



Shire of
Wongan-Ballidu

Agenda

Ordinary Meeting of Council

Wednesday, 28 September 2022





Shire of Wongan-Ballidu

NOTICE OF AN ORDINARY COUNCIL MEETING

Dear Elected Members

I advise that the Ordinary Meeting of the Shire of Wongan-Ballidu will be held on Wednesday, 28 September 2022 commencing at 3.00pm at the Ballidu Greater Sports Council Clubhouse, Ballidu.

Elected Members are advised that Ballidu Heritage Group will be providing afternoon tea at 4.00pm to be served at the Ballidu Greater Sports Council Clubhouse, Ballidu.

STUART TAYLOR
CHIEF EXECUTIVE OFFICER

Disclaimer

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

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

Acknowledgement of Country: -

"I'd like to begin by acknowledging the first nations people of the land on which we meet today. I would also like to pay my respects to elders past, present and emerging."

Item 2. ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE PREVIOUSLY GRANTED

Item 3. PUBLIC QUESTION TIME

Item 4. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

Item 5. DEPUTATIONS / PRESENTATIONS / SUBMISSIONS / PETITIONS

Item 6. APPLICATION/S FOR LEAVE OF ABSENCE

Item 7. CONFIRMATION OF MINUTES

7.1 CONFIRMATION OF THE MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON TUESDAY, 23 AUGUST 2022:

OFFICER RECOMMENDATION:

That the Minutes of the Ordinary Meeting of Council held on Tuesday, 23 August 2022 be confirmed as a true and correct record of the proceedings.

Item 8. MATTERS FOR WHICH MEETING MAY BE CLOSED

Item 9. REPORTS OF OFFICERS AND COMMITTEES

9.1 GOVERNANCE

9.1.1 DELEGATED AUTHORITY TO CEO TO SELL SHIRE DEVELOPED LOT 710 14 SHIELDS CRESCENT, WONGAN HILLS

FILE REFERENCE:	A1.1.6
REPORT DATE:	16 September 2022
APPLICANT/PROPONENT:	
OFFICER DISCLOSURE OF INTEREST	Nil
PREVIOUS MEETING REFERENCES:	
AUTHOR:	Stuart Taylor Chief Executive Officer
ATTACHMENTS:	Wongan-Ballidu Development Group – Offer to purchase Lot 710 – 14 Shields Crescent, Wongan Hills

PURPOSE OF REPORT:

To delegate authority to the CEO to negotiate with potential buyers in regard to the sale of lot 710 - 14 Shields Crescent, Wongan Hills in accordance with Councils' parameters and Sections 5.42 and 5.43 of the *Local Government Act 1995*.

BACKGROUND:

Council has developed residential blocks at Shields Crescent to encourage residential development within the Wongan Hills town site. The Stage 1 developments are now complete.

COMMENT:

Council has previously received enquiries from potential purchasers and therefore decided to engage a Property Valuer to provide a valuation. The Valuations are based on the development costs of the Shields Crescent Subdivision and Valuations provided by a licenced Valuer in 2022 to comply with The Fair Value Requirements of the Act.

POLICY REQUIREMENTS:

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

LEGISLATIVE REQUIREMENTS:

5.42. DELEGATION OF SOME POWERS AND DUTIES TO CEO

- (1) A local government may delegate* to the CEO the exercise of any of its powers or the discharge of any of its duties under this Act other than those referred to in section 5.43.

* *Absolute majority required.*

- (2) A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.

[Section 5.42 amended by No. 1 of 1998 s. 13.]

5.43. LIMITS ON DELEGATIONS TO CEO'S

A local government cannot delegate to a CEO any of the following powers or duties: -

- (a) any power or duty that requires a decision of an absolute majority or a 75% majority of the local government;
- (b) accepting a tender which exceeds an amount determined by the local government for the purpose of this paragraph;
- (c) appointing an auditor;
- (d) acquiring or disposing of any property valued at an amount exceeding an amount determined by the local government for the purpose of this paragraph;
- (e) any of the local government's powers under section 5.98, 5.98A, 5.99, 5.99A or 5.100;
- (f) borrowing money on behalf of the local government;
- (g) hearing or determining an objection of a kind referred to in section 9.5;
- (h) any power or duty that requires the approval of the Minister or the Governor; or
- (i) such other powers or duties as may be prescribed.

STRATEGIC IMPLICATIONS:

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

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**

There are no known environmental implications associated with this item.

➤ **Economic**

There are no known economic implications associated with this proposal.

➤ **Social**

There are no known social implications associated with this item.

FINANCIAL IMPLICATIONS:

This income has not been budgeted; it is anticipated that these funds will be transferred to Reserve.

VOTING REQUIREMENTS:

ABSOLUTE MAJORITY REQUIRED: Yes

OFFICER RECOMMENDATION

That Council: -

1. DELEGATE authority to the Chief Executive Officer for the sale of lot 710 - 14 Shields Crescent, Wongan Hills for the sum of \$34,000 (plus GST if applicable) with each party responsible for their own settlement costs; and
2. DELEGATE authority to the Chief Executive Officer to review submissions received in accordance with Section 3.58 (3); and
3. DECLARE that the Valuation carried out more than 6 months before the proposed disposition to be a true indication of the value at the time of this proposed disposition.

From: [Stuart Taylor](#)
To: [Gerry](#)
Cc: [Elizabeth \(Liddy\) Pudwell](#)
Subject: 117631 - Re: 14 Shields Crs
Date: Wednesday, 31 August 2022 6:47:37 PM

Hi Gerry,

Leave it with me, I will put it up to Council in September and we should be able to complete the legislative requirements and transfer by the end of October

Kind regards
Stuart

Sent from my iPhone

> On 31 Aug 2022, at 6:39 pm, Gerry <gerrywilliams@wn.com.au> wrote:
>
> Gday Stuart
>
> The Wongan Ballidu Development Group would like to make a formal offer of \$34,000 for the block of land at 14 Shields Crs
> Please can you advise what we need to do now
> Regards
> Gerry Williams
> Sec/Tres WBDG
>
>
> Sent from my iPhone

9.2 ADMINISTRATION & FINANCIAL SERVICES

9.2.1 ACCOUNTS SUBMITTED FOR AUGUST 2022

FILE REFERENCE:	F1.4
REPORT DATE:	9 September 2021
APPLICANT/PROPONENT:	N/A
OFFICER DISCLOSURE OF INTEREST:	Nil
PREVIOUS MEETING REFERENCES:	Nil
AUTHOR:	Alan Hart - Deputy Chief Executive Officer
ATTACHMENTS:	9.2.1 Accounts August 2022

PURPOSE OF REPORT:

That the accounts as submitted be received.

BACKGROUND:

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

COMMENT:

Refer to attachment.

POLICY REQUIREMENTS:

There are no known policy requirements related to this item.

LEGISLATIVE REQUIREMENTS:

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

Lists of Accounts

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

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

STRATEGIC IMPLICATIONS:

There are no strategic implications in relation to this item.

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**

There are no known environmental impacts associated with this proposal.

➤ **Economic**

There are no known economic impacts associated with this proposal.

➤ **Social**

There are no known social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

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

VOTING REQUIREMENTS:

ABSOLUTE MAJORITY REQUIRED: No

OFFICER RECOMMENDATION:

That the accounts submitted from 1 to 31 August 2022 totalling \$870,886.69 having been checked and certified in accordance with the requirements of the Financial Management Regulations 12 be received, as shown on the summary of accounts paid schedule and the payroll EFT batches.

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL AUGUST 2022

Chq/EFT	Date	Name	Description	Amount
EFT23444	2/08/22	TELSTRA CORPORATION LIMITED	TELSTRA ACCOUNT - SPORT AND REC COUNCIL	-55.00
EFT23445	2/08/22	TELSTRA CORPORATION LIMITED	TELSTRA ACCOUNT - MEDICAL CENTRE	-347.97
EFT23446	1/08/22	WESTNET PTY LTD	WESTNET ACCOUNT AUGUST 2022	-609.90
EFT23447	5/08/22	MOORE AUSTRALIA (WA) PTY LTD	2021/22 FINANCIAL YEAR ANNUAL FINANCIAL STATEMENTS REPORTING TEMPLATE	-1375.00
EFT23448	5/08/22	OFFICEWORKS BUSINESS DIRECT	STARTIONERY ORDER	-115.95
EFT23449	5/08/22	WATER CORPORATION	SERVICE CHARGE - 27D QUINLAN	-298.85
EFT23450	5/08/22	WESTRAC EQUIPMENT PTY LTD	PARTS FOR SKIDSTEER, STEEL DRUM ROLLER, TYRED ROLLER, CAT AND GRADER	-2725.11
EFT23451	5/08/22	WESFARMERS KLEENHEAT GAS PTY LTD	GAS CYLINDER HIRE FOR DR RESIDENCE ANNUAL CHARGE	-93.50
EFT23452	5/08/22	THE POINT DOCTOR	STEEL FOR VOLVO LOADER	-125.40
EFT23453	5/08/22	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA		-1395.00
	27/07/22	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	CRC PD: FINANCE FOR NON-FINANCIAL PEOPLE - 1X STAFF	445.00
	28/07/22	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	LG PRO COURSE - GRANT WRITING AND BUSINESS DEVELOPMENT - 1X STAFF	950.00
EFT23454	5/08/22	SYNERGY	ELECTRICITY CONSUMPTION - STREET LIGHTS	-4249.50
EFT23455	5/08/22	AVON CONCRETE	CEMENT	-8415.00
EFT23456	5/08/22	WONGAN HILLS CARAVAN PARK	ACCOMMODATION FOR EHO	-120.00
EFT23457	5/08/22	WONGAN HILLS ROTARY CLUB	ANNUAL GRANT TOWARDS SENIOR CITIZEN CHRISTMAS LUNCH 2022	-1700.00
EFT23458	5/08/22	FEGAN BUILDING SURVEYING	BUILDING SURVEYING FOR CBH CADOUX	-220.00
EFT23459	5/08/22	SUSAN DEW	UNIFORM REIMBURSEMENT	-169.90
EFT23460	5/08/22	OPEN SYSTEMS TECHNOLOGY PTY LTD T/AS COUNCIL FIRST	COUNCIL FIRST ENTERPRISE 11 USERS / TEAMS 18 USERS	-5140.30
EFT23461	5/08/22	CAFE OF NOTE	CATERING - MSC W/SHOP - LUNCH FOR 12 ATTENDEES	-100.00
EFT23462	5/08/22	POLMAC TRAILERS	6X4 LUGGAGE TRAILER	-6127.00
EFT23463	9/08/22	SHIRE OF WONGAN-BALLIDU		-14303.05
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - 30 WANDOO,	273.30
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - 1/20, 2/20, 3/20 STICKLAND ST	931.45
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - 2A PATTERSON, SHIRE RATES 2022 - 2023 - 2B PATTERSON	546.60
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - 27A, 27B, 27C, 27D QUINLAN ST	1093.20
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - 31A QUINLAN, SHIRE RATES 2022 - 2023 - 31B QUINLAN	546.60
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - CIVIC CENTRE	819.90
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - BALLIDU HALL	273.30
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - BALLIDU SPORTS COMPLEX	819.90
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - LOT 224 BALLIDU SPORTS COMPLEX	546.60
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - WONGAN REC COMPLEX	546.60
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - WONGAN RECREATION COMPLEX	2186.40
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - 7 WANDOO,	273.30
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - 11 WANDOO	273.30
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - MUSEUM	273.30

Chq/EFT	Date	Name	Description	Amount
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - RAILWAY CENTRE	93.00
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - DEPOT	273.30
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - 14 ELLIS	273.30
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - 16 MOORE	273.30
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - 49 QUINLAN	273.30
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - ADMIN,	546.60
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - CUBBY HOUSE,	273.30
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - ELIZABETH TELFER CENTRE,	546.60
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - 8 ELLIS ST	273.30
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - DOCTOR RESIDENCE	366.30
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - MEDICAL CENTRE	1160.40
	18/07/22	SHIRE OF WONGAN-BALLIDU	SHIRE RATES 2022 - 2023 - SPORT COMPLEX	546.60
EFT23464	10/08/22	WESTPAC BANKING CORPORATION	WAGES PPE 09.08.2022	-72368.12
EFT23465	10/08/22	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS	-25.90
EFT23466	10/08/22	IOU SOCIAL CLUB	PAYROLL DEDUCTIONS	-310.00
EFT23467	12/08/22	WONGAN HILLS IGA PLUS LIQUOR	IGA JULY ACCOUNT	-693.25
EFT23468	12/08/22	OFFICEWORKS BUSINESS DIRECT		-1016.29
	1/07/22	OFFICEWORKS BUSINESS DIRECT	STARTIONERY ORDER	653.12
	21/07/22	OFFICEWORKS BUSINESS DIRECT	STARTIONERY ORDER	210.93
	29/07/22	OFFICEWORKS BUSINESS DIRECT	STARTIONERY ORDER	152.24
EFT23469	12/08/22	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (WALGA)	WALGA MEMBERSHIP 2022-2023	-29558.80
EFT23470	12/08/22	WALLIS COMPUTER SOLUTIONS	2021 - 2022 AGREEMENT OVERAGE HOURS	-21080.27
EFT23471	12/08/22	WONGAN HILLS NEWSAGENCY	SUPPLY OF GOODS AND SERVICES JULY 2022	-167.85
EFT23472	12/08/22	WONGAN HILLS TOURISM GROUP INC	OPERATIONS - WONGAN HILLS TOURISM GROUP 2022 - 2023 AND FUNDING OF REYNOLDSON FESTIVAL NOV 2021	-17500.00
EFT23473	12/08/22	IT VISION AUSTRALIA PTY LTD	UPDATE RATES NOTICE AS PER QUOTE AND RATES NOTICE AMENDMENT	-1100.00
EFT23474	12/08/22	MARKETFORCE PRODUCTIONS	TRAVEL - GO WILDFLOWER FEATURE	-1160.50
EFT23475	12/08/22	WONGAN HILLS HARDWARE	WORKS ACCOUNT JULY 2022	-3067.23
EFT23476	12/08/22	WONGAN MAIL SERVICE	JULY ACCOUNT	-613.35
EFT23477	12/08/22	PUBLIC TRANSPORT AUTHORITY OF WA	TRANSWA TICKETING EXPENDITURE, JULY 2022 LESS COMMISSION	-61.85
EFT23478	12/08/22	DUN DIRECT PTY LTD	FUEL ACCOUNT JULY 2022	-25838.48
EFT23479	12/08/22	DEPARTMENT OF COMMERCE - BUILDING COMMISSION	BSL RECONCILIATION JULY 2022	-56.65
EFT23480	12/08/22	GREAT SOUTHERN FUEL SUPPLIES	JULY FUEL ACCOUNT	-1328.47
EFT23481	12/08/22	RONALD CHARLES HARRIS	GRATUITY PAYMENT	-385.89
EFT23482	12/08/22	BP AUSTRALIA	JULY FUEL ACCOUNT	-721.35
EFT23483	12/08/22	BLACKWELL PLUMBING & GAS PTY LTD	STANDPIPE BACKFLOW TESTING X 12 SITES, 1 EXTRA TEST	-2557.50
EFT23484	12/08/22	WONGAN HILLS FAMILY MEATS	SAUSAGES FOR DISCO DINNER	-226.45
EFT23485	12/08/22	JOELECTRICS	INSTALLATION AND UPDATE OF SWITCHBOARD TO ALLOW THE GENERATOR TO PLUG IN AT CADOUX RECREATION CENTRE	-1441.77
EFT23486	12/08/22	DELOREAN CORPORATION - ENERGY RETAIL DIVISION (CLEANTECH ENERGY P/L)	ELECTRICITY CONSUMPTION - MEDICAL CENTRE	-71.15
EFT23487	12/08/22	AC HEALTHCARE PTY LTD	MEDICAL CENTRE OPERATING SUBSIDY AUGUST 2022	-21083.33

