



Shire of Pingelly

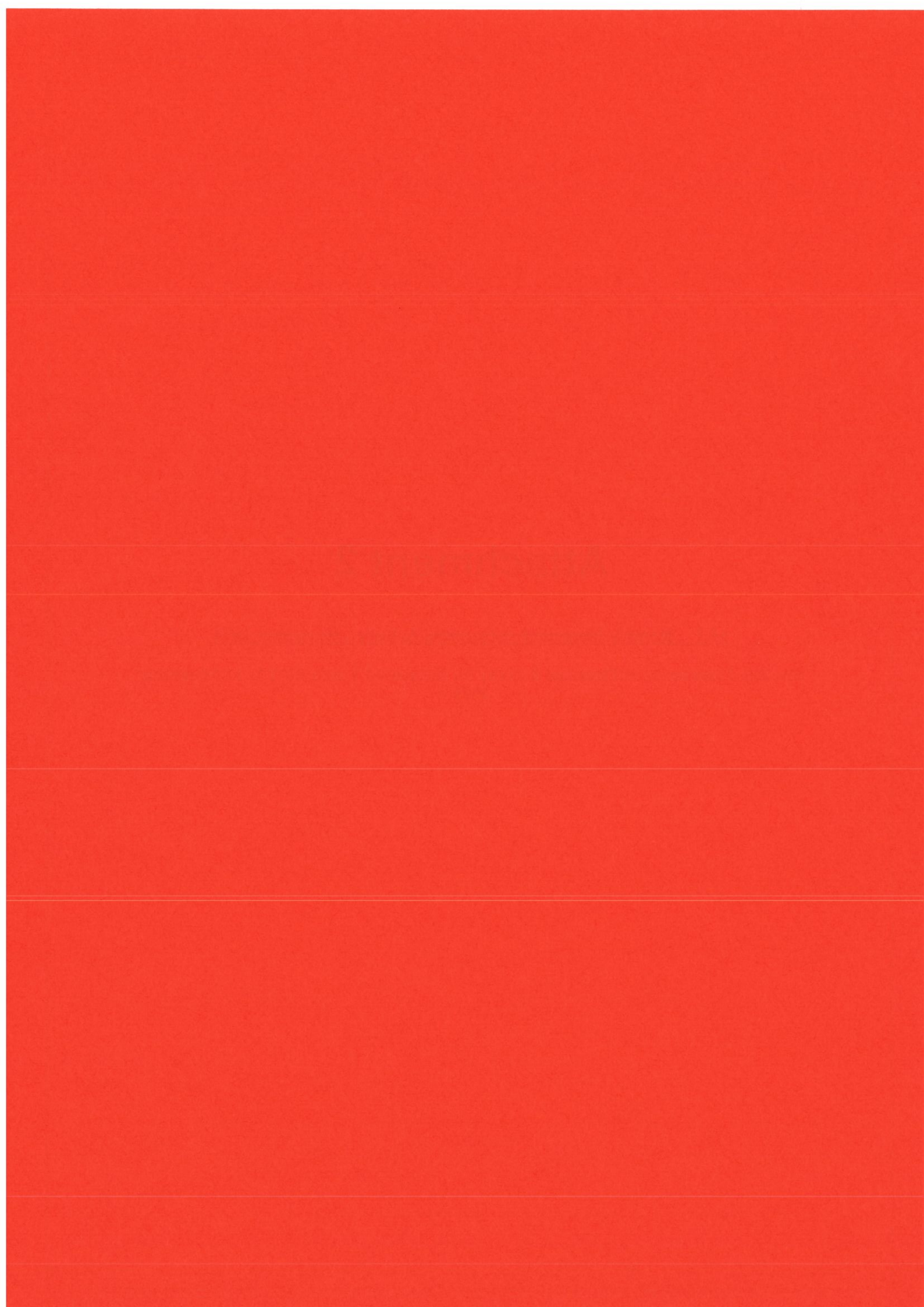
Attachments

Ordinary Council Meeting
12 December 2018

Attachment 2

15.1 Monthly Statement of Financial Activity – November 2018

**Monthly Statements of Financial Activity for the period 1 July 2018 to 31 November
2018**



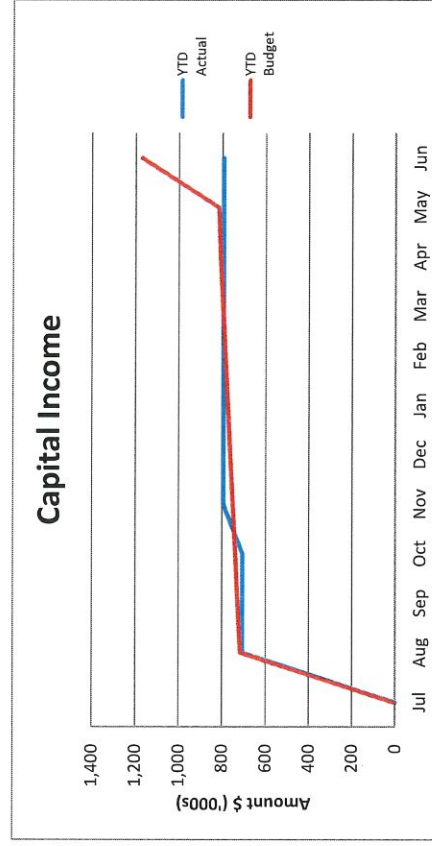
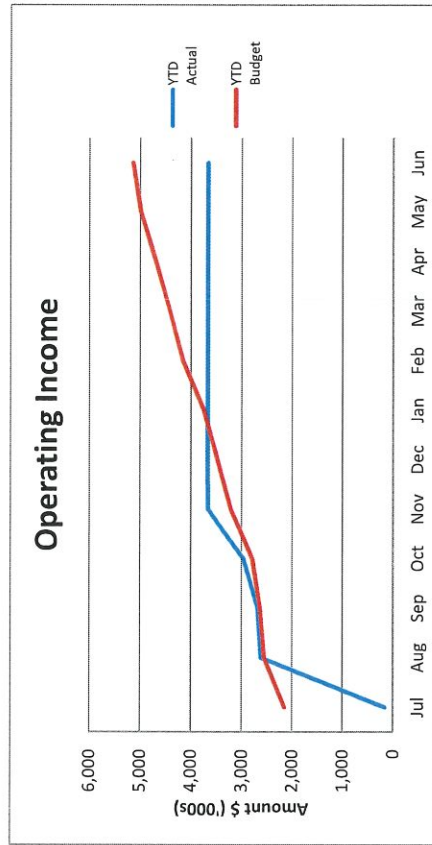
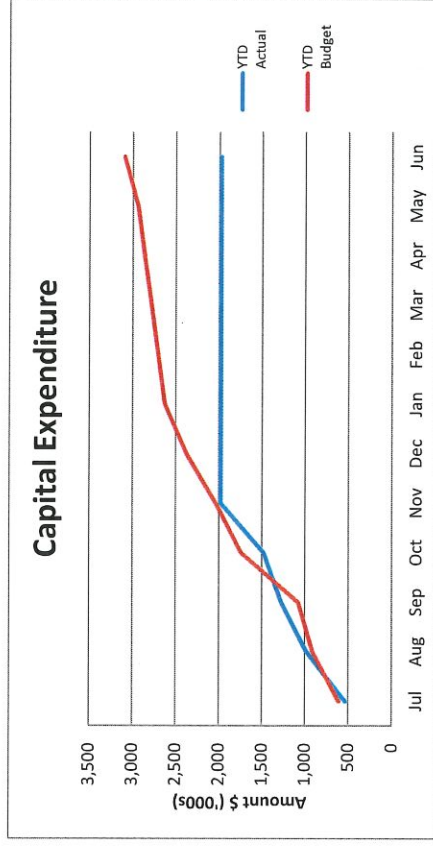
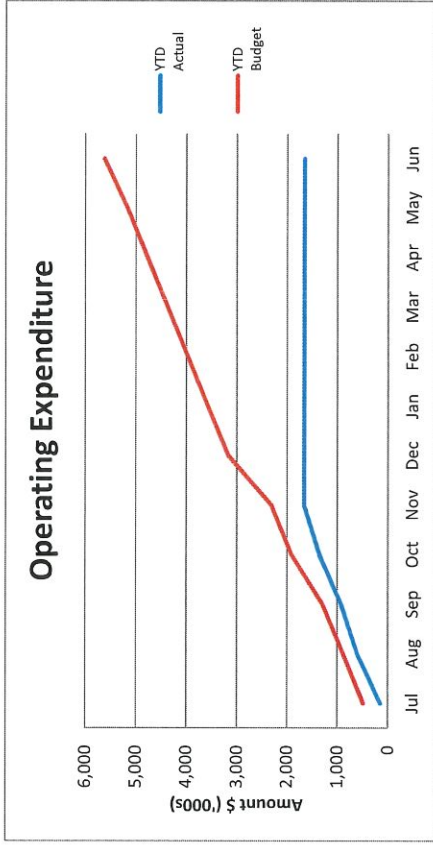


SHIRE OF PINGELLY
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2018 TO 30 NOVEMBER 2018

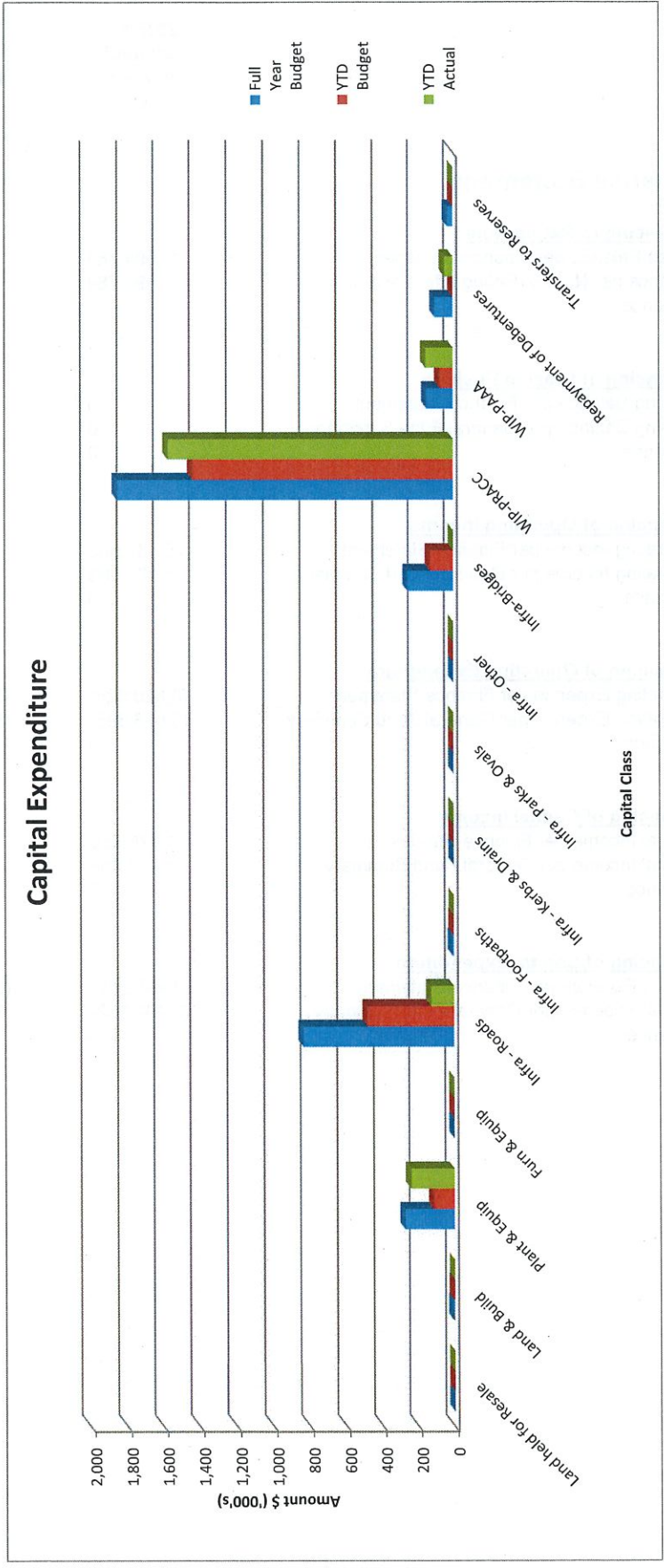
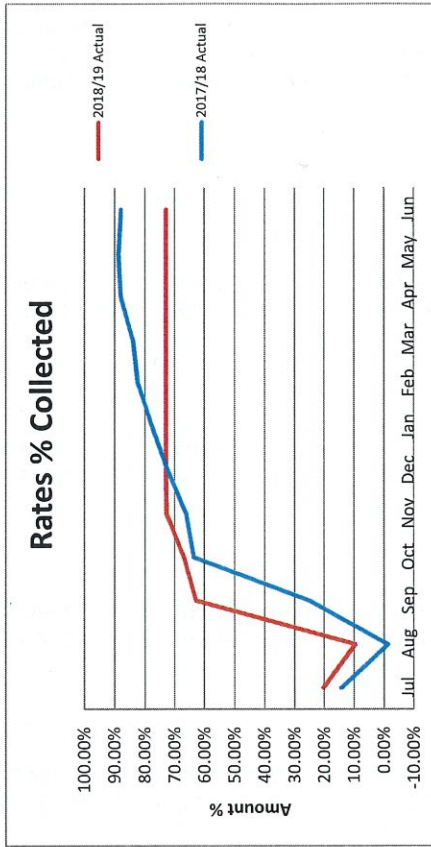
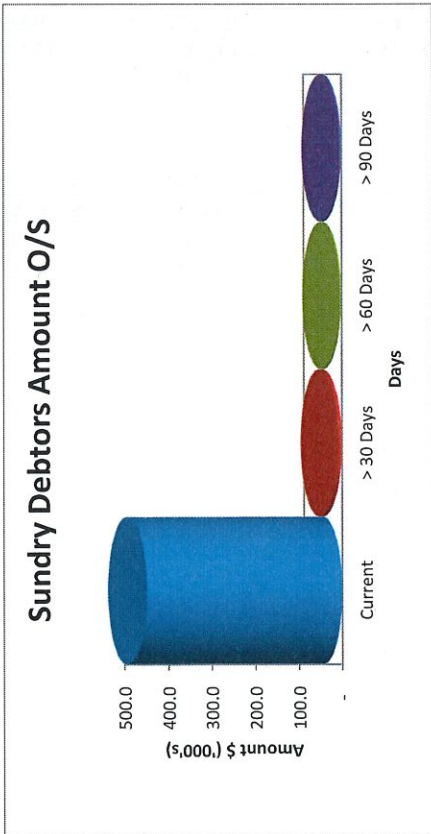
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Income and Expenditure Graphs to 30 November 2018



Other Graphs to 30 November 2018



SHIRE OF PINGELLY

Summary of Balancing Contained Within The Monthly Reports

	2018/19 Adopted Budget \$	2018/19 Revised Budget \$	November 2018 Y-T-D Budget \$	November 2018 Actual \$
Finance Statement				
<u>Balancing to Rating Note</u>				
Rates Balance per Finance Statement	1,994,784	1,994,784	1,995,086	1,995,177
Balance per Note 6 (Rating Information)	1,994,784	1,994,784	1,995,086	1,995,176
Variance	0	0	0	1
<u>Balancing of Closing Position</u>				
Closing Balance per Finance Statement	0	0	853,599	1,324,156
Closing Balance per General Fund Summary	0	0	853,599	1,324,156
Variance	0	0	0	0
<u>Balancing of Operating Income</u>				
Operating Income per Finance Statement	5,137,563	5,137,563	3,204,310	3,650,938
Operating Income per General Fund Summary	5,137,563	5,137,563	3,204,310	3,650,937
Variance	0	0	0	1
<u>Balancing of Operating Expenditure</u>				
Operating Expense per Finance Statement	(5,626,626)	(5,626,626)	(2,307,486)	(1,654,627)
Operating Expense per General Fund Summary	(5,626,626)	(5,626,626)	(2,307,486)	(1,654,627)
Variance	0	0	0	0
<u>Balancing of Capital Income</u>				
Capital Income per Finance Statement	1,176,966	1,176,966	749,590	792,669
Capital Income per General Fund Summary	1,176,966	1,176,966	749,590	792,669
Variance	0	0	0	(0)
<u>Balancing of Capital Expenditure</u>				
Capital Expense per Finance Statement	(3,490,962)	(3,490,962)	(2,231,560)	(2,131,263)
Capital Expense per General Fund Summary	(3,490,962)	(3,490,962)	(2,231,560)	(2,131,262)
Variance	0	0	0	(1)

