12kL/day WWTP
PIPING & INSTRUMENTATION DIAGRAM

PROJECT P1399
SCALE NTS
DRAWING NUMBER P1399-P-501
ISSUE 0
ORIGINAL SHEET SIZE A1

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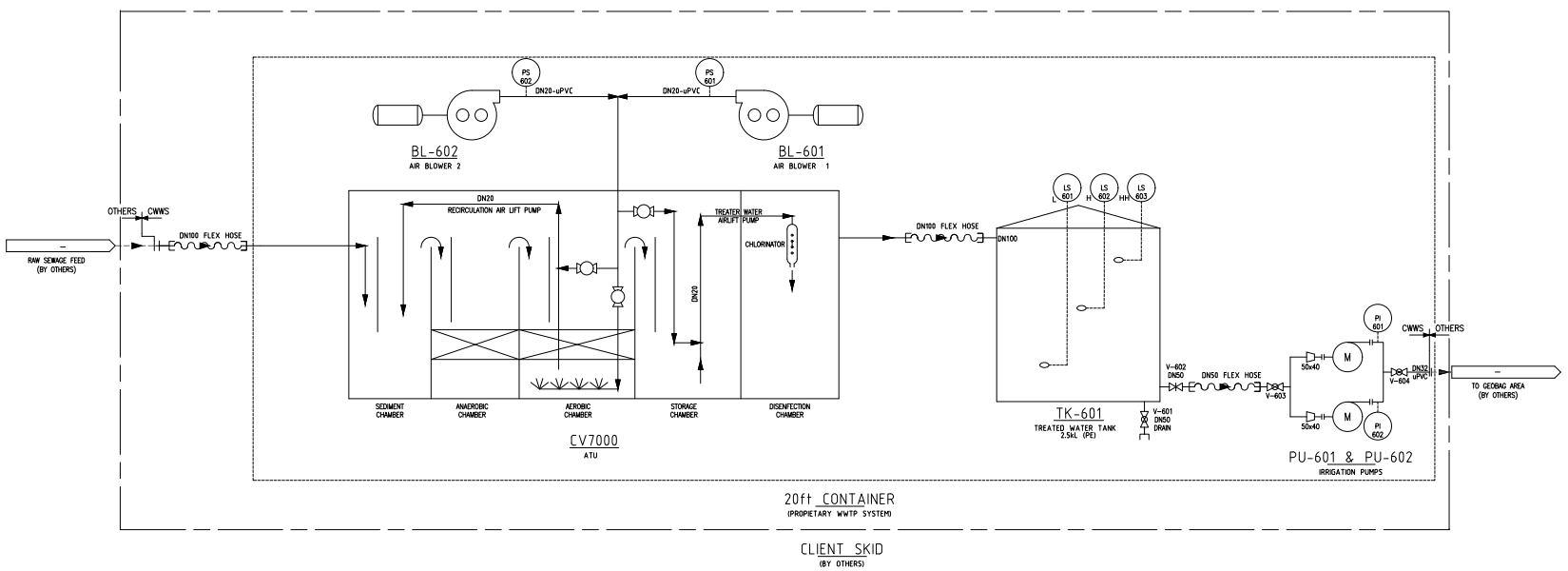
AT-601	TK-601
AERATION TREATMENT UNIT	TREATED WATER TANK
SIZE: 4.0m L x 1.00m W x 1.8m H	SIZE: 2.350mm L x 715mm W x 2080mm H
CAPACITY: 3kL/day	CAPACITY (NET): 2.5kL
QUANTITY: 1	QUANTITY: 1
MODEL: CV7000 (FRP)	MATERIAL: PE

BL-601/602	PU-601/602
AIR BLOWER 1 & 2	IRRIGATION PUMPS
RATED CAPACITY: 150L/min @ 20kPa	RATED CAPACITY: 9.6m³/hr @ 15m
INSTALLED POWER: 100W	INSTALLED POWER: 1.5kW, 3 PHASE
QUANTITY: 2X DUTY	QUANTITY: 2x DUTY
MODEL: FUJI MAC150RII	MODEL: LOWARA CO350/15



ISSUE	DATE	REVISION	DRN	CHK	APPD
A	07.06.24	FIRST ISSUE	YR	AJ	JS
0	17.06.24	ISSUED FOR CONSTRUCTION	YR	AJ	JS

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WWW.CENTURION.APRS/WASTE-WATER-TREATMENT

CENTURION WATER & WASTEWATER SOLUTIONS

COMPLETE HIRE
LOCKYER MOBILE GAS PLANT, DONGARA
3kL/day WWTP
PIPING & INSTRUMENTATION DIAGRAM

PROJECT	P1399	DRAWING NUMBER	ISSUE
SCALE	NTS	P1399-P-601	0

ORIGINAL SHEET SIZE A1

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NOTES:

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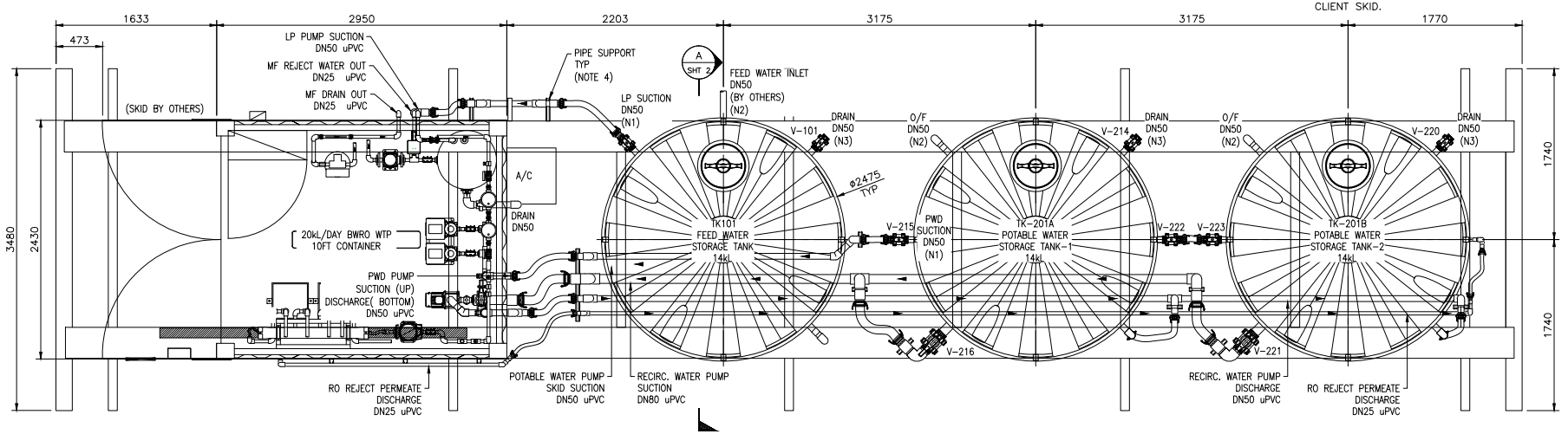
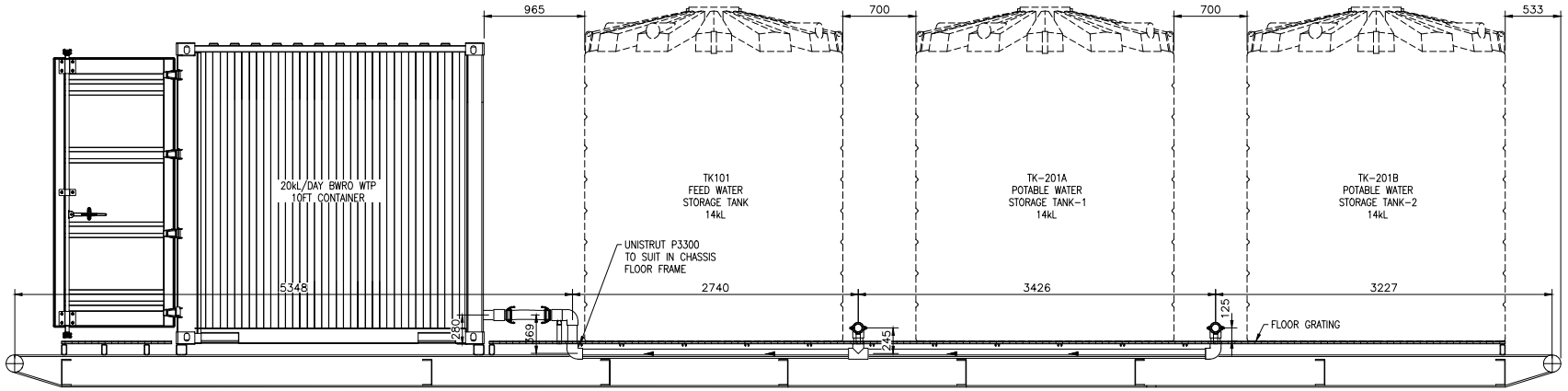
2. REFER TO CLIENT SKID BASE DETAIL.
3. ALL TIE DOWNS FOR THE TANKS AND CONTAINER ARE BY CLIENT.
4. PIPE SUPPORTS TO SUIT AND VERIFY WITH CLIENT SKID.



PLAN VIEW
(FLOOR FRAME HIDDEN FOR CLARITY)



FRONT VIEW
(TYPICAL PIPING ARRANGEMENT)

ISSUE	DATE	REVISION	DRN	CHK	APPD
A	28.05.24	FIRST ISSSUE	KY	JBS	DD
0	14.06.24	ISSUED FOR CONSTRUCTION	KY	JBS	DD

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WWW.CENTURION.APRS/WASTE-WATER-TREATMENT

