


SHIRE OF CUBALLING



*A progressive, diverse and caring community,
with access to modern services and infrastructure,
in a unique part of the world*

MINUTES

of the

Ordinary Meeting of Council

held

3PM, THURSDAY 21st JULY 2016

Shire of Cuballing
Council Chambers
Campbell Street, Cuballing

These minutes were confirmed at the Ordinary Meeting held on Thursday 18th August 2016.

Signed.....

Cr Mark Conley, Shire President

Thursday 18th August 2016

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1. DECLARATION OF OPENING:

The Shire President, Cr Conley, declared the meeting open at 3.00pm.

2. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE:

2.1.1 Attendance

Cr Mark Conley	President
Cr Scott Ballantyne	
Cr Dawson Bradford	
Cr Tim Haslam	
Cr Roger Newman	

Mr Gary Sherry	Chief Executive Officer
Ms Tonya Williams	Deputy Chief Executive Officer
Mr Bruce Brennan	Works Supervisor

2.1.2 Apologies

Nil

2.1.3 Leave of Absence

Cr Eliza Dowling	Deputy President
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3. STANDING ORDERS:

OFFICER'S RECOMMENDATION:

That Standing Orders be suspended for the duration of the meeting to allow for greater debate on items.

Moved: Cr Haslam

Seconded: Cr Bradford

Carried 5/0

4. PUBLIC QUESTION TIME:

4.1 RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE:

Nil

4.2 WRITTEN QUESTIONS PROVIDED IN ADVANCE:

Nil

4.3 PUBLIC QUESTIONS FROM THE GALLERY:

Nil

5. APPLICATIONS FOR LEAVE OF ABSENCE:

Cr Newman requested a Leave of Absence from the August Ordinary Council Meeting to be held on Thursday 18th August 2016.

COUNCIL DECISION:

That Cr Newman be granted Leave of Absence from the Ordinary Council Meeting to be held on Thursday 18th August 2016.

Moved: Cr Ballantyne

Seconded: Cr Haslam

Carried 5/0

6. CONFIRMATION OF MINUTES:

6.1.1 Ordinary Meeting of Council held on Thursday 16th June 2016

OFFICER'S RECOMMENDATION:

That the minutes of the Ordinary Meeting of Council held on Thursday 16th June 2016 be confirmed as a true record of proceedings.

6.1.2 Special Meeting of Council held on Tuesday 28th June 2016

OFFICER'S RECOMMENDATION:

That the minutes of the Ordinary Meeting of Council held on Tuesday 28th June 2016 be confirmed as a true record of proceedings.

COUNCIL DECISION:

That the minutes of the:

- 1. Ordinary Meeting of Council held on Thursday 16th June 2016 be confirmed as a true record of proceedings.**
- 2. Special Meeting of Council held on Tuesday 28th June 2016 be confirmed as a true record of proceedings**

Moved: Cr Bradford

Seconded: Cr Ballantyne

Carried 5/0

**7. PETITIONS/DEPUTATIONS/PRESENTATIONS/
SUBMISSIONS:**

Nil

8. DISCLOSURE OF FINANCIAL INTEREST:

Cr Conley, Shire President, declared a Direct Financial Interest in Agenda Item 9.2.2 in that he is the applicant seeking Council approval.

9. REPORTS OF OFFICERS AND COMMITTEES:

9.1 DEPUTY CHIEF EXECUTIVE OFFICER:

9.1.1 List of Accounts Submitted for Council Approval and Payment – June 2016

File Ref. No: NA
Disclosure of Interest: Nil
Date: 5th July 2016
Author: Nichole Gould
Attachments: 9.1.1A List of June 2016 Accounts

Summary

Council is to consider the June 2016 List of Accounts.

Background - Nil

Comment

Council is provided at Attachment 9.1.1A with a list of payments made from each of Council's bank accounts during the month of June 2016.

Strategic Implications - Nil

Statutory Environment – Nil

Policy Implications - Nil

Financial Implications - Nil

Economic Implication - Nil

Environmental Considerations - Nil

Consultation - Nil

Options

Council may resolve:

1. the Officer's Recommendation; or
2. to not note the list of accounts.

Voting Requirements – Simple Majority

COUNCIL DECISION:

That Council notes the Chief Executive Officer's List of Accounts for June 2016 paid under Delegated Authority in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996 included at Attachment 9.1.1A including payments from:

- 1. the Municipal fund totalling \$200,741.14; and**
- 2. the Trust Fund totalling \$28,479.45**

Moved: Cr Newman

Seconded: Cr Bradford

Carried 5/0

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL – JUNE 2016

Chq/EFT	Name	Description	Trust	Muni
10616	Police Licensing	Licensing Payments	570.60	
150616	Police Licensing	Licensing Payments	482.85	
170616	Police Licensing	Licensing Payments	1,424.90	
200616	Police Licensing	Licensing Payments	462.35	
210616	Police Licensing	Licensing Payments	601.75	
220616	Police Licensing	Licensing Payments	338.70	
230616	Police Licensing	Licensing Payments	1,445.95	
240616	Police Licensing	Licensing Payments	467.70	
270616	Police Licensing	Licensing Payments	562.65	
280616	Police Licensing	Licensing Payments	450.05	
290616	Police Licensing	Licensing Payments	2,915.25	
20616	Police Licensing	Licensing Payments	308.25	
300616	Police Licensing	Licensing Payments	2,412.45	
30616	Police Licensing	Licensing Payments	1,217.25	
70616	Police Licensing	Licensing Payments	1,474.20	
80616	Police Licensing	Licensing Payments	1,043.85	
90616	Police Licensing	Licensing Payments	338.60	
100616	Police Licensing	Licensing Payments	77.90	
130616	Police Licensing	Licensing Payments	2,556.75	
140616	Police Licensing	Licensing Payments	9,327.45	
70616	Interest On Graders	Interest On Graders		830.58
70616	Loan Repayment No. 63 Graders	Loan Repayment No. 63 Graders		2,883.70
130616	Rent On Forrest Street	Rent On Forrest Street		600.00
150616	Rent For Grader Driver House	Rent For Grader Driver House		360.00
150616	Big Air Cloud Management	Big Air Cloud Management		116.49
270616	Rent On Forrest Street	Rent On Forrest Street		600.00
290616	Rent For Grader Driver House	Rent For Grader Driver House		360.00
10616	Rent For Grader Driver House	Rent For Grader Driver House		360.00
EFT2197	Australian Super	Superannuation Contributions		398.54
EFT2198	Hostplus Super	Superannuation Contributions		193.49
EFT2199	Matrix Superannuation	Superannuation Contributions		79.85
EFT2200	WA Local Government Super Plan	Superannuation Contributions		4,630.32
EFT2201	Westscheme Superannuation	Superannuation Contributions		399.43
EFT2202	Child Support Agency	Payroll Deductions		420.00
EFT2203	Michelle Kathryn Atwell	Reimbursement Of Travel Costs - 400kms @ \$0.654		304.05
EFT2204	Australian Super	Superannuation Contributions		398.54
EFT2205	Hostplus Super	Superannuation Contributions		193.49
EFT2206	Matrix Superannuation	Superannuation Contributions		63.88
EFT2207	WA Local Government Super Plan	Superannuation Contributions		4,653.29
EFT2208	Westscheme Superannuation	Superannuation Contributions		399.43
EFT2209	AAA Asphalt Surfaces	2.01 Tonnes Coldmix @ \$169.81/Tonne		750.90
EFT2210	Air Liquide Pty Ltd	Cylinder Fee Size G & E		132.18
EFT2211	Air Response	6mthly Service To Airconditioner & Repair Split Duct With Extention		433.34
EFT2212	Ampac Debt Recovery	Debt Recovery Fees - May 2016 - Judgement Fee A1015		55.00
EFT2213	Avon Waste	Bin Service & Rent 7 x 7x4.5m3 Bulk Cardboard Bins		1,848.67
EFT2214	Beaurepaires	2 x New Tyres, Valve, Disposal, Balance & Fitting		927.43
EFT2215	Bruce Brennan	50% Reimbursement- Synergy - B Brennan		122.53
EFT2216	Builders Registration Board Building Commission	May Building Forms		677.40

Chq/EFT	Name	Description	Trust	Muni
EFT2217	Burgess Rawson (WA) Pty Ltd	Water Usage - 13/04/2016 to 14/06/2016		11.88
EFT2218	Child Support Agency	Payroll deductions		420.00
EFT2219	Cuby Roadhouse	CEO Fuel - OCN		453.12
EFT2221	Dawson Robert Bradford	Dawson Bradford Councillor Sitting Fee February - June 2016		750.00
EFT2222	Derbahl	Pump Out 2 Tanks & Leach Drain @ Popo Toilets		429.60
EFT2223	Digga West & Earthparts WA	Cutter & End Cutter Bit		283.80
EFT2224	Edwards Motors Pty Ltd	30,000kms Service of Holden Cruze		493.15
EFT2225	Elisa Alice Dowling	Eliza Dowling Councillor Sitting Fee February - June 2016		900.00
EFT2226	Edge Planning & Property	Interim Invoice May 2016		536.80
EFT2227	Great Southern Fuel Supplies	May Account - Bulk Diesel		12,871.76
EFT2228	Great Southern Waste Disposal	8 x 6 Metres Cubic Transfer Station Bins & Delivery		13,420.00
EFT2229	Heather Mary Dowdell	8 x Jars Assorted Jams & 2 x Jars Assorted Jellies		53.00
EFT2230	JR & A Hersey P/L	Guide Posts, Red & White Deliniators		1,542.64
EFT2231	Kevrek Pty Ltd	Extension Cylinder Hose		170.50
EFT2232	Kidsafe WA	Playground Safety Workshop - D Thompson & T Bradford		800.00
EFT2233	Knightline Computers	Roll Back Windows 7 from Windows 10, Disable Upgrade Create & Restore Point		95.00
EFT2234	Komatsu Australia Pty Limited	Carry Out 500hr Service & Checks Adjust Circle & Test Share Travel Expenses with Wagin		3,576.20
EFT2235	Landgate	GRV Schedule No G2016/2 Dated 23/04/16 to 20/05/16		64.00
EFT2236	Local Government Supervisors Association Of WA Inc	Registration LGSA Conference 2016		1,116.50
EFT2237	Makit Narrogin Hardware	Ballistol 400ml, Cistern Repair Kit, Cistern Inlet Valve, Headseal Washer, Cistern Repair Kit, 450mm Flexi Connector		204.80
EFT2238	Mark Conley	Mark Conley Presidents Allowance		5,450.00
EFT2239	Market Creations	Synergy Backup in Cloud - April 16		800.24
EFT2240	Marketforce	Public Notice - Planning Advert - Piggery 4327 Williams-Kondinin Rd		147.51
EFT2241	McDougall Weldments	Steel Lengths Various Sizes, Chain & Caps		1,450.51
EFT2242	Melchiorre Plumbing And Gas	Plum New Shower & Trough, Travel & Excavator Hire		1,642.23
EFT2243	Narrogin Agricultural Repairs	Replace Mulch Blades		156.00
EFT2244	Narrogin Auto Electrics	Bosch 12V Battery & Strip Connector		304.21
EFT2245	Narrogin Carpets And Curtains	Supply & Install 2 x Roller Blinds to Store Room		400.00
EFT2246	Narrogin Earthmoving And Concrete	Repair Storm Damage Gravel Sheet Roads		103,293.63
EFT2247	Narrogin Fruit Market	Sandwich Platter & Sausage Rolls for St John Ambulance Training		107.10
EFT2248	Narrogin Smash Repairs	Excess for Insurance Claim - 633516776		1,000.00
EFT2249	Narrogin Dingo Service	Dig Out Yellow Sand & Replace with White Sand		704.00

Chq/EFT	Name	Description	Trust	Muni
EFT2250	Narrogin Packaging	Toilet Rolls & Paper Towels		403.83
EFT2251	Nicole Renee Gould	Reimbursement - Hot Food For Opening Of Equestrian Club Rooms		60.40
EFT2252	Peter Scott Ballantyne	Scott Ballantyne Councillor Sitting Fee February - June 2016		900.00
EFT2253	Popanyinning General Store	Diesel Fuel 16/03/16		44.60
EFT2254	Road Signs Australia	Rubber Wheel Stops		715.00
EFT2255	Roger David John Newman	Roger Newman Councillor Sitting Fee February - June 2016		900.00
Eft2256	Ray White Real Estate	Water Consumption - 1 Forrest St 13/04/2016 to 14/06/2016		29.34
Eft2257	RSA Works	Road Safety Audit		4,070.00
EFT2258	SOS Office Equipment	Photocopier Meter Reading for DCVC4475 27/04/16 to 26/05/2016		434.56
EFT2259	South West Print Group(Dynamic Print)	1,000 x Window Face Envelopes		277.00
EFT2260	St John Ambulance WA Ltd Narrogin Sub Centre	First Aid Training - A Mort, T Clark, E Western & P Lawrence		1,120.00
EFT2261	Staples Australia Pty Ltd	3 x Reflex 80gsm White Paper		71.61
EFT2262	Timothy Phillip Haslam	Tim Haslam Councillor Sitting Fee February - June 2016		900.00
EFT2263	Toll Ipec (Courier Australia)	Freight Charges - SOS Office		49.29
EFT2264	Tutt Bryant Equipment	Glass Window		261.99
EFT2265	YMCA Of Perth Inc	Application - T Earnshaw - Junior Soccer Registration		80.00
EFT2266	Chedoona Gallery & Nursery	5 x Evo Ficifolia 300mm Grafted Tree, 1 x Evo Ficifolia 175mm Grafted Tree & 1 x 2yrs Quercis Coccinea Red Oak Tree		329.00
EFT2267	Australian Super	Superannuation contributions		398.54
EFT2268	Hostplus Super	Superannuation contributions		193.49
EFT2269	Matrix Superannuation	Superannuation contributions		81.98
EFT2270	Wa Local Government Super Plan	Superannuation contributions		4,653.29
EFT2271	Westscheme SUPERANNUATION	Superannuation contributions		399.43
EFT2272	Child Support Agency	Payroll deductions		420.00
14826	Australian Institute Of Building Surveyors	Window Certification - 22 June 16 - Perth - D Baxter		360.00
14827	Building & Construction Industry Training	BCITF Forms May 2016		491.75
14828	Cuby Tavern	21/4/16 - Carton Carlton Dry & Salads - Council Meeting, 28/4/16 - Carton Carlton Dry, 19/5/16 - Food Tray, Garlic Bread, Carton Carlton Dry - Council Meeting, 24/5/16 - Carton Carlton Dry - Toolbox Meeting		397.10
14829	Synergy	Electricity Charges - Streetlights 25/04/2016 to 24/05/2016		739.45
14830	Shire Of Cuballing	Building Services - May 2016 - Labour 24.25hrs @ \$99.00, Travel 347kms @ \$0.95		2,730.40
14831	Telstra	Service Charges - Shire Office		1,070.94
14832	Water Corporation	Water Charges - Park Ridley Street Cuballing		486.59
14833	Shire Of Cuballing	Reimbursement of Petty Cash - Refreshments		530.60
240616	Commonwealth Bank	Fuel OCN, Batteries for Spot Device, annual fees		300.25
			28,479.45	200,741.14

9.1.2 Statement of Financial Activity

Applicant:	N/A
File Ref. No:	ADM214
Disclosure of Interest:	Nil
Date:	4 th July 2016
Author:	Tonya Williams, Deputy Chief Executive Officer
Attachments:	9.1.2A Statement of Financial Activity 9.1.2A

Summary

Council is to consider the Statement of Financial Activity for June 2016.

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.

Comment

General Purpose Funding

Funds to be received from the Grants Commission are less than budgeted. Additional Rates instalments payments, penalty interest and Rates Enquiry fees received.

Governance

LGIS and Advertising reimbursements were received and not budgeted for.

Law, Order and Public Safety

Income and expenditure have a permanent difference as an unbudgeted grant was received and expended to install mobile reception boosters at the Fire Stations in Cuballing and Popanyinning. Additional funds have also been paid for the over-expenditure claim from 2014/15. Ranger and community safety expenses are lower than budgeted.

Health

Additional septic tank licence fees have been received. Environmental Health Officer Salary is less than budgeted.

Housing

Permanent difference, rent contribution by salary sacrifice not budgeted for.

Community Amenities

Permanent difference higher than expected funds for Town Planning received. Transfer Stations were not completed and manned during this financial year, creating a permanent difference. The Local Planning Strategy review is less than budgeted.

Recreation and Culture

Income will have a permanent difference as Kidsport funding was received and not budgeted for, Council will now manage these funds.

CSRFF Funding and Community Group contributions are lower than budgeted as overall expenditure is lower than expected.

Transport

Permanent difference as the depreciation costs on Roads is significantly higher than budgeted due to the revaluation of Infrastructure Assets from 2014/15. Storm Damage expenses were not budgeted for, these will be covered 75% by Grant funding.