SHIRE OF PINGELLY

STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 30 NOVEMBER 2018

	NOTE	2018/19 Adopted Budget \$	2018/19 Revised Budget \$	November 2018 Y-T-D Budget \$	November 2018 Actual \$	Variations Actuals to Budget \$	Variations Actual Budget to Y-T-D %	
Operating								
Revenues/Sources								
Governance		85,669	85,669	35,565	27,412	(8,153)	(22.92%)	▼
General Purpose Funding		696,301	696,301	345,495	285,667	(59,828)	(17.32%)	▼
Law, Order, Public Safety		65,902	65,902	19,493	56,850	37,357	191.64%	▲
Health		6,936	6,936	2,880	751	(2,129)	(73.92%)	▼
Education and Welfare		11,175	11,175	4,110	1,500	(2,610)	(63.50%)	▼
Community Amenities		343,650	343,650	235,055	177,438	(57,617)	(24.51%)	▼
Recreation and Culture		712,454	712,454	123,080	589,935	466,855	379.31%	▲
Transport		1,118,892	1,118,892	401,161	478,265	77,104	19.22%	▲
Economic Services		24,050	24,050	10,010	14,739	4,729	47.24%	▲
Other Property and Services		77,750	77,750	32,375	23,205	(9,170)	(28.32%)	▼
		<u>3,142,779</u>	<u>3,142,779</u>	<u>1,209,224</u>	<u>1,655,762</u>	<u>446,538</u>	<u>36.93%</u>	
(Expenses)/(Applications)								
Governance		(677,507)	(677,507)	(160,150)	(245,505)	(85,355)	(53.30%)	▲
General Purpose Funding		(225,373)	(225,373)	(90,575)	(65,399)	25,176	27.80%	▼
Law, Order, Public Safety		(207,056)	(207,056)	(94,099)	(94,262)	(163)	(0.17%)	▼
Health		(121,072)	(121,072)	(51,301)	(49,832)	1,469	2.86%	▼
Education and Welfare		(119,003)	(119,003)	(49,896)	(19,456)	30,440	61.01%	▼
Community Amenities		(408,119)	(408,119)	(159,732)	(132,209)	27,523	17.23%	▼
Recreation & Culture		(1,338,540)	(1,338,540)	(583,010)	(369,556)	213,454	36.61%	▼
Transport		(2,225,141)	(2,225,141)	(946,007)	(563,006)	383,001	40.49%	▼
Economic Services		(264,077)	(264,077)	(105,427)	(81,036)	24,391	23.14%	▼
Other Property and Services		(40,738)	(40,738)	(67,289)	(34,366)	32,923	49%	▼
		<u>(5,626,626)</u>	<u>(5,626,626)</u>	<u>(2,307,486)</u>	<u>(1,654,627)</u>	<u>652,859</u>	<u>(28.29%)</u>	
Net Operating Result Excluding Rates		(2,483,847)	(2,483,847)	(1,098,262)	1,135	1,099,397	(100.10%)	
Adjustments for Non-Cash								
(Revenue) and Expenditure								
(Profit)/Loss on Asset Disposals	2	308,049	308,049	(32,500)	(73,572)	(41,072)	(126.38%)	▲
Movement in Deferred Pensioner Rates/ESL		0	0	0	0	0	0.00%	
Movement in Employee Benefit Provisions		0	0	0	0	0	0.00%	
Adjustments in Fixed Assets		0	0	0	0	0	0.00%	
Rounding		0	0	0	0	0	0.00%	
Depreciation on Assets		1,755,000	1,755,000	731,235	0	(731,235)	100.00%	▼
Capital Revenue and (Expenditure)								
Purchase Land Held for Resale	1	0	0	0	0	0	0.00%	
Purchase of Land and Buildings	1	(5,000)	(5,000)	(2,080)	0	2,080	100.00%	
Purchase of Furniture & Equipment	1	0	0	0	0	0	0.00%	
Purchase of Plant & Equipment	1	(273,000)	(273,000)	(113,750)	(240,840)	(127,090)	(111.73%)	▲
Purchase of WIP - PP & E	1	0	0	0	0	0	0.00%	
Purchase of Infrastructure Assets - Roads	1	(833,572)	(833,572)	(483,076)	(126,278)	356,798	73.86%	▼
Purchase of Infrastructure Assets - Footpaths	1	(6,000)	(6,000)	(2,495)	0	2,495	100.00%	
Purchase of Infrastructure Assets - Kerbs & Drains	1	0	0	0	0	0	0.00%	
Purchase of Infrastructure Assets - Parks & Ovals	1	0	0	0	0	0	0.00%	
Purchase of Infrastructure Assets - Bridges	1	(252,000)	(252,000)	(125,999)	0	125,999	100.00%	▼
Purchase of Infrastructure Assets - Other	1	0	0	0	0	0	0.00%	
Purchase of WIP Recreation and Culture	1	(1,849,533)	(1,849,533)	(1,432,172)	(1,569,043)	(136,871)	(9.56%)	▼
Purchase of WIP Aged Accommodation	1	(144,525)	(144,525)	(71,988)	(150,205)	(78,217)	(108.65%)	▲
Proceeds from Disposal of Assets	2	113,600	113,600	46,180	92,669	46,489	100.67%	▲
Repayment of Debentures	3	(98,336)	(98,336)	0	(44,897)	(44,897)	0.00%	
Proceeds from New Debentures	3	700,000	700,000	700,000	700,000	0	0.00%	
Self-Supporting Loan Principal Income		7,598	7,598	0	0	0	0.00%	
Transfer from Restricted Asset - Unspent Loans		0	0	0	0	0	0.00%	
Transfers to Restricted Assets (Reserves)	4	(28,996)	(28,996)	0	0	0	0.00%	
Transfers from Restricted Asset (Reserves)	4	355,768	355,768	3,410	0	(3,410)	(100.00%)	
ADD Net Current Assets July 1 B/Fwd	5	740,010	740,010	740,010	740,010	(0)	0.00%	
LESS Net Current Assets Year to Date	5	0	0	853,599	1,324,156	470,557	(55.13%)	▼
Amount Raised from Rates		(1,994,784)	(1,994,784)	(1,995,086)	(1,995,177)	(91)	0.00%	

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

Material Variances Symbol

Above Budget Expectations ▲
Below Budget Expectations ▼

SHIRE OF PINGELLY
FOR THE PERIOD 1 JULY 2018 TO 30 NOVEMBER 2018
Report on Significant variances Greater than 10% and \$5,000

Purpose

The purpose of the Monthly Variance Report is to highlight circumstances where there is a major variance from the YTD Monthly Budget and YTD Actual figures. These variances can occur because of a change in timing of the activity, circumstances change (e.g. a grants were budgeted for but was not received) or changes to the original budget projections. The Report is designed to highlight these issues and explain the reason for the variance.

REPORTABLE OPERATING REVENUE VARIATIONS

General Purpose Funding - variance below budget expectations		(59,828)
Movement in Excess Rates - YTD Budget nil compared to YTD Actual (Permanent Difference) EOY adj	(44,826)	
Law Order and Public Safety - variance above budget expectations		37,357
ESL SES grants - YTD Higher than budgeted (Timing difference) received early Q1 Instal in June 17/18	8,060	
ESL BFB grants - YTD Higher than budgeted (Timing difference) received early Q1 Instal in June 17/18	9,220	
Community Amenities		(57,617)
Waste Tipping Charges Pingelly Tip Site YTD Actuals less than YTD Budget (Old Hospital Waste)	(65,518)	
Recreation and Culture - variance above budget expectations		466,855
PRACC Grants YTD Actual more than YTD Budget - Bendigo Bank (Timing Difference)	41,667	
Transport - variance above budget expectations		77,104
Regional Road Group funding Actual YTD received less than budget YTD (Timing Difference)	25,894	
MRWA Direct Road Grant Actual YTD more than YTD Budget (Permanent Difference) State Govt Agreement delay	5,125	

REPORTABLE OPERATING EXPENSE VARIATIONS

Governance - variance above budget expectations		(85,355)
Administration Allocated more YTD actual than YTD budget (Timing Difference)	(136,928)	
Depreciation YTD Actual less than YTD Budget Depn not run until Audit sign off in December 2018 (Timing Difference)	(40,415)	
General Purpose Funding - variance below budget expectations		25,176
Administration Allocated less YTD actual than YTD budget (Timing Difference)	10,951	
Education and Welfare - variances below budget expectations		30,440
Education - Depreciation YTD less than Budget YTD - Depreciation will be run/calculated and assets rolled over after auditor's final audit in December 2018 (Timing difference)	16,250	
Community Amenities - variance below budget expectations		27,523
Admin Allocation - Town planning YTD Actuals less than YTD Budget (Timing Difference)	5,473	
Other Community Amenities - Depreciation YTD less than Budget YTD - Depreciation will be run/calculated and assets rolled over after auditor's final audit in December 2018 (Timing difference)	8,330	
Recreation and Culture - variance below budget expectations		213,454
Other Town Parks and Gardens Mtce YTD Actuals less than YTD Budget (Timing Difference)	(5,845)	
Other Rec and Sport Admin Allocated YTD Actuals less than YTD Budget (Timing Difference)	5,473	
Other Culture - Depreciation YTD less than Budget YTD - Depreciation will be run/calculated and assets rolled over after auditor's final audit in December 2018 (Timing difference)	156,250	
Transport - variance below budget expectations		383,001
Townsite Maintenance YTD Actual more than YTD Budget (Timing Difference)	24,943	
Depreciation YTD Actual less than Budget YTD - Depreciation will be run/calculated and assets rolled over after auditor's final audit in December 2018 (Timing difference)	429,580	
Economic Services - variance below budget expectations		24,391
OES Depreciation YTD Actuals less than YTD Budget - Depreciation will be run/calculated and assets rolled over after auditor's final audit in December 2018 (Timing difference)	16,665	

REPORTABLE NON-CASH VARIATIONS

(Profit)/Loss on Asset Disposals - below budget expectations		
DTS Holden captiva sold at auction (Timing Difference) loss on sale to book Written Down Value	3,666	
Webb St Block not sold/disposed YTD (Timing Difference)	-	(41,072)
CAT Front end loader changed over with new CASE loader (Timing Difference) profit on sale to book WDV	(77,238)	
Depreciation on Assets - below budget expectations		(731,235)
Depreciation will be run/calculated and assets rolled over after auditor's final audit in December 2018 (Timing difference)		

REPORTABLE CAPITAL EXPENDITURE VARIATIONS

Purchase of Plant & Equipment - below budget expectations		
Purchase of Plant & Equipment YTD Actuals above YTD Budget (Timing difference)	240,840	(127,090)
Purchase of Road Infrastructure Assets - below budget expectations		356,798
Road Infrastructure YTD Actuals less than YTD Budget (Timing Difference)		
SBS01 Capex - Sbs Bodey Street And Harper Street	32,080	
RRGA7 Capex - Rrg York Williams Rd Reseal & Regravel	141,810	
RRG11 Capex - Rrg Review Street	112,275	
RRG12 Capex - Rrg Bullaring Road	13,236	
CRSF4 10 Shaddick Rd Realine & Regravel - Crsf Funding 2017/18 carry over funding - (Timing Difference)	(36,359)	
Purchase of Works in Progress Assets - PAAA - above budget expectations		(78,217)
PAAA Project Expenditure YTD Actuals more than YTD Budget - (Timing Difference)		

REPORTABLE CAPITAL REVENUE VARIATIONS

Proceeds from Disposal of Assets - below budget expectations		
Proceeds from Disposal of assets YTD Actual above YTD Budget - (Timing Difference)	92,669	46,489

SHIRE OF PINGELLY
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2018 TO 30 NOVEMBER 2018

1. ACQUISITION OF ASSETS	2018/19 Adopted Budget \$	2018/19 Revised Budget \$	2018/19 YTD Budget \$	November 2018 YTD Actual \$
The following assets have been acquired during the period under review:				
<u>By Program</u>				
Education & Welfare				
<i>Other Aged & Disabled Services</i>				
Capex - Paaa Architects & Consultants	9,745	9,745	6,496	1,556.50
Capex - Paaa Building Construction	19,580	19,580	13,054	20,141.82
Capex - Paaa Utility Services	18,000	18,000	12,000	23,313.35
Capex - Paaa Construction Community	19,000	19,000	12,668	13,538.87
Capex - Paaa Landscaping Soft & Hard	7,000	7,000	4,666	7,112.37
Capex - Paaa Landscaping Sensory Garden	71,200	71,200	23,104	84,541.69
Recreation and Culture				
<i>Swimming Areas & Beaches</i>				
Swimming Pool Buildings Capital	5,000	5,000	2,080	0.00
<i>Works in Progress - Recreation Centre</i>				
Capex - Pracc Project Manager	76,900	76,900	27,285	40,228.01
Capex - Pracc Architects & Consultants	41,906	41,906	12,570	19,541.35
Capex - Praac Building Construction	1,079,802	1,079,802	1,079,802	1,062,511.36
Capex - Pracc Utility Services	4,300	4,300	1,290	2,923.22
Capex - Pracc Carpark And Drainage	56,025	56,025	56,025	62,345.49
Capex - Pracc Landscaping Soft & Hard	19,000	19,000	19,000	17,856.92
Capex - Pracc Playground	35,000	35,000	35,000	34,438.00
Capex - Pracc Opening & Promotion	2,500	2,500	2,500	2,921.26
Capex - Pracc Fit Out Furniture	15,000	15,000	15,000	10,202.86
Capex - Pracc Bowling Green	503,100	503,100	167,700	298,386.69
Capex - Pracc Footpaths	16,000	16,000	16,000	17,655.46

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 30 NOVEMBER 2018

1. ACQUISITION OF ASSETS (Continued)	2018/19 Adopted Budget \$	2018/19 Revised Budget \$	2018/19 YTD Budget \$	November 2018 Actual \$
Transport				
<i>Construction - Roads, Bridges, Depots</i>				
Bridges Purchase - Schedule 12				
Capex - Bridge - Replace Box Culverts	252,000	252,000	125,999	0.00
Roads Construction				
Capex - Sbs Bodey Street And Harper Street	77,000	77,000	32,080	0.00
Capex - Rrg York Williams Rd Reseal & Regravel	172,500	172,500	172,500	30,690.25
Capex - Rrg Yenellin Road Upgrade	140,635	140,635	93,756	0.00
Capex - Rrg Review Street	273,500	273,500	113,955	1,680.00
Capex - Rrg Bullaring Road	67,000	67,000	27,905	14,668.94
10 Shaddick Rd Realine & Regravel - Crsf	102,937	102,937	42,880	79,238.85
 Footpath - Upgrade Apex Hill	 6,000	 6,000	 2,495	 0.00
<i>Road Plant Purchases</i>				
Capex - Front End Loader	243,000	243,000	101,250	240,840.00
Capex - Flail Mower	30,000	30,000	12,500	0.00
	<u>3,363,630</u>	<u>3,363,630</u>	<u>2,231,560</u>	<u>2,086,365.48</u>
By Class				
Land	0	0	0	0.00
Buildings	5,000	5,000	2,080	0.00
Furniture & Equipment	0	0	0	0.00
Plant & Equipment	273,000	273,000	113,750	240,840.00
Work in Progress - PPE	0	0	0	0.00
Infrastructure - Roads	833,572	833,572	483,076	126,278.04
Infrastructure - Footpaths	6,000	6,000	2,495	0.00
Infrastructure - Kerbs & Drains	0	0	0	0.00
Infrastructure - Parks & Ovals	0	0	0	0.00
Infrastructure - Bridges	252,000	252,000	125,999	0.00
Infrastructure - Other	0	0	0	0.00
Works in Progress - Recreation Centre	1,849,533	1,849,533	1,432,172	1,569,042.84
Works in Progress - Aged Care Accommodation	144,525	144,525	71,988	150,204.60
	<u>3,363,630</u>	<u>3,363,630</u>	<u>2,231,560</u>	<u>2,086,365.48</u>

