

# SHIRE OF JERRAMUNGUP



## MINUTES

### COUNCIL ORDINARY MEETING

19<sup>th</sup> APRIL 2017

**ORDINARY MINUTES – 19<sup>th</sup> APRIL 2017****INDEX**

<b>ITEM</b>	<b>DETAILS</b>	<b>PAGE</b>
1	Declaration of Opening / Announcement of Visitors	3
2	Record of Attendance	3
3	Apologies	3
4	Leave of Absence Previously Approved	3
5	Public Question Time	3
6	Applications for Leave of Absence	3
7	Petitions / Deputations / Presentations	4
8	Declarations of Financial Interest	4
9	Confirmation of Minutes	4
<b>WORKS</b>		
10.1.1	Works Report	6
<b>FINANCE</b>		
10.2.1	Accounts Payable - March 2017	10
10.2.2	Monthly Financial Report - March 2017	29
10.2.3	Rates Exemption, Lot 1923 Swamp Road & Lot 1 Dillon Bay Road, Bremer Bay	53
<b>HEATH BUILDING &amp; TOWN PLANNING</b>		
10.3.1	Scheme Amendment 13	60
10.3.2	Revised Local Planning Policy 16 - Outbuildings	68
10.3.3	Proposed Mixed-use Development - Lot 1 Seadragon Avenue, Bremer Bay	71
10.3.4	Draft Local Planning Policy 22 - BAL Contour Plan for Jerramungup & Bremer Bay	81
<b>ADMIN</b>		
10.4.1	Waste Transfer Station Arrangements	92
10.4.2	Travel and Accommodation Subsidy - Sport and Recreation Grants	101
10.4.3	Local Emergency Management Committee Meeting Minutes	104
10.4.4	Audit Committee Meeting Minutes	105
11	Councillor Reports	108
12	New Business of an Urgent Nature	108
13	Next Meeting	108
14	Closure	108

## SHIRE OF JERRAMUNGUP

**ORDINARY MEETING OF COUNCIL HELD IN THE TOWN HALL, BREMER BAY  
ON WEDNESDAY 19<sup>th</sup> APRIL 2017, COMMENCING AT 2:08PM.**

### **1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

The President declared the meeting open at 2:08pm.

### **2. RECORD OF ATTENDANCE**

Cr R Lester	President
Cr J Iffla	Deputy President
Cr W Bailey	Member
Cr C Daniel	Member
Cr J Leenhouders	Member
Cr R Parsons	Member
Mr B Bailey	Chief Executive Officer
Mr C Pursey	Planning Officer
Miss E Hyde	Executive Assistant
Miss J Kleszewski	Development Officer
Mr Z Mitchell	Public Member
Mr J Mitchell	Public Member
Mrs C Hobbs	Public Member
Miss D Smeathers	Public Member
Mr V Rakich	Public Member

### **3. APOLOGIES**

Cr B Trevaskis                      Member

### **4. LEAVE OF ABSENCE PREVIOUSLY APPROVED**

Nil

### **5. PUBLIC QUESTION TIME**

Nil

### **6. APPLICATIONS FOR LEAVE OF ABSENCE**

**OC170401 Moved Cr Iffla / Seconded Cr Daniel**

**That Cr Leenhouders be granted a leave of absence for the May 2017  
Ordinary Council Meeting.**

**Carried 6-0**

**7. PETITIONS / DEPUTATIONS / PRESENTATIONS**

Nil

**8. DECLARATIONS OF FINANCIAL INTEREST**

Cr Leenhouders declared a proximity interest in item 10.2.3 - Rates Exemption, Lot 1923 Swamp Road & Lot 1 Dillon Bay Road, Bremer Bay. The nature of the interest is that she is a neighbouring landowner.

**9. CONFIRMATION OF MINUTES**

**9.1** Ordinary Council Meeting held 15<sup>th</sup> March 2017

**OC170402 Moved Cr Daniel / Seconded Cr Parsons**

**That the Minutes of the Ordinary Council Meeting held 15<sup>th</sup> March 2017 be confirmed.**

**Carried 6-0**



**WORKS**

---

<b>SUBMISSION TO:</b>	<b>Works</b>
<b>AGENDA REFERENCE:</b>	10.1.1
<b>SUBJECT:</b>	Works Report
<b>LOCATION/ADDRESS:</b>	Shire of Jerramungup
<b>NAME OF APPLICANT:</b>	N/A
<b>FILE REFERENCE:</b>	
<b>AUTHOR:</b>	Murray Flett
<b>DISCLOSURE OF ANY INTEREST:</b>	Nil
<b>DATE OF REPORT:</b>	11 <sup>th</sup> April 2017

---

### **ATTACHMENT**

Attachment 10.1.1(a) - Jerramungup, Bremer Bay & rural road maintenance report  
Attachment 10.1.1(b) - Road construction program schedule

### **ROAD CONSTRUCTION**

The Construction crew finished gravel sheeting 3kms of Carney Road commencing at the Cowalallep Road intersection. The finished works have made a huge difference to this section of road that previously had extensive pavement failures which required constant maintenance. This section of road is also part of the school bus route which has been greatly improved as a result of these works.

The gravel material for these works was sourced adjacent to the works which has greatly reduced cartage costs. It is a great credit to those farmers who contribute to the upgrade of our road network by providing gravel for these works. Without this contribution we could not deliver the annual roads program.

The crew have moved onto the Boxwood Ongerup Road and commenced gravel sheeting the next 3km section adjacent to Monjebup Road. These works have included some minor curve realignment which will substantially increase traffic safety through this section.

Focus is still on obtaining appropriate approvals to undertake future works, in the interim, work practices have been amended to adhere to DER (Department of Environment and Regulation) requirements until appropriate approvals are obtained.

Riverhill Contracting and Gaia Civil are still undertaking road maintenance and drainage works respectively from the damage sustained in the storm event of January 2016. The works are progressing well and the standard of work is a credit to these crews.

Attached is the completed 2016 / 2017 construction program

### **ROAD MAINTENANCE**

Given the recent rains, the roadside spraying program will need to commence shortly to restrict weed infestations.

Routine Maintenance grading and gravel patching is continuing on roads in both the Bremer Bay and Jerramungup areas with emphasis on patching all the blowouts prior to the wet weather onset. There will be a significant number of pavement failures on most roads so please be mindful of the road conditions and drive accordingly.

The crew are still focused on clearing of back-slopes especially on bends and intersections to improve sight distances for the road user.

### **TOWN SERVICES**

The town services team has completed forming and gravel sheeting Stage 2 of the Walk Trail in Bremer Bay. The asphalt surfacing of the path will be undertaken in conjunction with the town centre works. The trail has been well utilised by pedestrians since it was opened.

The team have been kept busy on weed eradication in both towns which has been a great effort by those involved. They are also undertaking maintenance of the parks and gardens in Jerramungup and Bremer Bay.

### **STATUTORY REQUIREMENTS**

Nil

### **STRATEGIC IMPLICATIONS**

This item relates to the following component from the Shire of Jerramungup Community Plan 2016 - 2026;

**Aspiration 3.4:** To lobby, advocate for and deliver a first class transport and telecommunications network.

### **FINANCIAL IMPLICATIONS**

Nil

### **POLICY IMPLICATIONS**

Nil

### **WORKFORCE IMPLICATIONS**

This report provides an overview of the outside workforce operations for the month.

### **VOTING REQUIREMENTS**

Simple Majority

**COMMENTS**

Nil

**RECOMMENDATION**

That Council adopt the March works report.

**OC170403 Moved Cr Leenhouders / Seconded Cr Bailey**

**That Council adopt the March works report.**

**Carried 6-0**

# **FINANCE**

---

<b>SUBMISSION TO:</b>	<b>Finance</b>
<b>AGENDA REFERENCE:</b>	10.2.1
<b>SUBJECT:</b>	Accounts Payable
<b>LOCATION/ADDRESS:</b>	Shire of Jerramungup
<b>NAME OF APPLICANT:</b>	
<b>AUTHOR:</b>	Kiara Leeson
<b>DISCLOSURE OF ANY INTEREST:</b>	Nil
<b>DATE OF REPORT:</b>	3 <sup>rd</sup> April 2017

---

### **ATTACHMENT**

Attachment 10.2.1(a) - List of Accounts Paid to 31<sup>st</sup> March 2017  
Attachment 10.2.1(b) - Credit Card Statement 21/02/2017 – 18/03/2017

### **BACKGROUND**

<b>FUND</b>	<b>VOUCHERS</b>	<b>AMOUNTS</b>
<b>Municipal Account</b>		
Last Cheque Used	28093	
	EFT 13104 – 13109	\$107,119.04
	EFT 13111 – 13205	\$856,200.42
	EFT 13207 – 13223	\$139,494.75
	EFT 13225 – 13247	\$140,849.93
	Cheque 28094 – 28099	\$20,493.15
	Cheque 28100 – 28100	Unused – Printing Error
	Cheque 28101 – 28102	\$1,559.75
	Direct Deposit	\$25,779.08
<b>Municipal Account Total</b>		<b>\$1,291,576.12</b>
<b>Trust Account</b>		
	EFT 13110 – 13110	\$ 272,356.87
	EFT 13206 – 13206	\$ 256,661.76
	EFT 13224 – 13224	\$2,000.00
<b>Trust Account Total</b>		<b>\$531,018.63</b>
<b><u>Grand Total</u></b>		<b><u>\$1,822,594.75</u></b>

## **CERTIFICATE**

This schedule of accounts as presented, which was submitted to each member of the Council, has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices computation, and costings and the amounts shown have been paid.

## **VOTING REQUIREMENTS**

Simple Majority.

## **RECOMMENDATION**

That Council, pursuant to Regulation 13 of the Local Government (Financial Management) Regulations 1996, confirm;

- a) The List of Accounts Paid to 31<sup>st</sup> March 2017 as detailed in Attachment 10.2.1(a); and
- b) The Credit Card Statement for 21/02/2017 – 18/03/2017 as detailed in Attachment 10.2.1(b)

### **OC170404 Moved Cr Iffla / Seconded Cr Bailey**

**That Council, pursuant to Regulation 13 of the Local Government (Financial Management) Regulations 1996, confirm;**

- a) The List of Accounts Paid to 31<sup>st</sup> March 2017 as detailed in Attachment 10.2.1(a); and**
- b) The Credit Card Statement for 21/02/2017 – 18/03/2017 as detailed in Attachment 10.2.1(b)**

**Carried 6-0**

Date: 03/04/2017  
Time: 9:34:55AM

Shire of Jerramungup  
Accounts Payable Report

USER: KIARA LEESON  
PAGE: 1

Cheque/EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
EFT13104	01/03/2017	AUSTRALIAN TAXATION OFFICE	JANUARY BAS 2017	1		22,982.00
INV BASIAN23/01/2017	01/03/2017	AUSTRALIAN TAXATION OFFICE	JANUARY BAS 2017		22,982.00	
EFT13105	01/03/2017	WA TREASURY CORPORATION	Loan No. 260 Interest payment -	1		30,726.10
INV 260	01/03/2017	WA TREASURY CORPORATION	Loan No. 260 Interest payment -		30,726.10	
EFT13106	03/03/2017	RIVERHILL CONTRACTING	AGRN 696 - HEAVY RAINFALL AND ASSOCIATED FLOODING - SUPPLY OF PLANT & LABOUR FOR ROAD REPAIRS FROM STORM DAMAGE	1		52,233.50
INV 0000114531/01/2017	03/03/2017	RIVERHILL CONTRACTING	AGRN 696 - HEAVY RAINFALL AND ASSOCIATED FLOODING - SUPPLY OF PLANT & LABOUR FOR ROAD REPAIRS FROM STORM DAMAGE		52,233.50	
EFT13107	03/03/2017	JERRAMUNGUP ENTERPRISES	JP008 - KINCROME PLUS SKT SET	1		358.91
INV 0007169631/01/2017	03/03/2017	JERRAMUNGUP ENTERPRISES	JP4816 - PARTS		24.00	
INV 0007167524/01/2017	03/03/2017	JERRAMUNGUP ENTERPRISES	JP70078/79 - TRAILER PLUG		17.65	
INV 0007160719/01/2017	03/03/2017	JERRAMUNGUP ENTERPRISES	CEMETERY - STEEL BALL VALVE & PVC JOINER		39.30	
INV 0007157513/01/2017	03/03/2017	JERRAMUNGUP ENTERPRISES	MAGIC TREES		63.00	
INV 0007151705/01/2017	03/03/2017	JERRAMUNGUP ENTERPRISES	JP008 - KINCROME PLUS SKT SET		184.80	
INV 0007151003/01/2017	03/03/2017	JERRAMUNGUP ENTERPRISES	JP0018 - BOLTS, NUTS & WASHERS		30.16	
EFT13108	03/03/2017	IGA JERRAMUNGUP	JP004 - OIL FILTER, FUEL FILTER & AIR FILTER	1		240.44
INV 0007156113/01/2017	03/03/2017	IGA JERRAMUNGUP	JP004 - OIL FILTER, FUEL FILTER & AIR FILTER		240.44	
EFT13109	03/03/2017	BANKWEST	CREDIT CARD PAYMENT 18/01/2017 - 20/02/2017	1		658.09
INV CCPAY20/02/2017	03/03/2017	BANKWEST	CREDIT CARD PAYMENT 18/01/2017 - 20/02/2017		658.09	
EFT13110	03/03/2017	SHIRE OF RAVENSTHORPE	REIMBURSEMENTS - RECOUP COST OF PAYMENT TO WCP FOR THE REGIONAL LANDFILL PROJECT	2		272,356.87
INV 2146	14/02/2017	SHIRE OF RAVENSTHORPE	REIMBURSEMENTS - RECOUP COST OF PAYMENT TO WCP FOR THE REGIONAL LANDFILL PROJECT	2	272,356.87	

10.2.1 (a)



Date: 03/04/2017  
Time: 9:34:55AM

Shire of Jerramungup  
Accounts Payable Report

USER: KIARA LEESON  
PAGE: 2

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
EFT13111	07/03/2017	TRUCKLINE	JP006 - Bush torque rod x 8 & Torque rod bush jap x 4	1		649.50
INV 5880643	24/02/2017	TRUCKLINE	JP006 - Bush torque rod x 8 & Torque rod bush jap x 4		468.16	
INV 5881649	27/02/2017	TRUCKLINE	JP0010 - NEW INNER AND OUTER AIR FILTER ELEMENTS		123.72	
INV 5880639	24/02/2017	TRUCKLINE	JP008 - Mudflap white rubber x 2		57.62	
EFT13112	07/03/2017	LANDMARK OPERATIONS LIMITED	64 X BGCC BUILDERS CHOICE GREY CEMENT 20KG	1		1,179.20
INV 9892665801	02/2017	LANDMARK OPERATIONS LIMITED	64 X BGCC BUILDERS CHOICE GREY CEMENT 20KG		633.60	
INV 9903664624	02/2017	LANDMARK OPERATIONS LIMITED	2 X BGCC BULKA BAG CEMENT 500KG GP		545.60	
EFT13113	07/03/2017	BREMER PRODUCE	CONTRACT CLEANING SERVICES BREMER BAY - FEBRUARY 2017	1		15,077.00
INV 65	28/02/2017	BREMER PRODUCE	RETICULATION MAINTENANCE - 4 KOKODA RD, 6 DERRICK ST & 37 DERRICK ST		676.00	
INV 64	28/02/2017	BREMER PRODUCE	CONTRACT CLEANING SERVICES BREMER BAY - FEBRUARY 2017		14,401.00	
EFT13114	07/03/2017	LANDGATE - ONLINE	ONLINE TRANSACTION SUMMARY FOR - FEBRUARY 2017	1		24.85
INV FEBRUAR28	02/2017	LANDGATE - ONLINE	ONLINE TRANSACTION SUMMARY FOR - FEBRUARY 2017		24.85	
EFT13115	07/03/2017	CLASSIC FUNDING GROUP	LEASING COSTS ASSOCIATED WITH K/MINOLTA C554E COPIER - MARCH 2017	1		1,477.90
INV 029719	27/02/2017	CLASSIC FUNDING GROUP	LEASING COSTS ASSOCIATED WITH K/MINOLTA C554E COPIER - MARCH 2017		1,477.90	
EFT13116	07/03/2017	UDLA	Update Concept Design and Complete Detailed Design /Tender Documentation for Bremer Bay Civic Square as per quote. DETAILS DESIGN TO 66%(36% CLAIMED ON THIS INVOICE)	1		13,226.40
INV 03	28/02/2017	UDLA	Update Concept Design and Complete Detailed Design /Tender Documentation for Bremer Bay Civic Square as per quote. DETAILS DESIGN TO 66%(36% CLAIMED ON THIS INVOICE)		13,226.40	
EFT13117	07/03/2017	PERFECT COMPUTER SOLUTIONS PTY LTD	COMPUTER SOFTWARE SUPPORT 16/2 - 22/2/2017	1		510.00
INV 22106	23/02/2017	PERFECT COMPUTER SOLUTIONS PTY LTD	COMPUTER SOFTWARE SUPPORT 16/2 - 22/2/2017		340.00	

Date: 03/04/2017  
Time: 9:34:55AM

Shire of Jerramungup  
Accounts Payable Report

USER: KIARA LEESON  
PAGE: 3

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV 21966	10/01/2017	PERFECT COMPUTER SOLUTIONS PTY LTD	MONTHLY FEE FOR DAILY MONITORING, MANAGEMENT AND RESOLUTION OF DISASTER RECOVERY PLAN - DECEMBER 2016		85.00	
INV 22022	31/01/2017	PERFECT COMPUTER SOLUTIONS PTY LTD	MONTHLY FEE FOR DAILY MONITORING, MANAGEMENT AND RESOLUTION OF DISASTER RECOVERY PLAN - JANUARY 2017		85.00	
EFT13118	07/03/2017	OCEANSIDE PLUMBING AND GAS	SUPPLY & INSTALL DRINKING FOUNTAIN IN ROE PARK	1		3,365.26
INV 0000003621	02/2017	OCEANSIDE PLUMBING AND GAS	repair_gutter @ gairdner hall		108.00	
INV 0000003121	02/2017	OCEANSIDE PLUMBING AND GAS	SUPPLY & INSTALL DRINKING FOUNTAIN IN ROE PARK		2,857.86	
INV 0000003521	02/2017	OCEANSIDE PLUMBING AND GAS	4 KOKODA RD - CHANGE WATER MAIN & REPAIR RETIC		399.40	
EFT13119	07/03/2017	DROP IN MECH	JP001 - 63,407KM SERVICE & JP0021 - 115,757KM SERVICE	1		1,628.00
INV INV-023127	02/2017	DROP IN MECH	JP4816 - REPAIR BROKEN RIGHT ANGLE HYDRAULIC FITTING AND LEAKING HYDRAULIC HOSES & JP003 - REPLACE ENGINE OIL AND FUEL FILTERS		308.00	
INV INV-022924	02/2017	DROP IN MECH	JP001 - 63,407KM SERVICE & JP0021 - 115,757KM SERVICE		704.00	
INV INV-022722	02/2017	DROP IN MECH	JP70078 - REPLACE NEW MUD FLAPS AND NO OVERTAKING SIGNS		176.00	
INV INV-023025	02/2017	DROP IN MECH	JP0011 - REPLACE TURN TABLE WEAR PLATES, ALTERNATOR BELT, FLASHING LIGHT GLOBE AND HYDRAULIC HOSE		440.00	
EFT13120	07/03/2017	Allroads Transport Engineers	INSTALL BREATHER PIPE ON TOP OF FUEL TANK	1		836.00
INV 559	27/02/2017	Allroads Transport Engineers	INSTALL BREATHER PIPE ON TOP OF FUEL TANK		836.00	
EFT13121	07/03/2017	ALBANY AUTOMOTIVE GROUP PTY LTD	JP0021 - OIL & FUEL FILTER	1		257.00
INV 1425371	27/02/2017	ALBANY AUTOMOTIVE GROUP PTY LTD	JP003 - OIL & FUEL FILTER		128.50	
INV 1424765	21/02/2017	ALBANY AUTOMOTIVE GROUP PTY LTD	JP0021 - OIL & FUEL FILTER		128.50	
EFT13122	07/03/2017	JERRAMUNGUP ENTERPRISES	STIHL CHAINS	1		252.68
INV 0006529928	02/2017	JERRAMUNGUP ENTERPRISES	STIHL CHAINS		155.00	
INV 0006474128	02/2017	JERRAMUNGUP ENTERPRISES	JP0033 - FILTERS		78.78	

Date: 03/04/2017  
Time: 9:34:55AM

Shire of Jerramungup  
Accounts Payable Report

USER: KIARA LEESON  
PAGE: 4

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV 0007121428	02/2017	JERRAMUNGUP ENTERPRISES	PLUG, TAIL & BUSH		18.90	
EFT13123	07/03/2017	HASSELL DISTRICT TRADERS	3 X STORMWATER PIPE 90MM X 6M	1		81.25
INV 1005583723	02/2017	HASSELL DISTRICT TRADERS	3 X STORMWATER PIPE 90MM X 6M		63.00	
INV 1005584923	02/2017	HASSELL DISTRICT TRADERS	STORMWATER ELBOW 150MM X 90 & STORMWATER ACCESS COUPLING 90MM		18.25	
EFT13124	07/03/2017	ST JOHN AMBULANCE AUSTRALIA (WESTERN AUSTRALIA) INC	PROVIDE FIRST AID - EMP 168	1		398.00
INV JE2432	20/02/2017	ST JOHN AMBULANCE AUSTRALIA (WESTERN AUSTRALIA) INC	PROVIDE FIRST AID - EMP 168		199.00	
INV JE2445	20/02/2017	ST JOHN AMBULANCE AUSTRALIA (WESTERN AUSTRALIA) INC	PROVIDE FIRST AID - EMP 152		199.00	
EFT13125	07/03/2017	JERRAMUNGUP ELECTRICAL SERVICE	REPAIR FAULTY LIGHTS IN SHED AT AIRSTRIP	1		105.84
INV 0001030828	02/2017	JERRAMUNGUP ELECTRICAL SERVICE	REPAIR FAULTY LIGHTS IN SHED AT AIRSTRIP		105.84	
EFT13126	07/03/2017	DEPARTMENT OF FIRE AND EMERGENCY SERVICES	2016/17 ESL QUARTER 3 IN ACCORDANCE WITH THE DFES OF WA ACT 1998 PART 6A	1		25,709.10
INV 144709	21/02/2017	DEPARTMENT OF FIRE AND EMERGENCY SERVICES	2016/17 ESL QUARTER 3 IN ACCORDANCE WITH THE DFES OF WA ACT 1998 PART 6A		25,709.10	
EFT13127	07/03/2017	SOUTHERN TOOL & FASTENER CO	LAWNMOWER VICTA MASTERCUT GSV160	1		1,052.82
INV 1104340628	02/2017	SOUTHERN TOOL & FASTENER CO	SERVICE 2 X LAWN MOWERS		374.82	
INV 1104335221	02/2017	SOUTHERN TOOL & FASTENER CO	LAWNMOWER VICTA MASTERCUT GSV160		678.00	
EFT13128	07/03/2017	BREMER BAY RURAL & HARDWARE	ITEMS ORDERED FOR THE MONTH OF FEBRUARY 2017	1		198.95
INV FEBRUAR28	02/2017	BREMER BAY RURAL & HARDWARE	ITEMS ORDERED FOR THE MONTH OF FEBRUARY 2017		198.95	
EFT13129	07/03/2017	PACIFIC BRANDS - THE WORKWEAR GROUP	UNIFORM EMP 129 - 2016/2017	1		119.90
INV 0124010301	02/2017	PACIFIC BRANDS - THE WORKWEAR GROUP	UNIFORM EMP 129 - 2016/2017		119.90	
EFT13130	07/03/2017	IGA JERRAMUNGUP	GOODS PURCHASED FOR THE MONTH OF FEBRUARY 2017	1		1,002.16

Date: 03/04/2017  
 Time: 9:34:55AM

Shire of Jerramungup  
 Accounts Payable Report

USER: KIARA LEESON  
 PAGE: 5

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV FEBRU	28/02/2017	IGA JERRAMUNGUP	GOODS PURCHASED FOR THE MONTH OF FEBRUARY 2017		1,002.16	
EFT13131	07/03/2017	CITY OF ALBANY	BUILDING SURVEYING 1.5 HOURS 27/2/2017	1		165.00
INV 73674	27/02/2017	CITY OF ALBANY	BUILDING SURVEYING 1.5 HOURS 27/2/2017			165.00
EFT13132	07/03/2017	TOBRUK TRADERS	JP00 - DIESEL FUEL FOR THE MONTH OF FEBRUARY 2017	1		1,093.71
INV 27702	28/02/2017	TOBRUK TRADERS	JP00 - DIESEL FUEL FOR THE MONTH OF FEBRUARY 2017			598.89
INV 27703	28/02/2017	TOBRUK TRADERS	JP0085 - DIESEL FUEL FOR THE MONTH OF FEBRUARY 2017			494.82
EFT13133	07/03/2017	EASTERN GREAT SOUTHERN PETROLEUM	2300 LITRES DIESEL FUEL DELIVERED TO JMP DEPOT 23/02/2017 - LESS EARLY PAYMENT	1		5,492.65
INV 1257345	23/02/2017	EASTERN GREAT SOUTHERN PETROLEUM	2300 LITRES DIESEL FUEL DELIVERED TO JMP DEPOT 23/02/2017 - LESS EARLY PAYMENT			2,847.01
INV 1257340	16/02/2017	EASTERN GREAT SOUTHERN PETROLEUM	2100 LITRES DIESEL FUEL DELIVERED TO JMP DEPOT 16/2/2017			2,645.64
EFT13134	07/03/2017	G & M DETERGENTS	TOILET TISSUE & BIN LINERS	1		346.00
INV 0001174221	02/2017	G & M DETERGENTS	TOILET TISSUE & BIN LINERS			346.00
EFT13135	09/03/2017	CHILD SUPPORT	Payroll deductions	1		166.89
INV DEDUCT08	03/2017	CHILD SUPPORT	Payroll deductions			166.89
EFT13136	10/03/2017	JM & JL IFFLA	REIMBURSEMENT 12,000M3 GRAVEL @ RATE OF \$0.90 + GST - GRAVEL ARGEMEENT 0551	1		11,880.00
INV RCT02	03/2017	JM & JL IFFLA	REIMBURSEMENT 12,000M3 GRAVEL @ RATE OF \$0.90 + GST - GRAVEL ARGEMEENT 0551			11,880.00
EFT13137	10/03/2017	E FIRE & SAFETY	1 x fire blanket - kitchen- jerramungup hall	1		44.00
INV 00185027	03/2017	E FIRE & SAFETY	1 x fire blanket - kitchen- jerramungup hall			44.00
EFT13138	10/03/2017	PORTER CONSULTING ENGINEERS	BREMER BAY TOWN CENTRE (STAGE 2) - DETAILED DESIGN, TENDER & CONSTRUCTION ADMINISTRATION - CLAIM FOR WORK COMPLETED TO 28TH FEBRUARY 2017	1		15,400.00