Economic Services

Additional Building Licenses have been received. Expenses for Tourism and Area Promotion (entry statements) lower than budgeted, not all of project was completed in 2015/16.

Other Property and Services

Private Works has cost less than expected to date and brought in less income. Private Works for Building has brought in less than budgeted income. Workers compensation payments are higher than budgeted, this is a reimbursement and does not affect the final position.

Capital Expenditure

Completion of one Transfer Station, were two were budgeted has created a permanent difference. Purchase of the Regional Waste Site is also not going ahead this financial year.

Purchase of new Ute was more than budgeted, the trade in costs was allocated rather than the full purchase price. Purchase of a new mower was under the capitalisation threshold (and budget) and further spending will be delayed until the new financial year.

Detailed breakdown of all variances provided in Note 2 of the Statement of Financial Activity.

Administration Allocations are complete to June 2016.

Depreciation expenses are calculated to June 2016.

Strategic Implications - Nil

Statutory Environment – Nil

Policy Implications – Nil

Financial Implications – Nil

Economic Implication - Nil

Environmental Considerations - Nil

Consultation - Nil

Options

Council may resolve:

1. the Officer's Recommendation; or
2. not to receive the Statement of Financial Activity.

Voting Requirements – Simple Majority

COUNCIL DECISION:

That the Statement of Financial Activity, as included at Attachment 9.1.2A for the Shire of Cuballing for period ending 30th June 2016 be received.

Moved: Cr Newman

Seconded: Cr Haslam

Carried 5/0

SHIRE OF CUBALLING
MONTHLY FINANCIAL REPORT
For the Period Ended 30 June 2016

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

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Shire of Cuballing
Compilation Report
For the Period Ended 30 June 2016

Report Purpose

This report is prepared to meet the requirements of *Local Government (Financial Management) Regulations 1996*, Regulation 34 .

Overview

Summary reports and graphical progressive graphs are provided on page 3, 4 and 5.
No matters of significance are noted.

Statement of Financial Activity by reporting program

Is presented on page 6 and shows a surplus as at 30 June 2016 of \$181,433.

Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary.

Preparation

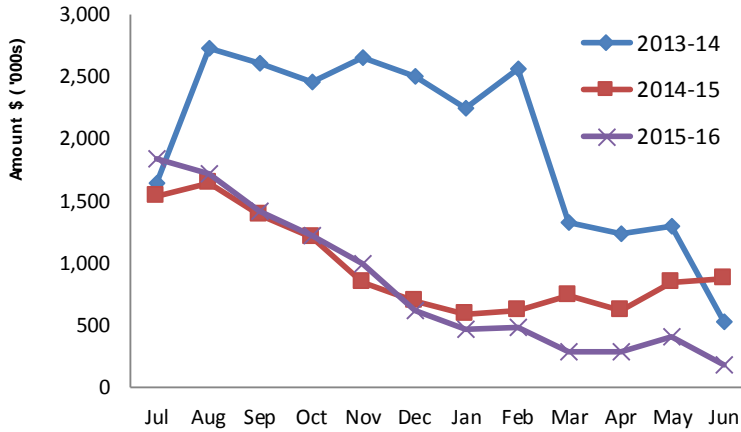
Prepared by: Tonya Williams, Deputy Chief Executive Officer

Reviewed by:

Date prepared: 2nd July 2016

Shire of Cuballing
 Monthly Summary Information
 For the Period Ended 30 June 2016

Liquidity Over the Year (Refer Note 3)



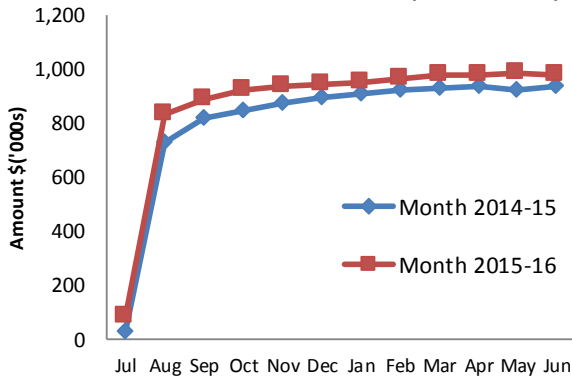
Cash and Cash Equivalents as at period end

Unrestricted	\$ 129,820
Restricted	\$ 1,303,641
	\$ 1,433,461

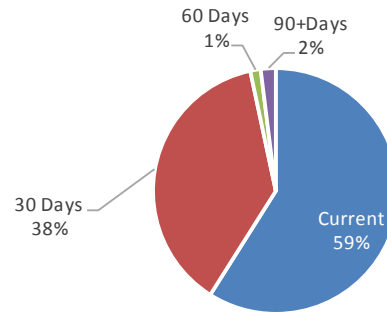
Receivables

Rates	\$ 50,640
Other	\$ 65,271
	\$ 115,911

Rates Receivable (Refer Note 6)



Accounts Receivable Ageing (non-rates) (Refer Note 6)



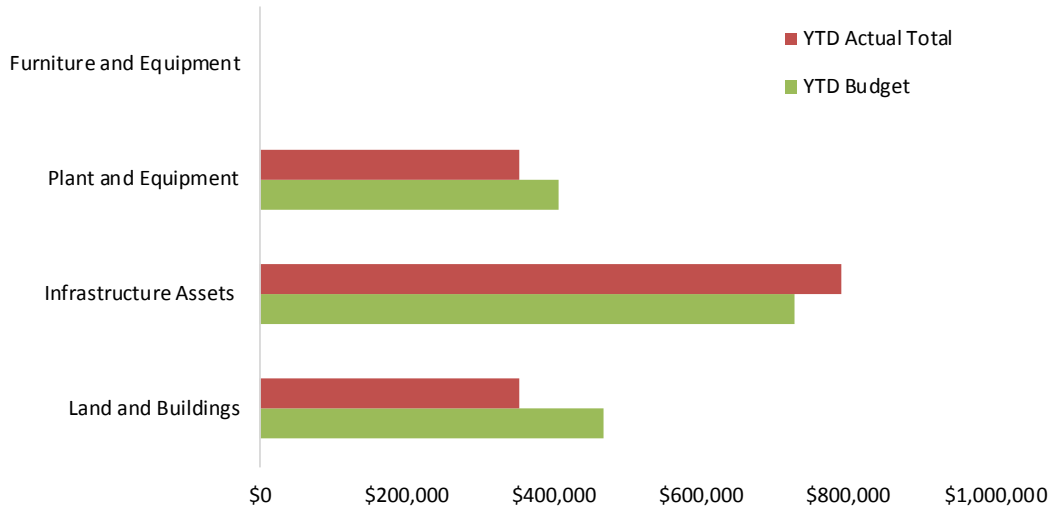
Comments

Early Discount - 14th August 2015
 Rates Due - 28th August 2015
 47 on installments

This information is to be read in conjunction with the accompanying Financial Statements and notes.

Shire of Cuballing
 Monthly Summary Information
 For the Period Ended 30 June 2016

Capital Expenditure Program YTD (Refer Note 13)



Year To Date Reserve Balance to End of Year Estimate (Refer Note 7)



Comments

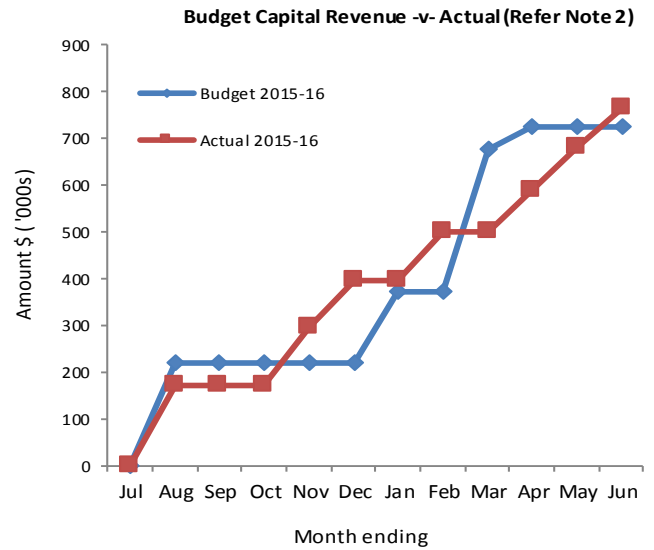
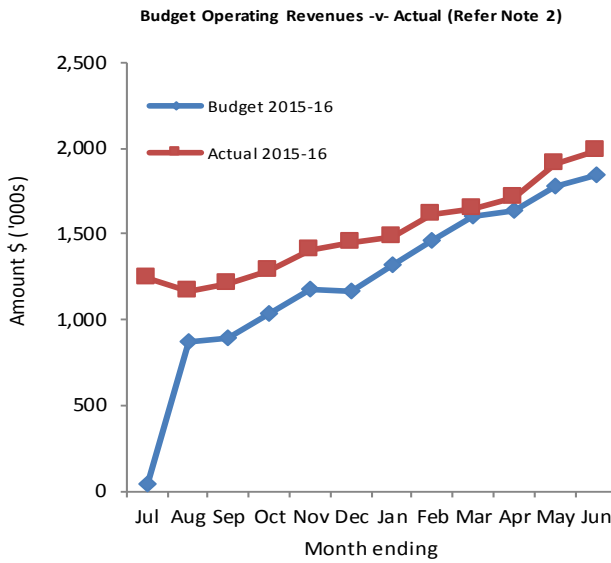
This information is to be read in conjunction with the accompanying Financial Statements and notes.

Shire of Cuballing

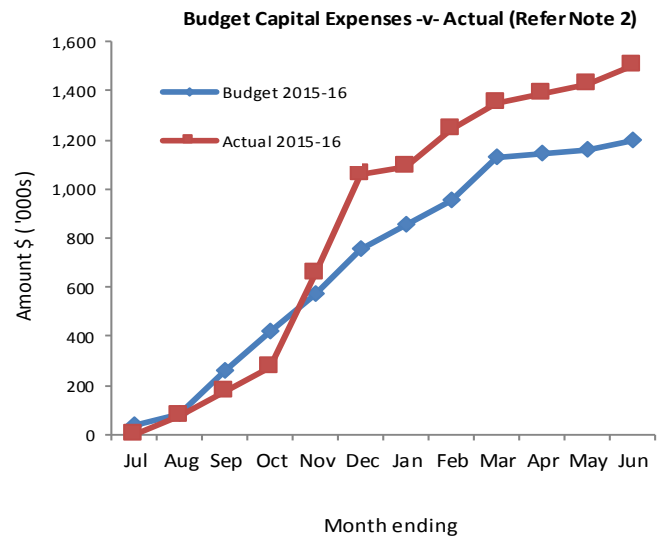
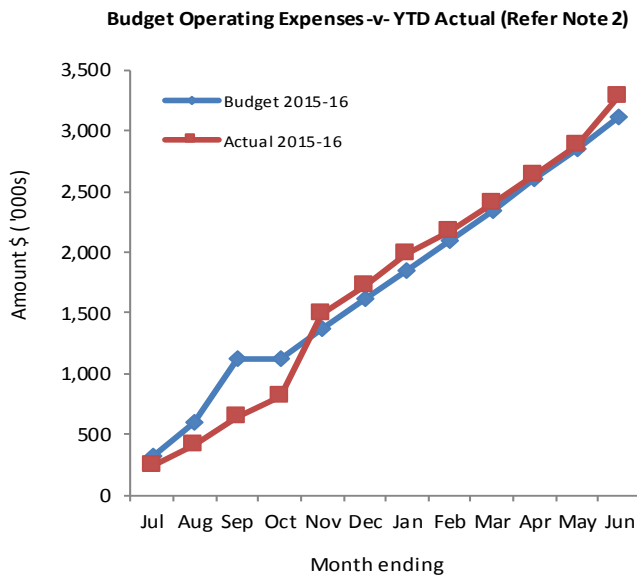
Monthly Summary Information

For the Period Ended 30 June 2016

Revenues



Expenditure



Comments

This information is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF CUBALLING
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 30 June 2016

	Note	Adopted Annual Budget	Adopted YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
Operating Revenues							
Governance		\$ 2,500	\$ 2,500	\$ 7,524	\$ 5,024	200.96%	▲
General Purpose Funding		1,316,565	1,316,565	1,323,610	7,045	0.54%	
Law, Order and Public Safety		20,063	20,063	41,540	21,477	107.05%	▲
Health		1,500	1,500	1,921	421	28.04%	
Education and Welfare		0	0	0	0		
Housing		0	0	3,330	3,330		
Community Amenities		1,350	1,350	3,872	2,522	186.82%	
Recreation and Culture		13,750	13,750	14,553	803	5.84%	
Transport		158,287	158,287	178,918	20,631	13.03%	▲
Economic Services		32,300	32,300	117,417	85,117	263.52%	▲
Other Property and Services		333,600	333,600	290,070	(43,530)	(13.05%)	▼
Total Operating Revenue		1,879,915	1,879,915	1,982,754	102,839		
Operating Expense							
Governance		(123,858)	(123,858)	(116,390)	7,468	6.03%	
2nd July 2016		(57,098)	(57,098)	(54,054)	3,044	5.33%	
Law, Order and Public Safety		(114,049)	(114,049)	(104,876)	9,173	8.04%	
Health		(39,543)	(39,543)	(33,765)	5,778	14.61%	▲
Education and Welfare		(75,022)	(75,022)	(14,094)	60,928	81.21%	▲
Housing		(48,751)	(48,751)	(48,259)	492	1.01%	
Community Amenities		(235,141)	(235,141)	(174,343)	60,798	25.86%	▲
Recreation and Culture		(254,827)	(254,827)	(266,136)	(11,309)	(4.44%)	
Transport		(1,746,746)	(1,746,746)	(2,071,126)	(324,380)	(18.57%)	▼
Economic Services		(170,518)	(170,518)	(136,590)	33,928	19.90%	
Other Property and Services		(298,939)	(298,939)	(258,327)	40,612	13.59%	▲
Total Operating Expenditure		(3,164,492)	(3,164,492)	(3,277,962)	(113,470)		
Funding Balance Adjustments							
Add back Depreciation		923,700	923,700	1,426,970	503,270	54.48%	▲
Adjust (Profit)/Loss on Asset Disposal	8	59,974	59,974	21,617	(38,357)	(63.96%)	▼
Adjust Provisions and Accruals		0	0	0	0		
Net Cash from Operations		(300,904)	(300,904)	153,380	454,283		
Capital Revenues							
Grants, Subsidies and Contributions	11	756,871	756,871	743,780	(13,091)	(1.73%)	
Proceeds from Disposal of Assets	8	95,634	95,634	22,134	(73,500)	(76.86%)	▼
Total Capital Revenues		852,505	852,505	765,914	(86,591)		
Capital Expenses							
Land Held for Resale		0	0	0	0		
Land and Buildings	13	(468,473)	(468,473)	(354,190)	114,283	24.39%	▲
Infrastructure - Roads & Footpaths	13	(729,155)	(729,155)	(792,793)	(63,638)	(8.73%)	
Plant and Equipment	13	(407,690)	(407,690)	(352,624)	55,066	13.51%	▲
Furniture and Equipment	13	0	0	0	0		
Total Capital Expenditure		(1,605,318)	(1,605,318)	(1,499,607)	105,711		
Net Cash from Capital Activities		(752,813)	(752,813)	(733,693)	19,120		
Financing							
Proceeds from New Debentures		0	0	0	0		
Proceeds from Advances		0	0	0	0		
Self-Supporting Loan Principal		0	0	0	0		
Transfer from Reserves	7	451,505	451,505	216,315	(235,190)	(52.09%)	
Transfer from Restricted Cash		70,275	70,275	64,851	(5,424)		
Transfer to Restricted Cash		0	0	0	0		
Advances to Community Groups		0	0	0	0		
Repayment of Debentures	10	(66,420)	(66,420)	(66,420)	0	0.00%	
Transfer to Reserves	7	(213,464)	(213,464)	(263,380)	(49,916)	(23.38%)	▼
Net Cash from Financing Activities		241,896	241,896	(48,634)	(290,530)		
Net Operations, Capital and Financing		(811,820)	(811,820)	(628,947)	182,873		
Opening Funding Surplus(Deficit)	3	811,820	811,820	810,380	(1,440)	(0.18%)	
Closing Funding Surplus(Deficit)	3	(0)	(0)	181,433	181,433		

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold. Refer to Note 2 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF CUBALLING
STATEMENT OF FINANCIAL ACTIVITY
(By Nature or Type)
For the Period Ended 30 June 2016