CENTURION WATER & WASTEWATER SOLUTIONS

LOCKYER
WATER TREATMENT PLANT
20kL/DAY BWRO WATER TREATMENT PLANT
GENERAL ARRANGEMENT SHEET 1

PROJECT P1399
SCALE 1:20
DRAWING NUMBER P1399-M-101-1
ISSUE 0
ORIGINAL SHEET SIZE A1

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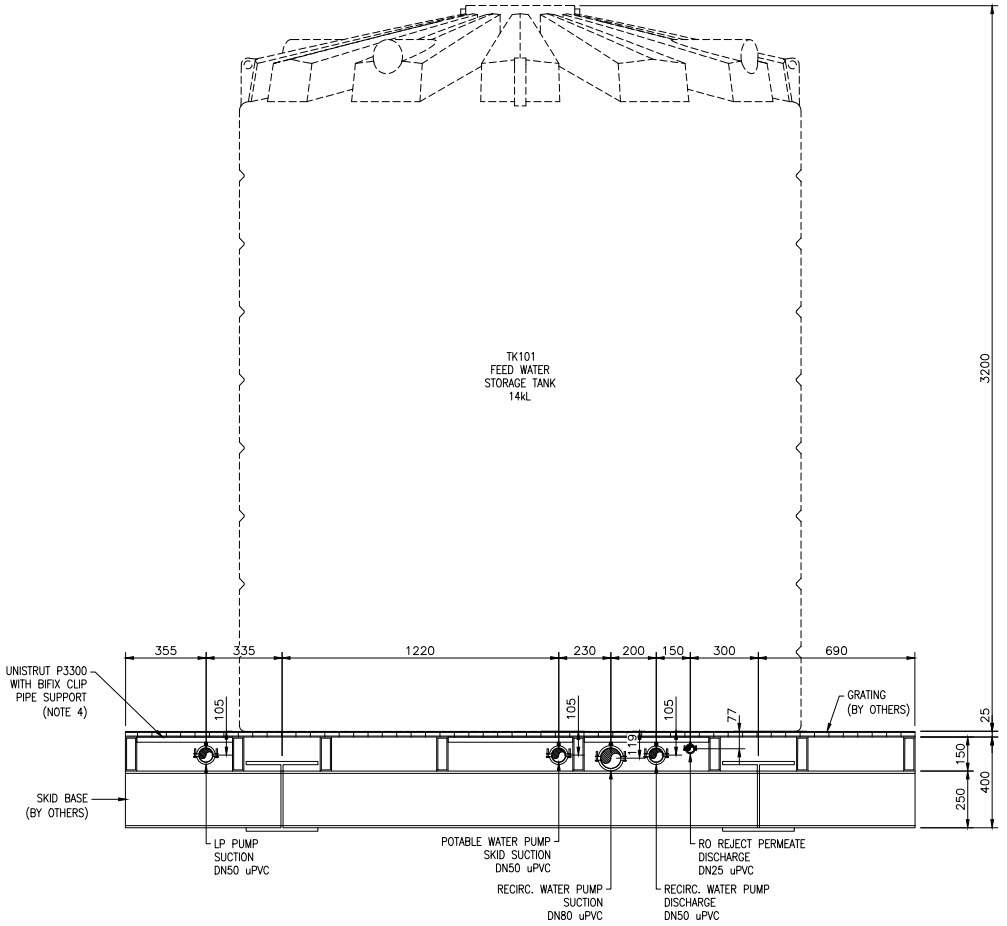

SECTION A
SHT 1

ISSUE	DATE	REVISION	DRN	CHK	APPD
A	28.05.24	FIRST ISSSUE	KY	JBS	DD
0	14.06.24	ISSUED FOR CONSTRUCTION	KY	JBS	DD

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CENTURION WATER & WASTEWATER SOLUTIONS

LOCKYER
WATER TREATMENT PLANT
20kL/DAY BWRO WATER TREATMENT PLANT
GENERAL ARRANGEMENT SHEET 2

PROJECT P1399
SCALE 1:10
DRAWING NUMBER P1399-M-101-2
ISSUE 0
ORIGINAL SHEET SIZE A1

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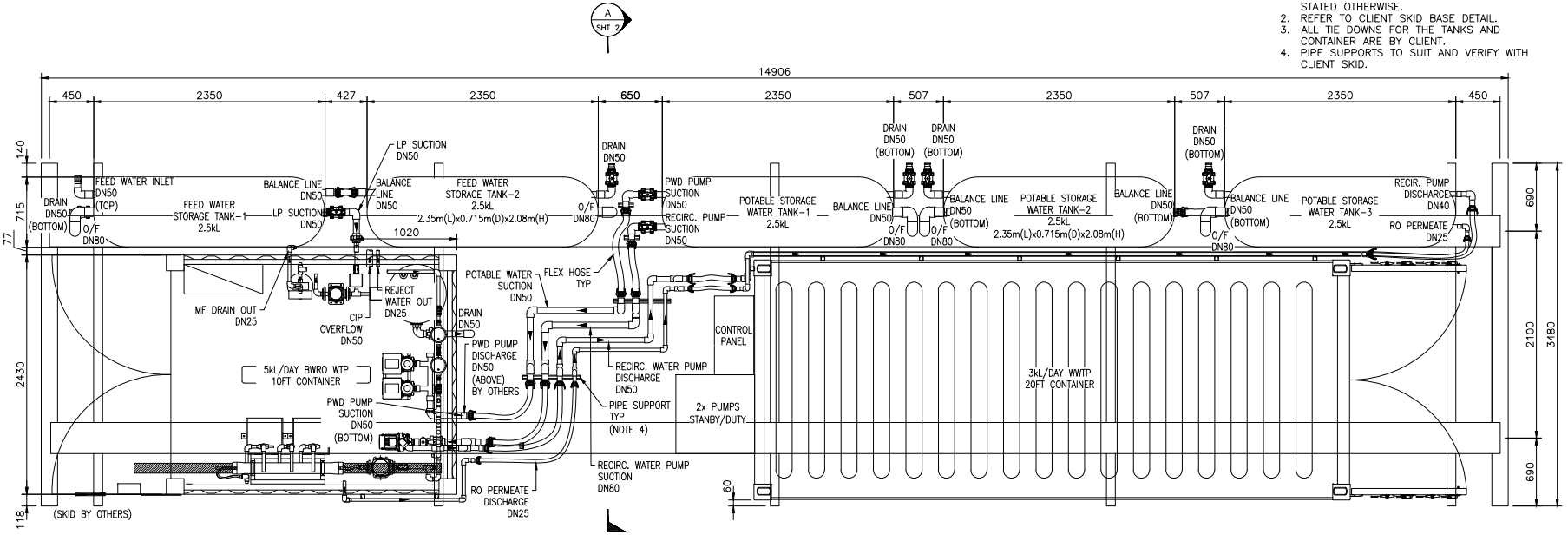
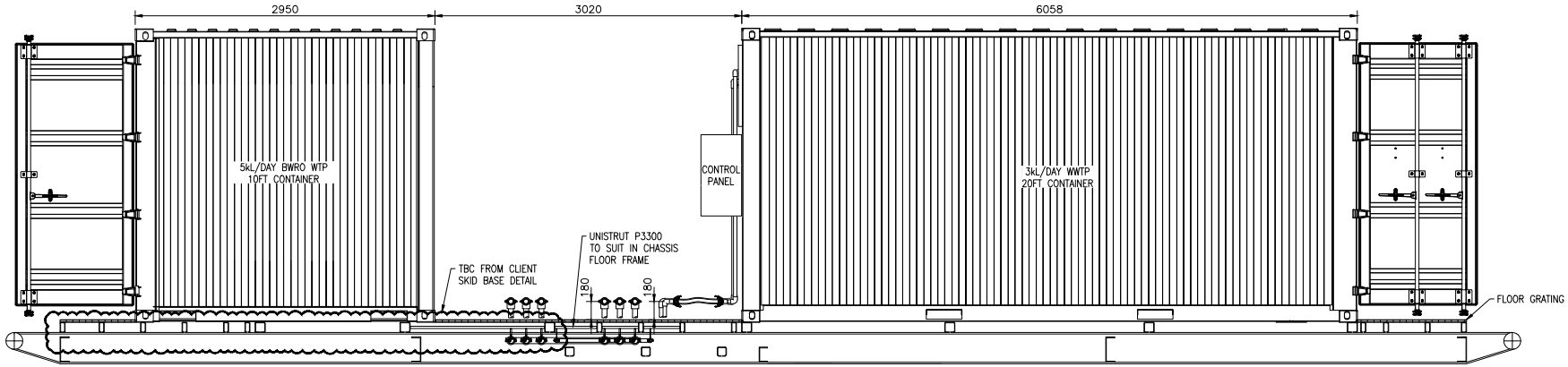


PLAN VIEW

(FLOOR FRAME HIDDEN FOR CLARITY)



FRONT VIEW

(TYPICAL PIPING ARRANGEMENT)

ISSUE	DATE	REVISION	DRN	CHK	APPD
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CENTURION WATER & WASTEWATER SOLUTIONS

LOCKYER
WATER AND WASTE WATER TREATMENT PLANT
5kL/DAY WATER TREATMENT PLANT & 3kL/DAY WASTE WATER TREATMENT PLANT
GENERAL ARRANGEMENT SHEET 1 OF 1

PROJECT P1399
SCALE 1:20
DRAWING NUMBER P1399-M-102-1
ISSUE 0
ORIGINAL SHEET SIZE A1

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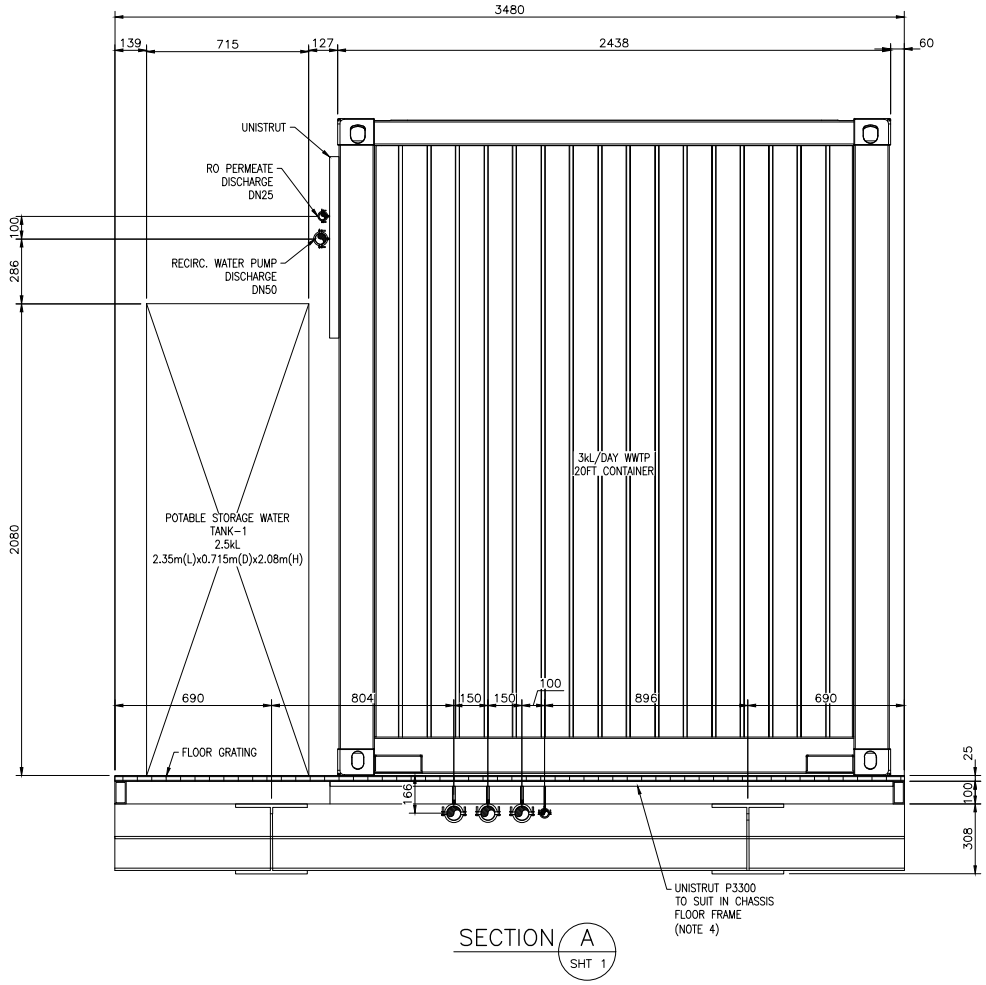