Date: 03/04/2017  
Time: 9:34:55AM

Shire of Jerramungup  
Accounts Payable Report

USER: KIARA LEESON  
PAGE: 6

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV 0001708201/03/2017		PORTER CONSULTING ENGINEERS	BREMER BAY TOWN CENTRE (STAGE 2) - DETAILED DESIGN, TENDER & CONSTRUCTION ADMINISTRATION - CLAIM FOR WORK COMPLETED TO 28TH FEBRUARY 2017		15,400.00	
EFT13139	10/03/2017	PERFECT COMPUTER SOLUTIONS PTY LTD	MONTHLY FEE FOR DAILY MONITORING, MANAGEMENT AND RESOLUTION FOR DISASTER RECOVERY PLAN - FEBRUARY 2017	1		85.00
INV 22130	01/03/2017	PERFECT COMPUTER SOLUTIONS PTY LTD	MONTHLY FEE FOR DAILY MONITORING, MANAGEMENT AND RESOLUTION FOR DISASTER RECOVERY PLAN - FEBRUARY 2017		85.00	
EFT13140	10/03/2017	FIRST HEALTH SERVICES	SERVICE FEE FOR MARCH 2017, PURSUANT TO CLAUSE 5.1 OF THE BSA WITH RESPECT TO JERRAMUNGUP MEDICAL CENTRE	1		13,845.57
INV 0000793202/03/2017		FIRST HEALTH SERVICES	SERVICE FEE FOR MARCH 2017, PURSUANT TO CLAUSE 5.1 OF THE BSA WITH RESPECT TO JERRAMUNGUP MEDICAL CENTRE		13,845.57	
EFT13141	10/03/2017	MOORE STEPHENS	Employee 77 - FBT workshop	1		660.00
INV FBT17-0308/03/2017		MOORE STEPHENS	Employee 77 - FBT workshop		660.00	
EFT13142	10/03/2017	MT & HJ POETT	Supply materials & labour for a footbridge in Bremer Bay - Freight and Ubeams allowed for as per quote 0156	1		9,339.00
INV 0941	03/03/2017	MT & HJ POETT	Supply materials & labour for a footbridge in Bremer Bay - Freight and Ubeams allowed for as per quote 0156		9,339.00	
EFT13143	10/03/2017	BREMER BAY COMMUNITY RESOURCE CENTRE	PRINTING OF BREMER BAY HOLIDAY GUIDE	1		4,312.50
INV 0001160901/03/2017		BREMER BAY COMMUNITY RESOURCE CENTRE	FEBRUARY CLEANING - HALL 16HRS, CRC 15HRS & LIBRARY 12.75HRS		1,312.50	
INV 0001161201/03/2017		BREMER BAY COMMUNITY RESOURCE CENTRE	PRINTING OF BREMER BAY HOLIDAY GUIDE		3,000.00	
EFT13144	10/03/2017	ASH-MON LAWN MOWING SERVICE	BREMER BAY TRANSFER STATION - 24/2 - 8/3 - 28 HRS @ \$30 / HR	1		840.00
INV 0254	08/03/2017	ASH-MON LAWN MOWING SERVICE	BREMER BAY TRANSFER STATION - 24/2 - 8/3 - 28 HRS @ \$30 / HR		840.00	
EFT13145	10/03/2017	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (WALGA)	WALGA - Bushfire Planning and Biodiversity Management Workshop - 10th March 2017 - EMP 168	1		44.00

Date: 03/04/2017  
Time: 9:34:55AM

Shire of Jerramungup  
Accounts Payable Report

USER: KIARA LEESON  
PAGE: 7

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV 13064088	02/03/2017	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (WALGA)	WALGA - Bushfire Planning and Biodiversity Management Workshop - 10th March 2017 - EMP 168		44.00	
EFT13146	10/03/2017	G & M DETERGENTS	JUMBO ROLLS, SLIMLINE HAND TOWEL, TOILET TISSUE & BIN LINERS	1		703.40
INV 0001181701	03/2017	G & M DETERGENTS	JUMBO ROLLS, SLIMLINE HAND TOWEL, TOILET TISSUE & BIN LINERS		703.40	
EFT13147	10/03/2017	BAREFOOT CLOTHING MANUFACTURERS	2016/2017 Uniform Order - Employee #152	1		139.40
INV 138868	03/03/2017	BAREFOOT CLOTHING MANUFACTURERS	2016/2017 Uniform Order - Employee #152		139.40	
EFT13148	10/03/2017	ALBANY SIGNS	1 x conveniences sign - 400 x 400 - white background blue symbols - men left, woman right	1		49.50
INV 14770	07/03/2017	ALBANY SIGNS	1 x conveniences sign - 400 x 400 - white background blue symbols - men left, woman right		49.50	
EFT13149	10/03/2017	LANDMARK OPERATIONS LIMITED	SINO ROUNDUP CT BROADACRE 20L AGENCY	1		119.68
INV 9899118414	02/2017	LANDMARK OPERATIONS LIMITED	SINO ROUNDUP CT BROADACRE 20L AGENCY		119.68	
EFT13150	10/03/2017	BREMER BAY ROADHOUSE	DIESEL FUEL FOR THE MONTH OF FEBRUARY 2017 - JP0021 & JP0024	1		194.54
INV 26	28/02/2017	BREMER BAY ROADHOUSE	DIESEL FUEL FOR THE MONTH OF FEBRUARY 2017 - JP0021 & JP0024		194.54	
EFT13151	10/03/2017	BOXWOOD HILL ROADHOUSE (BUSH CHOOKS CAFE)	Fuel - Diesel & ULP	1		160.13
INV 96	23/01/2017	BOXWOOD HILL ROADHOUSE (BUSH CHOOKS CAFE)	Fuel - Diesel & ULP		160.13	
EFT13152	10/03/2017	SOUTH REGIONAL TAFE	EMP 130 - TAE40110 Certificate IV in Training & Assessment - Approved by Shire of Jerramungup	1		1,550.00
INV 10000709	28/02/2017	SOUTH REGIONAL TAFE	EMP 130 - TAE40110 Certificate IV in Training & Assessment - Approved by Shire of Jerramungup		1,550.00	
EFT13153	10/03/2017	JERRAMUNGUP AUTO ELECTRICAL & AIR CONDITIONING	JP001 - Repairs to trailer plug wiring and connections	1		291.50
INV 0000014328	02/2017	JERRAMUNGUP AUTO ELECTRICAL & AIR CONDITIONING	JP008 - Trailer light repairs & parts		126.50	

Date: 03/04/2017  
Time: 9:34:55AM

Shire of Jerramungup  
Accounts Payable Report

USER: KIARA LEESON  
PAGE: 8

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV 000014823	02/2017	JERRAMUNGUP AUTO ELECTRICAL & AIR CONDITIONING	JP001 - Repairs to trailer plug wiring and connections		165.00	
EFT13154	10/03/2017	JERRAMUNGUP TRANSPORT	FREIGHT HITACHI, JASON SIGNS & HERSEY SAFETY	1		370.26
INV INV-749028	02/2017	JERRAMUNGUP TRANSPORT	FREIGHT HITACHI, JASON SIGNS & HERSEY SAFETY		370.26	
EFT13155	10/03/2017	LANDGATE	GROSS RENTAL VALUATIONS CHARGEABLE - G2017/1 - 31/12/16 - 10/02/17	1		87.90
INV 328158-10	7/02/2017	LANDGATE	GROSS RENTAL VALUATIONS CHARGEABLE - G2017/1 - 31/12/16 - 10/02/17		87.90	
EFT13156	10/03/2017	JERRAMUNGUP ENTERPRISES	JP004 - OIL FILTER, FUEL FILTER & AIR FILTER	1		240.44
INV 0007156113	01/2017	JERRAMUNGUP ENTERPRISES	JP004 - OIL FILTER, FUEL FILTER & AIR FILTER		240.44	
EFT13157	10/03/2017	HASSELL DISTRICT TRADERS	Camlock 3" Dust Cap	1		30.14
INV 1005597903	03/2017	HASSELL DISTRICT TRADERS	Camlock 3" Dust Cap		30.14	
EFT13158	10/03/2017	JASON SIGNMAKERS	HORSE HILL RD, MILLERS POINT RD & DEVILD CREEK STH RD SIGNS	1		235.95
INV 176212	22/02/2017	JASON SIGNMAKERS	HORSE HILL RD, MILLERS POINT RD & DEVILD CREEK STH RD SIGNS		235.95	
EFT13159	10/03/2017	JERRAMUNGUP ELECTRICAL SERVICE	SERVICE AIR CONS	1		968.00
INV 0001031528	02/2017	JERRAMUNGUP ELECTRICAL SERVICE	SERVICE AIR CONS		968.00	
EFT13160	10/03/2017	BREMER BAY RESORT	Catering for food for thought workshop Bremer Bay (15 ppl)	1		420.50
INV 1177-233	23/02/2017	BREMER BAY RESORT	1 NIGHT ACCOMMODATION & MEALS FOR EHO - 22/02 - 23/02/2017		195.50	
INV 0221/32	22/02/2017	BREMER BAY RESORT	Catering for food for thought workshop Bremer Bay (15 ppl)		225.00	
EFT13161	10/03/2017	BREMER BAY COMMUNITY RESOURCE CENTRE	FEBRUARY PRINTING PLANNING & BUILDING	1		6.30
INV 0001161401	03/2017	BREMER BAY COMMUNITY RESOURCE CENTRE	FEBRUARY PRINTING PLANNING & BUILDING		6.30	
EFT13162	10/03/2017	BREMER BAY EARTHMOVING CONTRACTORS	AGRN 696 - pushing up gravel for flood repairs on Swamp Road	1		20,845.00

Date: 03/04/2017  
Time: 9:34:55AM

Shire of Jerramungup  
Accounts Payable Report

USER: KIARA LEESON  
PAGE: 9

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV 1838	21/02/2017	BREMER BAY EARTHMOVING CONTRACTORS	AGRN 696 - pushing up gravel for flood repairs on Swamp Road		20,845.00	
EFT13163	10/03/2017	TOBRUK TRADERS	Stationary ADMIN Order - February 2017	1		543.40
INV 27657	28/02/2017	TOBRUK TRADERS	catering for lunch - managing emergencies in shire facilities		106.80	
INV 27657	28/02/2017	TOBRUK TRADERS	catering for afternoon tea - food for thought workshop 23/02/2017		154.80	
INV 27657	28/02/2017	TOBRUK TRADERS	Stationary ADMIN Order - February 2017		281.80	
EFT13164	10/03/2017	EASTERN GREAT SOUTHERN PETROLEUM	RETAIL CUSTOMER CARDS - FUEL PURCHASED FOR THE MONTH OF FEBRUARY 2017	1		3,036.89
INV FEBRU28/02/2017	28/02/2017	EASTERN GREAT SOUTHERN PETROLEUM	RETAIL CUSTOMER CARDS - FUEL PURCHASED FOR THE MONTH OF FEBRUARY 2017		2,479.34	
INV 1515483	24/02/2017	EASTERN GREAT SOUTHERN PETROLEUM	2 X 5 LTR CONTAINERS OF MAGNATEC 10W 40 OIL FOR VEHICLE SERVICING & ENERGREASE LC2-T		322.92	
INV 1515484	24/02/2017	EASTERN GREAT SOUTHERN PETROLEUM	Oil for little Tipper		234.63	
EFT13165	10/03/2017	BAREFOOT CLOTHING MANUFACTURERS	EMP 125 - UNIFORM ORDER 2016/2017	1		117.00
INV 138542	20/02/2017	BAREFOOT CLOTHING MANUFACTURERS	EMP 125 - UNIFORM ORDER 2016/2017		117.00	
EFT13166	10/03/2017	PLANNING INSTITUTE AUSTRALIA	Registration Fee - Development Feasibility for planners course	1		140.00
INV 70574	10/02/2017	PLANNING INSTITUTE AUSTRALIA	Registration Fee - Development Feasibility for planners course		140.00	
EFT13167	14/03/2017	BN GRADER SERVICES	AGRN743 - REINSTATEMENT OF ROAD PAVEMENT TO MAKE SAFE AFTER FEBRUARY STORM EVENT	1		59,147.83
INV 304	07/03/2017	BN GRADER SERVICES	AGRN743 - REINSTATEMENT OF ROAD PAVEMENT TO MAKE SAFE AFTER FEBRUARY STORM EVENT		59,147.83	
EFT13168	14/03/2017	DROP IN MECH	LAWN MOWER - FIT NEW DRIVE BELT AND CHECK OVER MACHINE	1		176.00
INV INV-024007/03/2017	03/2017	DROP IN MECH	LAWN MOWER - FIT NEW DRIVE BELT AND CHECK OVER MACHINE		176.00	
EFT13169	14/03/2017	G FELESINA & K.M FELESINA	MAN TIP & BURY RUBBISH - 5/3 - 14/3	1		1,800.00
INV 1271	14/03/2017	G FELESINA & K.M FELESINA	MAN TIP & BURY RUBBISH - 5/3 - 14/3		1,800.00	



Date: 03/04/2017  
Time: 9:34:55AM

Shire of Jerramungup  
Accounts Payable Report

USER: KIARA LEESON  
PAGE: 10

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
EFT13170	14/03/2017	ALBANY AUTOMOTIVE GROUP PTY LTD	75000KM SERVICE AND REPLACE MANIFOLD GASKETS AND EGR PIPE	1	489.38	489.38
INV 1425820	02/03/2017	ALBANY AUTOMOTIVE GROUP PTY LTD	75000KM SERVICE AND REPLACE MANIFOLD GASKETS AND EGR PIPE		489.38	489.38
EFT13171	14/03/2017	MARSHALL MOWERS	PURCHASE DRIVE BELT FOR MOWER	1	84.95	84.95
INV 19775	03/03/2017	MARSHALL MOWERS	PURCHASE DRIVE BELT FOR MOWER		84.95	84.95
EFT13172	14/03/2017	EASTERN GREAT SOUTHERN PETROLEUM	4300 LITRES DIESEL FUEL DELIVERED TO JMP DEPOT 1/3/2017	1	5,390.31	5,390.31
INV 1281368	01/03/2017	EASTERN GREAT SOUTHERN PETROLEUM	4300 LITRES DIESEL FUEL DELIVERED TO JMP DEPOT 1/3/2017		5,390.31	5,390.31
EFT13173	14/03/2017	ALBANY LOCK SERVICE & SUPERIOR SECURITY	2 x keys for c.b.h. dam- pump ( contractor only )	1	44.40	44.40
INV 0000171409	03/2017	ALBANY LOCK SERVICE & SUPERIOR SECURITY	2 x keys for c.b.h. dam- pump ( contractor only )		44.40	44.40
EFT13174	14/03/2017	DROP IN MECH	JP0034 - 19,550 KM SERVICE & JP00 25,191 SERVICE	1	616.00	616.00
INV INV-022823	02/2017	DROP IN MECH	JP0034 - 19,550 KM SERVICE & JP00 25,191 SERVICE		616.00	616.00
EFT13175	14/03/2017	JERRAMUNGUP AUTO ELECTRICAL & AIR CONDITIONING	PURCHASE 1 POWER PACK TO JUMP START VEHICLES AND CHARGE APPLIANCES	1	220.00	220.00
INV 0000014128	02/2017	JERRAMUNGUP AUTO ELECTRICAL & AIR CONDITIONING	PURCHASE 1 POWER PACK TO JUMP START VEHICLES AND CHARGE APPLIANCES		220.00	220.00
EFT13176	14/03/2017	CLEANAWAY WASTE MANAGEMENT LIMITED	FEBRUARY 2017 - RECYCLE MONTHLY SERVICE - 1216 BINS	1	13,454.86	13,454.86
INV 9736275	28/02/2017	CLEANAWAY WASTE MANAGEMENT LIMITED	FEBRUARY 2017 - REFUSE MONTHLY COLLECTIONS - 2436 BINS		4,919.73	4,919.73
INV 9736276	28/02/2017	CLEANAWAY WASTE MANAGEMENT LIMITED	FEBRUARY 2017 - RECYCLE MONTHLY SERVICE - 1216 BINS		5,192.57	5,192.57
INV 9735092	28/02/2017	CLEANAWAY WASTE MANAGEMENT LIMITED	BIN RENTAL FEBRUARY 2017		3,342.56	3,342.56
EFT13177	14/03/2017	RIVERHILL CONTRACTING	AGRN696 - HEAVY RAINFALL AND ASSOCIATED FLOODING	1	183,834.75	183,834.75
			SUPPLY OF PLANT AND LABOUR FOR ROAD REPAIRS FROM STORM DAMAGE			

Date: 03/04/2017  
Time: 9:34:55AM

Shire of Jerramungup  
Accounts Payable Report

USER: KIARA LEESON  
PAGE: 11

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV 0000114728	02/2017	RIVERHILL CONTRACTING	ARGN 743 - HEAVY RAINFALL AND ASSOCIATED FLOODING		4,933.50	
INV 0000114628	02/2017	RIVERHILL CONTRACTING	SUPPLY OF PLANT & LABOUR FOR ROAD REPAIRS FROM STORM DAMAGE AGRN696 - HEAVY RAINFALL AND ASSOCIATED FLOODING SUPPLY OF PLANT AND LABOUR FOR ROAD REPAIRS FROM STORM DAMAGE		1,78,901.25	
EFT13178	14/03/2017	JOHN PHILLIPS CONSULTING	CONSULTING FEES CEO REVIEW 28/02 - 02/03/17	1		3,850.00
INV 0000012803	03/2017	JOHN PHILLIPS CONSULTING	CONSULTING FEES CEO REVIEW 28/02 - 02/03/17		3,850.00	
EFT13179	14/03/2017	WOOD AND GRIEVE ENGINEERS	PHASE 1 - CONCEPT DESIGN & DRAWING FOR DUAL PATH EXTENSION	1		808.50
INV 206388	27/02/2017	WOOD AND GRIEVE ENGINEERS	PHASE 1 - CONCEPT DESIGN & DRAWING FOR DUAL PATH EXTENSION		808.50	
EFT13180	14/03/2017	EASTERN GREAT SOUTHERN PETROLEUM	3800 LITRES DIESEL FUEL DELIVERED TO JMP DEPOT 9/3/2017 - LESS EARLY PAYMENT	1		4,679.93
INV 1005987	09/03/2017	EASTERN GREAT SOUTHERN PETROLEUM	3800 LITRES DIESEL FUEL DELIVERED TO JMP DEPOT 9/3/2017 - LESS EARLY PAYMENT		4,679.93	
EFT13181	16/03/2017	WCP CIVIL PTY LTD	PROGRESS CLAIM 1 - BREMER BAY TOWN CENTRE STAGE 2	1		234,617.12
INV 600655	28/02/2017	WCP CIVIL PTY LTD	PROGRESS CLAIM 1 - BREMER BAY TOWN CENTRE STAGE 2		234,617.12	
EFT13182	16/03/2017	POOLS SPAS AQUAPONICS	Concrete pool installation at Jerramungup School as per quote 1095 - PAYMENT 1 OF 3 25%	1		15,906.55
INV 241	15/03/2017	POOLS SPAS AQUAPONICS	Concrete pool installation at Jerramungup School as per quote 1095 - PAYMENT 1 OF 3 25%		15,906.55	
EFT13183	16/03/2017	CONSULTING GREAT SOUTHERN	CONSULTING FEES - ASSIST WITH THE DEVELOPMENT OF A NEW WORKFORCE PLAN (PROGRESS INVOICE)	1		4,235.00
INV 000242	07/03/2017	CONSULTING GREAT SOUTHERN	CONSULTING FEES - ASSIST WITH THE DEVELOPMENT OF A NEW WORKFORCE PLAN (PROGRESS INVOICE)		4,235.00	
EFT13184	16/03/2017	Baileys Albany Gutter clean	CEAN GUTTERS & DOWNPIPES	1		4,800.00
INV 0003161	07/03/2017	Baileys Albany Gutter clean	CEAN GUTTERS & DOWNPIPES		4,800.00	

Date: 03/04/2017  
Time: 9:34:55AM

Shire of Jerramungup  
Accounts Payable Report

USER: KIARA LEESON  
PAGE: 12

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
EFT13185	16/03/2017	ALBANY AUTOMOTIVE GROUP PTY LTD	Service - Bushfire Risk Planning Coordinator Mitsubishi Triton - Registration IEXL745	1		530.65
INV 1425848	02/03/2017	ALBANY AUTOMOTIVE GROUP PTY LTD	Service - Bushfire Risk Planning Coordinator Mitsubishi Triton - Registration IEXL745		530.65	
EFT13186	16/03/2017	AURORA ENVIRONMENTAL	INVOICE FOR CONSULTING SERVICES IN FEBRUARY 2017 - COASTAL MANAGEMENT PLAN REVIEW	1		3,110.25
INV 20806	07/03/2017	AURORA ENVIRONMENTAL	INVOICE FOR CONSULTING SERVICES IN FEBRUARY 2017 - COASTAL MANAGEMENT PLAN REVIEW		3,110.25	
EFT13187	16/03/2017	GAIA CIVIL	AGRN 696 - HEAVY RAINFALL & ASSOCIATED FLOODING	1		30,322.05
INV 0000038	03/03/2017	GAIA CIVIL	AGRN 696 - HEAVY RAINFALL & ASSOCIATED FLOODING		30,322.05	
EFT13188	16/03/2017	AUSTRALIA POST	BULK MONTHLY POSTAGE - FEBRUARY 2017	1		312.11
INV 1006196503	03/03/2017	AUSTRALIA POST	BULK MONTHLY POSTAGE - FEBRUARY 2017		312.11	
EFT13189	16/03/2017	JERRAMUNGUP ELECTRICAL SERVICE	Install 1 x smoke- alarm and 1 x exhaust-fan @ root pickers hall kitchen	1		392.71
INV 00010332	13/03/2017	JERRAMUNGUP ELECTRICAL SERVICE	repair air direction device for cameron bus. ctr. conference room air con.		49.50	
INV 00010328	13/03/2017	JERRAMUNGUP ELECTRICAL SERVICE	Install 1 x smoke- alarm and 1 x exhaust-fan @ root pickers hall kitchen		343.21	
EFT13190	16/03/2017	BREMER BAY COMMUNITY RESOURCE CENTRE	PROVISION OF LIBRARY SERVICE LEVEL AGREEMENT 01/04 - 30/06/2017	1		9,389.60
INV 0001163408	03/2017	BREMER BAY COMMUNITY RESOURCE CENTRE	PROVISION OF LIBRARY SERVICE LEVEL AGREEMENT 01/04 - 30/06/2017		9,389.60	
EFT13191	16/03/2017	CITY OF ALBANY	HEALTH COSTS FOR 24/1/2017 - 07/03/2017 - AS PER ATTACHED SHEET	1		4,493.46
INV 75795	09/03/2017	CITY OF ALBANY	HEALTH COSTS FOR 24/1/2017 - 07/03/2017 - AS PER ATTACHED SHEET		4,493.46	
EFT13192	16/03/2017	DC LASER CONTRACTING	GRAVEL PUSHING CUISS RD AGRN696 FLOOD EVENT	1		4,224.00
INV INV-014014	03/2017	DC LASER CONTRACTING	GRAVEL PUSHING CUISS RD AGRN696 FLOOD EVENT		4,224.00	
EFT13193	16/03/2017	BEST OFFICE SYSTEMS	4 x Printer Cartridges for the Bremer bay Office - Ricoh SP.C240DN Printer	1		495.00

Date: 03/04/2017  
Time: 9:34:55AM

Shire of Jerramungup  
Accounts Payable Report

USER: KIARA LEESON  
PAGE: 13

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV 522247	03/03/2017	BEST OFFICE SYSTEMS	4 x Printer Cartridges for the Bremer bay Office - Ricoh SP.C2.40DN Printer		495.00	
EFT13194	16/03/2017	BUILDING COMMISSION - DEPARTMENT OF COMMERCE	BUILDING SERVICE LEVY FEE - FEBRUARY 2017 - LESS COLLECTION FEE	1		113.30
INV FEBRU14/03/2017		BUILDING COMMISSION - DEPARTMENT OF COMMERCE	BUILDING SERVICE LEVY FEE - FEBRUARY 2017 - LESS COLLECTION FEE		113.30	
EFT13195	16/03/2017	JERRAMUNGUP B&B & CATERING	CATERING FOR 6 PEOPLE - CEO REVIEW COMMITTEE MEETING	1		75.00
INV 390373	02/03/2017	JERRAMUNGUP B&B & CATERING	CATERING FOR 6 PEOPLE - CEO REVIEW COMMITTEE MEETING		75.00	
EFT13196	20/03/2017	DROP IN MECH	JP4816 - SERVICE	1		528.00
INV INV-024310/03/2017		DROP IN MECH	JP4816 - SERVICE		528.00	
EFT13197	20/03/2017	GAIA CIVIL	AGRN 696 - HEAVY RAINFALL & ASSOCIATED FLOODING	1		93,426.30
INV 0000039	03/03/2017	GAIA CIVIL	AGRN 696 - HEAVY RAINFALL & ASSOCIATED FLOODING		93,426.30	
EFT13198	20/03/2017	HASSELL DISTRICT TRADERS	Stormpro Pipes 12x 375mm & Stormpro Pipes 6x 300mm	1		8,240.40
INV 1005608213/03/2017		HASSELL DISTRICT TRADERS	Stormpro Pipes 12x 375mm & Stormpro Pipes 6x 300mm		8,240.40	
EFT13199	20/03/2017	BLACKWOODS	GLOVES LEATHER PREMIUM WARHORSE 3211 .XXL (17406D-002)	1		232.85
INV PELU22908/03/2017		BLACKWOODS	GLOVES LEATHER PREMIUM WARHORSE 3211 .XXL (17406D-002)		232.85	
EFT13200	20/03/2017	AUSTRALIAN COMMUNICATIONS AND MEDIA AUTHORITY	APPARATUS LICENCE RENEWAL FEES - 1623036 & 1623035	1		142.00
INV 5006150627/02/2017		AUSTRALIAN COMMUNICATIONS AND MEDIA AUTHORITY	APPARATUS LICENCE RENEWAL FEES - 1623036 & 1623035		142.00	
EFT13201	20/03/2017	MCLEODS BARRISTERS AND SOLICITORS	LEASE - BREMER BAY COMMUNITY RESOURCE CENTRE	1		439.91
INV 96594	28/02/2017	MCLEODS BARRISTERS AND SOLICITORS	LEASE - BREMER BAY COMMUNITY RESOURCE CENTRE		439.91	
EFT13202	20/03/2017	OZRUSS TRADING CO	JP3914 & JP70078/79 - TYRES	1		4,244.80
INV 1770	24/02/2017	OZRUSS TRADING CO	JP0021 - TYRE REPAIR		38.50	