Note	Adopted Annual Budget	Adopted YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
Operating Revenues						
	\$	\$	\$	\$	%	
9	994,120	994,120	996,641	2,521	0.25%	
11	454,895	454,895	509,092	54,198	11.91%	▲
	374,900	374,900	406,088	31,188	8.32%	
	0	0	0	0		
	38,000	38,000	45,355	7,355	19.36%	▲
	18,000	18,000	25,578	7,578	42.10%	▲
8	0	0	0			
	1,879,915	1,879,915	1,982,754	102,839		
Operating Expense						
	(1,030,464)	(1,030,464)	(627,695)	402,769	39.09%	▲
	(922,721)	(922,721)	(976,883)	(54,161)	(5.87%)	
	(33,000)	(33,000)	(37,624)	(4,624)	(14.01%)	
	(923,700)	(923,700)	(1,426,970)	(503,270)	(54.48%)	▼
	(16,356)	(16,356)	(16,353)	3	0.02%	
	(116,177)	(116,177)	(113,642)	2,535	2.18%	
	(62,100)	(62,100)	(57,177)	4,923	7.93%	
8	(59,974)	(59,974)	(21,617)			
	(3,164,492)	(3,164,492)	(3,277,962)	(151,827)		
Funding Balance Adjustments						
	923,700	923,700	1,426,970	503,270	54.48%	▲
8	59,974	59,974	21,617	(38,357)	(63.96%)	▼
	0	0	0	0		
	(300,903)	(300,903)	153,380	415,926		
Capital Revenues						
11	756,871	756,871	743,780	(13,091)	(1.73%)	
8	95,634	95,634	22,134	(73,500)	(76.86%)	▼
	852,505	852,505	765,914	(86,591)		
Capital Expenses						
	0	0	0	0		
13	(468,473)	(468,473)	(354,190)	114,283	24.39%	▲
13	(729,155)	(729,155)	(792,793)	(63,638)	(8.73%)	
13	(407,690)	(407,690)	(352,624)	55,066	13.51%	▲
13	0	0	0	0		
	(1,605,318)	(1,605,318)	(1,499,607)	105,711		
	(752,813)	(752,813)	(733,693)	19,120		
Financing						
	0	0	0	0		
	0	0	0	0		
	0	0	0	0		
7	451,505	451,505	216,315	(235,190)	(52.09%)	
	70,275	70,275	64,851			
	0	0	0			
	0	0	0	0		
10	(66,420)	(66,420)	(66,420)	0	0.00%	
7	(213,464)	(213,464)	(263,380)	(49,916)	(23.38%)	▼
	241,896	241,896	(48,634)	(285,106)		
	(811,820)	(811,820)	(628,947)	149,940		
3	811,820	811,820	810,380	(1,440)	(0.18%)	
3	0	0	181,433	148,500		

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold. Refer to Note 2 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF CUBALLING
STATEMENT OF CAPITAL ACQUISITIONS AND CAPITAL FUNDING
For the Period Ended 30 June 2016

Capital Acquisitions By Class	Note	YTD Actual Total (a) \$	YTD Budget (b) \$	Annual Budget \$	Variance (b) - (a) \$
Land and Buildings	13	354,190	468,473	468,473	(114,283)
Infrastructure Assets	13	792,793	729,164	729,155	63,629
Plant and Equipment	13	352,624	407,690	407,690	(55,066)
Furniture and Equipment	13	0	0	0	0
Capital Expenditure Totals		1,499,607	1,605,327	1,605,318	(105,720)

Capital Acquisitions By Program	Note	YTD Actual Total (a) \$	YTD Budget (b) \$	Annual Budget \$	Variance (b) - (a) \$
Governance	13	6,688	5,950	5,950	738
Community Amenities	13	65,530	180,000	180,000	(114,470)
Recreation and Culture	13	260,057	262,523	262,523	(2,466)
Transport	13	1,167,332	1,156,854	1,156,845	10,478
Capital Expenditure Totals		1,499,607	1,605,327	1,605,318	(105,720)

Funded By:

Capital Grants and Contributions	743,780	756,871	0	13,091
Borrowings	0	0	0	0
Other (Disposals & C/Fwd)	22,134	95,634	0	(73,500)
Own Source Funding - Cash Backed Reserves				
Plant and Equipment Reserve	0	0	76,190	
Administration Building and Office Equipment Reserve	0	0	5,000	
Housing Reserve	0	0	30,000	
Recreation and Community Facility Reserve	25,000	0	29,000	
Refuse Site Reserve	0	0	120,000	
Grain Freight Reserve	66,000	66,000	66,000	
General Purpose Reserve	125,315	125,315	125,315	
Total Own Source Funding - Cash Backed Reserves	-216,315	451,505	451,505	667,820
Own Source Funding - Operations	733,693	110,002	702,308	623,691
Capital Funding Total	1,499,607	1,605,327	1,605,318	(130,720)

Comments and graphs

Capital Expenditure Program YTD



SHIRE OF CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this statement are presented below and have been consistently applied unless stated otherwise.

Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical Accounting Estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and 2nd July 2016

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

(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 12.

(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

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable.

The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

SHIRE OF CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

(g) Trade and Other Receivables

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Collectability of trade and other 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.

(h) Inventories

General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Land Held for Resale

Land held for development and sale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed on to the buyer at this point.

Land held for sale 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.

SHIRE OF CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(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:

Buildings	30 to 50 years
Furniture and Equipment	4 to 10 years
Plant and Equipment	5 to 15 years
Sealed roads and streets	
clearing and earthworks	not depreciated
construction/road base	50 years
original surfacing and	
major re-surfacing	
- bituminous seals	20 years
- asphalt surfaces	25 years
Gravel roads	
clearing and earthworks	not depreciated
construction/road base	50 years
gravel sheet	12 years
Formed roads (unsealed)	
clearing and earthworks	not depreciated
construction/road base	50 years
Footpaths - slab	20 years
Sewerage piping	100 years
Water supply piping & drainage systems	75 years

(k) Trade and Other Payables

Trade and other payables represent liabilities for goods and services provided to the Council prior to the end of the financial year that are unpaid and arise when the Council becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

(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.

SHIRE OF CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

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

(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 a mortgised 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 CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

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 and service charges.

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 the 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 CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

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

Council has adopted a 'Plan for the future' comprising a Strategic Community Plan and Corporate Business Plan to provide the long term community vision, aspirations and objectives.

Based upon feedback received from the community the vision of the Shire is:

"A wonderful place to live, work, invest and visit with the community working together to achieve shared objectives"

The Strategic Community Plan defines the key objectives of the Shire as:

"Economic: A strong, resilient and balanced economy.

Environment: Our unique natural and built environment is protected and enhanced.

Social: Our community enjoys a high quality of life.

Civic Leadership: A collaborative and engaged community."

(s) Reporting Programs

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

GOVERNANCE

Expenses associated with provision of services to members of council and elections. Also included are costs associated with computer operations, corporate accounting, corporate records and asset management. Costs reported as administrative expenses are redistributed in accordance with the principle of activity based costing (ABC).

GENERAL PURPOSE FUNDING

Rates and associated revenues, general purpose government grants, interest revenue and other miscellaneous revenues such as commission on Police Licensing. The costs associated with raising the above mentioned revenues, eg. Valuation expenses, debt collection and overheads.

LAW, ORDER, PUBLIC SAFETY

Enforcement of Local Laws, fire prevention, animal control and provision of ranger services.

HEALTH

Health inspection services, food quality control, mosquito control and contributions towards provision of medical health services.

SHIRE OF CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

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

(s) **Reporting Programs (Continued)**

HOUSING

Provision and maintenance of rented housing accommodation for pensioners and employees.

COMMUNITY AMENITIES

Sanitation, sewerage, stormwater drainage, protection of the environment, public conveniences, cemeteries and town planning.

RECREATION AND CULTURE

Parks, gardens and recreation reserves, library services, television and radio re-broadcasting, swimming facilities, walk trails, youth recreation, Shark Bay World Heritage Discovery and Visitor Centre, boat ramps, foreshore, public halls and Shark Bay Recreation Centre.

TRANSPORT

Construction and maintenance of roads, footpaths, drainage works, parking facilities, traffic control, depot operations, plant purchase, marine facilities and cleaning of streets.

ECONOMIC SERVICES

Tourism, community development, pest control, building services, caravan parks and private works.

OTHER PROPERTY & SERVICES

Plant works, plant overheads and stock of materials.

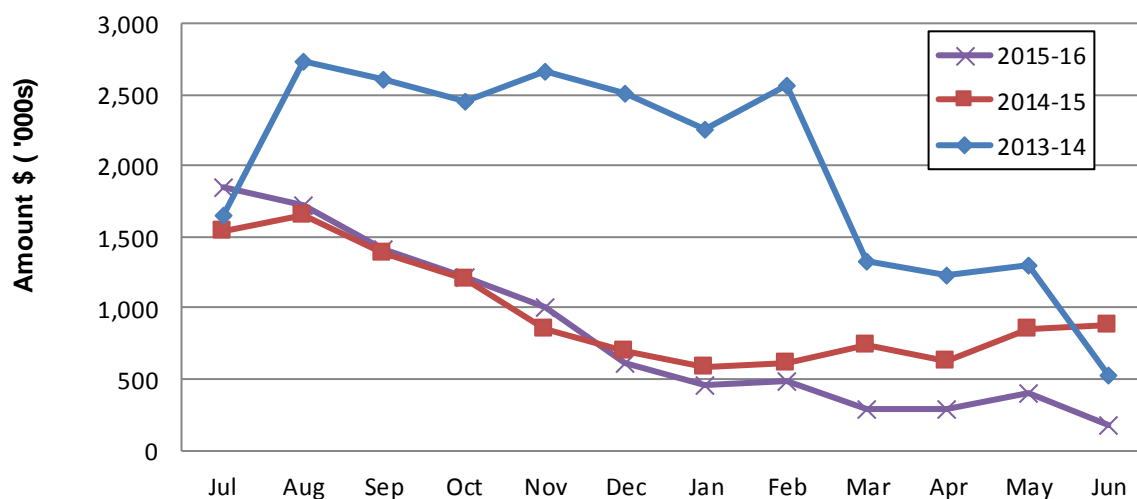
Note 2: EXPLANATION OF MATERIAL VARIANCES

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues	\$	%			
General Purpose Funding	7,045	0.54%		Permanent	Less to be received from Financial Assistant Grant this financial year than budget. Additional Rates instalments payments, penalty interest and enquiries than budgeted.
Governance	5,024	200.96%	▲	Permanent	Water Corp Refund received, was expected in June 15. LGIS and advertising reimbursements received not budgeted for.
Law, Order and Public Safety	21,477	107.05%	▲	Permanent	Volunteer Bushfire Association Grant received. Additional funds from 14/15 overspend received.
Health	421	28.04%		Timing	Additional septic tank applications received.
Education and Welfare	0				No material variance
Housing	3,330			Permanent	Rent contribution, salary sacrifice (not budgeted)
Community Amenities	2,522	186.82%		Timing	Additional funds for Town Planning and Cemetery received.
Recreation and Culture	803	5.84%		Permanent	Equestrian Centre lease fee, GST included in budget. Kidsport Grant Money received not budgeted.
Transport	20,631	13.03%	▲		Grants Commission allocation less than budgeted. Additional funds for power pole allocation received, not budgeted.
Economic Services	85,117	263.52%	▲	Timing	Additional Building Licenses received.
Other Property and Services	(43,530)	(13.05%)	▼	Timing	Private Works and Building Surveyor outsourcing income less than budgeted. Additional Workers Compensation claimed.
Operating Expense					
General Purpose Funding	3,044	5.33%		Timing	Administration Allocation less than budgeted.
Governance	2nd July 2016	6.03%			Members training expenses less than budgeted.
Law, Order and Public Safety	9,173	8.04%		Permanent	Mobile Reception at Fire Stations (Grant) Spending. Ranger and community safety expenditure lower than budgeted.
Health	5,778	14.61%	▲	Timing	EHO Salary less than budget (less hours worked). Training expenses not utilised.
Education and Welfare	60,928	81.21%	▲	Permanent	Spending less than expected for Aged Housing project, funds not expected to be utilised this financial year.
Housing	492	1.01%			No material variance
Community Amenities	60,798	25.86%	▲	Timing	Tip and Cemetery maintenance costs lower than budget. Transfer Stations not manned in this financial year (as per budget). Local Planning Strategy review costs less than budgeted.
Recreation and Culture	(11,309)	(4.44%)		Timing	Extra maintenance expenditure allocated to Drydanra Equestrian Centre and Ovals maintenance.
Transport	(324,380)	(18.57%)	▼	Permanent	Depreciation costs higher than budget to to 14/15 Road Revaluation. Storm Damage expenses not budgeted for (75% covered by grant)
Economic Services	33,928	19.90%		Timing	Tourism and area promotion expenses (Entry Statements) down, not all work on entry statements was completed. Noxious weed control expenses lower than budget. Building Services expense less than budgeted.
Other Property and Services	40,612	13.59%	▲	Timing	Private Works less than budget. Workers compensation payments higher than budgeted (net off with income).
Capital Revenues					
Grants, Subsidies and Contributions	(13,091)	(1.73%)			CSRFF Grant and contributions total expenditure lower than expected, total income reduced to reflect accurate contributions. Transfer Station Grant (\$30,000) budgeted and not received by 30th June.
Proceeds from Disposal of Assets	(73,500)	(76.86%)	▼		CAT Loader not disposed. Veneri Loader disposed, not budgeted.
Capital Expenses					
Land and Buildings	114,283	24.39%	▲	Timing	Only one Transfer Station expected to be completed (2 budgeted). Purchase of Regional Waste Site Land not expected to go ahead this financial year.
Infrastructure - Roads	(63,638)	(8.73%)		Timing	All Capital Projects now complete. Relocation of powerpole expenditure added to Capital projects, not budgeted.
Plant and Equipment	55,066	13.51%	▲	Timing	Mowers purchased under threshold, permanent difference to expenditure. Works Ute greater than budget as only trade in cost was accounted for.
Furniture and Equipment	0				Loader total cost lower than budget.
Financing					
Loan Principal	0	0.00%			No material variance

SHIRE OF CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

Note 3: NET CURRENT FUNDING POSITION

		Positive=Surplus (Negative=Deficit)		
	Note	YTD 30 Jun 2016	30th June 2015	YTD 30 Jun 2015
		\$	\$	\$
Current Assets				
Cash Unrestricted	4	129,820	774,608	839,120
Cash Restricted - Reserves	4	1,303,641	1,256,586	1,256,573
Cash Restricted Cash	6	0	64,851	0
Receivables	6	134,874	78,409	87,080
Inventories		7,197	7,197	11,032
		1,575,532	2,181,651	2,193,805
Less: Current Liabilities				
Payables and Provisions		(90,456)	(49,834)	(55,137)
		(90,456)	(49,834)	(55,137)
Less: Cash Reserves Restricted	7	(1,303,642)	(1,256,586)	(1,256,573)
Less: Cash - Restricted Municipal 2nd July 2016		0	(64,851)	0
Net Current Funding Position		181,433	810,380	882,095

Note 3 - Liquidity Over the Year**Comments - Net Current Funding Position**

SHIRE OF CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

Note 4: CASH AND INVESTMENTS

	Interest Rate	Unrestricted \$	Restricted \$	Trust \$	Total Amount \$	Institution	Maturity Date
(a) Cash Deposits							
Municipal Bank Account	0.00%	38,288	0		38,288	Commonwealth	At Call
Online Saver	1.75%	4,833			4,833	Commonwealth	At Call
Cash Deposit Account	1.75%	85,000			85,000	Commonwealth	At Call
Police Licensing Account	0.00%	0			0	Commonwealth	At Call
Trust Bank Account	0.00%			20,382	20,382	Commonwealth	At Call
Cash On Hand	Nil	700			700	N/A	On Hand
Reserves	2.35%		1,303,641		1,303,641	Commonwealth	At Call
(b) Term Deposits							
Total		128,821	1,303,641	20,382	1,452,844		

2nd July 2016

Comments/Notes - Investments

Muni Account Restricted Cash - remaining CLGF funds (all spent)

Police Licensing Account - account not used as funds go through Trust account. Account Closed November 2015, funds transferred to Muni.

