

## ORDINARY MEETING OF COUNCIL

## 18 August 2022

## Attachments provided under separate cover

#### 1. Item 12.08.22.02 PROPOSED SCHEME AMENDMENT NO.1 - LOCAL PLANNING **SCHEME NO. 4**

Attachment 12.08.22.02A – October 2021 – Scheme Amendment Report attachments including:

- 1. Certificates of Title
- 2. Location Plan
- 3. Context, Opportunities and Constraints Plan
- 4. Amendment Site Plan
- 5. Environmental Assessment and Site Soil Evaluation
- 6. Water Management Strategy
- 7. Bushfire Management Plan and BAL Contour Plan
- 8. Extract of Local Planning Strategy
- 9. Local Structure Plan
- 10. Indicative Subdivision Concept Plan

#### 2. Item 14.08.22.03 ADOPTION OF THE 2022-2023 BUDGET AND AMENED FEES AND **CHARGES**

Attachment 14.08.22.03A -Budget

Attachment 14.08.22.03B – Fees and Charges















Shire of Brookton Local Planning Scheme No. 4 Scheme Amendment No. 1



Lots 51 & 181 Boyagarra Road, Brookton

# PLANNING AND DEVELOPMENT ACT 2005 RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

#### SHIRE OF BROOKTON LOCAL PLANNING SCHEME No. 4

#### AMENDMENT No. 1

RESOLVED that the local government in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

- 1. Rezoning Lots 51 and 181 Boyagarra Road, Brookton from the 'Rural' zone to the 'Rural Smallholding' zone.
- 2. Amending the Scheme Map accordingly.
- 3. Inserting provisions relating to the Rural Smallholding Zone into Schedule 1 Additional Site and Development Requirements.

Determines Amendment No.1 is a standard amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.
- The amendment is not a basic or complex amendment.

Dated this 16 <sup>th</sup> day of September 2021	
Chief Executive Officer	Date

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#### PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

- 1. LOCAL GOVERNMENT:
- 2. DESCRIPTION OF LOCAL PLANNING SCHEME:
- 3. TYPE OF SCHEME:
- 4. SERIAL NUMBER OF AMENDMENT:
- 5. PROPOSAL:

Shire of Brookton

Local Planning Scheme No.4 Local Planning Scheme

- 1
- Rezoning Lots 51 and 181 Boyagarra Road, Brookton from the Rural zone to the Rural Smallholding zone.
- ii) Amending the Scheme Map accordingly.
- iii) Inserting provisions relating to the Rural Smallholding zone into Schedule 1 Additional Site and Development Requirements.

#### REPORT BY THE SHIRE OF BROOKTON

#### 1. INTRODUCTION

The Shire of Brookton seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to rezone Lots 51 and 181 Boyagarra Road, Brookton (the 'site') from 'Rural' to 'Rural Smallholding'. Additionally, the Shire seeks to insert provisions into Schedule 1 – Additional Site and Development Requirements relating to the Rural Smallholding zone.

The purpose of this report and associated plans are to explain the proposal and set out the planning merits of the Amendment which is consistent with the planning framework including the *Brookton-Beverley Local Planning Strategy*.

More detailed planning and investigations will occur at the subdivision application, development application and building permit stages.



Photo 1: Boyagarra Road

#### 2. BACKGROUND

#### 2.1 Cadastral details

A copy of the Certificates of Title are provided in Attachment 1. Cadastral details for the site are summarised below in Table 1.

Table 1 – Cadastral Details						
Lot	Diagram	Volume	Folio	Area	Owner	
Lot 51 Boyagarra Road	DP76005	2834	784	53.0559 hectares	Langley Management Pty Ltd	
Lot 181 Boyagarra Road	DP50016	2652	971	34.1793 hectares	Langley Management Pty Ltd	

#### 2.2 Regional context

The site is in the Shire of Brookton. Brookton is located 140 kilometres east, south-east of Perth, 70 kilometres north of Narrogin and 100 kilometres south of Northam. Brookton is a district centre in the Wheatbelt Region. The town provides a range of services and facilities to residents and visitors.

#### 2.3 Local context

The site is located approximately 3 kilometres north-east of the Brookton townsite (see Attachment 2).

The site adjoins and is near a range of uses including rural smallholding, rural, golf course and industry – extractive. From a spatial perspective, the rezoning of the site will provide a logical extension to providing additional rural living lots near Brookton without causing adverse amenity impacts to the locality. Attachment 3 shows the Context, Opportunities and Constraints Plan. The proposed Rural Smallholding zone provides an appropriate transition use between the Brookton townsite and agricultural operations.

Lot 50 Boyagarra Road is surrounded by the amendment site. Lot 50 was created through the subdivision process as a 'homestead' lot. Given its size of 11.7983 hectares, it is already a Rural Smallholding property. The owner of Lot 50 did not wish to have their land rezoned to Rural Smallholding.

To the south of the Brookton-Corrigin Road is a sand and gravel pit (industry-extractive use) (Tianco site). It is noted that the industry extractive use has not been approved for the strip of land, generally with a width of 60 metres, on Lot 814 north of Brookton-Corrigin Road.

#### 2.4 Physical characteristics

The site is outlined in Attachment 4 and has the following characteristics and features:

- The site is bounded by the Great Southern Highway to the west, Boyagarra Road to the north, Lots 814 and 816 to the south and rural land to the east;
- It has a combined area of 87.23 hectares:
- It is used for rural (cropping) purposes;
- It is dissected by a seasonal watercourse which limits practical vehicular access to the area south of the seasonal watercourse;
- It is largely cleared. The main area of native vegetation adjoins the seasonal watercourse. As outlined in Attachment 5, the vegetation in the seasonal watercourse is degraded due to past clearing and agricultural practices;

- The site has a gentle gradient which slopes from approximately 265 metres AHD in the north-east corner to approximately 247 metre AHD on the western boundary;
- The Corrigin Area Land Resources Survey, by the former Department of Agriculture, sets out that the site (northern and central sections) is predominantly within the Pingelly system. This is described as 'Granitic and colluvial slopes with sandy and loamy duplexes and red/brown loams. York Gum and Wandoo Woodland'. There are other soils associated with the seasonal watercourse where no development is proposed; and
- It is not on the Department of Water and Environmental Regulation's Contaminated Site Database.

Attachment 5 sets out the Environmental Assessment and Site Soil Evaluation by Bio Diverse Solutions.

#### 2.5 Existing services

#### 2.5.1 Roads

The site adjoins the sealed Boyagarra Road and the Great Southern Highway. Due to the seasonal watercourse, the site has a long standing access/crossover to the Brookton-Corrigin Road through the Great Southern Highway reserve in the south-west section of the property.

#### 2.5.2 Drainage

There is a seasonal watercourse in the southern section. The site drains towards the west.

#### 2.5.3 Water supply

The site is not connected to the reticulated water system.

#### 2.5.4 Wastewater disposal

The site is not connected to the reticulated sewerage system.

#### 2.5.5 Power and Telecommunications

Power and telephone services are currently available to the site.

#### 2.6 Heritage

The Department of Planning, Lands and Heritage's Aboriginal Heritage Inquiry System at <a href="https://maps.daa.wa.gov.au/ahis/reveals">https://maps.daa.wa.gov.au/ahis/reveals</a> there are no Registered Aboriginal Sites applying to the subject land. While noting this, land developers have an obligation under the Aboriginal Heritage Act 1972 to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

Additionally, the site does not contain any structure or place of non-indigenous heritage significance on the Shire of Brookton Municipal Inventory (heritage survey) or on the Shire's Heritage List.

#### 3. PLANNING FRAMEWORK

#### 3.1 Overview

The site and proposed rural smallholding subdivision/development are subject to a range of State Planning Policies, WAPC publications and bulletins, WAPC regional strategies, along with Environmental Protection Authority (EPA) bulletins, various Shire strategies and policies, along with the Shire of Brookton Local Planning Scheme No. 4 (LPS4).

The following section will outline how the Amendment suitably addresses relevant planning policies, strategies, plans and LPS4. These documents consider key planning, environmental, servicing and economic development matters. In summary, the Amendment is consistent with the planning framework.

#### 3.2 State planning framework

#### Overview

The following strategies and policies are of relevance to the Amendment:

- State Planning Strategy 2050 sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The Strategy highlights the importance of job creation and supports developing strong and resilient regions. The Strategy also supports a diverse, liveable, connected and collaborative State;
- State Planning Policy 1 State Planning Framework Policy;
- State Planning Policy 2 Environment and Natural Resources;
- State Planning Policy 2.5 Rural Planning;
- State Planning Policy No. 2.9 Water Resources a Water Management Strategy is set out in Attachment 6;
- State Planning Policy 3.7 Planning in Bushfire Prone Areas the site is partly classified as a Bushfire Prone Area as shown at <a href="https://maps.slip.wa.gov.au/landgate/bushfireprone/">https://maps.slip.wa.gov.au/landgate/bushfireprone/</a>. A Bushfire Management Plan and BAL Contour Plan are set out in Attachment 7. This assessment addresses SPP 3.7 and the Guidelines for Planning in Bushfire Prone Areas;
- State Planning Policy No. 3 Urban Growth and Settlement;
- State Planning Policy 5.4 Road and Rail Noise details are outlined in section 5.7.3 of this report;
- Government Sewerage Policy; and
- EPA Guidance Statements including Guidance Statement 33 Environmental Guidance for Planning and Development and Guidance Statement 3 Separation Distances between Industrial and Sensitive Land Uses.

#### State Planning Policy 2.5: Rural Planning

State Planning Policy 2.5: Rural Planning (SPP 2.5) provides guidance in relation to establishing rural living precincts. Rural living proposals, on rural land, may be supported where they comply with the objectives and requirements of SPP 2.5.

The following policy provisions from section 3.5.3 of SPP 2.5, apply in regard to decision-making for rural living proposals. The Amendment request is assessed against these provisions in Table 2.

Tab	e 2 – Assessment of Amendment Request against SPP2.5	
	risions	Comment
(a)	rural living proposals shall not be supported where they conflict with the objectives of this policy or do not meet the criteria listed at 5.3 (b) and (c);	The Amendment is consistent with SPP2.5 objectives and section 5.3 (b) and (c).
(b)	the rural living precinct must be part of a settlement hierarchy established in an endorsed planning strategy;	Comply. The site is allocated as 'Rural Smallholding' in the Local Planning Strategy.
(c)	<ul> <li>the planning requirements for rural living precincts are that:</li> <li>i. the land be adjacent to, adjoining or close to existing urban areas with access to services, facilities and amenities;</li> <li>ii. the proposal will not conflict with the primary production of nearby land, or reduce its potential;</li> <li>iii. areas required for priority agricultural land are avoided;</li> <li>iv. the extent of proposed settlement is guided by existing land supply, take- up, dwelling commencements and population projections;</li> <li>v. areas required for urban expansion are avoided;</li> <li>vi. where a reticulated supply is demonstrated to not be available, or the individual lots are greater than four hectares, the WAPC may consider a fit-for-purpose domestic potable water supply, which includes water for firefighting. The supply must be demonstrated, sustainable and consistent with the standards for water and health; or</li> <li>vii. the precinct can be serviced by electricity, provided by a licenced service provider, and this has been demonstrated;</li> </ul>	Comply. This was addressed in the Local Planning Strategy with further details outlined in this report. Relevant matters can be addressed in greater detail at the subdivision stage.
	viii. the precinct has reasonable access to community facilities, particularly education, health and recreation.	Comply. The Brookton townsite is only 3 km away.
	ix. the land is predominantly cleared of remnant vegetation, or the loss of remnant vegetation through clearing for building envelopes, bushfire protection and fencing is minimal and environmental values are not compromised;	Comply, including through building exclusion areas on the Local Structure Plan and the Bushfire Management Plan.
	x. the proposal will achieve improved environmental and landscape outcomes and a reduction in nutrient export in the context of the soil and total water management cycle, which may include rehabilitation as appropriate;	Comply, including through setting out building exclusion areas and proposing revegetation along the seasonal watercourse.
	xi. the land is capable of supporting the development of dwellings and associated infrastructure (including waste water and keeping of stock) and is not located in a floodway or area prone to seasonal inundation;	Comply, including through building exclusion areas.

	xii. the land is not subject to a separation distance or buffer from an adjoining land use; or if it is, that no sensitive land uses be permitted in the area of impact;	Comply, including through building exclusion areas.
	xiii. the lots can be serviced by constructed road/s capable of providing access during all weather conditions, including access and egress for emergency purposes; and	Comply
	xiv. bushfire risk can be minimised and managed in accordance with State policy, without adversely affecting the natural environment. Proposals in areas of extreme bushfire risk cannot proceed.	Comply. Refer to Attachment 7.
(d)	development standards for rural living zones are to be included in local planning schemes;	Comply
(e)	further subdivision of existing rural living lots into smaller parcels is not supported, unless provided for in a local planning strategy and/or scheme; and	Noted. The minimum lot size is 5.9 hectares which is set out in the associated Local Structure Plan.
(f)	rural strata proposals with a residential component are considered to be rural living and will be considered in accordance with the criteria listed at 5.3 (a), (b) and (c) of this policy.	Not applicable

#### 3.3 Regional planning framework

#### 3.3.1 Wheatbelt Regional Planning and Infrastructure Framework

The Framework supports a diverse and adaptive economy and supporting population growth. The Framework identifies Brookton as a 'town'.

The Framework's vision is expressed through objectives and an agreed strategic direction for economic growth, population and sustainable settlements, transport, community infrastructure, essential services, natural assets, and culture, heritage and visual landscape. There is also a list of regional planning initiatives, a list of committed projects, a list of anticipated directions for regional infrastructure, and a framework map.

The Framework highlights there are opportunities for in-migration from retirees and tree-changers. The Framework promotes development in or near existing communities. Accordingly, the Amendment is consistent with the Framework.