Date: 03/04/2017  
Time: 9:34:55AM

Shire of Jerramungup  
Accounts Payable Report

USER: KIARA LEESON  
PAGE: 14

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV 1756	08/02/2017	OZRUSS TRADING CO	JP005 - TYRE REPAIR		41.80	
INV 1767	20/02/2017	OZRUSS TRADING CO	JP0039 - TYRE REPAIR		126.50	
INV 1759	09/02/2017	OZRUSS TRADING CO	JP3914 & JP70078/79 - TYRES		4,026.00	
INV 1751	28/02/2017	OZRUSS TRADING CO	JP008 - OIL		12.00	
EFT13203	20/03/2017	ALLAN CAMPBELL & CO	FREIGHT CHARGES FROM BREMER BAY TO JERRAMUNGUP AND RETURN - FEBRUARY 2017	1		88.00
INV FEBRUARY 28/02/2017		ALLAN CAMPBELL & CO	FREIGHT CHARGES FROM BREMER BAY TO JERRAMUNGUP AND RETURN - FEBRUARY 2017		88.00	
EFT13204	20/03/2017	BOC GASES	ARGOSHIELD UNIVERSAL E2 SIZE & OXYGEN MEDICAL C SIZE	1		15.38
INV 5003307726/02/2017		BOC GASES	ARGOSHIELD UNIVERSAL E2 SIZE & OXYGEN MEDICAL C SIZE		15.38	
EFT13205	20/03/2017	TOLL IPEC	SW Print - Freight	1		113.01
INV 0269	24/02/2017	TOLL IPEC	SW Print - Freight		113.01	
EFT13206	21/03/2017	SHIRE OF RAVENSTHORPE	REIMBURSEMENTS - RECOUP OF REGIONAL LANDFILL PROJECT	2		256,661.76
INV 2206	09/03/2017	SHIRE OF RAVENSTHORPE	REIMBURSEMENTS - RECOUP OF REGIONAL LANDFILL PROJECT	2	256,661.76	
EFT13207	22/03/2017	REX & TRACY PARSONS	REIMBURSEMENT 6,000M3 GRAVEL @ RATE OF \$0.90 + GST	1		5,940.00
INV GRAVEL09/11/2016		REX & TRACY PARSONS	REIMBURSEMENT 6,000M3 GRAVEL @ RATE OF \$0.90 + GST		5,940.00	
EFT13208	22/03/2017	RN & KD POCOCK T/AS PENIUP VIEWS	REIMBURSEMENT 3,000M3 GRAVEL @ RATE OF \$0.90 + GST GRAVEL AGREEMENT	1		2,167.00
INV GRAVEL21/03/2017		RN & KD POCOCK T/AS PENIUP VIEWS	REIMBURSEMENT 3,000M3 GRAVEL @ RATE OF \$0.90 + GST GRAVEL AGREEMENT		2,167.00	
EFT13209	22/03/2017	CASMAA FARMS	AGRN696 - REIMBURSEMENT 3,500M3 GRAVEL @ RATE OF \$0.90 + GST GRAVEL AGREEMENT	1		3,465.00
INV GRAVEL21/03/2017		CASMAA FARMS	AGRN696 - REIMBURSEMENT 3,500M3 GRAVEL @ RATE OF \$0.90 + GST GRAVEL AGREEMENT		3,465.00	

Date: 03/04/2017  
Time: 9:34:55AM

Shire of Jerramungup  
Accounts Payable Report

USER: KIARA LEESON  
PAGE: 15

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
EFT13210	22/03/2017	GLENDVALE FARMS	AGRN743 - REIMBURSEMENT 20,000M3 GRAVEL @ RATE OF \$0.90 + GST GRAVEL AGREEMENT	1	19,800.00	19,800.00
INV GRAVEL21/03/2017		GLENDVALE FARMS	AGRN743 - REIMBURSEMENT 20,000M3 GRAVEL @ RATE OF \$0.90 + GST GRAVEL AGREEMENT		19,800.00	
EFT13211	22/03/2017	SAFETY & EMERGENCY TRAINING SERVICES	CONDUCT RANDOM ALCOHOL & DRUG ANALYSIS AT JMP SHIRE OFFICE FOR 10 PEOPLE - ON 14/03/2017	1	770.00	770.00
INV 0001050817/03/2017		SAFETY & EMERGENCY TRAINING SERVICES	CONDUCT RANDOM ALCOHOL & DRUG ANALYSIS AT JMP SHIRE OFFICE FOR 10 PEOPLE - ON 14/03/2017		770.00	
EFT13212	22/03/2017	HASSAD AUSTRALIA (AMARINYA)	REIMBURSEMENT 7,000M3 GRAVEL @ RATE OF \$0.90 + GST GRAVEL AGREEMENT	1	9,636.00	9,636.00
INV GRAVEL21/03/2017		HASSAD AUSTRALIA (AMARINYA)	REIMBURSEMENT 7,000M3 GRAVEL @ RATE OF \$0.90 + GST GRAVEL AGREEMENT		9,636.00	
INV GRAVEL21/03/2017		HASSAD AUSTRALIA (AMARINYA)	AGRN696 - REIMBURSEMENT 9,000M3 GRAVEL @ RATE OF \$0.90 + GST GRAVEL AGREEMENT		2,706.00	
EFT13213	22/03/2017	RD YOUNG & CO	REIMBURSEMENT 8,000M3 GRAVEL @ RATE OF \$0.90 + GST GRAVEL AGREEMENT	1	7,920.00	7,920.00
INV GRAVEL21/03/2017		RD YOUNG & CO	REIMBURSEMENT 8,000M3 GRAVEL @ RATE OF \$0.90 + GST GRAVEL AGREEMENT		7,920.00	
EFT13214	22/03/2017	HASSELL DISTRICT TRADERS	GLOVES BRONCO	1	9.90	9.90
INV 1005613116/03/2017		HASSELL DISTRICT TRADERS	GLOVES BRONCO		9.90	
EFT13215	22/03/2017	G & M DETERGENTS	HYGIENE SERVICE AGREEMENT 3360	1	733.00	733.00
INV 0001184810/03/2017		G & M DETERGENTS	HYGIENE SERVICE AGREEMENT 3360		733.00	
EFT13216	23/03/2017	CHILD SUPPORT	Payroll deductions	1	166.89	166.89
INV DEDUCT22/03/2017		CHILD SUPPORT	Payroll deductions		166.89	
EFT13217	23/03/2017	BREMER BAY EARTHMOVING CONTRACTORS	AGRN743 - REINSTATE FLOOD DAMAGE	1	55,148.50	55,148.50
INV 1839	15/03/2017	BREMER BAY EARTHMOVING CONTRACTORS	AGRN743 - REINSTATE FLOOD DAMAGE		13,103.75	
INV 1841	15/03/2017	BREMER BAY EARTHMOVING CONTRACTORS	AGRN743 - REINSTATE FLOOD DAMAGE		11,030.25	

Date: 03/04/2017  
Time: 9:34:55AM

Shire of Jerramungup  
Accounts Payable Report

USER: KIARA LEESON  
PAGE: 16

Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV 1840	15/03/2017	BREMER BAY EARTHMOVING CONTRACTORS	AGRN743 - REINSTATE FLOOD DAMAGE		7,078.50	
INV 1842	15/03/2017	BREMER BAY EARTHMOVING CONTRACTORS	AGRN743 - REINSTATE FLOOD DAMAGE		23,936.00	
EFT13218	27/03/2017	ST & J TOMASINI	CONSTRUCTION OF CEMENT PATH PLUS ONE PRAM ACCESS @ WELLSTEAD ROAD BRMER BAY	1		5,323.75
INV 140	27/03/2017	ST & J TOMASINI	CONSTRUCTION OF CEMENT PATH PLUS ONE PRAM ACCESS @ WELLSTEAD ROAD BRMER BAY		5,323.75	
EFT13219	27/03/2017	AUSTRALIAN TAX COLLEGE	FBT Training and assistance	1		445.50
INV 24934	27/03/2017	AUSTRALIAN TAX COLLEGE	FBT Training and assistance		445.50	
EFT13220	27/03/2017	DROP IN MECH	SERVICE PUMP AT CBH DAM & JP0019	1		705.76
INV INV-024822.03/2017	27/03/2017	DROP IN MECH	SERVICE PUMP AT CBH DAM & JP0019		705.76	
EFT13221	27/03/2017	CHIMNEY CREEK	AGRN696 - FLOOD DAMAGE JOBS WITHIN THE NEEDILUP AREA - REIMBURSEMENT 8,000M3 GRAVEL @ RATE OF \$0.90 + GST GRAVEL AGREEMENT	1		15,840.00
INV GRAVEL23.03/2017	27/03/2017	CHIMNEY CREEK	REIMBURSEMENT 8,000M3 GRAVEL @ RATE OF \$0.90 + GST GRAVEL AGREEMENT		7,920.00	
INV GRAVEL21.03/2017	27/03/2017	CHIMNEY CREEK	AGRN696 - FLOOD DAMAGE JOBS WITHIN THE NEEDILUP AREA - REIMBURSEMENT 8,000M3 GRAVEL @ RATE OF \$0.90 + GST GRAVEL AGREEMENT		7,920.00	
EFT13222	27/03/2017	ASH-MON LAWN MOWING SERVICE	BREMER BAY TRANSFER STATION - 10/03 - 22/03 - 24 HOURS @ \$30 /HOUR	1		720.00
INV 0255	22/03/2017	ASH-MON LAWN MOWING SERVICE	BREMER BAY TRANSFER STATION - 10/03 - 22/03 - 24 HOURS @ \$30 /HOUR		720.00	
EFT13223	27/03/2017	EASTERN GREAT SOUTHERN PETROLEUM	5100 LITRES DIESEL FUEL DELIVERED TO JMP DEPOT 17/3/2017 - LESS EARLY PAYMENT	1		10,703.45
INV 1281387	24/03/2017	EASTERN GREAT SOUTHERN PETROLEUM	3800 LITRES DIESEL FUEL DELIVERED TO JMP DEPOT 24/03/2017 - LESS EARLY PAYMENT		4,522.34	
INV 128138	17/03/2017	EASTERN GREAT SOUTHERN PETROLEUM	5100 LITRES DIESEL FUEL DELIVERED TO JMP DEPOT 17/3/2017 - LESS EARLY PAYMENT		6,181.11	
EFT13224	27/03/2017	MODULARIS PTY LTD T/A MODULAR WA	VERGE BOND REIMBURSEMENT BP16-041	2		2,000.00

Credit Card Payment 21/02/2017 - 18/03/2017

GL/JOB No.	GL Description	Amount	Date	Comment	Amount
140500	WESTNET DATA COMMUNICATIONS MUN	\$33.46	2/02/2017	Westnet Bill	\$33.46
PC31/170/600	JPO03S - DGED TOYOTA KULGER	\$50.00	3/03/2017	BP Jernamunggar	\$50.00
PC34/170/600	TOYOTA PRADO 2015 - CEO	\$102.04	2/03/2017	Calltex Forrestdale	\$102.04
040104	Members Refreshments & Reception Expenses MUN	\$14.00	27/02/2017	Wangi Espresso Osborne Park - Waste Management Forum	\$14.00
5110/190/634	Bushfire Risk Planning Co-ordinator	\$393.90	27/02/2017	BRPC Accommodation Sage Perth	\$393.90
<b>Total</b>		<b>\$593.40</b>			

SIGN: \_\_\_\_\_ DATE: \_\_\_\_\_



---

<b>TO:</b>	<b>Finance</b>
<b>AGENDA REFERENCE:</b>	10.2.2
<b>SUBJECT:</b>	Monthly Financial Report
<b>LOCATION/ADDRESS:</b>	Shire of Jerramungup
<b>AUTHOR:</b>	Charmaine Solomon
<b>DISCLOSURE OF ANY INTEREST:</b>	Nil
<b>DATE OF REPORT:</b>	31 <sup>st</sup> March 2017

---

## **SUMMARY**

This report presents the monthly financial report to Council which is provided as an attachment to the agenda. The recommendation is to receive the monthly financial report.

## **ATTACHMENT**

Attachment 10.2.2 – Monthly Financial Report Period Ending 31<sup>st</sup> March 2017

## **BACKGROUND**

As per the Financial Management Regulation 34 each Local Government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1) (d), for that month with the following detail

- The annual budget estimates,
- The operating revenue, operating income, and all other income and expenses,
- Any significant variations between year to date income and expenditure and the relevant budget provisions to the end of the relevant reporting period,
- Identify any significant areas where activities are not in accordance with budget estimates for the relevant reporting period,
- Provide likely financial projections to 30 June for those highlighted significant variations and their effect on the end of year result,
- Include an operating statement, and
- Any other required supporting notes.

## **CONSULTATION**

Council financial records.

## **COMMENT**

This report contains annual budget estimates, actual amounts of expenditure, revenue and income to the end of the month. It shows the material differences between the budget and actual amounts where they are not associated to timing differences for the purpose of keeping Council abreast of the current financial position.

## **STATUTORY REQUIREMENTS**

Section 6.4 of the Local Government Act 1995 and Regulation 34 of the Local Government (Financial Management) Regulations 1996 require that financial activity statement reports are provided each month reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1)(d) for that month.

The report is to be presented at either the next Ordinary meeting after the end of the month, or if not prepared in time to the next Ordinary meeting after that meeting.

## **STRATEGIC IMPLICATIONS**

This item relates to the following component from the Shire of Jerramungup Community Plan 2016 - 2026;

**Aspiration 2.5:** To provide strong civic leadership and governance systems that are open and transparent and ethical.

## **FINANCIAL IMPLICATIONS**

As detailed within the Monthly Financial Report

## **POLICY IMPLICATIONS**

Accounting policies as detailed within the Monthly Financial Report

## **WORKFORCE IMPLICATIONS**

Nil

## **VOTING REQUIREMENTS**

Simple Majority

## **RECOMMENDATION**

That Council receive the Monthly Financial Report for the period ending 31<sup>st</sup> March 2017 in accordance with Section 6.4 of the Local Government Act 1995.

**OC170405 Moved Cr Daniel / Seconded Cr Bailey**

**That Council receive the Monthly Financial Report for the period ending 31<sup>st</sup> March 2017 in accordance with Section 6.4 of the Local Government Act 1995.**

**Carried 6-0**

**Cr Leenhouders left the room at 2:27pm**

**Shire of Jerramungup**  
**MONTHLY FINANCIAL REPORT**  
**For the Period Ended 31st March 2017**

**TABLE OF CONTENTS**

Statement of Financial Activity	
Note 1	Significant Accounting Policies
Note 2	Graphical Representation
Note 3	Net Current Funding Position
Note 4	Cash and Investments
Note 5	Major Variances
Note 6	Out of Budget Expense Approvals
Note 7	Receivables
Note 8	Grants and Contributions
Note 9	Cash Backed Reserves
Note 10	Capital Disposals and Acquisitions
Note 11	Trust

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

**Shire of Jerramungup**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(Nature or Type)**  
**For the Period Ended 31st March 2017**

	Note	Revised Annual Budget 4	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a) 3	Var. % (b)-(a)/(b) 3	
<b>Operating Revenues</b>		\$	\$	\$	\$	%	
Grants, Subsidies and Contributions		2,168,709	1,626,525	1,446,608	(179,917)	(12.4%)	▼
Profit on Asset Disposal	10	66,654	49,986	46,443	(3,543)	(7.6%)	
Fees and Charges		744,143	639,274	622,375	(16,899)	(2.7%)	
Service Charges		0	0	0	0		
Interest Earnings		61,755	46,305	60,308	14,003	23.2%	▲
Other Revenue		482,000	361,494	272,325	(89,169)	(32.7%)	▼
<b>Total (Excluding Rates)</b>		<b>3,523,261</b>	<b>2,723,584</b>	<b>2,448,059</b>	<b>(275,525)</b>		
<b>Operating Expense</b>							
Employee Costs		(1,872,687)	(1,404,063)	(1,441,800)	(37,737)	(2.6%)	
Materials and Contracts		(2,691,434)	(2,017,980)	(2,002,963)	15,017	0.7%	
Utilities Charges		(159,763)	(119,538)	(125,630)	(6,092)	(4.8%)	
Depreciation (Non-Current Assets)		(1,638,717)	(1,228,851)	(1,275,262)	(46,411)	(3.6%)	
Interest Expenses		(42,194)	(31,608)	(17,987)	13,621	75.7%	▼
Insurance Expenses		(233,928)	(223,828)	(221,187)	2,641	1.2%	
Loss on Asset Disposal	10	(36,074)	(27,054)	(41,060)	(14,006)	(34.1%)	▲
Other Expenditure		56,352	(5,047)	27,231	32,278	(118.5%)	
<b>Total</b>		<b>(6,618,445)</b>	<b>(5,057,969)</b>	<b>(5,098,656)</b>	<b>(40,688)</b>		
<b>Funding Balance Adjustment</b>							
Add Back Depreciation		1,638,717	1,228,851	1,275,262	46,411	3.6%	
Adjust (Profit)/Loss on Asset Disposal	10	(30,580)	(22,932)	(5,383)	17,549	(326.0%)	
Movement in Provisions Accruals				(50,248)	(50,248)		
<b>Net Operating (Ex. Rates)</b>		<b>(1,487,047)</b>	<b>(1,128,466)</b>	<b>(1,430,967)</b>	<b>(302,501)</b>		
<b>Capital Revenues</b>							
Grants, Subsidies and Contributions	8	1,886,784	899,838	604,597	(295,241)	(48.8%)	▼
Proceeds from Disposal of Assets	10	295,000	221,250	227,663	6,413	2.8%	
Proceeds from New Debentures		350,000	0	0	0		
Proceeds from Sale of Investments		0	0	0	0		
Proceeds from Advances		0	0	0	0		
Self-Supporting Loan Principal		0	0	0	0		
Transfer from Reserves	9	141,670	141,670	45,166	(96,504)	(213.7%)	▼
<b>Total</b>		<b>2,673,454</b>	<b>1,262,758</b>	<b>877,426</b>	<b>(385,332)</b>		
<b>Capital Expenses</b>							
Land and Buildings	10	(237,780)	(178,335)	(176,298)	2,037	1.2%	
Plant and Equipment	10	(331,644)	(248,733)	(290,852)	(42,119)	(14.5%)	▲
Furniture and Equipment	10	(6,600)	(4,950)	(5,712)	(762)	(13.3%)	
Infrastructure Assets - Roads	10	(2,915,402)	(2,186,552)	(1,297,358)	889,194	68.5%	▼
Infrastructure Assets - Other	10	(2,191,843)	(1,643,882)	(192,911)	1,450,971	752.1%	▼
Repayment of Debentures		(156,493)	(117,370)	(100,941)	16,429	16.3%	▼
Advances to Community Groups		0	0	0	0		
Transfer to Reserves	9	(305,518)	(229,139)	(326,726)	(97,587)	(29.9%)	▲
<b>Total</b>		<b>(6,145,280)</b>	<b>(4,608,960)</b>	<b>(2,390,798)</b>	<b>2,218,162</b>		
<b>Net Capital</b>		<b>(3,471,826)</b>	<b>(3,346,202)</b>	<b>(1,513,372)</b>	<b>1,832,830</b>		
<b>Total Net Operating + Capital</b>		<b>(4,958,873)</b>	<b>(4,474,668)</b>	<b>(2,944,339)</b>	<b>1,530,329</b>		
Rate Revenue		3,124,811	3,124,811	3,128,990	4,179	0.1%	
Opening Funding Surplus(Deficit)		1,840,009	1,840,009	1,812,805	(27,204)	(1.5%)	
<b>Closing Funding Surplus(Deficit)</b>	3	<b>5,947</b>	<b>490,152</b>	<b>1,997,456</b>	<b>1,507,304</b>		

**Shire of Jerramungup**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(Statutory Reporting Program)**  
**For the Period Ended 31st March 2017**

	Note	Revised Annual Budget 4	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a) 3	Var. % (b)-(a)/(b) 3	Var.
<b>Operating Revenues</b>							
Governance		\$ 0	\$ 0	\$ 1,932	1,932	100.0%	
General Purpose Funding		1,330,005	997,482	1,024,819	27,337	2.7%	
Law, Order and Public Safety		158,004	123,907	118,791	(5,116)	(4.3%)	
Health		0	0	4,647	4,647	100.0%	
Education and Welfare		1,093	819	1,492	673	45.1%	
Housing		132,673	99,459	93,406	(6,053)	(6.5%)	
Community Amenities		396,511	373,266	384,295	11,029	2.9%	
Recreation and Culture		743,567	42,405	88,571	46,166	52.1%	▲
Transport		1,921,083	1,440,807	806,357	(634,450)	(78.7%)	▼
Economic Services		91,068	68,256	79,112	10,856	13.7%	▲
Other Property and Services		636,041	477,021	449,233	(27,788)	(6.2%)	
<b>Total (Excluding Rates)</b>		<b>5,410,045</b>	<b>3,623,422</b>	<b>3,052,656</b>	<b>(570,766)</b>		
<b>Operating Expense</b>							
Governance		(241,458)	(211,212)	(167,083)	44,128	26.4%	▼
General Purpose Funding		(86,150)	(64,584)	(55,079)	9,505	17.3%	
Law, Order and Public Safety		(643,924)	(486,239)	(417,763)	68,476	16.4%	▼
Health		(285,311)	(213,903)	(177,833)	36,070	20.3%	▼
Education and Welfare		(83,264)	(62,352)	(45,716)	16,636	36.4%	▼
Housing		(151,139)	(112,626)	(122,600)	(9,974)	(8.1%)	
Community Amenities		(948,810)	(711,198)	(601,100)	110,098	18.3%	▼
Recreation and Culture		(638,233)	(481,238)	(553,122)	(71,884)	(13.0%)	▲
Transport		(2,801,159)	(2,100,645)	(2,305,229)	(204,584)	(8.9%)	
Economic Services		(156,476)	(117,315)	(181,960)	(64,645)	(35.5%)	▲
Other Property and Services		(582,522)	(496,657)	(471,170)	25,487	5.4%	
<b>Total</b>		<b>(6,618,445)</b>	<b>(5,057,969)</b>	<b>(5,098,656)</b>	<b>(40,688)</b>		
<b>Funding Balance Adjustment</b>							
Add back Depreciation		1,638,717	1,228,851	1,275,262	46,411	3.6%	
Adjust (Profit)/Loss on Asset Disposal	10	(30,580)	(22,932)	(5,383)	17,549	(326.0%)	
Movement in Provisions Accruals		0	0	(50,248)	(50,248)		
<b>Net Operating (Ex. Rates)</b>		<b>399,737</b>	<b>(228,628)</b>	<b>(826,370)</b>	<b>(597,742)</b>		
<b>Capital Revenues</b>							
Proceeds from Disposal of Assets	10	295,000	221,250	227,663	6,413	2.8%	
Proceeds from New Debentures		350,000	0	0	0		
Proceeds from Sale of Investments		0	0	0	0		
Proceeds from Advances		0	0	0	0		
Self-Supporting Loan Principal		0	0	0	0		
Transfer from Reserves	9	141,670	141,670	45,166	(96,504)	(213.7%)	▼
<b>Total</b>		<b>786,670</b>	<b>362,920</b>	<b>272,829</b>	<b>(90,091)</b>		
<b>Capital Expenses</b>							
Land Held for Resale		0	0	0	0		
Land and Buildings	10	(237,780)	(178,335)	(176,298)	2,037	1.2%	
Plant and Equipment	10	(331,644)	(248,733)	(290,852)	(42,119)	(14.5%)	▲
Furniture and Equipment	10	(6,600)	(4,950)	(5,712)	(762)	(13.3%)	
Infrastructure Assets - Roads	10	(2,915,402)	(2,186,552)	(1,297,358)	889,194	68.5%	▼
Infrastructure Assets - Other	10	(2,191,843)	(1,643,882)	(192,911)	1,450,971	752.1%	▼
Purchase of Investments		0	0	0	0		
Repayment of Debentures		(156,493)	(117,370)	(100,941)	16,429	16.3%	▼
Advances to Community Groups		0	0	0	0		
Transfer to Reserves	9	(305,518)	(229,139)	(326,726)	(97,587)	(29.9%)	▲
<b>Total</b>		<b>(6,145,280)</b>	<b>(4,608,960)</b>	<b>(2,390,798)</b>	<b>2,218,162</b>		
<b>Net Capital</b>		<b>(5,358,610)</b>	<b>(4,246,040)</b>	<b>(2,117,969)</b>	<b>2,128,071</b>		
<b>Total Net Operating + Capital</b>		<b>(4,958,873)</b>	<b>(4,474,668)</b>	<b>(2,944,339)</b>	<b>1,530,329</b>		
<b>Rate Revenue</b>							
Rate Revenue		3,124,811	3,124,811	3,128,990	4,179	0.1%	
Opening Funding Surplus(Deficit)		1,840,009	1,840,009	1,812,805	(27,204)	(1.5%)	
<b>Closing Funding Surplus(Deficit)</b>	3	<b>5,947</b>	<b>490,152</b>	<b>1,997,456</b>	<b>1,507,304</b>		

Shire of Jerramungup  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31st March 2017

**1. SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies which have been adopted in the preparation of this statement of financial activity are:

**(a) Basis of Accounting**

This statement is a special purpose financial report, prepared in accordance with applicable Australian Accounting Standards, other mandatory professional reporting requirements and the Local Government Act 1995 (as amended) and accompanying regulations (as amended).

**(b) The Local Government Reporting Entity**

All Funds through which the Council controls resources to carry on its functions have been included in this statement.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 11.

**(c) Rounding Off Figures**

All figures shown in this statement are rounded to the nearest dollar.

**(d) Rates, Grants, Donations and Other Contributions**

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

**(e) Goods and Services Tax**

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables are stated inclusive of applicable GST.

**(f) Cash and Cash Equivalents**

Cash and cash equivalents comprise cash at bank and in hand and short-term deposits that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts. Bank overdrafts are included as short-term borrowings in current liabilities.

**(g) Trade and Other Receivables**

Trade receivables, which generally have 30 - 90 day terms, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, less any allowance for uncollectible amounts.

Collectability of trade receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

Shire of Jerramungup  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
 For the Period Ended 31st March 2017

**1. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**(h) Inventories**

**General**

Inventories are valued at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs of necessary to make the sale.

Inventories held from trading are classified as current even if not expected to be realised in the next 12 months.

**Land Held for Resale**

Land purchased for development and/or resale is valued at the lower of the cost and net realisable value. Cost includes the cost of acquisition, development and interest incurred on the financing of that land during its development. Interest and holding charges incurred after development is complete are recognised as expenses.

Revenue arising from the sale of property is recognised in the operating statement as at the time of signing a binding contract of sale.

Land held for resale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

**(i) Fixed Assets**

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

**(j) Depreciation of Non-Current Assets**

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation rates and periods are:

Land	0%
Buildings	2%
Furniture and Internal Equipment	15%
Computers and Computer Equipment	33%
Light Vehicles if replacement is due	
Annually	5%
Every second year	10%
More than every second year	15%
Light Plant	15%
Heavy Plant	10%
Freehold Land For Sale	0%

**Sealed Roads and Streets**

Clearing and Earthworks	0%
Pavement	2%
Seal	5%
Kerb	3%

**Unsealed Roads**

Clearing and Earthworks	0%
Pavement	3%

Footpaths	2%
Drainage, Sewerage Fixtures	2%
Other Infrastructure	2%

Shire of Jerramungup  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31st March 2017

**1. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**(k) Trade and Other Payables**

Trade and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the local government prior to the end of the financial year that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

**(l) Employee Benefits**

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

**(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)**

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the Shire has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Shire expects to pay and includes related on-costs.