Chq/EFT	Date	Name	Description	Amount
EFT23488	12/08/22	CLARKSON FREIGHTLINES	FREIGHT EX ITR	-317.89
EFT23489	12/08/22	DATA SIGNS PTY LTD	DATA SIGN REPAIR, DATA BOARDS AND FREIGHT INSURANCE JOB J0861	-387.59
EFT23490	12/08/22	WALKERS DIESEL SERVICES	BOWLING GREEN SHADES - FABRICATION AND INSTALLATION	-22000.00
EFT23491	12/08/22	MITEL NETWORKS LIMITED	MITEL PHONE ACCOUNT	-1118.73
EFT23492	10/08/22	TELSTRA CORPORATION LIMITED	SHIRE TELSTRA ACCOUNT	-1676.22
EFT23493	8/08/22	DEPARTMENT OF TRANSPORT	DOT PAYMENTS TO 08/08/2022	-28868.20
EFT23494	19/08/22	LANDGATE	RURAL UV INTERIM VALUATIONS	-88.70
EFT23495	19/08/22	BOEKEMAN NOMINEES PTY LTD		-4478.28
	27/07/22	BOEKEMAN NOMINEES PTY LTD	42MTH/70000KM SERVICE TO DCEO VEHICLE	353.93
	27/07/22	BOEKEMAN NOMINEES PTY LTD	CARRY OUT 12MTH/15000KM SERVICE FOR MWS VEHICLE	404.06
	15/08/22	BOEKEMAN NOMINEES PTY LTD	SUPPLY AND INSTALL WINDSCREEN FOR DCEO VEHICLE	1847.56
	15/08/22	BOEKEMAN NOMINEES PTY LTD	SUPPLY AND INSTALL WINDSCREEN MWS VEHICLE	1872.73
EFT23496	19/08/22	OFFICEWORKS BUSINESS DIRECT	STARTIONERY ORDER	-158.58
EFT23497	19/08/22	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (WALGA)		-968.00
	29/07/22	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (WALGA)	WALGA TRAINING - LOCAL GOVERNMENT ACT - ADVANCED	638.00
	29/07/22	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (WALGA)	WALGA TRAINING COURSE - UNDERSTANDING FINANCIAL REPORTS AND BUDGETS (E LEARNING) - 1X ELECTED MEMBER	330.00
EFT23498	19/08/22	SHIRE OF WONGAN-BALLIDU	SUPPLY AND PRINT 850 BUDGET BULLETINS AND 524 TIP PASSES	-755.70
EFT23499	19/08/22	DEPT OF ENVIRONMENT & REGULATION	WONGAN HILLS REFUSE SITE ANNUAL LICENCE L6953/1997/8	-1303.50
EFT23500	19/08/22	MARKETFORCE PRODUCTIONS	SWIMMING POOL MANAGER ADVERTISING	-259.40
EFT23501	19/08/22	LOCAL HEALTH AUTHORITIES ANALYTICAL COMM.	2022/2023 ANALYTICAL SERVICES	-509.30
EFT23502	19/08/22	WONGAN HILLS HARDWARE	JULY BUILDING ACCOUNT	-401.59
EFT23503	19/08/22	METAL ARTWORK CREATIONS	2 X BRUSHED GOLD ALUMINUM DESK NAME PLAQUES	-31.90
EFT23504	19/08/22	TOLL IPEC PTY LTD	FREIGHT EX WEST WATER, CJD EQUIPMENT AND WESTRAC	-114.32
EFT23505	19/08/22	LOCK, STOCK & FARRELL	DEPOT - DG KEYS X 5, MEDICAL CENTRE - MCM-1 X0	-151.50
EFT23506	19/08/22	FEGAN BUILDING SURVEYING	BUILDING SURVEYING FOR CBH CADOUX	-330.00
EFT23507	19/08/22	RURAL RANGER SERVICES	RURAL RANGER SERVICES 18/07, 20/07, 21/07 AND 09/08 2022	-511.50
EFT23508	19/08/22	RURAL HEALTH WEST	RURAL HEALTH WEST MEMBERSHIP 2022-2023	-100.00
EFT23509	19/08/22	RICOH FINANCE		-1298.34
	12/07/22	RICOH FINANCE	RICOH SUPPLY - 23/06/2022 - 22/07/2022,	649.17
	12/07/22	RICOH FINANCE	RICOH SUPPLY 23/07/2022 - 22/08/2022,	649.17
EFT23510	19/08/22	TRACTUS AUSTRALIA		-7028.00
	19/07/22	TRACTUS AUSTRALIA	SUPPLY AND INSTALL 2 TYRES - GRADER UTE	652.00
	19/07/22	TRACTUS AUSTRALIA	SUPPLY AND INSTALL 8 TYRES FOR MACK PRIME MOVER	6080.00
	22/07/22	TRACTUS AUSTRALIA	SUPPLY AND INSTALL 1 TYRE FOR HILUX EXTRACAB	296.00
EFT23511	19/08/22	TECHNOLOGY ONE LIMITED	ANNUAL SUBSCRIPTION OF INTRAMAPS - YEAR 2 - LICENCE FEES FOR 12/08/2022 - 11/08/2023	-26590.30
EFT23512	19/08/22	MARTY GRANT BULLDOZING		-46092.02
	8/08/22	MARTY GRANT BULLDOZING	GRAVEL PUSHING	30301.52
	16/08/22	MARTY GRANT BULLDOZING	GRAVEL PUSHING	15790.50

Chq/EFT	Date	Name	Description	Amount
EFT23513	19/08/22	WALKERS DIESEL SERVICES	MACK TRUCK SERVICE. COLLECT OIL SAMPLES, DIAGNOSE BRAKE AND TAIL LIGHT FAULT	-2429.35
EFT23514	19/08/22	HBP SERVICES WA	EHO SERVICES JUNE/JULY 2022	-2444.64
EFT23515	19/08/22	THE SILVER POSSUM	ACCOMMODATION FOR SHIRE AUDITORS	-400.00
EFT23516	17/08/22	TELSTRA CORPORATION LIMITED	SPORT COUNCIL TELSTRA ACCOUNT	-55.00
EFT23517	18/08/22	DE LAGE LANDEN PTY LTD	CRC PHOTOCOPIER LEASE AUGUST 2022	-557.70
EFT23518	17/08/22	DEPARTMENT OF TRANSPORT	DOT PAYMENTS TO 17/08/2022	-27591.40
EFT23519	24/08/22	WESTPAC BANKING CORPORATION	WAGES PPE 23.08.2022	-75207.78
EFT23520	24/08/22	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS	-25.90
EFT23521	24/08/22	IOU SOCIAL CLUB	PAYROLL DEDUCTIONS	-290.00
EFT23522	26/08/22	AVON WASTE		-11492.58
	31/07/22	AVON WASTE	JULY WASTE COLLECTION ACCOUNT	11208.52
	31/07/22	AVON WASTE	WONGAN HILLS RECREATION COMPLEX RUBBISH COLLECTION - SKIP BIN	284.06
EFT23523	26/08/22	DEPARTMENT OF FIRE & EMERGENCY SERVICES	ESL QUARTER 1 2022 - 2023	-28725.65
EFT23524	26/08/22	OFFICEWORKS BUSINESS DIRECT	STATIONERY ORDER	-211.58
EFT23525	26/08/22	BALLIDU CONTEMPORARY ARTS SOCIETY INCL BALLIDU HERITAGE CENTRE		-10500.00
	5/08/22	BALLIDU CONTEMPORARY ARTS SOCIETY INCL BALLIDU HERITAGE CENTRE	COUNCIL COMMUNITY SUBSIDY - BALLIDU CONTEMPORARY ARTS SOCIETY	2000.00
	5/08/22	BALLIDU CONTEMPORARY ARTS SOCIETY INCL BALLIDU HERITAGE CENTRE	COUNCIL COMMUNITY SUBSIDY - BALLIDU CONTEMPORARY ARTS SOCIETY (A/C PROJECT)	3000.00
	5/08/22	BALLIDU CONTEMPORARY ARTS SOCIETY INCL BALLIDU HERITAGE CENTRE	ANNUAL GRANT FOR BALLIDU CONTEMPORARY ARTS SOCIETY AND MANAGEMENT AGREEMENT FOR BALLIDU HERITAGE CENTRE	5500.00
EFT23526	26/08/22	BORAL CONSTRUCTION MATERIALS GROUP LIMITED	MANMANNING ROAD PRIMER SEAL @1.8L/M2 - 14MM LINKS TO PO 13090	-17398.23
EFT23527	26/08/22	IXOM OPERATIONS PTY LTD		-126.85
	31/07/22	IXOM OPERATIONS PTY LTD	CHLORINE SERVICE FEE - P&G	42.28
	31/07/22	IXOM OPERATIONS PTY LTD	CHLORINE SERVICE FEE - SWIMMING POOL	84.57
EFT23528	26/08/22	SUNNY SIGN COMPANY PTY LTD	WSFN - SIGNAGE	-316.80
EFT23529	26/08/22	SYNERGY		-2715.30
	10/08/22	SYNERGY	ELECTRICITY CONSUMPTION AND SERVICE CHARGE SWIMMING POOL	367.69
	10/08/22	SYNERGY	ELECTRICITY CONSUMPTION AND SERVICE CHARGE RECREATION COMPLEX	946.47
	10/08/22	SYNERGY	ELECTRICITY CONSUMPTIONAND SERVICE CHARGE CRC	621.60
	10/08/22	SYNERGY	ELECTRICITY CONSUMPTION AND SERVICE CHARGE MEDICAL CENTRE	779.54
EFT23530	26/08/22	GLENVAR PASTORAL CO.	GRAVEL SUPPLY FOR JULY 2022	-310.20
EFT23531	26/08/22	BALLIDU GREATER SPORTS COUNCIL	ANNUAL COMMUNITY EVENT SUBSIDY - BALLIDU SPORTS COUNCIL	-10361.00
EFT23532	26/08/22	ADVANCED AUTOLOGIC PTY LTD		-1690.00
	22/08/22	ADVANCED AUTOLOGIC PTY LTD	WINDOW CLEANER FOR PRIME MOVER	90.00
	22/08/22	ADVANCED AUTOLOGIC PTY LTD	BLUE HORIZON FOR MACKS AND FUSO	1600.00
EFT23533	26/08/22	WONGAN ARTS SOCIETY	ANNUAL COUNCIL DONATION/SUBSIDY - WONGAN ARTS SOCIETY 2022 - 2023	-3000.00
EFT23534	26/08/22	RURAL WATER COUNCIL OF WA INC	MEMBERSHIP SUBSCRIPTION 2022	-300.00
EFT23535	26/08/22	LGIS LIABILITY	MOTOR VEHICLE ADJUSTMENT FOR THE PROTECTION PERIOD 30/06/2021 TO 330/06/2022	-1027.65

Chq/EFT	Date	Name	Description	Amount
EFT23536	26/08/22	RBC RURAL		-2731.85
	18/08/22	RBC RURAL	PHOTOCOPIER METER READ FOR CRC AUGUST 2022	2179.62
	18/08/22	RBC RURAL	METER READ - ADMIN PHOTOCOPIER	552.23
EFT23537	26/08/22	SHANNON ABBOTT	CHECK START FAULT, REMOVE AND REPLACE. PRESSURE TEST A/C. REPLACE FAULTY ISOLATOR FOR MACK	-1728.05
EFT23538	26/08/22	TRUCK CENTRE (WA) PTY LTD	HOSE AND HOOD LATCH FOR TIP TRUCK	-473.72
EFT23539	26/08/22	CARROLL & RICHARDSON FLAGWORLD	ADMIN BUILDING - 2X FLAG ROPE KITS	-119.00
EFT23540	26/08/22	TOLL IPEC PTY LTD		-207.02
	31/07/22	TOLL IPEC PTY LTD	FREIGHT EX RBC RURAL	14.23
	31/07/22	TOLL IPEC PTY LTD	FREIGHTEX STRUCTERRE, FREIGHT EX MAXIPARTS	178.95
	15/08/22	TOLL IPEC PTY LTD	FREIGHT EX RBC RURAL	13.84
EFT23541	26/08/22	STRUCTERRE CONSULTING ENGINEERS	GRAVEL TESTING	-935.00
EFT23542	26/08/22	WONGAN HILLS GOLF CLUB INC.	CUSTOMER PAID CRC INVOICE TWICE AND HAS REQUESTED A REFUND	-190.00
EFT23543	26/08/22	KLEEN WEST DISTRIBUTORS		-783.42
	3/08/22	KLEEN WEST DISTRIBUTORS	CLEANING SUPPLIES FOR RAILWAY TOILETS, ADMIN, CRC, ALPHA AND BUNYIP PARKS	243.54
	17/08/22	KLEEN WEST DISTRIBUTORS	CLEANING SUPPLIES FOR MEDICAL CENTRE, ADMIN, RAILWAYS, DEPOT, COMMUNITY PARK, CIVIC CENTRE AND CRC	539.88
EFT23544	26/08/22	INDUSTRIAL AUTOMATION GROUP - WATERMAN IRRIGATION	11 MONTHS X 4 STANDPIPES ANNUAL FEE FOR SIM CARD AND SUPPORT, ANNUAL CLOUD SERVER ACCESS	-3298.90
EFT23545	26/08/22	TKB MECHANICAL	SUPPLY AND INSTALL WINDSCREEN - HILUX	-500.00
EFT23546	26/08/22	COERCO	50,000L WATER TANK	-9568.90
EFT23547	26/08/22	CHRIS WILDING	REIMBURSEMENT OF SWITCH FOR PSP1	-72.50
EFT23548	26/08/22	INTEGRATED ICT - A MARKET CREATIONS COMPANY		-848.32
	31/07/22	INTEGRATED ICT - A MARKET CREATIONS COMPANY	MANAGE BACKUP	720.72
	31/07/22	INTEGRATED ICT - A MARKET CREATIONS COMPANY	MICROSOFT 365 E3 / 1MO	127.60
EFT23549	26/08/22	NEWINS FAMILY TRUST T/AS STEPTOE AND WIFE SCRAP METAL RECYCLABLES	MANAGEMENT OF WONGAN HILLS WASTE FACILITY AUGUST 2022	-7791.63
EFT23551	26/08/22	NEXACU		-990.00
	18/08/22	NEXACU	EXCEL TRAINING ADVANCED - 1X STAFF	330.00
	22/08/22	NEXACU	EXCEL TRAINING ADVANCED - 2X STAFF	660.00
EFT23552	26/08/22	FIVE STAR BUSINESS & INNOVATION	CRC PHOTOCOPIER BILLING JULY/AUGUST	-477.59
EFT23553	26/08/22	DOWERIN REFRIGERATION & AIR CONDITIONING SERVICES		-2087.34
	17/08/22	DOWERIN REFRIGERATION & AIR CONDITIONING SERVICES	30 WANDOO CRES - AIR-CONDITIONER REPAIR ERROR MESSAGE	606.98
	17/08/22	DOWERIN REFRIGERATION & AIR CONDITIONING SERVICES	DEPOT WATER FOUNTAIN INSPECTED	1480.36
EFT23554	26/08/22	DEPT OF PLANNING, LANDS & HERITAGE	LEASE RENT FOR 1 MONTH DUE TO HOLDING OVER AS PER AGREEMENT 01/08/2022 - 31/08/2022	-45.84
EFT23555	26/08/22	AHA! CONSULTING	IAP2 ENGAGEMENT ESSENTIALS - 2X STAFF	-1140.00
EFT23556	26/08/22	CLINIPATH PATHOLOGY	PRE EMPLOYMENT DRUG AND ALCOHOL SCREEN FOR MICHAEL HENDERSON	-40.00
EFT23557	26/08/22	TOLL TRANSPORT PTY LTD	FREIGHT EX WA LIBRARY	-22.55
EFT23558	26/08/22	QPC GROUP	PRINTER CARTRIDGES - KYOCERA M5526CDW	-398.66
EFT23559	26/08/22	FSG RSP PTY LTD (FIELD SOLUTIONS)	INTERNET SUPPLY AUGUST 2022	-2076.75
EFT23560	26/08/22	NUSTEEL PATIOS & SHEDS	SUPPLY AND INSTALL OF SHED AT SHIRE DEPOT, WONGAN HILLS	-20106.00