#### 3.3.2 Wheatbelt Regional Blueprint

The Blueprint establishes priorities for economic development and growth of the Wheatbelt region and provides an analysis of local, regional, national and global factors influencing the region. A strategic economic growth plan and proposed transformational projects are set out. The Blueprint supports growing the region's population, promoting a vibrant economy and growing the economy. The Amendment is consistent with the Blueprint.

#### 3.4 Local planning framework

### 3.4.1 Shire of Brookton-Beverley Local Planning Strategy

The Local Planning Strategy (LPS) guides the vision and long-term land use planning direction for the district.

The vision for the Shire of Brookton is:

'The vision for the Shire's future will centre on ensuring that the population, level of economic activity and services grow in a manner that retains the area's unique character and heritage values.

This will mean that we will need to invest resources into attracting aspirational businesses and residents, exploring alternative land development scenarios, forming strategic alliances and lobbying government agencies for additional funding and assistance.

We will also seek to ensure that our economic, social and environmental strategies are financially sustainable into the future. This will require the consolidation of working relationships with other local governments, community groups and local businesses.

We recognise that our town and rural communities are interdependent and will work towards ensuring that our community and sporting groups have adequate facilities and assistance. We will recognise the contributions of all sections of the community, the importance of a bright future for youth and a high quality of life for our seniors.

This vision will be grounded in a set of values that reflects the aspirations of the local community. We will also seek to review our strategic directions on a regular basis and gauge our progress through a biennial survey of the community.

To achieve this vision the Shire will need to be a place that is tolerant, flexible, open minded and prepared for change. We will be a regional leader and communicate and involve our citizens in the decision making process.'

#### Section 2.1 sets out objectives which include to:

- encourage the sustainable development and expansion of the Brookton townsite to improve service viability while conserving or enhancing a strong sense of community;
- ensure that future subdivision and development within and near the Brookton townsite provides a broad range of housing choices that enhance the physical environment and heritage character of the townsites;
- enhance the position of Brookton as a service centre to the district and beyond through the provision of an expanded range of services and facilities;
- create sustainable communities and sustainable development which aims to:
  - manage and conserve key natural resources, including restoring land and water resources;
  - attract and retain people and businesses;
  - ensure the community has access to quality facilities and services;
  - support the introduction, maintenance and upgrading of assets and infrastructure which meet community needs in a timely and cost effective manner; and
  - retain the unique sense of place that values its culture and heritage.

Section 4.7 of the LPS sets out the following aims for Rural Smallholdings which are to:

- provide for rural lifestyle and intensive agricultural opportunities in strategic locations consistent and compatible with adjacent land use activity, environmental and landscape attributes of the land;
- encourage the opportunity for a range of rural and semi-rural pursuits where parttime or full time income may be generated;

- encourage rural smallholdings with a variety of lot sizes consistent with the physical, environmental and landscape characteristics of the land which are capable and suitable of sustaining appropriate development;
- facilitate the conservation of native vegetation and other environmental assets;
- provide sufficient land to enable a variety of lot sizes and development to be achieved in a manner that reflects the character, setting and land capability of the area within which it is located; and
- in appropriate circumstances, make use of innovative design and clustering of houses and other structures to minimise the impacts on adjacent land (including agriculture) and provide for on-going use of land for rural pursuits, whilst protecting landscape and environmental values and utilising services efficiently.

The Brookton Strategy Plan is outlined in Attachment 8 which shows the site as Rural Smallholding. Attachment 8 also sets out section 4.7 of the LPS.

Section 4.7 of the LPS sets out strategies relating to rural smallholding. Table 3 addresses the Amendment against the strategies.

Table 3 – Assessment of Amendment Reque	st against LPS
Strategy	Comment
The LPS supports lot sizes from 4 hectares in	The Amendment is consistent with the
Rural Smallholding areas.	strategic objective. The proposed minimum
	lot size of 5.9 hectares is consistent with the
The Strategy Plan classifies the site as 'Rural	LPS. The Amendment is consistent with the LPS.
Smallholding'.	
Require that any new	Complies with SPP2.5. Details to be
subdivision/development suitably	addressed in detail at the subdivision and
addresses WAPC SPP 2.5.	development stages.
Scheme preparation of an amendment report	This is addressed through the report and supporting technical investigations.
Preparation of a Structure Plan	A Local Structure Plan has been prepared
Treparation of a structure fram	(see Attachment 9). Separate
	documentation has been prepared.
Preparation of a Fire Management Plan	Comply. Refer to Attachment 7.
Preparation of a Land Capability	Comply. Refer to Attachment 5 and building
Assessment	exclusion areas.
Preparation of a Local Water	Comply. Refer to Attachment 6 and building
Management Plan (as a minimum	exclusion areas.
addressing key principles and "fatal flaws")  Prevent the creation of new rural	Consistent with LPS.
Prevent the creation of new rural smallholding lots beyond those identified in	CONSISTENT WITH LPS.
the Strategy.	
Prevent increasing servicing demands on	Consistent with LPS.
the local government or State	
Government agencies through rural	
smallholding lots being located in relatively	
isolated areas or serviced by unsealed	
roads.	0 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Discourage ribbon development so as to maintain the rural ambience of transport	Consistent with LPS.
corridors generally.	
Establish minimum development standards	Local Planning Scheme No. 4 includes
to ensure development is consistent with,	standards for the Rural Smallholding zone

and does not detract from, the rural character or landscape qualities as well as providing an appropriate standard of amenity.	including setbacks. The structure plan sets out building exclusion areas which address landscape and amenity.
Require proponents to appropriately justify land suitability and land capability of their proposal and demonstrate how it coordinates with existing and planned/anticipated development.	Consistent with LPS. Addressed through technical documents, scheme amendment documentation and structure plan.
Require that buffers to agricultural land for dwellings and other development are accommodated within Rural Smallholding land and not within General Agricultural land.	The land to the north and east of the site is classified as Rural Smallholding in the LPS. Setbacks to future dwellings can exceed standards in Table 5 in LPS4 and are addressed through the structure plan which sets out building exclusion areas.
Encourage subdivision of land for rural smallholding purposes within areas designated as Rural Smallholding on the Strategy Plan and where the land has been zoned appropriately, and to comply with the following criteria and design guidelines.	Lots sizes will be consistent with the LPS (minimum 4 hectares) and buildings will be located on cleared land (outside of building exclusion areas).
Depending on land suitability and capability, lot sizes are between 4 and 40 hectares. Proposals are to appropriately address land capability and enhance the environmental qualities of the land and/or water, such as revegetation of cleared land or eroded areas.	Lots sizes will be consistent with the LPS (minimum 4 hectares) and buildings will be located on cleared land (outside of building exclusion areas).
Flood immunity outside of the 100 year floodway.	There is no designated floodway on the site, however the seasonal watercourse is subject to flood risk. Buildings will be well setback from the seasonal watercourse through building exclusion areas.
The proposed lot sizes are capable for the intended use.	Consistent with the LPS as outlined in the Amendment documentation.
Land stability	Addressed through the Corrigin Area Land Resources Survey and Attachment 5. The soil types in the building envelopes are similar to that commonly found in the Brookton townsite. Will be refined through a Site Classification Report at the Building Permit stage.
All required services and infrastructure is available to the site or can be reasonably provided.	Consistent with the LPS with detailed design to addressed at the subdivision stage.
All lots are serviced by an appropriately sealed and drained public road.	Consistent with the LPS.
All lots have a sustainable water supply for domestic, fire fighting and land management purposes consistent with WAPC Policy DC3.4.	Consistent with DC3.4 and LPS4.
A comprehensive drainage system	Consistent with the LPS.

Suitable on-site effluent disposal	As outlined in Attachment 5, the building envelopes are suitable for on-site waste water disposal.
Connected to the reticulated electricity network or an approved alternative.	Consistent with the LPS. To be addressed at the subdivision stage.
Other infrastructure as required by the site conditions.	To be addressed at the subdivision stage.
The proponent shall provide information on fire protection and subdivision design and bush fire prevention plans shall address the performance criteria contained in <i>Planning for Bush Fire Protection (edition 2)</i> (WAPC, FESA 2010) or any updates.	Consistent with the LPS. See Attachment 7.
Require subdivider contributions, based on cost sharing principles that do not burden the community, for the subdivision of Rural Smallholding lots accessed from existing unsealed roads to an appropriately sealed standard.	The site adjoins sealed roads. Can be addressed in detail at the subdivision stage
Consider whether or not to contribute towards road upgrading to facilitate rural smallholding subdivision.	The site adjoins sealed roads. Can be addressed in detail at the subdivision stage

In summary, the Amendment is consistent with the strategic direction set by the LPS.

#### 3.4.2 Shire of Brookton Local Planning Scheme No. 4

The site is zoned 'Rural' in the Shire of Brookton Local Planning Scheme No. 4 (LPS4).

The current LPS4 zonings and reservations relating to the site and adjoining land are shown on the Existing Scheme Map.

Land to the north, east and south of the site are zoned 'Rural' while land to the west is reserved as 'Public Open Space'. A Public Drinking Water Source Special Control Area is located to the north of the site, while a Basic Raw Material Special Control Area is located to the south.

Great Southern Highway and the Brookton-Corrigin Road are reserved as a 'Primary Distributor Road', while Boyagarra Road is reserved as 'Local Distributor Road'.

Sections of LPS4 relevant to the Amendment include:

- Clause 9 which includes to facilitate the growth of the Brookton townsite;
- Clause 16 outlines zone objectives. The objective for the 'Rural Smallholding' zone includes to provide lot sizes in the range of 4ha to 40ha; and
- Table 5 General development requirements this sets out minimum setbacks in the Rural Smallholding zone with a 20m front setback and 10m side and rear setbacks.

Given the above, the Amendment is consistent with LPS4 aims, objectives and future development can achieve required standards. The Amendment will assist to create an appropriate interface zoning between the townsite and agricultural uses.

#### 3.4.3 Local Planning Policies

The Council has endorsed several Local Planning Policies. Various policies are of relevance to the future use and development of the site.

#### 3.4.4 Shire of Brookton Strategic Community Plan 2017 - 2027

The Strategic Community Plan sets the community's vision for the future and is the principal strategic guide for the Council's future planning and activities. By 2027, the vision for Brookton is:

#### 'Brookton is:

- A well-recognised business and agricultural hub
- A flourishing stop-over destination
- A celebrated place to live.'

There are five themes associated with the above vision which are outlined below in Table 4:

Table 4 – Brookto	n Grows			
Enterprise + Industry	Population + Visitation	Performance + Knowledge	Lifestyle + Community	Built + Natural Amenities
New and Secondary Industry BROOKTON enhances, attracts and diversifies its big business.	Older Population BROOKTON is recognised for its 'age-friendly and active-ageing' positioning which benefits all ages of the community.	Community Engagement BROOKTON is an empowered and resilient community.	Education Super Site BROOKTON attracts new-age education, business and learning opportunities.	Resource Maximisation and Sustainability BROOKTON community elevates efforts towards water, energy, waste use and supply, and sustainability.
Small to Medium Enterprise BROOKTON'S small to medium businesses are celebrated, Prosperous and diverse.	New Population BROOKTON'S population has grown and diversified, and is well-understood, measured and targeted.	Strategy and Reporting BROOKTON'S community has elevated knowledge and use of strategic planning and engages in reporting and insights.	History, Heritage, Recreation and Culture BROOKTON's culture enables a flourishing stop- over destination and a celebrated, and active, place to live.	Town Precinct BROOKTON capitalizes on its main road arteries, enhancing the level of visitor engagement with the Town Precinct.
Social Innovation BROOKTON has found better ways to use its assets and its people for the benefit of the community and the planet.	Aboriginal Population BROOKTON's Indigenous population has grown and is supported in BROOKTON's strategic growth.	Value Proposition A distinct BROOKTON brand is owned and managed by the BROOKTON community.	Technology and Automation BROOKTON has kept involved with the digital age and proven its technology capabilities to attract business.	Buildings BROOKTON's buildings are maximised and housing and accommodation support live-ability, business and visitation growth.
Jobs and Volunteering BROOKTON is a thriving community with strong job options and new- age volunteering models.	Visitation and Transient Population BROOKTON has attracted a new- age transient workforce, transient visitors, mid-term population groups and short-term visitors.	Measurement, Learning and Knowledge BROOKTON community and Council has changed its behaviours to make decisions aligned to strategy, and with the use of insights.	Community Activity and Visitor Eventing BROOKTON's events and gatherings have increased prosperity, short term population, knowledge and social impact.	Connection to Country BROOKTON is a leading and celebrated cultural and spiritual place, where all people can feel connected to Country.

The Amendment is consistent with the vision and objectives of the Strategic Community Plan.

#### 3.5 Planning framework implications for Amendment

Common themes of the policies, strategies, plans and LPS4 and their implications for the Amendment include:

- Addressing land use compatibility;
- Promoting rural living, including rural smallholding, in appropriate locations with this previously addressed through the LPS;
- Addressing key environmental assets and bush fire risk;
- Consolidation of existing settlements, including Brookton, is preferable to isolated 'stand-alone' developments;
- Support for a variety of housing and promoting liveability;
- Appropriate servicing including addressing stormwater management;
- Addressing landscape impact; and
- Supporting local communities and local economies.

Based on the above, the Amendment is consistent with the planning framework and is consistent with the principles of orderly and proper planning.



Photo 2: Seasonal watercourse

#### 4. AMENDMENT PROPOSAL

#### 4.1 Proposed scheme amendment

The Amendment proposes to rezone the site from the 'Rural' zone to the 'Rural Smallholding' zone. The amendment will facilitate subdivision/development to a minimum lot size of 4 hectares. To address site opportunities and constraints, development will be setback from the seasonal watercourse and industry-extractive operations through building exclusion areas. Additionally, the Amendment also proposes to insert provisions relating to the Rural Smallholdings zone into Schedule 1 – Additional Site and Development Requirements.