SHIRE OF CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

Note 5: BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

GL Account Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
	Budget Adoption		Opening Surplus	\$	\$	\$	\$
	Permanent Changes						0
	Changes Due to Timing						0
				0	0	0	

2nd July 2016

Classifications Pick List
Operating Revenue
Operating Expenses
Capital Revenue
Capital Expenses
Opening Surplus(Deficit)
Non Cash Item

SHIRE OF CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

Note 6: RECEIVABLES

Receivables - Rates Receivable

Opening Arrears Previous Years
 Levied this year
Less Collections to date
 Equals Current Outstanding

Net Rates Collectable
 % Collected

	YTD 30 Jun 2016	30 June 2015
	\$	\$
Opening Arrears Previous Years	39,377	28,976
Levied this year	996,640	944,371
<u>Less</u> Collections to date	(985,377)	(933,970)
Equals Current Outstanding	50,640	39,376
Net Rates Collectable	50,640	39,376
% Collected	95.11%	95.95%

Receivables - General

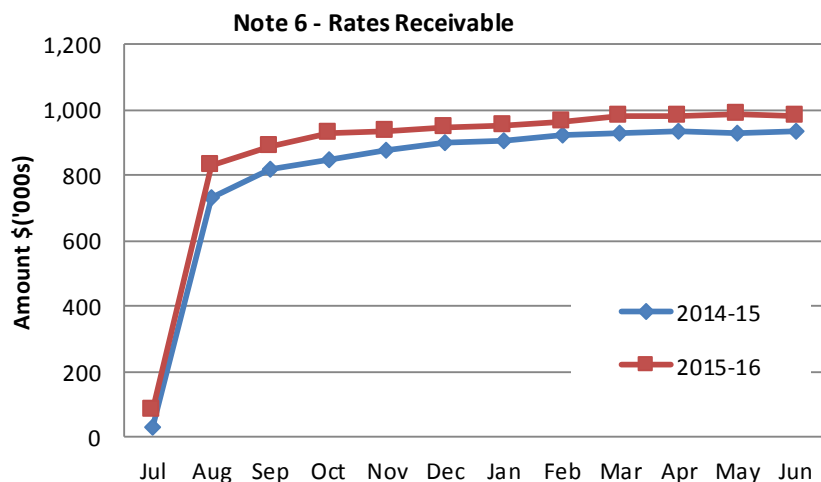
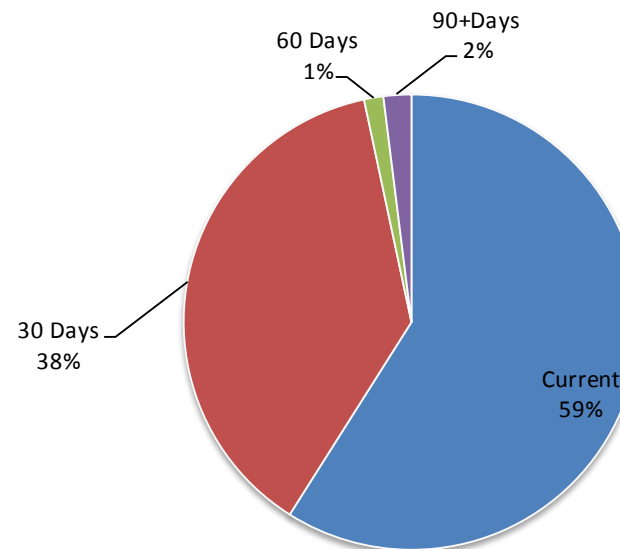
Receivables - General

Total Receivables General Outstanding

	Current	30 Days	60 Days	90+Days
	\$	\$	\$	\$
Receivables - General	38,495	24,594	894	1,289
Total Receivables General Outstanding				65,271

Amounts shown above include GST (where applicable)

Note 6 - Accounts Receivable (non-rates)



Comments/Notes - Receivables Rates

Early Discount - 14th August 2015
 Rates Due - 28th August 2015

Comments/Notes - Receivables General

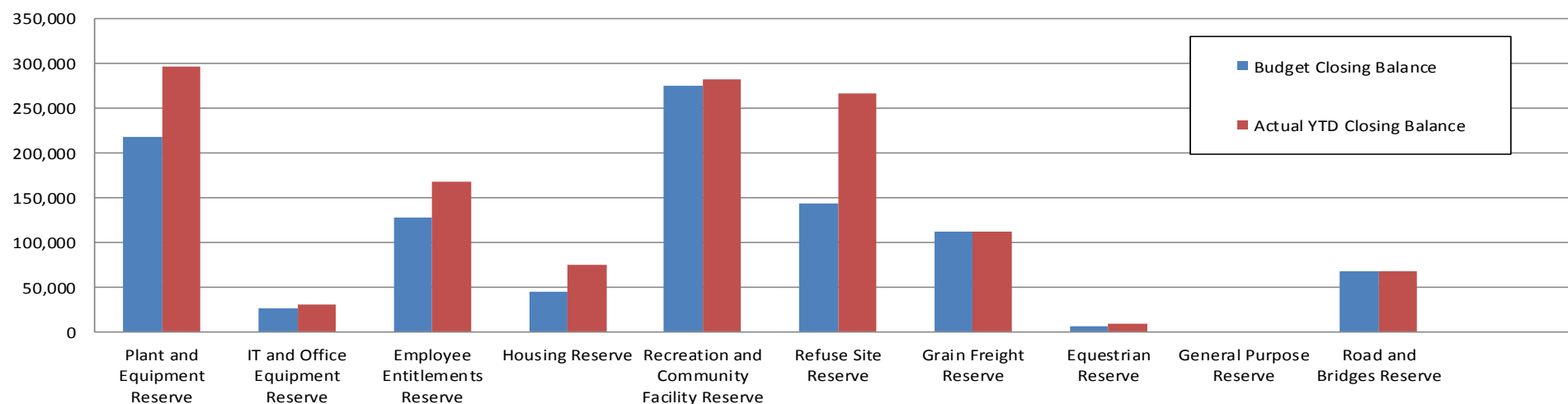
30 days - Storm Damage Claim (\$22,252.50)
 Current - all invoices raised for 2015/16 financial year

SHIRE OF CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

Note 7: Cash Backed Reserve

2015-16										
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
	\$	\$	\$	\$	\$	\$	\$		\$	\$
Plant and Equipment Reserve	289,119	4,372	6,687	0	0	(76,190)	0		217,301	295,806
IT and Office Equipment Reserve	29,864	452	691	0	0	(5,000)	0		25,316	30,555
Employee Entitlements Reserve	126,014	1,906	2,915	0	38,000	0	0		127,920	166,929
Housing Reserve	7,791	1,106	1,691	65,327	65,315	(30,000)	0		44,224	74,797
Recreation and Community Facility Reserve	299,160	4,524	6,919	0	0	(29,000)	(25,000)		274,684	281,079
Refuse Site Reserve	199,867	3,930	6,011	60,000	60,000	(120,000)	0		143,797	265,878
Grain Freight Reserve	175,256	2,650	2,527	0	0	(66,000)	(66,000)		111,906	111,783
Equestrian Reserve	4,191	200	97	2,000	5,000	0	0		6,391	9,288
General Purpose Reserve	125,315	0	0	0	0	(125,315)	(125,315)		0	0
Road and Bridges Reserve	0	998	1,527	66,000	66,000	0	0		66,998	67,527
	1,256,577	20,138	29,065	193,327	234,315	(451,505)	(216,315)		1,018,537	1,303,642

Note 7 - Year To Date Reserve Balance to End of Year Estimate



SHIRE OF CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

Note 8 CAPITAL DISPOSALS

Actual YTD Profit/(Loss) of Asset Disposal				Disposals	Amended Current Budget			Comments
Cost	Accum Depr	Proceeds	Profit (Loss)		YTD 30 06 2016			
					Amended Annual Budget Profit/(Loss)	Actual Profit/(Loss)	Variance	
\$	\$	\$	\$	\$	\$	\$		
				Plant and Equipment				
26,000	(6,083)	12,134	(7,782)	Colorado Utility - Crew Vehicle	(10,152)	(7,782)	2,370	
			0	CAT 930G - Loader	(49,822)	0	49,822	
25,000	(1,165)	10,000	(13,835)	Veneri Loader	0	(13,835)	(13,835)	
			0			0	0	
			0			0	0	
51,000	(7,248)	22,134	(21,617)		(59,974)	(21,617)	38,357	

Comments - Capital Disposal/Replacements

Colorado Utility traded in September - \$12,134.40

CAT Loader no longer to be traded, as per September Council Meeting Resolution

Veneri Loader sale as per February Council Meeting Resolution

2nd July 2016

SHIRE OF CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

Note 9: RATING INFORMATION	Rate in \$	Number of Properties	Rateable Value \$	Rate Revenue \$	Interim Rates \$	Back Rates \$	Total Revenue \$	Amended Budget Rate Revenue \$	Amended Budget Interim Rate \$	Amended Budget Back Rate \$	Amended Budget Total Revenue \$
RATE TYPE											
General Rates											
GRV	0.0663	170	2,168,114	141,864	0	0	141,864	143,724	0	0	143,724
UV	0.0071	216	99,824,000	709,512	0	0	709,512	705,556	0	0	705,556
Sub-Totals		386	101,992,114	851,376	0	0	851,376	849,280	0	0	849,280
	Minimum \$										
Minimum Payment											
GRV	620.00	162	741,460	100,440	0	0	100,440	100,440	0	0	100,440
UV	800.00	128	10,469,225	102,400	0	0	102,400	102,400	0	0	102,400
Sub-Totals		290	11,210,685	202,840	0	0	202,840	202,840	0	0	202,840
Ex-Gratia Rates							1,054,216				1,052,120
Specified Area Rates							0				0
Amount from General Rates							1,054,216				1,052,120
Discounts							(55,775)				(58,000)
Write Off 2nd July 2016							(1,801)				0
Totals							996,640				994,120

Comments - Rating Information

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

The general rates detailed above for the 2015/16 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also bearing considering the extent of any increase in rating over the level adopted in the previous year.

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

SHIRE OF CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

10. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Loan Date	Years	Principal 1-Jul-15	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
					Actual	Amended	Actual	Amended	Actual	Amended
					\$	\$	\$	\$	\$	\$
RECREATION AND CULTURE										
Loan 61 - Change Rooms	31/10/2005	10	2,622		2,622	2,622	-	-	37	40
TRANSPORT										
Loan 62 - Loader	11/08/2008	10	95,916		29,882	29,882	66,034	66,034	5,660	5,660
Loan 63 - Graders	7/02/2014	8	257,040		33,916	33,916	223,124	223,124	10,655	10,655
	120,004	28	355,578	0	66,420	66,420	289,158	289,158	16,353	16,356

All debenture repayments were financed by general purpose revenue.
2nd July 2016

(b) New Debentures

No new debentures were raised during the reporting period.

SHIRE OF CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

Note 11: GRANTS AND CONTRIBUTIONS

Program/Details GL	Grant Provider	Approval	2015-16 Amended Budget	Variations Additions (Deletions)	Operating	Capital	Recoup Status	
							Received	Not Received
		(Y/N)	\$	\$	\$	\$	\$	\$
GENERAL PURPOSE FUNDING								
Grants Commission - General	WALGGC	Y	281,045	0	281,045	0	278,521	2,524
Grants Commission - Roads	WALGGC	Y	149,287	0	149,287	0	145,470	3,817
LAW, ORDER, PUBLIC SAFETY								
FESA Grant - Operating Bush Fire Brigade	Dept. of Fire & Emergency Services	Y	15,563	0	15,563	0	34,922	0
Smartboxes at Firestations	Volunteer Bushfire Association	Y	0	0	2,891	0	2,891	0
COMMUNITY AMENITIES								
Regional Landfill Transfer Station Infrastructure Development Grant	Waste Authority	Y	30,000	0	0	30,000	0	30,000
RECREATION AND CULTURE								
CSRFF Grant - Equestrian Show Jumping Arena	CSRFF	Y	60,419	0	0	60,419	46,839	13,580
Community Group Contribution to Equestrian Show Jumping Arena	DREA, DPA	Y	40,909	0	0	40,909	36,007	4,902
Kidsport Funding	Dept. of Sport & Recreation	Y	0	0	1,000	0	1,000	0
TRANSPORT								
2nd Direct Grant	Main Roads	Y	69,700	0	0	69,700	69,700	0
Power Pole Relocation	Main Roads	Y	0	38,728	0	38,728	38,728	0
Roads To Recovery Grant - Capital	Roads to Recovery	Y	303,390	0	0	303,390	300,053	3,337
RRG Grants - Capital Projects	Regional Road Group	Y	252,453	0	0	252,453	252,453	0
TOTALS			1,202,766	38,728	449,785	795,599	1,206,583	58,160

SHIRE OF CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

Note 12: 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 15	Amount Received	Amount Paid	Closing Balance 30-Jun-16
	\$	\$	\$	\$
Bonds - Building	14,389	0	0	14,389
Bonds - Hall Hire	1,050	500	(300)	1,250
Commodine Tennis Club	3,090	0	(91)	2,999
Cuballing Country Festival	1,099	0	0	1,099
Cuballing Cricket Club	200	0	0	200
Popo Plates	0	0	0	0
Cuballing Football Association	566	0	0	566
Environment and Townscape Trust Fund	5,713	0	0	5,713
Police Licensing	5,148	323,663	(322,657)	6,154
2nd July 2016	1,545	0	0	1,545
Reimbursements	0	320	0	320
	32,800	324,483	(323,048)	34,235

SHIRE OF CUBALLING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2016

Note 13: CAPITAL ACQUISITIONS

Level of Completion Indicator	Infrastructure Assets	COA / Job	Annual Budget	YTD Budget	YTD 31 07 2015		Strategic Reference / Comment
					YTD Actual	Variance (Under)/Over	
	Land and Buildings						
	Governance						
●	Back Office Fit Out	104261	(5,950)	(5,950)	(6,688)	(738)	
●	Governance Total		(5,950)	(5,950)	(6,688)	(738)	
	Community Amenities						
○	Refuse Site - Land Purchase	10740	(80,000)	(80,000)	0	80,000	
○	Transfer Station Development	10742	(100,000)	(100,000)	(65,530)	34,470	
○	Community Amenities Total		(180,000)	(180,000)	(65,530)	114,470	
	Recreation And Culture						
●	Equestrian Clubrooms	11148	(56,060)	(56,060)	(54,714)	1,346	
●	Tennis Building	11055	(9,200)	(9,200)	(10,107)	(907)	
●	Equestrian Show Jumping Arena	11305	(172,263)	(172,263)	(173,837)	(1,574)	
○	Popanyinning School	11056	(25,000)	(25,000)	(21,399)	3,601	
●	Recreation And Culture Total		(262,523)	(262,523)	(260,057)	2,466	
	Transport						
●	Depot Shed Upgrade	12145	(20,000)	(20,000)	(21,914)	(1,914)	
●	Transport Total		(20,000)	(20,000)	(21,914)	(1,914)	
○	Land & Buildings Total		(468,473)	(468,473)	(354,190)	114,283	
	Plant and Equipment						
	Transport						
●	CAT Loader and Attachments	12419	(330,000)	(330,000)	(276,000)	54,000	
●	Colorado Utility - Crew Vehicle	12417	(31,500)	(31,500)	(41,934)	(10,434)	
○	Mowers - Roadside and Oval	12420	(11,500)	(11,500)	0	11,500	
●	Traffic Lights	12421	(34,690)	(34,690)	(34,690)	0	
●	Transport Total		(407,690)	(407,690)	(352,624)	55,066	
●	Plant & Equipment Total		(407,690)	(407,690)	(352,624)	55,066	
	Roads						
	Transport						
●	Wandering Narrogin Road - RRG	J600	(378,680)	(378,680)	(382,492)	(3,812)	
●	Reseals - CLGF, R2R	12105	(85,760)	(85,760)	(47,627)	38,133	
●	Popanyinning East Reseals - R2R	R004	(74,925)	(74,925)	(76,619)	(1,694)	
●	Popanyinning West Stabilisation- R2R	R002	(72,001)	(72,001)	(130,303)	(58,302)	
●	Popanyinning West Widening - R2R	R002A	(73,361)	(73,361)	(89,773)	(16,412)	
●	Popanyinning Truck Bay and Standpipe - R2R	R024	(44,428)	(44,428)	(30,642)	13,786	
●	Town Reseals	J411	(39,182)	(39,182)	(35,337)	3,845	
●	Transport Total		(768,337)	(768,337)	(792,793)	(28,301)	
●	Roads Total		(768,337)	(768,337)	(792,793)	(28,301)	
●	Capital Expenditure Total		(1,644,500)	(1,644,500)	(1,499,607)	141,048	

9.1.3 Adoption of the 2016/2017 Budget

Applicant:	N/A
File Ref. No:	ADM214
Disclosure of Interest:	Nil
Date:	13 th July 2016
Author:	Tonya Williams, Deputy CEO
Attachments:	9.1.1A Draft 2016/2017 Budget – Included separately

Summary

The Draft 2016/2017 Budget for the financial year ending 30th June 2017 is presented for Council consideration.

Background

Each year local governments are required to adopt a budget and set a rate in the dollar for rates that allow the Council to operate financially and once adopted, it is then presented to the Department of Local Government.