SECTION A
SHT 1

ISSUE	DATE	REVISION	DRN	CHK	APPD
A	28.05.24	FIRST ISSSUE	KY	JBS	DD
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CENTURION WATER & WASTEWATER SOLUTIONS

LOCKYER
WATER AND WASTE WATER TREATMENT PLANT
5kL/DAY WATER TREATMENT PLANT & 3kL/DAY WASTE WATER TREATMENT PLANT
GENERAL ARRANGEMENT SHEET 2 OF 2

PROJECT P1399
SCALE 1:10
DRAWING NUMBER P1399-M-102-2
ISSUE 0
ORIGINAL SHEET SIZE A1

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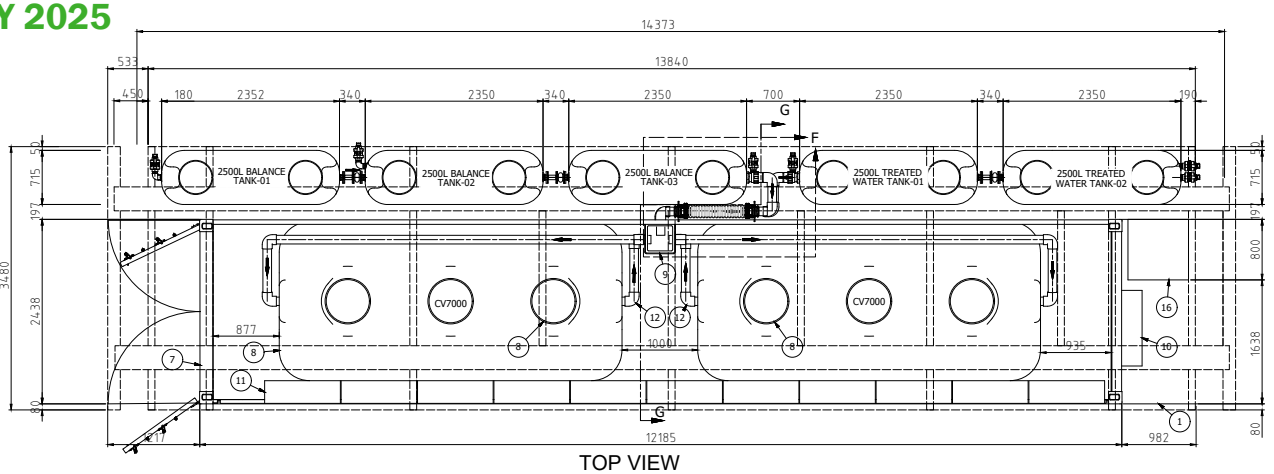
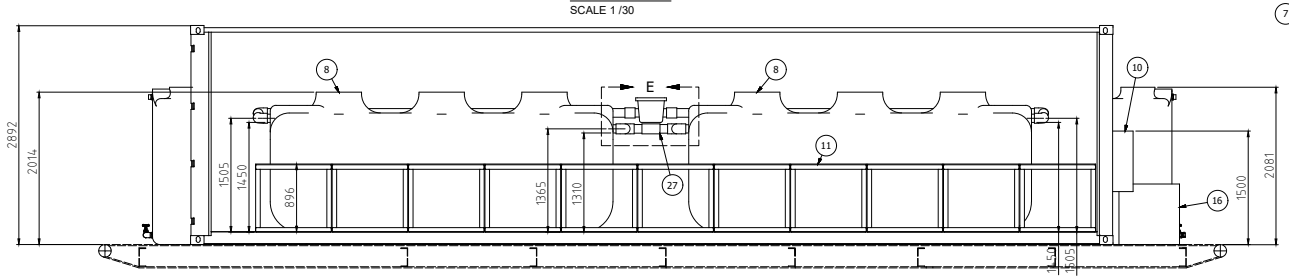
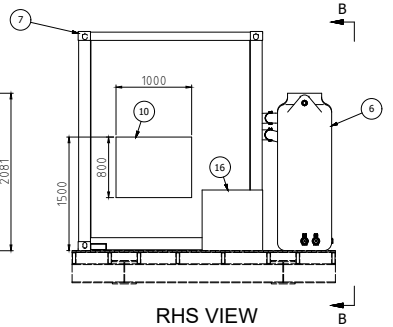


TOP VIEW
SCALE 1 /30

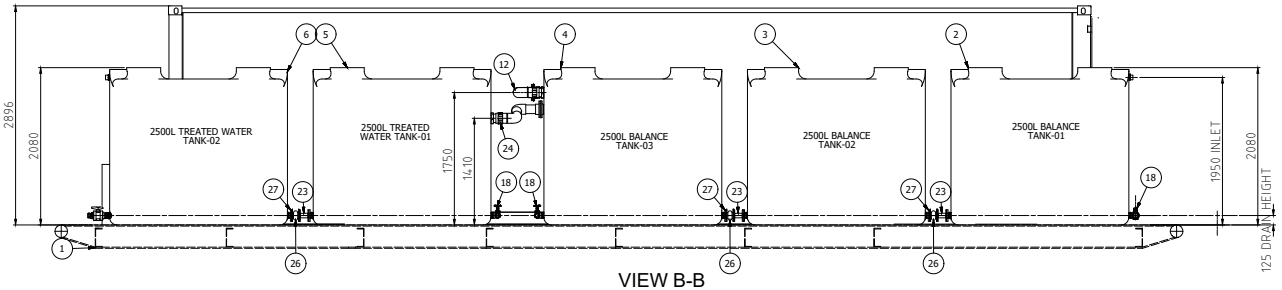
PARTS LIST			
ITEM	QTY	PART NUMBER	DESCRIPTION
1	1	P1399-M-101 CLIENT SKID	BY OTHERS
2	1	BALANCE TANK-01	2.5kL SPACESAVER TANK
3	1	BALANCE TANK-02	2.5kL SPACESAVER TANK
4	1	BALANCE TANK-03	2.5kL SPACESAVER TANK
5	1	TREATED WATER TANK-01	2.5kL SPACESAVER TANK
6	1	TREATED WATER TANK-02	2.5kL SPACESAVER TANK
7	1	40 foot HC Sea Container	SEA CONTAINER
8	2	CV7000	
9	1	Series 300 Septic Distribution Box	
10	1	P1399-M-103 CONTROL PANEL	CONTROL PANEL
11	11	P1399-M-106	WALKWAY
12	14	Elbow 90° - PVC-U - Ø110	Elbow 90° - PVC-U
13	14780.000 mm	300160240	Pipe, PVC-U, Schedule 80, Grey, 4"
14	4	THREADED ADAPTOR NIPPLE PVC-U	DN100 MALE BSP
15	8	HOSE CLAMPS	DN100
16	1	P1399-M-102 PUMP SKID	DUTY / STAND-BY
17	4	Hexagon nipple BSP male - 2 Inch BSP	Hexagon nipple BSP male
18	1	DN50 BSP GATE VALVE	BRASS GATE VALVE
19	6	DN50 TYPE F - M CAMLOCK - MALE BSP	CAMLOCK
20	4	Elbow 90 degrees BSP female - 2 Inch	Elbow 90° BSP female
21	4	DN100 FULL FACE GASKET T/E	FULL FACE GASKET T/E
22	2	721911115	Socket 4" SWJ PVC-U (GF)
23	3	PVC Pipe Spool	DN50, 120Long c/w Table E flanges
24	2	Three piece union - Socket x BSP female - PVC-U - Ø110 x G4"	Three piece union - Socket x BSP female - PVC-U
25	2	P1399-M-110 Flexi Hose Pipe Spool	FLEXI PIPE SPOOL
26	3	GALVANIZE RUBBER BELOW	DN50 105Long
27	6	SCREW BSP TABLE "E" FLANGE	DN50
28	4	MALE CAMLOCK + FEMALE BSP	DN100
29	4	FEMALE CAMLOCK + MALE HOSE TAIL	DN100
30	6	THREADED BALL VALVE FEMALE/FEMALE	DN50 BSP
31	1	THREADED BALL VALVE FEMALE/FEMALE	DN32 BSP



P1399-M-100
FRONT VIEW
SCALE 1 /30



RHS VIEW
SCALE 1 /30



VIEW B-B
SCALE 1 /30

ISSUE	DATE	REVISION	DRN	CHK	APPD
A	28/05/2024	ISSUED FOR APPROVAL	JBS	JS	DD
0	17/06/2024	IFC	YR	JBS	DD

CENTURION WATER & WASTEWATER SOLUTIONS
56 PEEL ROAD
O'CONNOR
WA 6163
TEL: (08) 9331 6133
FAX: (08) 9331 6233
EMAIL: CWWSAU@CENTURIONAPRS.COM
WWW.CENTURION.APRS/WASTE-WATER-TREATMENT