The new provisions propose:

- 54. Development in the Rural Smallholdings zone
  - (1) All dwellings and incidental development must:
    - (a) accord with the prescribed minimum boundary setbacks as prescribed in Table 5 of the Shire Local Planning Scheme No.4; or
    - (b) be located within an approved building envelope (as may be shown on an approved Structure Plan or approved building envelope plan); or
    - (c) be located in such other manner that may be identified on a Structure Plan.
  - (2) The clearing of vegetation is prohibited, unless required:
    - (a) under a bushfire attack level assessment and for other fire mitigation purposes; or
    - (b) under the direction of a bushfire attack level assessment and for other fire mitigation purposes; or
    - (c) to allow for vehicular access to such buildings.
  - (3) Fencing:
    - (a) must be of a standard 'farm style' post and wire construction.
    - (b) is prohibited from being erected inside a defined 'Landscape Protection Zone Area' unless approved by the local government.
    - (c) is permitted along the perimeter of a defined 'Landscape Protection Zone Area' but must incorporate at least one unlocked swing farm style gate for access purposes.
  - (4) Dams are not permitted unless they are shown on an approved Structure Plan, or in circumstances where the proposed dam:
    - (a) will not adversely affect environmental flows within the catchment or downstream of the dam;
    - (b) will only capture sufficient water to be used for domestic requirements, and/or, for the irrigation of a domestic garden, or for the purposes of a water supply to an approved land-use on the site;
    - (c) is an off stream dam; and
    - (d) will not significantly or unreasonably diminish the flow of water for use by downstream users including the environment.
  - (5) The landowner is responsible for managing and maintaining a 'Landscape Protection Zone Area' as shown on an approved Structure Plan, inclusive of:

- (a) Bushfire management through the performance of fire prevention and mitigation works in consultation with the Local Government.
- (b) Environmental repair (i.e. weed eradication, erosion works and revegetation planting) to affected areas.

There is also a need to renumber the clauses in Schedule 2 – Special Control Areas of the Scheme Text from '54' through to '58' to read '55' through to '59' inclusive.

#### 4.2 Local Structure Plan

In support of the Amendment, a Local Structure Plan is provided in Attachment 9 which provides a framework for future subdivision and development. Separate documentation is provided with the Local Structure Plan. Th Structure Plan has considered the site's context, including adjoining and nearby land uses, bushfire management, servicing, environmental assets and landscape considerations.

The Local Structure Plan addresses key development considerations for the site and outlines:

- Building exclusion areas to address matters such as land use compatibility, flood risk and setbacks for on-site sewerage disposal from the seasonal watercourse;
- Landscape Protection zone which covers the watercourse and remnant native vegetation;
- Future dwellings and buildings are to be located outside of the building exclusion areas along with addressing setback standards in LPS4;
- Provide for 8 lots with any new lot to be least 4 hectares in areas. It is expected that
  a range of lot sizes will be provided based on market requirements and feasibility
  considerations;
- Future dwellings can achieve BAL-29 or below;
- Requiring revegetation near the seasonal watercourse and near the Great Southern Highway;
- Vehicle access/crossovers for Lots 'A' to 'G' are from Boyagarra Road, while access to Lot 'H' (south of the seasonal watercourse) is via Great Southern Highway; and
- Generous setbacks to the seasonal watercourse for development.

The building exclusion areas will ensure that future development has minimal impact on native vegetation, avoids areas which are subject to seasonal inundation, addresses on-site sewerage disposal and provides for bushfire mitigation.

Attachment 10 outlines an Indicative Subdivision Concept Plan. This shows 8 lots with an average lot size of 10.9 hectares. This will be refined at the subdivision stage.

### 4.3 Future servicing and more detailed planning

Future lots and development will be appropriately serviced in accordance with Shire, WAPC and other government agency requirements. This includes for on-site sewerage disposal, stormwater management, underground power and telecommunication services. Further details are outlined in later sections of this report, with more detailed planning to occur at the subdivision and development application stages.

#### 5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

#### 5.1 Overview

This section brings together an assessment of the **site's** attributes and the planning framework in considering key planning matters and justifying the Amendment.

#### 5.2 Planning suitability of proposed uses

The site is suitable for the proposed rural smallholding zoning for reasons including:

- It is consistent with the planning framework and the site is located near the Brookton townsite:
- Development will be compatible with adjoining and surrounding land uses;
- Traffic impacts will be manageable, and traffic can readily be accommodated on Boyagarra Road;
- Other than Lot 'H', the Local Structure Plan outlines there is no direct access to Great Southern Highway. There is no direct access to Brookton-Corrigin Road;
- It is gentle sloping land, with suitable soil types for development in the building envelopes;
- The subdivision/development will be appropriately serviced;
- The site has been previously cleared and it contains minimal environmental assets other than near the seasonal watercourse;
- Key environmental assets, including water resources and native vegetation, can be suitably conserved;
- There will be minimal environmental or landscape impacts;
- The site is not subject to heritage constraints nor is it located in a public drinking water source area;
- The technical investigations confirm subdivision/development will address on-site sewerage disposal requirements and bushfire risks;
- It assists to provide a variety of housing and lifestyle choices near Brookton; and
- The proposal will complement Brookton increasing its overall viability, vitality and prosperity, increasing the economic viability of existing services and adding to the range of services that can be provided.

Further details relating to the site's suitability for the rural smallholding are outlined in this section and summarised in Table 5.

#### 5.3 Consistency with planning framework

As outlined in Section 3, the Amendment is consistent with the State, regional and local planning framework. For instance:

- The Amendment will support implementing a sustainable use of the land consistent with the objectives of the State Planning Policy 3: Urban Growth and the LPS in terms of accommodating additional rural living near an established district centre;
- The Amendment is consistent with the policy measures stipulated in SPP 2.5;
- The Amendment will facilitate development that meets the vision outlined in the LPS.
   The subdivision/development will conserve local environmental assets and character whilst providing increased opportunities for new residents to experience a tree-change lifestyle:
- The site is identified as a rural smallholding in the LPS. The intent of the Amendment is
  to implement the recommendations of the LPS by rezoning the site to 'Rural
  Smallholdings' under LPS4;

- The development of rural smallholding lots will provide for an increased population in close proximity to the existing services and facilities provided in the Brookton townsite.
   These include retail and commercial activities, health, education and recreational facilities. The additional population will assist in supporting and increasing the provision of such services and facilities in the district; and
- Key matters such as bushfire risks, water management, traffic noise and on-site waste water disposal are addressed in the technical investigations and in this report.

#### 5.4 Compatibility with adjoining and nearby land uses

A key planning requirement is separating potentially conflicting land uses. This section outlines how the Amendment is compatible with adjoining and nearby land uses.

EPA Guidance Statement No. 3 Separation Distances between Industrial and Sensitive Land Uses (2005) provides recommendations on separation distances for industrial and sensitive land uses. The purpose of EPA Guidance Statement No. 3 is to outline generic setback distances between industrial and sensitive land uses, in order to ensure that the impacts of industrial development do not adversely affect the amenity and enjoyment of sensitive land uses.

As stated on Page 2 of the EPA's Guidance Statement No. 3:

'In line with the requirements of the EP Act, it is necessary for individual industrial developers to take all reasonable and practicable measures to prevent or minimise emissions from their premises. It is generally expected that, through appropriate site layout, design of facilities, and the implementation of engineering and process controls, emissions from an individual industrial land use can be prevented from causing an adverse environmental impact beyond the boundaries of the particular site or beyond the boundaries of an industrial estate.'

The EPA Guidance Statement sets a generic buffer/separation distance of 300 - 500 metres for sand and limestone extraction where there is no grinding or milling works. The buffer distances depend on size. The identified impacts are noise and dust.

The Amendment is compatible with adjoining and nearby land uses/development. The reasons include:

- The Amendment is compatible with rural living (rural smallholding) lots to the north of Boyagarra Road along with Lot 50 Boyagarra Road;
- A 300 metre buffer is provided between future development (dwellings) on the Amendment site and the buffer from the approved Tianco operations (south of the Brookton-Corrigin Road). This is addressed through the building exclusion areas;
- Given Condition 4 of the Council's decision on 20 August 2020 for Tianco to require a setback of 20m to adjoining property boundaries and 40m to any road, there is insufficient space to achieve extraction of gravel and/or sand on the strip of land located north of the Brookton-Corrigin Road. The strip of land is also outside of the Special Control Area Basic Raw Material, is located on a key gateway to Brookton and access can only be achieved to/from the Brookton-Corrigin Road. It is accordingly suggested that this strip of land would not be suitable for extracting sand or gravel;
- Any future application for a commercial extractive industry would need to satisfy planning (amenity), environmental, safety, and vehicle access considerations;
- An appropriate setback is provided to farming/cropping uses to the east as outlined on the Local Structure Plan:

- It is expected that proposed revegetation will occur adjoining the Great Southern Highway boundary. This will assist in conserving local amenity; and
- The Amendment is compatible with the golf course to the west.

## 5.5 Bushfire management

Bushfire management is a fundamental planning consideration given the site is partly designated bushfire prone area (<a href="https://maps.slip.wa.gov.au/landgate/bushfireprone">https://maps.slip.wa.gov.au/landgate/bushfireprone</a>).

A Bushfire Management Plan and BAL Contour Plan (BMP) were prepared by Bio Diverse Solutions (see Attachment 7). The BMP addresses State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas (2015). A range of measures will assist to lower bushfire risks including Asset Management Zones (lowfuel areas) around buildings and multiple access/escape routes.

Bio Diverse Solutions conclude that subdivision/development on the site will meet the Guidelines' acceptable solutions for:

- Element 1 Location;
- Element 2 Siting and Design of Development;
- Element 3 Vehicular Access; and
- Element 4 Water.

The bushfire hazard level is moderate for nearly all of the site. Future development in the building envelopes can achieve a BAL rating of BAL-29 or lower. Accordingly bushfire risks can be appropriately managed within acceptable limits. Vehicular access and egress will be provided via two access routes.

#### 5.6 Landscape enhancement

The site and area are characterised by a mix of land uses including agricultural, rural living and recreation. The site is typical of the area with rural uses and cropping. The site contains limited trees and shrubs other than along the seasonal watercourse.

The site is well screened from Brookton-Corrigin Road and only partly visible from Great Southern Highway.

Great Southern Highway is an important tourist route. Accordingly, there is a need to retain the 'rural' character in the western section adjoining Great Southern Highway.

The Amendment and resulting subdivision/development will have minimal landscape impacts given future lots will be spacious ranging between 5.9 hectares and 20.6 hectares. It is expected that there will be a sensitive interface between future development and Great Southern Highway given:

- Future dwellings will have significant setbacks from Great Southern Highway of at least 150 metres as outlined in the Local Structure Plan and associated building exclusion areas;
- As set out in the Local Structure Plan, the proposed revegetation near the seasonal watercourse will improve the site's landscape character;
- Existing trees in the Great Southern Highway reserve are expected to be retained which are complemented with revegetation on the amendment site;
- LPS4 provisions control the number of dwellings on each lot; and
- LPS4 provisions along with Local Planning Policies will control new development including building materials and outbuildings.

While noting the above, it is not intended that future development be invisible, but that development will be sensitively integrated with the landscape.

The above measures adequately serve to maintain the desired landscape character for the locality.

### 5.7 Environmental impact

#### 5.7.1 Overview

Attachment 5 sets out the Environmental Assessment and Site Soil Evaluation by Bio Diverse Solutions. Based on this assessment and the resulting design of the Structure Plan (Attachment 9), it is expected that the Amendment and associated subdivision/development will have negligible environmental impacts for reasons including:

- The site has been cleared other than near the seasonal watercourse. The remaining native vegetation can be conserved through building exclusion areas and carefully locating development on cleared land;
- Most native vegetation is degraded due to past stocking. While noting this, the proposal is to revegetate the seasonal watercourse and install fencing parallel with the watercourse;
- There are opportunities for appropriate revegetation on portions of the site;
- Key environmental assets, including water resources, can be suitably addressed through appropriate servicing, design and management;
- The site is not within a public drinking water source area;
- There are appropriate setbacks between future development areas and main roads to reduce noise impacts to manageable levels (refer to the building envelope areas);
- Site conditions are appropriate for on-site sewerage disposal (refer to Attachment 5);
- It will be appropriately serviced including that stormwater will be effectively managed (see Attachment 6);
- The Local Structure Plan sets out provisions for the protection/management of the seasonal watercourse to be undertaken by the subdivider and maintained by respective lot owners;
- The Local Structure Plan identifies a Landscape Protection zone over the watercourse and remnant native vegetation;
- The site is not classified as a contaminated site by the Department of Water and Environmental Regulation; and
- It will be subject to subdivision and development conditions.

There are no significant impediments to the future subdivision and development of this site as evidenced by the supporting technical investigations.

#### 5.7.2 Flood risks

The seasonal watercourse is subject to flood risk. While there is no available flood mapping, a precautionary approach has been adopted based on site inspection which is reflected in the building exclusion areas. The building envelopes are not impacted by flooding and are generally located approximately 150 - 250 metres from the seasonal watercourse.

#### 5.7.3 State Planning Policy 5.4 Road and Rail Noise

State Planning Policy 5.4 Road and Rail Noise (SPP 5.4) relates to a portion of the site due to the Great Southern Highway and the Brookton-Corrigin Road.

The trigger distance area is outlined at <a href="https://espatial.dplh.wa.gov.au/PlanWA/Index.html?viewer=PlanWA">https://espatial.dplh.wa.gov.au/PlanWA/Index.html?viewer=PlanWA</a>. This relates to the former alignment of the section of Brookton-Corrigin Road adjoining the site and not the current alignment. The Local Structure Plan readily achieves a 150m setback from the current alignment of the Brookton-Corrigin Road to the development areas (outside of the building exclusion area).