Council resolved at the Special Meeting of Council on 28th June 2016 to:

COUNCIL DECISION:

That Council adopt a priority ranking from lowest to highest priority of discretionary activities for possible inclusion of these discretionary activities in Council's 2016/17 Budget as follows:

Purchase Minor Plant: Pressure Cleaner	\$	7,800
Purchase Sign trailer - Video Message Board	\$	25,000
History Book - Redo/ Print	\$	10,000
Offsite Records Management	\$	2,000
LED Street Lights		
Banner Poles	\$	20,000
Amend Town Planning Scheme	\$	1,500
Councillor iPads	\$	3,600
Additional Synergy Modules- Purchase Orders	\$	5,000
Increase Rubbish Collection charge	\$	0
Popanyinning Heritage Trail		
Build DCEO House	\$	70,000
Popanyinning School Septics	\$	2,820
Local Laws Review	\$	15,000
+1% rate increase		
Additional Works Employee	\$	104,790
Citizen of the Year Honour Board	\$	900
McGarrigal Park Upgrade (50% grant, \$12,635)	\$	12,635
Reduction to Plant Reserve Transfer	\$	193,000
Cuballing Entry Statements	\$	15,000
Yornaning Dam Eco Tourism Upgrades	\$	15,000
Purchase Mower	\$	20,000
Popanyinning Parking Bay Picnic Area	\$	7,000
Marketing Materials (Brochure)	\$	2,000
SLIP Program - Building	\$	2,500
Integrated Planning	\$	25,000
Purchase Float (change from \$70,000)	\$	50,000

Storm Damage Works (25%)	\$	10,106
Website Refresh/ Fire Module	\$	4,000
Tile Popanyinning Toilets	\$	3,600
Shire Admin Office Upgrades (Painting)	\$	7,000
Shire Admin Office Upgrades (Floor & Blinds)	\$	14,250
Ranger Services	\$	10,000
Popanyinning Toilet Leech Drain Extension	\$	2,891
Capital Roads - Victoria Road	\$	13,000
Popanyinning Transfer Station - Stage 2 Fence & Shed (Reserve \$73,138)	\$	0
Capital Roads - Cuballing East Cement Stabilisation (Reserve \$45,019)	\$	0
Popanyinning Transfer Station - Stage 1 Wall & Bins (Reserve \$75,313)	\$	0
Community Event: Children's Fun Day	\$	2,000
Community Event: Cancers Biggest Morning Tea	\$	250
Community Event: Trash & Treasure	\$	250
COMMUNITY EVENTS - Unknown	\$	500
Community Event: Popo Bonfire Night	\$	2,000
Community Event: Thank a Volunteer Day (Grant \$1,000)	\$	1,000
Community Event: Music Festival	\$	4,000
Community Event: Food, Art and Wine Trail	\$	250
Community Event: Fox Shoot	\$	250
Community Event - Christmas Tree	\$	500
Community Event: Youth Day (Grant \$1,000)	\$	2,500
Community Event: Movie Night	\$	1,000
Community Event: Australia Day Breakfast	\$	500
Community Event: ANZAC Day	\$	250
Skate Park Toilets Upgrade	\$	23,800
Purchase Building Car	\$	31,000
Cuballing Tennis Club Works	\$	16,450
Paint Popanyinning Hall	\$	8,500
Popanyinning Town Hall Septics	\$	8,000
Purchase Minor Plant: Concrete Saw	\$	1,950
Man Tip/ Transfer Stations	\$	38,856
DCVC Contribution	\$	5,000
Narrogin Library Contribution	\$	5,000
Aged Housing Project Development (Reserve \$40,000)	\$	0
Local Planning Strategy	\$	12,000
Benchmarking Effectiveness Program	\$	2,060
Purchase Minor Plant: Tractor rake	\$	2,700
Waste management Service Charge of \$50 per Assessment	\$	-40,000

Moved: Cr Ballantyne Seconded: Cr Dowling
Carried 6/0

Comment

This Draft 2016/2017 Budget incorporates a total operating expenditure of \$3,527,696, an increase from 2015/2016's budgeted expenditure of \$3,167,297.

1. Major Capital Expenditure

The following Capital Items, including some projects commenced in 2015/2016, are included in the Draft 2016/2017 Budget:

Popanyinning Transfer Station	\$	148,451
Shire Admin Office Upgrades	\$	21,250
Skate Park Toilet Upgrades	\$	24,820
Equestrian Centre Weather Shelter (Grant)	\$	96,869
Purchase Building Vehicle	\$	43,000
Purchase Machinery Float	\$	50,000
Purchase Mower	\$	20,000

The Shire of Cuballing has budgeted to receive \$50,000 in grants towards capital projects within the Shire.

2. Road Construction

Council has allocated a large portion of the budget funding for both Rural and Urban Road Maintenance and Capital improvement. The Shire of Cuballing has also committed to the following major road projects:

Road	Expenditure	Associated Grant Income
Wandering Narrogin Road	\$496,800	\$331,200
Yornaning West Cement Stabilisation	\$71,895	\$500,820
Victoria Road Sealing	\$68,720	
Popanyinning West Cement Stabilisation	\$68,021	
Popanyinning West Road Realignment	\$244,095	
Popanyinning West Reseals	\$46,447	
Yornaning West Reseal	\$7,366	
Stratherene Road/ Kerruish Road	\$14,149	\$31,866
Yornaning West Road	\$22,433	
Cuballing East Cement Stabilisation	\$45,019	-
Total	\$1,092,511	\$863,886

3. Rates

The Draft 2016/2017 Budget has been able to contain the rate increase to an average of 4%. With the increasing cost of materials, utilities, contractors and staff wages, this increase was unavoidable.

There was an overall decrease of 4.2% in the annual revaluation of unimproved values.

An 8% Early Payment Discount is offered to ratepayers who choose to pay their rates in full by Friday 26th August 2016, being within 21 days of the date of issue of Council's rate notice.

Minimum rates for GRV valued properties have increased by \$40 to \$660 and UV valued properties have increased from \$800 to \$840.

Fees and Charges have been reviewed and increased where appropriate to recover increased costs.

4. Exclusions from the Draft 2016/2017 Budget

The following items were considered for the Draft 2016/2017 Budget as per Councils priority listing, however have not been included in the final Budget:

Purchase Minor Plant: Pressure Cleaner	\$	7,800
Purchase Sign trailer - Video Message Board	\$	25,000
History Book - Redo/ Print	\$	10,000
Offsite Records Management	\$	2,000
LED Street Lights		Unknown
Banner Poles	\$	20,000
Amend Town Planning Scheme	\$	1,500
Councillor iPads	\$	3,600
Additional Synergy Modules- Purchase Orders	\$	5,000
Popanyinning Heritage Trail		Unknown
Build DCEO House	\$	70,000
Popanyinning School Septics	\$	2,820
Local Laws Review	\$	15,000
Additional Works Employee	\$	104,790
Citizen of the Year Honour Board	\$	900
McGarrigal Park Upgrade (50% grant, \$12,635)	\$	12,635

Amendments to previously discussed activities include:

- Completing the Popanyinning Transfer Station development will be funded by Council's Refuse Reserve

4. Conclusion

It anticipated that through this budget, Council will be able to further progress and increase facilities provided to the community and improve Council owned assets. The demand for improved infrastructure is very important to ensure that the Shire of Cuballing continues to prosper and develop.

Strategic Implications - Nil

Statutory Environment

The Draft 2016/2017 Budget document contains a number of items that require adoption by Council under the Local Government Act. They are that in accordance with:

1. As per Section 6.32 (1) of the Local Government Act 1995, Rates and Minimum Rates to be levied on all rateable property be as follows:

Valuation	Rate cents/dollar	Minimum Rate \$
Gross Rental Value	6.9665	660
Unimproved Value	0.7132	840

2. Section 6.35 (5) of the Local Government Act 1995 requires that the Minister for Local Government's approval be sought for the imposing of a minimum payment where the number of separately rated properties in the district on which a minimum payment is imposed is greater than 50%. This is not applicable to the Shire of Cuballing in 2016/17;
3. Section 6.46 of the Local Government Act allows a discount of 5% be allowed for payment of rates in full within 35 days of the date of issue of the rate notice;

4. Section 6.45 of the Local Government Act a 5.5% interest charge be levied on rates installments, Deferred Pensioners Rates' excluded;
5. Section 6.45 of the Local Government Act an administration charge of \$10 be levied for the second and each of the subsequent rates installments;
6. Section 6.51 of the Local Government Act an 11% interest charge be levied on all overdue rates outstanding, Deferred Pensioners' Rates excluded;
7. Section 6.32 (1) of the Local Government Act 1995 the Schedule of Rents, Leases and Charges as detailed in the budget document;
8. Section 64 (2) of the Local Government (Financial Management) Regulations 1996 that the due date for installments be set as follows:
 - 1st Instalment due not before 9th September 2016; and
 - 2nd Instalment due not before 9th November 2016; and
 - 3rd Instalment due not before 9th January 2017; and
 - 4th Instalment due not before 9th March 2017.
9. Section 6.19 of the Local Government Act 1995 requires a local government to give local public notice of any fees or charges it wishes to impose after adoption of the annual budget; and
10. Section 6.1 of the Local Government (Financial Management) Regulations 1996 requires that Council is required to adopt a percentage or value, to be used in statements of financial activity for reporting material variances against the adopted Budget

Policy Implications – Nil

Financial Implications

The Draft 2016/2017 Budget sets the Council approved revenue and expenditure for the 2016/2017 financial year.

Economic Implication - Nil

Environmental Considerations - Nil

Social Implications

Many projects contained within the 2016/2017 Budget are focused on improving facilities within the general community.

Consultation

The draft budget has been developed with consultation between senior staff and Councillors. The budget is also driven by the Shire's Strategic Community Plan and contains a number of projects towards achieving these outcomes.

Options

Council may resolve:

1. the Officer's Recommendation;

2. that the Draft 2016/2017 Budget be adopted with minor amendments;
3. that the Draft 2016/2017 Budget be deferred for further deliberations.

Voting Requirements – Absolute Majority

COUNCIL DECISION:

That Council adopt, as detailed in the Draft 2016/2017 Budget included at Attachment 9.1.3A:

1. the Rates and Minimum Rates to be levied in 2016/2017 on all rateable property be as follows:

Valuation	Rate cents/dollar	Minimum Rate \$
Gross Rental Value	6.9560	660
Unimproved Value	0.7078	840
2. a due date for the payment of rates being Friday 9 September 2016, being within 35 days from the date of issue of Council's rate notice;
3. an Early Payment Rates Discount of 8% for payment of annual rates paid in full, including all arrears, by Friday, 26 August 2016, being within 21 days of the date of issue of Council's rate notice;
4. a 5.5% interest charge be levied on rates instalments, eligible and deferred pensioners rates' excluded;
5. an 11% interest charge be levied on all overdue rates, deferred pensioners rates' excluded;
6. an administration charge of \$10 be levied for the second and each of any subsequent rates instalments;
7. due dates for instalments of rates payments as follows:
 - a. 1st Instalment due on 9 September 2016; and
 - b. 2nd Instalment due on 9 November 2016; and
 - c. 3rd Instalment due on 9 January 2017; and
 - d. 4th Instalment due on 9 March 2017;
8. the Schedule of Fees and Charges as detailed in the Draft 2016/2017 Budget;
9. the Revenue and Expenditure as detailed in the Draft 2016/2017 Budget; and
10. the Significant Accounting Policies, as detailed in the Draft 2016/2017 Budget, including a materiality threshold of +/- 10% of the budget allocation unless the dollar value of any variance is less than \$5,000 in the Statement of Financial Activity for 2016/2017.

Moved: Cr Bradford

Seconded: Cr Haslam

Carried by Absolute Majority 5/0

9.2 CHIEF EXECUTIVE OFFICER:

9.2.1	Restricting Access to Popanyinning Waste Disposal Site and Cuballing Transfer Station
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Applicant:	N/A
File Ref. No:	ADM250
Disclosure of Interest:	Nil
Date:	12th July 2016
Author:	Gary Sherry
Attachments:	Nil

Summary

Council is to consider restricting access to Council's Popanyinning Waste Disposal Site and Cuballing Transfer Station to only local residents and ratepayers only.

Background

In October 2015 Council considered a range of waste management matters and resolved in the following way.

COUNCIL DECISION:

That Council:

1. because of the closer proximity of residences, construct the Cuballing Waste Transfer station in 2015/16 using grant funding received through the Great Southern Regional Waste Group;
2. plan to complete construction of the Popanyinning Waste Transfer Station in 2016/17;
3. acknowledge that there will be a considerable number of years before the commencement of operations of the Great Southern Regional Waste Groups Regional Waste Disposal site;
4. support the Great Southern Regional Waste Group to establish a short term regional waste site solution to operate while the Regional Waste Disposal site is being developed;
5. move to have Council staff supervise the operations of the Popanyinning and Cuballing Waste Disposal/Transfer Stations;
6. seek interest from local residents in Council providing a voluntary kerbside waste collection; and
7. seek interest from local residents in Council providing a voluntary kerbside recycling collection service.

Moved: Cr Newman Seconded: Cr Haslam
Carried 6/0

Subsequent to this decision Council has:

- Appointed Great Southern Waste Disposal to provide a kerbside waste and recycling collections for the Popanyinning and Cuballing townsites. While the commencement date hasn't been finalised at the time of writing, a date in early August should be expected;
- Fixed an annual charge of \$250 for kerbside waste and recycling collections for the Popanyinning and Cuballing townsites. Eligible pensioners will be charged a reduced rate of \$200. This charges will be included on rates notices expected to be sent out in the first week in August 2016;
- Allocated funding to appoint staff to supervise the Popanyinning Waste Disposal Site and Cuballing Transfer Station. Council has advertised for and received local

expressions of interest in these part time positions. It is expected that the positions will be filled by the end of July with a commencement date sometime in mid – August.

Comment

The Shire of Cuballing is one of only two local government in this district that provide open access to the disposal of waste. The Shires of Pingelly, Narrogin, Wagin, Wandering and Williams all restrict disposing of waste, with only Pingelly not charging for waste disposal.

Anecdotal evidence from Shire of Cuballing residents and ratepayers and Shire staff suggests that a considerable amount of waste comes into the waste disposal sites in Cuballing and Popanyinning from outside the Shire of Cuballing. It is estimated by staff that quantity of waste from outside the Shire is significant and that managing this waste increases the cost to Council, and ultimately the Shire's ratepayers, of waste management.

With the decision of Council to supervise the supervise the Popanyinning Waste Disposal Site and Cuballing Transfer Station it is now possible for Council to restrict the disposing of waste at the Popanyinning Waste Disposal Site and Cuballing Transfer Station to local residents and ratepayers.

It is proposed by staff that Council restrict access to the Popanyinning Waste Disposal Site and Cuballing Transfer Station by providing all Shire ratepayers a "Pass Card" that ratepayers could bring to the Popanyinning Waste Disposal Site or Cuballing Transfer Station each time they deposit waste to prove their local credentials. On presentation of the card, staff would allow the ratepayer access to dispose of waste.

There would be no limit on the amount of waste deposited by a ratepayer. The only restriction is the presentation of the card each time the ratepayer wishes to enter either the Popanyinning Waste Disposal Site and Cuballing Transfer Station.

The pass card would be issued this year separately with information about the use of the card and the operations of the Popanyinning Waste Disposal Site and Cuballing Transfer Station. If this was issued with Council's rates notices in the first year of operation, it is likely that the card or instructions on use, may be lost or misplaced. In future years, once the operation is bedded down, it is expected that a distribution of the card would be done with the rate notice mailout.

It is not expected that this system will totally eliminate waste from outside the Shire, but rather significantly reduce it. Some ratepayers may collect waste from outside the shire and dispose of it in the Shire of Cuballing. Ratepayers may also "share" their cards with people from outside the Shire of Cuballing to avoid the charges at other local government waste disposal facilities. To restrict this:

- each card will have a unique number to allow monitoring if required and say on the card that it is not transferable;
- the card for each financial year will be a different colour;

Strategic Implications

Waste management is a key responsibility of local government. Council needs to improve its current service provision to meet the intended outcomes identified in the SWMP and ensure services are sustainable.

Statutory Environment – Nil at this time

Policy Implications – Nil

Financial Implications

Any reduction of waste received in 2016/17 from patrons from outside the Shire of Cuballing will reduce the management cost of the Popanyinning Waste Disposal Site and Cuballing Transfer Station.

Economic Implications

Local business may have some reduced turnover that in the past was received from patrons utilising the business whilst coming to Popanyinning and Cuballing to dispose of waste at the Popanyinning Waste Disposal Site and Cuballing Transfer Station. Such impact is expected to be very small.

Social Implications

There will be no direct impact on local residents or ratepayers of Council closing the Popanyinning Waste Disposal Site and Cuballing Transfer Station to patrons from outside the Shire of Cuballing.

Environmental Considerations

It is anticipated that closing the Popanyinning Waste Disposal Site and Cuballing Transfer Station to patrons from outside the Shire of Cuballing will assist in improving waste management practices.

Consultation

The Strategic Waste Management Plan underwent significant public consultation in 2008/09.

Council's strategic plans about moving to transfer stations and the destination of waste disposed at the transfer stations will be reported in the Cuballing news and other publications of Council from time to time.