**(ii) Annual Leave and Long Service Leave (Long-term Benefits)**

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the project unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where the Shire does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

**(m) Interest-bearing Loans and Borrowings**

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

**Borrowing Costs**

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

**(n) Provisions**

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one of item included in the same class of obligations may be small.

**(o) Current and Non-Current Classification**

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non current based on Council's intentions to release for sale.



Shire of Jerramungup  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31st March 2017

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Nature or Type Classifications

**Rates**

All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears, service charges and sewerage rates.

**Operating Grants, Subsidies and Contributions**

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

**Non-Operating Grants, Subsidies and Contributions**

Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

**Profit on Asset Disposal**

Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

**Fees and Charges**

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

**Service Charges**

Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies these are television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

**Interest Earnings**

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

**Other Revenue / Income**

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

**Employee Costs**

All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

**Materials and Contracts**

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

**Utilities (Gas, Electricity, Water, etc.)**

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

Shire of Jerramungup  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31st March 2017

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(q) Nature or Type Classifications (Continued)

**Insurance**

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

**Loss on asset disposal**

Loss on the disposal of fixed assets.

**Depreciation on non-current assets**

Depreciation expense raised on all classes of assets.

**Interest expenses**

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

**Other expenditure**

Statutory fees, taxes, provision for bad debts, member's fees or levies including WA Fire Brigade Levy and State taxes. Donations and subsidies made to community groups.

(r) Statement of Objectives

In order to discharge its responsibilities to the community, the Council has developed a set of operational and financial objectives. These objectives have been established both on an overall basis and for each of its broad activities/programs.

Council operations as disclosed in this statement encompass the following service orientated activities/programs:

**GOVERNANCE**

Administration and operation of facilities and services to members of Council, other costs that relate to tasks of assisting elected members and ratepayers on matters which do not concern specific Council services. In accordance with legislation changes effective July 1997 general administration costs have been allocated to the various programmes of Council to reflect the true costs of the associated services.

**GENERAL PURPOSE FUNDING**

Rates, general purpose government grants, interest revenue and allocated administration costs associated with general purpose funding.

**LAW, ORDER, PUBLIC SAFETY**

Supervision of various local laws, fire prevention, emergency services and animal control. Requirements that Council carries out by statute.

**HEALTH**

Food quality and pest control, maintenance and contributions to health services and facilities.

Shire of Jerramungup  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31st March 2017

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(r) STATEMENT OF OBJECTIVE (Continued)

**EDUCATION AND WELFARE**

Provision and maintenance of retirement units in Bremer Bay and Jerramungup, assisting Southern AgCare Services. Assistance to pre-school facilities as well as local primary and high schools

**HOUSING**

The provision and maintenance of housing to both staff and private residents.

**COMMUNITY AMENITIES**

Rubbish collection services, maintenance of refuse sites, sewerage maintenance in Jerramungup control and coordination of cemeteries, administration of Town Planning Scheme, coastal reserves and other environmental services

**RECREATION AND CULTURE**

Maintenance and administration of halls, sporting complexes, resources centres, libraries Bremer Bay Youth Camp, parks and gardens and broadcasting services.

**TRANSPORT**

Construction and maintenance of roads, drainage works, footpaths, parking facilities, traffic facilities townscapes and airstrips.

**ECONOMIC SERVICES**

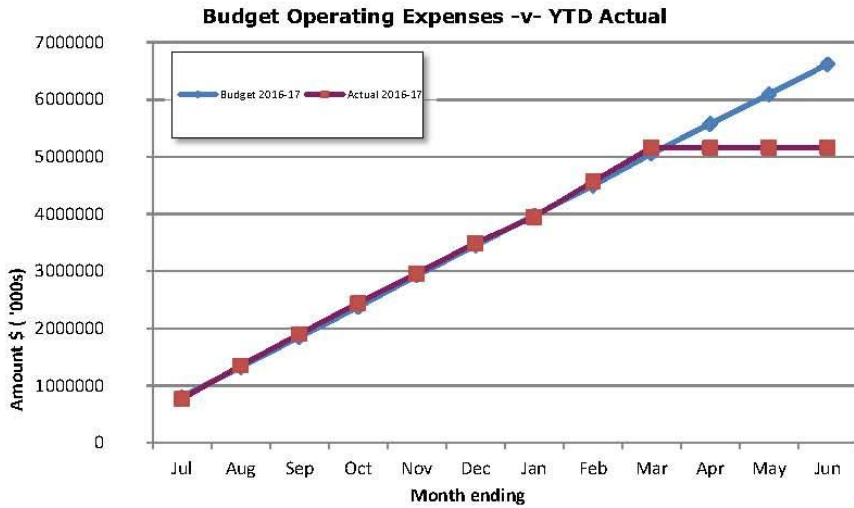
The regulation and provision of tourism, area promotion, building control, saleyards noxious weeds, vermin control and water supply including standpipes.

**OTHER PROPERTY & SERVICES**

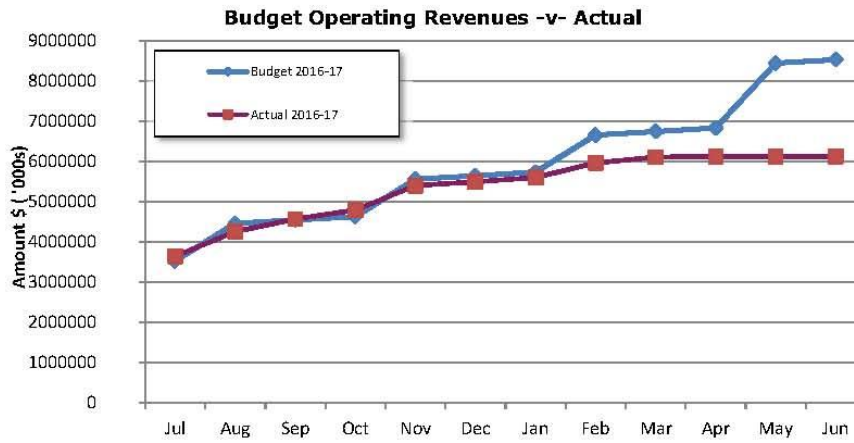
Private works operations, plant maintenance and operation costs.  
Police Licensing and other non classified items.

Shire of Jerramungup  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
 For the Period Ended 31st March 2017

**Note 2 - Graphical Representation - Source Statement of Financial Activity**

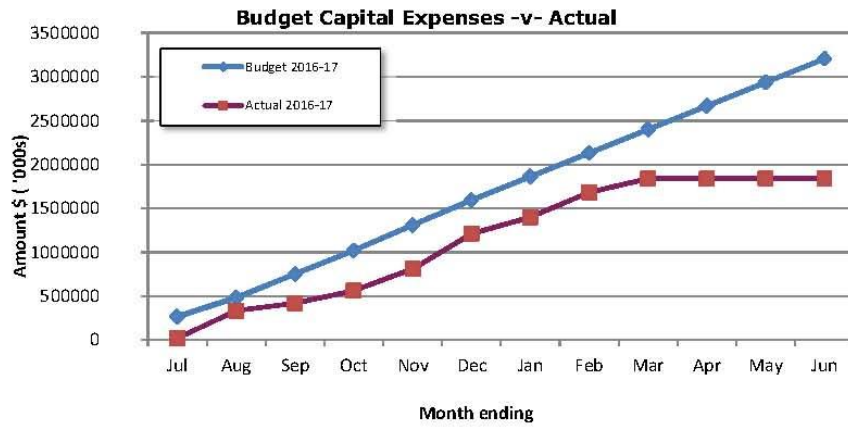


**Comments/Notes - Operating Expenses**



**Comments/Notes - Operating Revenues**

**Note 2 - Graphical Representation - Source Statement of Financial Activity**

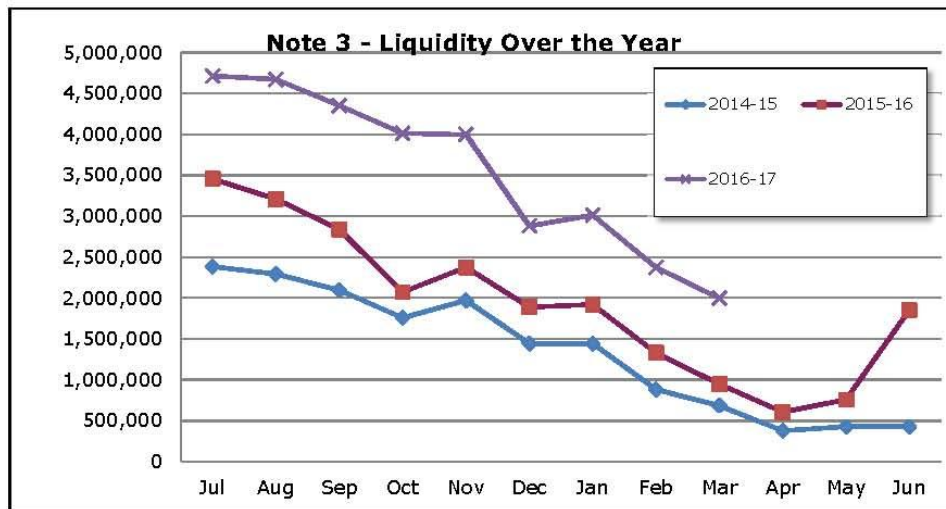


**Comments/Notes - Capital Expenses**

Shire of Jerramungup  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
For the Period Ended 31st March 2017

**Note 3: NET CURRENT FUNDING POSITION**

Positive=Surplus (Negative=Deficit)			
2016-17			
	This Period	Last Period	Opening Balance
	\$	\$	\$
<b>Current Assets</b>			
Cash Unrestricted	210,626	1,017,172	457,146
Cash Restricted	1,474,855	1,479,488	1,193,165
Investments	1,498,591	1,711,869	1,696,383
Receivables - Rates and Rubbish	160,122	385,221	52,361
Receivables - Other	108,158	96,939	102,357
Inventories	68,499	46,377	31,982
	<b>3,520,850</b>	<b>4,737,067</b>	<b>3,533,393</b>
<b>Less: Current Liabilities</b>			
Payables	(48,539)	(880,412)	(527,424)
Provisions	(287,428)	(287,428)	(287,428)
	<b>(335,968)</b>	<b>(1,167,840)</b>	<b>(814,852)</b>
Less: Cash Restricted	(1,474,855)	(1,479,488)	(1,193,165)
Add Back - Non Cash Provisions Accruals	287,428	287,428	287,428
<b>Net Current Funding Position</b>	<b>1,997,456</b>	<b>2,377,167</b>	<b>1,812,805</b>



Comments - Net Current Funding Position

**Shire of Jerramungup**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31st March 2017**

**Note 4: CASH AND INVESTMENTS**

	Interest Rate	Unrestricted \$	Restricted \$	Trust \$	Invest \$	Total Amount \$	Institution
(a) <b>Cash Deposits</b>							
Muni Fund	1.75%	210,226				210,226	Bankwest
Till / Petty Cash	0.00%	400				400	Bankwest
Committed Funds	1.35%		14,910			14,910	Bankwest
(b) <b>Term Deposits</b>							
Reserves Term Deposit	2.45%		600,000			600,000	Bankwest
Muni Cash Deposit						0	Bankwest
(c) <b>Investments</b>							
Investment Account	1.35%				1,498,591	1,498,591	WA Treasury
Reserves Cash A/c	1.35%		859,944			859,944	Bankwest
<b>Total</b>		210,626	1,474,855	0	1,498,591	3,184,072	

**Comments/Notes - Investments**

\$600,000 transferred to term deposit expires 16th May 2017

**Shire of Jerramungup**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31st March 2017**

**Note 5: MAJOR VARIANCES**

Note: Where material variance is caused by timing differences between actual and budgeted expenditure or income a comment is generally not provided.

Comments/Reason for Variance
<b>5.1 OPERATING REVENUE (EXCLUDING RATES)</b>
<b>5.1.1 GRANTS, SUBSIDIES AND CONTRIBUTIONS</b>
Waiting on approval and payment through WANDRRA (AGRN 696) - 3 Claims have been submitted, first claim has been approved however waiting on payment. Final FAG's payment is expected in May.
<b>5.1.2 PROFIT ON ASSET DISPOSAL</b>
Net book value proceeds from the sale of excavator was less than forecasted in budget
<b>5.1.3 FEES AND CHARGES</b>
<b>5.1.7 INTEREST EARNINGS</b>
Interest earnings are up on budget projections due to grant income funds associated with the Civic Square project gaining interest.
<b>5.1.8 OTHER REVENUE</b>
A large Department of Transport licensing receipt occurred 30/06/16, automated direct debit payment did not occur until 4/7/16.
<b>5.2 OPERATING EXPENSES</b>
<b>5.2.1 EMPLOYEE COSTS</b>
<b>5.2.2 MATERIAL AND CONTRACTS</b>
<b>5.2.3 UTILITY CHARGES</b>
<b>5.2.4 DEPRECIATION (NON CURRENT ASSETS)</b>
Depreciation rates changed slightly due to fair value.
<b>5.2.5 INTEREST EXPENSES</b>
Interest payments on Loan 259 is due 3rd April and Loan 261 is due on 10th April
<b>5.2.6 INSURANCE EXPENSES</b>
<b>5.2.7 LOSS ON ASSET DISPOSAL</b>
Toyota kluger will go to auction towards the end of the financial year it is currently being utilised by the BRPC. The Terex will go to auction in June.
<b>5.2.8 OTHER EXPENDITURE</b>
Increased Department of Transport payments (Approximately \$20,000 of invoices posted to other expenditure however budgeted as materials and contractors)



**Shire of Jerramungup**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31st March 2017**

**Note 5: MAJOR VARIANCES**

Note: Where material variance is caused by timing differences between actual and budgeted expenditure or income a comment is generally not provided.

Comments/Reason for Variance
<b>5.3 CAPITAL REVENUE</b>
<b>5.3.1 GRANTS, SUBSIDIES AND CONTRIBUTIONS</b>
Lotterywest income for Paperbarks & Skate Park will be forthcoming next financial year.
<b>5.3.2 PROCEEDS FROM DISPOSAL OF ASSETS</b>
<b>5.3.3 PROCEEDS FROM NEW DEBENTURES</b>
\$350,000 loan budgeted for Bremer Bay Town Centre will not be taken out until closer to the end of the financial year
<b>5.3.4 PROCEEDS FROM SALE OF INVESTMENT</b>
<b>5.3.7 TRANSFER FROM RESERVES (RESTRICTED ASSETS)</b>
Transfer of \$50,000 from the Community Recreation Reserve for the skate park project is likely to occur next financial year. Coral Sea Road footpath project will commence next month, reserve transfer will occur once works are completed
<b>5.4 CAPITAL EXPENSES</b>
<b>5.4.1 LAND HELD FOR RESALE</b>
<b>5.4.2 LAND AND BUILDINGS</b>
<b>5.4.3 PLANT AND EQUIPMENT</b>
DCEO vehicle was purchased at the end of March 2017
<b>5.4.4 FURNITURE AND EQUIPMENT</b>
7 UPS back-up systems purchased for the administration building.
<b>5.4.5 INFRASTRUCTURE ASSETS - ROADS</b>
Council endorsed a revised road construction program at the March Ordinary Council meeting; Funds of \$115,000 were reallocated from Marnigarup West Road to Carney Road. The budget allocated to Jacup North Road was also reduced by \$200,000. \$60,000 was allocated to Bremer Bay streets - asphalt overlays and reseals, \$50,000 allocated to Swamp Road floodway improvements and resheeting. Boxwood-Ongerup Road project was increased by \$90,000. Construction works on Meechi Road are unlikely to proceed due to weather delays experienced to date. The funds allocated to this project is likely to be deferred to 17/18 financial year.
<b>5.4.6 INFRASTRUCTURE ASSETS - OTHER</b>
The Bremer Bay Civic Square Construction and Skate Park is projected to carryover into the 2017/18 financial year. Coral Sea Road footpath project will commence next month. Community consultation will occur at the Easters Markets in Bremer Bay on the designs proposed for the Paperbarks development
<b>5.4.7 PURCHASES OF INVESTMENT</b>
<b>5.4.8 REPAYMENT OF DEBENTURES</b>
Capital repayments on Loan 259 is due 3rd April and Loan 261 is due on 10th April
<b>5.4.9 ADVANCES TO COMMUNITY GROUPS</b>
<b>5.4.10 TRANSFER TO RESERVES (RESTRICTED ASSETS)</b>
Reserve transfers budgeted for have occurred, sale proceeds of old depot has been transferred to the building reserve. Remaining funds from the effluent project in 15-16 was transferred to reserve which was not budgeted for
<b>5.5 OTHER ITEMS</b>
<b>5.5.1 RATE REVENUE</b>
<b>5.5.2 OPENING FUNDING SURPLUS(DEFICIT)</b>
Audited opening balance has been factored into the finance report from October 2016

Shire of Jerramungup  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31st March 2017

**Note 6: OUT OF BUDGET EXPENSE APPROVALS**

Expense authorisations outside of original budget. Surplus/(Deficit)

	Description	Council Resolution	Classification	No Change - (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				\$	\$	\$	\$
	<b>Budget Adoption</b>						5,947
	Materials & Contractors - 20 Coral Sea Road, Jerramungup	OC161005	Capital Expenses			(17,800)	(11,853)
	Materials & Contractors costs allocated to A610	OC161005	Capital Expenses		5,800		(6,053)
	Materials & Contractors costs allocated to A26	OC161005	Capital Expenses		12,000		5,947
	Reallocate funds from Marnigarup West Road to Carney Road	OC170303	Capital Expenses			(115,000)	
	16-17 Budget - Funds allocated to Marnigarup West Road	OC170303	Capital Expenses		115,000		115,000
	Increase the Boxwood-Ongerup Road budget by \$90,000	OC170303	Capital Expenses			(90,000)	25,000
	Allocate funds to Swamp Road - floodway improvements and resheeting	OC170303	Capital Expenses			(50,000)	(25,000)
	Allocate funds to Bremer Bay Streets - asphalt overlays and reseals	OC170303	Capital Expenses			(60,000)	(85,000)
	Reduce the budget allocated to Jacup North Road	OC170303	Capital Expenses		200,000		115,000
	<b>Closing Funding Surplus (Deficit)</b>			<b>0</b>	<b>332,800</b>	<b>(332,800)</b>	<b>5,947</b>

Shire of Jerramungup  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
 For the Period Ended 31st March 2017

**Note 7: RECEIVABLES**

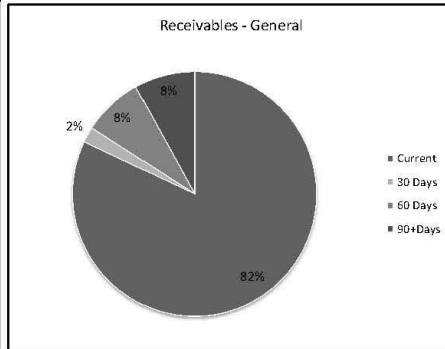
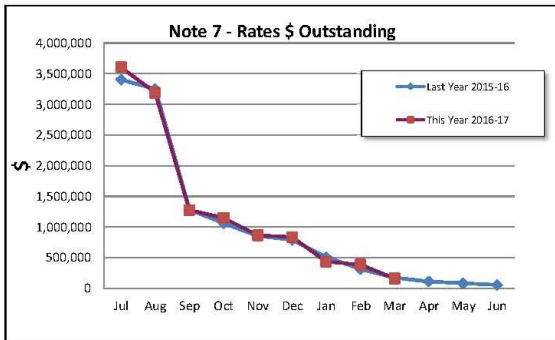
**Receivables - Rates and Rubbish**

	Current 2016-17	Previous 2015-16	Total
Opening Arrears Previous Years	\$	\$ 79,470	\$ 79,470
Rates, Rubbish Charges Levied this year	3,460,143		3,460,143
Less Collections to date	(3,353,713)	(25,779)	(3,379,492)
<b>Equals Current Outstanding</b>	<b>106,431</b>	<b>53,691</b>	<b>160,122</b>
<b>Net Rates Collectable</b>			<b>160,122</b>
% Collected			95.48%

**Receivables - General**

	Current	30 Days	60 Days	90+Days
Excluding GST Receivable	\$ 24,459	\$ 619	\$ 2,355	\$ 2,395
<b>Total Outstanding</b>				<b>29,828</b>

Amounts shown above include GST (where applicable)



Comments/Notes - Receivables Rates and Rubbish

Comments/Notes - Receivables General

Shire of Jerramungup  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31st March 2017

**Note 8: GRANTS AND CONTRIBUTIONS**

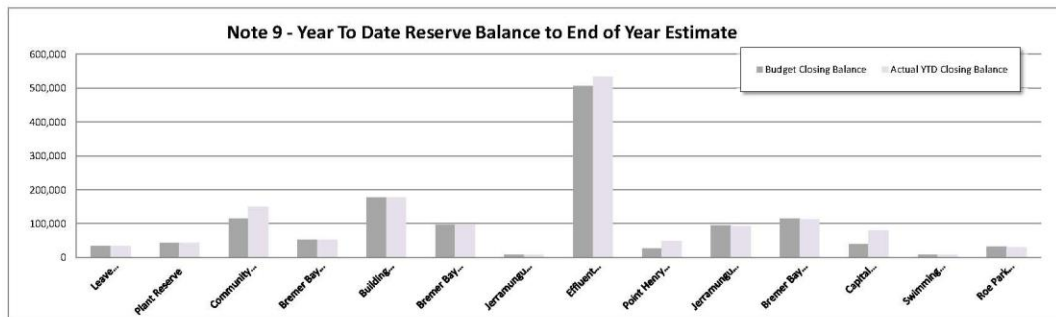
Program/Details GL	Provider	Expected Date of Receipt	2016-17 Budget	Variations Additions (Deletions)	Revised Grant	Recoup Status	
						Received	Not Received
			\$	\$	\$	\$	\$
<b>GENERAL PURPOSE FUNDING</b>							
Grants Commission Grant Received - General	WA Grants Commission	September, December, February, May September, December,	-\$806,681.00		(606,681)	(457,276)	(149,405)
Grants Commission Grant Received- Roads	WA Grants Commission	February, May September, December,	-\$590,000.00		(590,000)	(444,069)	(145,931)
Other General Purpose funding received	Cooperative Bulk Handling	July	-\$46,729.04	(23)	(46,752)	(46,752)	(0)
MILLERS POINT CONTRIBUTION	Owners of Shacks	July	\$0.00		0	0	0
<b>GOVERNANCE</b>							
Other Income Relating to Members	Kokoda Op-Shop	Infrequent	\$0.00	(320)	(320)	(320)	0
<b>LAW, ORDER, PUBLIC SAFETY</b>							
ESL Operating grant	DFES - ESL Operating Grant	August, October, January, April	-\$29,745.00		(29,745)	(20,279)	(9,470)
Income Relating to Fire Prevention	DFES - NRMFP Funding & Insurance recoup DFES sheds	December	-\$27,176.00		(27,176)	0	(27,176)
Income Relating to Fire Prevention	Western Power & DFES bushfire mitigation works	Infrequent	\$0.00	(6,478)	(6,478)	(6,478)	(0)
Income Relating to Fire Prevention	SEMC - Point Henry Hazard Management Strategy	September	-\$6,000.00		(6,000)	0	(6,000)
CESM Contributions	DFES - BRPC Position	December, March, June	-\$64,013.00		(64,013)	(64,013)	(0)
FESA/bushfire admin fee grant	DFES	September	-\$4,000.00		(4,000)	(4,000)	0
<b>OTHER INCOME - FIRE AND EMERGENCY SERVICES</b>							
			\$0.00		0	0	0
<b>HEALTH</b>							
Income Relating to Other Health	Health Services	Monthly	\$0.00	(148)	(148)	(148)	0
<b>EDUCATION AND WELFARE</b>							
Income Relating to Care of Families & Children		Monthly	\$0.00	(675)	(675)	(675)	0
<b>COMMUNITY AMENITIES</b>							
Income Relating to Protection Of Environment	Dept of Transport annual water contribution - Fisheries	November	-\$500.00	(6,596)	(7,096)	(6,519)	(577)
Income Relating to Town Planning & Regional Development			-\$16,220.00	(24,500)	(40,720)	(20,720)	(20,000)
Income Relating to Town Planning & Regional Development			\$0.00	(791)	(791)	(791)	(0)
Income Relating to Other Culture			\$0.00	(91)	(91)	(91)	(0)
<b>RECREATION AND CULTURE</b>							
Income Relating to Other Recreation & Sport	DSR - Swimming Pool Grant	November	-\$32,000.00	(32,678)	(64,678)	(64,678)	0
Income Relating to Other Recreation & Sport	Kokoda Op Shop		\$0.00	(1,818)	(1,818)	(1,818)	0
Income - Department Sport & Rec (kids sport)	Kidsport & Club Development Officer Scheme Funding		-\$9,000.00		(9,000)	(5,000)	(4,000)
<b>TRANSPORT</b>							
Income Relating to Streets, Roads, Bridges & Depot Maintenance	Lease		-\$6,144.00		(6,144)	(6,121)	(24)
Grant - MRWA Direct	MRWA		-\$139,801.00		(139,801)	(139,801)	0
Grants MRWA - Flood damage	WANDRA	December - June	-\$507,800.00		(507,800)	0	(507,800)
Grant - MRWA Project	MRWA	September, October, January	-\$550,000.00		(550,000)	(220,000)	(330,000)
Grant - Roads to Recovery		September, December, March, June	-\$649,784.00		(649,784)	(384,597)	(265,187)
<b>ECONOMIC SERVICES</b>							
Income Relating to Tourism & Area Promotion	Tourism WA - Campsite Project Millers & House	October	-\$48,000.00		(48,000)	(48,000)	0
<b>OTHER PROPERTY &amp; SERVICES</b>							
Income Relating to Public Works Overheads	Provision	Infrequent	\$0.00	(6,623)	(6,623)	(6,623)	0
Workers Compensation Reimbursements	LGIS	Infrequent	-\$24,000.00	(39,843)	(63,843)	(39,843)	(24,000)
Diesel Fuel Rebate	LGIS & Dept Transport training refund	Monthly through EAS	\$0.00	(34,379)	(34,379)	(34,379)	(0)
Income relating to Administration	LGIS	Infrequent	\$0.00	(6,079)	(6,079)	(6,079)	0
Income relating to Administration	LGIS - Member dividend & insurance claims	Infrequent	-\$10,900.00		(10,900)	(10,033)	(867)
Income Paid Parental leave	Centrelink - Paid Parental leave	Infrequent	\$0.00	(12,107)	(12,107)	(12,107)	(0)
<b>TOTALS</b>			<b>(3,388,499)</b>	<b>(173,149)</b>	<b>(3,561,642)</b>	<b>(2,061,205)</b>	<b>(1,490,437)</b>

Comments - Grants and Contributions

Shire of Jerramungup  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31st March 2017