The requirements of SPP 5.4 are addressed through providing a building exclusion area at least 150m from the Great Southern Highway. Development will also be at least 500m from the Brookton-Corrigin Road. Based on Table 5 of the Road and Noise Guidelines, future dwellings will achieve a target noise of 55dB outdoor during the day.

Based on Table 5 of the Guidelines, no further measures are required for noise sensitive development. At the subdivision stage, there may be a need to include a notification on the title for proposed Lot 'A'.

### 5.7.4 Hydrology

There is a seasonal watercourse in the southern portion of the site. The seasonal watercourse dissects the site and it connects to the Avon River.

The site is south of the Brookton Happy Valley Water Reserve which is identified as a Public Drinking Water Source Area (PDWSA). Due to the separation distance and topography, development on the Amendment site will not impact on the PDWSA.

#### 5.8 Land capability/geotechnical

Bio Diverse Solutions have undertaken an Environmental Assessment and Site Soil Evaluation which is provided in Attachment 5. In summary, the Site Soil Evaluation from Bio Diverse Solutions focused on the building envelopes. It reveals:

- There are three soil types which are all capable to accommodate rural living development;
- No groundwater was encountered in the test pits;
- There was no evidence of acid sulphate soils;
- The site is physically capable of rural smallholding subdivision/development. In particular, the site contains soils that are conducive for on-site sewerage disposal, stormwater management and building construction; and
- Standard septic tanks/leach drains should be appropriate through subsurface irrigation system (inverted leach drains).

There are also opportunities for on-site detention of stormwater via soakwells or other measures. It is expected that stormwater runoff from buildings and impervious areas be directed into rain water tanks, soakwells and swales.

Based on the Corrigin Area Land Resources Survey and Attachment 5, the site has no known risk of Acid Sulfate Soils occurring at depths less than 3m.

The soil types in the building envelopes are similar to that commonly found in the Brookton townsite. This will be refined through a Site Classification Report at the Building Permit stage.

#### 5.9 Traffic

The site is readily accessible to the Brookton townsite and other facilities/services.

The Amendment site adjoins the sealed Boyagarra Road and the Great Southern Highway.

The site does not have legal access to Brookton-Corrigin Road. While noting this, due to the seasonal watercourse, the site has a long standing access/crossover to the Brookton-Corrigin Road through the Great Southern Highway reserve in the south-west section of the property.

The Local Structure Plan outlines indicative crossover locations. It sets out that vehicles access to Lots 'A' to 'G' will be from crossovers located on Boyagarra Road. The Local Structure Plan sets out that only Lot 'H' will have access to the Great Southern Highway.

Correspondence with Main Roads Western Australia in April 2021 sets out:

- Main Roads WA support the overall proposal in-principle;
- Access for proposed Lot 'A' should be to Boyagarra Road. Any formal application referred to Main Roads WA for comment will state that access to Northam Cranbrook Road (Great Southern Highway) from proposed Lot 'A' will be prohibited;
- Main Roads WA support in principle, access from proposed Lot 'H' to Northam Cranbrook Road (Great Southern Highway). The location and design of the access to be determined through a formal application process and ongoing discussions between Main Roads WA and the proponent; and
- The existing access from Lot 181 to Brookton Highway (Brookton-Corrigin Road) will be required to be removed and the land reinstated upon approval and construction of the access to proposed Lot 'H'.

As outlined in Attachments 9 and 10, no new roads are proposed to facilitate proposed subdivision.

The existing road network and intersections have sufficient capacity to address the modest additional traffic generation from the proposed subdivision/development. The subdivision/development will have limited impacts on local roads, including on traffic flow. Additionally, there are appropriate vehicle sight distances at the intersections.

#### 5.10 Services

#### 5.10.1 Overview

The proposed lots will be appropriately serviced in accordance with Shire, WAPC and other government agency requirements. Proposed servicing is summarised in section 4.3 and expanded upon in this section. The site is capable of being serviced by all necessary utilities required for subdivision/development for rural smallholding lots. Detailed service design will occur at the subdivision stage.

#### 5.10.2 Stormwater and nutrient management

Stormwater will be effectively designed, constructed and managed to the satisfaction of the Shire and the Department of Water and Environmental Regulation to meet publications such as State Planning Policy 2.9 Water Resources, Better Urban Water Management and Stormwater Management Manual for Western Australia.

Noting the generous lot sizes (average of 10.9 hectares and minimum of 5.9 hectares), the development will create manageable stormwater implications. There is also the opportunity to revegetate where appropriate.

The landowner is required to appropriately manage stormwater. This is expected to adopt a water sensitive design that seeks to detain, slow down and treat peak flows that especially addresses 'first flush' run off treatment.

Details relating to managing water resources are outlined in Attachment 6.

#### 5.10.3 On-site sewerage disposal

Reticulated sewerage is not available, feasible or necessary. Given the generous lot sizes and WAPC policy, future subdivision is not required to be connected to the reticulated sewerage system. The subdivision/development will be serviced by on-site sewerage disposal to comply with the *Government Sewerage Policy*.

Attachment 5 sets out the Site Soil Evaluation from Bio Diverse Solutions which addresses the Government Sewerage Policy.

#### It is noted that:

- The proposed lot sizes will be generous, 5.9 20.6 hectares (with an average of 10.9 hectares), which will provide space to accommodate and treat on-site sewerage disposal;
- Based on Attachment 5, it is expected that future development will be serviced with standard septic tanks/leach drains;
- The site is not classified as sewerage sensitive;
- There is scope for on-site sewerage disposal to be located around 150-250 metres or more from the seasonal watercourse on most lots. All lots can achieve a separation of 100 metres from the seasonal watercourse;
- Based on the Corrigin Area Land Resources Survey and Attachment 5, site conditions in the building envelopes have appropriate capability for rural smallholding subdivision/development;
- There is a need to prevent development and prevent on-site sewerage near the seasonal watercourse; and
- There will be a further need to address on-site sewerage and gain Shire approval at the development or building permit stages.

#### 5.10.4 Water supply

Based on WAPC policy, rural smallholding lots (4 - 40 hectares) do not need to be connected to the reticulated (scheme) water system. Potable water will be through rainwater capture and storage, with landowners installing rainwater tanks associated with future dwellings and outbuildings. As set out in SPP 2.5 and the LPS, a fit-for- purpose on-site water supply is supported.

Pursuant to the WAPC's Rural Planning Guidelines the following matters need to be considered in relation to the availability of fit for-purpose water provision:

- Average annual rainfall and the capacity to capture water from roof catchments;
- Water requirements for both inside and outside the home;
- Demonstrated availability of groundwater or surface water for 'outside' use; and
- Water for fire-fighting purposes.

Based on clause 44 of LPS4, there is a requirement that each dwelling is provided with a minimum tank capacity of 120,000 litres with an additional 15,000 litres dedicated to fire fighting purposes.

#### 5.10.5 Power supply and telecommunications

All proposed lots will be serviced with power and required telecommunication infrastructure.

#### 5.10.6 Gas

Reticulated gas is not available in this locality. This service is provided by bottled gas.

#### 5.11 Supporting the local economy

Approval and implementation of the Amendment will have various economic and community benefits including:

- Supporting local employment through the construction of subdivision works and new dwellings;
- Supporting local services;
- Assisting in a more sustainable local economy;
- Increasing population in Brookton which assists in the overall viability, vitality and prosperity;
- Building onto an existing community with established facilities, services and infrastructure and assist to strengthen and sustain Brookton; and
- Providing a greater choice for those wishing to buy lifestyle lots in Brookton in an attractive locality close to the townsite.

The Amendment is consistent with the planning framework which promotes employment and economic growth in Brookton.

#### 5.12 Public open space

In accordance with WAPC policies and preliminary Shire advice, no public open space will be required on the Amendment site. It is noted the generous lot sizes (average lot size of 10.9 hectares) provide opportunities for on-site recreation. Additionally, the provision of public open space on the Amendment site will create on-going management burdens to the Shire.

There will be no development in or near the seasonal watercourse (as set out in the building exclusion areas). The seasonal watercourse and associated revegetation will be managed by the landowners.

### 5.13 Planning justification

The planning justification for the Amendment is summarised in Table 5:

Table 5 – Summaris	sed Planning Justi	ification		
Strategic	Land Use Planning	Environment and Landscape	Transport and Servicing	Economic and Community
Amendment is consistent with the planning framework.  Future development will reinforce Brookton as a district centre.  The site is well located for rural living uses including it is compatible with adjoining and nearby uses.  The proposed Rural Smallholding zone, between the townsite and rural	There are appropriate buffers and mitigation measures.  The site is suitable and capable of rural smallholding uses.  Development will be effectively controlled through LPS4 provisions.  The Local Structure Plan provides a co-ordinated approach.  Lots can be created independently as they have direct road access to existing roads.	The site contains minimal environmental assets and will not create environmental impacts.  There will be manageable landscape impacts when viewed from Great Southern Highway and Brookton-Corrigin Road.  There are opportunities to enhance the site's amenity through replanting.  There are no heritage constraints nor is the site located in a public drinking water source area.  Bushfire management measures will comply with the objectives of SPP 3.7 and the Guidelines for Planning in Bushfire Prone Areas.	Other than Lot 'H', there is no direct access between lots and the Great Southern Highway. There is also no direct access between lots and the Brookton-Corrigin Road. Traffic impacts can be readily accommodated on Boyagarra Road.  Safe vehicular access can be achieved between the site and Boyagarra Road.  The site has excellent road connectivity and easy access to Brookton and other areas.  The subdivision/ development will be appropriately serviced.	It will promote job creation by supporting the development of Brookton and assist to diversify and grow the local economy.  The development will generate economic activity.  The proposal will assist in enhancing Brookton and assist in creating jobs. This Includes adding to its overall viability, vitality and prosperity and adding to the range of services that can be provided.

In view of the above, the Amendment is consistent with the planning framework and the principles of orderly and proper planning.

#### 6. CONCLUSION

This report confirms that the Amendment is consistent with the planning framework and that the site is both suitable and capable of accommodating rural smallholding uses on Lots 51 and 181 Boyagarra Road, Brookton.

The support of the WAPC and the approval of the Minister for Planning are respectfully requested.



Photo 3: Amendment site

#### PLANNING AND DEVELOPMENT ACT 2005

#### SHIRE OF BROOKTON

#### LOCAL PLANNING SCHEME No. 4

#### AMENDMENT No. 1

The Shire of Brookton under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above local planning scheme by:

- 1. Rezoning Lots 51 and 181 Boyagarra Road, Brookton from the 'Rural' zone to the 'Rural Smallholding' zone.
- 2. Amending the Scheme Map accordingly.
- 3. Inserting into Schedule 1 Additional Stie and Development Requirements of the Scheme text the following provisions:
  - 54. Development in the Rural Smallholdings zone
    - (1) All dwellings and incidental development must:
      - (a) accord with the prescribed minimum boundary setbacks as prescribed in Table 5 of the Shire Local Planning Scheme No.4; or
      - (b) be located within an approved building envelope (as may be shown on an approved Structure Plan or approved building envelope plan); or
      - (c) be located in such other manner that may be identified on a Structure Plan.
    - (2) The clearing of vegetation is prohibited, unless required:
      - (a) under a bushfire attack level assessment and for other fire mitigation purposes; or
      - (b) under the direction of a bushfire attack level assessment and for other fire mitigation purposes; or
      - (c) to allow for vehicular access to such buildings.
    - (3) Fencing:
      - (a) must be of a standard 'farm style' post and wire construction.
      - (b) is prohibited from being erected inside a defined 'Landscape Protection Zone Area' unless approved by the local government.
      - (c) is permitted along the perimeter of a defined 'Landscape Protection Zone Area' but must incorporate at least one unlocked swing farm style gate for access purposes.
    - (4) Dams are not permitted unless they are shown on an approved Structure Plan, or in circumstances where the proposed dam:
      - (a) will not adversely affect environmental flows within the catchment or downstream of the dam;
      - (b) will only capture sufficient water to be used for domestic requirements, and/or, for the irrigation of a domestic garden, or

- for the purposes of a water supply to an approved land-use on the site;
- (c) is an off stream dam; and
- (d) will not significantly or unreasonably diminish the flow of water for use by downstream users including the environment.
- (5) The landowner is responsible for managing and maintaining a 'Landscape Protection Zone Area' as shown on an approved Structure Plan, inclusive of:
  - (a) Bushfire management through the performance of fire prevention and mitigation works in consultation with the Local Government.
  - (b) Environmental repair (i.e. weed eradication, erosion works and revegetation planting) to affected areas.
- 4. Renumber the clauses in Schedule 2 Special Control Areas of the Scheme Text from '54' through to '58' to read '55' through to '59' inclusive.