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 30 NOVEMBER 2018

2. DISPOSALS OF ASSETS

The following assets have been disposed of during the period under review:

Asset No	By Program	Written Down Value		Sale Proceeds		Profit(Loss)	
		2018/19 Budget	November 2018 Actual	2018/19 Budget	November 2018 Actual	2018/19 Budget	November 2018 Actual
		\$	\$	\$	\$	\$	\$
	Governance						
1037	5 Webb St (Land)	32,000	0.00	20,000	0.00	(12,000)	0.00
EMCCS02	EMEDS02 - DTS Vehicle PN725	10,500	10,335.22	7,600	6,669.09	(2,900)	(3,666.13)
10180	CRC Lot 2 (18) Parade Street-Spec Building	230,600.00	0.00	0	0.00	(230,600)	0.00
10191	CRC Lot 2 (18) Parade Street-Land	16,000.00	0.00	0	0.00	(16,000)	0.00
10173	Lot 602 (38) Sharow St Land	4,753	0.00	0	0.00	(4,753)	0.00
10174	Lot 603(36) Sharow St Land	4,753	0.00	0	0.00	(4,753)	0.00
10289A	Lot 602 (38) and Lot 603 (4 Units only)	115,043	0.00	0	0.00	(115,043)	0.00
	Transport						
PL5	2003 CAT Front End Loader-PN430	8,000	8,762.21	86,000	86,000.00	78,000	77,237.79
		421,649	19,097.43	113,600	92,669.09	(308,049)	73,571.66

Asset No	By Class of Asset	Written Down Value		Sale Proceeds		Profit(Loss)	
		2018/19 Budget	November 2018 Actual	2018/19 Budget	November 2018 Actual	2018/19 Budget	November 2018 Actual
		\$	\$	\$	\$	\$	\$
	Plant & Equipment						
EMCCS02	EMEDS02 - DTS Vehicle PN725	10,500	10,335.22	7,600	6,669	(2,900)	(3,666.13)
PL5	2003 CAT Front End Loader-PN430	8,000	8,762.21	86,000	86,000.00	78,000	77,237.79
	Land & Buildings						
10180	CRC Lot 2 (18) Parade Street-Spec Building	230,600	0.00	0	0	(230,600)	0.00
10191	CRC Lot 2 (18) Parade Street-Land	16,000	0.00	0	0	(16,000)	0.00
10173	Lot 602 (38) Sharow St Land	4,753	0.00	0	0	(4,753)	0.00
10174	Lot 603(36) Sharow St Land	4,753	0.00	0	0	(4,753)	0.00
10289A	Lot 602 (38) and Lot 603 (4 Units only)	115,043	0.00	0	0	(115,043)	0.00
1037	5 Webb St (Land)	32,000	0.00	20,000	0.00	(12,000)	0.00
		421,649	19,097.43	113,600	92,669.09	(308,049)	73,571.66

Summary

Profit on Asset Disposals	78,000	77,237.79
Loss on Asset Disposals	(386,049)	(3,666.13)
	<u>(308,049)</u>	<u>73,571.66</u>

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 30 NOVEMBER 2018

3. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-18	New Loans		Principal Repayments			Principal Outstanding			Interest Repayments		
		2018/19 Budget \$	2018/19 Actual \$	2018/19 Budget \$	2017/18 Revised Budget	2018/19 Actual \$	2018/19 Budget \$	2017/18 Revised Budget	2018/19 Actual \$	2018/19 Budget \$	2017/18 Revised Budget	2018/19 Actual \$
Education & Welfare												
Loan 120 - SSL Pingelly Cottage Homes *	181,717	0	0	7,598	7,598	0	174,119	181,717	5,879	5,879	(64)	
Recreation & Culture												
Loan 123 - Recreation and Cultural Centre	2,289,025		0	90,738	90,738	44,897	2,198,287	2,244,128	95,423	95,423	(257)	
Loan 124 - Recreation and Cultural Centre	500,000	700,000	700,000	0	0	0	1,200,000	1,200,000	28,320	28,320	4,335	
WATC Short Term Facility	2,970,742	700,000	700,000	98,336	98,336	44,897	3,572,406	3,625,845	129,622	129,622	4,014	

(*) Self supporting loan financed by payments from third parties.
All other loan repayments were financed by general purpose revenue.

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 30 NOVEMBER 2018

	2018/19 Adopted Budget \$	November 2018 Actual \$
4. RESERVES		
Cash Backed Reserves		
(a) Leave Reserve		
Opening Balance	113,223	113,223
Amount Set Aside / Transfer to Reserve	2,430	0
Amount Used / Transfer from Reserve	<u>(80,000)</u>	<u>0</u>
	<u>35,653</u>	<u>113,223</u>
(b) Plant Reserve		
Opening Balance	246,256	246,256
Amount Set Aside / Transfer to Reserve	5,285	0
Amount Used / Transfer from Reserve	<u>(186,500)</u>	<u>0</u>
	<u>65,041</u>	<u>246,256</u>
(c) Building and Recreation Reserve		
Opening Balance	31,202	31,202
Amount Set Aside / Transfer to Reserve	20,185	0
Amount Used / Transfer from Reserve	<u>(28,000)</u>	<u>0</u>
	<u>23,387</u>	<u>31,202</u>
(d) Electronic Equipment Reserve		
Opening Balance	6,280	6,280
Amount Set Aside / Transfer to Reserve	7	0
Amount Used / Transfer from Reserve	<u>(3,200)</u>	<u>0</u>
	<u>3,087</u>	<u>6,280</u>
(e) Community Bus Reserve		
Opening Balance	11,419	11,419
Amount Set Aside / Transfer to Reserve	25	0
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>11,444</u>	<u>11,419</u>
(f) Swimming Pool Reserve		
Opening Balance	51,095	51,095
Amount Set Aside / Transfer to Reserve	495	0
Amount Used / Transfer from Reserve	<u>(5,000)</u>	<u>0</u>
	<u>46,590</u>	<u>51,095</u>
(g) Joint Venture Housing Reserve		
Opening Balance	52,544	52,544
Amount Set Aside / Transfer to Reserve	523	0
Amount Used / Transfer from Reserve	<u>(53,068)</u>	<u>0</u>
	<u>(1)</u>	<u>52,544</u>
(h) Refuse Site Rehab/Closure Reserve		
Opening Balance	15,556	15,556
Amount Set Aside / Transfer to Reserve	46	0
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>15,602</u>	<u>15,556</u>
Total Cash Backed Reserves	<u><u>200,803</u></u>	<u><u>527,575</u></u>

All of the above reserve accounts are to be supported by money held in financial institutions.

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 30 NOVEMBER 2018

	2018/19 Adopted Budget \$	November 2018 Actual \$
4. RESERVES (Continued)		
Cash Backed Reserves (Continued)		
Summary of Transfers To Cash Backed Reserves		
Transfers to Reserves		
Leave Reserve	2,430	0
Plant Reserve	5,285	0
Building and Recreation Reserve	20,185	0
Electronic Equipment Reserve	7	0
Community Bus Reserve	25	0
Swimming Pool Reserve	495	0
Joint Venture Housing Reserve	523	0
Refuse Site Rehab/Closure Reserve	46	0
	<u>28,996</u>	<u>0</u>
Transfers from Reserves		
Leave Reserve	(80,000)	0
Plant Reserve	(186,500)	0
Building Reserve	(28,000)	0
Electronic Equipment Reserve	(3,200)	0
Community Bus Reserve	0	0
Swimming Pool Reserve	(5,000)	0
Joint Venture Housing Reserve	(53,068)	0
Refuse Site Rehab/Closure Reserve	0	0
	<u>(355,768)</u>	<u>0</u>
Total Transfer to/(from) Reserves	<u>(326,772)</u>	<u>0</u>

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Leave Reserve

- to be used to fund annual and long service leave requirements.

Plant Reserve

- to be used for the purchase of major plant.

Building and Recreation Reserve

- to be used to fund the renovation/purchase of Shire of Pingelly buildings and Recreation infrastructure.

Electronic Equipment Reserve

- to be used to fund the purchase of administration computer system equipment.

Community Bus Reserve

- to be used to fund the change-over of the community bus.

Swimming Pool Reserve

- to be used to fund the upgrading of the swimming pool complex

Joint Venture Housing Reserve

- to be used for the future maintenance of the Joint Venture units

Refuse Site Rehab/Closure Reserve

- to be used to facilitate the rehabilitation/closure of the town refuse site.

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 30 NOVEMBER 2018

	2017/18 B/Fwd Per 2018/19 Budget \$	2017/18 B/Fwd Per Financial Report \$	November 2018 Actual \$
5. NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS			
Cash - Unrestricted	631,596	(66,200)	63,059
Cash - Restricted Unspent Grants	229,139	926,934	168,000
Cash - Restricted Unspent Loans	(314,353)	(314,353)	(0)
Cash - Restricted Reserves	527,575	527,575	527,575
Receivables (Budget Purposes Only)	0	0	0
Rates Outstanding	220,559	220,559	611,566
Sundry Debtors	100,719	100,719	467,723
Provision for Doubtful Debts	(3,519)	(3,519)	(3,519)
Gst Receivable	151,014	151,014	61,699
Loans - clubs/institutions	7,598	7,598	7,598
Accrued Income/Payments In Advance	1,958	1,958	0
Investments	0	0	0
Inventories	8,380	8,380	5,744
	<u>1,560,666</u>	<u>1,560,666</u>	<u>1,909,444</u>
LESS: CURRENT LIABILITIES			
Payables and Provisions (Budget Purposes Only)	0	0	0
Sundry Creditors	(113,407)	(113,407)	(2)
Accrued Interest On Loans	(49,507)	(49,507)	0
Accrued Salaries & Wages	(19,658)	(19,658)	0
Income In Advance	0	0	0
Gst Payable	(50,973)	(50,973)	(12,409)
Payroll Creditors	0	0	0
Accrued Expenses	(15,733)	(15,733)	0
PAYG Liability	(32,720)	(32,720)	(32,192)
Other Payables	(3,487)	(3,487)	(5,514)
Current Employee Benefits Provision	(303,871)	(303,871)	(303,871)
Current Loan Liability	(598,336)	(98,336)	(553,439)
	<u>(1,187,692)</u>	<u>(687,691)</u>	<u>(907,427)</u>
NET CURRENT ASSET POSITION	372,974	872,976	1,002,018
Less: Cash - Reserves - Restricted	(527,575)	(527,575)	(527,575)
Less: Cash - Unspent Grants/Loans - Fully Restricted	0	0	0
Less: Current Loans - Clubs / Institutions	(7,598)	(7,598)	(7,598)
Less: Investments	0	0	0
Add Back : Component of Leave Liability not Required to be Funded	303,871	303,871	303,871
Add Back : Current Loan Liability	598,336	98,336	553,439
Adjustment for Trust Transactions Within Muni	0	0	0
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	<u>740,010</u>	<u>740,010</u>	<u>1,324,156</u>

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 30 NOVEMBER 2018

6. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2018/19 Rate Revenue \$	2018/19 Interim Rates \$	2018/19 Back Rates \$	2018/19 Total Revenue \$	2018/19 Budget \$
General Rate								
GRV - Residential	0.130220	321	3,135,172	408,262	(63)	0	408,200	407,247
GRV - Rural Residential	0.130220	69	719,124	93,644	0	0	93,644	93,644
GRV - Commercial/Industrial	0.130220	33	463,424	60,249	0	0	60,249	60,249
GRV - Townsites	0.130220	12	128,440	16,725	0	0	16,725	16,725
UV - Broadacre Rural	0.010469	250	123,477,000	1,292,681	(524)	0	1,292,157	1,292,478
Sub-Totals		685	127,923,160	1,871,562	(586)	0	1,870,975	1,870,343
Minimum Rates								
GRV - Residential	900	58	121,945	52,200	0	0	52,200	52,200
GRV - Rural Residential	900	20	69,600	18,000	0	0	18,000	18,000
GRV - Commercial/Industrial	900	8	28,385	7,200	0	0	7,200	7,200
GRV - Townsites	900	7	20,270	6,300	0	0	6,300	6,300
UV - Broadacre Rural	900	45	2,709,500	40,500	0	0	40,500	40,500
Sub-Totals		138	2,949,700	124,200	0	0	124,200	124,200
Ex Gratia Rates								
Movement in Excess Rates							1,995,176	1,994,543
							233	241
							(44,826)	0
Total Amount of General Rates							1,950,583	1,994,784
Specified Area Rates							0	0
Total Rates							1,950,583	1,994,784

All land except exempt land in the Shire of Pingelly 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 2018/19 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 PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 30 NOVEMBER 2018

7. TRUST FUNDS

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

Detail	Balance 01-Jul-18 \$	Amounts Received \$	Amounts Paid (\$)	Balance \$
Transport Licensing	0	163,293	(163,293)	0
BCITF Levy	0	0	0	0
Rates	0	0	0	0
Funds Held on Behalf of Groups	40	0	0	40
Unclaimed Monies	100	0	0	100
Builders Registration Board	0	0	0	0
Social Club	0	0	0	0
Nomination Deposits	80	0	(80)	0
Bond Monies (Including Key Deposits)	4,040	6,180	(2,370)	7,850
	<u>4,260</u>	<u>169,473</u>	<u>(165,743)</u>	<u>7,990</u>

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 30 NOVEMBER 2018

8. OPERATING STATEMENT

	November 2018 Actual \$	2018/19 Revised Budget \$	2018/19 Adopted Budget \$	2017/18 Actual \$
OPERATING REVENUES				
Governance	27,412	85,669	85,669	105,617
General Purpose Funding	2,280,843	2,691,085	2,691,085	3,174,924
Law, Order, Public Safety	56,850	65,902	65,902	454,910
Health	751	6,936	6,936	8,283
Education and Welfare	1,500	11,175	11,175	635,719
Housing	0	0	0	0
Community Amenities	177,438	343,650	343,650	174,268
Recreation and Culture	589,935	712,454	712,454	4,055,949
Transport	478,265	1,118,892	1,118,892	1,188,399
Economic Services	14,739	24,050	24,050	43,885
Other Property and Services	23,205	77,750	77,750	108,329
TOTAL OPERATING REVENUE	3,650,938	5,137,563	5,137,563	9,950,283
OPERATING EXPENSES				
Governance	245,505	677,507	677,507	556,517
General Purpose Funding	65,399	225,373	225,373	176,753
Law, Order, Public Safety	94,262	207,056	207,056	200,344
Health	49,832	121,072	121,072	109,345
Education and Welfare	19,456	119,003	119,003	42,882
Housing	0	0	0	0
Community Amenities	132,209	408,119	408,119	370,813
Recreation & Culture	369,556	1,338,540	1,338,540	949,218
Transport	563,006	2,225,141	2,225,141	1,796,546
Economic Services	81,036	264,077	264,077	231,661
Other Property and Services	34,366	40,738	40,738	87,172
TOTAL OPERATING EXPENSE	1,654,627	5,626,626	5,626,626	4,521,251
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	1,996,311	(489,063)	(489,063)	5,429,032

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 30 NOVEMBER 2018

9. STATEMENT OF FINANCIAL POSITION

	November 2018 Actual \$	2017/18 Actual \$
CURRENT ASSETS		
Cash and Cash Equivalents	758,634	1,073,956
Investments Current	5,000	5,000
Trade and Other Receivables	1,145,067	478,330
Inventories	5,744	8,380
Trust at Bank	7,990	4,260
TOTAL CURRENT ASSETS	1,922,435	1,569,926
NON-CURRENT ASSETS		
Other Receivables	231,478	231,478
Inventories	0	0
Property, Plant and Equipment	20,377,361	18,436,371
Infrastructure	68,551,753	68,425,477
Investments Non Current	46,400	46,400
TOTAL NON-CURRENT ASSETS	89,206,992	87,139,726
TOTAL ASSETS	91,129,427	88,709,652
CURRENT LIABILITIES		
Trade and Other Payables	50,116	285,484
Long Term Borrowings	553,439	98,336
Provisions	303,871	303,871
Trust Liability	7,990	4,260
TOTAL CURRENT LIABILITIES	915,416	691,951
NON-CURRENT LIABILITIES		
Trade and Other Payables	0	0
Long Term Borrowings	3,072,406	2,872,406
Provisions	53,186	53,186
TOTAL NON-CURRENT LIABILITIES	3,125,592	2,925,592
TOTAL LIABILITIES	4,041,008	3,617,543
NET ASSETS	87,088,419	85,092,109
EQUITY		
Retained Surplus	34,937,038	32,940,728
Reserves - Cash Backed	527,575	527,575
Revaluation Surplus	51,623,806	51,623,806
TOTAL EQUITY	87,088,419	85,092,109

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 30 NOVEMBER 2018

10. FINANCIAL RATIOS

	2019 YTD	2018	2017	2016
Current Ratio	2.01	4.05	2.03	1.05
Operating Surplus Ratio	0.54	(0.26)	(0.60)	(0.72)

The above ratios are calculated as follows:

Current Ratio
$$\frac{\text{(Current Assets MINUS Restricted Assets)}}{\text{(Current Liabilities MINUS Liabilities Associated with Restricted Assets)}}$$

Purpose:

This is a modified commercial ratio designed to focus on the liquidity position of a local government that has arisen from past year's transactions.