**Note 9: Cash Backed Reserve**

Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Transfer out Reference	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$		\$	\$
Leave Reserve	32,804	623	305						33,427	33,110
Plant Reserve	41,242	784	384					Bremer Bay Bowling Green CSRP project & Skate Park	42,026	41,625
Community Recreation Reserve	111,647	2,121	1,290	80,622	80,622	(80,000)	(45,166)	Project	114,390	148,393
Bremer Bay Youth Camp Reserve	51,075	970	475						52,045	51,550
Building Reserve	31,428	597	1,185	145,000	145,000				177,025	177,613
Bremer Bay Retirement Units Reserve	94,468	1,795	879						96,263	95,347
Jerramungup Entertainment Centre Res	8,328	158	77						8,486	8,405
Effluent Reserve	471,618	8,961	4,775	26,227	56,744			Expenditure on Point Henry Fire Mitigation	506,806	533,137
Point Henry Fire Levy Reserve	25,954	267	368	21,670	21,670	(21,670)			26,221	47,992
Jerramungup Retirement Units Reserve	92,029	1,749	856						93,778	92,885
Bremer Bay Boat Ramp Reserve	111,710	2,122	1,040						113,832	112,750
Capital Works Reserve	77,756	1,314	724			(40,000)		Coral Sea Road Footpath	39,070	78,480
Swimming Pool Reserve	7,951	151	74						8,102	8,025
Roe Park Reserve	20,374	387	258	10,000	10,000				30,761	30,632
	<b>1,178,385</b>	<b>21,999</b>	<b>12,690</b>	<b>283,515</b>	<b>314,036</b>	<b>(141,670)</b>	<b>(45,166)</b>		<b>1,342,233</b>	<b>1,459,944</b>



Shire of Jarraungup  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31st March 2017

Note 10: CAPITAL DISPOSALS AND ACQUISITIONS

Profit(Loss) of Asset Disposal			Disposals	Current Budget Replacement		
Net Book Value	Proceeds	Profit (Loss)		Budget	Actual	Variance
\$	\$	\$	\$	\$	\$	
53,000	45,494	(7,506)	1,000	6,369	3,369	
38,000			3,000		(3,000)	
60,074			51,644		(81,644)	
140,378	145,688	4,722				
29,602		(11,659)				
		19,046				
	3,421	1,921				
320,354	227,683	5,281	57,644	6,369	(80,175)	

Comments - Capital Disposal

Contributions Information				Summary Acquisitions	Current Budget		
Grants	Reserves	Borrowing	Total		Budget	Actual	Variance
\$	\$	\$	\$	\$	\$	\$	
				<b>Property, Plant &amp; Equipment</b>			
	45,166		45,166	Land and Buildings	237,780	176,298	(61,482) ▼
				Plant & Property	331,644	290,852	(40,792) ▼
				Furniture & Equipment	6,600	5,712	(888) ▼
				<b>Infrastructure</b>			
1,470,000			1,470,000	Roadworks	2,915,402	1,297,358	(1,618,044) ▼
				Drainage			
				Bridges			
245,000	40,000		285,000	Roadways & Cycleways	316,793	114,268	(202,525) ▼
700,000			685,000	Parks, Gardens & Reserves	1,875,050	78,652	(1,796,398) ▼
				Airports			
				Sewerage			
				Other Infrastructure			
2,415,000	85,166		2,485,166	<b>Totals</b>	<b>5,683,268</b>	<b>1,963,132</b>	<b>(3,720,137)</b>

Comments - Capital Acquisitions

Shire of Jarraungup  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31st March 2017

Note 10: CAPITAL DISPOSALS AND ACQUISITIONS

Contributions				Land & Buildings	Current Budget		
Grants	Reserves	Borrowing	Total		Budget	Actual	Variance
\$	\$	\$	\$	\$	\$	\$	
				Collins Street Units Buildings And Improvements	3,000		(3,000) ▼
				4 Demirk Street Improvements	19,161	23,024	3,863 ▲
				8 Demirk Street Improvements	15,000		(15,000) ▼
				2 Corna Sea Road Building And Improvements	24,000	31,361	7,361 ▲
				Jarraungup Waste Site Capital Expenditure		60	60 ▲
				Administration Building And Improvements	29,000	9,640	(19,360) ▼
				Gardner Hall Kitchen Ceiling Repair	3,000	3,000	
				Jarraungup Entertainment Centre Building And Imp	2,444	2,096	(348) ▼
				37 Demirk Street Building And Improvement	4,200		(4,200) ▼
				Jarraungup Depot Building Improvement	21,220	14,094	(7,126) ▼
				Paperworks Buildings	50,000	263	(49,737) ▼
	45,166		45,166	Bremer Bay Bowling Green	29,034	45,166	16,132 ▲
				Shed - 28 Demirk Street	14,500	19,278	4,778 ▲
				20 Corna Sea Road Building and Improvement	17,800	22,004	4,204 ▲
				20 Airstrip Amenities Facility		1,276	1,276 ▲
	45,166		45,166	<b>Totals</b>	<b>237,780</b>	<b>176,298</b>	<b>(61,482)</b>

Contributions				Plant & Equipment	Current Budget		
Grants	Reserves	Borrowing	Total		Budget	Actual	Variance (Under/Over)
\$	\$	\$	\$	\$	\$	\$	
				Ceo Vehicle	53,000	52,423	(577) ▼
				Doco Vehicle	35,000		(35,000) ▼
				Blackhole Loader	190,000	135,268	(54,732) ▼
				Terex PT-60 Post Track Loader	86,644	83,378	(3,266) ▼
				Slasher/Mower	9,000	10,000	1,000 ▲
				<b>Totals</b>	<b>313,644</b>	<b>290,852</b>	<b>(40,792)</b>

Contributions				Furniture & Equipment	Current Budget		
Grants	Reserves	Borrowing	Total		Budget	Actual	Variance (Under/Over)
\$	\$	\$	\$	\$	\$	\$	
				Upgrade Library Computer	1,600		(1,600) ▼
				New Server Computer Network	5,000	5,712	712 ▲
				<b>Totals</b>	<b>6,600</b>	<b>5,712</b>	<b>(888)</b>

Shire of Jarraamungup  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31st March 2017

Note 10: CAPITAL DISPOSALS AND ACQUISITIONS

Contributions				Roads	Current Budget		
Grants	Reserves	Borrowing	Total		Budget	Actual	Variance (Under/Over)
\$	\$	\$	\$		\$	\$	\$
				0 Rabbit Proof Fence Road	115,360	1,003	(114,357) ▼
				0 Marrangup West	0	2,749	2,749 ▲
				0 Boxwood-Ongego	205,000	84,401	(120,599) ▼
				0 Brook Road	115,014	143,191	28,177 ▲
				0 White Trail Road	40,000	51,718	11,718 ▲
				0 Bremer Bay Town Centre Construction	835,700	363,261	(472,439) ▼
				0 Memorial Rd/Imp Gmp Intersection Rev Approval	60,000	0	(60,000) ▼
180,000			180,000	Gardier South Road - Regional Road Group	214,708	5,597	(209,111) ▼
240,000			240,000	Lake Magenta Road - Regional Road Group	225,000	224,998	(12) ▼
30,000			30,000	Borden - Boxwood Road	92,328	143	(92,185) ▼
90,000			90,000	Needup North Road	81,000	4,314	(76,686) ▼
180,000			180,000	Devils Creek Road	174,338	113,342	(61,006) ▼
200,000			200,000	Jarraamungup North Road	202,358	177,673	(24,685) ▼
130,000			130,000	Meech Road	150,943	31,357	(119,586) ▼
260,000			260,000	Jaup North Road	73,580	8,804	(64,776) ▼
100,000			100,000	Paperbarka Park Development	105,000	97	(104,903) ▼
				Carney Road	113,000	73,163	(41,837) ▼
				Swamp Road	50,000	0	(50,000) ▼
				Bb Airstrip Turnaround Area	0	8,327	8,327 ▲
				Bremer Bay Streets	60,000	0	(60,000) ▼
<b>1,470,000</b>	<b>0</b>	<b>0</b>	<b>1,470,000</b>	<b>Totals</b>	<b>2,315,460</b>	<b>1,297,358</b>	<b>(1,018,102)</b>

Contributions				Footpaths & Cycleways	Current Budget		
Grants	Reserves	Borrowing	Total		Budget	Actual	Variance (Under/Over)
\$	\$	\$	\$	\$	\$	\$	
245,000			245,000	Trail - White Trail Road To Point Henry Road	245,000	103,209	(141,791) ▼
	40,000		40,000	Footpath Core Sea Road	50,713	0	(50,713) ▼
				Bremer Bay Footbridge Replacement	12,000	11,201	(799) ▼
<b>245,000</b>	<b>40,000</b>	<b>0</b>	<b>285,000</b>	<b>Totals</b>	<b>317,713</b>	<b>114,410</b>	<b>(203,303)</b>

Shire of Jarraamungup  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31st March 2017

Note 10: CAPITAL DISPOSALS AND ACQUISITIONS

Contributions				Parks, Gardens & Reserves	Current Budget		
Grants	Reserves	Borrowing	Total		Budget	Actual	Variance (Under/Over)
\$	\$	\$	\$	\$	\$	\$	
200,000			200,000	Paperbarka Redevelopment	200,000	0	(200,000) ▼
15,000			15,000	Milera Point Toilet Facility	15,000	20,917	5,917 ▲
				Milera Point Site Works	0	234	234 ▲
15,000			15,000	House Beach campsite upgrade project	15,000	7,476	(7,524) ▼
15,000			15,000	House Beach Campsite - Site Works	0	1,517	1,517 ▲
455,000			455,000	Bremer Bay Coop Square Construction	1,123,000	27,184	(1,095,816) ▼
				Bremer Bay Skate Park	522,000	21,320	(500,680) ▼
<b>700,000</b>	<b>0</b>	<b>0</b>	<b>685,000</b>	<b>Totals</b>	<b>1,875,000</b>	<b>78,622</b>	<b>(1,796,378)</b>

**Shire of Jerramungup**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31st March 2017**

**Note 11: TRUST FUND**

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

Description	Opening Balance 1-Jul-16 \$	Amount Received \$	Amount Paid \$	Closing Balance 30-Jun-17 \$
210012 Trust Building bonds Receipts	24,000	12,000	12,000	24,000
210011 Trust Key Bonds Receipts	530	360	260	630
210013 Trust Housing bonds Receipts	640	1,380	1,380	640
210014 Trust Developer fees & bonds Receipts	56,228	1,140	0	57,368
210017 Trust Other bonds Receipts	1,170	820	820	1,170
210015 Trust Hall and Shire bonds Receipts	0	50	50	0
992113 FOOTPATH BONDS	0	0	0	0
210019 Trust Waste Management Funds	1,772,397	25,023	1,496,418	301,002
210020 Trust Regional Waste Management Funds	3,176,095	56,219	24,637	3,207,678
210016 Trust BB community funds Receipts	5,327	13,523	(0)	18,850
	<b>5,036,388</b>	<b>110,515</b>	<b>1,535,565</b>	<b>3,611,338</b>



---

<b>SUBMISSION TO:</b>	<b>Finance</b>
<b>AGENDA REFERENCE:</b>	10.2.3
<b>SUBJECT:</b>	Rates Exemption
<b>LOCATION/ADDRESS:</b>	Lot 1923 Swamp Road & Lot 1 Dillon Bay Road, Bremer Bay
<b>NAME OF APPLICANT:</b>	Banjelungup Aboriginal Corporation
<b>FILE REFERENCE:</b>	A80288 & A1601473
<b>AUTHOR:</b>	Charmaine Solomon
<b>DISCLOSURE OF ANY INTEREST:</b>	Cr Leenhouders declared a proximity Interest.
<b>DATE OF REPORT:</b>	5 <sup>th</sup> April 2017

---

### **SUMMARY**

This item requests Council to formally consider a rates exemption for two properties being Lot 1923 Swamp Road Bremer Bay and Lot 1 Dillon Bay Road Bremer Bay.

The Banjelungup Aboriginal Corporation have objected to the rate record in respect of the properties under Section 6.76(1)(a)(ii) of the Local Government Act 1995, on the basis that the properties are used exclusively for charitable purposes and therefore not rateable land under s. 6.26(2)(g) of the Local Government Act 1995.

### **ATTACHMENT**

CONFIDENTIAL Attachment 10.2.3(a) - Banjelungup Aboriginal Corporation application for rate exemption and supporting documentation  
CONFIDENTIAL Attachment 10.2.3(b) - Legal advice received

### **BACKGROUND**

Lot 1923 Swamp Rd, Bremer Bay (A80288) and 261 Dillon Bay Rd, Bremer Bay (A1601473) were both owned by Indigenous Land Corporation from 2004 – 2010. Indigenous Land Corp. had approved exemptions for rates on both properties. Ownership was transferred to Banjelungup Aboriginal Corporation in 2010.

On the 4<sup>th</sup> March 2016 the Shire wrote to Banjelungup Aboriginal Corporation advising that the Shire was undertaking a review of properties which have previously been determined for an exemption from rates and have changed ownership since the original determination.

The purpose of the review was to ensure that properties still constituted rateable land under section 6.26 of the Local Government Act 1995. The rates exemption application was required to be returned to the Shire by the 28<sup>th</sup> March 2016.

The Shire received the rate exemption application from Banjelungup Aboriginal Corporation on the 6<sup>th</sup> April 2016, after a review from staff the Shire wrote to Banjelungup Aboriginal Corporation on the 8<sup>th</sup> April 2016 advising that pursuant to Section 6.26(2)(g) of the Local Government Act 1995, land is not rateable where the

land is used exclusively for charitable purposes. The nature of this provision is to consider the land's use as opposed to just the owner's purpose or charitable status. Based on the information provided to the Shire in their original application, the properties at Lot 1923 Swamp Road, Bremer Bay and Lot 1 Dillon Bay Road, Bremer Bay were not being used exclusively for charitable purposes at this time as the Shire was provided with a sub-lease agreement between the Banjelungup Aboriginal Corporation (Sub-Lessor) and the 'Sub-Lessee'.

The nature of the lease document indicates that the land is being used as commercial farmland under a commercial lease. Accordingly the review of the rates exemption has determined that the subject properties are not being used exclusively for charitable purposes and therefore are not exempt from rates as non-rateable land under s. 6.26(2)(g) of the Local Government Act 1995. Rates will be applied accordingly from the date of this determination.

On the 8<sup>th</sup> November 2016 the Shire received an objection to the Shire's decision to apply the rates levy to the Banjelungup Aboriginal Corporation. The Banjelungup Aboriginal Corporation have objected to the imposition of rates under Section 6.76(1)(a)(ii) of the Local Government Act 1995, on the basis the properties were used exclusively for charitable purposes.

The Banjelungup Aboriginal Corporation is a 'not for profit' organisation, which is registered with the Australian Charities and Not-for-profits Commission. The land was acquired through the Indigenous Land Corporation's (ILC) social acquisition program on the 1<sup>st</sup> October 2004. The ILC is a government body whose objective is to further the social aspirations of indigenous people through the acquisition of land for recreational, health, social, cultural or diversionary purposes. The land was not purchased under the ILC Economic program.

Banjelungup Aboriginal Corporation advised in their application; "they lease the land to a local farmer, all monies go directly back into the property for public amenity and accommodation improvements for Banjelungup Aboriginal Corporation community and its members. This is to promote greater social and cultural well-being for members and extended family. The Corporation rely on personal loans and grant monies in addition to the lease income.

No money is paid to members of the Banjelungup Aboriginal Corporation except where the Corporation's 'rule book' allows members to be remunerated for services provided. The 2016 financial statements are due to be finalised by the Auditor and can be provided to the Shire if requested".

The Shire has been provided with the Corporation's certificate of 'Not for Profit' and a summary of last year's financial statements (2015) that were provided to the Office for the Registrar of Indigenous Corporations as part of the Banjelungup Aboriginal Corporations compliance requirements of the CATSI Act 2006.

## **CONSULTATION**

McLeods Barristers and Solicitors  
Banjelungup Aboriginal Corporation

## **COMMENT**

Under Section 6.76 of the Local Government Act 1995 a person may in accordance with this section, object to the rate record of a local government on the ground that the land or part of the land is not rateable land.

The Shire has sought legal advice regarding the rate exemption for the two properties. The Shire is of the view that the Properties in this case are being used under a lease by private individuals for commercial grazing and farming activities. Whilst the revenue from the lease (that is the rent) is directed toward the charitable objects of Banjelungup Aboriginal Corporation this does not in itself change the commercial, non-charitable character of the use of the Properties. In previous cases, commercial uses of this nature undertaken by charitable organisations have been held to not constitute the charitable use of land.

The recommendation is to disallow the objection made by the Corporation for rates raised in 2016/17 financial year in respect of Lot 1923 Swamp Road Bremer Bay and Lot 1 Dillon Bay Road Bremer Bay.

Any person who is dissatisfied with the decision of a local government on an objection by that person under section 6.76 may, within 42 days (or such further period as the State Administrative Tribunal, for reasonable cause shown by the person, allows) after service of notice of the decision, apply to the State Administrative Tribunal for a review of the decision.

## **STATUTORY REQUIREMENTS**

### **Local Government Act 1995;**

#### **6.12. Power to defer, grant discounts, waive or write off debts**

- (1) Subject to subsection (2) and any other written law, a local government may —
- (a) When adopting the annual budget, grant a discount or other incentive for the early payment of any amount of money;
  - (b) Waive or grant concessions in relation to any amount of money; or
  - (c) Write off any amount of money, which is owed to the local government.

#### **6.26. Rateable land**

- (1) Except as provided in this section all land within a district is rateable land.
- (2) The following land is not rateable land —
  - (a) land which is the property of the Crown and —
    - (i) is being used or held for a public purpose; or
    - (ii) is unoccupied, except —
      - (I) where any person is, under paragraph (e) of the definition of **owner** in section 1.4, the owner of the

land other than by reason of that person being the holder of a prospecting licence held under the *Mining Act 1978* in respect of land the area of which does not exceed 10 ha or a miscellaneous licence held under that Act; or

- (II) where and to the extent and manner in which a person mentioned in paragraph (f) of the definition of **owner** in section 1.4 occupies or makes use of the land;

and

- (b) land in the district of a local government while it is owned by the local government and is used for the purposes of that local government other than for purposes of a trading undertaking (as that term is defined in and for the purpose of section 3.59) of the local government; and
  - (c) land in a district while it is owned by a regional local government and is used for the purposes of that regional local government other than for the purposes of a trading undertaking (as that term is defined in and for the purpose of section 3.59) of the regional local government; and
  - (d) land used or held exclusively by a religious body as a place of public worship or in relation to that worship, a place of residence of a minister of religion, a convent, nunnery or monastery, or occupied exclusively by a religious brotherhood or sisterhood; and
  - (e) land used exclusively by a religious body as a school for the religious instruction of children; and
  - (f) land used exclusively as a non-government school within the meaning of the *School Education Act 1999*; and
  - (g) land used exclusively for charitable purposes; and
  - (h) land vested in trustees for agricultural or horticultural show purposes; and
  - (i) land owned by Co-operative Bulk Handling Limited or leased from the Crown or a statutory authority (within the meaning of that term in the *Financial Management Act 2006*) by that co-operative and used solely for the storage of grain where that co-operative has agreed in writing to make a contribution to the local government; and
  - (j) land which is exempt from rates under any other written law; and
  - (k) land which is declared by the Minister to be exempt from rates.
- (3) If Co-operative Bulk Handling Limited and the relevant local government cannot reach an agreement under subsection (2)(i) either that co-operative or the local government may refer the matter to the Minister for determination of the terms of the agreement and the decision of the Minister is final.
  - (4) The Minister may from time to time, under subsection (2)(k), declare that any land or part of any land is exempt from rates and by subsequent declaration cancel or vary the declaration.

- (5) Notice of any declaration made under subsection (4) is to be published in the *Gazette*.
- (6) Land does not cease to be used exclusively for a purpose mentioned in subsection (2) merely because it is used occasionally for another purpose which is of a charitable, benevolent, religious or public nature.

*[Section 6.26 amended by No. 36 of 1999 s. 247; No. 77 of 2006 Sch. 1 cl. 102; No. 24 of 2009 s. 506 (correction to reprint in Gazette 7 Sep 2012 p. 4329).]*

#### **6.76. Grounds of objection**

- (1) A person may, in accordance with this section, object to the rate record of a local government on the ground —
  - (a) that there is an error in the rate record —
    - (i) with respect to the identity of the owner or occupier of any land; or
    - (ii) on the basis that the land or part of the land is not rateable land;
  - or
  - (b) if the local government imposes a differential general rate, that the characteristics of the land recorded in the rate record as the basis for imposing that rate should be deleted and other characteristics substituted.
- (2) An objection under subsection (1) is to —
  - (a) be made to the local government in writing within 42 days of the service of a rate notice under section 6.41; and
  - (b) identify the relevant land; and
  - (c) set out fully and in detail the grounds of objection.
- (3) An objection under subsection (1) may be made by the person named in the rate record as the owner of land or by the agent or attorney of that person.
- (4) The local government may, on application by a person proposing to make an objection, extend the time for making the objection for such period as it thinks fit.
- (5) The local government is to promptly consider any objection and may either disallow it or allow it, wholly or in part.
- (6) After making a decision on the objection the local government is to promptly serve upon the person by whom the objection was made written notice of its decision on the objection and a statement of its reason for that decision.

#### **6.77. Review of decision of local government on objection**

Any person who is dissatisfied with the decision of a local government on an objection by that person under section 6.76 may, within 42 days (or such further period as the State Administrative Tribunal, for reasonable cause shown by the person, allows) after service of notice of the decision, apply to the State Administrative Tribunal for a review of the decision.

*[Section 6.77 amended by No. 55 of 2004 s. 694.]*

**6.78. Review of decision to refuse to extend time for objection**

A person who is dissatisfied with a decision of the local government to refuse to extend the time for making an objection against the rate record may apply to the State Administrative Tribunal for a review of the decision.

*[Section 6.78 amended by No. 55 of 2004 s. 695.]*

**STRATEGIC IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

The change in rateability will result in a reduction of rates income of \$1975.06 for assessment A80288 and \$5,657.97 for assessment A1601473 plus interest accrued this financial year.

**POLICY IMPLICATIONS**

Nil

**VOTING REQUIREMENTS**

Absolute Majority

**RECOMMENDATION**

That Council:

1. Disallow the objection to rates made by Banjelungup Aboriginal Corporation for Lot 1923 Swamp Rd, Bremer Bay (A80288) and Lot 261 Dillon Bay Rd, Bremer Bay (A1601473) on the basis that the Properties are not used exclusively for charitable purposes under Section 6.26(2)(g) and the Properties are rateable land under Section 6.26(1) of the Local Government Act 1995 for rates raised in the 2016/17 financial year.

**OC170406 Moved Cr Parsons / Seconded Cr Bailey**

That Council:

1. **Disallow the objection to rates made by Banjelungup Aboriginal Corporation for Lot 1923 Swamp Rd, Bremer Bay (A80288) and Lot 261 Dillon Bay Rd, Bremer Bay (A1601473) on the basis that the Properties are not used exclusively for charitable purposes under Section 6.26(2)(g) and the Properties are rateable land under Section 6.26(1) of the Local Government Act 1995 for rates raised in the 2016/17 financial year.**

**Carried by Absolute Majority 5-0**

**Cr Leenhouwers returned to the room at 2:30pm**

**HEALTH,  
BUILDING  
& TOWN  
PLANNING**

---

<b>SUBMISSION TO:</b>	<b>Health, Building and Town Planning</b>
<b>AGENDA REFERENCE:</b>	10.3.1
<b>SUBJECT:</b>	Scheme Amendment 13
<b>LOCATION/ADDRESS:</b>	Mary Street and Bremer Bay Town Centre
<b>NAME OF APPLICANT:</b>	Shire of Jerramungup
<b>FILE REFERENCE:</b>	DB.ST.5
<b>AUTHOR:</b>	Planning Officer, Craig Pursey
<b>DISCLOSURE OF ANY INTEREST:</b>	None
<b>DATE OF REPORT:</b>	3 <sup>rd</sup> April 2017

---

## **SUMMARY**

Council is to consider amending Local Planning Scheme No.2 (the Scheme) in order to prioritise retail and associated development in the Bremer Bay town centre and to facilitate a new future for various properties in Mary Street, Bremer Bay.

## **ATTACHMENT**

Attachment 10.3.1(a) - Zone draft provisions  
Attachment 10.3.1(b) - Opportunities and Constraints Plan  
Attachment 10.3.1(c) - Documentation Attachments (large file size, dropbox only)

## **BACKGROUND**

Bremer Bay has recently finished stage 1 and substantially progressed stage 2 of a new town centre development. A Structure Plan and Design Guidelines have been adopted to guide future development of this area.

The Bremer Bay Town Centre Structure Plan (BBTC) identified a commercial strategy as a future action to prioritise the new town centre over and above existing zoned land.

As part of the planning for this area it is important to incentivise the Town Centre but provide disincentives to developing commercial and office land uses elsewhere. To achieve this it is important to make 'shop' a discretionary rather than permitted land use in other zones.

The location of the Bremer Bay general store developed organically and it is not well located in terms of the Council's vision for Bremer Bay into the future. The store is currently zoned as an Additional Use Site. 'De-zoning' this site to prevent its future redevelopment as a 'shop' on the same site is important to prioritising the new town centre. However, imagining its future and changing the zoning to enable and encourage its redevelopment for a higher and better use in this location is required.

Lastly, the existing Community Resource Centre site, town hall and unmade road reserve facing Mary Street require rezoning from a Public Purpose reserve and road reserve to a zone that will allow for the sites' redevelopment. The sale of these sites is intended to assist in funding the redevelopment of these public facilities within the new Town Centre.



The general store combined with the Community Resource Centre and surrounds form a good sized precinct that could be shaped to serve the Bremer Bay townsite without compromising the Town Centre development.

Therefore, at least three aspects of the current Scheme need amending:

- De-zone the existing ‘additional use site’ that is the general store but replace this additional use with zoning and other land use controls that incentivize its redevelopment;
- Make ‘shop’ a discretionary land use in the ‘Service Commercial’ zone; and
- Rezone the existing public sites facing Mary Street to increase their value and allow for their redevelopment.

### ***“Mary Street Precinct”***

For the purposes of this scheme amendment the ‘Mary Street Precinct’ includes the land from Pelican Park in the west down to the general store in the east. Attachment 10.3.1(b) shows the Context, Opportunities and Constraints Plan.

## **CONSULTATION**

If the scheme amendment is initiated it will require referral to all relevant government agencies and residents in Bremer Bay with an emphasis on affected landowners.

## **COMMENT**

### ***Proposal***

The intent of the Amendment is to prioritise retail and associated development in the Bremer Bay town centre and to facilitate a new future for the Mary Street precinct given the planned relocation of the CRC, library and Shire office to the town centre. To achieve this, various changes are proposed to the Scheme text along with rezoning land in the Mary Street precinct to ‘Special Use (SU11)’. This includes setting out various land uses that are considered suitable for the precinct and area and which complement rather than compete with the Bremer Bay town centre.

A copy of the proposed Scheme provisions are found at Attachment 10.3.1(a).

### ***Planning Considerations***

#### **Preferred Location of Shops and Commercial Development in Bremer Bay**

Various planning documents, including the Scheme and *Shire of Jerramungup Strategic Community Plan 2016-2026*, highlight the need to develop the Bremer Bay town centre and to secure it as *the principal place for civic, retail, business and administration within the town*. The proposed Amendment supports this through prioritising retail and associated development in the Bremer Bay town centre, changing the permissibility of the shop use in the Service Commercial zone and facilitating a new future for various properties in Mary Street.