Chq/EFT	Date	Name	Description	Amount
EFT23561	26/08/22	KATRINA FREE	GRATUITY PAYMENT - KATRINA FREE	-50.00
EFT23562	26/08/22	DULCIE RYDER	REIMBURSEMENT OF UNIFORM PURCHASE	-100.00
EFT23563	26/08/22	MAXIPARTS OPERATIONS PTY LTD		-873.70
	19/08/22	MAXIPARTS OPERATIONS PTY LTD	BRAKE HOSE, FREIGHT FEE	200.33
	22/08/22	MAXIPARTS OPERATIONS PTY LTD	AIR FILTER, ADAPTER AND COUPLING, COUPLING, COUPLING, OLIVE	673.37
EFT23564	26/08/22	STEELWRIST AUSTRALIA PTY LTD	MULTI/WOOD GRAPPLE MG25-S50 TO SUIT JCB 110W S50 PLUS FREIGHT	-13352.90
EFT23565	26/08/22	MJB INDUSTRIES PTY LTD	PIPES AND HEADWALLS FOR DOWERIN-KALANNIE ROAD	-91097.52
EFT23566	26/08/22	STATEWEST PLANNING		-1379.95
	24/06/22	STATEWEST PLANNING	DRAFT CONCEPT SKETCH FOR DANUBIN STREET	356.40
	24/06/22	STATEWEST PLANNING	REVIEW SUBDIVISION DESIGN FOR QUINLAN STREET SUBDIVISION	1023.55
EFT23567	26/08/22	NORTHAM OPTICAL	DEBTOR ACCOUNT 1031 HAS BEEN OVERPAID. CUSTOMER REQUESTING A REFUND	-320.00
EFT23568	26/08/22	BRICKMART (WA)	PAVING FOR THE NEW BOWLING GREEN	-19622.96
EFT23569	26/08/22	ENVIROCARE SYSTEMS	CADOUX PUBLIC TOILET - BABY CHANGE TABLE	-748.62
EFT23570	26/08/22	RODNEY FREE	GRATUITY PAYMENT - RODNEY FREE	-50.00
EFT23571	25/08/22	TELETRAC NAVMAN		-2643.41
	11/07/22	TELETRAC NAVMAN	DEINSTALL - REINSTALL NAVMAN	572.00
	5/08/22	TELETRAC NAVMAN	JULY ACCOUNT	2071.41
EFT23572	15/08/22	WESTPAC BANKING CORPORATION	JULY CREDIT CARD	-3838.80
EFT23574	31/08/22	DEPARTMENT OF TRANSPORT	DOT PAYMENTS TO 31/08/2022	-55640.05
EFT23575	26/08/22	JOHN STEPHEN CASEY	REIMBURSEMENT OF UNIFORM	-78.00
EFT23576	29/08/22	DEPARTMENT OF TRANSPORT	VEHICLE LICENCE TRANSFER FOR 2022 POLMAC 1TXY207	-19.40
DD11510.1	9/08/22	AWARE SUPER ACCUMULATION	PAYROLL DEDUCTIONS	-10320.20
DD11510.2	9/08/22	CBUS SUPER	PAYROLL DEDUCTIONS	-507.70
DD11510.3	9/08/22	AUSTRALIAN SUPER PTY LTD	SUPERANNUATION CONTRIBUTIONS	-177.69
DD11510.4	9/08/22	AIA AUSTRALIA PTY LTD	PAYROLL DEDUCTIONS	-518.98
DD11510.5	9/08/22	BT SUPER FOR LIFE	SUPERANNUATION CONTRIBUTIONS	-165.26
DD11510.6	9/08/22	COMMONWEALTH ESSENTIAL SUPER	PAYROLL DEDUCTIONS	-444.23
DD11510.7	9/08/22	REST SUPERANNUATION	PAYROLL DEDUCTIONS	-573.84
DD11510.8	9/08/22	COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	SUPERANNUATION CONTRIBUTIONS	-211.38
DD11510.9	9/08/22	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	-1095.87
DD11531.1	23/08/22	AWARE SUPER ACCUMULATION	PAYROLL DEDUCTIONS	-10044.87
DD11531.2	23/08/22	AUSTRALIAN SUPER PTY LTD	SUPERANNUATION CONTRIBUTIONS	-175.90
DD11531.3	23/08/22	AIA AUSTRALIA PTY LTD	PAYROLL DEDUCTIONS	-518.98
DD11531.4	23/08/22	BT SUPER FOR LIFE	SUPERANNUATION CONTRIBUTIONS	-165.26
DD11531.5	23/08/22	COMMONWEALTH ESSENTIAL SUPER	PAYROLL DEDUCTIONS	-444.23
DD11531.6	23/08/22	COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	SUPERANNUATION CONTRIBUTIONS	-211.38
DD11531.7	23/08/22	REST SUPERANNUATION	PAYROLL DEDUCTIONS	-579.22
DD11531.8	23/08/22	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	-1036.91
DD11531.9	23/08/22	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	-1034.01
DD11510.10	9/08/22	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	-1060.16
DD11510.11	9/08/22	HESTA SUPER FUND	SUPERANNUATION CONTRIBUTIONS	-543.27

Chq/EFT	Date	Name	Description	Amount
DD11510.12	9/08/22	AMP SUPERANNUATION LTD.	SUPERANNUATION CONTRIBUTIONS	-304.07
DD11510.13	9/08/22	HOSTPLUS SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	-63.05
DD11510.14	9/08/22	ING SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	-13.28
DD11531.10	23/08/22	HESTA SUPER FUND	SUPERANNUATION CONTRIBUTIONS	-531.89
DD11531.11	23/08/22	CBUS SUPER	SUPERANNUATION CONTRIBUTIONS	-507.70
DD11531.12	23/08/22	AMP SUPERANNUATION LTD.	SUPERANNUATION CONTRIBUTIONS	-287.91
DD11531.13	23/08/22	HOSTPLUS SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	-63.05
				\$870,886.69
			Trust Bank	\$ -
			Total	\$870,886.69
			Recoverable	\$ (4,955.85)
			Partially Recoverable	\$ (1,089.88)

9.2.2 FINANCIAL REPORTS FOR AUGUST 2022

FILE REFERENCE:	F1.4
REPORT DATE:	16 September 2022
APPLICANT/PROPONENT:	N/A
OFFICER DISCLOSURE OF INTEREST:	Nil
PREVIOUS MEETING REFERENCES:	Nil
AUTHOR:	Sam Dolzadelli - Deputy Chief Executive Officer
ATTACHMENTS:	9.2.2 Financial Reports

PURPOSE OF REPORT:

The purpose of this report is to present to Council the Monthly Financial Report (containing the Statement of Financial Activity by Nature or Type) for the month ended 31 August 2022. The Capital Works report has been incorporated into this.

BACKGROUND:

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

The State Government has recently amended regulation 34 of the *Local Government (Financial Management) Regulations 1996* to require the Statement of Financial Activity to be presented according to nature or type classification.

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

Statement of Financial Activity Report

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

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

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

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

Regulation 34(3) - The information in a statement of financial activity must be shown according to nature or type classification.

Regulation 34(5) - Each financial year a local government is to adopt a percentage or value, calculation in accordance with AAS5, to be used in statements of financial activity for reporting material variances.

POLICY REQUIREMENTS:

Council Policy 4.8 - Monthly Financial Reporting Requirements.

LEGISLATIVE REQUIREMENTS:

- *Local Government Act 1995*
- Local Government (Financial Management) Regulations 1996
- Expenditure from the municipal fund not included in the Annual Budget must be authorised in advance by an absolute majority decision of Council pursuant to section 6.8 of the *Local Government Act 1995*

STRATEGIC IMPLICATIONS:

There are no Strategic Implications relating to this item.

SUSTAINABILITY IMPLICATIONS:

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

FINANCIAL IMPLICATIONS:

Material variances are disclosed in the Statement of Financial Activity.

As part of the adopted 2022/23 Budget, Council adopted the following thresholds as levels of material variances for financial reporting.

In accordance with regulation 34 (5) of the Local Government (Financial Management) Regulations 1996, and AASB 1031 Materiality, the level to be used in statements of financial activity in 2022/23 for reporting material variances shall be:

- (a) 10% of the amended budget; or
- (b) \$10,000 of the amended budget.

whichever is greater. In addition, that the material variance limit be applied to total revenue and expenditure for each Nature and Type classification and capital income and expenditure in the Statement of Financial Activity.

The financial reports for the period ending 31 August 2022 are attached to the Council Agenda.

COMMENT:

This report presents the Statement of Financial Activity by nature or type for the period ended 31 August 2022.

The following is a summary of the headline numbers from the attached report, and explanations for variances is provided in note 1 of the report.

	Original Budget	YTD Budget	YTD Actuals – August 2022
Opening Surplus	2,501,372	2,643,589	2,623,543
Operating Revenue	5,055,069	3,900,660	3,943,265
Operating Expenditure	(6,906,402)	(1,387,293)	(1,067,981)
Capital Expenditure	(8,087,837)	(1,378,630)	(482,480)
Capital Income	5,288,910	0	4,281
Financing Activities	(302,711)	25,924	(18,930)
Non-cash items	2,451,599	419,984	12,389
Closing Surplus/(Deficit)	0	4,224,234	5,051,947

- Rates notices were issued with an effective issuance date of 25 July 2022. As at 31 August, the Shire had received \$2,395,329 in cashflows as well as \$125,852 worth of prepaid rates being recognised as income. Due date for payment in full or first instalment was 29 August 2022. As at 31 August 2022, the gross outstanding rates amount (including arrears, legal charges and interest) is **\$1,014,009**, of this amount \$31,729 is made up of deferred rates.
- The capital works program is yet to significantly commence as at 31 August, with \$482,480 in actual expenditure against an current budget of \$8,320,087, representing 5.8% of the budgeted works.

Budget amendments

Council is requested to approve the following amendments to the 2022/23 annual budget, with explanations provided in the table below.

Account No.	Description	Adopted Budget	Proposed amended budget	Variance Increase/(Decrease) in funding position	Comment
05100	Operating grants – ESL operating grant	\$40,000	\$48,206	\$8,206	Received approved grant funding confirmation after budget adoption.
05000 (VBF1)	Materials and contracts – ESL Fire Control Opex	(\$41,353)	(\$54,993)	(\$13,640)	Increase expenditure budget to match increase in grant funds, as well as purchase of 2x weather stations (funded from brigade trust monies)
14988	Other Revenue – Receipt of trust monies to municipal fund	\$0	\$5,434	\$5,434	Budget for income to transfer trust monies from brigades as approved for weather stations.
13205	Materials and contracts – Area Promotion	(\$0)	(\$14,000)	(\$14,000)	New budget item for professional production of district promotional video.
01993	Transfer to Building Asset Management Reserve	(\$447,072)	(\$440,072)	\$7,000	Reduce surplus transfer from prior budget amendments to fund above new budget item
01975	Transfer to Special Projects Reserve	(\$459,284)	(\$452,284)	\$7,000	See above
Change in net current assets (funding position)				\$0	

VOTING REQUIREMENTS: Absolute majority is required under section 6.8 of the *Local Government Act 1995* for authorisation of expenditure not included in the adopted annual budget.

ABSOLUTE MAJORITY REQUIRED: Yes (budget amendments).