CENTURION WATER & WASTEWATER SOLUTIONS

LOCKER MOBILE
GAS PLANT 20kL/day WWTP
PLAN & ELEVATIONS
GENERAL ARRANGEMENT 1 OF 4

PROJECT P1399
SCALE 1/30
PLAN P1399-M-103-1
ISSUE 0
ORIGINAL SHEET SIZE A1

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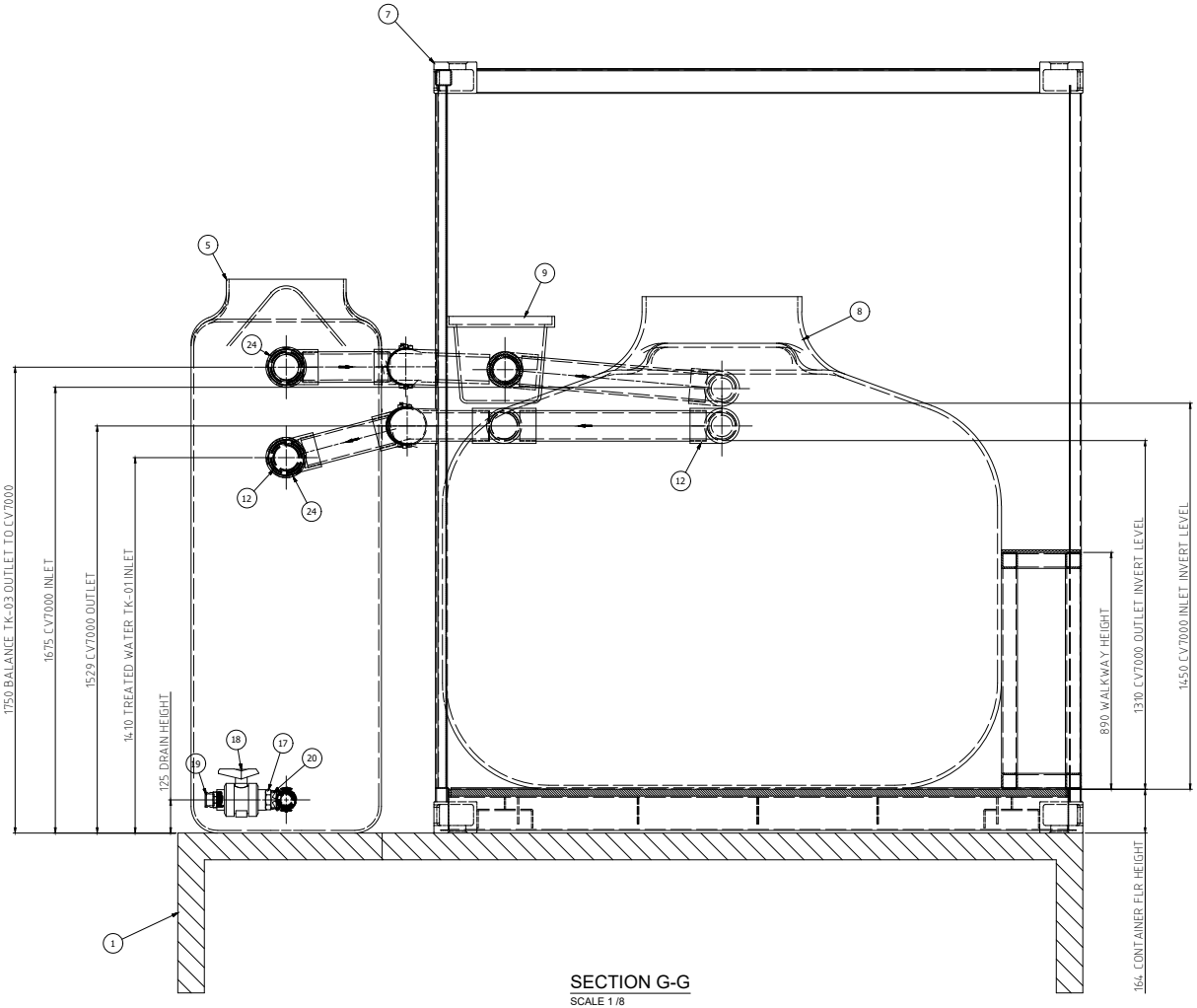

SECTION G-G
SCALE 1 /8

ISSUE	DATE	REVISION	DRN	CHK	APPD
A	28/05/2024	ISSUED FOR APPROVAL	JBS	JS	DD
0	17/06/2024	IFC	JBS	JS	DD

CENTURION WATER & WASTEWATER SOLUTIONS
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CENTURION WATER & WASTEWATER SOLUTIONS

LOCKER MOBILE
GAS PLANT 20kL/day WWTP
BLOW UP SECTION
GENERAL ARRANGEMENT 2 OF 4

PROJECT P1399 | PLAN P1399-M-103-2 | ISSUE 0
SCALE 1:8

ORIGINAL SHEET SIZE A1

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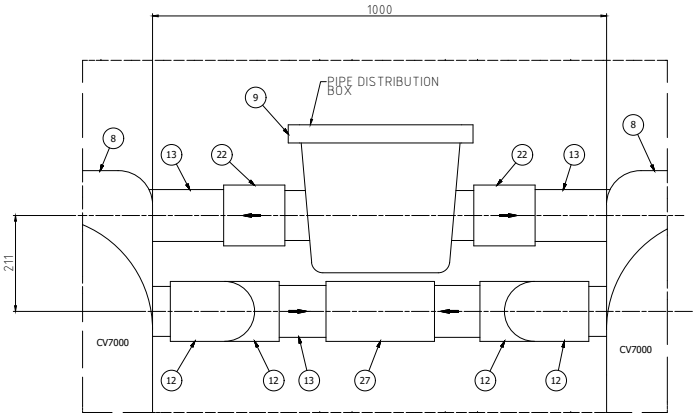
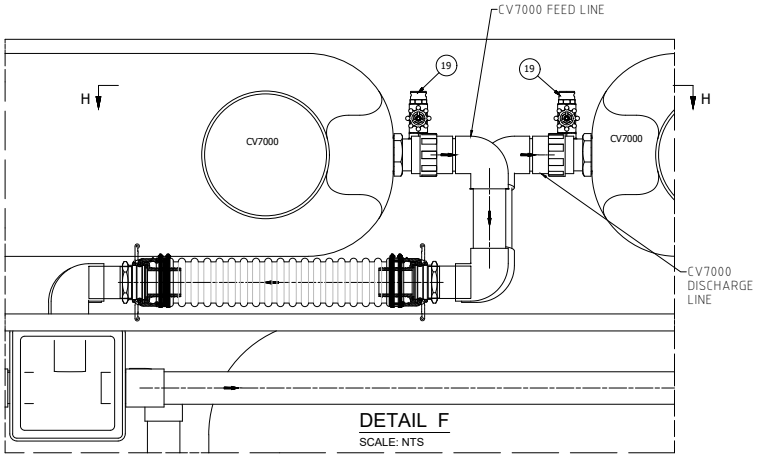
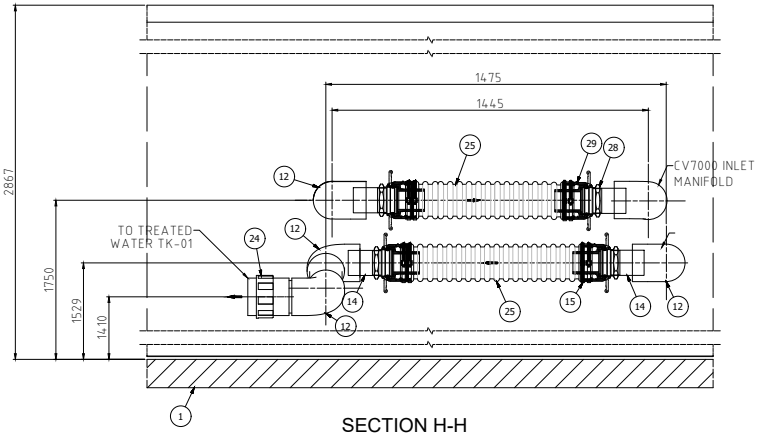


DETAIL E
SCALE 1 / 5



DETAIL F
SCALE: NTS



SECTION H-H
SCALE: NTS

ISSUE	DATE	REVISION	DRN	CHK	APPD
A	28/05/2024	ISSUED FOR APPROVAL	JBS	JS	DD
0	17/06/2024	IFC	YR	AJ	JS

CENTURION WATER & WASTEWATER SOLUTIONS
56 PEEL ROAD
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CENTURION WATER & WASTEWATER SOLUTIONS

LOCKER MOBILE
GAS PLANT 20kL/day WWTP
SPOT DETAILS
GENERAL ARRANGEMENT 3 OF 4

PROJECT P1399
SCALE 1 / 5
PLAN P1399-M-103-3
ISSUE 0
ORIGINAL SHEET SIZE A1

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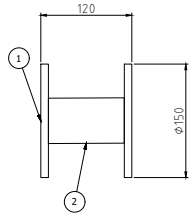
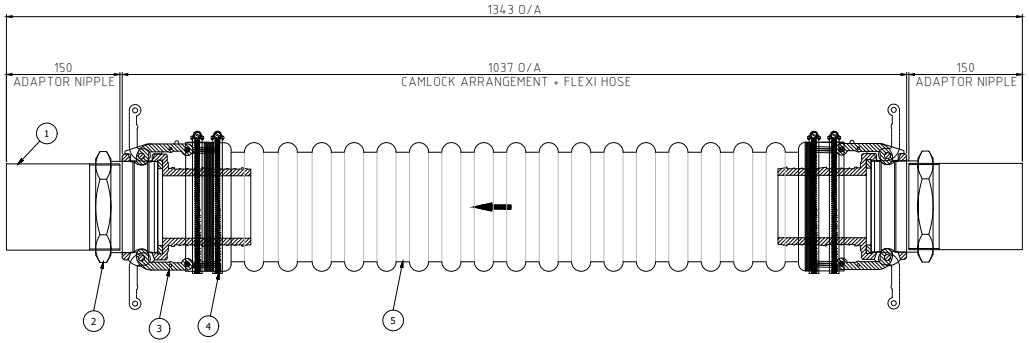
PARTS LIST			
ITEM	QTY	PART NUMBER	DESCRIPTION
1	2	DN50 TABLE "E" FLANGE PVC	
2	1	DN50 PVC PIPE SPOOL	

QUANTITY: 3 OFF



PARTS LIST			
ITEM	QTY	PART NUMBER	DESCRIPTION
1	2	THREADED ADAPTOR NIPPLE	PVC - U DN100 BSP
2	2	MALE CAMLOCK + FEMALE BSP	DN100
3	2	FEMALE CAMLOCK + HOSE TAIL	DN100 BSP
4	4	HOSE CLAMPS	DN100
5	1	FLEXI HOSE	DN100

QUANTITY: 2 OFF



P1399-M-110 Flexi Hose ARRAGEMENT
BALANCE TANK DISCHARGE SPOOL
FRONT VIEW

SCALE 1 / 3

ISSUE	DATE	REVISION	DRN	CHK	APPD
0	17.06.24	ISSUED FOR CONSTRUCTION	YR	AJ	JS

CENTURION WATER & WASTEWATER SOLUTIONS
56 PEEL ROAD
O'CONNOR
WA 6163
TEL: (08) 9331 6133
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EMAIL: CWWSAU@CENTURIONAPRS.COM
WWW.CENTURION.APRS/WASTE-WATER-TREATMENT

CENTURION WATER & WASTEWATER SOLUTIONS

LOCKER MOBILE
GAS PLANT 20kL/day WWTP
SPOOL SCHEDULE
GENERAL ARRANGEMENT 4 OF 4

PROJECT P1399
SCALE 1/3
PLAN P1399-M-103-4
ISSUE 0

ORIGINAL SHEET SIZE A1

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14.7 PROPOSED DEVELOPMENT APPLICATION - ANIMAL ESTABLISHMENT - LOT 88 (82) BLACKBUTT GROVE, GABBADAH

File	BLD/6391
Applicant	Brenton Adam Gordie
Location	Lot 88 (82) Blackbutt Grove, Gabbadah
Owner	Brenton Adam Gordie
Zoning	Rural Living
WAPC No	N/A
Author	Ross Harper – Planning Officer
Reporting Officer	James Bayliss - Executive Manager Regulatory and Development Services
Refer	Nil
Appendices	1. Aerial Map [**14.7.1** - 1 page] 2. Location Plan [**14.7.2** - 1 page] 3. Applicant's Proposal [**14.7.3** - 1 page] 4. Schedule of Submissions and Recommended Responses [**14.7.4** - 3 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider an Application for Development Approval for an Animal Establishment (one breeding dog) to operate on Lot 88 (82) Blackbutt Grove, Gabbadah.