The proposed uses for the Mary Street precinct are intended to complement rather than compete with the Bremer Bay town centre.

The development of the town centre as Bremer Bay's primary commercial centre will in-time provide Bremer Bay and surrounding areas with a wide variety of commercial, retail and other uses.

### Changes to the Service Commercial Zone

Various properties on the southern side of Gnorrbup Terrace are zoned 'Service Commercial'. 'Shop' is currently a 'P' (permitted) use in the Service Commercial zone. To promote retail development in the town centre, the Amendment proposes to:

- insert an additional objective for the Service Commercial zone in Clause 4.2 as follows 'to allow shops where they are incidental to the predominant use of the land and where approval will not detrimentally impact the development of the town centre';
- introduce the "I" symbol (incidental) into sub-clause 4.3.2; and
- change the permissibility of the use 'shop' in the Service Commercial Zone from 'P' to 'I' in Table 1 – Zoning Table.

Based on the above, a shop could still be approved in the Service Commercial zone providing it is incidental (such as the floorspace area) to other uses on the property.

The Amendment does not impact previously approved shop uses in the Service Commercial Zone provided they continue to meet conditions of their approval.

### Mary Street Precinct and proposed Special Use Zoning

As part of prioritising/incentivising the Bremer Bay town centre and noting the relocation of the CRC, library and Shire office to the town centre, the Amendment proposes to rezone the existing general store and Shire managed land facing Mary Street (including the existing CRC and Pelican Park) to 'Special Use (SU 11)'. In time, the Shire managed land will be converted to freehold and sold with the expectation that appropriate redevelopment will occur. The sale of the Shire land is intended to assist in funding the redevelopment of these public facilities within the new town centre.

There are opportunities for the precinct to be shaped to serve the Bremer Bay townsite without compromising town centre development along with providing alternative opportunities for residential, tourism and associated uses on a site near the town centre and other facilities. The Amendment seeks to strike a balance between commercial viability and being respectful of nearby development.

A range of potential and suitable uses are proposed for SU 11 which are predominantly residential and tourism related (listed at 10.3.1(a)).

The Amendment proposes that SU 11 has a maximum density of R40. In comparison, the Bremer Bay Town Centre Structure Plan proposes a maximum residential density of R60 in the town centre.

The proposed Special Use SU11 zoning for the Mary Street Precinct is considered to be the most appropriate to facilitate and encourage suitable development and ensure consistency with the planning framework. The precinct is considered appropriate for mixed use development for reasons including:

- the site is currently used for a mix of commercial, community, recreation and other purposes, so there have been long-established co-existence with adjoining and nearby residential areas;
- it promotes redevelopment on a brownfield site which is close to the Bremer Bay town centre (within 400 metres);
- Government policy is to encourage medium and high density housing in and near activity centres;
- the precinct will provide a transition to the adjoining residential areas and provide support for the town centre;
- the precinct is large enough to enable car parking to be retained on site;
- it will be appropriately serviced in accordance with Shire and State Government guidelines;
- the site contains limited environmental assets and future development is unlikely to create adverse environmental impacts;
- the precinct is not subject to heritage or landscape constraints; and
- the site is gently sloping making it particularly attractive to a range of people including elderly people.

### General Store

The Bremer Bay general store developed organically and it is not well located in terms of the Council's vision for Bremer Bay into the future. The general store is currently zoned 'Residential R15/30' with Additional Use (A1) for shop and convenience store and 'Residential R15/30'.

The general store is a valued business in Bremer Bay which sells a wide range of merchandise and provides a wide range of services. This includes groceries, liquor, fuel, hardware, newsagency, post office, lottery agency and ATM.

Removing the current Additional Use zoning of the General Store will limit its future redevelopment as a 'shop' on the same site is important to assist in prioritising the new town centre. There is accordingly a need to consider the future of the general store and replace the current zoning with zoning and other land use controls that incentivise its redevelopment for alternative uses (e.g. SU 11).

The general store currently has non-conforming use rights given Lot 34 Bennett Street is zoned 'Residential R15/30' and Lot 34 does not include Additional Use A1. The use of a shop is an 'X' use (not permitted) in the Residential zone.

Gazettal of the Amendment will result in all of the general store (on Lot 33 Mary Street and Lot 34 Bennett Street) being a non-conforming use in the Scheme.

It is appreciated that the retail use of the general store is expected to be the highest and best use from the viewpoint of the current landowner in the short to medium

term. There would be a range of considerations in changing the use of the general store to uses set out in SU 11 including:

- feasibility and return on investment considerations in closing the store and constructing a new supermarket/general store;
- the ability and cost of the existing general store building to be re-purposed for alternative uses. There are likely to be wide-ranging considerations including structural integrity, energy efficiency, access for people with disabilities etc.; and
- costs associated with removing the fuel bowsers and underground fuel storage, and likely decontamination cost of clean-up the site prior to use for residential or 'sensitive' uses.

### CRC, Library, Shire office and Other Community Uses

The public infrastructure in the Mary Street precinct is aging and the future community and associated uses are in the civic precinct of the new town centre. The relocation of the CRC, library, Shire office and other community uses from the Mary Street precinct to the town centre will assist to prioritise town centre development and to create a 'heart' for Bremer Bay. In time, other community, administrative and civic uses could be developed in the town centre. The co-location of civic and associated uses will conveniently co-locate services and facilities and assist to minimise administration and running costs.

With the intended relocation of the community and civic uses from the precinct, there is a need to set out an alternative vision for the precinct.

### Town Square and Pelican Park

The creation of a new Town Square will commence in the short term. It will provide a range of recreational opportunities including a village green, play area, youth space and community hub. It is expected that high quality facilities will be an asset to locals and visitors in a central location.

The Town Square is located in walking distance to Pelican Park (Reserve 42806). In accordance with sound financial management and asset management principles, the Shire intends to relocate the recreation facilities of Pelican Park to the Town Square over time. The alternative to the planned relocation is to duplicate facilities which are close to each other which will place on-going financial pressures on the Shire.

Having said this, Council should bear in mind that this aspect of the proposed scheme amendment will be likely to cause some resentment in the local community with there being a high level of attachment to Pelican Park as a play space.

### ***Conclusion***

Scheme Amendment 13 will prioritise retail and associated development in the Bremer Bay town centre and facilitate a new future for the Mary Street precinct.

The amendment is a necessary step in planning the future of Bremer Bay and consolidating the planning to date around the town centre.

### **STRATEGIC IMPLICATIONS**

This item relates to the following aspirations of the Shire of Jerramungup Community Plan 2016 - 2026;

**1.2.4** - Ensure that new development is well designed and sustainable, where community needs are met while conserving our natural and built environment

**3.2.1** - Continue the development of the Bremer Bay Town Centre including the town square and designs for the civic centre.

### **STATUTORY REQUIREMENTS**

Section 75 of the Act provides for amending a Local planning scheme.

Regulation 35 of the Planning and Development (Local Planning Schemes) Regulations 2015 relates to the preparation or adoption of an amendment to local planning scheme. A resolution must now:

- a) Specify whether, in the opinion of the local government, the amendment is a complex amendment, a standard amendment or a basic amendment; and
- b) Include an explanation of the reason for the local government forming that opinion.

A basic amendment is a largely administrative process and will not require advertising prior to a final decision by the Minister. A standard amendment is the default amendment process for scheme amendments and includes a 42 day advertising period.

A complex amendment requires the approval of the Planning Commission before it can be advertised and this is normally where the amendment is not consistent with the adopted Local Planning Strategy. A complex amendment has a 60 day advertising period.

The revised Regulations do not clearly reference the referral of the Amendment to the EPA pursuant to Section 81 of the Act. However, Regulation 37 relates to the resolution to proceed with an amendment and states that upon completion of the amendment preparation the Local Government must resolve to proceed with the amendment with or without modification.

### **FINANCIAL IMPLICATIONS**

None

### **POLICY IMPLICATIONS**

None

## **VOTING REQUIREMENTS**

Simple Majority

## **RECOMMENDATION**

1. That the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend Local Planning Scheme No 2 (Amendment No 13) by:
  - a) Inserting an additional objective for the Service Commercial Zone in Clause 4.2.
  - b) Introducing the 'I' symbol into sub-clause 4.3.2.
  - c) Changing the permissibly of the use 'shop' in the Service Commercial Zone in Table 1 – Zoning Table.
  - d) Rezoning Lot 32 on Deposited Plan 208552 and Lot 33 on Deposited Plan 208552 Mary Street, Bremer Bay from 'Residential' zone with 'Additional Use A1' to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
  - e) Rezoning Lot 34 on Deposited Plan 208552 Bennett Street, Bremer Bay from 'Residential' zone to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
  - f) Rezoning Lot 649 on Deposited Plan 189638 (Reserve 26384) and Lot 693 on Deposited Plan 191223 (Reserve 42806) Mary Street, Bremer Bay from 'Public Purposes' reserve to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
  - g) Rezoning the unnamed road reserve from 'Roads' reserve to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
  - h) Inserting SU 11 zone provisions into Schedule 4 - Special Use Zones.
2. That Amendment 13 be classified as a Standard amendment pursuant to Regulation 35 of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):
  - a) The amendment is consistent with the Shire of Jerramungup Local Planning Strategy which promotes the Bremer Bay town centre as the principal location in Bremer Bay for retail, business, civic and administration uses.
  - b) The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.
  - c) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.
3. That the draft Amendment be referred to the Environmental Protection Authority for examination and assessment pursuant to Section 81 of the Planning and Development Act 2005, the Amendment.
4. Upon receipt of the advice from the EPA Council will consider pursuant to Regulation 37 whether to adopt the Amendment for advertising and referral to the WAPC with or without modification.

**OC170407 Moved Cr Bailey / Seconded Cr Iffla**

- 1. That the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend Local Planning Scheme No 2 (Amendment No 13) by:**
  - a) Inserting an additional objective for the Service Commercial Zone in Clause 4.2.**
  - b) Introducing the 'l' symbol into sub-clause 4.3.2.**
  - c) Changing the permissibility of the use 'shop' in the Service Commercial Zone in Table 1 – Zoning Table.**
  - d) Rezoning Lot 32 on Deposited Plan 208552 and Lot 33 on Deposited Plan 208552 Mary Street, Bremer Bay from 'Residential' zone with 'Additional Use A1' to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.**
  - e) Rezoning Lot 34 on Deposited Plan 208552 Bennett Street, Bremer Bay from 'Residential' zone to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.**
  - f) Rezoning Lot 649 on Deposited Plan 189638 (Reserve 26384) and Lot 693 on Deposited Plan 191223 (Reserve 42806) Mary Street, Bremer Bay from 'Public Purposes' reserve to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.**
  - g) Rezoning the unnamed road reserve from 'Roads' reserve to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.**
  - h) Inserting SU 11 zone provisions into Schedule 4 - Special Use Zones.**
  
- 2. That Amendment 13 be classified as a Standard amendment pursuant to Regulation 35 of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):**
  - a) The amendment is consistent with the Shire of Jerramungup Local Planning Strategy which promotes the Bremer Bay town centre as the principal location in Bremer Bay for retail, business, civic and administration uses.**
  - b) The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.**
  - c) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.**
  
- 3. That the draft Amendment be referred to the Environmental Protection Authority for examination and assessment pursuant to Section 81 of the Planning and Development Act 2005, the Amendment.**
  
- 4. Upon receipt of the advice from the EPA Council will consider pursuant to Regulation 37 whether to adopt the Amendment for advertising and referral to the WAPC with or without modification.**

**Carried 6-0**

---

<b>SUBMISSION TO:</b>	<b>Health, Building and Town Planning</b>
<b>AGENDA REFERENCE:</b>	10.3.2
<b>SUBJECT:</b>	Revised Local Planning Policy 16 - Outbuildings
<b>LOCATION/ADDRESS:</b>	N/A
<b>NAME OF APPLICANT:</b>	N/A
<b>FILE REFERENCE:</b>	LU.PL.8
<b>AUTHOR:</b>	Planning Officer, Craig Pursey
<b>DISCLOSURE OF ANY INTEREST:</b>	None
<b>DATE OF REPORT:</b>	3 <sup>rd</sup> April 2017

---

## **SUMMARY**

Council resolved to amend Local Planning Policy 16 'Outbuildings' at their February 2017 meeting to allow for outbuildings up to 120m<sup>2</sup> in area on residential lots greater than 2000m<sup>2</sup> in area.

This amendment was advertised for 21 days with only supportive comments received.

This report recommends adopting an amended Local Planning Policy 16.

## **ATTACHMENT**

Attachment 10.3.2(a) - Amended Local Planning Policy 16 - Outbuildings

## **BACKGROUND**

Council considered an application for an oversize outbuilding at Lot 908 Templetonia Road, Bremer Bay at their meeting in February 2017 where it was resolved (in part) to:

*...3. Require staff to amend Local Planning Policy 16 to allow for outbuildings with a floor area of up to 120m<sup>2</sup> on residential properties with an area greater than 2000m<sup>2</sup>.*

## **CONSULTATION**

An amended Local Planning Policy 16 'Outbuildings' (LPP16) was advertised for 21 days during which time one informal, supportive submission was received from the developers of the last stage of 'Freedom Estate'.



## **COMMENT**

### ***Proposed Amendment to LPP16***

In recognition of the principle that larger properties can accommodate larger outbuildings in scale an amended LPP16 was advertised with the following change:

<b>Zoning</b>	<b>Max Wall Height</b>	<b>Max Ridge Height</b>	<b>Max floor area</b>	<b>Special Requirements</b>
<b>Residential &amp; Residential Townsite (Lots <math>\geq</math> 2000m<sup>2</sup>)</b>	<b>3.6m</b>	<b>4.2m</b>	<b>120m<sup>2</sup></b>	<ul style="list-style-type: none"><li><b>Where there is an overlay plan for the future subdivision of an area the outbuilding is to be placed so future setbacks comply with that overlay.</b></li><li><b>Materials are to be non-reflective.</b></li></ul>

A maximum floor area of 120m<sup>2</sup> was chosen for the following reasons:

- A review of other local government policies was undertaken in preparing the amended LPP16 (found at Attachment 10.3.1(a)) which shows a wide variety of approaches to outbuildings on larger residential lots (lots over 2000m<sup>2</sup> in area). There was a range from 80m<sup>2</sup> in Augusta-Margaret River through 170m<sup>2</sup> maximum in the City of Mandurah. Relevant, comparable local governments were between 100m<sup>2</sup> and 150m<sup>2</sup>.
- 120m<sup>2</sup> is a natural graduation from 90m<sup>2</sup> on smaller residential properties and 150m<sup>2</sup> on rural residential properties up to 3ha in area in the current policy;
- Many of the larger residential properties in Bremer Bay have an overlay showing their future subdivision at some time in the future. The standard layout of a 120m<sup>2</sup> shed would be 12m x 10m. This size and dimensioned shed can be accommodated on the future lots sized identified in the subdivision overlays.

The maximum height of the outbuilding was retained to keep a residential scale in future subdivisions and assist in preventing use of these sheds for non-residential purposes.

## **STRATEGIC IMPLICATIONS**

This item relates to the following component from the Shire of Jerramungup Community Plan 2016 - 2026;

**1.2.4** - Ensure that new development is well designed and sustainable, where community needs are met while conserving our natural and built environment

## **STATUTORY REQUIREMENTS**

Local Planning Policy procedure is now addressed by the 'Deemed Provisions' of the Planning and Development (Local Planning Schemes) Regulations 2015. Clause 5 of the Deemed Provisions establishes the procedure of amending local planning policies. It requires an amended policy to be advertised for 21 days.

Council is then required to consider any submissions received from the advertising of the draft policy and resolve to modify or not proceed with the policy.

## **FINANCIAL IMPLICATIONS**

None for Council

## **POLICY IMPLICATIONS**

As described in the body of this report

## **VOTING REQUIREMENTS**

Simple majority

## **RECOMMENDATION**

That Council,

1. Adopt the amended Local Planning Policy 16 – Outbuildings found at Attachment 10.3.1(a) of this report for final approval.
2. Publish a public notice in an official newspaper circulating in the area to notify the public that Council has adopted Local Planning Policy No 16 (in accordance with Schedule 2, Part 2 (4) of the Planning and Development (Local Planning Schemes) Regulations 2015).

### **OC170408 Moved Cr Parsons / Seconded Cr Leenhouders**

That Council,

1. **Adopt the amended Local Planning Policy 16 – Outbuildings found at Attachment 10.3.1(a) of this report for final approval subject to the maximum wall height being amended to 3.8 metres and the maximum ridge height being amended to 4.5 metres.**
2. **Publish a public notice in an official newspaper circulating in the area to notify the public that Council has adopted Local Planning Policy No 16 (in accordance with Schedule 2, Part 2 (4) of the Planning and Development (Local Planning Schemes) Regulations 2015).**

**Carried 6-0**

---

<b>SUBMISSION TO:</b>	<b>Health, Building and Town Planning</b>
<b>AGENDA REFERENCE:</b>	10.3.3
<b>SUBJECT:</b>	Proposed Mixed-use Development
<b>LOCATION/ADDRESS:</b>	Lot 1 Seadragon Avenue, Bremer Bay
<b>NAME OF APPLICANT:</b>	The Mitchell Property Trust
<b>FILE REFERENCE:</b>	A1606360
<b>AUTHOR:</b>	Planning Officer, Craig Pursey
<b>DISCLOSURE OF ANY INTEREST:</b>	None
<b>DATE OF REPORT:</b>	7 <sup>th</sup> April 2017

---

## **SUMMARY**

There have been a number of delays in the development of Lot 1 Seadragon Avenue, Bremer Bay due in part to complications over the approvals process for the existing building and ongoing negotiations over finished floor levels for the next buildings.

New plans have been lodged for the site that:

1. Retain a two-storey, mixed use building fronting Bremer Bay Road;
2. Propose a new, two storey building fronting Seadragon Avenue that would be a purpose built micro-brewery; and
3. Propose changes to the finished floor levels of Lot 1 and the footpath area immediately adjacent to the site.

This report recommends issuing a conditional planning approval.

## **ATTACHMENT**

Attachment 10.3.3 - Planning application including plans & images

## **BACKGROUND**

Lot 1 Seadragon Avenue, Bremer Bay (Lot 1) is 1276m<sup>2</sup> in area located on the corner of Bremer Bay Road. It is the first retail/commercial lot released as part of the new Bremer Bay town centre development.

Development has commenced on the site with stage 1 of a multiple-staged development. However, development has been delayed for a number of reasons including:

- The approval process for the relocated building has required additional actions such as altering external and internal access and providing a Universal Access Toilet (UAT); and
- A very wet winter has highlighted the nature of the soil types on the site causing concerns with potential for water logging issues in the next stages of the development. Ongoing discussions and negotiations over this matter have led (in part) to the applicant engaging H+H Architects to redesign buildings and propose changes to the footpath area and levels.

Some public infrastructure around Lot 1 has been constructed with stage 1 of the public car park at the rear being completed but the footpaths are to be built at a later date.

### ***Previous Approvals***

Council issued a planning approval for stage 1 of a mix-use development including retail, office and accommodation floorspace at their meeting in November 2015. This approval extended to the transportable building located in the north western corner of Lot 1 and showed the development of the remainder of the site to set the context of this building. Relevant conditions include:

- a) A schedule of improvements to the proposed transportable building including decking, verandahs and architectural features that improve the relationship of the building to the proposed buildings fronting the surrounding streets.
- b) Payment of a parking contribution as detailed in part 8.1.5 of Local Planning Policy 19 – Bremer Bay Town Centre Design Guidelines is required prior to the issue of a Building Permit.
- c) All entrances from the surrounding streets must be at pavement level to allow for Universal Access.

A Building Permit was subsequently approved for the transportable building (stage 1) in July 2016. The documentation received from a private building certifier at the time has subsequently been found to be lacking and the applicant has now lodged amended plans showing a compliant UAT, access and building classes consistent with the Building Code of Australia (BCA) and the planning approval issued.

### ***Zoning & Scheme Requirements***

Lot 1 is zoned 'Special Use Zone No.8' (Town Centre) under the Shire of Jerramungup Local Planning Scheme No.2 (the Scheme). This is a zone that identifies the area as the Bremer Bay Town Centre and establishes the objectives and conditions of development.

Broadly speaking the planning requirements for Lot 1 Seadragon Avenue are:

1. The legal planning framework and objectives for the zone are established by the Scheme;
2. The general direction, subdivision and land use controls are established in the Structure Plan; and
3. Detailed land use requirements are set out in the Design Guidelines.

The Structure Plan and Design Guidelines are explored further below.

### ***Bremer Bay Town Centre Structure Plan***

The Council adopted a Structure Plan for final approval in April 2012 and endorsement subject to modifications was granted by the WAPC in April 2013. The Structure Plan is a broad document that establishes the principles and land use

pattern but does not provide the detail required to guide development applications within the town centre area.

The Structure Plan identifies 4 precincts, each of which will require some guidance with varying levels of complexity. Lot 1 is within the Retail & Commercial precinct.

### ***Local Planning Policy 19 – Bremer Bay Town Centre Design Guidelines***

Council adopted Local Planning Policy 19 – Bremer Bay Town Centre Design Guidelines (Design Guidelines) at their meeting of 18<sup>th</sup> February 2015.

The design guidelines are intended to:

- a) Describe the objectives, appropriate land uses, guide the built form and make recommendations on materials and colours for each precinct within the structure plan area. Materials and colours are proposed to create a beachside village feel and establish an expectation of a certain standard of development.
- b) Identify 'strategic development sites' within the area that due to their prominent location that require additional attention to detail and should be designed to add positively to the Town Centre's distinctiveness. These corner sites set the tone for development throughout the rest of the Structure Plan area.
- c) Provide additional detail on bushfire protection requirements and advertising signage.
- d) Lastly, they provide more guidance on the public domain including landscaping, water sensitive urban design, street trees, street furniture and public art.

### **CONSULTATION**

The Town Centre Structure Plan and Design Guidelines were advertised widely. The Scheme does not require the current planning application to be advertised.

### **COMMENT**

#### ***The Proposal***

Council has now received plans for the development of the entire site (Lot 1 Seadragon Avenue, Bremer Bay) including:

- a) Changes to the finished floor levels across the site and in the footpath areas surrounding the development site;
- b) Retention of the two-storey mixed use development fronting Bremer Bay Road with a number of adjustments including placement of the stairway internally;
- c) Redesign of the two-storey building fronting Seadragon Avenue as a purpose built micro-brewery with beer garden, brewing area, service areas, drinking and eating space; and

- d) An internal courtyard that allows for circulation throughout the development and enables access from the rear courtyard, surrounding footpaths and parking in Seadragon Avenue.

The plans for the proposed development are found at Attachment 10.3.3 of this report. More detailed plans will be provided to Councillors before the Council meeting.

### **Assessment**

The proposed development has retained the elements that resulted in planning approval being issued in 2015. This assessment focussed on the changes to the proposal.

#### Changes in Finished Floor Levels (FFL)

The applicant has been trying to go to detailed design for the next buildings, but has a number of factors that have slowed this process. This includes the recent wet winter highlighting the reactive, clay soil types that hold water in the winter.

To address this issue the applicant proposes to raise the finished floor level of the development to prevent water issues for the new development by raising the FFL of the new buildings by 600-700mm from Natural Ground Level (NGL) across the site.

The floor levels would be raised on Lot 1 and out into portions of the adjacent footpath area, prior to construction of the footpath. A number of options have been provided as to how this could be accommodated, all the changes in height tie into the existing pram ramps and proposed footpath levels as they exit the site.

The adopted 'Design Guidelines state:

*"All pedestrian entrances to buildings – both front and rear – should be clearly identifiable.... Entrances must be at pavement level to allow Universal Access."*

Options available include:

1. Excavate the site and replace with clean fill and cut-off drains; or
2. Build up the surrounding footpath area in a manner that would allow access from surrounding paths and car parking to the site but that would not compromise accessibility in the public space or the look and feel of the town centre development.

The applicant prefers option 2 because excavating the site has the potential to cause a 'swimming pool' effect with water collecting in the site and causing going structural issues over time.

Discussions over this matter have progressed for a number of months ending in H+H Architects preparing plans for the site and footpath area immediately adjacent to the site for Council's consideration.

The proposed plans show changes in the level of the footpath, particularly at the corner of Bremer Bay Road and Seadragon Avenue; the area that effectively forms the entry statement to the new town centre.

The Design Guidelines identify this area as a 'strategic development site' and important for creating a sense of arrival and setting the expectations for development of the remainder of the town centre.

The plans were referred to Porter's (the civil engineers who have designed and project managed the town centre works thus far) for a preliminary assessment and they provided the following feedback:

- The stairs and retaining wall in the verge are within the 3m clear zone – Austroads standards is for minimum of 3m to a non-frangible object. The retaining can be shifted back to comply with this or alternative back to the boundary. The stairs can be adjusted pretty easily to do this.
- The interface/levels to Bremer Bay Rd is not an issue as there is a large verge to accommodate the level change.

The proposed changes in this space:

- Comply with access requirements and gradients for footpaths in public spaces;
- Create a sense of arrival by including stairs, landscaping and a raised area at the corner thereby increasing the presence of the building on this corner.

Changes are supported subject to any additional costs incurred to accommodate the proposed changes are borne entirely by the applicant to the satisfaction of the Shire.

### Micro-Brewery

This building still largely meets the requirements of the Design Guidelines being built up to the footpath with a verandah over, use of lightweight materials and glazing. However, the Design Guidelines require an entrance on the Seadragon Avenue frontage to assist in activating this street.

The main change is that this building no longer wraps around the corner and replaces this elevation with a courtyard entrance and detailing to the southern end of the building. Detailed landscaping, increased architectural attention and public infrastructure and art should be required at this point to improve its street presence and encourage people into the courtyard behind.

The land use itself will assist in activating the new town centre and provide another tourist attraction and entertainment venue for Bremer Bay.

### Noise Management

Mixed use development raises potential issues with conflict between a future brewery/eatery and nearby shop top housing. It is common practice to provide a noise management plan to address this issue early in the planning stages.

Additionally, the shop top housing should be designed up front to deal with the potential noise generated from the future brewery.

### ***Conclusion***

The changes to the FFL can be accommodated in the footpath area whilst still presenting well to the street. The other proposed changes to the buildings and land uses included in this application meet the requirements of the Design Guidelines and approval is recommended subject to conditions.

### **STRATEGIC IMPLICATIONS**

This item relates to the following component from the Shire of Jerramungup Community Plan 2016 - 2026;

**1.2.4** - Ensure that new development is well designed and sustainable, where community needs are met while conserving our natural and built environment

### **STATUTORY REQUIREMENTS**

The applicant has a right of review to the State Administrative Tribunal if aggrieved by any decision made by the WAPC.

### **FINANCIAL IMPLICATIONS**

Council has a commitment to constructing the footpaths in the town centre as part of the ongoing development of this area. These footpaths are planned at natural ground level, level with the kerb.

Any costs incurred as a result of changes to this standard of development should be borne entirely by the applicant.