Standards:

The standard is not met if the ratio is lower than 1:1 (less than 100%)

Below Std

The standard is met if the ratio is greater than 1:1 (100% or greater)

Std met

A ratio less than 1:1 means that a local government does not have sufficient assets that can be quickly converted into cash to meet its immediate cash commitments. This may arise from a budget deficit from the past year, a Council decision to operate an overdraft or a decision to fund leave entitlements from next year's revenues.

Operating Surplus Ratio
$$\frac{\text{(Operating Revenue MINUS Operating Expense)}}{\text{(Own Source Operating Revenue)}}$$

Purpose:

This ratio is a measure of a local government's ability to cover its operational costs and have revenues available for capital funding or other purposes.

Standards:

Basic Standard is not met less than < 1% (< 0.01)

Below Std

Basic Standard between 1% and 15% (0.01 and 0.15)

Basic Std

Advanced Standard greater than > 15% (>0.15).

Adv Std

SHIRE OF PINGELLY
RESTRICTED CASH RECONCILIATION

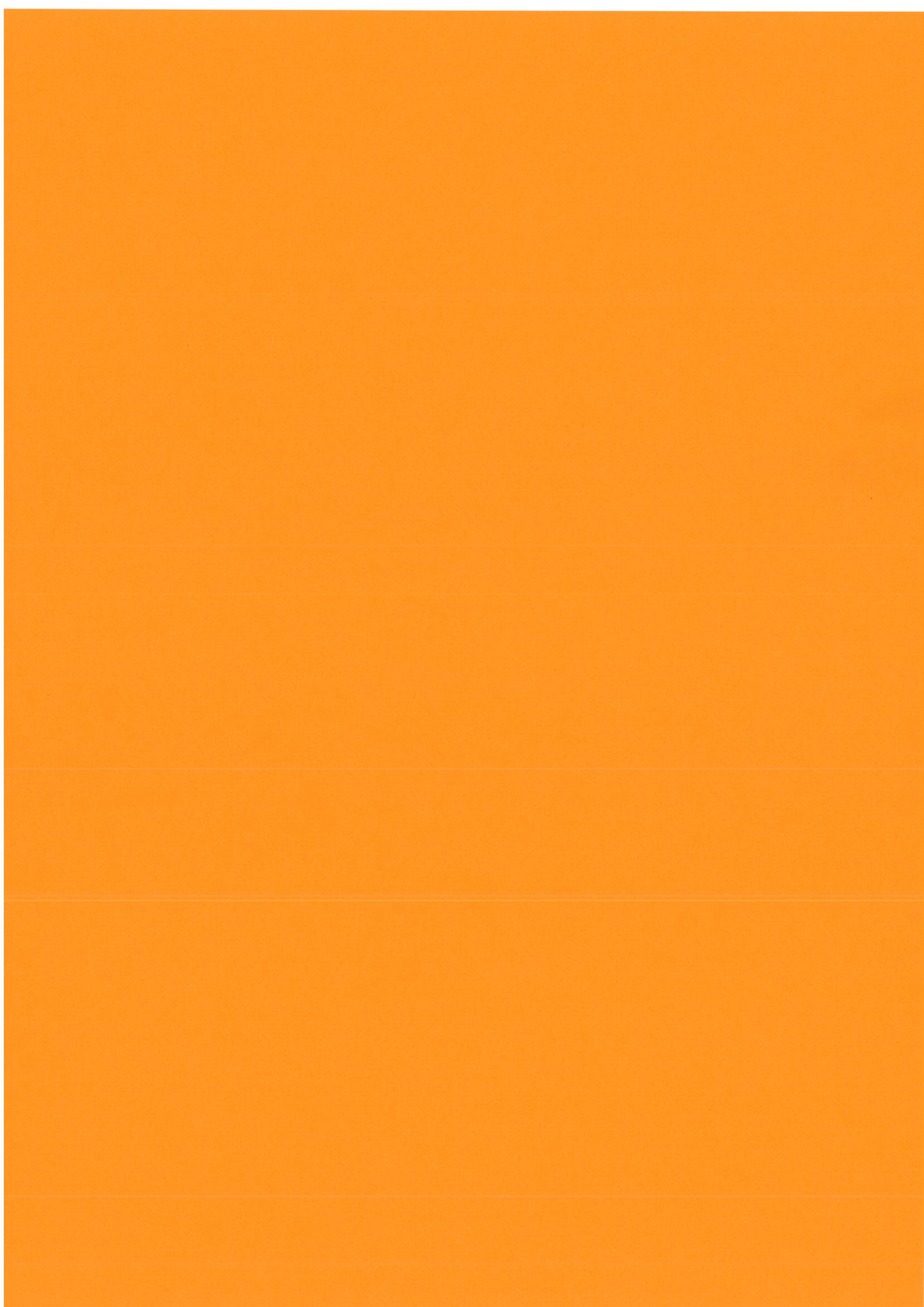
30 November 2018

Restricted Grants/Funds Received	Projects	GL/Job Account	Total Restricted Funds				Actual Expenditure current year 2017/18	Actual Expenditure current year 2018/19	Restricted Funds Remaining
			Restricted Funds	Actual Expenditure previous year 2015/16	Actual Expenditure previous year 2016/17	Actual Expenditure current year 2017/18			
WDC Community Chest Funding-Sensory Garden	Aged Approp Accom Units	0861	10,000.00	0.00	0.00	0.00	10,000.00	0.00	
Loiterwest Grant-Aged Sensory Space	Aged Approp Accom Units	PAA02	50,000.00	0.00	0.00	8,861.32	41,138.68	0.00	
National Stronger Regions Funds - final claim 4	Recreation & Cultural Centre	11PR/PR01	0.00	0.00	0.00	0.00	353,289.00	0.00	
Dept of Sport & Rec \$350,000 - final claim 3 25%	Recreation & Cultural Centre	11PR/PR03	87,500.00	0.00	0.00	0.00	87,500.00	0.00	
Bendigo Bank-Pingelly Community Financial Services	Recreation & Cultural Centre	11PR/PR04	150,000.00	0.00	0.00	100,000.00	50,000.00	0.00	
Focus Group Grain contribution to PRACC	Recreation & Cultural Centre	11PR/PR07	4,323.00	0.00	0.00	0.00	4,323.00	0.00	
CBH Contribution Grass Roots Fund -playground	Recreation & Cultural Centre	11PR/PR11	10,000.00	0.00	0.00	0.00	10,000.00	0.00	
DSR CSRFF Grant Bowling Rink	Recreation & Cultural Centre	11PR/PR03	0.00	0.00	0.00	0.00	36,091.75	0.00	
Pingelly Bowling Club contribution Bowling Rink	Recreation & Cultural Centre	11PR/PR10	20,000.00	0.00	0.00	0.00	20,000.00	0.00	
WATC S/T Loan Facility PRACC claim 2-Bowls	Recreation & Cultural Centre	1704	200,000.00	0.00	0.00	0.00	200,000.00	0.00	
WATC S/T Loan Facility PRACC claim 2-PRACC	Recreation & Cultural Centre	1704	500,000.00	0.00	0.00	314,353.36	185,646.64	0.00	
Main Roads Bullaring rd Bridge Funding 18/19 c/fwd	Transport	1250	168,000.00	0.00	0.00	0.00	0.00	168,000.00	
Sub Total									
Total Restricted Grant Funds								168,000.00	
Available Cash								Balance	
Municipal Bank	Muni Fund Bank	0111	Variable	Ongoing	N.A.			230,309.09	
Municipal Bank	Till Float SES	0112						50.00	
Municipal Bank	Till Float	0113						200.00	
Municipal Bank	Petty Cash on hand	0114						500.00	
Total Cash								231,059.09	
Less Restricted Cash								(168,000.00)	
Total Unrestricted Cash								63,059.09	

Attachment 3

15.2 Accounts Paid by Authority – November 2018

List of Accounts



Attachment 4

16.1 Request to Endorse Section 70A Notification

- 1 – Section 70A Notification Forms**
- 2 – Subdivision Approval**



Approval Subject To Condition(s) Freehold (Green Title) Subdivision

Application No : 155577

Planning and Development Act 2005

Applicant	:	Paul Kraft & Associates P O Box 428 NORTHAM WA 6401
Owner	:	Beauland Management Pty Ltd 2972 Wickepin- Pingelly Road EAST PINGELLY WA 6308
Application Receipt	:	17 August 2017

Lot Number	:	75
Diagram / Plan	:	Deposited Plan 107584
Location	:	-
C/T Volume/Folio	:	2653/292
Street Address	:	Lot 75 Wickepin-Pingelly Road, East Pingelly
Local Government	:	Shire of Pingelly

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **17 August 2017** once the condition(s) set out have been fulfilled.

This decision is valid for **three years** from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **03 November 2020** or this approval no longer will remain valid.

Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be



submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

Deposited plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the



condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITIONS:

1. A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate of title of the proposed Lot B. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

'A network electricity supply is not available to the lot.' (Local Government)

2. A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificates of title of the proposed lots. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

'A mains potable water supply is not available to the lots.' (Local Government)

3. A Notification, pursuant to Section 165 of the *Planning and Development Act 2005* is to be placed on the certificates of title of the proposed lots, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

'This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner. Additional planning and building



requirements may apply to development on this land.' (Western Australian Planning Commission)

Kerrine Blenkinsop

Kerrine Blenkinsop
Secretary
Western Australian Planning Commission
3 November 2017

Enquiries: Emily Burton (Ph 6551 9899)

6318

6980

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE
17-Aug-2017

FILE
155577

CLOSED ROAD

(710.5)

(630)

(570)

Lot B
66.517 ha

277

(766.7)

75

(350)

(1086.1)

76

(188.1)

Lot A
8.25 ha

Proposed boundary

467.5

457

4125

463.9

Water creek

power

(990)

ORIGINAL AREAS:
Lot 75 - 64.767 Ha
No. of existing lots - 1
No. of proposed lots - 2

NOTE:
1. All dimensions subject to survey
2. All buildings to remain

WICKEPIN - PINGELLY ROAD

(769.7)

355.6

(370)

(380)

PAUL KRAFT & ASSOCIATES.
PO BOX 428
NORTHAM 6401
Phone: 9574 2690 Fax: 9574 2991

Surveyor: Paul Kraft

Date: 31/07/2017

PROPOSED SUBDIVISION FOR HOMESTEAD LOT
LOT 75 ON DP 107584
WICKEPIN-PINGELLY ROAD
EAST PINGELLY
SHIRE OF PINGELLY

C/T Vol: 2653 Fol: 292

Scale: 1:4000

Original Sheet Size

A3



NOTIFICATION UNDER SECTION 70A

DESCRIPTION OF LAND (Note 1)

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
Lot 2970 on Deposited Plan 413075	Whole		
Lot 2972 on Deposited Plan 413075	Whole		

REGISTERED PROPRIETOR (Note 2)

Beauland Management Pty Ltd (A.C.N. 008 889 487)
of 370 Marshall Road
PINGELLY WA 6308

LOCAL GOVERNMENT / PUBLIC AUTHORITY (Note 3)

Shire of Pingelly of 17 Queen Street PINGELLY WA 6308

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

A mains potable water supply is not available to the lots

Dated this _____ day of _____ Year _____

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)

The common seal of the Shire of Pingelly was hereunto affixed in the presence of:

WY *GP*

Shire President Chief Executive Officer
William Mulronev Gavin Pollock

seal x

REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

Signed

In the presence of **The Common Seal of Beauland Management Pty Ltd (A.C.N. 008 889 478) was herunto affixed with the authority of the directors in the presence of:**

Signed

In the presence of

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page....."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
The Volume and Folio number to be stated.
2. **REGISTERED PROPRIETOR**
State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future Notices can be sent.
3. **LOCAL GOVERNMENT / PUBLIC AUTHORITY**
State the name of the Local Government or the Public Authority preparing and lodging this notification.
4. **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**
Describe the factor affecting the use or enjoyment of land.
5. **ATTESTATION OF LOCAL GOVERNMENT / PUBLIC AUTHORITY**
To be attested in the manner prescribed by the Local Government Act or as prescribed by the Act constituting the Public Authority.
6. **REGISTERED PROPRIETOR'S EXECUTION**
A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The full name, address and occupation of the witness must be stated. Execution by a corporation or body corporate must be in accordance with the Corporation Act 2001.



OFFICE USE ONLY

NOTIFICATION

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Received Items
No.s

Receiving
Clerk

Lodged pursuant to the provisions of the *TRANSFER OF LAND ACT 1893* as amended on the day and time shown above and particulars entered in the Register.

NOTIFICATION UNDER SECTION 70A

DESCRIPTION OF LAND (Note 1)

	EXTENT	VOLUME	FOLIO
Lot 2970 on Deposited Plan 413075	Whole		

REGISTERED PROPRIETOR (Note 2)

Beauland Management Pty Ltd (A.C.N. 008 889 487)
of 370 Marshall Road
PINGELLY WA 6308

LOCAL GOVERNMENT / PUBLIC AUTHORITY (Note 3)

Shire of Pingelly of 17 Queen Street PINGELLY WA 6308

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

A network electricity supply is not available to the lot

Dated this _____ day of _____ Year _____

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)

The common seal of the Shire of Pingelly was hereunto affixed in the presence of:

Wx *Gx*

Shire President Chief Executive Officer
William Mulronev Gavin Pollock

Seal x

REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

Signed _____

In the presence of **The Common Seal of Beauland Management Pty Ltd (A.C.N. 008 889 478) was herunto affixed with the authority of the directors in the presence of:**

Signed _____

In the presence of _____

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page....."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
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Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
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OFFICE USE ONLY

NOTIFICATION

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____	Received Items No.s
2. _____	
3. _____	
4. _____	
5. _____	Receiving Clerk
6. _____	

Lodged pursuant to the provisions of the *TRANSFER OF LAND ACT 1893* as amended on the day and time shown above and particulars entered in the Register.