## Legend

Cadastre with Lot number LPS Other Categories

LPS Zones

Rural

Local Distributor Road

Local Road

Primary Distributor Road

Public Open Space



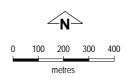
#### Department of Planning, Lands and Heritage

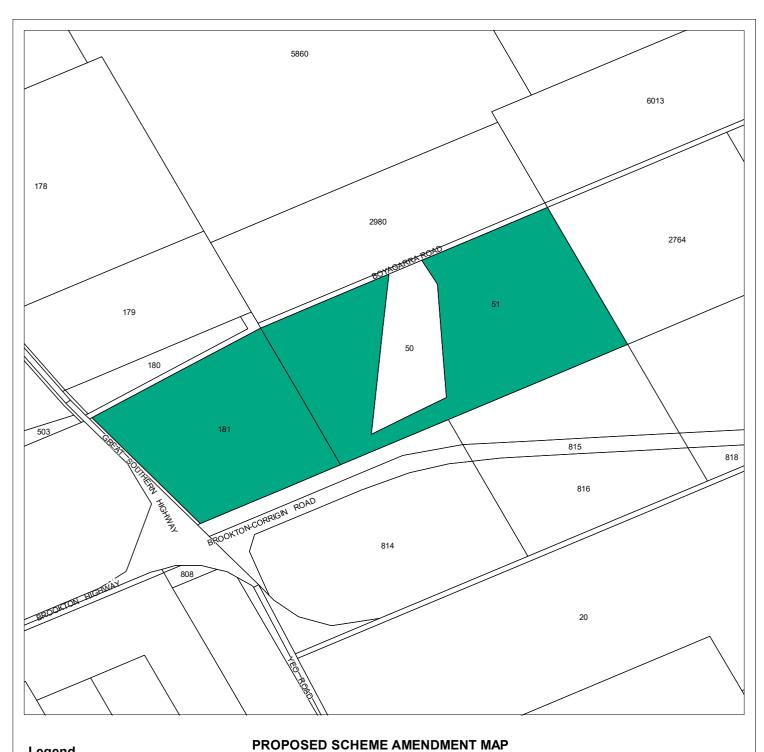
Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA Base Information supplied by Western Australian Land Information Authority SLIP 1096-2018-1

Special Control Area - Basic Raw Material

## **Shire of Brookton**

Local Planning Scheme No. 4 Amendment No. 1



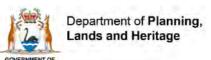


## Legend

Cadastre with Lot number

LPS Zones and Reserves Amendments

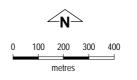
Rural Smallholdings



Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA Base Information supplied by Western Australian Land Information Authority SLIP 1096-2018-1

## **Shire of Brookton**

Local Planning Scheme No. 4 Amendment No. 1



## COUNCIL ADOPTION FOR ADVERTISING

This Standard Amendmer at the Ordinary Mee20	ting of the	_				
						 RESIDENT
					SHIKE P	KESIDEINI
				CHIEF	EXECUTIVE	OFFICER
COUNCIL RECOMMENDED	/SUBMITTED FC	OR APPROV	/AL			
This Amendment is reco at the Ordinary Meeting o and the Common Seal o resolution of the Council i	of the <mark>Council h</mark> f the Shire of B	neld on the Brookton w	e da	y of		20
					SHIRE P	RESIDENT
				CHIEF	EXECUTIVE	OFFICER
WAPC RECOMMENDED/SU	JBMITTED FOR A	APPROVAL				
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# **ATTACHMENT 1**

WESTERN



#### AUSTRALIA

REGISTER NUMBER 51/DP76005 DUPLICATE DATE DUPLICATE ISSUED 1/4/2014 1

## RECORD OF CERTIFICATE OF TITLE

VOLUME 2834

FOLIO 784

UNDER THE TRANSFER OF LAND ACT 1893

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.



#### LAND DESCRIPTION:

LOT 51 ON DEPOSITED PLAN 76005

#### REGISTERED PROPRIETOR:

(FIRST SCHEDULE)

LANGLEY MANAGEMENT PTY LTD OF POST OFFICE BOX 26, BROOKTON

(AF M586344) REGISTERED 25/3/2014

## LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:

(SECOND SCHEDULE)

A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Warning:

\* 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: DP76005 PREVIOUS TITLE: 1024-264

PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.

LOCAL GOVERNMENT AUTHORITY: SHIRE OF BROOKTON WESTERN



#### **AUSTRALIA**

REGISTER NUMBER

181/DP50016

DUPLICATE DATE DUPLICATE ISSUED N/A

N/A

N/A

## RECORD OF CERTIFICATE OF TITLE

VOLUME **2652** 

FOLIO **971** 

UNDER THE TRANSFER OF LAND ACT 1893

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.



#### LAND DESCRIPTION:

LOT 181 ON DEPOSITED PLAN 50016

#### **REGISTERED PROPRIETOR:**

(FIRST SCHEDULE)

LANGLEY MANAGEMENT PTY LTD OF POST OFFICE BOX 26, BROOKTON

(AF K189194) REGISTERED 14/5/2007

## LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:

(SECOND SCHEDULE)

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------

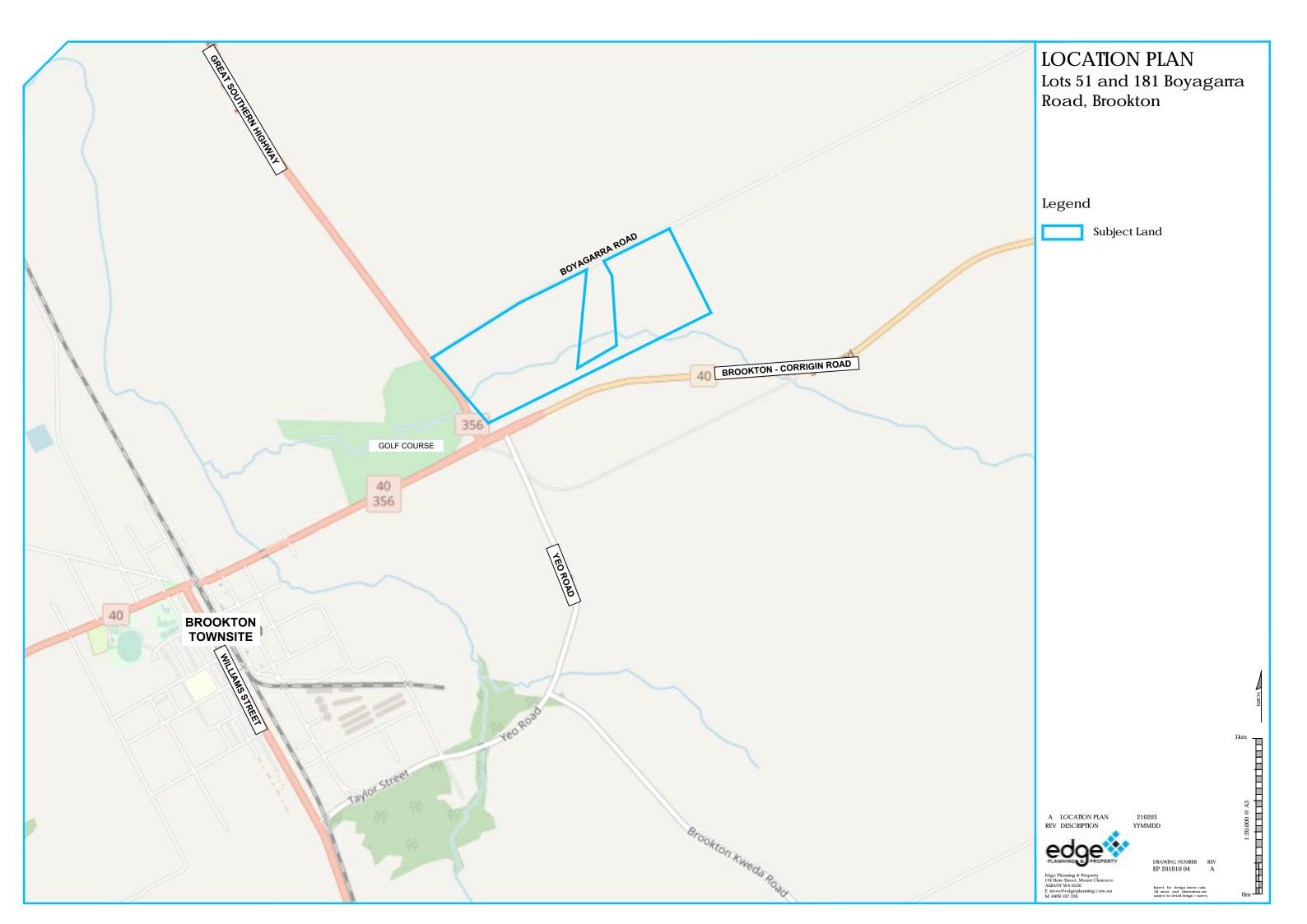
#### **STATEMENTS:**

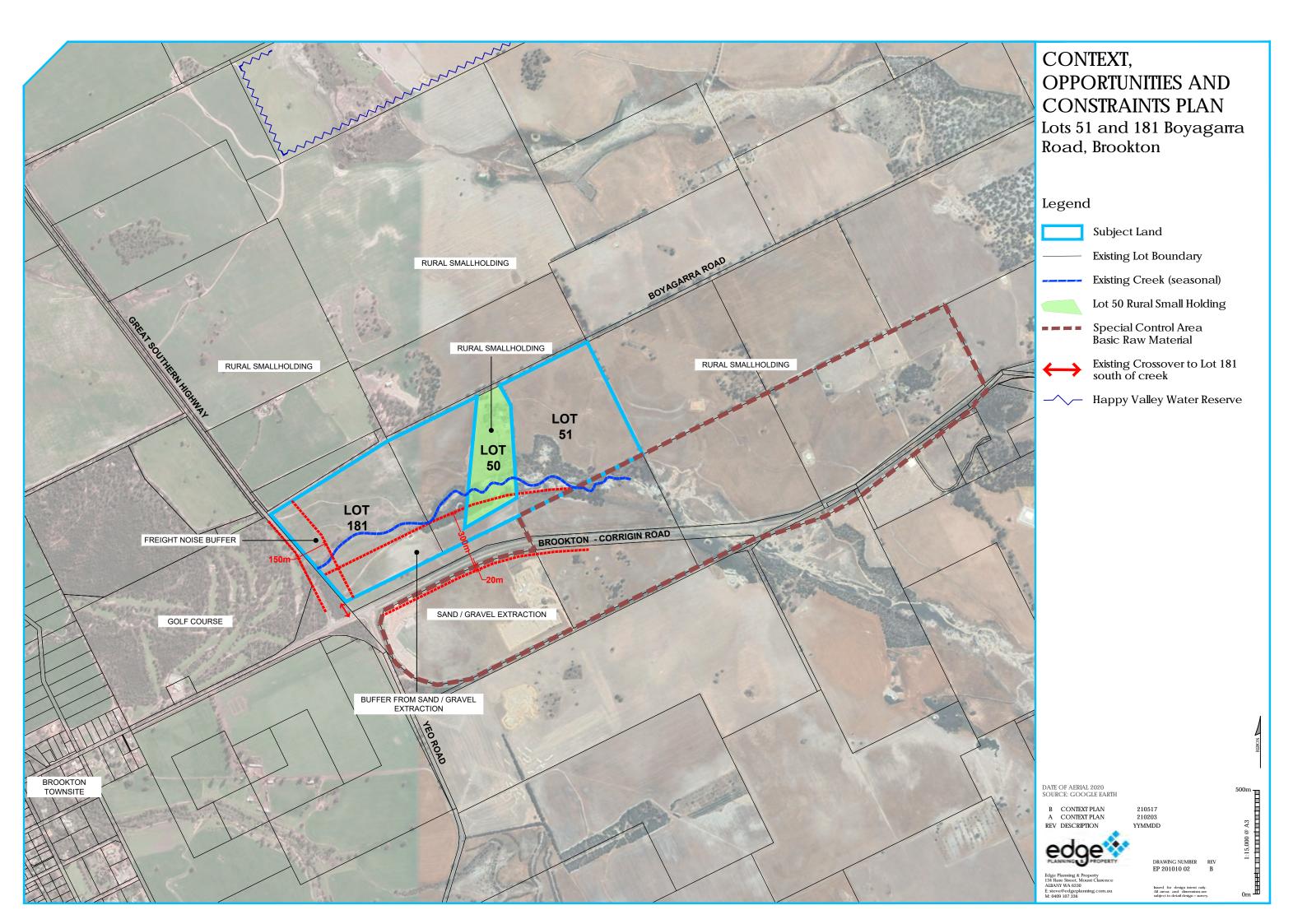
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

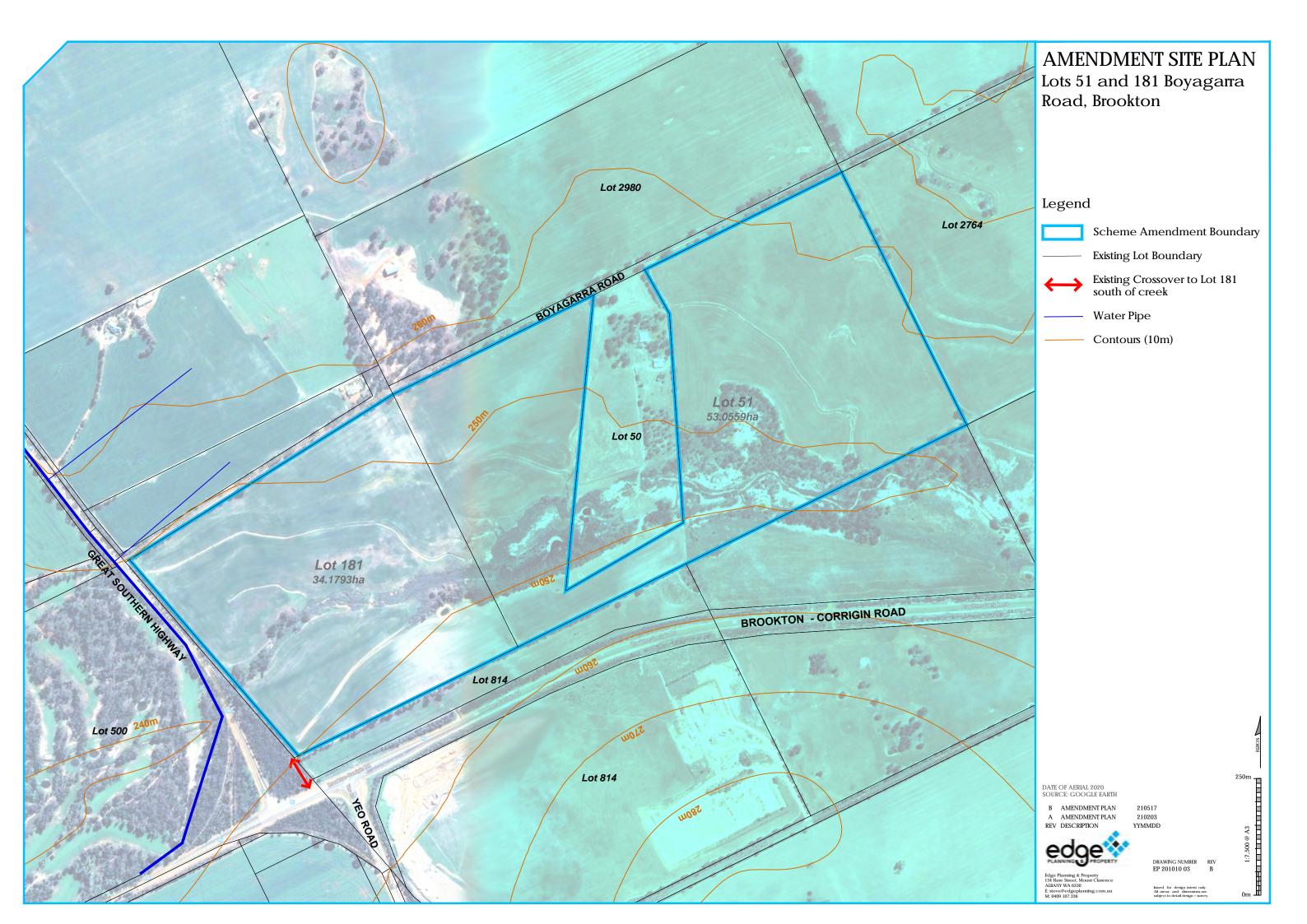
SKETCH OF LAND: DP50016 PREVIOUS TITLE: 1755-642

PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.