### **POLICY IMPLICATIONS**

The proposal is generally in accordance with Local Planning Policy 19 – Bremer Bay Town Centre Design Guidelines as described in the body of this report.

### **VOTING REQUIREMENTS**

Simple majority



## **RECOMMENDATION**

That Council,

1. Approve the application for a mix-use development including a micro-brewery, retail, office and residential floor space at Lot 1 Seadragon Avenue, Bremer Bay subject to the following conditions:
  - a) Development shall be carried out in full and fully implemented in accordance with the approved plans and details submitted with the planning application including any notes placed thereon in red by the Shire and except as may be modified by the following conditions.
  - b) The development hereby approved, or any works required to implement the development, shall not commence until the following plans or details have been submitted to the Shire (generally in the building permit application) and have been approved in writing:
    - An advertising signage plan providing signage panels on all buildings that allow signage to:
      - Be designed to utilise colour schemes and materials that fit in with the overall style of the surrounding development and/or precinct.
      - Be incorporated into the architectural features of the building in placement, style, proportions, materials and finish.
    - Details of the building proposed for the corner of Seadragon Avenue and Bremer Bay Rd showing architectural features, landscaping, public furniture and/or public art.
    - Details of the western facing wall of Building B that fronts oncoming traffic as it enters Bremer Bay along Bremer Bay Road. This should be softened with a combination of landscaping, public art, building details or additional windows.
    - Details of noise attenuation measures for the residential component.
    - Details of the proposed verandah/balcony to the brewery building being provided showing appropriate setbacks to existing public infrastructure including light poles, service access and pedestrian ramps.
    - Details of service vehicle access from the rear carpark.
    - An entrance from Seadragon Avenue into the Brewery Building is required.
  - c) A landscaping plan and pedestrian access plan being prepared and implemented over the balance of the site to the satisfaction of the Chief Executive Officer. This plan should show how pedestrian access from Seadragon Avenue will be achieved and how the balance of the site is kept in an attractive state. All landscaped areas are to be maintained in good condition thereafter.
  - d) The service corridor shown along the northern boundary shall be primarily a pedestrian access way with removable bollards to allow infrequent access by service vehicles only.
  - e) All runoff from impervious surfaces being contained within the property and disposed of to the Shire's satisfaction.
  - f) Detailed plans and specifications of the proposed method of stormwater disposal being submitted for approval by the Shire prior to the issue of a

building permit. Such plans should identify invert levels, cover levels and pipe size and grade.

- g) Payment of a parking contribution as detailed in part 8.1.5 of Local Planning Policy 19 – Bremer Bay Town Centre Design Guidelines is required prior to the issue of a Building Permit.
- h) Any changes to the finished floor levels in the surrounding road reserve and any infrastructure required to enable this (such as retaining walls) are to be made entirely at the applicant's cost to the satisfaction of the Chief Executive Officer.
- i) All incidental development such as satellite dishes, air conditioners and solar collectors should be located and designed to minimise their visual impact upon the immediate locality to the satisfaction of the Chief Executive Officer.
- j) Windows in ground floor facades may not be tinted, reflective or painted out.

2. Advise the applicant in footnotes on the planning approval that;

- a) Planning approval should not be construed as an approval to commence works as a separate building permit is also required.
- b) If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specific in the approval after the date of the determination, the approval will lapse and be of no further effect.
- c) Where an approval has so lapsed, no development is to be carried out without the further approval of the local government having first been sought and obtained.
- d) If an applicant is aggrieved by this determination there is a right of review under Part 14 of the Planning and Development Act 2005. Application for a review must be lodged with the State Administrative Tribunal within 28 days.
- e) Ongoing compliance with the Environmental Protection (Noise) Regulations 1997 is required. This may necessitate the preparation of a Noise Management Plan for the proposed brewery.
- f) A portion of the subject site is identified as 'bushfire prone'. Development will need to be constructed in accordance with AS3959 'Building in Bushfire Prone Areas'.
- g) Occupation of individual tenancies may require planning approval and a building permit as part of the internal fit out.
- h) Provision being made for disabled access and facilities in accordance with the provisions contained in the Building Code of Australia and Australian Standard 1428.

#### **OC170409 Moved Cr Iffla / Seconded Cr Daniel**

**That Council,**

- 1. Approve the application for a mix-use development including a micro-brewery, retail, office and residential floor space at Lot 1 Seadragon Avenue, Bremer Bay subject to the following conditions:**

- a) **Development shall be carried out in full and fully implemented in accordance with the approved plans and details submitted with the planning application including any notes placed thereon in red by the Shire and except as may be modified by the following conditions.**
- b) **The development hereby approved, or any works required to implement the development, shall not commence until the following plans or details have been submitted to the Shire (generally in the building permit application) and have been approved in writing:**
  - **An advertising signage plan providing signage panels on all buildings that allow signage to:**
    - **Be designed to utilise colour schemes and materials that fit in with the overall style of the surrounding development and/or precinct.**
    - **Be incorporated into the architectural features of the building in placement, style, proportions, materials and finish.**
  - **Details of the building proposed for the corner of Seadragon Avenue and Bremer Bay Rd showing architectural features, landscaping, public furniture and/or public art.**
  - **Details of the western facing wall of Building B that fronts oncoming traffic as it enters Bremer Bay along Bremer Bay Road. This should be softened with a combination of landscaping, public art, building details or additional windows.**
  - **Details of noise attenuation measures for the residential component.**
  - **Details of the proposed verandah/balcony to the brewery building being provided showing appropriate setbacks to existing public infrastructure including light poles, service access and pedestrian ramps.**
  - **Details of service vehicle access from the rear carpark.**
  - **An entrance from Seadragon Avenue into the Brewery Building is required.**
- c) **A landscaping plan and pedestrian access plan being prepared and implemented over the balance of the site to the satisfaction of the Chief Executive Officer. This plan should show how pedestrian access from Seadragon Avenue will be achieved and how the balance of the site is kept in an attractive state. All landscaped areas are to be maintained in good condition thereafter.**
- d) **The service corridor shown along the northern boundary shall be primarily a pedestrian access way with removable bollards to allow infrequent access by service vehicles only.**
- e) **All runoff from impervious surfaces being contained within the property and disposed of to the Shire's satisfaction.**
- f) **Detailed plans and specifications of the proposed method of stormwater disposal being submitted for approval by the Shire prior to the issue of a building permit. Such plans should identify invert levels, cover levels and pipe size and grade.**
- g) **Payment of a parking contribution as detailed in part 8.1.5 of Local Planning Policy 19 – Bremer Bay Town Centre Design Guidelines is required prior to the issue of a Building Permit.**

- h) Any changes to the finished floor levels in the surrounding road reserve and any infrastructure required to enable this (such as retaining walls) are to be made entirely at the applicant's cost to the satisfaction of the Chief Executive Officer.**
- i) All incidental development such as satellite dishes, air conditioners and solar collectors should be located and designed to minimise their visual impact upon the immediate locality to the satisfaction of the Chief Executive Officer.**
- j) Windows in ground floor facades may not be tinted, reflective or painted out.**

**2. Advise the applicant in footnotes on the planning approval that;**

- a) Planning approval should not be construed as an approval to commence works as a separate building permit is also required.**
- b) If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specific in the approval after the date of the determination, the approval will lapse and be of no further effect.**
- c) Where an approval has so lapsed, no development is to be carried out without the further approval of the local government having first been sought and obtained.**
- d) If an applicant is aggrieved by this determination there is a right of review under Part 14 of the Planning and Development Act 2005. Application for a review must be lodged with the State Administrative Tribunal within 28 days.**
- e) Ongoing compliance with the Environmental Protection (Noise) Regulations 1997 is required. This may necessitate the preparation of a Noise Management Plan for the proposed brewery.**
- f) A portion of the subject site is identified as 'bushfire prone'. Development will need to be constructed in accordance with AS3959 'Building in Bushfire Prone Areas'.**
- g) Occupation of individual tenancies may require planning approval and a building permit as part of the internal fit out.**
- h) Provision being made for disabled access and facilities in accordance with the provisions contained in the Building Code of Australia and Australian Standard 1428.**

**Carried 6-0**

**Mr Z Mitchell and Mr J Mitchell left the meeting at 2:48pm**

---

<b>SUBMISSION TO:</b>	<b>Health, Building and Town Planning</b>
<b>AGENDA REFERENCE:</b>	10.3.4
<b>SUBJECT:</b>	Draft Local Planning Policy 22 – BAL Contour Plan for Jerramungup & Bremer Bay
<b>LOCATION/ADDRESS:</b>	Jerramungup & Bremer Bay townsites
<b>NAME OF APPLICANT:</b>	N/A
<b>FILE REFERENCE:</b>	LU.PL.8
<b>AUTHOR:</b>	Planning Officer, Craig Pursey
<b>DISCLOSURE OF ANY INTEREST:</b>	None
<b>DATE OF REPORT:</b>	6 <sup>th</sup> April 2017

---

## **SUMMARY**

Council adopted draft Local Planning Policy No.22 “BAL Contour Plan for Jerramungup & Bremer Bay” at their meeting in November 2016 which:

- Recognises the requirements of the new Bushfire Planning Framework;
- Acknowledges the cost and difficulty in getting fire professionals to come to the Shire of Jerramungup;
- Adopts a BAL Contour Plan for the Bremer Bay and Jerramungup townsites that assigns a BAL rating to a property (rather than each landowner engaging a separate professional); and
- Seeks to provide an option for management of reserves immediately adjacent to residential properties with an ‘extreme’ fire risk.

This policy has been advertised for public comment with five submissions being received.

This report recommends adopting the policy for final approval subject to amendments made in response to the submissions.

## **ATTACHMENT**

Attachment 10.3.4(a) - Amended Local Planning Policy 22 - BAL Contour Plan for Jerramungup & Bremer Bay  
Attachment 10.3.4(b) - Submissions

## **BACKGROUND**

### ***Bushfire Policy Framework***

Large areas of the Shire of Jerramungup are prone to bushfires due to topography, vegetation and climate. In 2015 the state government released a suite of reforms in response to the Keelty Report 2011 that apply across the state and elevate bush fire issues to the highest level of planning policy.

The Department of Fire and Emergency Services (DFES), Building Commission and Western Australian Planning Commission (WAPC) collectively released a 'bushfire policy framework' which includes:

- State Planning Policy 3.7 'Planning in Bushfire Prone Areas';
- Amendments to Planning Regulations;
- Amendments to Building Regulations;
- An order by the Fire & Emergency Services Commissioner designating bushfire prone areas;
- Published the Map of Bushfire Prone areas; and
- Published the Guidelines for Planning in Bushfire Prone Areas

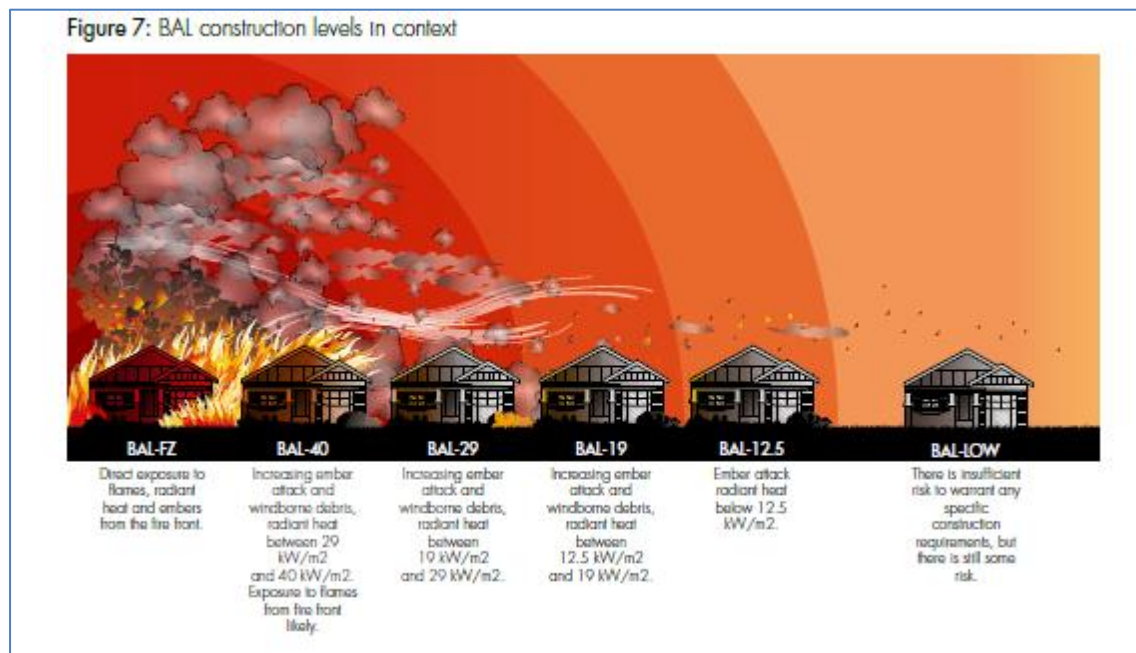
The intention of this policy framework is to "*implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.*"

The assessment measure used in determining bushfire threat to a building is the Bushfire Attack Level (BAL) which is based on the heat flux exposure thresholds. The BAL levels range from:

- BAL LOW where the risk is considered to be very low and there is insufficient risk to warrant any specific construction requirements but there is still some risk;
- BAL-Flame Zone (Fz) where the risk is considered to be extreme. There is an extremely high risk of ember attack, burning debris, radiant heat and direct flame contact with the building.

In regard to residential development applications the intention is to ensure that all development is BAL29 or less (i.e. not located in what is deemed to be an extreme risk).

The image below explains the BAL construction standards in context.



Extract from *Guidelines for Planning in Bushfire Prone Areas*

### **Previous considerations**

Council considered draft Local Planning Policy 22 “BAL Contour Plan for Jerramungup & Bremer Bay” (LPP22) at their meeting in November 2016 that was intended to:

- Recognise the requirements of the new state Bushfire Planning Framework;
- Acknowledge the cost and difficulty in getting fire professionals to come to the Shire of Jerramungup;
- Adopts a BAL Contour Plan for the Bremer Bay and Jerramungup townsites that assigns a BAL rating to a property (rather than each landowner engaging a separate professional); and
  - Provides options for reducing fuel loads beyond the property boundary where appropriate.
- Achieve a consistent application of AS3959 across the townsites;
- Save costs, time and reduce the complexity of development applications in recognition of the need to support and encourage development in the Shire’s townsites;
- Use the BAL Contour Map as an education tool in bushfire awareness and inform landowners of the development expectations early in the development process; and
- Inform the townsite mitigation planning by highlighting areas with high BAL ratings.

The intention of this policy was to get a more consistent, clear, local approach to fire management for new development that would reduce the burden on people wishing to develop in the Shire of Jerramungup.

In considering the draft local planning policy Council resolved to adopt it for the purposes of advertising for public comment.

## **CONSULTATION**

LPP22 was advertised for 21 days during which time five (5) submissions were received. There major issues raised in the submissions are addressed below. A copy of the submissions are at Attachment 10.3.4(b).

## **COMMENT**

This stage of the process for developing local planning policies is to assess any submissions received and decide whether to adopt the draft policy with or without modifications.

Council received five submissions during the advertising period, two from government agencies who are heavily involved in the implementation of the state's Bushfire Planning Framework and three from local landowners who are also professionals in the development, environmental and/or fire management industries. The submissions raised the following issues, addressed in the table below.

<b>Issue</b>	<b>Response</b>
The broad scale of the BAL Contour mapping makes it difficult to read and apply on a lot by lot basis	The BAL Contour mapping is broad but produced on a lot by lot basis using a GIS product when an enquiry is received.  The BAL Contour plans are being improved by the consultant and will be reproduced at A2 or A1 size.
Areas that fall outside the BAL Contours should be marked as BAL-LOW	Agree; changes will be made.
This information should not be used to support subdivision or strategic planning decisions	Agree, specific statement added to policy.
Policy should explain the requirement for an applicant to provide a statement against bushfire protection criteria in accordance with SPP3.7 and the Guidelines.	SPP3.7 and the Guidelines recommend that an applicant provide a statement of how the proposal meets the requirements of the Guidelines with all planning applications.  At a residential development application stage this would typically cover issues such as access, APZ, water supply & construction standards.  In the Bremer Bay and Jerramungup townsites access & water supply are not able to be influenced by a residential application.  Applying the BAL to the development through the BAL Contour Plan and enforcing an APZ will be conditioned through a planning approval.
The LPP should clarify that a more detailed BAL Assessment may be required at Building Permit stage.	The Shire's Building Surveyor has indicated that he will apply the BAL Contour Plan in every instance provided it is reviewed annually.



Issue	Response
Suggested that the objectives of the LPP align with the objectives of SPP3.7. The current policy objectives read as outcomes.	The draft LPP is only intended to assist with the consistent application of Bushfire Planning Framework. The objectives of this policy have been amended accordingly at attachment 10.3.4 (a).
The BAL Contour Planning and policy should be expanded to consider the broader townsite scale fire management in the form of an opportunities and constraints assessment. Elements of location, siting & design, vehicular access and water should be considered at townsite scale.	The BAL Contour Plans have been used to inform the Shire's Bushfire Risk Mitigation Planning (BRMP) as part of a separate process. Expanding a Local Planning Policy to include assessment of townsite issues is considered to be beyond the scope of a development orientated policy.
There are a number of issues detailed with the way in which the BAL Contour Plan prepared by the Shire's consultants with recommendations on colour schemes, formatting of plans and information to display.	These have been passed to the consultants and changes will be made to reflect the recommendations in the submissions accordingly.
The local Jerramungup, Bremer Bay and Point Henry vegetation communities are often not directly equivalent to AS3959 types, so conclusions cannot be accurately drawn on composition, structure and hazard as identified in the BAL Contour Plan.	It is accepted that vegetation communities will always be a 'best fit' when trying to match them to AS3959. The adoption of a BAL Contour Plan allows for the consistent application of AS3959 that recognises this issue and addresses it in a conservative fashion.
Supportive of the BAL Contour Plan but there could be major consequences and complications and an apposite consultation process with the local community is advocated.	The 'Guidelines for Planning in Bushfire Prone Areas' (the Guidelines) have already been adopted by the WAPC and required to be implemented by the Shire through the 'Deemed Provisions' of the Planning Regulations. The BAL Contour Plan simply provides a BAL Rating to properties in the Jerramungup and Bremer Bay townsites in lieu of each individual landowner preparing their own at the time of preparing to develop their property. Clauses related to managing vegetation beyond the property boundary are discussed elsewhere in this report. Suffice to say there is little point in expending the discussion on this matter when the Guidelines are already in place and the draft Policy is simply trying to make things easier for landowners in trying to deal with them.
Consistent with the findings of the Vegetation Management Study recently completed it may be possible to sustainably manipulate some of the vegetation communities towards a lower hazard rating.	This is difficult to implement at a residential scale, it is seen as a reserve management matter and is being addressed through a separate process - the Bushfire Risk Management Plan. Incidentally, the preparation of the BAL Contour Plan has informed the BRMP by highlighting residential areas at risk.

Issue	Response
<p>The impact of the BAL Contour Planning could be the push to remove large areas of remnant vegetation. This may not align with the original subdivision conditions and the Shire's own Community Strategic Plan 2016-26 (CSP).</p>	<ul style="list-style-type: none"> <li>• The Guidelines require low fuel zones around housing. The BAL Contour Plan assist landowners in determining the construction standards that apply to their new housing development.</li> <li>• Clause 6d of the draft policy provides options to landowners who have properties that are located up against reserves that raise the BAL level to <i>extreme</i> (above BAL-29) on their adjacent property.</li> <li>• The draft policy doesn't advocate wholesale clearing of adjacent reserves, it allows consideration of management of portions of reserves adjacent to private property where assessed and deemed environmentally acceptable.</li> <li>• The Bremer Bay and Jerramungup townsites have no environmental mandate like Point Henry in its establishment.</li> <li>• The Shire's CSP has aspirations that include: <ul style="list-style-type: none"> <li><i>Ensure that new development is well designed and sustainable, where community needs are met while conserving our natural and built environment</i></li> <li><i>Maintain a high standard of emergency planning and preparedness</i></li> <li><i>Continue the delivery of fire mitigation strategies across the Shire</i></li> </ul> </li> </ul>
<p>Mandating BAL29 and clearing around structures is in contravention of the Federal Biodiversity Conservation Act and contrary to the Fitzgerald Biosphere listing</p>	<p>The policy does not mandate BAL-29 development. It reflects the adopted Bushfire Planning Framework adopted by WAPC, DFES and the Building Commission by encouraging all development to be located outside of 'extreme' bushfire areas.</p> <p>The establishment of an Asset Protection Zone around buildings is required by the same policies that the Shire of Jerramungup is required to enforce through its Local Planning Scheme.</p>
<p>There is no practical impediment to the design of fire resistant buildings in Flame Zone bushfire landscapes.</p>	<p>Whilst it is possible to build to flame zone it is generally accepted that building to BAL-40 and Fz construction standards is considerably more expensive than the lower BAL ratings. The clauses around allowing people to investigate permanent fuel reduction in neighbouring reserves is about supporting these landowners who have been recently impacted by changes in legislation but have no ability to do anything about it.</p>
<p>Buildings burn from structural fire not bushfires.</p>	<p>Structural fires often start from external sources including bushfire.</p>
<p>Bush grows over the life of a building; the only safe way to build is to Flame Zone in every instance.</p>	<p>BAL Assessments are conducted on the assumption of the vegetation community being in a mature state.</p>

Issue	Response
Has the Shire carried out a full environmental assessment of these policies?	The draft policy doesn't advocate wholesale clearing of adjacent reserves, it allows consideration of management of portions of reserves adjacent to private property where assessed and deemed environmentally acceptable.
The ability to apply a performance based approach is not explicit in the policy.	The policy should be amended to clearly state that the Guidelines for Planning in Bushfire Prone Areas applies and that this policy does not override any of the standard, approaches available to all development such as performance based approaches under the BCA and method 2 assessments against AS3959.
Council and the state government must consider all design options including BAL-40 & Fz.	The state's Bushfire Policy Framework does allow for BAL40 & Fz construction; where it is not possible to reduce the bushfire threat to a BAL-29 standard.
A BAL Contour Plan should not preclude a landowner from preparing their own BAL Assessment or applying a method 2 assessment process	Clause 6c states that an applicant may prepare their own BAL Assessment.
The policy makes no mention of the ability for home developers to build to BAL-40 and Fz and only spruiks the BAL-29 'mantra'.	The policy should be amended to clearly show that construction to BAL 40 & Fz is possible and permitted but that SPP3.7 and Guidelines encourages all development to meet a maximum of BAL-29 wherever possible.
Clause 6.2(d) is of particular concern as it relies on neighbouring landowners to indemnify a landowner in perpetuity.	Agree. This ability should be removed as it is not supported by the Guidelines.
The highest BAL Rating does not apply to the whole building because of shielding and Class 10A buildings more than 6m from the house.	Agree. These are technical matters that a building surveyor will apply when assessing a house against AS3959. This clause should be removed from the policy.
It should also be noted that compliance with AS3959 is not the only way of complying with the National Construction Code.	Although it is by far the most common way of complying, it is acknowledged that there are performance based avenues available to developers. This should be considered in the 'background' section of the policy.

### **Clause 6d**

This clause seeks to reflect the fact that the adopted Bushfire Planning Framework requires development to try to locate outside of 'extreme' bushfire risk areas (i.e. achieve a maximum of a BAL-29 construction standard) in the first instance.

It also acknowledges that a number of landowners will now have to develop to a BAL-40 or Fz standard due to vegetation in close proximity to their property located in a reserve which they cannot do anything about. Construction is far more expensive at these standards.

However, further detailed assessment of this issue shows that the number of properties significantly affected in the Bremer Bay townsites is 22 and Jerramungup townsite is 4.

The clause is proposed to be removed due (in part) to concerns with potential impact upon adjacent vegetation but also because the Department of Lands has not confirmed the ability to issue a Licence to secure the low fuel zones.

The most appropriate place for the reserves to be managed is the Bushfire Risk Management Plan (BRMP). Whilst planned mitigation measures at this level of planning are about townsite scale effective measures, the accumulative effect of these measures may lead to an improvement for properties located adjacent to reserves.

### ***Revised 'Guidelines for Planning in Bushfire Prone Areas'***

Additionally, during the policy's advertising period the Western Australian Planning Commission released a revised 'Guidelines for Planning in Bushfire Prone Areas (V1.1)' (Guidelines) which include the following changes:

- a) *'Minor development' (as defined in State Planning Policy 3.7 Planning in Bushfire Prone Areas) in an area of BAL-40 or BAL-FZ is no longer a performance principle solution and does not require referral to the Department of Fire and Emergency Services (DFES)*
- b) *The minimum 20 metre requirement for an Asset Protection Zone (APZ) has been removed with an APZ now needing to achieve BAL-29 or less*
- c) *The prescribed standards for vegetation within the APZ have been altered*
- d) *Acceptable solution A2.2 Hazard Separation Zone (HSZ) has been removed*

Essentially this results in a change of width and standard for the low fuel zones around development.

This causes the following issues & benefits:

- Future development may have lesser APZ distances (given the new BAL-29 standard will often result in less than 20m APZ) giving rise to inconsistencies and difficulty in enforcement; and
- If APZ distances are to be inspected at the same time as the fire breaks then a greater degree of documentation will be required for inspecting officers;
- However, on more environmentally sensitive sites it will be a better result allowing for greater scope to retain remnant vegetation in a managed state.

### ***Conclusions***

The intention of drafting LPP22 was to provide a BAL Contour Plan for use by the landowners of Jerramungup and Bremer Bay townsites in lieu of each landowner preparing their own individual BAL Assessment.

Development requirements are established through WAPC State Planning Policy 3.7 and associated Guidelines and required through the 'Deemed Provisions' in the Planning Regulations. The policy should be amended to make this clear.

Many of the submissions received were concerned that the policy advocates excessive clearing and it would result in a poor environmental outcome.

Clause 6d does not allow for mass clearing but assessment on a case by case basis for limited clearing into reserves to achieve a maximum BAL-29 construction standard; a construction standard promoted by the WAPC State Planning Policy 3.7 and associated Guidelines.

However, the Department of Lands have not responded to this proposal and it is not known at this time if it is possible to create a licence over reserve land for this purpose. Additionally, the management of reserve land is best addressed through the BRMP, rather than on an ad-hoc basis through a planning policy. Therefore it is suggested that clause 6d be removed and the policy clarified to ensure that it is clearly only providing a BAL Contour Plan to provide a consistent and clear application of the WAPC Guidelines.