OFFICER RECOMMENDATION:

That Council: -

1. RECEIVES the Monthly Financial Report (containing the Statement of Financial Activity by nature or type) for the month ended 31 August 2022, as presented as attachment 1 to this report.
2. NOTES the unrestricted municipal surplus of \$5,051,947 for the month ended 31 August 2022.
3. Pursuant to section 6.8 of the *Local Government Act 1995*, APPROVE the following schedule of budget amendments resulting in a nil change in net current assets as at 30 June 2023:

Account No.	Description	Adopted Budget	Proposed amended budget	Variance Increase/(Decrease) in funding position	Comment
05100	Operating grants – ESL operating grant	\$40,000	\$48,206	\$8,206	Received approved grant funding confirmation after budget adoption.
05000 (VBF1)	Materials and contracts – ESL Fire Control Opex	(\$41,353)	(\$54,993)	(\$13,640)	Increase expenditure budget to match increase in grant funds, as well as purchase of 2x weather stations (funded from brigade trust monies)
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13205	Materials and contracts – Area Promotion	(\$0)	(\$14,000)	(\$14,000)	New budget item for professional production of district promotional video.
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01975	Transfer to Special Projects Reserve	(\$459,284)	(\$452,284)	\$7,000	See above
Change in net current assets (funding position)				\$0	

REQUIRES ABSOLUTE MAJORITY

SHIRE OF WONGAN-BALLIDU
STATEMENT OF FINANCIAL ACTIVITY (N&T) FOR 31 AUGUST 2022

	Approved Budget 2022-2023	Current Budget 2022-2023	YTD Budget	YTD Actual	Variance Over or Under	10%
Opening Funding Surplus/(Deficit)	2,501,372	2,643,589	2,643,589	2,623,543		
INCOME						
Rates	3,195,567	3,195,567	3,195,567	3,194,973	0.0%	✓
Operating grants, subsidies and contributions	892,474	1,139,967	424,733	457,048	(7.6%)	✓
Fees and charges	677,560	677,560	251,480	251,443	0.0%	✓
Other Revenue	128,550	128,550	21,412	22,166	(3.5%)	✓
Interest	44,824	44,824	7,468	17,635	(136.1%)	x
Profit on sale of Assets	116,094	116,094	0	0	0.0%	✓
a: TOTAL INCOME	5,055,069	5,302,562	3,900,660	3,943,265		
OPERATING EXPENSES						
Employee Costs	(2,276,849)	(2,276,848)	(405,652)	(433,173)	(6.8%)	✓
Materials & Contracts	(1,003,491)	(1,016,490)	(269,408)	(329,437)	(22.3%)	x
Utilities (Gas, Electricity) etc.	(393,557)	(393,556)	(65,418)	(55,354)	15.4%	x
Interest	(45,324)	(45,324)	(7,552)	4,216	155.8%	x
Insurance	(269,167)	(269,167)	(117,667)	(144,951)	(23.2%)	x
Other General	(350,321)	(344,321)	(101,612)	(96,893)	4.6%	✓
Loss on Asset Disposals	(47,523)	(47,523)	0	(12,389)	0.0%	✓
Depreciation	(2,520,170)	(2,520,170)	(419,984)	0	100.0%	x
b: TOTAL OPERATING EXPENSES	(6,906,402)	(6,913,399)	(1,387,293)	(1,067,981)		
Operating activities excluded from budget						
Add back Depreciation	2,520,170	2,520,170	419,984	0		
Adjust (Profit)/Loss on Asset Disposal	(68,571)	(68,571)	0	12,389		
	2,451,599	2,451,599	419,984	12,389		
Amount attributable to operating activities	600,266	840,762	2,933,351	2,887,673		
INVESTING ACTIVITIES						
Non-Operating grants, subsidies and contributions	4,881,339	5,004,306	0	0	0.0%	✓
Proceeds from disposal of assets	407,571	407,571	0	4,281	0.0%	✓
TOTAL CAPITAL INCOME	5,288,910	5,411,877	0	4,281		
Capex - Land & Buildings	(1,806,660)	(1,806,660)	(301,092)	(130,491)	56.7%	x
Capex - Furniture & Equipment	(180,000)	(180,000)	(30,000)	(23,143)	22.9%	x
Capex - Motor Vehicles	(224,000)	(224,000)	(37,330)	0	100.0%	x
Capex - Plant	(865,570)	(913,370)	(144,258)	(12,139)	91.6%	x
Capex - Infrastructure - Other	(407,332)	(407,332)	(67,884)	(63,909)	5.9%	✓
Capex - Infrastructure - Roads	(4,448,485)	(4,632,935)	(772,104)	(252,693)	67.3%	x
Capex - Infrastructure - Footpaths	(155,790)	(155,790)	(25,962)	(105)	99.6%	x
TOTAL CAPITAL EXPENDITURE	(8,087,837)	(8,320,087)	(1,378,630)	(482,480)		
Amount attributable to investing activities	(2,798,927)	(2,908,210)	(1,378,630)	(478,199)		
FINANCING ACTIVITIES						
Transfer from reserves	1,441,320	1,489,120	0	0	0.0%	✓
Transfer to reserves	(1,658,384)	(1,972,529)	0	(6,873)	0.0%	✓
Lease liabilities principal repayments	0	(7,082)	(1,180)	(1,180)	0.0%	✓
Net Movement in LSL Reserve					0.0%	✓
LSL Provision in reserves					0.0%	✓
Loan principal repayment	(116,527)	(135,566)	(5,146)	(5,226)	(1.6%)	✓
SSL Principal Reimbursements	30,880	49,916	32,250	32,209	0.1%	✓
Amount attributable to financing activities	(302,711)	(576,141)	25,924	18,930		
CLOSING SURPLUS / (DEFICIT)	0	0	4,224,234	5,051,947		
** This sheet illustrates the variance analysis. For variance explanation refer to applicable note.			Key	Within budget tolerance of 10%	✓	
				Over budget tolerance of 10%	x	
				Under budget tolerance of 10%	⊕	

Shire of Wongan-Ballidu
Variance Report 31 August 2022

The Local Government (Financial Management) Regulations 1996 require that financial statements are presented monthly to council. Council has adopted 10% as its threshold for line items on the nature or type report shown on page 1. This report uses a traffic light system to flag those items that are within tolerance and others that fall out of the range. Variances are calculated using a comparison of year to date actual against year to date budget. It needs also to be noted that the early months of the financial year are a period when variance percentages are volatile and extremely sensitive to small movements in actual income and expense.

Code	Variance Actual to YTD Budget	Variance reason	Report Section	Comments
Operating Income				
✓	(594)	Within Threshold	Rates	Within Council variance reporting threshold.
✓	32,315	Within Threshold	Operating grants, subsidies and contributions	Within Council variance reporting threshold.
✓	(37)	Within Threshold	Fees and charges	Within Council variance reporting threshold.
✓	754	Within Threshold	Other Revenue	Within Council variance reporting threshold.
x	10,167	Permanent	Interest	Favourable - Banks have passed on the increase in interest rates by the RBA to curb inflation. The Shire's cash deposit investment account interest and reserves interest will be higher than the budget. Additional municipal interest can be allocated during budget review.
✓	0	Within Threshold	Profit on sale of Assets	Within Council variance reporting threshold.
Operating Expenditure				
✓	(27,521)	Within Threshold	Employee Costs	Within Council variance reporting threshold.
x	(60,029)	Timing	Materials & Contracts	Unfavourable - Timing variance. Fuel tracking over budget (\$20k), monitor and re-assess at budget review. POC under-allocated (\$35k).
x	10,064	Timing	Utilities (Gas, Electricity) etc.	Favourable
x	11,768	Timing	Interest	Favourable
x	(27,284)	Timing	Insurance	Unfavourable - Timing variance. Second instalments to be paid in September. Some insurance premiums are paid in a single instalment and others over two instalments. \$10k insurance works not budgeted for, offset by insurance claim reimbursements.
✓	4,719	Within Threshold	Other General	Within Council variance reporting threshold.
✓	(12,389)	Within Threshold	Loss on Asset Disposals	Within Council variance reporting threshold.
x	419,984	Timing	Depreciation	Depreciation has not been processed in the system, as the asset register is to be audited for end of financial year.
Investing				
✓	0	Within Threshold	Non-Operating grants, subsidies and contributions	Within Council variance reporting threshold.
✓	4,281	Within Threshold	Proceeds from disposal of assets	Within Council variance reporting threshold.
x	170,601	Timing	Capex - Land & Buildings	Capital works program yet to substantially commence. See Capital Works Report.
x	6,857	Timing	Capex - Furniture & Equipment	Capital works program yet to substantially commence. See Capital Works Report.
x	37,330	Timing	Capex - Motor Vehicles	Capital works program yet to substantially commence. See Capital Works Report.
x	132,119	Timing	Capex - Plant	Capital works program yet to substantially commence. See Capital Works Report.
✓	3,975	Within Threshold	Capex - Infrastructure - Other	Within Council variance reporting threshold.
x	519,411	Timing	Capex - Infrastructure - Roads	Capital works program yet to substantially commence. See Capital Works Report.
x	25,857	Timing	Capex - Infrastructure - Footpaths	Capital works program yet to substantially commence. See Capital Works Report.
Financing				
✓	0	Within Threshold	Transfer from reserves	Within Council variance reporting threshold.
✓	(6,873)	Within Threshold	Transfer to reserves	Within Council variance reporting threshold.
✓	0	Within Threshold	Lease liabilities principal repayments	Within Council variance reporting threshold.
✓	(80)	Within Threshold	Loan principal repayment	Within Council variance reporting threshold.
✓	(41)	Within Threshold	SSL Principal Reimbursements	Within Council variance reporting threshold.

SHIRE OF WONGAN-BALLIDU
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2022

Note 2: Net Current Funding Position

	Positive=Surplus (Negative=Deficit)		
	Budget	Actual	Current
	Last Years Closing 30 June 2022	Last Years Closing 30 June 2022	31 August 2022
	Note	\$	\$
Current Assets			
Cash Unrestricted		3,017,114	3,017,367
Cash Restricted - Reserves		2,626,886	2,626,885
Receivables - Rates		136,174	136,174
Receivables - Other		807,720	868,352
Receivables - ATO		93,714	93,714
Inventories		47,828	47,828
		6,729,436	6,790,320
Less: Current Liabilities			
Payables		(270,689)	(348,218)
Payables - ATO		(118,837)	(132,007)
Contract Liabilities - Unspent grants		(853,587)	(701,602)
Provisions		(399,907)	(399,907)
		(1,643,020)	(1,581,734)
Less: Restricted Cash - Reserves		(2,626,886)	(2,626,885)
Add: Liabilities funded by restricted cash		41,842	41,842
Less: Trust Interfund Transfer Account		(2,585,044)	(2,585,043)
		(2,585,044)	(2,585,043)
Net Current Funding Position		2,501,372	2,623,543
			5,051,947

SHIRE OF WONGAN-BALLIDU
ANALYSIS OF DISPOSED ASSETS AS AT 31 AUGUST 2022

Asset No	Budget Net Book Value	Current Budget Sale Proceeds	Budget (Profit) / Loss	Actual Net Book Value	Actual Sale Proceeds	Actual (Profit) / Loss
Land & Buildings						
Lot 251 Ballidu (CBH)	21,571	21,571	-			-
Motor Vehicles						
Toyota Landcruiser (CEO)	8,736	100,000	(91,264)			-
Toyota Fortuner (DCEO)	30,103	28,000	2,103			-
Mazda 3 (Admin Shared)	10,000	13,000	(3,000)			-
Grader Ute (PUT73)	13,916	7,500	6,416			-
Works Ute (PUT72)	9,080	7,500	1,580			-
Plant & Equipment						
Mack Truck (PTK33)	123,630	85,000	38,630			-
Semi Water Tanker (PTRL26)	158,973	55,000	103,973			-
Multi-tyred roller (PROL14)	81,594	60,000	21,594			-
Dual Tip Pig Trailer (PTRL20)	9,986	15,000	(5,014)			-
Dual Tip Pig Trailer (PTRL23)	20,045	15,000	5,045			-
Multi-tyred roller (PROL10)	-	-	-	16,670	4,281	12,389
TOTAL	487,634	407,571	80,063	16,670	4,281	12,389
By Program						
Governance						
Toyota Landcruiser (CEO)	8,736	100,000	(91,264)			-
Toyota Fortuner (DCEO)	30,103	28,000	2,103			-
Mazda 3 (Admin Shared)	10,000	13,000	(3,000)	-	-	-
Transport						
Grader Ute (PUT73)	13,916	7,500	6,416			-
Works Ute (PUT72)	9,080	7,500	1,580			-
Mack Truck (PTK33)	123,630	85,000	38,630			-
Semi Water Tanker (PTRL26)	158,973	55,000	103,973			-
Multi-tyred roller (PROL14)	81,594	60,000	21,594			-
Multi-tyred roller (PROL10)	-	-	-	16,670	4,281	12,389
Other Property & Services						
Dual Tip Pig Trailer (PTRL20)	9,986	15,000	(5,014)	-	-	-
Dual Tip Pig Trailer (PTRL23)	20,045	15,000	5,045	-	-	-
Lot 251 Ballidu (CBH)	21,571	21,571	-	-	-	-
				-	-	-
				-	-	-
				-	-	-
TOTAL	487,634	407,571	80,063	16,670	4,281	12,389

Motor Vehicle and Plant & Equipment Change Over	Current Budget Purchase Price	Current Budget Sale	Current Change-Over Budget	Actual Purchase	Actual Sale	Change-Over
Motor Vehicles						
Toyota Landcruiser (CEO)	74,000	100,000	(26,000)			-
Toyota Fortuner (DCEO)	52,000	28,000	24,000			-
Mazda 3 (Admin Shared)	28,000	13,000	15,000			-
Grader Ute (PUT73)	35,000	7,500	27,500			-
Works Ute (PUT72)	35,000	7,500	27,500			-
Sub-total	224,000	156,000	68,000			-
Plant & Equipment						
Mack Truck (PTK33)	320,000	85,000	235,000			-
Semi Water Tanker (PTRL26)	160,000	55,000	105,000			-
Multi-tyred roller (PROL14)	190,000	60,000	130,000			-
Dual Tip Pig Trailer (PTRL20)	75,000	15,000	60,000			-
Dual Tip Pig Trailer (PTRL23)	75,000	15,000	60,000			-
						-
Sub-total	820,000	230,000	590,000			-
	1,044,000	386,000	658,000	-	-	-

SHIRE OF WONGAN - BALLIDU
REPORT ON BORROWINGS AS AT 31 AUGUST 2022

Existing Loans * Denotes (SSL) Self Supporting Loan

Loan No.	Particulars	Recipient	Maturity Date	Proposed Borrowings	Amount Borrowed	Loan Principal Paid in Aug 22	Accrued Int. Due	YTD Interest Paid	Loan Balance @ 30 June 2022	Refinancing	Principal Repayments YTD	Loan Balance @ 31 Aug 22
147	Aged Persons	Ninan House*	Jul-2022		100,000	(5,226)	-	(25)	5,226	-	(5,226)	0
151A	Aged Persons	Ninan House*	Oct-2032		300,000	-	-	-	226,390	-	-	226,390
152	Co-Location Construction	Shire	Dec-2039		2,000,000	-	-	-	1,792,383	-	-	1,792,383
153	Wongan Hills Community Store	Wongan Hills Community Store	Jul-2025		40,000	-	-	-	28,136	-	-	28,136
TOTAL EXISTING LOANS					2,440,000	(5,226)		(25)	2,052,135		(5,226)	2,046,909

Shire Loan Summary
Self Supporting Loan Summary

-	2,000,000	-	-	1,792,383	-	1,792,383
-	440,000	(5,226)	-	259,752	-	254,526

Current loan liability
Non current liability
Total Loan Liability





Loan Balance @ 31 Aug 22	SSL	Shire	Total
(111,301)	(25,651)	(85,650)	(111,301)
(1,935,608)	(228,875)	(1,706,733)	(1,935,608)
(2,046,909)	(254,526)	(1,792,383)	(2,046,909)