Options

The Council can resolve:

1. The Officer's Recommendation;
2. Resolve to continue to accept waste at the Popanyinning Waste Disposal Site and Cuballing Transfer Station from outside the Shire of Cuballing; or
3. defer this matter and request further consideration from staff.

Voting Requirements – Simple Majority

COUNCIL DECISION:

That Council restrict access to the Popanyinning Waste Disposal Site and Cuballing Transfer Station by:

1. **issuing a "pass card" to all Shire of Cuballing ratepayers that permits unlimited access to deposit waste at the Popanyinning Waste Disposal Site and Cuballing Transfer Station for the Shire of Cuballing ratepayers;**
2. **only permit patrons with a valid "pass card" to dispose of waste at the Popanyinning Waste Disposal Site and Cuballing Transfer Station; and**

3. requiring staff view a patron's pass card before the patron deposits waste at the Popanyinning Waste Disposal Site and Cuballing Transfer Station.

Moved: Cr Newman

Seconded: Cr Bradford

Carried 5/0

Cr Conley, Shire President, declared a Direct Financial Interest in Agenda Item 9.2.2 in that he is the applicant seeking Council approval and left the Meeting at 3.27pm.

COUNCIL DECISION:

That Cr Newman take the Chair.

Moved: Cr Haslam

Seconded: Cr Newman

Carried 4/0

9.2.2 Application for Retrospective Development Approval of Piggery and Associated Expansion: Lots 4151, 4152, 4396 & 8337 (No. 4327) Williams-Kondinin Road, Wardering

Location:	Lots 4151, 4152, 4396 & 8337 (No. 4327) Williams-Kondinin Road, Wardering
Applicant:	Cuballing Pork (Mark Conley and Trustee for the Conley Family Trust)
File Ref. No:	A406
Disclosure of Interest:	Nil
Date:	14 th July 2016
Author:	Gary Sherry
Attachments	9.2.2A Information from applicant 9.2.2B Location plan 9.2.2C Submissions 9.2.2D <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> extract

Summary

Retrospective development approval is recommended for a piggery along with associated expansion of the piggery at Lots 4151, 4152, 4396 and 8337 (No. 4327) Williams-Kondinin Road, Wardering.

Background

1. The application

The applicant seeks retrospective development approval for a piggery which was established around 20 years ago. Additionally, the applicant seeks development approval to expand the piggery through four straw-based shelters, a conventional farrowing shed, a new effluent pond and increasing the number of pigs. The total number of pigs is proposed to increase from 1,487 to 3,245. Of this total, the number of sows is proposed to increase from 550 to approximately 1200. The applicant estimates that the piggery's Standard Pig Unit (SPU) will increase from 1,173 to 2,561 SPUs.

Details submitted by the applicant are set out in Attachment 9.2.2A. These details include information relating to the property, existing infrastructure, proposed piggery operation, piggery management, staff numbers, vehicle movements, environmental impact assessment, community amenity and various plans. The information provided by the applicant provides background information which is generally not repeated in this report.

2. Application site

The site's location is outlined in Attachment 9.2.2B which is approximately 12km east south-east of the Cuballing townsite, 14km north-east of Narrogin and 20km south-west of Wickopin.

The application site consists of four titles which have a combined area of around 156 hectares. Most of the piggery facilities are located on Lot 4151, there is a quarantine shelter on Lot 4152, while Lots 4396 and 8337 provide access between the piggery and the Williams-Kondinin Road. The Williams-Kondinin Road is managed by Main Roads Western Australia (MRWA).

Lot 4151 is 'land locked' given it does not directly adjoin a gazetted public road.

Further details relating to the application site are set out in Attachment 9.2.2A

3. *Public consultation*

The Shire administration sent letters to 16 stakeholders including adjoining/nearby landowners and relevant State Government authorities seeking comment on the application for 42 days. Additionally, the Shire invited comments through a notice in the Narrogin Observer and details on the notice board at the Shire office.

The Shire received four submissions which are outlined in Attachment 9.2.2C. The submissions raise no objection but provide advice on various matters and suggest associated development conditions. The Department of Environment Regulation (DER) in part advise that the piggery 'may be categorised as prescribed premises as per Schedule 1 of the Environmental Protection Regulations 1987. It is not clear from the information provided how many pigs in total will be housed in the conventional shed. It is recommended that the applicant contacts DER to confirm regulatory requirements under Part V of the EP Act.'

4. *Planning and environmental context*

There are a range of planning and environmental legislation, strategies, policies and guidelines relevant to the application. Some of these are outlined below with others listed under Statutory Environment.

4A) *Shire of Cuballing Town Planning Scheme No. 2*

The site is zoned 'General Agriculture' in the *Shire of Cuballing Town Planning Scheme No. 2* (TPS2).

The piggery use is defined in TPS2 as 'animal husbandry-intensive' which means 'premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock feedlots'.

Animal husbandry-intensive is an 'A' use in the General Agriculture Zone. This means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice (seeking comment) in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The aims of TPS2 (clause 1.6) include:

- to promote the sustainable management of natural resources including energy, water, land, minerals and basic raw materials by preventing land degradation and integrating land and catchment management with land use planning; and
- to encourage economic growth in rural areas by facilitating the more intensive and diversified use of rural land in appropriate areas for high value products which are compatible with surrounding farm practices and encouraging processing and value adding industries to be located within the Shire.

Clause 4.2(b) sets out objectives for the General Agriculture Zone. The objectives include:

- to encourage intensive agriculture where soil conditions and location are appropriate and it can be demonstrated that off-site impacts (if any) will not adversely affect existing agricultural activities; and
- to ensure that natural drainage patterns/catchments throughout the Shire are recognised in land management practices.

Clause 5.11.2 states 'Council will support more intensive forms of agricultural production in the General Agriculture zone subject to:

- identification of soil types, availability and adequacy of water supply, and any areas of salt affected land and/or land degradation;
- evidence from suitably qualified consultants and/or the Department of Agriculture on the suitability of the proposed lots and lot size for the intended land use;
- evidence of suitable land care management issues addressing retention of remnant vegetation, revegetation areas, land degradation and salinity management;
- evidence that the proposed activity is compatible with broadacre agriculture or that adverse impacts can be contained within the site; and
- such other matters as may be determined by Council.'

The Development Table – General, which sets out standards for setbacks and related matters, outlines that setbacks for piggeries are to be determined by Council.

Attachment 9.2.2D sets out an extract from the *Planning and Development (Local Planning Schemes) Regulations 2015* relating to matters to be considered by the local government in determining Development Application and options in determining applications. The Regulations include deemed provisions for local planning schemes which replace relevant clauses in local planning schemes in Western Australia including TPS2.

4B) *Shire of Cuballing Local Planning Strategy*

The Local Planning Strategy seeks to protect prime agricultural land, support agriculture value-adding industries, broaden the local economy, reduce nutrient export into waterways and promote best practice land management. One of the aims for rural land is 'To encourage intensive agricultural activities where it can be demonstrated that there are no adverse off-site impacts to broadscale agriculture' (page 18).

4C) *Guidance Statement No. 3 Separation Distances between Industrial and Sensitive Land Uses*

This Environmental Protection Authority document provides generic buffer (separation) distances for a range of activities. In relation to piggeries, it sets out a buffer of 2000 metres for piggery-intensive (premises on which pigs are fed, watered and housed in indoor pens) for piggeries with 50 – 500 pigs. For piggery – extensive, premises on which pigs are fed, watered and housed in outside paddocks or enclosures, the buffer is 1000 metres.

4D) *National Environmental Guidelines for Piggeries*

This document completed by Australian Pork Limited is an industry prepared guideline that provides a nationally agreed approach to management of pig production in Australia to achieve environmental goals. This document considers the separation distances from areas of by-product use to relevant receptors and features. The following categories describe the method employed for the spent bedding created at a deep litter piggery, with the specified distances for each category listed.

Category 1

- Spent bedding is spread immediately (i.e. is not stockpiled/composted) and remains on the soil surface for more than 24 hours (i.e. is not immediately ploughed in).

Category 2

- Spent bedding is stockpiled before spreading.

Category 3

- Spent bedding/solids are composted.
- Application of effluent/spent bedding/solids in combination with immediate incorporation of material into the soil.

Where more than one category is used, the more (or most) stringent category controls apply.

The following is from Table A.10 Separation distances surrounding by-product reuse areas:

Feature/Category	1	2	3
Town	1,000	750	300
Rural Residential	600	400	150
Rural Dwelling	300	200	100
Public Road carrying > 50 vehicles per day	50	25	-
Public Road carrying < 50 vehicles per day	25	15	-
Property boundary	25	20	-

4E) Bush Fire Prone Area

A considerable portion of the application site is classified as a Bush Fire Prone Area as set out at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>. The majority of the existing piggery facilities are located outside of the Bush Fire Prone Area, while the proposed straw-based shelters, conventional farrowing shed and new effluent pond are located in the Bush Fire Prone Area.

Comment

A) Overview

It is recommended that Council conditionally approve the retrospective Development Application for a piggery (animal husbandry-intensive) along with the associated expansion of the piggery. This follows assessment against TPS2, the Local Planning Strategy, other relevant planning and environmental documents, information provided by the applicant, considering the views of the submitters and site characteristics.

Conditional approval is recommended for reasons including:

- it formalises a long established use which has operated for years without creating concerns to neighbours;
- the application is overall consistent with the planning framework including that there are generally extensive buffers to off-site dwellings and there are no adverse off-site impacts to broadscale agriculture;
- the area will remain rural for the long-term (there are no proposals for the area to be changed to rural residential or rural smallholding);
- no clearing of native vegetation is proposed and the piggery and proposed effluent pond are setback from watercourses and drainage lines;

- there are limited traffic impact or landscape impact implications;
- it supports a local business to grow, supports diversifying the local economy and it promotes employment opportunities;
- development (planning) conditions along with Health Local Laws registration, industry certification and possible DER works approval and licencing can assist to minimise impacts and enhance amenity;
- no objections were received on the Development Application. Accordingly, it can only be assumed that adjoining/surrounding landowners and other stakeholders have no objections; and
- there are not considered to be strong planning grounds to refuse the Development Application.

While noting the above, there are various issues associated with the piggery which should be considered by the Council in determining the Development Application including matters outlined in Attachment 9.2.2D.

B) Key issues

The key issues with the application are summarised below:

- setbacks/buffers – including the landowner continuing to own buffer land and possibly securing remaining buffer land;
- managing waste and controlling nutrient runoff - there is a need to obtain additional information from the applicant to ensure that off-site impacts are prevented or minimised from the operation including vehicle wash-down. This may require interceptor drains, earth bunds and settling pit/s;
- on-going management - the responsibility for appropriate on-going management rests with the operator. This includes ensuring that the piggery does not create inappropriate impacts such as odour, noise and dust to adjoining/nearby properties. Additionally, that the operator appropriately addresses matters such as biosecurity and mortalities management. It is suggested that these matters can be appropriated addressed through quality assurance undertaken by the operator and be enforced through the *Shire of Cuballing Health Local Laws 2007*. There may be an additional requirement for the applicant to gain a Works Approval and licence from the DER;
- fire management including reducing fire risk; and
- traffic impact and the standard of the crossover to Williams-Kondinin Road.

C) Buffers/setbacks

Piggeries by their nature of operations have the potential to create emissions including odour, noise and dust. Better planning practice requires a suitable buffer between piggeries and 'sensitive' uses such as dwellings. Accordingly, piggeries should be sited and operated to prevent unreasonable interference with the health, welfare, convenience, comfort or the amenity of neighbours.

It is noted that the established piggery is generally well setback from property boundaries and dwellings not forming part of the applicant's farm. The nearest residence is approximately 1,300 metres to the west.

Some of the adjoining lots, not owned by the applicant/operator, do not currently contain a dwelling. This includes Lot 10373, to the west of the application site which is 36.78 hectares in area, and Lot 4150 to the north of the application site (40.9ha). There is a statutory right for a landowner to apply and gain approval for a dwelling on these lots.

Part of the piggery's buffer extends into land not owned by the applicant/operator. To manage future land use compatibility, the applicant/operator may wish to pursue securing necessary land so the buffer is owned by the piggery operator. Importantly, it is suggested that the piggery should not adversely affect the ability of adjoining/nearby landowners to construct a dwelling in a location which complies with TPS2 setback requirements.

Odour, noise and dust are unlikely to have a detrimental impact on existing off-site dwellings provided the piggery is managed appropriately in accordance with the relevant guidelines. The operator's extensive track record, where no concerns have been raised with the Shire, provides greater assurances that odour, noise and dust can be effectively managed.

D) Registration and licencing

Should the Council grant development approval, there is a separate requirement for the landowner/operator to make an Application for Registration of Premises for Offensive Trade to the Shire. This is to address the *Health Act 1911* and the *Shire of Cuballing Health Local Laws 2007*. Amongst matters, the Health Local Laws requires the operator to prevent nuisances impacting human health and to ensure there is appropriate land management.

Given the proposed scale of the piggery, there may be a requirement for the operator to obtain a Works Approval, licence or registration from the DER. The operator should contact DER to confirm regulatory requirements. This in part will require clarifying how many pigs in total will be housed in the conventional sheds and how many pigs will be housed in straw-based shelters. Should there be a need for a DER Works Approval and DER licence, it will address technical and operational matters in greater detail.

E) Quality assurance

It is understood there has been a change in quality assurance requirements for the major buyers of pork produce and proof of local government approval is now required.

The Australian Pork Industry Quality Assurance Program (APIQ) provides the framework and standards by which Australian pig producers can demonstrate they are responsible farmers who care for their animals and the environment by following safe and sustainable practices contained in their publications. It is expected that the operator may need to separately prepare an Environmental Management Plan in accordance with the Australian Pork Limited *National Environmental Guidelines for Piggeries* (2nd edition revised 2010). These guidelines outline best practice management for Australian piggeries.

APIQ accreditation provides an additional level of compliance to ensure that the piggery is managed and operated at an industry standard. Accreditation reduces the risk of piggeries creating negative impacts on the amenity of adjoining areas.

F) Traffic impact and upgrading crossover

The applicant outlines in Attachment 9.2.2A that there will be limited and manageable traffic impacts. Based on information provided by the applicant, there will be approximately 3.7 vehicle movements into the site per day associated with the piggery and 3.7 vehicle movement from the site per day. There will be limited trips by large vehicles.

Williams-Kondinin Road is a State road which is the responsibility of MRWA. MRWA raise no objections with the application but recommend that the existing crossover is upgraded to the satisfaction of MRWA. It is noted that most broadacre grain farmers fronting the Williams-Kondinin Road have crossovers that are accessed by significantly more road trains and large vehicles.

Given the above, it is suggested that the crossover remain unsealed which is consistent with other farming properties. The upgraded crossover should take account of expected traffic volumes and impacts which are also equitable with other farming properties accessing Williams-Kondinin Road.

G) *Animal husbandry-intensive in the Shire of Cuballing*

As Councillors are aware, the Shire of Cuballing is an increasingly attractive location for animal husbandry-intensive uses which include piggeries. It is expected that there will be additional proposals in the coming years. Related to this is supporting existing agriculture pursuits, encouraging the establishment and adoption of new farming practices and supporting efforts to diversify the district economy.

Animal husbandry-intensive uses, if not appropriately located, designed and managed, can however create social and environmental impacts. The impacts can be greater where the operator does not own or control the buffer, where an adjoining/nearby title is sold by a broad-acre farmer to a 'rural life-styler' (who may not have a significant connection to agriculture), or areas near environmental sensitive locations such as the Dryandra Woodland.

As a suggested way forward, the review of the Local Planning Strategy provides an opportunity to set out Council's approach to animal husbandry-intensive uses and also rural industries. As part of this, it is seeking to ensure that any new rural residential area (lot sizes 1 - 4 hectares) and rural smallholding area (4 - 40 hectares) are appropriately located adjoining townsites. This is to minimise impacts on agricultural areas and to provide increased certainty for the community and other stakeholders.

Related to the above, it is suggested that the Council consider preparing a Local Planning Policy relating to animal husbandry-intensive uses and possibly also rural industries. This could provide increased guidance as to Council expectations on matters including location, design, management, social impact and environmental impact, along with information to be provided by the applicant.

Strategic Implications

There are a number of industries within the Shire of Cuballing which are all strongly based around the agricultural industry. The main employers in the Shire of Cuballing are Birds Silos and Shelters, McDougall Weldments, as well as the more intensive agricultural enterprises, cattle feedlots and piggeries.

Statutory Environment

There is a range of legislation and regulations relevant to the application including:

- *Planning and Development Act 2005* and TPS2;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *Environmental Protection Act 1986* and the *Environmental Protection Regulations 1987*;
- *Health Act 1911* - a piggery is defined as an offensive trade and must be registered with the local government on an annual basis;
- *Shire of Cuballing Health Local Laws 2007*;
- *Soil and Land Conservation Act 1945*; and
- *Biosecurity and Agriculture Management Act 2007* and *Biosecurity and Agriculture Management Regulations 2013*.