LOCAL GOVERNMENT AUTHORITY: SHIRE OF BROOKTON







# Lot 51 & 181 Boyagarra Road, Brookton WA 6306

# **Environmental Assessment Report and Site Soil Evaluation**





Bio Diverse Solutions Final v. 1

22/06/2021



#### DOCUMENT CONTROL

#### TITLE

Lot 51 & 181 Boyagarra Road, Brookton Environmental Assessment Report and Site Soil Evaluation

Author (s): Chiquita Cramer and Katie White

Reviewer (s): Kathryn Kinnear and Steve Thompson

Job No.: EP006

Client: Langley Management Pty Ltd

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#### 1. Introduction

The Environmental Division at Bio Diverse Solutions was commissioned by Edge Planning and Property on behalf of their client to prepare an Environmental Assessment Report (EAR) and Site Soil Evaluation (SSE) at Lots 51 and 181 Boyagarra Road, Brookton (here in referred to as the Subject Site). This EAR and SSE has been prepared to support a scheme amendment and associated structure plan for rezoning of the Subject Site from 'Rural' to 'Rural Smallholding'. The purpose of this document is to assess the environmental values of the Subject Site, the potential impacts of the proposed rezoning and subsequent subdivision on the environment and determine the suitability of the Subject Site for onsite effluent disposal.

#### 1.1. Alignment to Legislation, Policy and Guidelines

In assessing the proposed rezoning of the Subject Site, Bio Diverse Solutions has prepared this report aligned to the following legislation, policies and guidelines:

- Biosecurity and Agriculture Management Act 2007 (BAM Act);
- Environmental Protection Act 1986;
- Environmental and Protection and Biodiversity Conservation Act 1999 (EPBC Act);
- Biodiversity and Conservation Act 2016;
- Conservation and Land Management Act 1980 (CALM Act);
- Water and Rivers Commission Act 1995;
- DPAW Spill Management Brochure;
- Government Sewerage Policy (2019); and
- AS/NZS 1547:2012 On-site Domestic Wastewater Management.



# 2. Background

#### 2.1. Site Details

The Subject Site is defined as Lots 51 and 181 Boyagarra Road and is located approximately 2.8km north-east of the Brookton townsite (Figure 1). The Subject Site consists of 85.4 hectares and is zoned as "Rural" under the Shire of Brookton Local Planning Scheme No. 4 and allocated as Rural Smallholding in the Shire's Local Planning Strategy (DPLH, 2019b). The Subject Site is bound by the Brookton-Corrigin Road to the south, Great Southern Hwy and the Brookton golf course to the west, Boyagarra Road to the north and adjoining farmland to the east.



Figure 1: Location Plan

#### 2.2. Existing Land Uses

Currently the Subject Site is being utilised for general agriculture (mixed rotation cropping and livestock) as shown on Figure 2, with no residential dwellings located within the Subject Site. There is a seasonal creek-line running from east to west through the centre of the Subject Site, that is surrounded by degraded remnant vegetation (Figure 3). Within the outer extents of the creek-line there are a few small dams used for livestock.





Figure 2: Photographs of the cleared areas within the Subject Site, showing general agricultural purposes.



Figure 3: Photographs of the creek-line within the Subject Site, showing the presence of a mixed vegetation buffer.

### 2.3. Adjacent Land Uses and Tenure

The Subject Site is located within an agricultural area, with agricultural properties immediately to the north, east and south, and the Brookton Golf Course and further afield the outer extents of the Brookton townsite to the west. Directly to the south of the Subject Site and the Brookton-Corrigin Road there is a sand and gravel extraction mine.

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# 3. Planning Proposal

It is proposed the Subject Site be rezoned from 'Rural' to 'Rural Smallholding', allowing for the subdivision of the site into smaller rural residential lots. The current concept plan for the Subject Site shows the subdivision of the Subject Site into 8 lots varying in size from 5.9ha to 20.6ha. The current subdivision concept plan for the site is shown on Figure 4.

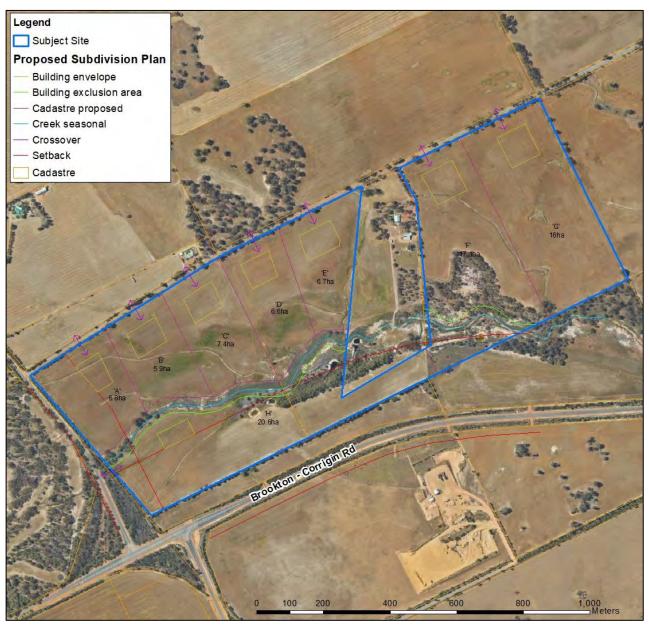


Figure 4: Subdivision concept plan for the Subject Site



# 4. Desktop Assessment

A desktop assessment of relevant government databases was conducted to assess the environmental values of both the Subject Site and the surrounding area. This assessment was conducted to various levels, ranging from state-wide to area specific information and includes information on climate, geology and soils, environmentally sensitive areas, acid sulfate soils, public drinking water areas, surface water hydrology and aboriginal heritage.

#### 4.1. Climate

The nearest Bureau of Meteorology (BoM) operational station is Brookton (Site No. 010524). The average maximum temperature here is 24.4°C whilst the average minimum temperature is 9.7°C. The average annual rainfall for the station is 448mm, with the majority of rainfall occurring between May and August (BoM, 2021).

### 4.2. Topography

The property is located in an undulating landscape in the Brookton area. The Subject Site slopes from the external boundaries down to the seasonal creek-line area, from a high point of 262m AHD to a low point of 242m AHD. The topographic contours for the site are shown on Figure 5.

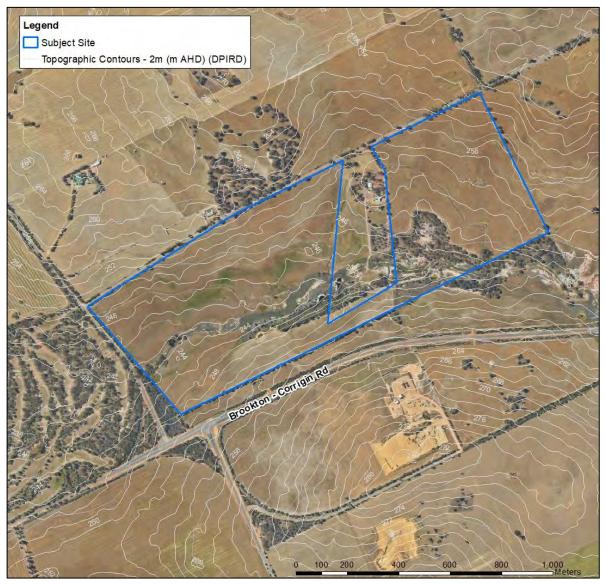


Figure 5: Topographic contours of Lot 51 and 181 Boyagarra Rd, the Subject Site.



#### 4.3. Geology and Soils

Database searches show the Subject Site lies within the Pingelly System (257Pn). The system is described as "Uplands surrounding Brookton and Pingelly with isolated lateritic remnants expressing as breakaways and soils formed from fresh rock and colluvium, with laterite developing on these parent materials in places." (DPIRD, 2017a). Geological mapping is depicted in Figure 6.

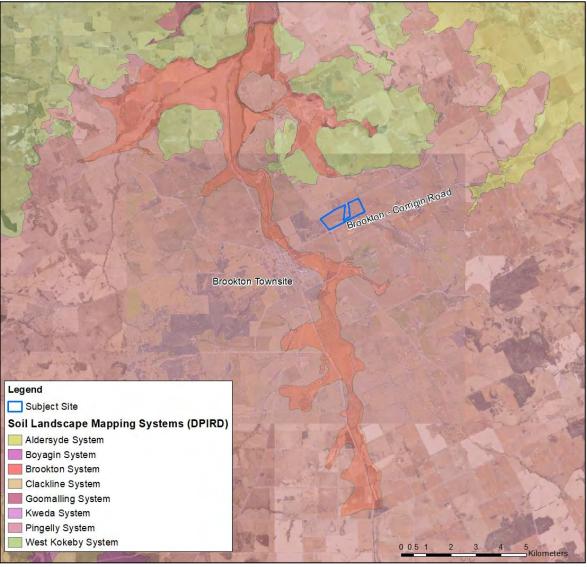


Figure 6: Geology and soils of the broader Brookton area, where the Subject Site is located.

### 4.4. Hydrology

The Subject Site is located within the Southern Zone of Rejuvenated Drainage (HZ12\_SZRD) hydrological zone, which is described by the Department of Primary Industries and Regional Development (2017b) as; 'Erosional surface of gently undulating rises to low hills. Continuous stream channels that flow in most years. Colluvial processes are active. Soils formed in colluvium or in-situ weathered rock.' The hydrological zone mapping is shown on Figure 7.



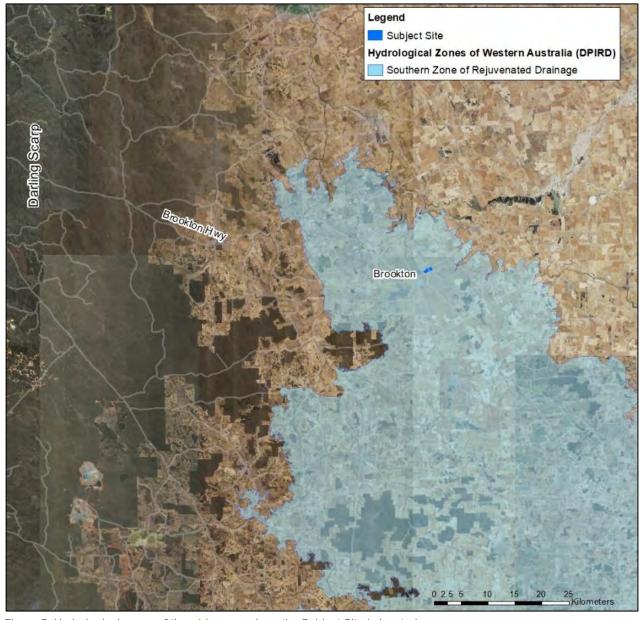


Figure 7: Hydrological zones of the wider area where the Subject Site is located.

There is one minor non-perennial water course within the Subject Site that runs from east to west, through the southern portion of the Subject Site. Other than a few small farm dams within the seasonal creek-line, there is no water bodies directly present or within the vicinity of the Subject Site. The surface water hydrology for the Subject Site is shown on Figure 8. Surface water flow from the Subject Site generally drains in a south-westerly direction towards the seasonal creek-line, with the smaller southern portion of the Subject Site draining in a north-westerly direction towards the creek-line.

The nearest major water course to the Subject Site is the Avon River South, which lies approximately 1.2km to the west and southwest of the Subject Site. The Avon River South flows north towards the Avon River, which ultimately discharges to the Swan River.

The property is not located within a Public Drinking Water Source Area (PDWA; DWER, 2018a). The nearest PDWSA is located approximately 2kms to the north, identified as the Brookton Happy Valley Water Reserve drinking water source protection area.



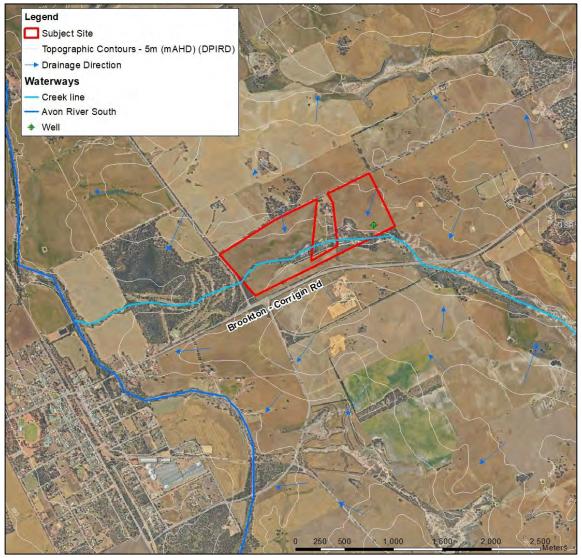


Figure 8: Surface water hydrology of the Subject Site, highlighting the surface water features.