Attachment 5

16.2 Proposed Subdivision, Lot 114 Aldersyde-Pingelly Road, East Pingelly

Application documents

Violet Winmar

SHIRE OF PINGELLY	
FILE	A21137
DATE	21 NOV 2018
Officer	ART/DTJ
Copy to	IPAT/2018

From: referrals@dplh.wa.gov.au
Sent: Tuesday, 20 November 2018 10:06 AM
Subject: WAPC eReferral - Application No: 157435 EAST PINGELLY (Pingelly Shire)
Attachments: 157435_20112018.pdf; 157435 Lot 114 Aldersyde-Pingelly Road East Pingelly - Application.PDF; 157435 Lot 114 Aldersyde-Pingelly Road East Pingelly - Bush Care Site Assessment Form.pdf; 157435 Lot 114 Aldersyde-Pingelly Road East Pingelly - Certificate of Title.pdf; 157435 Lot 114 Aldersyde-Pingelly Road East Pingelly - Correspondence from DBCA.pdf; 157435 Lot 114 Aldersyde-Pingelly Road East Pingelly - Cover Letter.pdf; 157435 Lot 114 Aldersyde-Pingelly Road East Pingelly - DP20976.pdf; 157435 Lot 114 Aldersyde-Pingelly Road East Pingelly - General Document.pdf; 157435 Lot 114 Aldersyde-Pingelly Road East Pingelly - Plan.PDF; Application.xml; DisplayPlan_157435.PDF

To whom it may concern,

RE: Application No:157435 - Lot No 114 Aldersyde-Pengelly Road East Pingelly

The Western Australian Planning Commission has received an application for planning approval. Plans and documentation relating to the proposal are attached. The Commission intends to determine this application within 90 days from the date of lodgement.

Please provide any information, comment or recommended conditions pertinent to this application by the 1st January 2019 being 42 days from the date of this email.

Please send responses via email to referrals@planning.wa.gov.au. Always quote reference number "157435" when responding.

Regards,

Western Australian Planning Commission *This email and any attachments to it are also subject to copyright and any unauthorised reproduction, adaptation or transmission is prohibited. There is no warranty that this email is error or virus free. This notice should not be removed.*

*This email and any attachments to it are also subject to copyright and any unauthorised reproduction, adaptation or transmission is prohibited.
There is no warranty that this email is error or virus free.*

This notice should not be removed.



Our Ref : 157435
 Previous Ref :
 Your Ref :
 Enquiries : Rosa Rigali (6551 9306)

20 November 2018

Application No: 157435 - Lot No 114 Aldersyde-Pingelly Road East Pingelly

The Western Australian Planning Commission has received an application for planning approval as detailed below. Plans and documentation relating to the proposal are attached. The Commission intends to determine this application within 90 days from the date of lodgement.

Please provide any information, comment or recommended conditions pertinent to this application by the 1st January 2019 being 42 days from the date of this letter. The Commission will not determine the application until the expiry of this time unless all responses have been received from referral agencies. If your response cannot be provided within that period, please provide an interim reply advising of the reasons for the delay and the date by which a completed response will be made or if you have no comments to offer.

Referral agencies are to use the Model Subdivision Conditions Schedule in providing a recommendation to the Commission. Non-standard conditions are discouraged, however, if a non-standard condition is recommended additional information will need to be provided to justify the condition. The condition will need to be assessed for consistency against the validity test for conditions. A copy of the Model Subdivision Conditions Schedule can be accessed: www.planning.wa.gov.au

Send responses via email to referrals@planning.wa.gov.au. Always quote reference number "157435" when responding.

This proposal has also been referred to the following organisations for their comments: Western Power, Water Corporation, Dept Mines Ind Regulation And Safety, Dept Biodiversity, Conser & Attraction and LG Shire Of Pingelly.

Yours faithfully

Ms Sam Fagan
 Secretary
 Western Australian Planning Commission

APPLICATION DETAILS

Application Type	Subdivision	Application No	157435
Applicant(s)	Planning Solutions (Aust) Pty Ltd		
Owner(s)	Barwon (W A) Pty Ltd		
Locality	Lot No 114 Aldersyde-Pingelly Road East Pingelly		
Lot No(s)	114	Purpose	Other,Rural Living
Location		Local Gov. Zoning	Local Road,General Agriculture
Volume/Folio No.	1377/926	Local Government	Shire Of Pingelly
Plan/Diagram No.	P120976	Tax Sheet	
Centroid Coordinates	mE mN		
Other Factors	BUSHFIRE PRONE AREA, REMNANT VEGETATION (NLWRA), DMP, THREATENED ECOLOGICAL COMMUNITY BUFFER		



Application for Approval of Freehold or Survey Strata Subdivisions

Lodgement ID: 2018-213295

Your Reference	5906
Location of Subject Property	Lot 114 Aldersyde-Pingelly Road, East Pingelly
No. of applicants	1
Are you applying on your own behalf?	Yes
Are you the primary applicant?	Yes
Do you have consent to apply from all landowners?	Yes
Lodgement Type	Subdivision
Submitted by	Amber Fisher
Email	admin@planningsolutions.com.au



About the land

Number of current lots on the land	1	Total number of proposed lots on the land including balance lots	2
Drainage Reserves	0	Public Access Ways	0
Recreation Reserves	0	Right of Ways	0
Road Reserves	0	Road Widening	0
Number of fee paying lots	2	Number of fee exempt lots	0

What is the proposed use/development?

Proposed Use	Lot size	Number of Lots	
Other	Over 25 HA	1	
Rural Living	5 HA - 10 HA	1	
Local Government	Shire Of Pingelly	Existing dwellings	No
Is common property proposed	No		

Applicants

Primary applicant (1)

Is the applicant a company/organisation?	Yes	Is the applicant a landowner?	No
Name/Company	Planning Solutions (Aust) Pty Ltd	ABN / ACN	23143573184
Email	admin@planningsolutions.com.au	Phone number	92277970

Address

Street address	GPO Box 2709 Cloisters Square PO	Town / Suburb or City	Perth BC
State	WA	Post Code	6850
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Certificate of Title Details

Lots with certificate (1)

Volume	1377	Folio	926
Lot Number	114	Plan Number	120976
Total land area	63.1887	Land Area Units	Hectares
Reserve number (if applicable)	N/A	No. of landowners	1
Is the Landowners name different to that shown on the Certificate of Title?			No

Landowners

Landowner (1)	Barwon (WA) Pty Ltd		
Full name	Signatories Michael Wakefield - Director	Company / Agency	N/A
ACN / ABN	Kerrie Wakefield - Director	Landowner type	Registered Proprietor/s
Address			
Street address	8 Janet Street	Town / Suburb or City	West Perth
State	WA	Post code	6005
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Subdivision detail

Number of dwellings	N/A	Dwelling retained	N/A
Dwelling description	N/A		
Number of outbuildings/structures	N/A	Structure/s retained	N/A
Other description	N/A		
Structure description	N/A		
Is a battleaxe lot/s proposed?			No
Does plan show the width and length of the access leg, the area of the access leg and total area of the rear lot			Not applicable
Has the land ever been used for potentially contaminating activity			No
Does the land contain any sites that have been classified under the Contaminated Sites Act 2003			No
Does the land contain any sites that have been reported or required to be reported under the Contaminated Sites Act 2003			No
Is the land located in an area where site characteristics or local knowledge lead you to form the view that there is a significant risk of acid sulfate soils in this location			No
Is this application to be assessed under the Liveable Neighbourhoods policy and is supporting documentation attached?			No
Is the development within a Bushfire Prone Area?			Yes
Are there any dewatering or drainage works proposed to be undertaken			No
Is excavation of 100 cubic metres or more of soil proposed			No
If yes did the Acid Sulfate Soils investigation indicate acid sulfate soils were present			No

Fee & Payment

Fee amount	\$3,487.00	Payment Type	By Anyone
------------	------------	--------------	-----------

Attachments

Attachment name	Attachment type
1. 181112 5906 DBCA letter of support-5.pdf	Correspondence from other authorities
2. 181113 5906 Subdivision submission letter-4.pdf	Subdivision Report/s
3. 181114 5906 Plan of Subdivision A3-3.pdf	Subdivision Plan
4. 2016 NRM report - BCG Site Assessment - Lot 114 Pingelly-Aldersyde Road_Pingelly-6.pdf	Correspondence from other authorities
5. DP120976-7.pdf	Other supporting plans/documentation
6. Memorial G804759-8.pdf	Other supporting plans/documentation
7. Subdivision Application Form 1A-2.pdf	Other documentation of consent
8. T 1377-926-1.pdf	Certificate of Title

Perth	Albany	Bunbury	Geraldton	Mandurah
140 William Street Perth Western Australia, 6000, Locked Bag 2506 Perth, 6001	PO Box 1106 Albany Western Australia, 6330	Sixth Floor Bunbury Tower 61 Victoria Street Bunbury Western Australia, 6230	Regional Planning and Strategy Office 40 209 Foreshore Drive Geraldton Western Australia, 6530	Unit 2B 11-13 Pinjarra Road Mandurah Western Australia, 6210
Tel: (08) 6551 9000 Fax: (08) 6551 9001	Tel: (08) 9892 7333 Fax: (08) 9841 8304	Tel: (08) 9791 0577 Fax: (08) 9791 0576	Tel: (08) 9960 6999 Fax: (08) 9964 2912	Tel: (08) 9586 4680 Fax: (08) 9581 5491

Bush Care Grant Site Assessment Form

Project ID: BI01046BCN

Date: 10/06/2016

Assessor(s): Terri Jones

Duration of visit: 1.5hrs

Landholder Details

Land manager name: Michael Wakefield

Property owner? Yes No

Contact details for the main contact

Phone: (M) 0437 556 318

Fax:

Email: Michael_wakefield60@hotmail.com

Postal address: PO Box 90, Leederville 6902

What is the best time to contact you? AM PM Other: Either

Would like to receive Wheatbelt NRM Enews Landholder given *Landholder information pack*

Business Name: Barwon (WA) Pty Ltd [ACN: 104 911 453] ATF The Wakefield Family Trust

ABN: 48 183 608 524

Property Details

Property name: N/A

Property location: Lot 114 Pingelly-Aldersyde Road

Local government: Shire of Pingelly NRM region Avon Arc

Existing agreements or land use restrictions

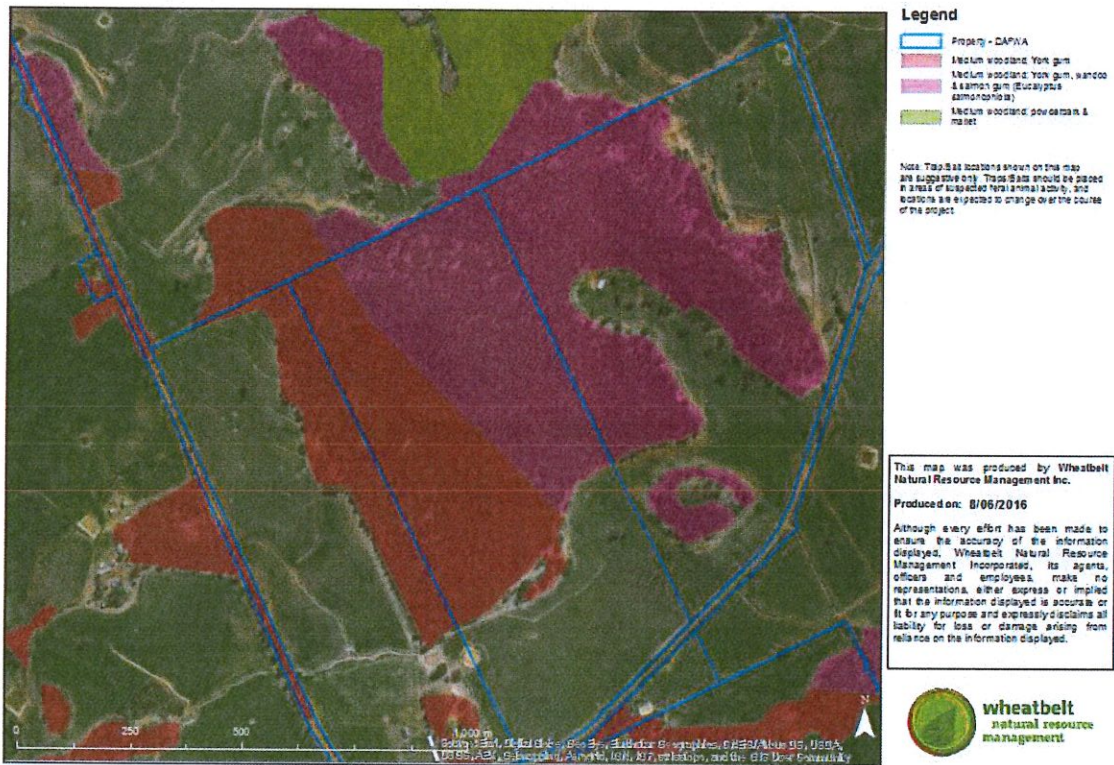
Covenant placed by previous owner on remnant before subdivision – no obligatory management activities they are aware of.

4WD required: Yes No Seasonally Give details: Firm ground even along firebreaks.

Have the following maps been produced and in the landholder folder for the sites?

Indigenous Heritage <http://maps.dia.wa.gov.au/AHIS2/> Vegetation Threatened species
Soil Project Proposal

Site map



Land Use Across Property (ha)

Grazed Cropped **Currently neither cropped nor grazed, planning to keep sheep on the property in portion S of remnant in future for sheep dairy** Non-arable: _____

Conservation _____ Total area of property: _____

Landholder Capacity

Does the landholder farm on the property? Yes No **Not yet but see above.**

Does the landholder live on or near the property? Yes No **On site several times a week.**

Does the landholder have neighbours/relatives that may help/collaborate with the project? **No**

Landholder available during July to undertake revegetation (if applicable): Yes No **N/A**

Is the landholder happy to have a case study or photos of the project used for future promotion? **Yes** No

Would the landholder like to be involved in the monitoring? **Yes** No

Site History

Is the landholder aware of any Aboriginal sites on the property? Yes No

Is the landholder open to finding out about Aboriginal sites on the property? Yes No

European heritage: (historic sites/artefacts/events) Yes No

Reports / surveys- list any known reports / surveys or other documentation regarding the remnant or immediate surrounding conservation assets. Where possible obtain copies of relevant reports etc.

(eg is this a Land for Wildlife property?)

Not a LFW property but Wildflower Assoc. did a survey. They have the report somewhere but currently moving house and is packed away.

Fire history- is there any evidence or knowledge of fire occurrence (fire scars, coppicing, vegetation age / structure):

0 < 2 years 2 – 5 years 5 – 10 years > 10 years

NOTES:

Clearing history of surrounding land (how long has area been grazed / fenced etc): Remnant has never been cleared or properly grazed, although fences not currently secure and sheep access evidenced by bones etc in the remnant.

Other relevant local knowledge:

Neighbours to E and W are 'lifestylers' and don't keep sheep, but property to N is actively farmed and grazed, and occasional sheep access suspected.

Remnants of Interest

How many remnants of interest are there on this property? 1

Connectivity of remnant within local landscape (can be done on Google Earth post ground truthing)

Corridor / stepping stones or other connections with target remnant and surrounding vegetation

Little / no connections present Partial connection present Some core stepping stones Good connectivity

General condition of remnant patches in vicinity of projects site:

_The remnant, which extends beyond the property, is in excellent condition, with healthy mature eucalypts and intact diverse understorey which is appropriate to the vegetation type. No signs of overt disease although some very large & old shrubs recently dead, but appears more likely just natural senescence.

Baiting

Is the landholder willing to participate in a 1080 baiting program? Fox Rabbit No

Is the landholder 1080 accredited? Yes No

Are domestic animals present on the property? Yes No

Is the landholder able to shoot predators (ie willing and owns a firearm)? No

Would the landholder like to cage trap use phostoxin ? No

Note the importance of coordinated predator control.

Also Note (1) that when cage traps are loaned (generally one per property), the landholder will be asked to keep and provide records of trapping effort and success. (2) We can provide some support for fox baits. (3) Red Card website has a list of registered shooters.

Feral Animals

Evidence of feral animals present at site

Fox Rabbit Feral goat Rat Feral cat Feral pig Feral bee Mouse Other:

Notes

No evidence seen of foxes but l/holder reports the occasional sighting. No evidence of rabbits seen at all in remnant, and none seen by l/holder but small number of diggings and scats in field below.