SHIRE OF WONGAN - BALLIDU															
ANALYSIS OF RESERVE ACCOUNTS AS AT 31 AUGUST 2022															
Reserve Description	GL Acct.	ADOPTED FULL YEAR'S BUDGET						CURRENT FULL YEAR'S BUDGET				ACTUAL YTD AT 31 AUGUST 2022			
		Budget Opening Balance	Actual Opening Balance	Interest Earned	Transfer to Reserve	Transfer from Reserve	EOY Balance	Transfer in / Interest	Transfer to Reserve	Transfer from Reserve	EOY Balance	Interest Earned	Transfer to Reserve	Transfer from Reserve	Actual Balance
Long Service Leave Reserve	01935	41,842	41,842	-	-	-	41,842	-	-	-	41,842	-	-	-	41,842
Community Resource Centre Reserve	01989	37,439	37,439	-	-	-	37,439	-	-	-	37,439	-	-	-	37,439
Depot Improvement Reserve	01940	10,572	10,572	-	-	-	10,572	-	-	-	10,572	-	-	-	10,572
Historical Publications Reserve	01965	7,126	7,126	-	-	-	7,126	-	-	-	7,126	-	-	-	7,126
Housing Reserve	01955	363,162	363,162	-	17,682	(200,000)	180,844	-	17,682	(200,000)	180,844	-	-	-	363,162
Special Projects Reserve	01975	361,818	361,818	4,000	402,211	(30,000)	734,029	4,000	459,284	(30,000)	791,102	6,873	-	-	368,691
Patterson Street JV Housing Reserve	01988	54,357	54,357	-	5,000	-	59,357	-	5,000	-	59,357	-	-	-	54,357
Plant Reserve	01945	846,642	846,642	-	808,491	(728,570)	926,563	-	808,491	(776,370)	878,763	-	-	-	846,642
Quinlan Street JV Housing Reserve	01987	54,915	54,915	-	5,000	-	59,915	-	5,000	-	59,915	-	-	-	54,915
Stickland JV Housing Reserve	01986	58,582	58,582	-	5,000	-	63,582	-	5,000	-	63,582	-	-	-	58,582
Swimming Pool Reserve	01970	64,155	64,155	-	20,000	(49,000)	35,155	-	220,000	(49,000)	235,155	-	-	-	64,155
Waste Management Reserve	01920	55,366	55,366	-	5,000	-	60,366	-	5,000	-	60,366	-	-	-	55,366
Sporting Co-Location Reserve	01990	568,910	568,910	-	-	(331,750)	237,160	-	-	(331,750)	237,160	-	-	-	568,910
IT Replacement Reserve	01992	102,000	102,000	-	-	(102,000)	-	-	-	(102,000)	-	-	-	-	102,000
Building Asset Management Reserve	01993	-	-	-	390,000	-	390,000	-	447,072	-	447,072	-	-	-	-
TOTALS		2,626,886	2,626,886	4,000	1,658,384	(1,441,320)	2,843,950	4,000	1,972,529	(1,489,120)	3,110,295	6,873	-	-	2,633,758

SHIRE OF WONGAN-BALLIDU - CAPITAL WORKS REPORT - 31 AUGUST 2022

COA	Description	Budget				Variance	Indicator	Completion %	Asset Class
		Original Budget	Amendments	Current Budget	YTD Actual				
04250	Administration Building (Buildings) - CAPEX	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00		0%	Land & Buildings
04252	Computer Software (F&E) - CAPEX	\$180,000.00	\$0.00	\$180,000.00	\$23,142.50	\$156,857.50		13%	Furniture & Equipment
04255	CEO Vehicle (MV) - CAPEX	\$74,000.00	\$0.00	\$74,000.00	\$0.00	\$74,000.00		0%	Motor Vehicles
04256	DCEO Vehicle (MV) - CAPEX	\$52,000.00	\$0.00	\$52,000.00	\$0.00	\$52,000.00		0%	Motor Vehicles
04258	Administration Pool Vehicle	\$28,000.00	\$0.00	\$28,000.00	\$0.00	\$28,000.00		0%	Motor Vehicles
04260	Executive Housing (Buildings) - CAPEX	\$10,435.00	\$0.00	\$10,435.00	\$0.00	\$10,435.00		0%	Land & Buildings
06010	Cadoux Rec Centre (Buildings) - CAPEX	\$15,500.00	\$0.00	\$15,500.00	\$1,310.70	\$14,189.30		8%	Land & Buildings
06415	CRC Capital Expense (Buildings) - CAPEX	\$11,000.00	\$0.00	\$11,000.00	\$0.00	\$11,000.00		0%	Land & Buildings
07627	Wongan Hills Medical Centre (Buildings) - CAPEX	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00		0%	Land & Buildings
10808	Cemetery WH Capex (Infras Other) - CAPEX	\$22,280.00	\$0.00	\$22,280.00	\$0.00	\$22,280.00		0%	Other Infrastructure
10815	WH Community Park Toilets (Buildings)- CAPEX	\$11,870.00	\$0.00	\$11,870.00	\$0.00	\$11,870.00		0%	Land & Buildings
10830	Railway Centre Toilets (Buildings)- CAPEX	\$240,000.00	\$0.00	\$240,000.00	\$0.00	\$240,000.00		0%	Land & Buildings
10840	Street Furniture (Infras Other)- CAPEX	\$14,247.00	\$0.00	\$14,247.00	\$0.00	\$14,247.00		0%	Other Infrastructure
11021	Wongan Hills Civic Centre (Buildings) - CAPEX	\$11,817.00	\$0.00	\$11,817.00	\$0.00	\$11,817.00		0%	Land & Buildings
11022	Burakin Hall (Buildings) - CAPEX	\$4,544.00	\$0.00	\$4,544.00	\$0.00	\$4,544.00		0%	Land & Buildings
11030	Community Park WH (Infras Other)- CAPEX	\$25,000.00	\$0.00	\$25,000.00	\$0.00	\$25,000.00		0%	Other Infrastructure
11210	WH Swimming Pool (Buildings) - CAPEX	\$160,042.00	\$0.00	\$160,042.00	\$0.00	\$160,042.00		0%	Land & Buildings
11480	Utility Parks & Gardens - CAPEX	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			Plant
11610	Radio & Television Tower (Buildings) - CAPEX	\$33,785.00	\$0.00	\$33,785.00	\$0.00	\$33,785.00		0%	Land & Buildings
11612	Purchase of land (Lot 251 Ballidu) (CAPEX)	\$21,571.00	\$0.00	\$21,571.00	\$0.00	\$21,571.00		0%	Land & Buildings
11620	W.H. Recreation Complex (Buildings) - CAPEX	\$923,436.00	\$0.00	\$923,436.00	\$110,901.76	\$812,534.24		12%	Land & Buildings
11621	Ballidu Sports Complex (Buildings) - CAPEX	\$9,800.00	\$0.00	\$9,800.00	\$0.00	\$9,800.00		0%	Land & Buildings
11622	Economic Stimulus Project	\$160,000.00	\$0.00	\$160,000.00	\$0.00	\$160,000.00		0%	Other Infrastructure
12080	Depot Bldg. Capital (Buildings) - CAPEX	\$46,643.00	\$0.00	\$46,643.00	\$18,278.18	\$28,364.82		39%	Land & Buildings
12610	Mack Truck - CAPEX	\$320,000.00	\$0.00	\$320,000.00	\$0.00	\$320,000.00		0%	Plant
12615	Rollers (P&E) - CAPEX	\$190,000.00	\$0.00	\$190,000.00	\$0.00	\$190,000.00		0%	Plant
12618	Water & Fuel Tankers - CAPEX	\$160,000.00	\$0.00	\$160,000.00	\$0.00	\$160,000.00		0%	Plant
12623	Backhoe	\$0.00	\$47,800.00	\$47,800.00	\$0.00	\$0.00		0%	Plant
12629	Sundry Plant and Equipment (CAPEX)	\$45,570.00	\$0.00	\$45,570.00	\$12,139.00	\$33,431.00		27%	Plant
12631	Dual Pig Trailer- P & E (CAPEX)	\$150,000.00	\$0.00	\$150,000.00	\$0.00	\$150,000.00		0%	Plant
13610	Museum - CAPEX	\$52,217.00	\$0.00	\$52,217.00	\$0.00	\$52,217.00		0%	Land & Buildings
14414	14 Ellis Street - CAPEX	\$34,000.00	\$0.00	\$34,000.00	\$0.00	\$34,000.00		0%	Land & Buildings
14418	Grader Utility (Motor Vehicles) - CAPEX	\$35,000.00	\$0.00	\$35,000.00	\$0.00	\$35,000.00		0%	Motor Vehicles
14419	Construction Utility - CAPEX	\$35,000.00	\$0.00	\$35,000.00	\$0.00	\$35,000.00		0%	Motor Vehicles
14841	Purchase of Old School Oval (CAPEX)	\$200,000.00	\$0.00	\$200,000.00	\$0.00	\$200,000.00		0%	Land & Buildings
14881	Wongan Hills Airport (Infr Other)	\$160,805.00	\$0.00	\$160,805.00	\$63,909.48	\$96,895.52		40%	Other Infrastructure
14932	Gravel Pit Assessments - Capex	\$25,000.00	\$0.00	\$25,000.00	\$0.00	\$25,000.00		0%	Other Infrastructure
AROAD	RRG Funded Capital Roadworks (Infras Roads)	\$1,040,090.00	\$184,450.00	\$1,224,540.00	\$14,299.26	\$1,025,790.74		1%	Roads
BROAD	R2R Funded Capital Roadworks (Infras Roads)	\$476,893.00	\$0.00	\$476,893.00	\$16,692.83	\$460,200.17		4%	Roads
DROAD	Own Funded Capital Footpaths (Infras footpaths)	\$155,790.00	\$0.00	\$155,790.00	\$105.04	\$155,684.96		0%	Footpaths
EROAD	Own Funded Capital Roadworks (Infras Roads)	\$123,723.00	\$0.00	\$123,723.00	\$10,425.36	\$113,297.64		8%	Roads
GROAD	Wheatbelt Secondary Freight Network Roadworks (Infra Roads)	\$2,807,779.00	\$0.00	\$2,807,779.00	\$211,275.17	\$2,596,503.83		8%	Roads
		\$8,087,837.00	\$232,250.00	\$8,320,087.00	\$482,479.28	\$7,605,357.72		6%	

	Budget				Variance	Indicator	Completion %
	Original Budget	Amendments	Current Budget	YTD Actual			
Land & Buildings	\$1,806,660.00	\$0.00	\$1,806,660.00	\$130,491.00	\$1,676,169.00		7%
Furniture & Equipment	\$180,000.00	\$0.00	\$180,000.00	\$23,143.00	\$156,857.00		13%
Motor Vehicles	\$224,000.00	\$0.00	\$224,000.00	\$0.00	\$224,000.00		0%
Plant	\$865,570.00	\$47,800.00	\$913,370.00	\$12,139.00	\$901,231.00		1%
Other Infrastructure	\$407,332.00	\$0.00	\$407,332.00	\$63,909.00	\$343,423.00		16%
Roads	\$4,448,485.00	\$184,450.00	\$4,632,935.00	\$252,693.00	\$4,380,242.00		5%
Footpaths	\$155,790.00	\$0.00	\$155,790.00	\$105.00	\$155,685.00		0%
	\$8,087,837.00	\$232,250.00	\$8,320,087.00	\$482,480.00	\$7,837,607.00		6%

Total Actual < Current Budget 
 No Current Budget 
 No YTD Actual 
 Total Actual > Current Budget 

SHIRE OF WONGAN - BALLIDU
INVESTMENT REPORT FOR 31 AUGUST 2022

MUNICIPAL INVESTMENTS

Matured Municipal Investments

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

Current Municipal Investments

Invest No.	Name	Maturity	From	To	Days	Interest Rate	Opening Investment	Transfers in/out	YTD Interest	Closing Balance	Interest Realised
036-177 160485	Westpac Online Saver Account		1/07/2022				\$ 2,820,469.83	\$ 1,250,000.00	\$ 1,607.20	\$ 4,072,077.03	\$ 1,607.20
Total of current municipal investments							\$ 2,820,469.83	\$ 1,250,000.00	\$ 1,607.20	\$ 4,072,077.03	\$ 1,607.20

RESERVE INVESTMENTS

Matured Reserve Investments

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

Current Reserve Investments

Invest No.	Name	Maturity	From	To	Days	Interest Rate	Opening Investment	Transfers in/out	YTD Interest	Closing Balance	Interest Realised
036-177 160629	Westpac Reserve Saver		1-Jul-22				\$ 2,626,884.87	\$ -	\$ 6,873.20	\$ 2,633,758.07	\$ 6,873.20
Total of reserve investments and cash							\$ 2,626,884.87	\$ -	\$ 6,873.20	\$ 2,633,758.07	\$ 6,873.20

Total of matured municipal and reserve investment							\$ -	\$ -	\$ -	\$ -	\$ -
Total of current municipal and reserve investment and cash							\$ 5,447,354.70	\$ 1,250,000.00	\$ 8,480.40	\$ 6,705,835.10	\$ 8,480.40

**SHIRE OF WONGAN - BALLIDU
RATES AND CHARGES OUTSTANDING 31 AUGUST 2022**

		Rates and Charges Raised for 2022/2023	\$ 3,450,636.19	Rates and service charges - raised 25.7.22
Rates and Charges Outstanding Breakdown				
Total Amount Outstanding		31.8.22	\$ 1,091,848.40	32%
Outstanding same time last year		31.8.21	\$ 1,232,661.76	36%

SUNDRY DEBTORS OUTSTANDING 31 AUGUST 2022

Debtors Ageing Summary				
Current			\$ 567,853.28	
30 Days			\$ 6,804.00	
60 Days			\$ 563,111.91	
90 Days & Over			\$ 57,875.10	
Credit Balance			\$ (3,999.17)	
Total Outstanding			\$ 1,191,645.12	
Accounts 90 Days & Over:				
	Date	Dr No.	Comments	Amount
	17/05/2019	1370	Standpipe Fees	\$ 1,328.25 Company in Liquidation
	30/06/2021	1382	Refund	\$ 55,860.40 Copy sent - Refer ST Original amount \$72,290.40
	11/11/2021	298	Water Charges	\$ 686.45
Total			\$ 57,875.10	

9.2.3 BUSHFIRE RISK MANAGEMENT PLAN - ENDORSEMENT

FILE REFERENCE:	L1.9
REPORT DATE:	19 September 2022
APPLICANT/PROPONENT:	N/A
OFFICER DISCLOSURE OF INTEREST:	Nil
PREVIOUS MEETING REFERENCES:	Nil
AUTHOR:	Sam Dolzadelli - Deputy Chief Executive Officer
ATTACHMENTS:	Bushfire Risk Management Plan

PURPOSE OF REPORT:

The purpose of this report is to present to Council the Bushfire Risk Management Plan (BRMP) in its final form for endorsement, as endorsed by the Office of Bushfire Risk Management (OBRM).