BACKGROUND

The subject land is 2 hectares in area and includes a single dwelling and associated outbuildings. The site is densely vegetated, with the dwelling positioned approximately 55 metres from the southern boundary and 23 metres from the northern boundary. An additional 20 metre wide easement adjoins the northern boundary.

The applicant is a registered breeder with Dogs West (Canine Association of WA) and is requesting approval to keep one unsterilised English Staffordshire Terrier for breeding purposes. The proposed breeding schedule aims for one litter approximately every 18 months, with an average litter size of six puppies.

Puppies will be raised indoors in a whelping box and will be rehomed at 8 weeks of age.

No additional structures are proposed.

Aerial imagery and a location plan are provided **(see appendices)**.

The applicant's proposal is provided **(see appendices)**.

COMMENT

Stakeholder Consultation

The application was advertised to surrounding landowners for a period of 21 days in accordance with clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015.*

The Shire received one general comment and one objection to the proposal. The concerns raised relate to noise, odour, and potential expansion.

A copy of the Schedule of Submissions and recommended responses is attached (**see appendices**).

PLANNING FRAMEWORK

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

The subject lot is zoned Rural Living under LPS No 9, the objectives of which are to:

(a) Protect the rural environment and landscape;

(b) Accommodate single dwellings at very low densities on individual allotments beyond the urban areas;

(c) Restrict and limit the removal of natural vegetation and encourage revegetation where appropriate;

(d) Prevent threats to the amenity of the zone and impacts on wildlife and native vegetation caused by the grazing of livestock;

(e) Avoid increased fire risk to life and property through inappropriately located and designed land use, subdivision and development; and

(f) Provide for a suitable level of physical and community infrastructure.

The proposed Animal Establishment, given the modest scale and if appropriately managed, does not conflict with the objectives of the Rural Living zone.

An 'Animal Establishment' is defined under LPS9 as:

> *" Premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry – intensive or veterinary centre."*

An 'Animal Establishment' is considered an 'A' use within the Rural Living zone, meaning the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice.

Officer Comment

The general development standards under cl 4.8.5 for the Rural Living zone are not relevant to the proposal.

The proposed Animal Establishment involves a small-scale, low-impact operation for the breeding of one unsterilised dog. The applicant is a registered breeder with Dogs West, and the proposed breeding schedule is limited to approximately one litter every 18 months, with an average of six puppies per litter.

No new structures are proposed, and all breeding and rearing activities will take place indoors in a whelping box, with puppies rehomed at 8 weeks of age. Given the development only comprises of one dog, it is not expected to have any significant impact on the surrounding area or the amenity of neighbouring properties.

Overall, the proposal aligns with the objectives of the Rural Living zone under Local Planning Scheme No. 9 and is consistent with the intended use of the land.

Summary

In view of the above, the officer recommends development approval be granted subject to the conditions outlined in the recommendation.

RISK IMPLICATIONS

Nil

STATUTORY/LOCAL LAW IMPLICATIONS

Local Planning Scheme No 9

Dogs Local Law 2025

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning and Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Sorensen SECONDED: Councillor Kestel

That Council grant Development Approval for an Animal Establishment (one breeding dog) on Lot 88 (82) Blackbutt Grove, Gabbadah subject to the following conditions:

1. The land use and development shall be undertaken in accordance with the approved plans and specifications, including the directions written in red ink by the Shire, unless otherwise conditioned in this Approval.

2. This approval is for an Animal Establishment (one unsterlised female English Staffordshire Bullterrier) only.

3. The landowner is to ensure that the entire property boundary is securely fenced, preventing any dog, at all times from passing over, under or through the fence for the life of the development.

4. All puppies produced from the litters are to be removed from the property by 16 weeks of age.

Advice Notes

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

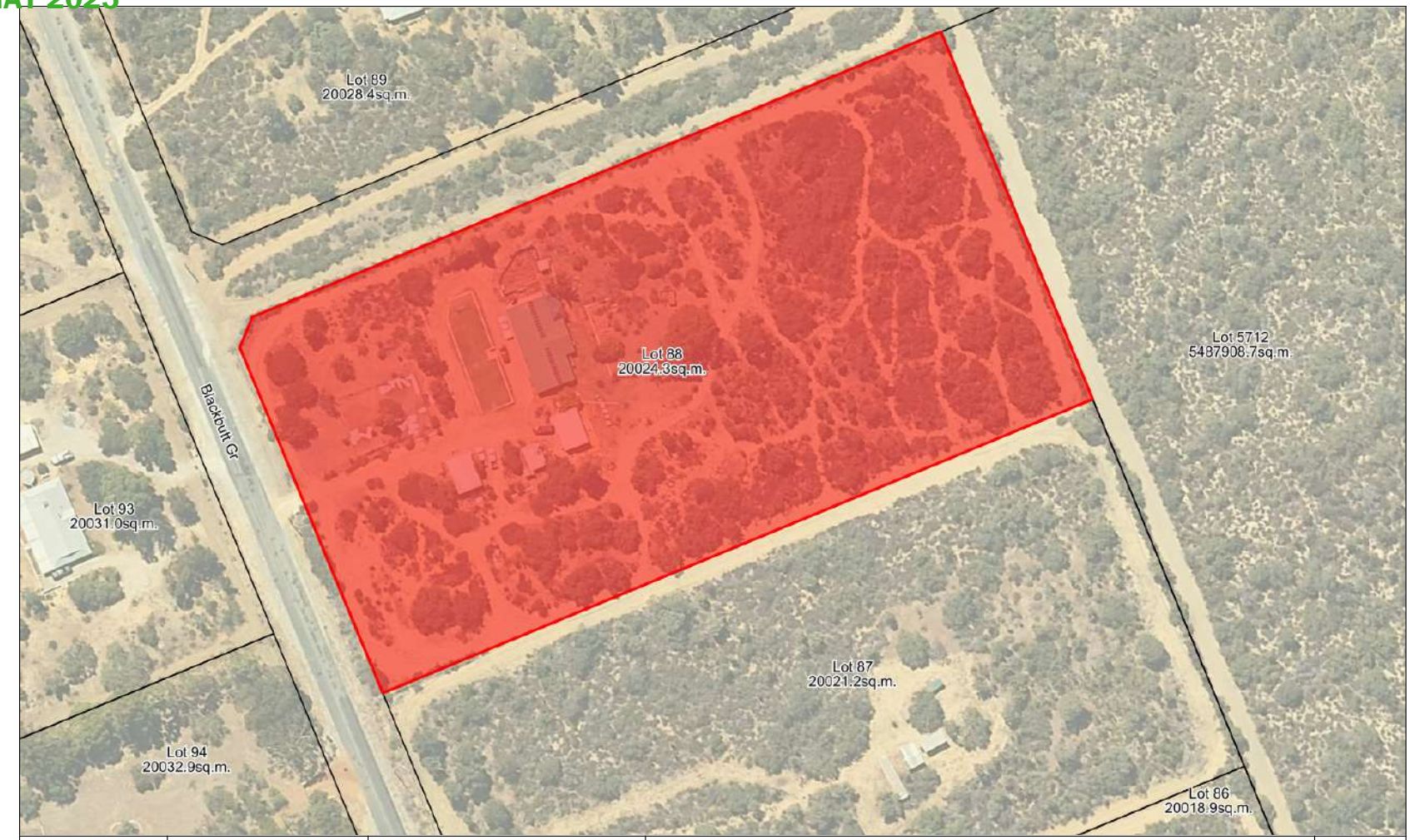
Note 2: Where an approval has lapsed, no development may be carried out without further approval of the local government having first been sought and obtained.

Note 3: The keeping of dogs is to comply in all respects with the Shire of Gingin *Dogs Local Law 2025*.

Note 4: In relation to altering a dividing fence, refer to the *Dividing Fences Act 1961* found at the following link: Dividing fences

CARRIED UNANIMOUSLY
7 / 0

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



SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

7 Brockman St
Gingin WA 6503
P: 08 9575 5100
255 Vins Way
Lancelin WA 6044
P: 08 9575 5155
E: mail@gingin.wa.gov.au

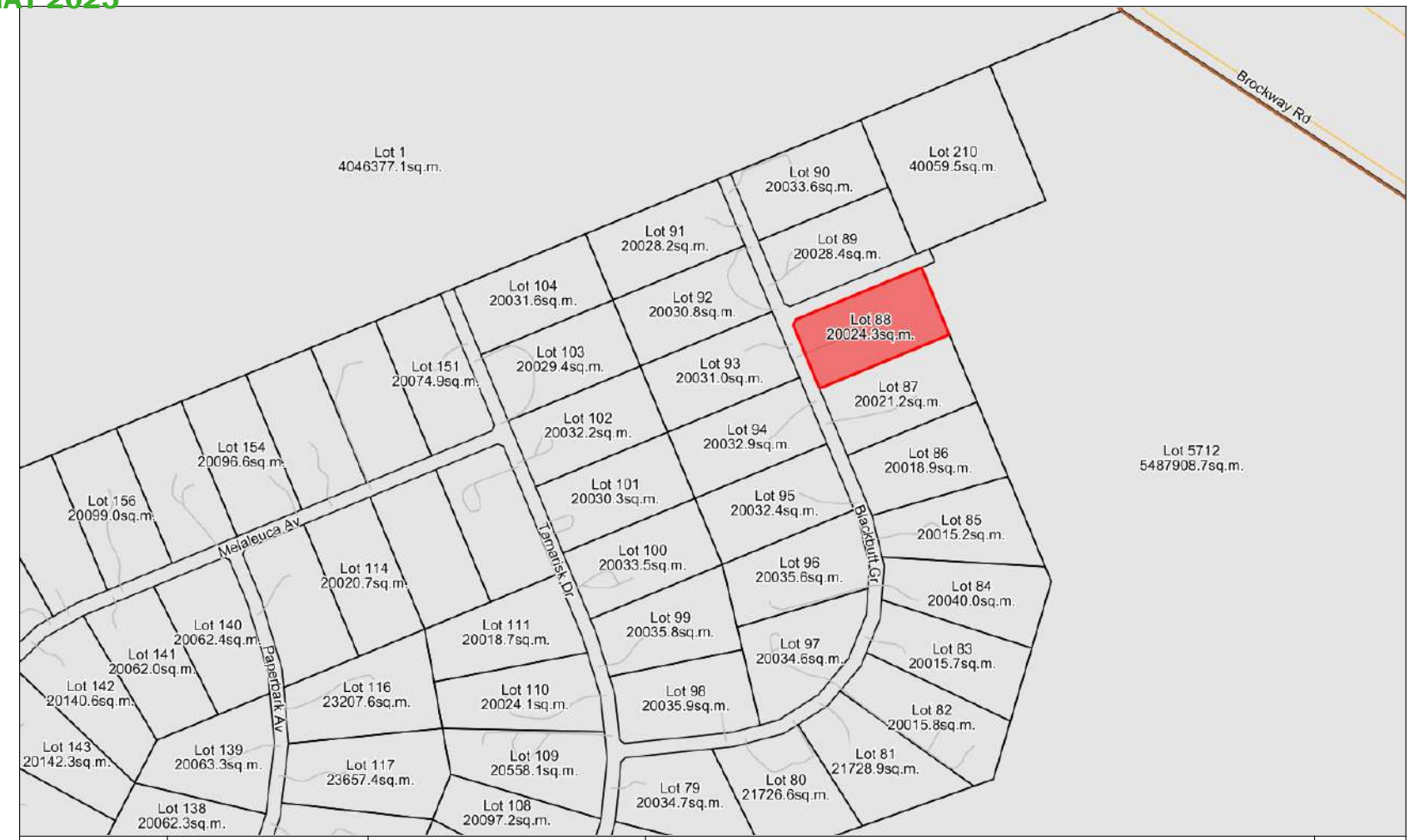
Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.