#### 4.5. Acid Sulfate Soils

Database searches show there are no recorded acid sulfate soils present within the site (DWER, 2017).

#### 4.6. Remnant Vegetation

The property lies within the Avon Wheatbelt AVW02 IBRA subregion. Hearn et al (2002) describes the IBRA region as "area of active drainage dissecting a Tertiary plateau in Yilgarn Craton. Gently undulating landscape of low relief. Proteaceous scrubheaths, rich in endemics, on residual lateritic uplands and derived sandplains; mixed eucalypt, Allocasuarina huegeliana and Jam-York Gum woodlands on Quaternary alluvials and eluvials. Within this, AW2 is the erosional surface of gently undulating rises to low hills with abrupt breakaways. Continuous stream channels that flow in most years. Colluvial processes are active. Soil formed in colluvium or in-situ weathered rock. Includes woodland of Wandoo, York Gum and Salmon Gum with Jam and Casuarina."

The vegetation has been mapped on a broad scale by J.S. Beard (Shepherd *et al.* 2002) in the 1970's, where a system was devised for state-wide mapping and vegetation classification based on geographic, geological, soil, climate structure, life form and vegetation characteristics (Sandiford and Barrett, 2010). Vegetation units were regarded as associations and were grouped into Vegetation Systems representing a particular pattern of association distribution within a given area. A GIS search of J.S. Beards (Beard *et al.* 2013) vegetation classification places the subject site within one System and Vegetation Association (Source Pre-European dataset, DPIRD, 2017d):

• System Association Name: Pingelly.



- Vegetation Association Number: 352.
- Structure Description: Woodland other.
- Floristic Description: Wheatbelt; York gum, Salmon Gum etc. Eucalyptus loxophleba, E. salmonophloia.
- Remnant Vegetation by Beard Association Rarity in LGA: 9.58% remaining (GoWA, 2019).
- Remnant Vegetation by Beard Association Rarity in IBRA Region: 17.27% (GoWA, 2019).

#### 4.7. Significant Flora and Fauna

Desktop inventory of potential threatened and priority flora and fauna species likely to occur within 10km of the Subject Site was undertaken using the following databases:

- 10km NatureMap Database Search (combined data from DBCA, WA Museum and WA Herbarium; DBCA, 2021b); and
- 10km Protected matters search tool (DAWE, 2021).

Based on results from the above databases, 28 conservation significant flora species and 20 conservation significant fauna species (terrestrial species only) have been recorded within 10km of the property. Additionally, there was one threatened ecological community recorded within 10 km of the site. The full species list and further details compiled from all available data is present in Appendix A. It is noted that the species list includes species that would likely not occur in the property due to a lack of suitable habitat and the degraded nature of the Subject Site. The data also includes very old records and in some cases the species in question may have become locally or regionally extinct.

The conservation significance of flora and fauna species has been assessed using data from the following sources:

- Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Administered by the Australian Government Department of Agriculture, Water and Environment (DAWE, 2021);
- Biodiversity Conservation Act 2016 (BC Act). Administered by the Western Australian Department of Biodiversity Conservation and Attractions (DBCA); and
- DBCA Priority Flora list. A non-legislative list maintained by DBCA for management purposes (DBCA ,2021a).

#### 4.8. Environmentally Sensitive Areas

Database searches show there are no environmentally sensitive areas present within the Subject Site (DPIRD, 20221).

#### 4.9. Heritage

A search of the Department of Agriculture, Water and Environment Protected Matters Search Tool (DAWE, 2021) was conducted and no heritage listed areas were identified for the Subject Site or within the vicinity of the Subject Site.



#### Site Assessment

A site assessment of the Subject Site was conducted on the 26<sup>th</sup> February of 2021 by Kathryn Kinnear (Bio Diverse Solutions leading Principal Environmental Consultant and Director). This assessment included ground truthing of desktop findings. No detailed flora, vegetation and fauna surveys were undertaken, as no intact remnant vegetation within the property is proposed to be cleared as part of the subdivision. If clearing of native vegetation is proposed in the future, further detailed flora, fauna and vegetation surveys are required. Broad vegetation assessment and general comments on condition of remnant vegetation and stands of paddock trees of the property are provided.

#### 5.1. Vegetation Communities

Scattered isolated *Eucalyptus* trees are present within the agricultural paddocks, which do not form a continuous or remnant piece of vegetation. They do provide habitat and other benefits to fauna, as described in Section 5.3.

Native vegetation is present directly in the vicinity of the non-perennial creek-line, forming a buffer varying in width. A recent fire within the area resulted in a significant germination event of *Eucalyptus sp.*, likely from the mature trees present on site, indicating there is capacity for regeneration with native vegetation. It is likely prior to disturbance and degradation, the York Gum Woodland vegetation community may have met the Threatened Ecological Community criteria for the 'Eucalypt Woodlands of the Western Australian Wheatbelt', but no longer is in recognisable due to disturbance and the degraded condition. Three distinct vegetation units were present, which are described below at a basic structural formation level, with their location shown on Figure 9:

- York Gum Woodland (Figure 10) Eucalyptus loxophleba (York Gum) Woodland (20-50% crown cover) with isolated
   Allocasuarina sp. and Acacia lasiocalyx shrubland and a closed, dense non-native grass understory. Dominant species
   described likely do not reflect pre-European vegetation community and are persistent relics remaining in the degraded state.
- Dense stand of juvenile *Eucalyptus* sp. (Figure 11) community responding from a recent fire (circa 2015-2016), and is a likely an alternate stable state of the York Gum Woodland Community. This indicates that the vegetation area surrounding the creek-line has an active soil seed bank and has capacity to respond to rehabilitation efforts.
- Juncus acutus sedgeland (Figure 12) Dominant Juncus acutus, Invasive Spiny Rush, sedgeland in the semi-perennial wetter portion of the creek-line area. Isolated native species present, but community dominated by the non-native J. acutus.



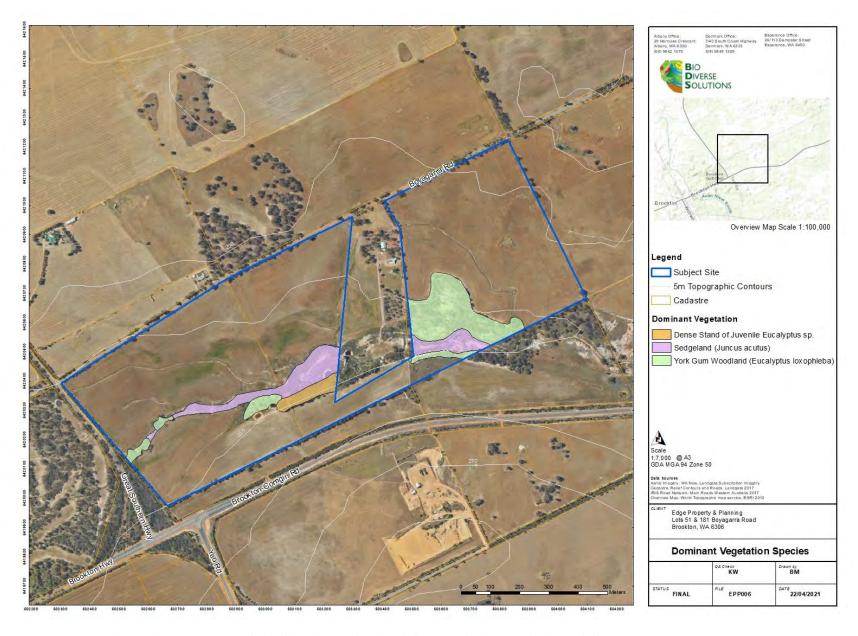


Figure 9: Vegetation units present across the Subject Site, predominately forming a buffer around the creek-line.

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Figure 10: York Gum Woodland Vegetation unit within the Subject Site.



Figure 11: Dense stand of juvenile *Eucalyptus sp.* within the Subject Site.



Figure 12: Juncus acutus sedgeland vegetation unit within the creek-line.



#### 5.2. Vegetation Condition

Remnant native vegetation ranged from Degraded to Completely Degraded across the Subject Site (Table 1). The primary factor for degradation resulting in a degraded status, was the high weed burden dominated by agricultural associated grasses and the *Juncus acutus* in the sedgeland. Progressive disturbances, likely from the surrounding agricultural land uses, has resulted in a lack of distinct vegetation structure that renders it difficult to recognise the pre-European native vegetation community.

Table 1. Condition rating scale for native vegetation (Keighery, 1994).

Vegetation Condition Rating	Description	
Pristine	Pristine or nearly so, no obvious signs of disturbance.	
Excellent	Vegetation structure intact, disturbance affecting individual species and weeds are non-	
	aggressive species.	
Very good	Vegetation structure altered, obvious signs of disturbance.	
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate to it.	
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to	
	a state approaching good condition without intensive management.	
Completely Degraded	Vegetation structure not intact; the area completely or almost completely without native species.	

#### 5.3. Fauna

The majority of the site has been historically and extensively cleared and as a result significant fauna habitat has been removed. Opportunistic Fauna sightings were recorded during the Broad Scale Vegetation Survey within the creek line vegetation. There was no native fauna or evidence of native fauna observed on site or adjacent to the site. Bird foraging and nesting is the only anticipated habitat in the highly disturbed landscape.

#### 5.4. Soil Testing

A soil investigation was conducted as part of the site assessment on the 26th February 2021. The soil testing was conducted to assess the suitability of the site for the proposed rezoning and subsequent subdivision and development, including suitability for onsite effluent disposal. Six test pits were constructed within the Subject Site, using a post hole digger to a depth of 600mm. The location of the test pits was selected based on the proposed subdivision plan and likely location of the building envelopes. The location of the test pits is shown on Figure 13. Soil testing was not conducted south of the creek line however a visual inspection across the site and a review of the aerial imagery shows the soil types found north of the creek likely extend south of the creek.



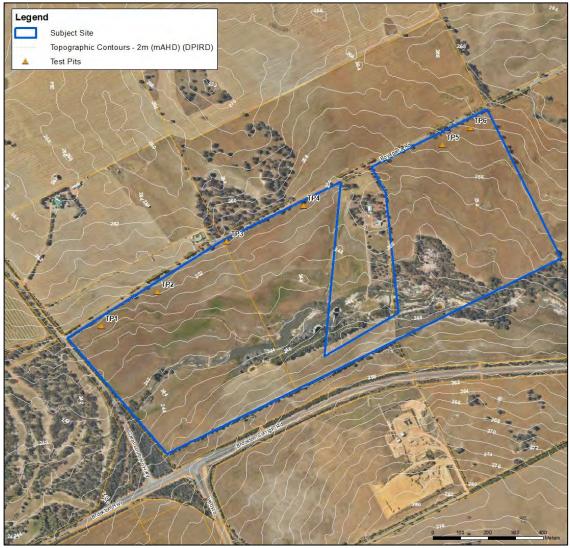


Figure 13: Test pit locations within the Subject Site, determined by proposed subdivision plan and location of building envelopes.

#### 5.3.1 Soil Testing Results

Soil testing showed that three soil types were identified across the Subject Site; a topsoil of sand over a layer of sandy loam, over sandy clay (TP1 & TP2), a topsoil of sand, over loamy sandy gravel (TP3 & TP4) and a topsoil of sand over a cemented silt layer over clay/sandy clay. Further detail on soil profiles encountered at the Subject Site are presented in Table 2. Photographs showing the three soil types are shown in Figures 14 -16.

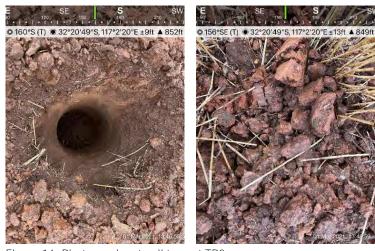


Figure 14: Photographs at soil type at TP2





Figure 15: Photographs of soil type at TP3



Figure 16: Photographs of soil type at TP6

Table 2: Soil profiles

Test pit	Depth of profile (mm)	Soil Description
Test Pit 1	<ul><li>0-50</li><li>50-350</li><li>350-600</li></ul>	<ul> <li>Dark brown sandy top soil with organic matter</li> <li>Brown sandy loam, minor pebbles</li> <li>Grey mottled, orange/red sandy clay</li> </ul>
Test Pit 2	<ul><li>0-150</li><li>150-325</li><li>325-600</li></ul>	<ul><li>Dark grey sandy top soil</li><li>Brown sandy loam</li><li>Mottled red sandy clay, minor clay</li></ul>
Test Pit 3	<ul><li>0-50</li><li>50-600</li></ul>	<ul><li>Brown sandy gravel</li><li>Light brown loamy gravel rocks (10-35mm)</li></ul>
Test Pit 4	<ul><li>0-120</li><li>120-400</li><li>400-600</li></ul>	<ul><li>Grey sand</li><li>Brown sandy gravel, dry</li><li>Orange loamy gravel, pebbles (5-15mm)</li></ul>
Test Pit 5	<ul><li>0-150</li><li>150-270</li><li>270-600</li></ul>	<ul> <li>Dark brown sandy clay, minor pebbles</li> <li>Dark brown cemented silt</li> <li>Brown clay</li> </ul>
Test Pit 6	<ul><li>0-120</li><li>120-300</li><li>300-600</li></ul>	<ul> <li>Brown silty sand</li> <li>Brown cemented silt</li> <li>Brown mottled, orange/pink sandy clay</li> </ul>



#### 5.3.2 Phosphorus Retention Index

Phosphorous Retention Index (PRI) is the ability of soils to absorb nutrients and heavy metals within the soil (soil microbe disinfecting ability). Soils with a PRI less than 1 have a very poor ability to retain nutrients and heavy metals, whilst soils with a PRI of >5 having a high ability to retain nutrients and heavy metals. PRI testing was conducted by CSBP Laboratory on soil samples from each test pits. The PRI results are shown in Table 3. The clays/sandy clays and loamy gravels at the site were found to have a very high PRI and therefore a very high ability to fix nutrients and heavy metals. The PRI results found at the Subject Site are ideal for the retention and removal of possible nutrients and heavy metals within the effluent water.