BACKGROUND:

Under the State Hazard Plan for Fire, local governments are required to produce a Bushfire Risk Management Plan. The plan is a living document that details the risk from bushfire to identified assets and allows treatments remedies to be applied and records maintained of all works done. Once the BRMP is endorsed by the OBRM, it also qualifies the Shire as eligible to apply for funding under the Mitigation Activity Fund (MAF).

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

- *Section 2.2.8 of the State Hazard Plan – Fire* states local governments identified as having high or extreme bushfire risk are required to develop and integrated BRMP outlining a strategy to treat or reduce bushfire related risk across all land tenures. This plan is to be reviewed by the OBRM and endorsed by Council.

STRATEGIC IMPLICATIONS:

There are no Strategic Implications relating to this item.

SUSTAINABILITY IMPLICATIONS:

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

FINANCIAL IMPLICATIONS:

Nil

COMMENT:

Under the *State Hazard Plan for Fire* an integrated Bushfire Risk Management Plan (BRMP) is to be developed for local government areas with significant bushfire risk. This BRM Plan has been prepared in accordance with the requirements of the OBRM BRMP Guidelines, the State Emergency Management Policy and the Guidelines for Preparing a Bushfire Risk Management Plan (Guidelines). The risk management processes used to develop this BRMP are aligned to the key principles of *AS/NZS ISO 31000:2009 Risk management – Principles and guidelines*, as described in the Second Edition of the *National Emergency Risk Assessment Guidelines* (NERAG 2015). This approach is consistent with the policies of the State Emergency Management Committee, specifically the *State Emergency Management Policy 3.2* and *State Emergency Management Prevention and Mitigation Procedure 1*.

This BRMP is a strategic document that identifies assets at risk from bushfire and their priority for treatment. The Treatment Schedule sets out a broad program of coordinated multi-agency treatments to address risks identified in the BRMP. Government agencies and other land managers responsible for implementing treatments participate in developing the BRMP to ensure treatment strategies are collaborative and efficient, regardless of land tenure.

VOTING REQUIREMENTS: Simple Majority

ABSOLUTE MAJORITY REQUIRED: No

OFFICER RECOMMENDATION:

That Council: -

1. ENDORSE the Bushfire Risk Management Plan, as presented as attachment 1 to this report.

9.2.4 APPOINTMENTS OF SHIRE RANGER AS BUSH FIRE CONTROL OFFICER

FILE REFERENCE:	
REPORT DATE:	20 September 2022
APPLICANT/PROPONENT:	
OFFICER DISCLOSURE OF INTEREST:	Nil
PREVIOUS MEETING REFERENCES:	Nil
AUTHOR:	Sam Dolzadelli, Deputy Chief Executive Officer
ATTACHMENTS:	Nil

PURPOSE OF REPORT:

To appoint the new Shire Ranger, Irene Ryan, as a Bush Fire Control Officer for the Shire of Wongan-Ballidu.

BACKGROUND:

A new contract Ranger has recently commenced with the Shire. The Shire Ranger is responsible for inspecting fire breaks within the district, to ensure compliance with the requirements set out in the firebreak notice. In order to inspect certain firebreaks, access to private property will be required. The power to enter land or building for examining firebreaks is convened on a Bush Fire Control Officer under section 14(1) of the *Bush Fires Act 1954*.

POLICY REQUIREMENTS:

Council Policy 1.1 - Bushfire.

LEGISLATIVE REQUIREMENTS:

- *Local Government Act 1995*
- *Bush Fires Act 1954*
 1. Section 38(1) states a local government may from time to time appoint such persons as it thinks necessary to be its bush fire control officers.
 2. Section 39(1)(b) states a bush fire control officer may enter any land or building, whether private property or not.
 3. Section 14(1)(c) states a bush fire control officer can enter any land or building at any time to examine firebreaks on the land

STRATEGIC IMPLICATIONS:

There are no Strategic Implications relating to this item.

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**

There are no known environmental impacts associated with this proposal.

➤ **Economic**

There are no known economic impacts associated with this proposal.

➤ **Social**

There are no known social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

Nil

COMMENT:

It is best practice to appoint the Shire Ranger as a Bush Fire Control Officer under the *Bush Fires Act 1954*, as this empowers them to enter any property to examine firebreaks for compliance with the firebreak notice. As the due date for firebreaks is 13 October, it is imperative that this appointment be made prior to this date, to enable the Ranger to inspect firebreaks within the district for compliance as the fire season approaches.

It is recommended the Shire Ranger, Irene Ryan, be appointed as a Bush Fire Control Officer on an on-going basis, until termination of contract.

VOTING REQUIREMENTS: Simple majority

ABSOLUTE MAJORITY REQUIRED: No

OFFICER RECOMMENDATION:

That Council: -

1. APPOINT the Shire Ranger (Irene Ryan) as a bushfire control officer on an on-going basis until termination of the contract.

9.3 WORKS AND SERVICES

9.3.1 2022/23 BITUMEN

FILE REFERENCE:	
REPORT DATE:	16/09/2022
APPLICANT/PROPONENT:	Shire of Wongan-Ballidu
OFFICER DISCLOSURE OF INTEREST:	Nil
PREVIOUS MEETING REFERENCES:	Nil
AUTHOR:	Karl Mickle (MWS)
ATTACHMENTS:	Individual Pricing

PURPOSE OF REPORT:

The purpose of this report is to provide sufficient information summarising the results of the submissions called, for the supply and laying of bitumen products for the 2022/23 financial year to enable Council to award the contract for this service.

BACKGROUND:

As the Shire's proposed bitumen sealing programme for the 2022/23 financial year exceeds \$150,000.00 it was necessary to call tenders for the service.

This process was done with WALGA preferred supplier-e-Quotes which allows us to submit tender requirements online.

The submission called for a complete bitumen service, which included the supply/spray of bitumen, the supply/spread of aggregate, rolling, sweeping and traffic management within the Shire of Wongan-Ballidu up to the 28th July 2023.

Submission closed at 5pm Friday 19 August 2022.

SCHEDULE OF RATES

Please refer to the attachment.

COMMENT:

The included table shows the quoted figures from the (3) suppliers, as well as the Budget figures. In all cases, variations are noted between both the total tender price and the variance between the "fixed" price and the "rise & fall" price.

Bitutek

Since its formation in July 2012 Bitutek has sprayed over 127 million litres of bitumen throughout Western Australia. Bitutek also has the largest fleet of bulk bitumen tankers in Western Australia. With 18 prime movers and 5 bulk bitumen trailers Bitutek has the capacity to move upwards of 1,000,000 litres of bituminous product on any given day and is a key supplier to spray seal contractors and asphalt companies across the state.

Boral

Boral was previously contracted in 2021-2022 & 2020-21- & 2018-19 for the Shire of Wongan-Ballidu, they have a good track record, but unfortunately did not submit any costings in 2019-20. We have only encountered one minor issue, the quality on one job that was not up to usual standard, but Boral returned and rectified when weather conditions improved at their cost.

Downer

Downer Group employs approximately 56,000 people across more than 300 sites, primarily in Australia and New Zealand but also in the Asia-Pacific region, South America and Southern Africa. Downer operates out of Maddington, Western Australia, which houses the majority of management and support staff and also maintains regional offices in Geraldton and Karratha. They support state government departments and more than 350 local government authorities. Downer is a national supplier.

Pricing

With relation to the pricing options, Council has two choices. The first is to eliminate any risk associated with bitumen price fluctuations (**GMP**) and choose the "fixed" tender price, whilst the second is to take the risk and choose the "rise & fall" price.

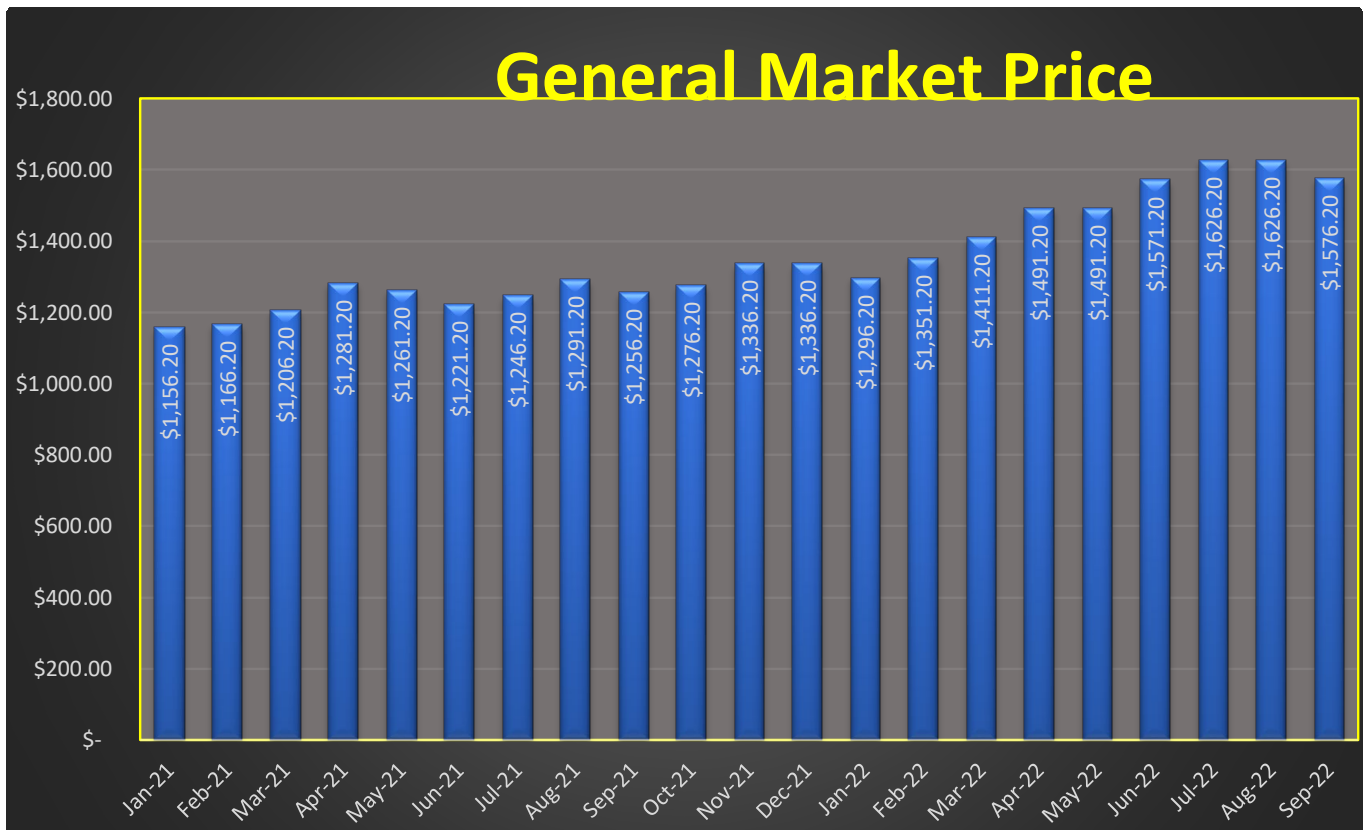
Bitumen prices have increased from \$1256.20 to \$1576.20 per tonne over the last 12 months, which equates to a 25% increase.

Bitumen prices have increased \$320 per tonne in 12 months and the general trend is that from August to February is when demand and price for bitumen increases.

The current financial pressures felt globally are expected to remain.

Current suppliers have indicated a likely decrease of up to a \$5.00 per tonne by January 2023.

However, if Council were to select the "rise & fall" option, it risks significantly eroding this saving if the bitumen price (**GMP**) increases over the next 6 months at an accelerated rate above those trends shown previously. The worst-case scenario would be for the bitumen price (**GMP**) to exceed the current trend and thus create a deficit.



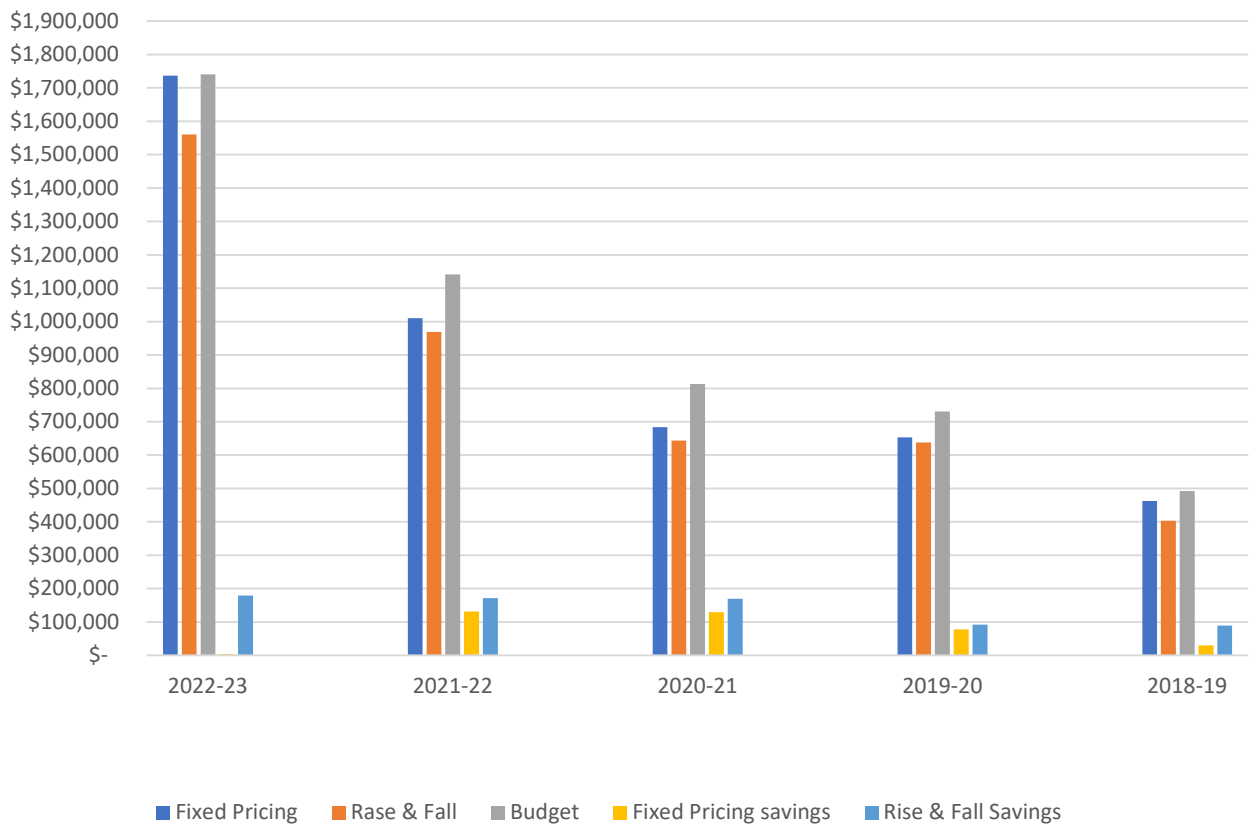
In the author's opinion, the potential "rise & fall" savings of (\$179,329) is a significant amount. The conservative approach would be to select the fixed price option. The current 5-year trend is that the price of bitumen price will increase by around 7% between August & February each year. Based on this trend and the current pricing, and if the bitumen was to increase by 10% over this period, we would still have significant savings. (As stated in schedule of rates attached)

Based on the current price of bitumen and the potential savings with rise and fall option, the staff recommendation would be to accept the tender from Boral Asphalt (WA) for a Rise & Fall contract to supply and lay bitumen products within the Shire of Wongan-Ballidu for 2022/23.