There are also a range of policies, strategies and publications including:

- EPA *Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses*;
- EPA *Guidance Statement No. 33 - Environmental Guidance for Planning and Development*;
- *State Planning Policy 2 Environment and Natural Resources Policy*;
- *State Planning Policy 2.5 Land Use Planning in Rural Areas* – objectives include to promote regional development through the provision of ongoing economic opportunities on rural land, to protect and improve environmental and landscape assets and to minimise land use conflicts;
- *State Planning Policy 2.9 Water Resources*;
- *National Environmental Guidelines for Piggeries* (May 2010); and
- *DER Guidance Statement: Separation Distances* (draft) – August 2015 – sets a generic buffer of 1000 metres for noise impacts, with odour buffers determined through the criteria set out in the *National Environmental Guidelines for Piggeries*.

Policy Implications

It is suggested that Council clarify its approach to animal husbandry-intensive uses and possibly also for rural industries through the review of the Local Planning Strategy and through preparing an associated Local Planning Policy.

Financial Implications

All costs associated with the development will be borne by the applicant/operator.

Should the applicant be aggrieved by Council's decision, the applicant may seek a review of that decision or conditions through the State Administrative Tribunal.

Economic Implications

Approval of this application will formalise the existing use and assist to support the operation to expand. This will assist to increase monies spent locally and assist with job creation.

Social Implications

No objections were received from adjoining/nearby landowners. Provided the landowner effectively manages the operation, the piggery should have manageable off-site impacts.

Environmental Considerations

It is suggested that the operator can suitably manage environmental impacts. There is a separate requirement for the operator to be registered for an offensive trade and to maintain APIQ accreditation.

Consultation

Adjoining/nearby landowners and relevant State Government agencies were invited to make comment on the Development Application.

Options

The Council can:

1. approve the Development Application with no conditions;
2. approve the Development Application with conditions;

3. refuse the Development Application (providing reasons); or
4. defer and seek additional information.

Voting Requirements - Simple Majority

COUNCIL DECISION:

That the Council approve the retrospective Development Application for a piggery and associated expansion of the piggery (animal husbandry – intensive) including four straw-based shelters, a conventional farrowing shed, a new effluent pond and increasing the number of pigs at Lots 4151, 4152, 4396 and 8337 (No. 4327) Williams-Kondinin Road, Wardering, subject to the following conditions:

1. The development hereby approved must be carried out in accordance with the plans and specifications submitted with the application (addressing all conditions) or otherwise amended by the local government and shown on the approved plans and these shall not be altered and/or modified without the prior knowledge and written consent of the local government.
2. The operator to implement dust control measures for the piggery to the satisfaction of local government on an on-going basis.
3. A Fire Management Plan to be prepared and implemented to the satisfaction of the local government prior to the local government registering the piggery under the Shire of Cuballing Health Local Laws 2007. Thereafter, the approved Fire Management Plan shall be subsequently maintained to the satisfaction of the local government.
4. The vehicular crossover onto Williams-Kondinin Road is to be designed and constructed to the satisfaction of the local government and Main Roads Western Australia prior to the piggery being expanded.

Advice

- A) The applicant is advised that the piggery must comply with other statutory requirements including the Health Act 1911 and the Shire of Cuballing Health Local Laws 2007. The piggery shall be registered with the local government as an offensive trade under the Shire of Cuballing Health Local Laws 2007.
- B) The piggery may be required to gain a Works Approval and an operating licence from the Department of Environment Regulation. The applicant/operator is encouraged to contact the Department of Environment Regulation to confirm regulatory requirements under the Environment Protection Act 1986 and the Environmental Protection Regulations 1987.
- C) The applicant is advised that this development approval is not a Building Permit. A Building Permit must be formally applied for and obtained before the commencement of any site and/or development works.
- D) The local government encourages the applicant/operator to:
 - (i) comply with the National Environmental Guidelines for Piggeries (May 2010) or any updates;
 - (ii) be registered and operated in accordance with the Australian Pork Industry Quality Assurance Program;

- (iii) undertake appropriate mortalities management practices to prevent groundwater and surface water contamination, odour nuisance, spread of infectious diseases and vermin breeding;
- (iv) ensure that any gates on the Williams-Kondinin Road frontage are off-set to ensure heavy haulage vehicles do not block the road when entering the site; and
- (v) complete a Drainage Management Plan utilising relevant Water Quality Protection Notes prepared by the Department of Water.

E) It is the responsibility of the applicant/operator to advise the local government when all conditions relating to the development have been satisfied.

F) If the applicant is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.

Moved: Cr Haslam

Seconded: Cr Ballantyne

Carried 4/0

Cr Conley entered the meeting at 3.51pm.
Cr Conley resumed the Chair.

APPLICATION FOR DEVELOPMENT APPROVAL

Owner Details		
Name: MARK CONLEY		
ABN (if applicable):		
Address: 4327 WILLIAMS / KONDINA ROAD CUBALLING Postcode: 6311		
Phone:	Fax:	Email:
Work: 0417 503343	N/A	markconley@westnet.com.au
Home:		
Mobile: 0417 503343		
Contact person for correspondence: MARK CONLEY		
Signature: Mark Conley		Date: 4/5/2016.
Signature:		Date:
<i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</i>		

Applicant Details (if different from owner)		
Name: CUBALLING PARK		
Address: 4327 WILLIAMS / KONDINA ROAD CUBALLING Postcode: 6311		
Phone:	Fax:	Email:
Work: 0417 503343		markconley@westnet.com.au
Home:		
Mobile:		
Contact person for correspondence: MARK CONLEY		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Signature: Mark Conley		Date: 4/5/2016.

Property Details		
Lot No: 4151	House/Street No: WILLIAMS LOCATION N°	Location No:
Diagram or Plan No:	Certificate of Title Vol. No:	Folio:
Title encumbrances (e.g. easements, restrictive covenants):		
Street name: WILLIAMS/KENNEDY ROAD	Suburb: WARRIEWOOD	
Nearest street intersection: HALLS ROAD		

Proposed Development	
Nature of development:	<input type="checkbox"/> Works <input type="checkbox"/> Use <input type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, is the exemption for: <input type="checkbox"/> Works <input type="checkbox"/> Use	
Description of proposed works and/or land use: EXPANSION OF EXISTING PICKET OPERATION INCLUDES 1 x 52m 52m x 14m SILEO 4 x 24m x 12m ECOSHEDS EFFLUENT POND	
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use: REFER TO ACCOMPANYING WARRIEWOOD PARK PICKET PLANNING APPLICATION	
Approximate cost of proposed development: \$101M	
Estimated time of completion: 2 STAGE DEVELOPMENT - (COMPLETED) DEC 2017	

Acceptance Officer's initials:	OFFICE USE ONLY
Local government reference No:	Date received:

**Cuballing Pork
Piggery Planning Application to the Shire of Cuballing
March 2016**

Cuballing Pork is a partnership between Mark Conley (sole trader) and the Trustee for the Conley Family Trust, which owns and operates a pork production enterprise in Wardering in the Shire of Cuballing, Western Australia.

SITE DESCRIPTION

Real Property Description

The property located at 4327 Williams-Kondinin Road Wardering (32°51'18"S 117°18'20"E) is comprised of four freehold titles of 156 hectares in total. Title 4151 (27.1 ha) includes the main piggery facilities, title 4152 (64.7 ha) includes a quarantine shelter, and titles 8337 (36.9 ha) and 4396 (27.3 ha) are used exclusively for broadacre cropping and oil mallee production.

Farm Plan

The main enterprise operating on the property is pork production. The land and original piggery were purchased in 1993 and the piggery expanded to its current capacity of 550 breeding sows over the following 20 years.

The southern end of the property adjoins Williams-Kondinin Road, with road frontage of 515 metres. Access to the property is along the eastern boundary where it intersects the main road. There are road reserves with unmade roads on both western and far eastern boundaries. Overhead power lines enter the property at the north east point. The property is serviced by scheme water and no ground or surface water is used (Appendix 1: Farm Plan - Services).

Darring Brook runs south-north along the eastern boundary. It joins Wardering Brook which flows into the southern tributary of the Hotham River. Oil mallees were planted at the northern end of the property during the late 1990s to reduce the water table and remediate salt affected land associated with Darring Brook. There are two contour banks running along the west side of this area which were installed by the previous land owner.

Groundwater on the property is more than two metres below the surface, except on the land directly adjacent to Darring Brook where oil mallees are managing the rising water table. This area is fenced and is not used for any aspect of the piggery operation.

The piggery is located at the northern end of the property and is centrally located to those property boundaries. The southern end of the property, as well as a small area to the north of the piggery, is used for broadacre cropping and grazing. There is natural vegetation comprising sparse woodland at the north west corner. This area is fenced and will not be cleared or otherwise impacted by further development of the site (Appendix 2: Farm Plan - Land Use).

Existing Infrastructure

The piggery comprises three conventional buildings, nine straw-based shelters and two effluent ponds. An additional straw-based shelter for quarantining incoming breeding stock is located approximately 600 metres south east of the main piggery facilities and a hay shed is situated on the edge of the natural vegetation area to the north west (Appendix 3: Infrastructure).

The existing two-stage pond system consists of a primary anaerobic pond and a secondary facultative pond. The anaerobic pond is approximately four metres deep and collects raw effluent from sheds, allowing solids to settle out before the liquid component is sent to the secondary pond. The facultative pond is two metres deep and is a combination of anaerobic and aerobic at different depths, allowing breakdown of solids by bacteria plus evaporation of liquid.

PROPOSED PIGGERY OPERATION

Pig Numbers

There are currently 550 breeding sows, approximately 800 suckers and 80 under-spec weaned pigs on this site. Using the Standard Pig Unit (SPU) conversion factors in Table 1, the site contains 1,173 SPUs.

The enterprise produces approximately 240 pigs per week which are weaned and transported off site. Breeding stock to promote genetic gain is purchased from PIC and sourced from Westpork's Martup unit north of Kojonup. This equates to one delivery per year of 30 gilts and three boars.

The proposed expansion program is set to increase output from 240 weaners per week to 300 per week in the first six months and up to 520 per week in the 12 months thereafter. Weaners will continue to be weaned off site. The sow herd will therefore increase to approximately 1,200 and total SPUs will increase from 1,173 to 2,561 (Table 1).

Table 1: Standard Pig Unit (SPU) Calculation

Class	Weight	Age (weeks)	SPU factor	Current no. of pigs	Current SPUs	Proposed no. of pigs	Proposed SPUs
Gilt	100-160 kg	24-20	1.8	50	90	110	198
Boar	100-300 kg	24-128	1.6	7	11.2	15	24
Gestating sow	160-230 kg	-	1.6	470	752	1025	1640
Lactating sow	160-230 kg	-	2.5	80	200	175	437.5
Sucker	1.4-8 kg	0-4	0.1	800	80	1745	174.5
Weaner	8-25 kg	4-10	0.5	80	40	175	87.5
			Total		1173.2		2561.5

Housing & Layout

New infrastructure required to facilitate the expansion includes four straw-based shelters and a conventional farrowing shed containing a further 96 crates. A new effluent pond is proposed to accommodate liquid waste from the new farrowing shed (Appendix 3: Infrastructure).

The location of the proposed shelters is to the west of existing gestation shelters and the farrowing shed to the west of the existing farrowing shed. The new effluent pond will be sited adjacent to the proposed farrowing shed. See attached Building Licence Application.

Piggery Management

The piggery uses scheme water for drinking and cooling. Grain is purchased off-farm and milled on site. Approximately 750 tonnes of feed is manufactured per year. The neighbour to the north of the property leases the arable land and is also contracted to mill feed. Straw for shelter bedding is purchased off-farm.

The piggery is operated on a continuous flow system. Each week sows are weaned into the mating shed where they're group-housed for three days for oestrus detection and mating. They're stalled for less than two hours per day (for feeding) during this period. Mated sows are moved to a straw-based gestation shelter where they're kept until pregnancy testing at four weeks post-mating.

Confirmed pregnant sows are then moved to any of the four straw-based gestation shelters where they stay for the remainder of gestation. The four proposed shelters will be used to house sows post-mating to avoid moving again at four weeks. A small proportion of gestating sows are also housed in the original dry sow shed on concrete slats.

Sows farrow in crates in either of the two conventional farrowing sheds. Piglets are weaned at three weeks of age and transported off site on the day of weaning. A small proportion which are deemed unsaleable at weaning are kept back on straw until fit for sale.

Waste & Mortalities

Liquid effluent from existing conventional sheds will continue to be collected in the two-stage pond system. These are due to be cleaned in April 2016. Removed waste will be dried and spread on surrounding paddocks. The new pond will accommodate effluent from the new farrowing shed only.

A proportion of shelters are cleaned every three weeks. Spent bedding is stored for reuse on an area adjacent to the piggery on clay-based soil. It is spread by the lessee (neighbour) on arable land on the property as well as on the neighbouring property directly north of the piggery.

Mortalities are composted in spent bedding and spread onto paddocks once fully decomposed. In the event of a disease outbreak or emergency causing high mortalities, stock would be deep buried away from watercourses.

Staff Numbers & Vehicle Movements

The piggery operates with three full time staff and two part time contractors.

Per annum inward vehicle movements are estimated at 1,370. This includes 15 grain deliveries, 52 loads of weaners, one load of replacement breeding stock, three full time staff at 330 trips each per year, and two part time staff at 150 trips each per year, plus an allowance of 12 trips per year for service providers. Williams-Kondinin Road is sealed and in suitable condition to withstand high traffic volume. The property's gravel access road is well maintained and safe for road users.

ENVIRONMENTAL IMPACT ASSESSMENT**Community Amenity**

The piggery buildings are just visible from the main road and the property is located in an agricultural area where pork and other livestock production are common. The three nearest towns are Cuballing (12.1 km), Narrogin (14.5 km) and Wickiepin (20.1 km) (Appendix 4: Proximity to Local Townships).

There are six residential houses located within a three kilometre radius of the piggery (Appendix 5: Proximity to Residential Housing). Two of these are up-wind from prevailing south west and south east winds.

Odour

No odour complaints have been received from neighbours and the spreading of spent bedding is undertaken when wind and humidity conditions minimise this risk.

Dust

Any dust impact caused by vehicle movements and the spreading of spent bedding is minimised by the siting of the piggery away from neighbouring residential dwellings and the significant vegetation surrounding the piggery. Dust associated with feed milling is minimal due to the use of tallow in diets and automatic and ad-lib feeders are used to minimise dust associated with feeding. If significant dust complaints arise and are unable to be mitigated by current management practices, consideration will be given to remedies such as changing to pelletised feed if dust is associated with feed milling.

Noise

Noise is limited to sows at feeding and loading pigs for transport, which are both short in duration and unlikely to affect neighbours at that distance.

Neighbours will be alerted prior to any activity likely to cause excess odour, dust or noise so they are aware of the likely duration and are able to take action to minimise impact on their property/amenity.

Water, Soil & Vegetation

The existing effluent ponds, while situated close to a drainage line running north-east into Darring Brook, have freeboard of at least 1.5 metres to cope with high rainfall events, and neither pond has overtopped during the piggery's 23 year operation. Surface drainage from land above the ponds is minimal and they have sufficient capacity so that desludging is required only every seven years.

The new effluent pond will be located to the west of the proposed farrowing shed, at least 100 metres from the nearest drainage line. Heavy clay at 0.5 metres will prevent leaching of nutrients. The

turkey nest design will prevent accumulation of surface runoff and will accommodate 18 months of effluent, not accounting for evaporation. The pond is designed with minimum freeboard of one metre.

None of the proposed structures will impinge on the native vegetation area to the north west of the existing piggery facilities. Clay-based soil will minimise leaching of nutrients around sheds and from storage of spent bedding.

Every effort will be made to execute the building program and operate the expanded enterprise in a way which minimises impacts on the community and environment.