Fire & other threats

(erosion, spray drift, waterlogging, salinity, sedimentation, eutrophication, rubbish piles or other sites in or near the remnant that may harbour pests &/or contain contaminants (mark location on map; note size and whether still actively used).

_Currently no real threats noted except possible access by sheep through dilapidated fence, but possibility of fire would constitute the major threat to the remnant. Michael has looked into getting a fuel-reduction burn organised through the local volunteer fire-fighters, mainly to stimulate regeneration of certain flora species.

FLORA: Rare or threatened flora:

_Nil known

FAUNA: Landholder observed fauna present at site

_Kangaroos, occasional echidna, reptiles, various birds.

Rare or Threatened fauna

_Nil known

Fill in the following information (new page) for each remnant/ project site

Remnant/ Site 1

Remnant/ Site location and size

Coordinates: GPS in decimals (UTM)

Size of Remnant (hectares)

Proposed activity:

Fencing Revegetation Feral Control Weed Control

Describe:

Remnant Description (Note position in landscape, soils, adjoining land uses, features such as rocky outcrops, creeklines, utilities: power/phone/water pipelines)

Wandoo woodland, upslope from field at S end of property. Has numerous valleys/gullies throughout and is significantly elevated above surrounding landscape in upper portions. SCL and gravelly lateritic slopes.

Note potential impacts of adjoining land uses on remnant.

Highest level impact likely sheep access.

Vegetation Type and Condition (Health, disease, weeds structure, diversity, recruitment) and identify any key species):

The remnant is in excellent condition, with healthy mature eucalypts (*E. accedens* and *E. wandoo*) and intact diverse understorey which is appropriate to the vegetation type (mostly *Petrophile spp.*, *Hakea spp.*, *Grevillea spp.*, *Banksia ?armata/nobilis* and *Dampiera spp.* with *Hibbertia sp.*, *Beaufortia ?incana*, and *Persoonia ?quinquenervis*). No signs of overt disease although some very large & old shrubs recently dead, but appears more likely just natural senescence. No weeds noted more than 5m into remnant, and none of significance seen. Recruitment of all storeys evident although not high levels for mid-/overstorey.

Fencing: Describe condition of existing fencing (include details on remnant map)

Fencing is very old and in very poor condition on all sides. The S edge, along Wakefields field, has apparently been recently repaired, but would in my opinion still be better off being replaced. E and W sides just five loose strands of wire through old wooden posts, leaning but mostly not fallen. N side not viewed but I/holder reports is the worst condition of any.

Are other sides of the remnant fenced? Yes No (make note on map if no)

Threats to remnant condition / health/ revegetation project (Details- severity, extend of infestation or damage, defined location)

Grazing

No evidence of grazing damage seen.

Environmental Weeds

List species & recommendations & current management practice

No weeds noted more than 5m into remnant, and none of significance seen.

EXTRA NOTES

Make a note of any advice that you have offered, any queries that you need to follow up, any other information that may significantly affect the proposal &/or its likely success and benefits.

Beyond this project, is there a possibility of collaborating with neighbours on feral control activities? (we can provide further support).

Note: encourage landholder to sign up for e-news; indicate that we have some great tools and resources and are happy to help with information and advice; invite landholder to drop in and see us when in Northam.

The Wakefields are very concerned about sheep having potential access to the remnant through the poor condition fencing, especially from the property to the N side as they are actively grazed fields.

Michael is keen to bait for foxes but doesn't want to shoot (has no firearms license and not interested to get one). Not yet accredited for 1080 but comfortable with undertaking the approval process.

Michael chaired the northern region wildflower association for a number of years and he and wife Kerry regularly stroll through the remnant so good landholder to have checking on condition and any rare flora that might turn up.

Advised that fence may not be approvable under BCG as is boundary fence portion, but baiting will be coverable. They are really wanting to get the fence covered if at all possible.

WESTERN



AUSTRALIA

REGISTER NUMBER 114/DP120976	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 26/2/2004

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

VOLUME 1377 FOLIO 926

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


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 114 ON DEPOSITED PLAN 120976

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BARWON (WA) PTY LTD OF 1 COLAC WAY, DUNCRAIG

(T K212861) REGISTERED 1/6/2007

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

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE.
2. *G804759 MEMORIAL. SOIL AND LAND CONSERVATION ACT 1945 EXPIRING 1.7.2028. AS TO PORTION ONLY. REGISTERED 28/5/1998.
3. *K212862 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 1/6/2007.

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

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

STATEMENTS:

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

SKETCH OF LAND: 1377-926 (114/DP120976)
PREVIOUS TITLE: 1137-584
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF PINGELLY

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF MOORUMBINE AGRICULTURAL AREA LOT 114 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 114 ON DEPOSITED PLAN 120976 ON 07-JUN-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 114/DP120976

VOLUME/FOLIO: 1377-926

PAGE 2

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE
OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

NOTE 3: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING
K212862



Department of Biodiversity,
Conservation and Attractions

Science and Conservation

Our ref:
Enquiries: Lei Zhang
Phone: (08) 9219 9518
Email: lei.zhang@dbca.wa.gov.au

Ingrid Maher
Planning Consultant
Planning Solutions
GPO Box 2709 Cloisters Square
PERTH WA 6850

Dear Ms Maher,

RE: NATURE CONSERVATION COVENANT – Lot 114 on Deposited Plan 120976

At your request, the Department of Biodiversity, Conservation and Attractions' Nature Conservation Covenant Program (NCCP) has undertaken an assessment of the above property's vegetation for its suitability for protection under a conservation covenant with the Program, in light of the proposed subdivision.

In assessing the conservation value of this land, and its suitability for inclusion in the Covenant Program, the Department has assessed the property's biodiversity conservation values, and the potential impact on those values of the proposal affecting it. The Department is not prepared to accept a property into the Covenant Program where the proposed future landuse will impact on the biodiversity values, or the ability to maintain those values, to the extent that the land will not be considered to have high biodiversity values in the future.

Based on a brief desktop assessment, the Department is pleased to confirm that the above property is considered to be in suitable condition for a conservation covenant.

The property contains approximately 17 hectares of medium woodland: York gum and approximately 19 hectares of medium woodland: York gum, wandoo and salmon gum. This vegetation has now been federally listed as a critically endangered ecological community under the *Environment Protection and Biodiversity Conservation Act 1999*.

It also contains suitable habitat trees for the endangered Carnaby's and Baudin's cockatoos (*Calyptorhynchus latirostris* and *C. baudinii*) and is also likely habitat for *Acacia adjutrices* and *Thysanotus tenuis*, both listed as Priority 3.

Based on the proposed subdivision guide plan provided by yourself (attached), it would appear that the proposed conservation lot, will retain sufficient biodiversity value to be accepted into the Covenant Program.

Also, as there is sufficient cleared land, we anticipate the location of the building envelope to be set back from the vegetation. The Program is not willing to support an application where the building envelope and the associated fire protection measures for said building envelope, impact the native vegetation proposed for a conservation covenant.

Please note, any proposed clearing of native vegetation may require a flora/fauna survey prior to the commencing of any works.

As the Covenant will be prepared as a condition of the subdivision, all costs involved in the process will be completed at your expense. A table providing cost estimates is attached.


The timeline for completing a conservation covenant is at least 6 months, and you are advised to contact the Covenant Program at least 12 months before conditional approval expires. If you have less than six months before your approval expires, the Department may not be able to complete the covenant in time and will not bear any responsibility for this.

If any of the information on which this decision was based should change, then this new information will need to be submitted to the Covenant Program for reassessment.

Acceptance into the Covenant Program of land subject to a subdivision proposal, **should not** be interpreted as support by the Covenant Program or Department for that proposal. Nor does acceptance of the land into the Covenant Program guarantee approval for a subdivision proposal, as there are often other significant planning considerations.

If you have any queries regarding the covenant process, please contact Lei Zhang, Covenant Officer on (08) 9219 9518.

Yours sincerely,



Lei Zhang
A/Covenant Coordinator
for Mark Webb
DIRECTOR GENERAL

12 November 2018

cc. Landuse Planning Officer, Narrogin Region, DBCA

**DEPARTMENT OF BIODIVERSITY, CONSERVATION AND
ATTRactions
NATURE CONSERVATION COVENANT PROGRAM**

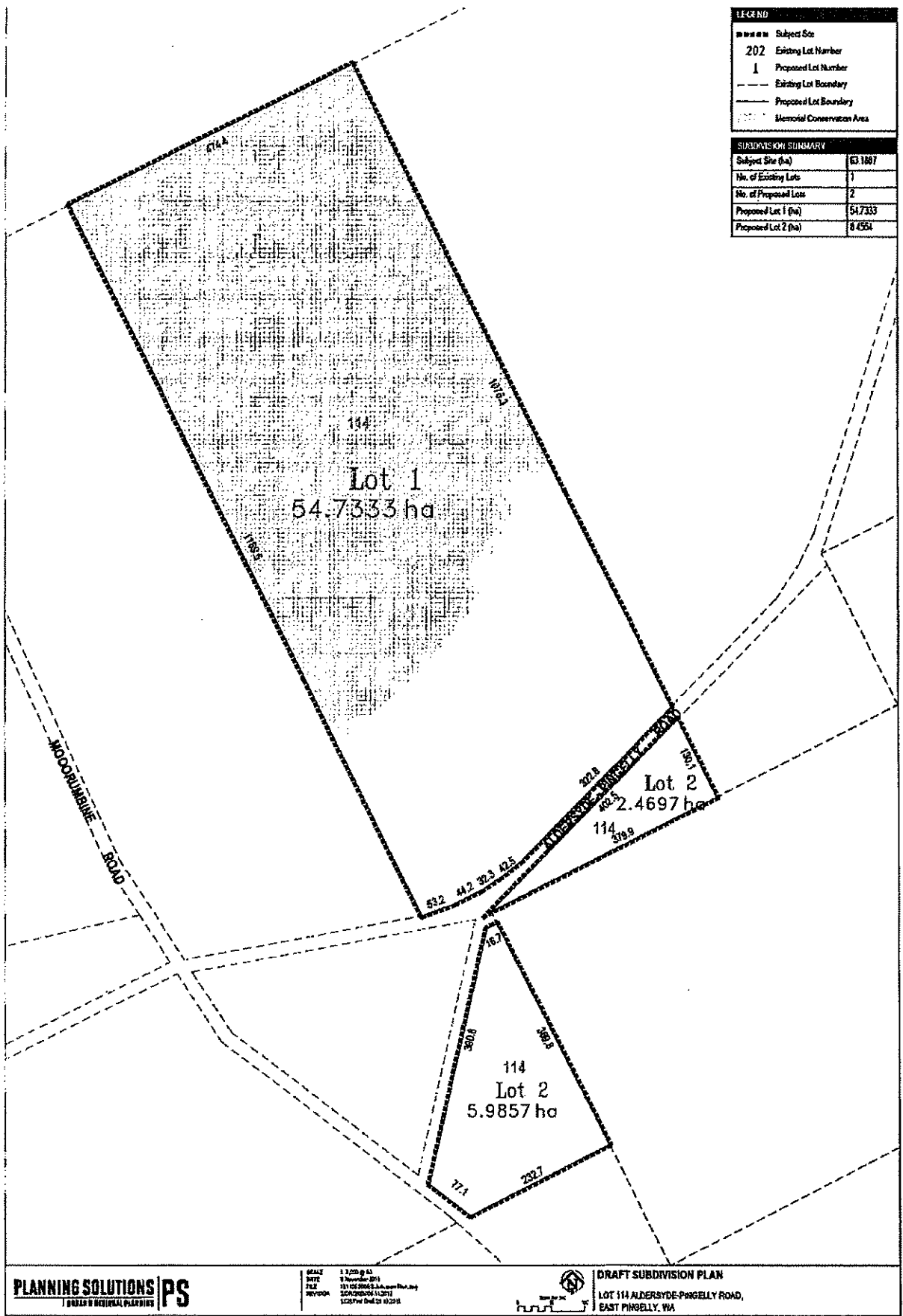
ESTIMATE OF COSTS TO BE CONTRIBUTED BY LANDOWNER (to apply 1/07/2018)

This is to be used as an interim measure to estimate partial cost recovery for conditional covenants.

The following can be used to provide an estimate of the costs likely to be encountered when preparing a covenant. Please note that the figures for officer time and travel are based on a basic covenant in an area that is serviced by a covenant officer. These costs will increase significantly if the covenant requires extensive negotiation or if the travel distance is increased and more than one visit is required.

Please note. In the event of a subdivision proposal being discontinued, the landholder will still be invoiced for all work that has already been undertaken by the Department whilst preparing the conditional covenant.

Item	Rate	Amount	Charged required for each covenant?
Covenant Officer time (hours, incl. site assessment and document preparation)	\$94.03/hr (average 50 hrs)	\$4,701.50	Yes
Travel (kilometres)	\$1.395 /km (average 300 km)	\$418.50	Yes
Certificate of Title search and survey	\$25.70 (per title and per survey)	\$77.10	Yes
Review by State Solicitor's office	\$290/hr (average 1.3 hrs)	\$377.00	Yes
Preparation of a Dimension Sketch prepared by DBCA	\$80.29/hr (average 7.5 hrs)	\$602.21	Required for covenants with building envelopes / management zones
Business search	\$9.00 (per search)	\$18.00	Only required if a company is involved
Sundry items (postage, etc.)	\$9.20	\$9.20	
Estimated Total (excluding GST)		\$6,203.51	
<i>Notes:</i>			
<ul style="list-style-type: none"> • <i>estimated total does not include figures marked with an asterisk **</i> • <i>some items will incur 10% GST which is additional to the estimated total shown</i> 			



G 804759 MS

28 May, 1998 11:46:59 Perth



**MEMORIAL
AGRICULTURE WESTERN AUSTRALIA**

LODGED BY Agriculture Western Australia
ADDRESS 3 Baron-Hay Court
 South Perth WA 6151
PHONE No. 08 9368 3950
FAX No. 08 9368 3946
REFERENCE No. 980238V01P0R
ISSUING BOX No. 999

PREPARED BY Robyn Hartley
ADDRESS Remnant Vegetation Protection
 Scheme
 3 Baron-Hay Court
 South Perth WA 6151
PHONE No. 08 9368 3950
FAX No. 08 9368 3946

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.

[Empty box for instructions]

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1.	Map/Conservation Covenant	Received Items
2.		Nos
3.		
4.		
5.		
6.		Receiving clerk

EXAMINED

R

[Handwritten signature]

[Handwritten signature]

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



[Handwritten mark]

MEMORIAL

**SOIL AND LAND CONSERVATION ACT 1945 AS AMENDED
AGREEMENT TO RESERVE AND CONSERVATION COVENANT
PART 1V A**

DESCRIPTION OF LAND	EXTENT	VOLUME	FOLIO
Moorumbine Agricultural Area Lot 112 and portion of Moorumbine Agricultural Area Lot 114, being part of the land described in Certificate of Title Volume 958 Folio 34 and Volume 1377 Folio 926, as delineated in orange in the attached plan.	Part	958	34
	Part	1377	926

REGISTERED PROPRIETOR OF LAND
Allan Clayton CUNNINGHAM of Pingelly, Farmer.