Aerial Map - Lot 88 (82) Blackbutt Grove, Gabbadah

Scale: 1:1372

Date: 05/05/2025

N



SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

7 Brockman St
Gingin WA 6503
P: 08 9575 5100
255 Vins Way
Lancelin WA 6044
P: 08 9575 5155
E: mail@gingin.wa.gov.au

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Location Plan - Lot 88 (82) Blackbutt Grove, Gabbadah

Scale: 1:7500

Date: 05/05/2025

N

To the Gingin shire council,

I would like to propose my property as a premises used for breeding (dogs, English Staffordshire). I am a registered breeder with Dogs west(ANKC).

I would be a small breeder and only have one registered female, my land is 5acres in Redfield Park, Gabbadah. Dog fenced around the property with a height of 1.6mtres and .2metres into the ground. My dog is an indoor dog, sleeping on my bed at night times with dog yard (approx.. 3.5 acres). We are home most of the time and family dog. No extra cages or kennels are required and no additional structures will required.

As per regulations of being a breeder in Western Australia (Dogs west), a female dog can only have a litter 18months between litters. In the future I am looking to have 3 dogs, the maximum allowance for Western Australia in 6 dogs. I will not be a puppy farmer as I love my dogs as family, by my side indoors and outdoors on the property

Please contact me on any questions

Brenton Gordie

82 Blackbutt grove, Gabbadah 6041

SCHEDULE OF SUBMISSIONS AND APPLICANTS' RESPONSES

DEVELOPMENT APPLICATION: ANIMAL ESTABLISHMENT ON LOT 88 (82) BLACKBUTT GROVE, GABBADAH

No.	Submitter	Submission details	Applicants' Response	Officer Response
1.	Ratepayer	The submitter provides the following general comment: *General Questions & Comments* *Are the proponents members of Dogs Australia and/or the Australian National Kennel Council, or any other relevant organisation?* *Is the breeding dog a pedigree breed and registered with the above organisations and will pups be registered? If not, what is the purpose of breeding this dog?* *Are the other two dogs on the property sterilised? If not, what is preventing these dogs from breeding?* *What is the breed of dog that this application relates to? Is it a working dog breed, general pet, or a potentially dangerous breed?* *We are concerned about the potential increase in traffic that might occur when the pups are put up for sale.* *We are also concerned that this initial application may be a precursor to the potential establishment of kennels in the future. We would oppos this application if this is the case.*	I am a member of Dogs West My dog is a pedigree, registered with Dogs West ANKC standards. When i keep a pup, it will be registered There is not 2 other dogs on property General pet 1 litter every 18months per dog. Average litter for my breed is 6.	1. Noted. The applicant is a registered breeder of English Staffordshire Bull Terriers. This application seeks approval for an animal establishment for one breeding dog. Any future proposal to expand the operation would require a separate application, full assessment, and public consultation

2.	Ratepayer	The submitter **does not support** the application and provides the following general comment: *I have concerns regarding the intention to breed their dog on their property, which is located within the Rural Living zone of the Shire of Gingin. As this property is designated as a 'A' use under the planning scheme, I understand that dog breeding is not permitted unless approved by the local government. I strongly object to this proposal for the following reasons:* ***1. Noise and Disturbance*** *Dog breeding operations typically involve multiple dogs, which can lead to excessive barking at all hours of the day and night. This would significantly impact my ability to enjoy my property peacefully, particularly as I plan to build my home there in the near future.* ***2. Odour and Waste Management*** *An increase in the number of dogs on the property could lead to strong odours from urine and feces, particularly if waste management practices are not strictly maintained. This would negatively affect the environment and the overall livability of the area.* ***3. Potential for Expansion*** *While the current intention may be to breed a single dog, there is a strong possibility that this could expand into a larger-scale breeding operation. Without strict oversight, this could lead to a commercial-scale activity that is inappropriate for a Rural Living zone.*	My dog(s) which is a maximum of 3, are family pets and live most of their time inside the house. My dogs sleep inside, also have 3.5 acres od dog area, when a litter is due the pups will be raised inside from 1-8 weeks old until they go to new homes/families. My dog fence is approx.. 30 metres away from main entrance as I dot want my dogs in view of people passing or to be a nuisance to the community. I want to breed (small breeder) not large scale for the love of the breed. As for odours, 3 dogs would not make an impact on the environment on a 5 acre property. Puppy are raised in a whelping box with daily washing of linen. I also don't want the odour. This is ONLY a small scale breeding, no kennels required, all management and documentation (registration, micro chipping) is done and regulated councils (dogs west) with strict laws on welfare of dogs. Once again I do this for the love of the breed. Over time I have no problems with rangers inspecting my property. You could walk past my property and would not even know that I was a breeder. Not a pound, not a puppy sale on Saturday etc. Puppies will only go to chosen families as there is usually a 1-2 years waiting list.	Noted. 1. The applicant has confirmed the breeding activity will involve only one dog, with litters raised indoors in a whelping box. The dogs are family pets and primarily housed inside the dwelling, which reduces the likelihood of prolonged noise impacts. 2. The scale of the proposed activity (maximum of three dogs, including one breeding female) is unlikely to generate odour or waste impacts beyond what is typical for residential pet ownership on a rural property. 3. Any future proposal to increase the scale of breeding activity would require a separate development application, which would be subject to a full planning assessment and further community consultation in accordance with the Shire's planning scheme.

		4. Devaluation of Property *Having a dog breeding facility in the area could impact the desirability and value of my property. Prospective buyers may be discouraged from purchasing in an area where there is the potential for ongoing noise and environmental issues.* ***5. Animal Welfare Concerns*** *Without proper regulation, there is a risk of inadequate care for the animals involved. Poor breeding practices could result in health problems for the dogs and contribute to issues such as overpopulation and abandoned pets.* *Given these concerns, I respectfully urge the Shire of Gingin to reject any application for dog breeding on the property. This use is not in keeping with the intent of the Rural Living zoning and would create ongoing issues for residents in the area.* *I appreciate your consideration of this matter. I trust that the council will make a decision that reflects the best interests of our community.*		4. Noted 5. The applicant has stated that the breeding activity will be conducted in accordance with the regulations of Dogs West, which includes adherence to strict welfare standards and record keeping. The applicant is also open to property inspections by the Shire's Rangers.

14.8 REFERRAL OF CLEARING PERMIT CPS 10976/1 IN RELATION TO MINING LEASES 70/250 AND 70/692 (LANCELIN SAND DUNES)

File	BLD/4143
Applicant	Westdeen Holdings Pty Ltd
Location	Mining Leases 70/250 and 70/692 (Lancelin Sand Dunes)
Owner	Crown
Zoning	Parks and Recreation
WAPC No	NA
Author	James Bayliss - Executive Manager Regulatory and Development Services
Reporting Officer	James Bayliss - Executive Manager Regulatory and Development Services
Refer	Nil.
Appendices	1. Applicant's Proposal [**14.8.1** - 1 page] 2. 10976 Natmap [**14.8.2** - 1 page] 3. 10976 Photomap [**14.8.3** - 1 page]

DISCLOSURES OF INTEREST

Councillor Vis disclosed an impartiality interest in Item 14.8 as her husband is the owner of sand-mining company on Old Ledge Point Road, Lancelin.

PURPOSE

To provide comments to the Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) to clear native vegetation in relation to Mining Leases 70/250 and 70/692, located within what is colloquially known as the 'Lancelin Sand Dunes'.

BACKGROUND

Referral

The Shire received correspondence on 14 May 2025 inviting comment on the clearing of vegetation within a 16 hectares footprint to enable the extraction of lime sand. The clearing footprint extends over Mining Leases 70/250 and 70/692 which are accessed via Miscellaneous Licence 70/0240.

The Applicants Proposal is provided **(see appendices).**

History

Council has periodically considered various mining related referrals associated with the Lancelin Sand Dunes as outline below:

At its Ordinary Meeting held on 19 February 1998, Council lodged an objection to the issuing of Mining Licence 70/994 on the following grounds:

1. *The northern portion of the Lancelin sand dunes constitutes a recreational area of the highest significance to Western Australia. Recommencement of lime sand mining activities in this area would have serious implications for the safety of recreational users. The resulting diminution of Lancelin's attractiveness to tourists and holiday makers would severely affect the viability of most businesses in the town.*

2. *The movement of lime sand trucks through the townsite would impact detrimentally on the lifestyle of residents and visitors, pose risks to pedestrians, cyclists, etc, and frequent heavy vehicle movements would cause severe deterioration of road surfaces and a greatly increased noise factor.*

3. *Existing mining operations have relocated to areas south of the town, and incurred considerable outlay in providing new access facilities, in order to reduce the impacts of lime sand extraction activities on the Lancelin population, and to avoid serious conflict with residents and visitors.*

4. *The land encompassed by M70/994 is located over a Priority One groundwater area.*

At its meeting on 20 August 1998, Council considered an application for Miscellaneous Licence 70/54, and resolved as follows:

.... that Council lodge an objection against the granting of Miscellaneous Licence 70/54 to Enmic Pty Ltd on the grounds that Council has previously objected to the granting of Mining Lease 70/994 in the northern portion of the Lancelin sand dunes, given that re-commencement of lime sand mining activities in this area would have serious implications for the safety of users of the Lancelin Off-Road Vehicle Area.

Support for the granting of Miscellaneous Licence 70/54, which provides access to M70/994, would be inconsistent with Council's position in this regard.