In relation to potential savings based on budget estimates, selecting Boral on a Rise & Fall price contract would realise potential budgetary saving of \$179,329.

5-year comparison of rise & fall and fixed pricing as indicated in graphs below.

5 Year Comparison



The trend over the last 5 years has indicated potential savings with the rise & fall option. The risk associated with this, is if the bitumen prices (GMP) increase above the current trends this would affect potential savings with the rise and fall option. The worst-case scenario is that this would also affect any budget savings.

POLICY REQUIREMENTS:

- Purchasing and Procurement Policy

LEGISLATIVE REQUIREMENTS:

- Local Government Act 1995 – 3.57 – Tenders for providing goods or services.
- Local Government (Function and General) Regulations 1996 – Part 4.

STRATEGIC IMPLICATIONS:

Ensuring the most reliable and cost-efficient service is provided, in line with Council's strategic direction of ensuring that existing infrastructure is maintained and renewed to meet identified service and amenity levels.

SUSTAINABILITY IMPLICATIONS:

➤ Environment

There are no significant environmental implications.

➤ Economic

There are no significant economic implications.

➤ Social

There are no significant social implications.

FINANCIAL IMPLICATIONS

VOTING REQUIREMENTS:

ABSOLUTE MAJORITY REQUIRED: NO

STAFF RECOMMENDATION:

That Council: -

1. ACCEPT the Quote from Boral Asphalt (WA) for a Rise & Fall price contract to supply and lay bitumen products within the Shire of Wongan-Ballidu for 2022-23 in accordance with the attached pricing structure.

9.4 HEALTH, BUILDING AND PLANNING

9.4.1 REQUEST TO WRITE OFF DEVELOPMENT APPLICATION AND BUILDING APPLICATION FEES

FILE REFERENCE:	A616
REPORT DATE:	19 September 2022
APPLICANT/PROponent:	Wongan Community Store Inc
OFFICER DISCLOSURE OF INTEREST:	Nil
PREVIOUS MEETING REFERENCES:	Nil
AUTHOR:	Melissa Marcon – Manager of Regulatory Services
ATTACHMENTS:	Nil

PURPOSE OF REPORT:

To consider a request from the applicant to fully or partially write off fees associated with development application P523 and the corresponding building application requesting the installation and use of a shipping container at the rear of the Wongan Community Store site, 25 Fenton Place, Wongan Hills.

BACKGROUND:

The applicant is the owner of 25 Fenton Place, Wongan Hills. At the Ordinary Council Meeting in July 2022, a development application was approved to allow the applicant to use a shipping container for the purpose of storage.

COMMENT:

We have received a letter from the applicant requesting the Shire fully or partially write off the costs incurred for the development.

Cost incurred by the applicant -	
Development Approval	\$147.00
Building permit cost was	\$716.15
Total Cost:	\$863.15

POLICY REQUIREMENTS:

S6.12 LGA 95 6.12(c) "a local government may by absolute majority write off any amount of money"

LEGISLATIVE REQUIREMENTS:

There are no legislative requirements associated with this item.

STRATEGIC IMPLICATIONS:

There are no known Strategic implications associated with this item.

SUSTAINABILITY IMPLICATIONS:

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

FINANCIAL IMPLICATIONS:

Writing off the \$863.15 will have an impact on the budgets net position.

VOTING REQUIREMENTS:

ABSOLUTE MAJORITY REQUIRED: Yes

OFFICER RECOMMENDATION:

That Council: -

1. APPROVE the request to write-off fees totalling \$863.15 for the development application and building application and;
2. APPROVE reimbursement in the amount of \$863.15 by way of bank transfer of the fees to the applicants nominated account.

9.4.2 APPLICATION FOR DEVELOPMENT APPROVAL P527 – R-CODE VARIATION PROPOSED NEW OUTBUILDING AT LOT 350 WONGAN ROAD, WONGAN HILLS

FILE REFERENCE:	P527/A624
REPORT DATE:	19/09/2022
APPLICANT/PROPONENT:	Nathan Kelly
OFFICER DISCLOSURE OF INTEREST:	Nil
PREVIOUS MEETING REFERENCES:	Nil
AUTHOR:	Melissa Marcon – Manager of Regulatory Services
ATTACHMENTS:	Nil

PURPOSE OF REPORT:

Consideration and final determination of an application for R-Code Variation for the construction and use of two new outbuildings on Lot 350 Wongan Road, Wongan Hills.

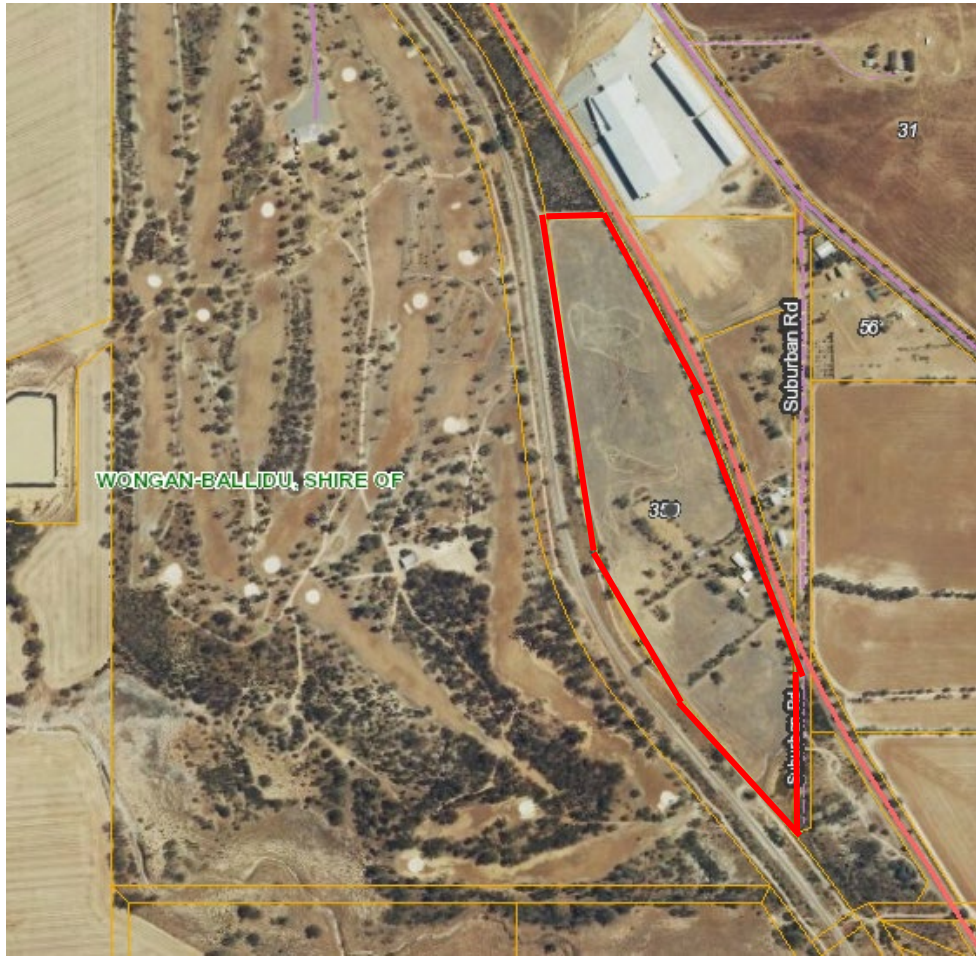
Development approval is required due to a variation of the R-Code for a Rural Residential property.

BACKGROUND:

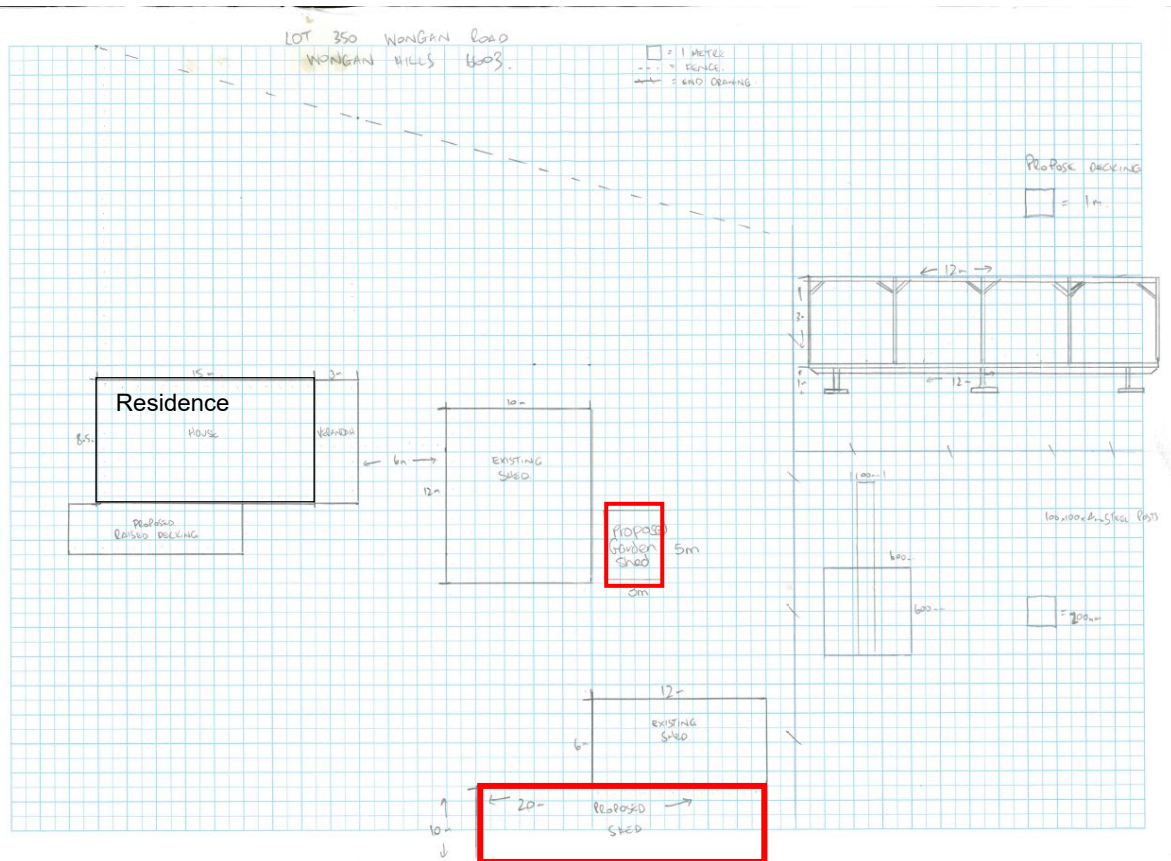
The applicant is seeking Council's development approval for the construction and use of a new 20-meter x 10-meter outbuilding and a 3-meter x 5-meter garden shed on Lot 350 Wongan Road, Wongan Hills.

Lot 350 Wongan Road, Wongan Hills comprises a total area of approximately 3.9482 hectares. The outbuilding will be used for storage and private use. The garden shed will be used to store gardening tools and equipment.

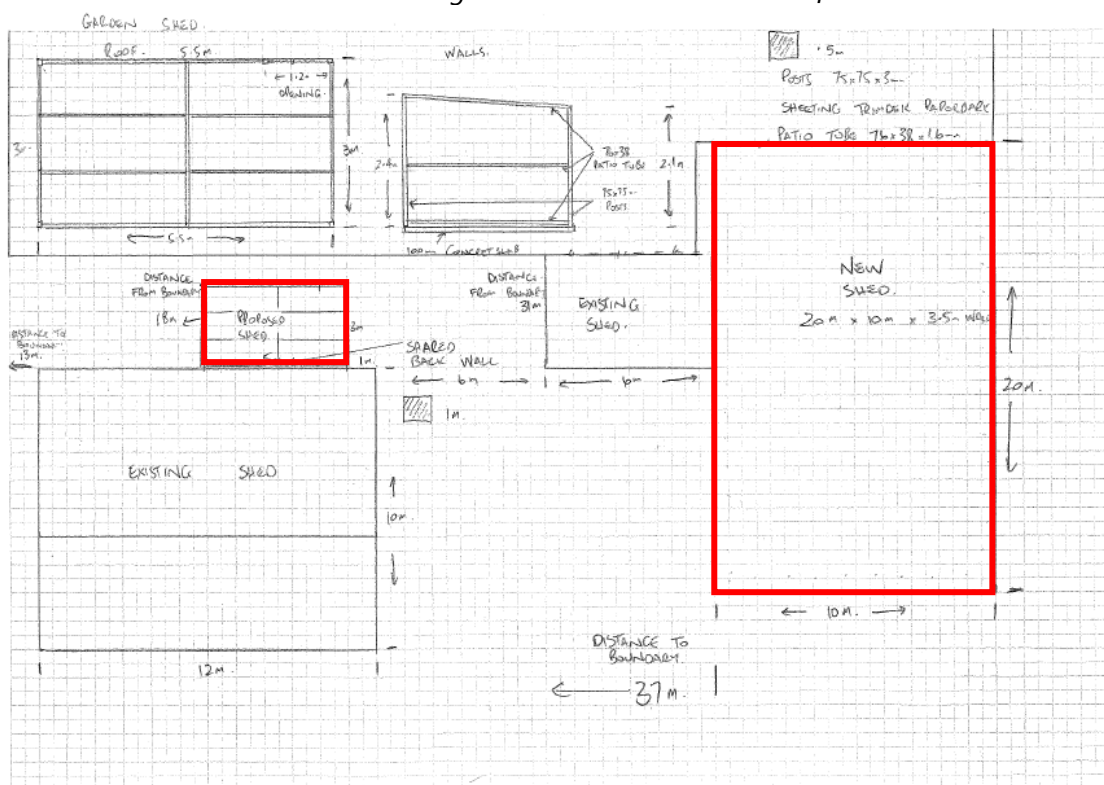




Bushfire Prone Area Map 20 September 2022



Site Location – Outbuilding and Garden Shed Location from Residence



Outbuilding and Garden Shed Specifications

The proposed development is not located in a Bushfire Prone Area and therefore does not require a Bushfire Management Plan with this application.