### **STRATEGIC IMPLICATIONS**

This item relates to the following component from the Shire of Jerramungup Community Plan 2016 - 2026;

- 1.2.4** - Ensure that new development is well designed and sustainable, where community needs are met while conserving our natural and built environment
- 2.4.1** - Maintain a high standard of emergency planning and preparedness
- 2.4.4** - Continue the delivery of fire mitigation strategies across the Shire

### **STATUTORY REQUIREMENTS**

The Department of Planning have prepared a suite of information sheets, the sheet '*Information for Local Governments*' summarises the statutory situation as follows:

*Areas within Western Australia have now been designated as bushfire prone by the FES Commissioner. This order was gazetted in tandem with the Planning and Development (Local Planning Scheme) Amendment Regulations 2015 and new State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7) which together form the State Government's bushfire planning reforms.*

*The Map of Bush Fire Prone Areas identify the parts of the State that are designated as bushfire prone and come into effect on 8 December 2015.*

*The Planning and Development (Local Planning Scheme) Amendment Regulations 2015 (LPS Amendment Regulations 2015) introduce deemed provisions relating to bushfire at Part 10A and came into effect on 8 December 2015. Due to the transitional arrangements provided by the LPS Amendment Regulations 2015, some provisions will not become operational until 8 April 2016.*

*SPP 3.7 and the Guidelines for Planning in Bushfire Prone Areas were released and took effect on the 7 December 2015. SPP 3.7 provides the foundation for land use planning decisions in designated bushfire prone areas and local governments need to give due regard to the policy provisions.*

## **FINANCIAL IMPLICATIONS**

There will a cost in keeping the BAL Contour Mapping up to date, with a review undertaken annually by staff in consultation with the local brigades to determine what mitigation has been undertaken over the last year. The plans would then require updating to remain current.

There will be savings for landowners as they will not have to engage fire professionals to prepare BAL Assessments within townsites.

## **POLICY IMPLICATIONS**

As described in this report.

## **VOTING REQUIREMENTS**

Simple majority

## **RECOMMENDATION**

That Council,

1. Adopt Local Planning Policy 22 - BAL Contour Plan for Jerramungup & Bremer Bay pursuant to Part 2 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 subject to the revised local planning policy at Attachment 10.3.4(a).
2. Publish a public notice in an official newspaper circulating in the area to notify the public that Council has adopted a revised Local Planning Policy No 22.

**OC170410 Moved Cr Daniel / Seconded Cr Bailey**

That Council,

1. **Adopt Local Planning Policy 22 - BAL Contour Plan for Jerramungup & Bremer Bay pursuant to Part 2 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 subject to the revised local planning policy at Attachment 10.3.4(a).**
2. **Publish a public notice in an official newspaper circulating in the area to notify the public that Council has adopted a revised Local Planning Policy No 22.**

**Carried 6-0**

**A D M I N**

---

<b>SUBMISSION TO:</b>	<b>Administration</b>
<b>AGENDA REFERENCE:</b>	10.4.1
<b>SUBJECT:</b>	Waste Transfer Station Arrangements
<b>LOCATION/ADDRESS:</b>	n/a
<b>NAME OF APPLICANT:</b>	n/a
<b>AUTHOR:</b>	Brent Bailey
<b>DISCLOSURE OF ANY INTEREST:</b>	Nil
<b>DATE OF REPORT:</b>	6 <sup>th</sup> April 2017

---

## **SUMMARY**

This item addresses proposed changes to the operation of the Shire's waste facilities in preparation for the regional waste site in Ravensthorpe being commissioned. The key recommendations are to limit the volume of waste being deposited in the transfer bins to 1 trailer per property per week and to confirm the kerbside pickup days.

## **ATTACHMENT**

Nil

## **BACKGROUND**

The Shire's of Jerramungup, Ravensthorpe, Katanning, Gnowangerup and Kent have been in partnership to deliver waste management facility improvements throughout the Great Southern. The Shire's were successful in gaining funding through the Country Local Government Fund and Southern Investment Initiative of approximately \$5.5M with the major projects being to construct a regional waste facility at Ravensthorpe and Katanning.

The Shire of Jerramungup's landfill sites were progressively closed over the past 8 years and the Jerramungup landfill facility is nearing full capacity. From July the Ravensthorpe facility will be ready to receive the domestic rubbish and transfer station receptacles from the Shire of Jerramungup under the arrangements signed in 2014.

The significant issues covered by the agreement are as follows;

### **1. Commencement**

The commencement date is the date of practical completion of the landfill facility.

### **2. Expiry**

The agreement is for a term of 10 years after the commencement date or such other date that may be agreed in writing between the Parties.

The Parties may, at any time before the Expiry Date, extend the term for a further period of up to 10 years.



Either Party may terminate this Agreement by giving at least 12 months' written notice to the other Party.

### **3. Management**

Subject to the Agreement, the Shire of Ravensthorpe is responsible for the management of the Facility.

### **4. Operating costs**

Both the Shire of Ravensthorpe and Shire of Jerramungup are responsible for the operating costs of the facility. The methodology below has applied in terms of equity for each party.

Each party's percentage share of the actual Operating Costs for a particular financial year is to be the same percentage as that Party's percentage of the total waste tonnage (measured in cubic metres) delivered to the Facility by both Parties in the preceding financial year.

On or before 31 March each year, The Shire of Ravensthorpe must give the Shire of Jerramungup details of –

- a) the proposed Operating Costs for the next financial year; and
- b) the actual Operating Costs for the 6-month period ending on the previous 31 December and the forecast Operating Costs for the remainder of that financial year.

### **5. Capital Costs**

Capital Costs include expenses for tangible goods such as the purchase of plant and machinery. On or before 31 March each year, each Party must give to the other Party details of any proposed Capital Costs for the next financial year and, if appropriate, for one or more succeeding financial years.

Unless otherwise agreed, each Party is to contribute equally to the Capital Costs.

To facilitate the new waste disposal arrangements Shire staff have been working with Cleanaway who are contracted to undertake kerbside pickups and transfer station bin transfers. The additional travel required to cart rubbish to Ravensthorpe will result in additional costs to the kerbside pickup and transfer station costs. Accordingly this item presents some alternatives for Council to consider to set the service level for the kerbside pickup service and transfer stations.

## **CONSULTATION**

Cleanaway  
Shire of Ravensthorpe  
Local Public Notices

## **COMMENT**

Cleanaway have provided the Shire with four options to consider the additional logistics to transport waste to Ravensthorpe. The added distance to the rubbish run

will require the driver to stay overnight in either Ravensthorpe or Bremer Bay to meet legislated fatigue management requirements.

	Current Operation	Option 1 Refuse & Recycle Tip at Ravensthorpe	Option 2 Refuse & Recycle Tip at Ravensthorpe	Option 3 Refuse Only No Recycle	Option 4 Refuse & Recycle Tip at Ravensthorpe
Bremer Bay Refuse	Tuesday	Monday	Monday	Monday	Tuesday
Jerramungup Refuse	Tuesday	Tuesday	Monday	Tuesday	Tuesday
Bremer Bay Recycling	Tuesday	Tuesday	Tuesday	-	Tuesday
Jerramungup Recycling	Tuesday	Tuesday	Tuesday	-	Tuesday
Additional cost of tipping at Ravensthorpe		\$610 per week \$31,720	\$500 per week \$26,000	\$825 per week \$42,900	\$720 per week \$37,440
Saving in Recycling collections	-	-	-	(\$61,367)	-
<b>Cost/(Saving) to service per annum</b>		<b>\$31,720</b>	<b>\$26,000</b>	<b>(\$18,467)</b>	<b>\$37,440</b>

At this stage the operations cost contribution which will be paid to the Shire of Ravensthorpe has not been quantified. Under the agreement this payment is calculated after the 31<sup>st</sup> March each year. It is expected that the operation costs for Ravensthorpe will be offset by the savings made through the reduced landfill costs experienced at the Jerramungup facility. Accordingly the change to domestic refuse charges are being considered independently of adjustments to the operations structure of the landfill operation.

The Shire has 610 bins paid for through the rates system and the equivalent of 40 additional bins which are billed to commercial properties with fluctuating rubbish use.

Options 1 and 2 both result in at least one town having to split their pickups over two days which will be experienced 26 times per year on recycling weeks.

To recover the additional cost the domestic pickup fee under Option 1 fees would need to increase from \$309 per annum to \$358 per annum.

To recover the additional cost the domestic pickup fee under Option 2 fees would need to increase from \$309 per annum to \$349 per annum.

Option 3 provides an option to discontinue the recycling service at a small saving. This is not recommended as it would be inconsistent with the Shire's Community Plan and result in the regional waste site reaching capacity earlier than forecast resulting in increased capital costs in the future.

Option 4 while costing more is the preferred option as it retains the service to the community in its existing format. The additional cost relates to the requirement for two refuse trucks to service the Shire. To recover the additional cost the domestic pickup fee would need to increase from \$309 per annum to \$367 per annum. There is also amenity value in only having bins at kerbside for one day. In addition the Shire already incurs costs to clean up rubbish which has blown out of bins. Having bins kerbside for an additional day will also increase costs in this area.

The Shire's cubic metre rate for waste transfer stations has been calculated based on cost equalisation principals with the kerbside service. The following table provides the 3 different scenarios for a cubic metre rate for general waste delivered to the transfer stations. The Shire has classified a loaded tandem axle trailer as 1 cubic metre. Site officers have discretion to charge appropriate to the size of the load delivered at a pro-rata rate of the cubic metre charge.

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 4</b>
Bin charge per annum	358.00	349.00	367.00
Cost per 240L pickup (52 per annum)	6.88	6.71	7.06
Per Litre per week	0.03	0.03	0.03
Per Cubic Metre	28.69	27.96	29.41
<i>Alternative - Per Cubic Metre - Inc GST</i>	31.55	30.76	32.35

An added complexity of equalisation is that GST is not applicable to the rubbish charge when listed on rate notices. At the tipsite a service is being provided that is not exempt from GST – to date the cubic metre rate has been identical and the Council has absorbed a reduction in net income due to the remittance of GST.

Council needs to determine whether to continue this arrangement of full customer price equalisation or begin charging GST to reflect supplier price equalisation. With the target market for the transfer station being rural landholders who do not have access to the kerbside service the GST may be claimed back through their businesses. Regardless of which method is chosen the transfer stations will continue to be a service which is subsidised by the collective ratepayer in comparison to the kerbside service which is cost neutral.

The cubic metre cost of handling rubbish through the transfer stations is significantly more than what is recouped through the cubic metre rate. The following tables provide an overview of the current costs incurred to transfer waste for Council's consideration, 17/18 prices are expected to increase and will be provided to Council at the meeting once made available. The costs provided below do not incorporate any additional costs for transfer station attendants or handling the rubbish at the tipsite which would add further costs but are not yet quantified under the regional arrangements.

<b>From Bremer Bay</b>	Quantity per annum	Unit Cost	Total Cost
1 x 30 M3 Transfer Bin Hire (week)	52	\$ 100.05	\$ 5,202.60
Bin Transfers (each)	18	\$ 1,072.15	\$ 19,298.70
			\$ 24,501.30
Total M3 Transferred	540		
Total cost per m3	\$ 45.37		

<b>From Jerramungup</b>	Quantity per annum	Unit Cost	Total Cost
1 x 30 M3 Transfer Bin Hire (week)	52	\$ 100.05	\$ 5,202.60
Bin Transfers (each)	18	\$ 1,072.15	\$ 19,298.70
			\$ 24,501.30
Total M3 Transferred	540		
Total cost per m3	\$ 45.37		

The most significant cost of the operation is the transfer of waste and accordingly the overuse of this service when suitable kerbside pickup services are available shifts the cost burden to the collective ratepayer rather than the waste producer.

To continue to provide a reasonable subsidised access suitable for domestic use it is proposed that a one trailer load (1m3) per property per week limit is placed on transfer station use. Quantities in excess of this amount will need to be taken to the Ravensthorpe facility by the owner or redirected to the kerbside service where available.

By way of comparison the following cubic metre rates are provided below for other local governments in the Great Southern with similar charging arrangements:

<b>Shire</b>	<b>Cubic Metre Rate – excluding GST</b>
Shire of Denmark	\$ 50.00
Shire of Cranbrook	\$ 30.00 (for non-residents)
Shire of Plantagenet	\$ 13.64
Shire of Ravensthorpe	\$ 11.36
Shire of Broomehill Tambellup	\$ 11.20
City of Albany	\$ 105.00 (per tonne)

## **STATUTORY REQUIREMENTS**

### **Local Government Act 1995**

#### **Subdivision 2 — Fees and charges**

#### **6.16. Imposition of fees and charges**

1. A local government may impose\* and recover a fee or charge for any goods or service it provides or proposes to provide, other than a service for which a service charge is imposed. *\*Absolute majority required.*

2. A fee or charge may be imposed for the following —
  - a) providing the use of, or allowing admission to, any property or facility wholly or partly owned, controlled, managed or maintained by the local government;
  - b) supplying a service or carrying out work at the request of a person;
  - c) subject to section 5.94, providing information from local government records;
  - d) receiving an application for approval, granting an approval, making an inspection and issuing a licence, permit, authorisation or certificate;
  - e) supplying goods;
  - f) such other service as may be prescribed.
  
3. Fees and charges are to be imposed when adopting the annual budget but may be —
  - a) imposed\* during a financial year; and
  - b) amended\* from time to time during a financial year. *\*Absolute majority required.*

### **6.17. Setting the level of fees and charges**

1. In determining the amount of a fee or charge for a service or for goods a local government is required to take into consideration the following factors
  - a) the cost to the local government of providing the service or goods;
  - b) the importance of the service or goods to the community; and
  - c) the price at which the service or goods could be provided by an alternative provider.
  
2. A higher fee or charge or additional fee or charge may be imposed for an expedited service or supply of goods if it is requested that the service or goods be provided urgently.
  
3. The basis for determining a fee or charge is not to be limited to the cost of providing the service or goods other than a service —
  - a) under section 5.96;
  - b) under section 6.16(2)(d); or
  - c) prescribed under section 6.16(2)(f), where the regulation prescribing the service also specifies that such a limit is to apply to the fee or charge for the service.
  
4. Regulations may —
  - a) prohibit the imposition of a fee or charge in prescribed circumstances; or
  - b) limit the amount of a fee or charge in prescribed circumstances.

### **6.18. Effect of other written laws**

1. If the amount of a fee or charge for a service or for goods is determined under another written law a local government may not —
  - a) determine an amount that is inconsistent with the amount determined under the other written law; or

- b) charge a fee or charge in addition to the amount determined by or under the other written law.
2. A local government is not to impose a fee or charge for a service or goods under this Act if the imposition of a fee or charge for the service or goods is prohibited under another written law.

### **6.19. Local government to give notice of fees and charges**

If a local government wishes to impose any fees or charges under this Subdivision after the annual budget has been adopted it must, before introducing the fees or charges, give local public notice of —

- a) its intention to do so; and
- b) the date from which it is proposed the fees or charges will be imposed.

### **STRATEGIC IMPLICATIONS**

This item relates to the following component from the Shire of Jerramungup Community Plan 2016 - 2026;

**1.1.4** - Development of modern, accessible, cost effective and innovative waste disposal options.

### **FINANCIAL IMPLICATIONS**

Financial implications are presented above with the aim to implement a waste fees and charges system reflective of the cost of delivering the service.

### **WORKFORCE IMPLICATIONS**

The regional waste management approach will reduce the Shire's operational staff requirements. At present the workforce is required to provide cover material and site works to ensure a clean an operational landfill site. This will discontinue when the regional facility is operational and the Jerramungup landfill site is decommissioned.

### **POLICY IMPLICATIONS**

Nil.

### **VOTING REQUIREMENTS**

Absolute Majority.

## **RECOMMENDATION**

That Council:

1. Advise Cleanaway that option 4 is the preferred option for waste pickups when the Ravensthorpe Regional landfill site becomes operational.
2. Adopt and advertise the following fees and charges for waste management to commence from 1<sup>st</sup> July 2017.

<b>Waste Fees and Charges</b>	<b>Ex GST</b>	<b>GST indicator</b>	<b>GST Inc</b>
<i>Cubic Metre Rate - Waste Disposal</i>	\$29.41		
Annual Domestic Rubbish Bin Fee	\$367	NO	\$367
Annual Recycling Charge	\$150	NO	\$150
Commercial Sundry Debtor Extra Waste – Per 240L Bin pickup	\$7.06	YES	\$7.76
Commercial Sundry Debtor Extra Recycling – Per 240L Bin pickup	\$2.88	YES	\$3.17
Waste Transfer Stations - General Waste per cubic metre	\$29.41	YES	\$32.35
Car Body	\$68.18	YES	\$75.00
Truck Body/Large equipment	\$90.91	YES	\$100.00
White Goods ( assessed per cubic metre)	\$29.41	YES	\$32.35
Car Tyres ( per tyre )	\$4.55	YES	\$5.00
Truck Tyres ( per tyre )	\$9.09	YES	\$10.00
Clean uncontaminated Construction and Demolition Waste (C&D) waste that is suitable for cover material. (eg Soil, Rubble)	\$0.00	YES	\$0.00
Green waste and clean plant material	\$0.00	YES	\$0.00
Used Oil per Litre (to be deposited in the Oil Recycling Facility)	\$0.45	YES	\$0.50
Recyclable materials, glass, aluminium, plastics, batteries, cardboard	\$0.00	YES	\$0.00
Opening Transfer Station outside of advertised hours (per hour or part-thereof)	\$60.00	YES	\$66.00

3. Restrict the delivery of waste to the transfer stations receptacles to 1 cubic metre per property, per week.

**OC170411 Moved Cr Leenhouwers / Seconded Cr Bailey**

**That Council:**

- 1. Advise Cleanaway that option 4 is the preferred option for waste pickups when the Ravensthorpe Regional landfill site becomes operational.**
- 2. Adopt and advertise the following fees and charges for waste management to commence from 1<sup>st</sup> July 2017.**

<b>Waste Fees and Charges</b>	<b>Ex GST</b>	<b>GST indicator</b>	<b>GST Inc</b>
<i>Cubic Metre Rate - Waste Disposal</i>	\$29.41		
Annual Domestic Rubbish Bin Fee	\$367	NO	\$367
Annual Recycling Charge	\$150	NO	\$150
Commercial Sundry Debtor Extra Waste – Per 240L Bin pickup	\$7.06	YES	\$7.76
Commercial Sundry Debtor Extra Recycling – Per 240L Bin pickup	\$2.88	YES	\$3.17
Waste Transfer Stations - General Waste per cubic metre	\$29.41	YES	\$32.35
Car Body	\$68.18	YES	\$75.00
Truck Body/Large equipment	\$90.91	YES	\$100.00
White Goods ( assessed per cubic metre)	\$29.41	YES	\$32.35
Car Tyres ( per tyre )	\$4.55	YES	\$5.00
Truck Tyres ( per tyre )	\$9.09	YES	\$10.00
Clean uncontaminated Construction and Demolition Waste (C&D) waste that is suitable for cover material. (eg Soil, Rubble)	\$0.00	YES	\$0.00
Green waste and clean plant material	\$0.00	YES	\$0.00
Used Oil per Litre (to be deposited in the Oil Recycling Facility)	\$0.45	YES	\$0.50
Recyclable materials, glass, aluminium, plastics, batteries, cardboard	\$0.00	YES	\$0.00
Opening Transfer Station outside of advertised hours (per hour or part-thereof)	\$60.00	YES	\$66.00

- 3. Restrict the delivery of waste to the transfer stations receptacles to 1 cubic metre per property, per week.**

**Carried by Absolute Majority 6-0**



---

<b>SUBMISSION TO:</b>	<b>Administration</b>
<b>AGENDA REFERENCE:</b>	10.4.2
<b>SUBJECT:</b>	Travel and Accommodation Subsidy – Sport and Recreation Grants
<b>NAME OF APPLICANT:</b>	Drew Dawson on behalf of Brock Dawson
<b>AUTHOR:</b>	Brent Bailey
<b>DISCLOSURE OF ANY INTEREST:</b>	Nil
<b>DATE OF REPORT:</b>	6 <sup>th</sup> April 2017

---

### **SUMMARY**

This item addresses a subsidy request for travel and accommodation under Council's Finance Policy #4 – Sport and Recreation Grants. The recommendation is to approve the subsidy.

### **ATTACHMENT**

Attachment 10.4.2 - Correspondence from Drew Dawson

### **BACKGROUND**

Council has received an application for a travel and accommodation subsidy to assist with the costs of Brock Dawson attending and participating in the 2017 Interstate Tennis Tour in Darwin in June.

### **CONSULTATION**

Applicant

### **COMMENT**

The assessment under the criteria of the policy has been provided below which demonstrates the suitability of the applicant to the subsidy requirements.

Applicants must be a resident of the Shire of Jerramungup.	Brock is a current resident in Bremer Bay.
Funding will only be considered after all other funding opportunities have been exhausted e.g. State and Federal Government funding.	Funding has been pursued through the Department of Sport and Recreation and Tennis West. The program is already sponsored by these bodies and accordingly there is no further sponsorship available.
Funding will only be provided for up to 50% of travel and accommodation costs to a maximum of \$500.	The total estimated cost of the program is \$1,000. This subsidy request is for \$500.

The travel/accommodation subsidy donation is only available to participants. Coaches, support staff and chaperones are not eligible to apply for funding.	The subsidy request is to for Brock's participation in the program only.
Selected representatives are entitled to one subsidy donation per activity in any one financial year.	This is the only subsidy application made this financial year.

**STATUTORY REQUIREMENTS**

Nil

**STRATEGIC IMPLICATIONS**

This item relates to the following component from the Shire of Jerramungup Community Plan 2016 - 2026;

**2.1.1** - Continue support for community lead sporting infrastructure improvements and strong sporting clubs.

Support for high performing athletes will contribute towards building strong sporting clubs.

**FINANCIAL IMPLICATIONS**

The subsidy value is \$500 and funds would be allocated to GL Account 110300 – Expenses relating to other recreation and sport.

**WORKFORCE IMPLICATIONS**

Nil

**POLICY IMPLICATIONS**

This application has been assessed in accordance with Finance Policy # 4 Sports and Recreation Grants

**VOTING REQUIREMENTS**

Simple Majority.

**RECOMMENDATION**

That Council approve the application for up to \$500 towards half of the costs of travel and accommodation associated with Brock Dawson's participation in the 2017 Interstate Tennis Tour.

**OC170412 Moved Cr Daniel / Seconded Cr Iffla**

**That Council approve the application for up to \$500 towards half of the costs of travel and accommodation associated with Brock Dawson's participation in the 2017 Interstate Tennis Tour.**

**Carried 6-0**

---

<b>SUBMISSION TO:</b>	<b>Administration</b>
<b>AGENDA REFERENCE:</b>	10.4.3
<b>SUBJECT:</b>	Local Emergency Management Committee Meeting Minutes
<b>AUTHOR:</b>	Ashley Peczka
<b>DISCLOSURE OF ANY INTEREST:</b>	Nil
<b>DATE OF REPORT:</b>	7 <sup>th</sup> April 2017

---

### **ATTACHMENT**

Attachment 10.4.3(a) – LEMC Meeting Minutes - 12<sup>th</sup> December 2016  
Attachment 10.4.3(b) – LEMC Meeting Minutes - 13<sup>th</sup> March 2017

### **VOTING REQUIREMENTS**

Simple Majority

### **RECOMMENDATION**

That Council;

1. Receive the minutes of the Local Emergency Management Committee meeting held on Monday 12<sup>th</sup> December 2016, and
2. Receive the minutes of the Local Emergency Management Committee meeting held on Monday 13<sup>th</sup> March 2017.

**OC170413 Moved Cr Parsons / Seconded Cr Leenhouders**

That Council;

1. **Receive the minutes of the Local Emergency Management Committee meeting held on Monday 12<sup>th</sup> December 2016, and**
2. **Receive the minutes of the Local Emergency Management Committee meeting held on Monday 13<sup>th</sup> March 2017.**

**Carried 6-0**

---

<b>SUBMISSION TO:</b>	<b>Administration</b>
<b>AGENDA REFERENCE:</b>	10.4.4
<b>SUBJECT:</b>	Audit Committee Meeting Minutes
<b>LOCATION/ADDRESS:</b>	Shire of Jerramungup
<b>NAME OF APPLICANT:</b>	N/A
<b>FILE REFERENCE:</b>	Nil
<b>AUTHOR:</b>	Elizabeth Hyde
<b>DISCLOSURE OF ANY INTEREST:</b>	Nil
<b>DATE OF REPORT:</b>	6 <sup>th</sup> April 2017

---

### **ATTACHMENT**

Attachment 10.4.4(a) - Audit Committee Meeting Minutes - 16<sup>th</sup> March 2016  
Attachment 10.4.4(b) - Audit Committee Meeting Minutes - 20<sup>th</sup> April 2016  
Attachment 10.4.4(c) - Audit Committee Meeting Minutes - 15<sup>th</sup> March 2017

### **VOTING REQUIREMENTS**

Simple Majority

## **RECOMMENDATION**

That Council;

1. Receive the Minutes of the Audit Committee meeting held 16<sup>th</sup> March 2016.
2. Receive the Minutes of the Audit Committee Meeting held 20<sup>th</sup> April 2016.
3. Receive the Minutes of the Audit Committee Meeting held 15<sup>th</sup> March 2017 and adopt the following recommendation;
  - a) That the Audit Committee resolves to recommend that Council receives the Chief Executive Officer's biennial review of the appropriateness and effectiveness of the Shire's systems and procedures in relation to risk management, internal controls, and legislative compliance as detailed in Attachment 6.2.

### **OC170414 Moved Cr Leenhouders / Seconded Cr Daniel**

That Council;

1. **Receive the Minutes of the Audit Committee meeting held 16<sup>th</sup> March 2016.**
2. **Receive the Minutes of the Audit Committee Meeting held 20<sup>th</sup> April 2016.**
3. **Receive the Minutes of the Audit Committee Meeting held 15<sup>th</sup> March 2017 and adopt the following recommendation;**
  - a) **That the Audit Committee resolves to recommend that Council receives the Chief Executive Officer's biennial review of the appropriateness and effectiveness of the Shire's systems and procedures in relation to risk management, internal controls, and legislative compliance as detailed in Attachment 6.2.**

**Carried 6-0**

**COUNCILLOR  
REPORTS**

11. **COUNCILLOR REPORTS**

**Cr Daniel**

Attended a DER Compliance and Roadside Conservation Workshop

**Cr Iffla**

Attended a LGIS reception in Albany

Attended a meeting in Ravensthorpe with the Hon Alannah MacTiernan,  
Minister for Agriculture & Food and Regional Development

Attended a DER Compliance and Roadside Conservation Workshop

**Cr Lester**

Attended a LGIS reception in Albany

Attended the local Doctor's Annual Review

Attended a DER Compliance and Roadside Conservation Workshop

12. **NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY LEAVE OF THE PRESIDING MEMBER**

**12.1 From Officers**

Mr Bailey noted that WALGA and LGIS had recently received many enquiries into Local Government insurance and the option of switching to a commercial insurance provider to cut costs. He advised that he had investigated options available to the Shire of Jerramungup; however, remaining with a membership based insurance provider is more compatible with Council's long term interests at this stage.

**12.2 From Elected Members**

Nil

13. **NEXT MEETING/S**

Ordinary Meeting – to be held Wednesday 17<sup>th</sup> May 2017 commencing 2:00pm at the Council Chambers, Jerramungup.

14. **CLOSURE**

The President declared the meeting closed at 3:06pm.

I confirm these Minutes to be a true and accurate record of the proceedings of the Council.

Signed: ..... Dated: .....  
(Shire President)