At its meeting on19 November 2002, Council considered Miscellaneous Licence 70/68 and resolved as follows:

> *...that Council lodge an objection against the granting of Miscellaneous Licence 70/68 to Enmic Pty Ltd on the grounds that:*
>
> 1. *Council has previously objected to the granting of Mining Lease 70/994 in the northern portion of the Lancelin sand dunes;*
>
> 2. *The recommencement of lime sand mining activities in this area would have serious implications for the safety of users of the Lancelin Off-Road Vehicle Area;*
>
> 3. *The Mining Lease M70/994, to which Miscellaneous Licence 70/68 provides access, is located over a Priority One Groundwater Area.*
>
> 4. *There is an intersection engineering problem associated with this proposal.*

At its meeting on 21 July 2020, Council considered Miscellaneous Licence 70/68 and resolved as follows:

> *That Council oppose the granting of Miscellaneous Licence 70/68 for the following reasons:*
>
> 1. *The Lancelin sand dunes constitute an off-road vehicle area of the highest significance to Western Australia. Mining activities in this area would have serious implications for the safety of recreational users. The resulting diminution of Lancelin' s attractiveness to tourists and holidaymakers would have an adverse effect on the local economy;*
>
> 2. *The movement of heavy haulage trucks through or near the Lancelin townsite would impact detrimentally on the amenity of residents and visitors and pose risks to pedestrians and cyclists;*
>
> 3. *The movement of heavy haulage trucks on Lancelin Road/Walker Avenue will cause premature wear and tear on road surfaces which result in an increased road maintenance burden on the Shire of Gingin;*
>
> 4. *The Shire has not been provided sufficient information in relation to the mining tenement that Miscellaneous Licence 70/68 services;*
>
> 5. *The land impacted by Mining Licence M70/994 and Miscellaneous Licence 70/68 is identified as a Public Drinking Water Source Area. The Shire has concerns that a mining/industry related activity may prejudice the public drinking water source.*

At its meeting on 15 November 2022, Council considered Miscellaneous Licence 70/0240 and resolved as follows:

> *That Council oppose the granting of Miscellaneous Licence 70/0240 for the following reasons:*
>
> 1. *The Lancelin sand dunes constitute an off-road vehicle area of the highest significance to Western Australia. Mining activities in this area may have serious implications for the safety of recreational users. The resulting diminution of Lancelin's attractiveness to tourists and holidaymakers would have an adverse effect on the local economy;*
>
> 2. *The movement of heavy haulage trucks on Lancelin Road will cause premature wear and tear on road surfaces which will result in an increased road maintenance burden on the Shire of Gingin;*
>
> 3. *The Shire has not been provided with adequate information in relation to vehicle use of the unconstructed road (Land ID Number – 3774767) or what impact may result on the Lancelin Landfill Site;*
>
> 4. *The Shire has not been provided with sufficient information in relation to the mining tenement that Miscellaneous Licence 70/0240 services; and*
>
> 5. *The Shire is of the view that the Applicant and/or the Department of Mines, Industry Regulation and Safety should undertake adequate consultation with the Lancelin community in relation to Miscellaneous Licences and Mining Tenements within the locality.*

COMMENT

Having reviewed previous reports to Council, it is evident that lime sand mining was advocated to be 'pushed' south of the Lancelin townsite, away from recreational pursuits that take place in the LORVA and that there has been continual opposition from the Shire against any further degradation or extraction from the locality (Lancelin Sand Dunes).

The Lancelin Sand Dunes is a prime recreation and tourist attraction which is intrinsically linked to many business operations within the town and is an attraction for local, national and international tourists. There has historically been a community perception, with which the officer concurs, that mining in this area detrimentally impacts on the town's social, environmental and tourist image.

The establishment or furthering of any mining operations in this area, which the clearing of vegetation would enable, is inconsistent with Council's long-standing position.

Summary

The officer is of the view that Council should advise DEMIRS that it opposes the granting of a clearing permit as it is inconsistent with Council's position that opposes mining within the Lancelin Sand Dunes.

RISK IMPLICATIONS

Reputational risk may arise in the event Council does not align with a longstanding organisational position opposed to mining activities in the Lancelin Sand Dunes.

STATUTORY/LOCAL LAW IMPLICATIONS

Mining Act 1978

Environmental Protection Act 1986

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	1. Attractions & Economy - Actively Pursue Tourism and Economic Development
Strategic Objective	1.1 Economic Growth and Tourism Support - Investment/Business/Infrastructure Development – foster relationships with key stakeholders, investors, and lobby state government for increased economic/business development including employment opportunities.

VOTING REQUIREMENTS - SIMPLE MAJORITY

SUBSTANTIVE MOTION/OFFICER RECOMMENDATION

MOVED: Councillor Peczka SECONDED: Councillor Kestel

That Council advise the Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) that it opposes the clearing of native vegetation in relation to Mining Leases 70/250 and 70/692 for the following reasons:

1. The Lancelin sand dunes constitute an off-road vehicle area and tourist attraction of the highest significance to Western Australia. The resulting diminution of Lancelin's attractiveness to tourists and holiday makers would have an adverse effect on the local economy.

AMENDMENT MOTION

MOVED: Councillor Weeks SECONDED: Councillor Sorensen

That Council amend the resolution by adding the words;

2. The movement of heavy haulage trucks on Lancelin Road/Walker Avenue will cause premature wear and tear on road surfaces which result in an increased road maintenance burden on the Shire of Gingin;

3. The Shire is of the view that the Applicant and/or the Department of Mines, Industry Regulation and Safety should undertake adequate consultation with the Lancelin community in relation to Miscellaneous Licences and Mining Tenements within the locality;

4. The land impacted by Mining Licence M70/994 and Miscellaneous Licence 70/68 is identified as a Public Drinking Water Source Area. The Shire has concerns that a mining/industry related activity may prejudice the public drinking water source; and

5. The removal of additional dunes/vegetation may contribute to coastal erosion and effect coastal dune replenishment.

CARRIED UNANIMOUSLY
7 / 0

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

Reason for Amendment:

To add a more robust and comprehensive refusal reasoning to the clearing of native vegetation in relation to Mining Leases 70/250 and 70/692.

The amendment was incorporated into the Substantive Motion, which was then put.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Peczka SECONDED: Councillor Kestel

That Council advise the Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) that it opposes the clearing of native vegetation in relation to Mining Leases 70/250 and 70/692 for the following reasons:

1. **The Lancelin sand dunes constitute an off-road vehicle area and tourist attraction of the highest significance to Western Australia. The resulting diminution of Lancelin's attractiveness to tourists and holiday makers would have an adverse effect on the local economy;**

2. **The movement of heavy haulage trucks on Lancelin Road/Walker Avenue will cause premature wear and tear on road surfaces which result in an increased road maintenance burden on the Shire of Gingin;**

3. **The Shire is of the view that the Applicant and/or the Department of Mines, Industry Regulation and Safety should undertake adequate consultation with the Lancelin community in relation to Miscellaneous Licences and Mining Tenements within the locality;**

4. **The land impacted by Mining Licence M70/994 and Miscellaneous Licence 70/68 is identified as a Public Drinking Water Source Area. The Shire has concerns that a mining/industry related activity may prejudice the public drinking water source; and**

5. **The removal of additional dunes/vegetation may contribute to coastal erosion and effect coastal dune replenishment.**

CARRIED UNANIMOUSLY
7 / 0

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

NCP260944 - Application for a New Clearing Permit CPS 10976/1 – Westdeen Holdings Pty Ltd

GM General Manager Resource and Environmental Compliance <GMEC@demirs.wa.gov.au>
[redacted] - Gingin Shire Email

10976 Natmap.pdf .pdf File 10976 Photomap.pdf .pdf File

Direct Interest Party – Shire of Gingin

Dear Sir/ Madam,

New Application to Clear Native Vegetation under the *Environmental Protection Act 1986*

The Department of Energy, Mines, Industry, Regulation and Safety has received the following application for a permit to clear native vegetation under the *Environmental Protection Act 1986* (the Act):

Advertisement Date
13/5/2025

Clearing Permit System Link	Related Documents	Applicant	Project	Permit Type	Tenure	Shire	Clearing Purpose	Size (ha)	Submission Closing Date
10976/1	10976/1	Westdeen Holdings Pty Ltd	Lancelin Limesand Operations	Purpose Permit	Mining Leases 70/250 and 70/692	Shire of Gingin	Limesand Extraction	16 ha	3/06/2025

In accordance with sub-section 51E(4) of the Act, I consider that you may have a direct interest in the subject matter of the application and wish to provide you with the opportunity to comment on the proposal should you consider it appropriate. I will then, after having taken into account any comments received and subject to sections 51O and 51P, either grant a clearing permit (including any specified conditions) or refuse to grant a permit.

Please forward your submission within 21 days from the advertising date stated above, quoting the provided CPS number to nvab@demirs.wa.gov.au
OR
Resource and Environmental Compliance Division, Department of Mines, Industry Regulation and Safety, 100 Plain St, EAST PERTH WA 6004.

If you have any queries regarding this matter, please contact the Native Vegetation Team in the Department's Resource and Environmental Compliance Division, at nvab@demirs.wa.gov.au or 9222 0951.
Please quote the provided CPS number in all future correspondence.

Yours sincerely

Danielle Risbey | General Manager Mine Closure and Environmental Services
Resource and Environmental Compliance Division

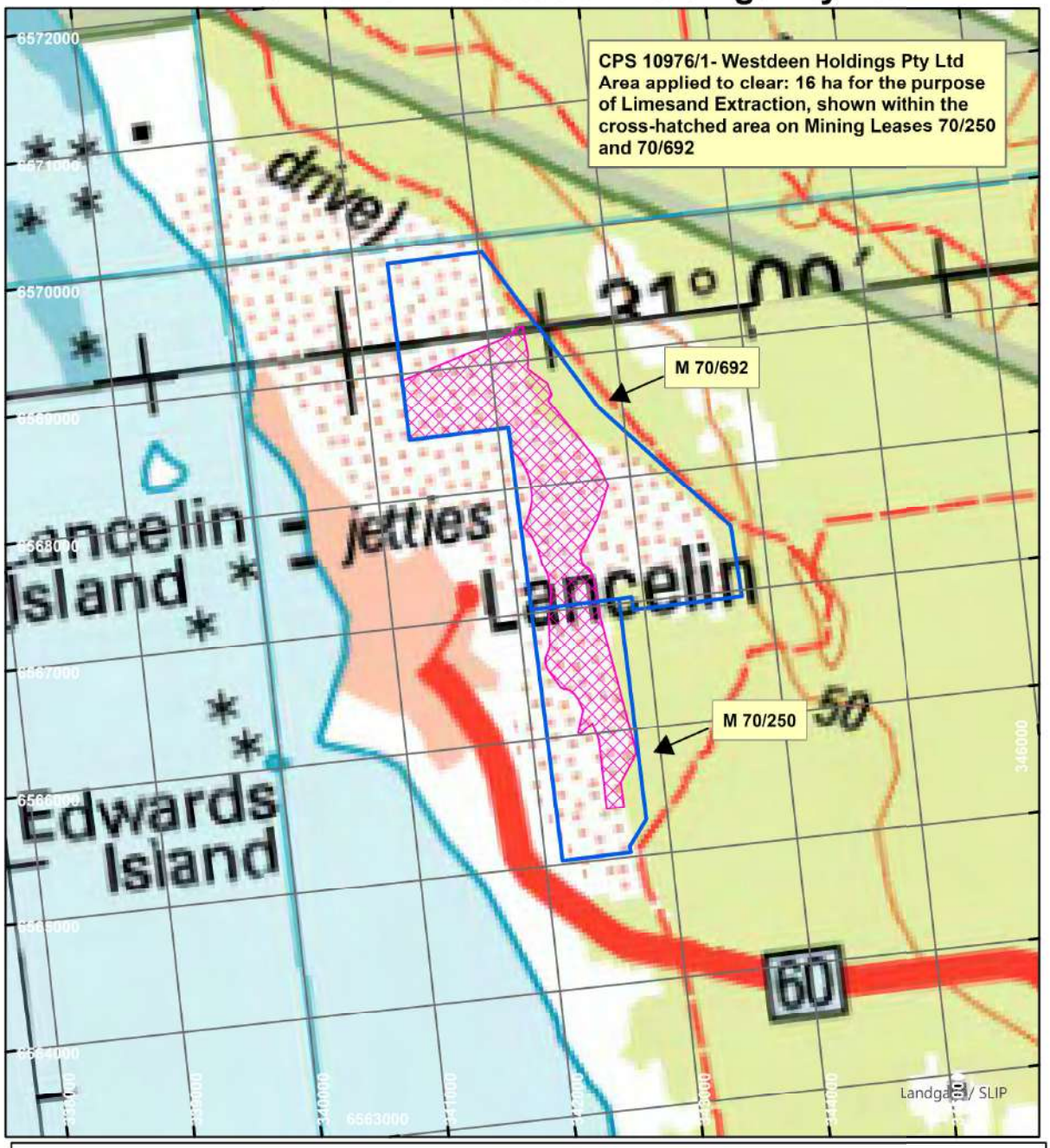
Department of Energy, Mines, Industry Regulation and Safety
100 Plain Street East Perth WA 6004
[redacted]