COMMENT:

The applicant would like to erect a new outbuilding and garden shed on Lot 350 Wongan Road, Wongan Hills. The outbuilding will be made from Colorbond material and measure 10-meter x 20-meter x 3.5-meter. The garden shed will be made from Trimdek sheeting – paperbark in colour measuring 3-meter x 5-meter. The proposed outbuildings will be installed towards the East side of the property.

Access to the proposed outbuildings will be via the existing driveway from Wongan Road. The proposed outbuilding (10-meter x 20-meter) is to be set back 37-meters from the east boundary fence, 200-meter from the south boundary fence, 140m from west boundary fence and 130m from the north boundary fence. It will have an eaves height of 3.5m and a ridge height of 4.3m.

The garden shed (3-meter x 5-meter) is to be set back 18-meters from the east boundary fence, 7-meter from an existing outbuilding on the west side and using west wall of an existing outbuilding as the back wall of the garden shed without being attached to it.

350 Wongan Road, Wongan Hills is classified 'Rural Residential' zone in the Shire of Wongan Ballidu Local Planning Scheme No. 5 (LPS5).

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

- To provide for a lot sizes in the range of 1ha to 4ha.
- To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with amenity of the locality and the conservation and landscape attributes of the land.
- To set aside areas for retention of vegetation and landform or other features which distinguish the land.
- To discourage or prohibit development not compatible with the predominantly rural nature and residential amenity of the zone.
- To promote and encourage cluster subdivision and other innovative rural residential designs, having consideration for conservation values.
- To encourage the provision of vegetation and fauna corridors and the revegetation of the land to adequately protect any areas or sites of conservation value.
- To only permit development, and support subdivisions, in accordance with an approved structure plan.

The total area of the outbuildings the applicant is requesting, are outside the Deemed to Comply requirements under the R-Codes. The wall height requirements are also outside of the Deemed to Comply requirements for both proposed developments and therefore a variation to the R-Codes is requested.

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

Outbuilding (20-meter x10-meter)

Deemed-to-Comply (R-Codes) C3 Outbuildings that:	Proposed Outbuilding Specifications
i. are not attached to a dwelling	Outbuilding not attached to the dwelling
ii. are non-habitable	Outbuilding is being used for private storage
iii. collectively do not exceed 60m ² in area or 10 per cent in aggregate of the site area, whichever is the lesser	Outbuilding is 200m ²
iv. do not exceed a wall height of 2.4m	Wall height 3.5m
v. do not exceed a ridge height of 4.2m	Ridge height 4.3m
vi. are not within the primary or secondary street set back area	Outbuilding is not within the primary or secondary street set back area
vii. do not reduce the amount of open space required in Table 1; and Table 1 requirement 60%	Open space at completion of outbuilding will not exceed the 60% of the open space requirement.
viii. are set back in accordance with Tables 2a and 2b Set back requirement 1.5 m rear of outbuilding Set back requirement 2.4 m front of outbuilding Setback side of building 1 m	West set back is 140 m East set back is 37 m South set back is 200 m

Outbuilding (3-meter x 4-meter)

Deemed-to-Comply (R-Codes) C3 Outbuildings that:	Proposed Outbuilding Specifications
i. are not attached to a dwelling	Outbuildings is utilising the West wall of an existing outbuilding as the back wall however is not attached.
ii. are non-habitable	Outbuilding is being used for private storage
iii. collectively do not exceed 60m ² in area or 10 per cent in aggregate of the site area, whichever is the lesser	Outbuilding is 12m ²
iv. do not exceed a wall height of 2.4m	Wall height 2.4m
v. do not exceed a ridge height of 4.2m	Ridge height 2.4m
vi. are not within the primary or secondary street set back area	Outbuilding is not within the primary or secondary street set back area
vii. do not reduce the amount of open	Open space at completion of outbuilding will

space required in Table 1; and Table 1 requirement 60%	not exceed the 60% of the open space requirement.
viii. are set back in accordance with Tables 2a and 2b Set back requirement 1.5 m rear of outbuilding Set back requirement 2.4 m front of outbuilding Setback side of building 1 m	Front set back is 18 m

Under the Residential Design Codes (R-Codes) 350 Wongan Road, Wongan Hills is zoned Rural Residential.

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

Design Principle 5.4.3 Outbuildings

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

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

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

POLICY REQUIREMENTS:

There are no policy requirements in relation to the item.

LEGISLATIVE REQUIREMENTS:

- Planning and Development Act 2015
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Wongan Ballidu Local Planning Scheme No. 5
- State Planning Policy 7.3 Residential Design Codes Volume 1
- State Planning Policy 3.7 – Planning in bushfire prone areas

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this item.

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**

There are no known environmental implications associated with this item.

➤ **Economic**

There are no known economic implications associated with this proposal.

➤ **Social**

There are no social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

There are no financial implications to Council in relation to this item as all costs will be incurred by the applicant.

VOTING REQUIREMENTS:

ABSOLUTE MAJORITY REQUIRED: No

OFFICER RECOMMENDATION:

That Council: -

1. APPROVE the Development Application to allow the applicant to build the outbuilding at 350 Wongan Road, Wongan Hills subject to the following conditions and advice notes:

Conditions

- a. The proposed development shall be completed within a period of two (2) years from the date of this approval.
- b. The proposed development shall be undertaken strictly in accordance with the information and plans submitted in support of the application subject to any modifications required as a consequence of any condition/s of this approval or otherwise approved by Council.
- c. All stormwater drainage generated by the proposed outbuilding shall be contained and managed on site to the specifications and satisfaction of the Shire's Chief Executive Officer.
- d. All external surfaces of the proposed outbuilding shall be clad with new materials only.
- e. Building to be constructed using Colorbond range of colours.
- f. The proposed outbuildings shall be used for private storage purposes only unless otherwise approved by Council.

Advice Notes

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

9.4.3 APPLICATION FOR DEVELOPMENT APPROVAL P528– PROPOSED NEW HEAVY VEHICLE WORKSHOP AT LOT 1 WONGAN ROAD, WONGAN HILLS

FILE REFERENCE:	A625/P528
REPORT DATE:	19/09/2022
APPLICANT/PROPONENT:	Auspan Group on behalf of AFGRI Equipment Australia
OFFICER DISCLOSURE OF INTEREST:	Nil
PREVIOUS MEETING REFERENCES:	P519 – Ordinary Council Meeting held 22 June 2022 - Resolution Number 120622
AUTHOR:	Melissa Marcon – Manager of Regulatory Services
ATTACHMENTS:	Nil

PURPOSE OF REPORT:

Consideration and final determination of an Application for Development Approval for the construction and use of a new heavy vehicle workshop to the south east of the property at Lot 1 Wongan Road, Wongan Hills.

BACKGROUND:

The applicant is seeking Council’s development approval for the construction and use of a new (HV) heavy vehicle workshop measuring 32.6 meters x 24.3 meters with a 32.6 meters x 6-meter apron to the south east of the existing workshop. There will be 20 m between the existing sheds and the proposed new development.

It is proposed that storm water runoff will be managed through a new open storm water retention basin located on the South West corner of the site. Storm water will be direct towards this basin through a combination of inground PVC and overland flow path measures.



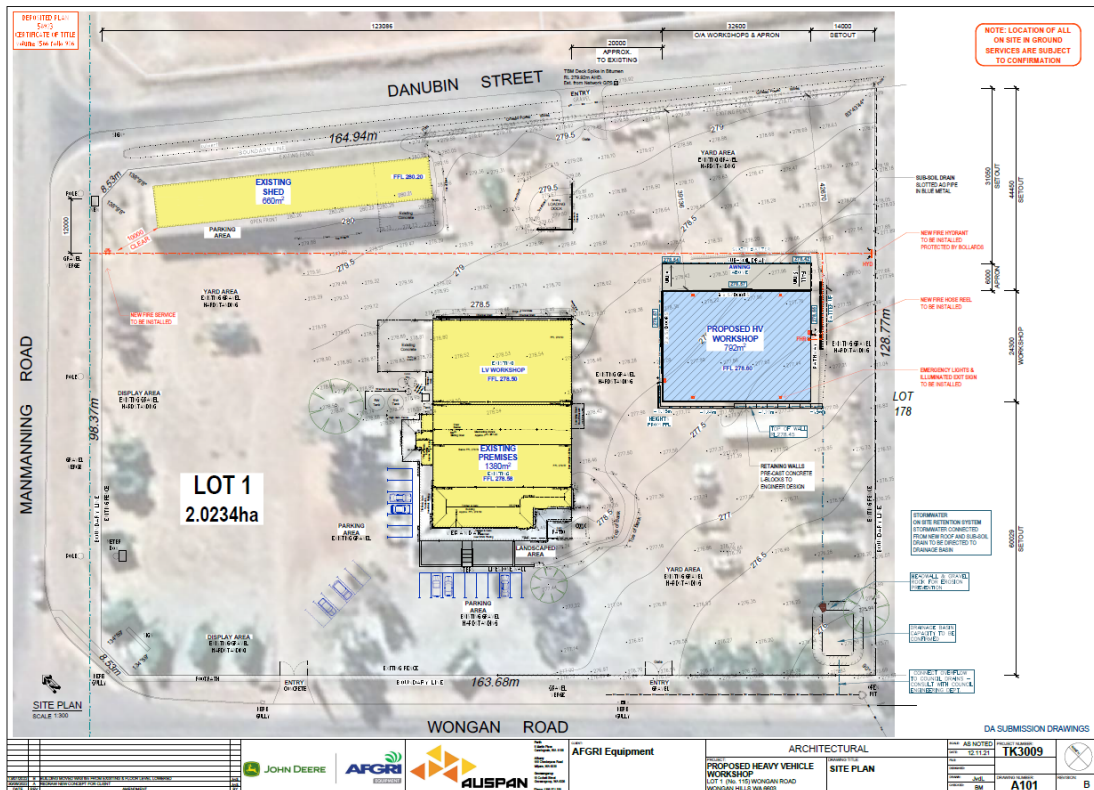
Synergy 19/09/2022

Lot 1 Wongan Road, Wongan Hills comprises a total area of approximately 2.0234 hectares, the land contains an existing workshop, open front Shed and a front office.

The proposed building is not located within a designated bushfire prone area.



Bushfire Prone Map 19 September 2022



Site Plan – Proposed HV Workshop Marked in blue

COMMENT:

At the Ordinary Council Meeting on the 22nd June 2022 a development application was presented as an agenda item to demolish the existing workshop and replace with a new light vehicle (LV) Workshop measuring 30 metres x 20.3 metres with a heavy vehicle (HV) workshop measuring 32.6 meters x 24.3 metres. The LV and HV workshops will be surrounded by an apron measuring 8 metres x 37.7 metres to the south and 17.4 metres x 30 metres to the west. The agenda item was approved by Council, resolution number 120622.

The applicants have changed the design and scope of works requiring a new development application.

The new application is for a separate heavy vehicle workshop building and associated drainage.

Development application P528 supersedes previous development application P519.

Lot 1 Wongan Road, Wongan Hills is classified 'General Industry' zone in the Shire of Wongan-Ballidu Local Planning Scheme No.5 (LPS5).

Council's stated objectives for the development and use of any land classified 'General Industry' are as follows:

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

Under the terms of the Zoning Table in LPS5 the proposed use/s currently fall under

- Warehouse/Storage
- Motor vehicle repair
- Industry

These uses are listed as a 'P' use in the Zoning Table. Under Clause 3.3.2 a 'P' use means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme.

Council is reminded of Clause 3.3.5 of the LPS5 that reads;

If a use of land is identified in a zone as being a class "P" use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.

Due to the proposed building being over 500m² in size the application will need to be referred to DFES for comment once the building is near its final design. FES Commissioners Operational Requirements comes under the Building Regulations 2012 clause 18B. The submission is lodged by the certifying Building Surveyor via electronic submission form prior to the documents being uploaded via a secure link provided by DFES once the submission form is received. If the applicant wishes to approach DFES for design advice this should be done prior to the submission being lodged.

The proposal is compliant with the minimum setback requirements.

There is no change in the hours of business operation proposed with this application.

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

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

POLICY REQUIREMENTS:

There are no policy requirements in relation to the item.

LEGISLATIVE REQUIREMENTS:

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

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this item.

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**

There are no known environmental implications associated with this item.

➤ **Economic**

There are no known economic implications associated with this item.

➤ **Social**

There are no known social implications associated with this item.

FINANCIAL IMPLICATIONS:

There are no financial implications to Council in relation to this item as the costs will be covered by the applicant.

VOTING REQUIREMENTS:

ABSOLUTE MAJORITY REQUIRED: No

OFFICER RECOMMENDATION:

That Council: -

1. APPROVE the Development Application for the proposed Workshop and associated works at Lot 1 Wongan Road, Wongan Hills subject to the following conditions and advice notes:

Conditions

- a. Development Application P528 supersedes previous Development Application P519.
- b. The proposed development shall be completed within a period of two (2) years from the date of this approval. If the development is not completed within this period, the approval will lapse and be of no further effect. Where an approval has lapsed no development shall be carried out without the further approval of the Shire of Wongan Ballidu having first been sought and obtained.
- c. The proposed development shall be undertaken strictly in accordance with the information and plans submitted in support of the application subject to any modifications required as a consequence of any condition/s of this approval or otherwise approved by Council.
- d. All stormwater drainage generated by the proposed development shall be contained and managed on site to the specifications and satisfaction of the Shire's Chief Executive Officer.
- e. All external surfaces of the proposed development are to be clad with new materials only.

Advice Notes

- a. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement, memorial or restrictive covenant. It is the responsibility of the applicant and landowner and not the Shire to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Shire's attention.
- b. This is a development approval of the Shire of Wongan Ballidu under its Local Planning Scheme No. 5. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits and licences required under any other law, and to commence and carry out development in accordance with all relevant laws.

- c. The applicant/landowner is reminded of their obligation to ensure compliance with the following requirements:
 - i) Shire of Wongan Ballidu Annual Firebreak Notice. All land zoned Residential, Rural Townsite and Commercial are required to reduce all annual grass and herbage to a height of not more than 75mm.
 - ii) Shire of Wongan Ballidu Health Local Law
- d. In accordance with the Building Act 2011 and Building Regulations 2012, a building permit application must be submitted to and approved by the Shire's Building Surveyor prior to the commencement of any construction or earthworks on the land.
- e. The proposed development is required to comply in all respects with the National Code of Australia. Plans and specifications which reflect these requirements must be submitted to the Shire with the building permit application.
- f. In accordance with the Department of Fire and Emergency Services Built Environment Branch (BEB) an application must be submitted and approved prior to the commencement of any construction or earthworks on the land.
- g. The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.
- h. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Wongan Ballidu Local Planning Scheme No. 5 and may result in legal action being initiated by the local government.
- i. If the applicant/landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be submitted within 28 days of the determination.

9.5 COMMUNITY SERVICES

Nil

Item 10. QUESTIONS FROM MEMBERS WITHOUT NOTICE

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

Item 12. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Item 13. CLOSURE