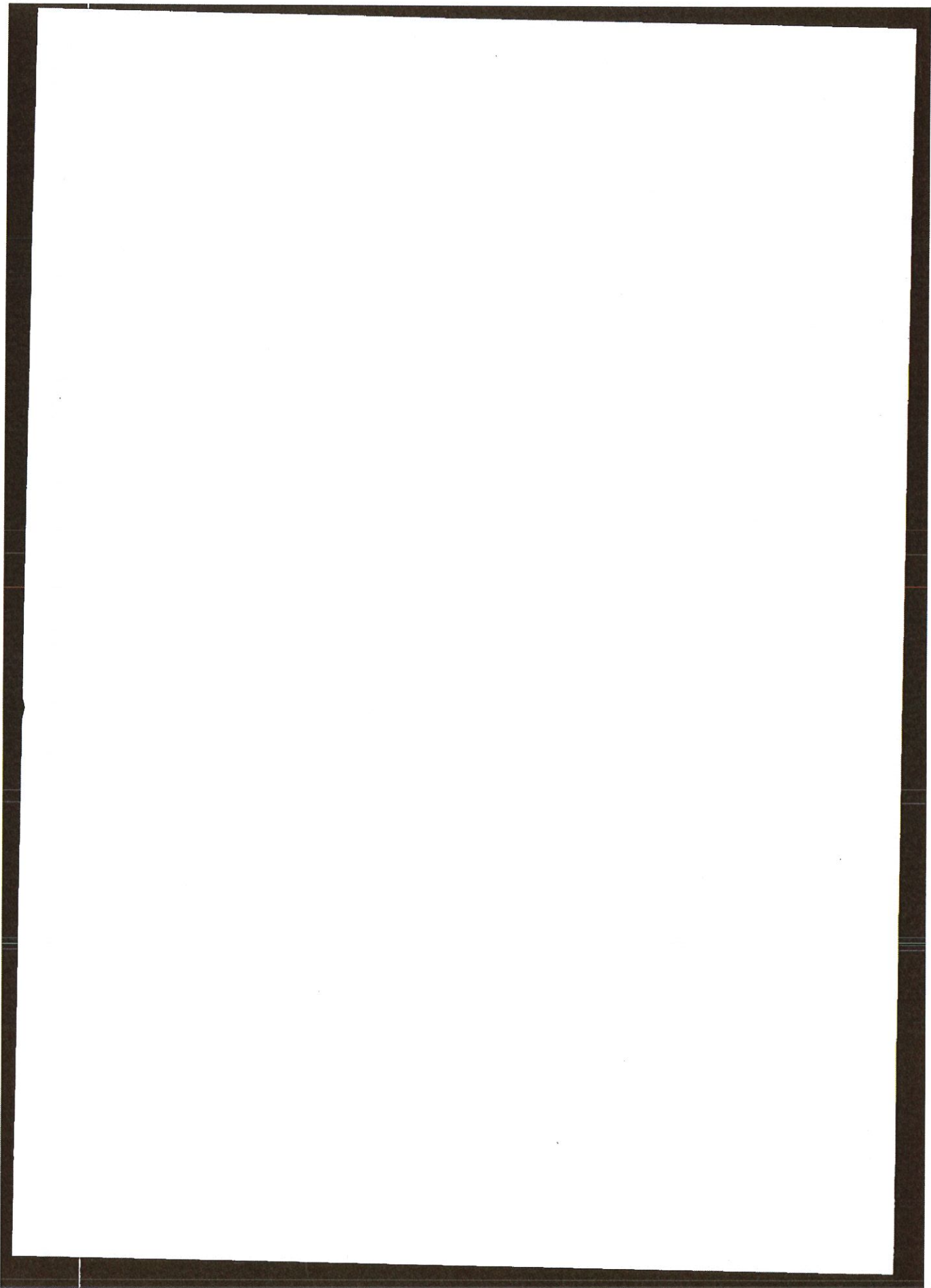
The within Instrument dated the **Twenty Seventh** day of **May** **1998** is:
A Conservation Covenant under section 30 (b) 1, of the Soil and Land Conservation Act over the Land above described.

Duration of Agreement or Covenant
Limited in Time to the **First** day of **July** **2028**

Dated this **Twenty Seventh** day of **May** **1998**


.....
Commissioner / Deputy Commissioner
of Soil and Land Conservation


.....
Witness, an Officer of
Agriculture Western Australia



PSA Ref: 5906

14 November 2018

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Dear Sir/Madam,

**APPLICATION FOR APPROVAL OF FREEHOLD SUBDIVISION
LOT 114 ALDERSYDE-PINGELLY ROAD, EAST PINGELLY**

Planning Solutions acts on behalf of Barwon (WA) Pty Ltd, the proponents of the proposed subdivision and proprietor of Lot 114 Aldersyde-Pingelly Road, East Pingelly (**subject site**).

It is proposed to subdivide the subject site into two freehold lots to allow for the northern portion of the site to be excised for conservation and agricultural/farming purposes and the remaining portions of land to be used for homestead purposes.

The following submission discusses various matters pertaining to the proposal, including:

- Site details.
- Proposal.
- Town planning considerations.

1 SITE DETAILS

1.1 Legal description

The subject site is legally described as "*Lot 114 on Deposited Plan 120976*", being the whole of the land contained within Certificate of Title Volume 1377 and Folio 926.

The subject site's total lot area is approximately 63.19 hectares, comprising three separate portions of land as follows:

- Northern portion = approximately 54.73ha.
- South eastern portion = approximately 2.47ha.
- Southern portion = approximately 5.99ha.

The Certificate of Title has one listed encumbrance which is a Memorial G804759 under the *Soil and Land Conservation Act 1945*, expiring in 2028. This Memorial relates to a conservation covenant affecting a part of the northern portion of the subject site only, approximately 38.86ha of remnant vegetation. The proposed subdivision is consistent with the site's memorial classification.

A copy of the Certificate of Title, Deposited Plan and Memorial is **enclosed** with this application.

1.2 Context

The subject site is located in the suburb of East Pingelly, within Western Australia's wheatbelt region, approximately 170 kilometres south east of the Perth city centre and 6.5km north east of Pingelly town centre.

The subject site is within the municipality of the Shire of Pingelly (**Shire**).

The subject site comprises three separate parts, with the northern and southern portions of land being naturally divided by Aldersyde-Pingelly Road, which runs east-west through the site.

The northern portion of land has frontage to Aldersyde-Pingelly Road to the south. The south eastern portion has frontage to Aldersyde-Pingelly Road to the north and the southern portion has frontage to Moorumbine Road to the south-west.

The subject site is generally surrounded by agricultural/rural land to the north, west, south and east. The adjacent site to the west of the southern portion of land is reserved for 'public purposes' (at the corner of Aldersyde-Pingelly Road and Moorumbine Road).

1.3 Land use and topography

Historically, portions of the subject site have been used for conservation and general agriculture purposes.

The subject site comprises bushland areas and break-away country with numerous valleys and ridges. In terms of topography, there are changes in elevation between 390AHD and 370AHD across the site. The northern portion of the site has a fall from north to south of approximately 2.5% and a fall from west to east of approximately 1.5%. The south eastern portion of the site has a fall from the southwest to the northeast of approximately 1.3%. The southern portion of the site has a ridgeline that starts approximately 315m south of Aldersyde-Pingelly Road, with a fall from the ridgeline north of approximately 1.9% and a fall from the ridgeline south of approximately 1.3%.

The subject site comprises remnant vegetation including native vegetation of significant environmental value. The northern portion of the site comprises approximately 38.86ha of native vegetation which is classified by the Department of Biodiversity, Conservation and Attractions (**DBCA**) as a Threatened Ecological Communities (DBCA-038); and is impacted by a conservation covenant listed on the certificate of title. The site was assessed in 2016 by the Wheatbelt Natural Resource Management (**NRM**) as part of a Bush Care Grant application process. The NRM's site assessment confirms the site's remnant vegetation is in excellent condition with no signs of disease. The proprietor received the Bush Care Grant from the NRM, which provided funding for new fencing to protect the remnant vegetation and conservation area from sheep grazing. The new fence has been constructed within the northern portion of the site and will assist in preserving the subject site's high conservation values. A copy of the NRM's site assessment report is **enclosed** with this application.

2 PROPOSAL

It is proposed to subdivide the subject site into two freehold lots, as follows:

- **Proposed Lot 1**, comprising the northern portion of land, having an area of approximately 54.73ha, with frontage to Aldersyde-Pingelly Road. Approximately 38.68ha (71 per cent) of Lot 1 is intended to be retained for conservation purposes, with the remaining portion to be maintained for agricultural purposes.
- **Proposed Lot 2**, comprising the remaining two southern portions of land (balance lot), having a combined area of approximately 8.46ha. Lot 2 (balance lot) is intended to be developed and used for homestead and agricultural purposes.

No roads, easements, rights of way, or reserves are proposed as part of this subdivision application.

Refer to the plan of subdivision **enclosed** with this application.

3 TOWN PLANNING CONSIDERATIONS

3.1 Shire of Pingelly Scheme No.3

Pursuant to section 138(2) of the *Planning and Development Act 2005*, the Commission is to have due regard to the provisions of any local planning scheme that applies to the land under consideration and is not to give an approval that conflicts with the provisions of a local planning scheme. The relevant local planning scheme in this case is the Shire of Pingelly Scheme No.3 (**Scheme**).

The subject site is zoned General Agriculture pursuant to the Scheme. Pursuant to clause 4.2(f) of the Scheme:

The objectives of the General Agriculture Zone are to:

- *To protect areas of broadacre agricultural significance for sustainable production.*
- *To encourage processing and value adding industries to be located within the zone.*
- *To encourage intensive agriculture where it can be demonstrated that off-site impacts (if any) will not adversely affect existing agricultural activities.*
- *To protect and enhance rural landscapes.*
- *To protect the natural environment and biodiversity while ensuring appropriate development opportunities within the Zone are realised.*
- *To promote 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.*

The proposed subdivision is entirely consistent with the Scheme objectives of the General Agriculture Zone, in that it facilitates the conservation of the existing environmentally significant natural features and biodiversity, while maintaining the use of the land for general agricultural purposes and providing for the development of the land for homestead purposes, which is entirely consistent with its rural location. In this regard, the proposed subdivision will protect and enhance the existing rural landscape of the site and surrounding area, and ensure an appropriate development opportunity is realised, in accordance with the objectives of the Shire's General Agricultural Zone.

Clause 5.20.1 of the Scheme states:

In assessing applications for development and/or subdivision within the General Agriculture Zone, Council will consider the following:

- (a) the availability of services required to support the proposed development or subdivision and the economic impact of the provision of, extension or upgrading of those services that may be required;*
- (b) the adequacy of the roads, existing or proposed in the area which may be needed to support the amount of road traffic expected to be generated by the development or subdivision; and*
- (c) the need to enforce such conditions as Council deems appropriate in order to minimise any adverse effect the development or subdivision may have on the general environment of the area.*

The proposed subdivision will not result in any additional service infrastructure requirements to be provided by the Shire. It is considered the existing service infrastructure in the area is adequate to support the proposal, including existing roads in the area (ie. Aldersyde-Pingelly Road and Moorambine Road); given the proposed subdivision will provide for the creation of a conservation lot and development of a homestead on the balance lot, which will not generate a significant amount of additional traffic or demand on services. Furthermore, it is not anticipated the proposed subdivision and subsequent development will have any detrimental impact on the amenity of the site or surrounding area, given the proposal is consistent with its rural location and zoning objectives.

Clause 5.23.3 of the Scheme states:

In the General Agriculture zone there shall be a presumption against the subdivision of land unless the Council is satisfied:

- (a) the lots have already been divided by significant natural or man-made features and an undesirable precedent would not be set;*
- (b) the lots are for farm adjustment and the erection of dwelling houses is restricted by memorials on Titles;*
- (c) the adjustment of lot boundaries where the application, if approved, will not result in the creation of additional lots;*
- (d) the lots are for specific uses such as recreation facilities and public utilities;*
- (e) the lots are required for the establishment of uses ancillary to the rural use of the land (eg. abattoir, canning works), or are required for the travelling public and tourists (eg. service stations, motels);*
- (f) of the need to excise a conservation lot;*
- (g) that the subdivision is necessary to enable the carrying out of an intensive agricultural pursuit and is in accordance with Council's Local Planning Policy - Intensive Agriculture.*

The proposed subdivision will simply formalise the existing physical divisions impacting the site in relation to the existing natural features (ie. the portion of the site affected by the conservation covenant on the certificate of title), as well as the existing physical boundary running through the site (ie. Aldersyde-Pingelly Road). Although the proposed two lot subdivision will create an additional lot, this is considered a technicality given the existing natural and man-made features impacting the site effectively subdivide the site in terms of how the site can be used and developed. The proposed subdivision will create a conservation lot and is necessary to maintain the agricultural use of the land and facilitate the development of a homestead on the balance lot. This will be achieved through the creation and on-sale of the new conservation lot.

Clause 5.23.4 of the Scheme states:

Council will not support subdivision in the General Agriculture Zone which in its opinion will have the potential to adversely affect the rural landscape or be prejudicial to the agricultural use of the land.

As stated above, the proposed subdivision is entirely consistent with the objectives of the General Agriculture Zone and will not have any adverse impacts on the existing rural landscape. The proposal allows for the land to continue to be used for its intended agricultural purposes therefore will not be prejudicial to the agricultural use of the land.

Having regard to the above, the proposed subdivision is considered appropriate for the subject site and entirely consistent with the provisions of the Scheme. The proposal warrants approval accordingly.

3.2 Development Control Policy No. 3.4 – Subdivision of Rural Land

The Western Australian Planning Commission (**WAPC**)'s *Development Control Policy 3.4: Subdivision of Rural Land (DC 3.4)* is an operational policy which provides guidance on the subdivision of rural land, in order to achieve the key objectives of *State Planning Policy 2.5: Rural Planning*, which are:

- (a) support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;*
- (b) provide investment security for existing, expanded and future primary production, and promote economic growth and regional development on rural land for rural land uses;*
- (c) outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction;*
- (d) provide a planning framework that comprehensively considers rural land and land uses, and facilitates consistent and timely decision-making;*

- (e) *avoid and minimise land use conflicts;*
- (f) *promote sustainable settlement in, and adjacent to, existing urban areas; and*
- (g) *protect and sustainably manage environmental, landscape and water resource assets.*

Part 4 of DC 3.4 states:

When determining subdivision proposals on rural land, the following measures will be applied:

- (a) *the creation of new or smaller lots will be by exception;*
- (b) *proposals will be considered against strategies and schemes;*
- (c) *adequate buffer distances for sensitive and/or incompatible land uses can be achieved; and*
- (d) *proposals will be assessed against any relevant State planning policies and/or operational policies.*

However, Part 6 of DC 3.4 contemplates scenarios where subdivision of rural land would be considered, including for the creation of conservation lots. Clause 6.5: Conservation of Biodiversity and Natural Heritage states:

Conservation lots may be created to conserve significant environmental features and remnant vegetation provided that:

- (a) *the application includes advice from the Department of Parks and Wildlife, National Trust of Australia (WA), or another relevant agency, endorsing the suitability of the new lot for the intended purpose of retaining environmental values including:*
 - i. *the adequacy of the lot size proposed (if it is less than 40 hectares) to retain the conservation value in perpetuity; and*
 - ii. *in-principle agreement to administer the necessary conservation covenant.*
- (b) *generally at least 85 per cent of the area of the conservation lot has high environmental values or is covered by endemic or regenerated vegetation and/or wetland;*
- (c) *the proposed conservation lot has an appropriate shape having regard for the native vegetation, natural features, bush fire management, water resources, property management and existing or proposed structures;*
- (d) *a conservation covenant in perpetuity with the Department of Parks and Wildlife, the National Trust of Australia (WA), or an alternative authority acceptable to the WAPC, is registered on the certificate of title as a condition of subdivision for the proposed conservation lot and that the covenant includes provisions that:*
 - i. *prohibit further clearing (other than for necessary land and fire management requirements);*
 - ii. *clearly delineate a building envelope and/or building exclusion area which is also shown on the subdivision plan; and*
 - iii. *prohibit stocking outside any existing cleared area.*
- (e) *bushfire risk can be managed in accordance with WAPC guidelines without resulting in loss of conservation values; and*
- (f) *the balance lot is suitable for the continuation of the rural land use and retains where practical, native or regenerated vegetation as an integral part of sustainable primary production, provided that this does not result in the division of significant endemic vegetation in order to include a portion of that vegetation within the agricultural lot.*

The proposed subdivision will provide for the creation of a conservation lot to conserve the existing significant environmental features of the site (i.e. the remnant vegetation classified as Threatened Ecological Communities and portion of the site impacted by a memorial on the certificate of title), with the balance lot to be maintained for general agricultural use and developed for homestead purposes. The proposed subdivision is in accordance with the existing conservation covenant currently registered on the certificate of title for the property, which demonstrates the suitability of the new lot for the intended purpose of retaining existing environmental values.