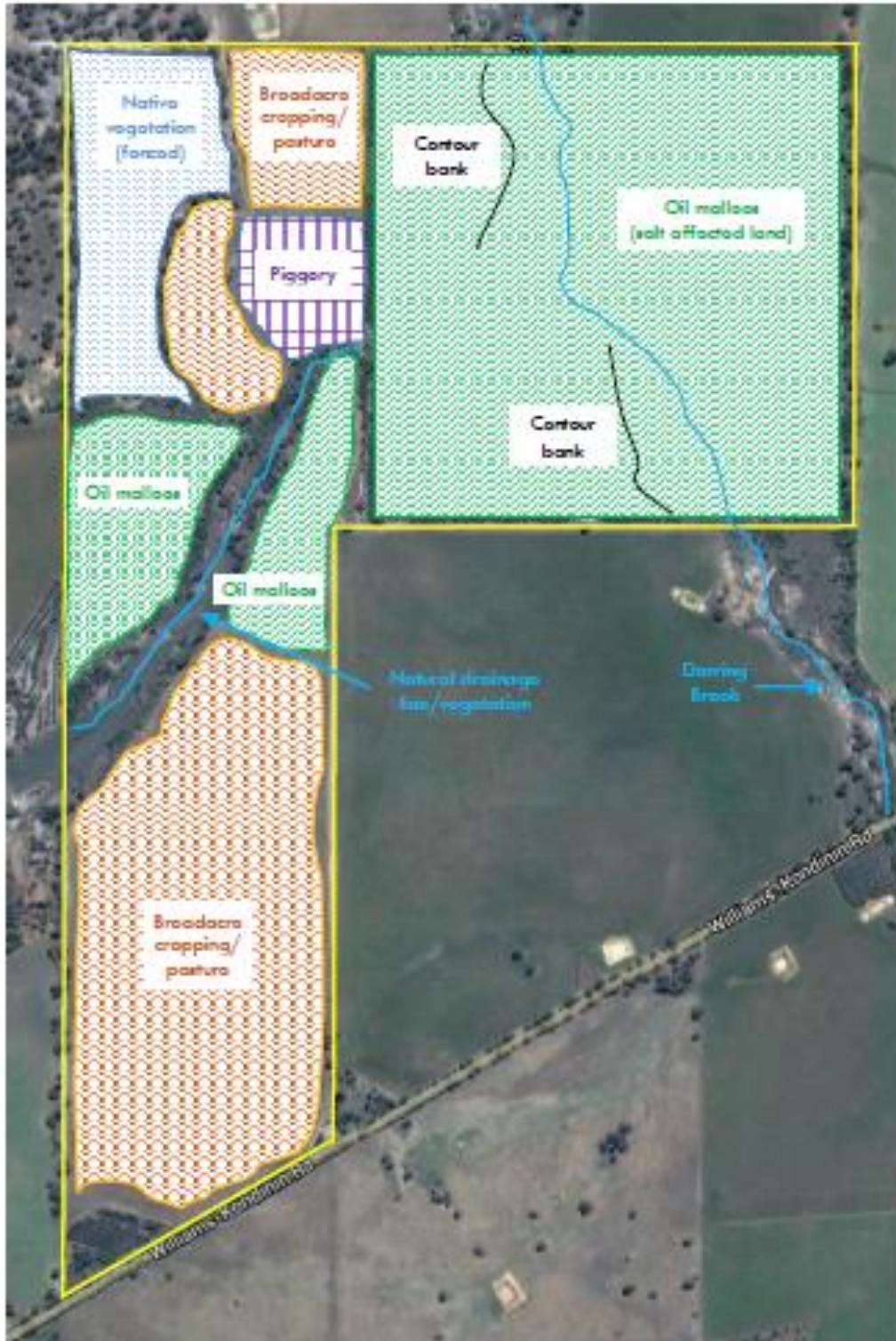
Industry Guidelines

The location, design and management strategies associated with the proposed piggery expansion comply with the *National Environmental Guidelines for Piggeries* (2nd edition, revised 2010) and the requirements of the *Australian Pork Industry Quality program (APIQ[✓]® Version 4.0 7/2015)*.

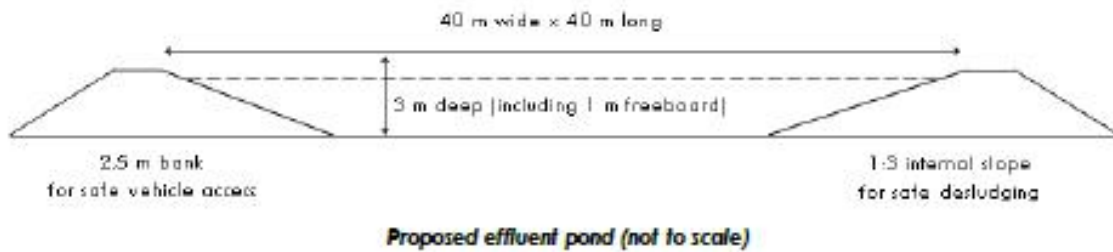
Appendix 1: Farm Plan – Services



Appendix 2: Farm Plan – Land Use



Appendix 3: Infrastructure

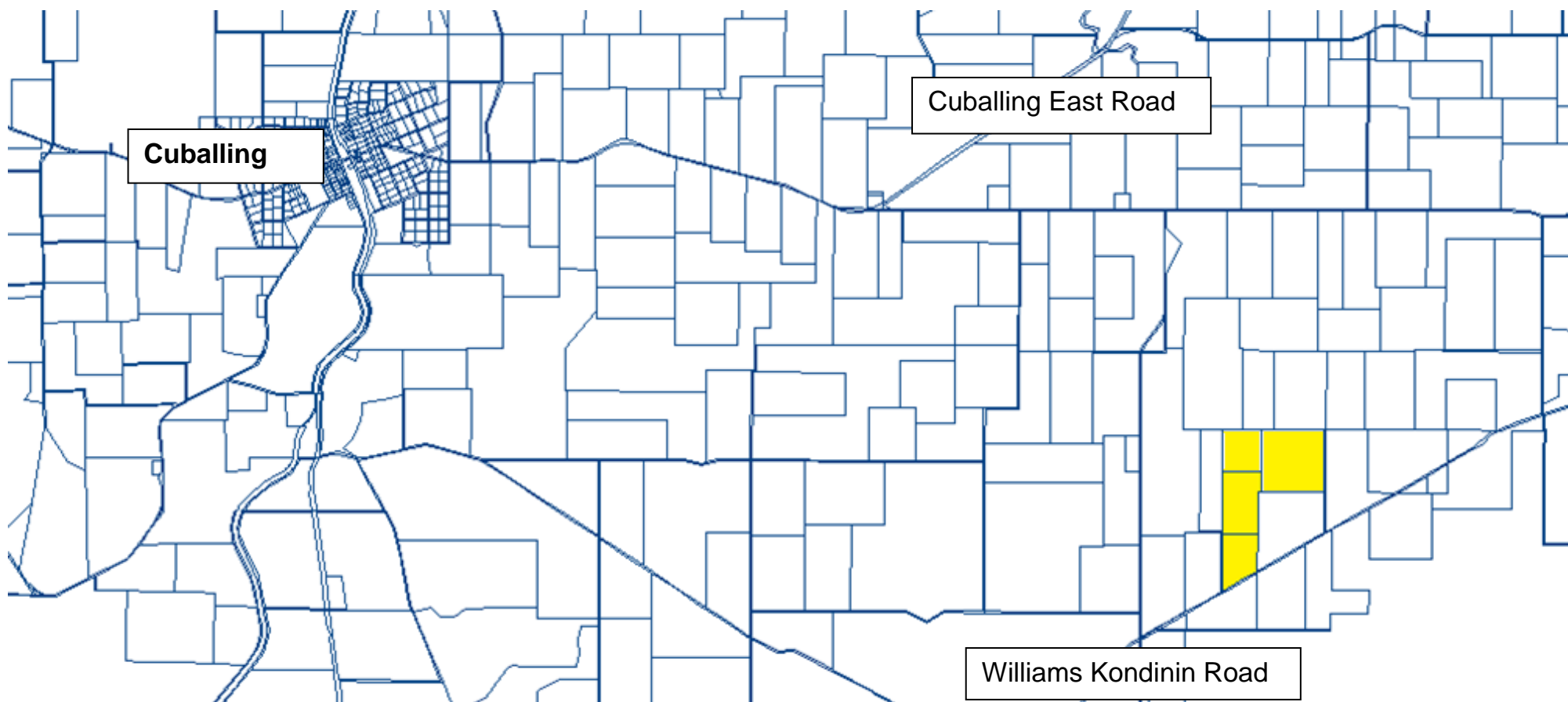


Appendix 4: Proximity to Local Townships



Appendix 5: Proximity to Residential Housing







19 MAY 2016



Your ref: A406
Our ref: RF3746
PA: 7633
Enquiries: Mark Hingston

Shire of Cuballing
PO Box 13
CUBALLING WA 6311

Attention: Gary Sherry

Dear Gary

Re: Planning Application – 4327 Williams-Kondinin Road, Wardering

Thank you for the referral dated 6 May 2016 regarding the planning application for the expansion to an existing Piggery Operation located at Lot 4151 Williams-Kondinin Road, Wardering. The Department recommends the following advice.

DER

The proposal should be referred to the Department of Environment and Regulation (DER) (c/- Locked Bag 33 Cloisters Square, Perth WA 6850) as the operations may warrant a works approval under Part V of the *Environmental Protection Act 1986*.

Wastewater Treatment

The proponent shall ensure that all wastewaters from piggery operations including wash down water, by-products wastewater and contaminated runoff are directed to a wastewater treatment system. It is recommended that an effective wastewater treatment system include a solids separation system and an impervious pond system. It is recommended that best management practices described in the following documents are adhered to:

- Water Quality Protection Note 26 *Liners for containing pollutants, using synthetic membranes* (DOW, 2013)
- Water Quality Protection Note 39 *Ponds for stabilising organic matter* (DoW, 2009)

Groundwater

The subject property is located within the Karri Groundwater Area. This groundwater area is not proclaimed under the *Rights in Water and Irrigation Act 1914*, thereby any groundwater abstraction is not required to be licenced by the Department. The proponent should be aware that nature of the groundwater resource is highly variable, thus locating a viable source for substantial non potable use may be difficult.

Surface Water

The subject property is located with the Murray Surface Water Area as proclaimed under the *Rights in Water and Irrigation Act 1914*. Any taking or diversion of surface water in this proclaimed area for purposes other than domestic and/or stock watering is subject to licensing by the Department of Water. The issuing of a surface water licence is not guaranteed but if issued will contain a number of conditions that are binding upon the

licensee. In addition, any interference with the bed or banks of a watercourse will require a permit from the Department.

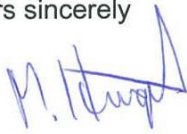
Save time with Water Online

You can now lodge referrals electronically via the Water Online customer portal at www.water.wa.gov.au. **Water Online** provides the fastest and most efficient process for submitting referrals or requests for planning advice.

Register for Water Online at www.water.wa.gov.au by clicking on the Water Online Login icon. There are instructions on our website to help you with the registering process. These can be found by selecting the Quick Reference Guides link on the Water Online home page. If you have any questions regarding the Water Online portal please contact 1800 508 885 (select option 2) or planning.enquiries@water.wa.gov.au.

If you wish to discuss the above or require further information please contact Mark Hingston on (08) 9550 4222.

Yours sincerely



for Brett Dunn
**Program Manager – Urban Water Management
Peel Region**

12 May 2016



Government of **Western Australia**
Department of **Parks and Wildlife**
WHEATBELT REGION

Your ref: A406

Our ref:

Enquiries: Mike Fitzgerald

Phone: (08) 98819223

Email: mike.fitzgerald@dpaw.wa.gov.au

Chief Executive Officer
Shire of Cuballing
PO Box 13
CUBALLING WA 6311

Dear Mr. Sherry

Planning application – 4237 Williams-Kondinin Road, Wardering

Your letter dated 6 May 2016 requesting advice on this matter refers.

The Department of Parks and Wildlife advises that, based on currently available information, this application for subdivision is unlikely to cause any impact to known significant biodiversity values.

Please contact Mike Fitzgerald on (08) 9881 9223 (mike.fitzgerald@dpaw.wa.gov.au) if you require clarification or further information.

Yours sincerely

Greg Durell
WHEATBELT A/REGIONAL MANAGER
13 May 2015



mainroads
WESTERN AUSTRALIA

Enquiries: Vel Khokulan on 9622 4713
Our Ref: 04/12013
Your Ref: A406

29 June 2016

Chief Executive Officer
Shire of Cuballing
PO Box 13
CUBALLING

Dear Sir/Madam

**NARROGIN - KONDININ ROAD (M038) 45.62 - 46.12 SLK
PLANNING APPLICATION – 4327 WILLIAMS-KONDININ ROAD, WARDERING
SHIRE OF CUBALLING**

Further to your correspondence of the 6 May 2016 with attachments, Main Roads WA (MRWA) advises no objection to the proposed development subject to the following condition being included on the approval:

- The proponent shall upgrade the existing crossover onto Williams-Kondinin Road to conform to MRWA standards and requirements to suit the maximum size of vehicle proposed, and is required to obtain MRWA approval for the upgrade prior to construction.

If you require any further information please contact Vel Khokulan on 9622 4713.

Yours faithfully

Janet Hartley-West
REGIONAL MANAGER/A



Government of Western Australia
Department of Environment Regulation

15 JUN 2016

Your ref: A406

Our ref: CEO1534/16

Enquiries: Teresa Gepp

Phone: 6467 5383

Email: advice.coordinator@der.wa.gov.au

Mr Gary Sherry
Chief Executive Officer
Shire of Cuballing
Via email: enquiries@cuballing.wa.gov.au

Dear Mr Sherry

PLANNING APPLICATION – 4327 WILLIAMS-KONDININ ROAD, WARDERING

I refer to your letter dated 6 May 2016 inviting comment from the Department of Environment Regulation (DER) on the above planning application.

I note that your referral relates to a facility that may be categorised as prescribed premises as per Schedule 1 of the *Environmental Protection Regulations 1987*. The following categories are relevant to piggeries:

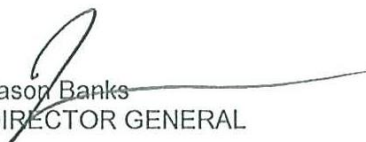
- Category 2 - Intensive piggery: premises on which pigs are fed, watered and housed in pens, with a production or design capacity of 1000 animals or more.
- Category 69 - Intensive piggery: premises on which pigs are fed, watered and housed in pens, with a production or design capacity of more than 500 but less than 1000 animals.

Intensive piggeries operating above the category production or design capacity thresholds are prescribed premises for the purposes of Part V of the *Environmental Protection Act 1986* (EP Act).

From the information provided, three conventional (intensive) sheds are currently used on site and one new conventional farrowing shed is proposed. Straw-based shelters are not classified as intensive piggeries. It is not clear from the information provided how many pigs in total will be housed in the conventional sheds.

DER has no record of a works approval, licence or registration being granted for an intensive piggery at 4327 Williams-Kondinin Road. It is recommended that the applicant contacts DER to confirm regulatory requirements under Part V of the EP Act.

Yours sincerely


Jason Banks
DIRECTOR GENERAL

14 June 2016

Planning and Development (Local Planning Schemes) Regulations 2015
Schedule 2 Deemed provisions for local planning schemes
Part 9 Procedure for dealing with applications for development approval

67. Matters to be considered by local government

In considering an application for development approval the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —

- (a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;
- (b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the *Planning and Development (Local Planning Schemes) Regulations 2015* or any other proposed planning instrument that the local government is seriously considering adopting or approving;
- (c) any approved State planning policy;
- (d) any environmental protection policy approved under the *Environmental Protection Act 1986* section 31(d);
- (e) any policy of the Commission;
- (f) any policy of the State;
- (g) any local planning policy for the Scheme area;
- (h) any structure plan, activity centre plan or local development plan that relates to the development;
- (i) any report of the review of the local planning scheme that has been published under the *Planning and Development (Local Planning Schemes) Regulations 2015*;
- (j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;
- (k) the built heritage conservation of any place that is of cultural significance;
- (l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;
- (m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;
- (n) the amenity of the locality including the following —
 - (i) environmental impacts of the development;
 - (ii) the character of the locality;
 - (iii) social impacts of the development;
- (o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;
- p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;

- (q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;
- (r) the suitability of the land for the development taking into account the possible risk to human health or safety;
- (s) the adequacy of —
 - (i) the proposed means of access to and egress from the site; and
 - (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;
- (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;
- (u) the availability and adequacy for the development of the following —
 - (i) public transport services;
 - (ii) public utility services;
 - (iii) storage, management and collection of waste;
- (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);
- (v) access by older people and people with disability;
- (v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;
- (w) the history of the site where the development is to be located;
- (x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;
- (y) any submissions received on the application;
- (za) the comments or submissions received from any authority consulted under clause 66;
- (zb) any other planning consideration the local government considers appropriate.

9.3 WORKS MANAGER:

Nil

9.4 ENVIRONMENTAL HEALTH OFFICER:

Nil

9.5 BUILDING OFFICER:

Nil

10. ELECTED MEMBERS' MOTION OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN:

Nil

11. URGENT BUSINESS WITHOUT NOTICE WITH THE APPROVAL OF THE PRESIDENT OR MEETING:

Nil

12. CONFIDENTIAL ITEMS:

Nil

13. NEXT MEETING

3pm, Thursday 18th August 2016 at the Shire of Cuballing Council Chambers, Campbell Street, Cuballing.

14. CLOSURE OF MEETING:

There being no further business, the Shire President, Cr Conley, closed the meeting at 3.52pm.