Department of **Energy, Mines, Industry Regulation and Safety**
GOVERNMENT OF WESTERN AUSTRALIA

We respectfully acknowledge Aboriginal peoples as the Traditional Custodians of this land on which we deliver our services to the communities throughout Western Australia. We acknowledge their enduring connection to the lands, waterways and communities and pay our respects to Elders past and present.

DISCLAIMER: This email, including any attachments, is intended only for use by the addressee(s) and may contain confidential and/or personal information and may also be the subject of legal professional privilege. If you are not the intended recipient, you must not disclose or use the information contained in it. In this case, please let me know by return email, delete the message permanently from your system and destroy any copies. Before you take any action based upon advice and/or information contained in this email you should carefully consider the advice and information and consider obtaining relevant independent advice.

CPS 10976/1- Westdeen Holdings Pty Ltd



LEGEND

Clearing Instruments

Mining Tenements

N

0 1,520 M

Scale 1:45,000
(Approximate when reproduced at A4)

Geocentric Datum Australia 1994

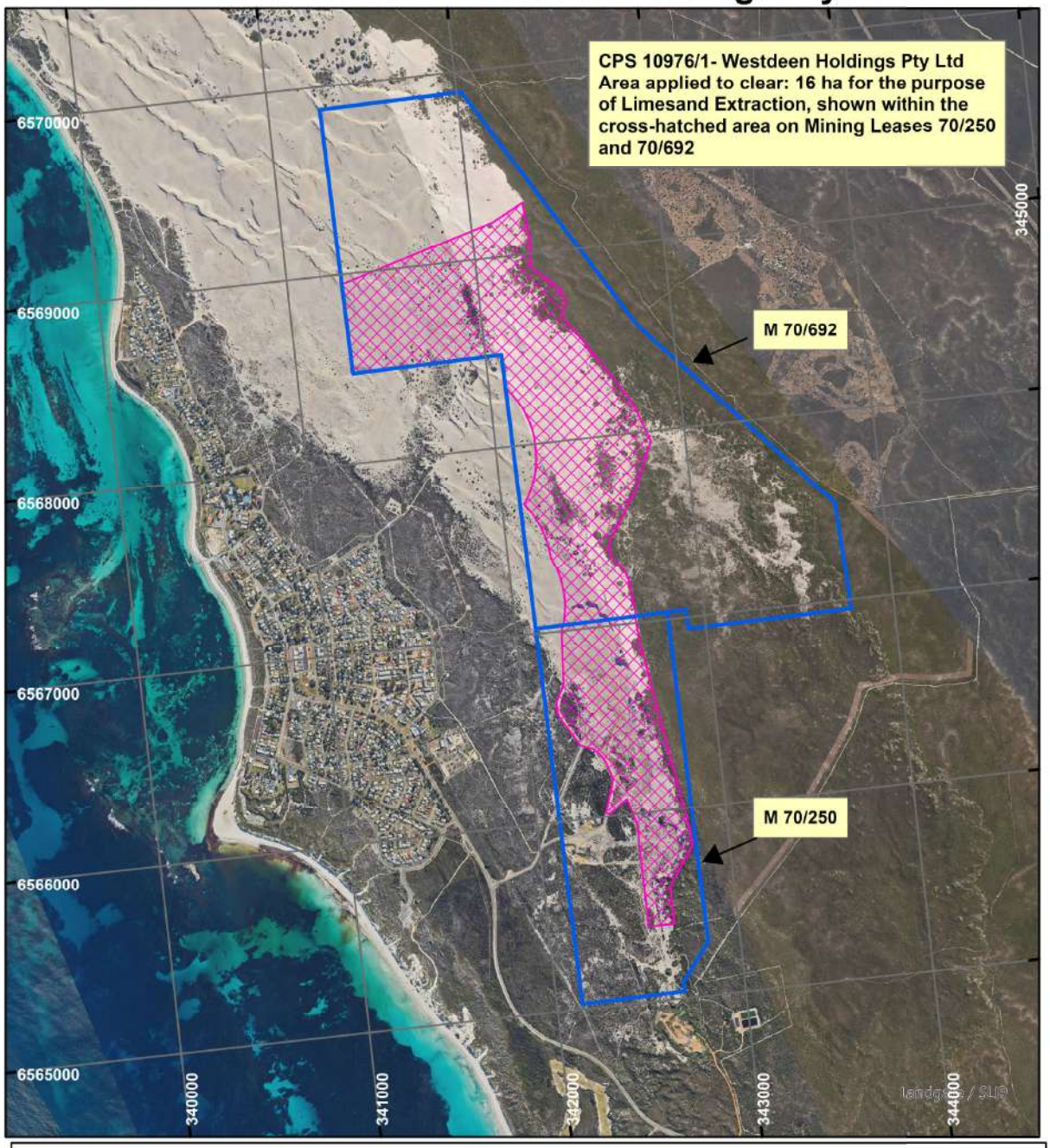
Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

..... Date .....

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986

Information derived from this map should be confirmed with the data custodian acknowleged by the agency acronym in the legend.

CPS 10976/1- Westdeen Holdings Pty Ltd



LEGEND

Clearing Instruments

Mining Tenements

N

0 1,000 M

Scale 1:30,000
(Appoximate when reproduced at A4)

Geocentric Datum Australia 1994

Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

..... Date .....

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986

Information derived from this map should be confirmed with the data custodian acknowleged by the agency acronym in the legend.

15 REPORTS - OPERATIONS AND ASSETS

Nil

16 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

17 COUNCILLORS' OFFICIAL REPORTS

17.1 CR FRANK PECZKA

The Lancelin Anzac Day service on 25 April 2025 was well supported, with estimates that there were around 800 people in attendance for the Dawn Service, it continues to be a fantastic event. It was well presented by the children of Lancelin Primary School children with them reciting some stories. Congratulations to the Lancelin RSL and Districts Community for presenting it.

17.2 CR ERIK SORENSEN

On 25 April 2025 I attended the Anzac Day Ceremony in Guilderton, it was well attended.

17.3 CR LINDA BALCOMBE

I attended SAT on the 22nd April for VMIG mediation.

I attended the Gingin ANZAC service and did a reading, a very well attended event with several hundred in the walk and at the service, great work by the Gingin Scout group on their part and the Gingin Chittering Lions on providing a great free breakfast after the service.

I attended the Wheatbelt Housing Workshop - Department of Communities, it was interesting to see that in the whole of the Wheatbelt Gingin has substantial growth in housing prices since 2020 along with Northam and that Gingin have the highest level of need of family houses on the Government waitlists.

I spoke with numerous media outlets on the coastal erosion problem in Lancelin. Myself, the CEO and Deputy Shire President attended the Gingin CRC midday mingle. I also met that day with a local resident and her concerns re the Stable Flies.

I attended the LEMC meeting with the CEO, CESM, Cr Stewart, Cr Vis and Cr Woods was an apology due to a vehicle accident call out.

I attended the WALGA community benefits(renewable energy) TEAM meeting.
The CEO my self and the Manager of Operations and Assets met with Hon MLA Shane Love to discuss erosion and other issues in the Shire.

I attended the British Car Day on Sunday and it was a perfect day, weather was great, community groups had successful stalls, and the Granville grounds looked amazing thanks to all staff involved in getting the park to such a high standard. This is really a standout event in our Shire and everyone who took part in putting it together should be congratulated.

17.4 CR NIKKI WOODS

I attended the Gingin Anzac Service, it was great to see so many community members attending, and it was also great to see the local emergency services helping with traffic safety.

I attended the Medical Facilities Advisory Group Meeting on 13 May 2025.

17.5 CR JASON WEEKS

I attended the Lancelin Anzac Day ceremony after being invited to the Lancelin Primary School Anzac Day Ceremony at the end of the school term, it was really good to see the kids embracing the Anzac Day spirit.

18 NEW BUSINESS OF AN URGENT NATURE

Nil

19 MATTERS FOR WHICH MEETING IS TO BE CLOSED TO THE PUBLIC

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Vis SECONDED: Councillor Kestel

That Council move into a Confidential Session to discuss Item 19.1.

CARRIED UNANIMOUSLY
7 / 0

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

The meeting was closed to the public and the public recording was suspended at 4:02 pm.

19.1 TURF MAINTENANCE CONTRACT

File	RES/2
Location	Shire of Gingin
Author	Danica Todd – Technical Officer Assets & Procurement
Reporting Officer	Ruth March - Executive Manager Operations and Assets
Refer	OCM 19 April 2019 – Item 15.1
Appendices	Nil

Reasons for Confidentiality

This report is confidential in accordance with Section 5.23(2) of the *Local Government Act 1995* which permits the meeting to be closed to the public for business relating to the following:

c. a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Vis SECONDED: Councillor Kestel

That Council:

1. **Awards Contract C01/2025 'Shire of Gingin Turf Maintenance' to the preferred supplier LD Total as outlined in the report; and**

2. **Authorises the Chief Executive Officer to finalise and execute the contract documents.**

CARRIED UNANIMOUSLY
7 / 0

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

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Vis SECONDED: Councillor Peczka

That the meeting be re-opened to the public.

CARRIED UNANIMOUSLY
7 / 0

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

The meeting re-opened to the public at 4:14 pm. No members of the public returned.

20 CLOSURE

There being no further business, the President declared the meeting closed at 4:15pm.

The next Ordinary Council Meeting will be held in Council Chambers at the Shire of Gingin Administration Centre, 7 Brockman Street, Gingin on 18 June 2025, commencing at 3:00 pm.