A letter from the Department of Biodiversity, Conservation and Attractions is **enclosed** in this application. The letter endorses the suitability of the proposed new lot (Lot 1) for the purpose of retaining the site's environmental and conservation values, and the administering of the necessary conservation covenant.

The proposed subdivision will create a conservation lot (proposed Lot 1) with a total area of approximately 54.73ha. Approximately 38.68ha (71 per cent) of proposed Lot 1 is intended to be retained for conservation purposes, in lieu of the minimum 85 per cent DC 3.4 requirement, with the remaining portion to be maintained for agricultural purposes. The proposed subdivision boundary line has been determined based on the existing physical division running east-west through the site (ie. Aldersyde-Pingelly Road), which provides for a logical subdivision boundary. The proposed variation to the DC 3.4 requirement is therefore considered acceptable, having regard to the existing property boundaries and the natural features contained within the site. The bushfire risk can be managed in accordance with the WAPC guidelines without resulting in a loss of conservation values, given the proposed subdivision is consistent with the intended rural uses for the site and will not result in a significant intensification of development or use of the site.

As detailed above, the proposed subdivision will allow for the continuation of existing rural land uses at the subject site and will ensure the protection of the existing native vegetation with high environmental values.

Having regard to the above, the proposed subdivision is consistent with Clause 6.5 of DC 3.4 relating to creation of a conservation lot, and warrants approval accordingly.

3.3 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

State Planning Policy 3.7 Planning in Bushfire Prone Areas (**SPP 3.7**) sets out the foundations for land use planning to address bushfire risk management. It applies to all subdivision applications within designated bushfire prone areas. Pursuant to the Department of Fire and Emergency Services Map of Bushfire Prone Areas, the subject site is identified as located within designated bushfire prone area.

SPP 3.7 requires subdivision applications identified as being in a bushfire prone area to be accompanied by a bushfire attack level (**BAL**) assessment or a BAL contour map.

Notwithstanding, the Western Australian Planning Commission's *Planning Bulletin 111/2016 - Planning in Bushfire Prone Areas (PB 111)* provides guidance on applying exemptions to the above requirement:

Exemptions from the requirements of SPP 3.7 and the deemed provisions should be applied pragmatically by the decision maker. If the proposal does not result in the intensification of development (or land use), does not result in an increase of residents or employees; or does not involve the occupation of employees on site for any considerable amount of time, then there may not be any practicable reason to require a BAL Assessment.

Exemptions may apply to infrastructure including roads, telecommunications and dams; and to rural activities, including piggeries and chicken farms which do not involve employees on site for a considerable amount of time. The deemed provisions exempt renovations, alterations, extensions, improvements or repair of a building, and incidental uses (including outbuildings, verandas, unenclosed swimming pools, carports, patios and storage sheds).

The proposed subdivision will not result in an intensification of development or land use of the subject site, or result in an increase of residents or employees on the subject site, nor increase the bushfire risk. The proposed subdivision will simply allow for the northern portion of the subject site to be retained for conservation and agricultural purposes, with the remaining portions of land to be used for homestead and agricultural purposes, which is entirely consistent with its rural location, the intended uses for the site and the Shire's planning framework. Accordingly, and following the guidelines set out in PB 111, the proposed subdivision warrants an exemption from requiring a BAL contour map or BAL assessment.

CONCLUSION

The proposed two lot freehold subdivision will simply allow for the northern portion of the site to be excised for conservation and agricultural/farming purposes, and the remaining southern portions of land to be used for homestead purposes. The proposed subdivision is consistent with the applicable planning framework, including the relevant provisions of the Shire's Scheme and WAPC's *Development Control Policy 3.4 – Subdivision of Rural Land*. The proposed subdivision is also consistent with the intended uses for the site and rural context. In addition, the proposed subdivision is supported by the Department of Biodiversity, Conservation and Attractions, who have provided a letter which endorses the suitability of creating a new lot (proposed Lot 1) for the purpose of retaining the site's environmental and conservation values, and the administering of the necessary conservation covenant.

Having regard to the above, the subdivision warrants approval subject to standard conditions.

Should you have any queries or require further clarification in regard to the above matter please do not hesitate to contact the writer.

Yours faithfully,



INGRID MAHER
PLANNING CONSULTANT

Encl. Certificate of Title and Memorial
Plan of Subdivision
NRM site assessment report dated 10 June 2016
Letter of support from DBCA dated 12 November 2018
Form 1A – signed by landowner/applicant

181113 5906 Subdivision submission

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

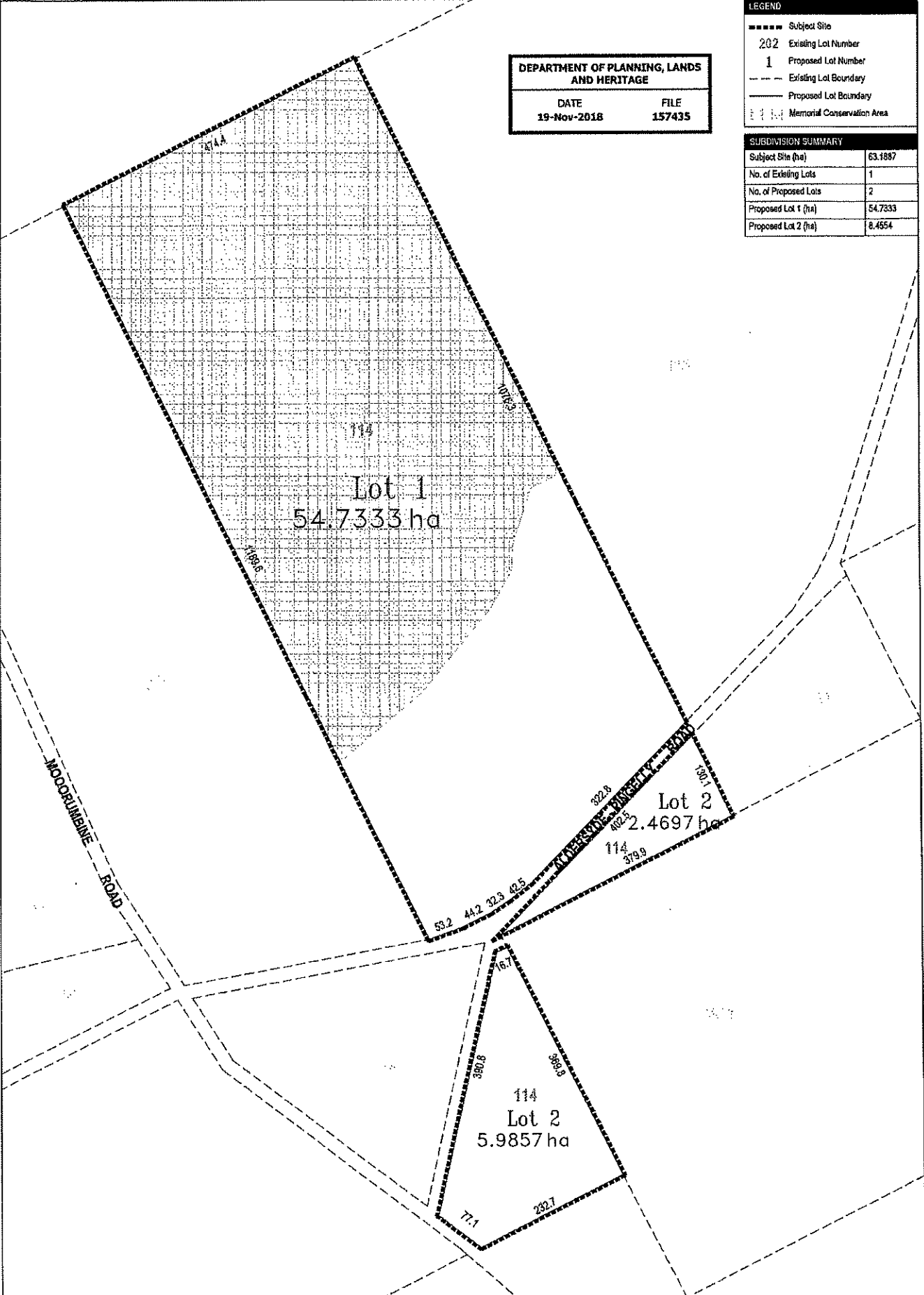
DATE: 19-Nov-2018 FILE: 157435

LEGEND

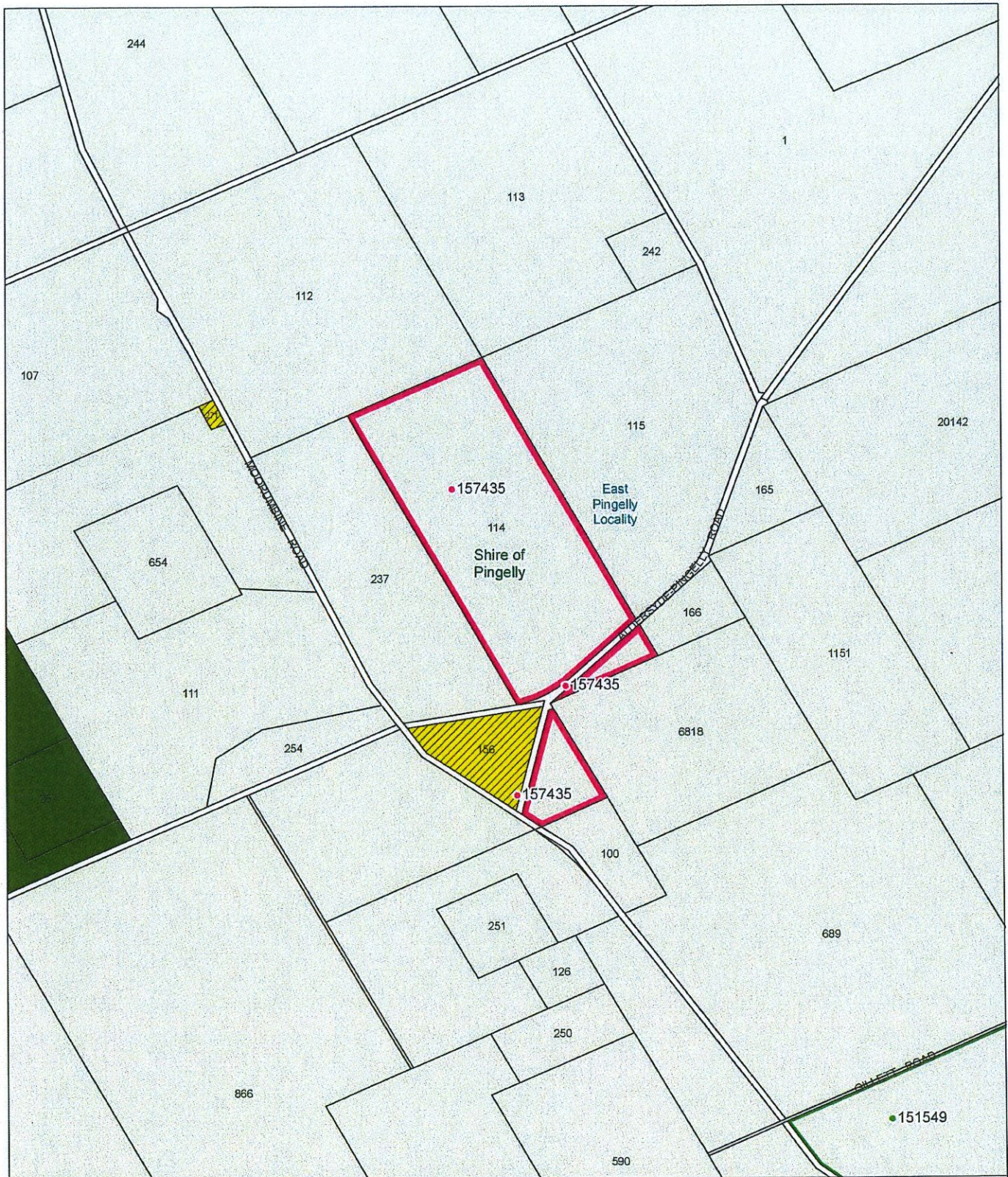
- Subject Site
- 202 Existing Lot Number
- 1 Proposed Lot Number
- Existing Lot Boundary
- Proposed Lot Boundary
- ||||| Memorial Conservation Area

SUBDIVISION SUMMARY

Subject Site (ha)	63.1887
No. of Existing Lots	1
No. of Proposed Lots	2
Proposed Lot 1 (ha)	54.7333
Proposed Lot 2 (ha)	8.4554



REGARDING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, PLANNING SOLUTIONS PS ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE OF ANY KIND INCURRED BY ANY PERSON AS A RESULT OF RELYING ON THIS INFORMATION. THE INFORMATION IS PROVIDED AS IS AND DOES NOT REPRESENT A GUARANTEE OF ANY KIND.



**Location Plan for:
Subdivision Application**

This data is to be used only for the processing of a
Subdivision Application

Application Number: **157435**
Decision: **Outstanding**
Printed: **19/11/2018**



Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA

Base information supplied by
Western Australian Land Information Authority SLIP 1096-2018-1

Application Status

- Approved
- Outstanding

Existing LPS Zones and Reserves

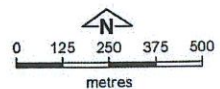
- Conservation
- General agriculture
- Local road
- Public purposes

Easements and Referrals

Region Scheme Reserves

Localities & Local Government Boundaries

- Local government boundary
- Locality



SHIRE OF PINGELLY	
FILE	A21137
DATE	29 NOV 2018
Officer	DTS/AOT
Copy to	IPA18212

Violet Winmar

From: Barry Gibbs
Sent: Wednesday, 28 November 2018 1:04 PM
To: Sheryl Squiers
Cc: Violet Winmar
Subject: FW: Subdivision Application 157435 | Lot 114 Aldersyde-Pingelly Road, East Pingelly | PS 5906

Hi Sheryl
 Email regarding the planning application.
 Regards

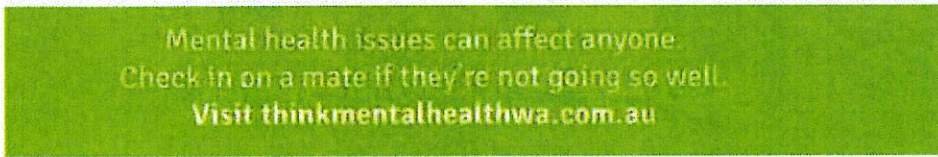
Barry Gibbs
Director Technical Services



17 Queen Street, Pingelly WA 6308
 PH: (08) 9887 1066 Fax: (08) 9887 1453
 Email: dts@pingelly.wa.gov.au
 Web: www.pingelly.wa.gov.au



Pingelly – People and Progress



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From: Ingrid Maher <ingrid.maher@planningsolutions.com.au>
Sent: Wednesday, 28 November 2018 12:57 PM
To: Barry Gibbs <dts@pingelly.wa.gov.au>
Cc: Ross Underwood <ross@planningsolutions.com.au>
Subject: Subdivision Application 157435 | Lot 114 Aldersyde-Pingelly Road, East Pingelly | PS 5906

Hi Barry,

Thank you for your call yesterday to discuss the proposed subdivision of Lot 114 Aldersyde-Pingelly Road, East Pingelly.

I understand you have expressed concern at one of the lots being identified as a homestead lot as the Shire has previously had issues with the interface between new houses and existing agricultural operations.

First and foremost, this subdivision is intended to excise a conservation lot leaving the balance lot (the southern lot) remaining.

Our client intends to construct a dwelling on the southern lot. This is something that can be progressed today – a house can be constructed on a lot without subdivision. But we have passed on your concerns to our client who will consider the appropriate placement of the house. The southern lot is large enough (approx. 8.46 hectares) so that a house can be placed away from agricultural operations.

Should you have any additional queries or concerns regarding the proposal, please do not hesitate to contact the undersigned.

Kind regards,

Ingrid Maher
Planning Consultant



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