Table 3: Phosphorous Retention Index (PRI) Results

Test pit	Depth of profile (mm)	PRI Result
Test Pit 1	500-600	459.5
Test Pit 2	500-600	156.7
Test Pit 3	500-600	56.9
Test Pit 4	400-600	192
Test Pit 5	270-600	259.7
Test Pit 6	300-600	116.1

#### 5.3.3 Soil Permeability

Silts and clay soils generally record low permeability results whereas coarse sands generally record high permeability, as shown below in Figure 17.

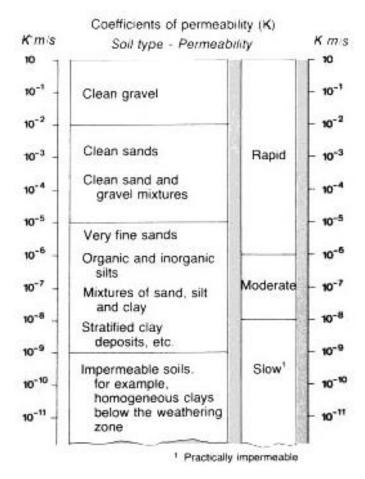


Figure 17: Generalised Permeability - Hydraulic Conductivity of soil types



Permeability testing conducted by Liquid Labs WA using the Falling Head test was conducted on a sample from 0-600mm below ground level within Test Pit 1 and Test Pit 3. The permeability rate for Test Pit 1 was found to be 5.97 x10<sup>-11</sup> m/sec (5.15 x10<sup>-6</sup> m/day) which is typical of clay soil types, with the permeability classified as slow and practically impermeable as per Figure 17. The permeability rate for Test Pit 3 was found to be 8.23 x10<sup>-9</sup> m/sec (7.11 x10<sup>-4</sup> m/day) and classified as slow as per Figure 17. The permeability testing results are presented in Appendix A.

#### 5.5. Hydrology

A hydrological assessment of the Subject Site was also conducted on the 26<sup>th</sup> February 2021. The site was found to be very dry consistent with the time of year and there was no water within the creek line other than that in the man-made dams along the fringe of the creek. There was also no evidence of any other drainage network or water bodies other than the previously identified non-perennial creek, making it evident on the site that surface water, that did not infiltrate at source drained towards this creek. A photograph of the creek and one of the man-made dams are shown in Figure 18.



Figure 18: Photographs showing the dry creek bed and one of the man-made dams within the creek line.

Groundwater was difficult to investigate onsite as there were no groundwater monitoring or production bores on site or expressions of groundwater to the surface evident. A groundwater measurement was taken from a well on the site and found to be 3m below ground level. The location of the well is shown on Figure 8, giving an indication of the depth of groundwater across the site. An image of the well is shown on Figure 19.



Figure 19: Photograph within the well showing the groundwater level



#### 6. Environmental Consideration

#### 6.1. Geology, geomorphology and soils

The main potential impacts to soil associated with the subdivision and subsequent development associated with the site includes:

- Disturbance to acid sulphate soils (ASS) during the construction phase of the development;
- Movement of sediment during construction and building establishment;
- The potential for increased human usage of the creek area following development of the surrounding area, which may result
  in disturbance to the soil surface through trampling; and
- Soil contamination as a result of residential living and onsite effluent disposal.

Given building and development will be limited to the designated building envelopes located a significant distance from the creek and generally at the high point on each proposed lot, disturbance of soils within the creek-line is unlikely.

The Subject Site has not been mapped for ASS risk, however, given groundwater levels are likely to be significantly lower than surface level given the elevation of the porposed building envelopes and the soil was found to have a low organic matter content, it is likely areas outside of the creek-line have a moderate to low risk of ASS occurring at depths of greater than 3m. The excavations on site are likely to be limited to shallow services (power and water) and housing footing, which are unlikely to be significant disturbance for ASS to develop.

#### 6.2. Hydrology

The main impact to hydrology, in particular the creek-line, running through the Subject Site (Figure 8) is likely to be deterioration in surface water and groundwater quality as a result of the below factors:

- Disturbance to ASS during the construction phase of the development (as discussed in Section 6.1);
- Movement of sediment and other contaminants during the establishment of the development;
- Stormwater run-off of litter, nutrients and other pollutants into the creek;
- Excessive change to surface water volumes and velocities;
- Dewatering activities which have the potential to mobilise nutrient-rich water into surface water bodies, increasing nitrogen and phosphorus loads that may lead to algae growth problems;
- Dewatering activities that have the potential to release toxic metals and arsenic due to the disturbance of acid sulphate soils;
   and
- Decline in groundwater and surface water quality due to fertiliser and chemical use and onsite effluent disposal.

Building and development on the Subject Site will be limited to building envelopes, which are located a significant distance from the creek-line. It is likely that given the scale of the development (8 potential dwellings) and the distance of the future buildings from the creek that the development of the lots will have minimal impact on surface water quantity and flows with in the creek. The majority of runoff from the buildings is likely to discharge downstream of the buildings within the paddock areas where it is likely to be lost via infiltration, evaporation and/or transpiration. It is only likely that in extremely rare high intensity rainfall events that runoff from buildings within the site will be discharged to the creek.

#### 6.3. Vegetation and flora

Aspects of the rezoning and subsequent subdivision and development that may potentially affect vegetation in the area includes:

- The potential for increased usage of the creek-line area for recreational activities following development of the area. This will likely lead to trampling of any native vegetation, with excessive amounts effectively leading to incidental clearing;
- Introduction or spread of invasive species, which have the potential to further degrade the creek-line via outcompeting native
  vegetation and reducing habitat quality for native fauna. Propagules may be carried on vehicles, equipment, domestic
  animals and shoes any time the creek-line area is accessed, such as during construction, revegetation activities or
  recreational activities after the subdivision development has occurred. It also may be introduced through the use of
  inappropriate and invasive non species in landscaping or inappropriate disposal of green waste;
- Introduction and spread of disease (especially *Phytophthorra cinnamomi* Dieback), which has the potential to further reduce species diversity, by killing susceptible species. The water mould can be transferred through infected soil and vegetative material on vehicles and equipment when accessing the site.



#### 6.4. Fauna

Given that most of the Subject Site is relatively degraded (farmland without intact native vegetation), the impact on fauna directly within the Subject Site and more broadly within the general vicinity is likely to be negligible. The most likely potential impacts on fauna as a result of the proposed development include:

- Loss of the mature Eucalyptus trees within the agricultural paddock areas, which may have some roosting habitat value for cockatoos and arboreal mammals in the area;
- Possible increase in introduced pest densities following development as a result of greater access to the creek line vegetation and an increased potential for 'escaped pets'; and
- An increase in noise, light and dust emissions during construction and residential living.

#### 6.5. Biosecurity considerations

Phytophthora cinnamomi, otherwise known as Dieback, is a soil borne water mould. It is causing large scale death of vegetation across Western Australia and is identified as one of the key threatening processes for biodiversity. Over 40% of Western Australia's native plant species are susceptible to Dieback. Human-induced spread of *P. cinnamomi* is generally through the movement of infected soil, be it a large scale (for example, soil brought in for infill) or small scale (for example, soil brought in unknowingly on machinery, shoes etc.) incidents.

A survey for the presence of *P. cinnamomi* was not conducted for the purposes of this report. Due to the degraded nature of vegetation and absence of susceptible and indicator species, no incidental observations were taken. It is possible that both Dieback and Chytrid are already present throughout the development area. However, there is a risk that new strains or new infections could result as a result of poor hygiene practices during construction activities, revegetation activities and road design. Additionally, management of any mechanisms of spreading soil or vegetative material needs to carefully consider how to not spread plant pathogens from the development area to other locations.

#### 6.6. Fire

Numerous bushfire risks associated with the Subject Site were identified:

- The continuous vegetation within the creek line from the east;
- The vegetation from within the Brookton golf course;
- Road reserves from the west;
- To a lesser extent, paddock grasses from every direction; and
- A patch of remanent vegetation to the north of the site.

Under hot, dry and unstable conditions (Severe to Catastrophic/bushfire weather) these areas pose significant bushfire threats to the site. A detailed Bushfire Management Plan (BDS, 2021) has been prepared to guide the Scheme Amendment process and future subdivision. The BMP will be the guiding report for fire management during and post construction of the proposed development. The BMP (BDS, 2021) addresses all aspects of fire management including asset protection zones around buildings, access to and from the site in the event of a fire and water supply. The BMP also takes into account any revegetation strategies documented in this report.

#### 6.7. Aboriginal heritage

It is unlikely that items of significance of Aboriginal Heritage will be disturbed through construction activities, given the development proposal will be located within the existing disturbed within the Subject Site. Contractors should be educated on recognising significant Aboriginal Heritage markers, materials and items, and anything suspected of being of Aboriginal Heritage Significance discovered during construction / groundwork activities is to be notified to relevant authorities immediately. Additionally, an enquiry under the Aboriginal Heritage Inquiry System (DPLH, 2021), indicated that there were no registered or lodged Aboriginal Heritage Sites at the Subject Site.



# 7. Onsite Effluent Disposal Suitability

The health and environmental requirements for wastewater treatment and disposal for developments not serviced by deep sewerage systems are contained in the *Government Sewerage Policy* (DPLH, 2019a). The Subject Site is situated in an area that does not have deep or reticulated sewerage and therefore onsite sewerage is required. The *Government Sewerage Policy* (DPLH, 2019a) states minimum requirements apply for all on-site sewage disposal systems.

The Subject Site is not located in a Sewage Sensitive Area or a Priority Drinking Water Source Area. It is proposed the Subject Site be divided into eight lots as shown on the Subdivision Concept Plan (Figure 2). The Subdivision Concept Plan shows the location of the proposed building envelopes for each lot, which also indicates the approximate location of the effluent disposal systems. The Subject Site is capable of being divided into multiple lots, with each lot achieving the minimum requirements for onsite sewage disposal systems as identified in the Government Sewerage Policy (DPLH, 2019a).

The general slope of the Subject Site is approximately 2% and does not exceed the minimum grade requirements (1:5 or 20%) for onsite effluent disposal as outlined in Table 3 of the *Government Sewerage Policy* (DPLH, 2019a).

As shown in Section 5.2 the soils at the Subject Site were found to be a topsoil of sand over a layer of sandy loam, over sandy clay (TP1 & TP2), a topsoil of sand over loamy/sandy gravel (TP3 & TP4) and a topsoil of sand over a cemented silt layer over clay/sandy clay (TP5 & TP6). Permeability results show the permeability on the site to be extremely low, to enable use of such soils for onsite effluent disposal, special design requirements and distribution techniques or soil modification procedures are necessary but achievable to ensure the rate of percolation of effluent through the soil is less than the effluent generation rate. The most suitable system in this instance is a subsurface irrigation system (inverted leach drains). This type of system utilises shallow trenches laid in a suitable depth of good quality topsoil and perforated pressure lines which are nestled in a distribution pipe within the trenches. The PRI of the soils across the site were found to be relatively high which provides opportunity for nutrient and heavy metal removal from the effluent water prior to entering the groundwater.

Groundwater was not encountered in any of the six test pits to the depth of the holes (600mm) and whilst database searches show no groundwater information in the area a well on site adjacent to the creek showed groundwater at 3m BGL. Given the building envelopes will be situated higher in the landscape than the well it is unlikely the maximum groundwater table in the location of the building envelopes and land application areas is within 2 metres of the ground surface.

The Government Sewerage Policy (DPLH, 2019a) states that onsite effluent disposal system shall be located a minimum of 100m from waterways or significant wetlands. Proposed building envelopes within lots A-G are all greater than 100m from the creek line running through the Subject Site and there are no other waterways or wetlands within the vicinity of the Subject Site. The proposed building envelope on Lot H is closer than 100m from the creek line due to a required building setback to the sand/gravel extraction mine to the south of the Subject Site. In this instance the effluent disposal can be achieved outside of the 100m creek buffer south of the building whilst the building envelope remains within the 100m creek buffer, outside of the sand/gravel extraction setback.

Each proposed lot (Figure 2) at the Subject Site meets the minimum requirements that apply for onsite effluent disposal, as outlined in the *Government Sewerage Policy* (DPLH, 2019a). Table 4 outlines a summary of policy and compliance of the site to minimum requirements.



Table 4: Minimum requirements for all on-site wastewater disposal systems and design specific standards

Site Feature	Minimum Requirement	Requirement met
Separation from waterways	A wellhead protection zone or on Crown land within a reservoir protection zone;  100 metres of the high-water mark of a reservoir or 100 metres of any bore used for public drinking water supply (a wellhead protection zone or reservoir protection zone has not been assigned or where existing lots would be rendered undevelopable by the wellhead protection zone).	Yes The Subject Site is not located within a Public Drinking Water Source Area (PDWSA; DWER, 2018a) nor associated wellhead protection zones. The nearest PDWSA (Brookton Happy Valley Water Reserve drinking water source) is approximately 2kms away.
	30 metres of a private bore used for household/ drinking water purposes.	Yes  There are no known private production bores within use within the Subject Site. The Water Information Reporting database (DWER, 2021) does not show any private production bores within the vicinity of the Subject Site. Any future private production bores installed on the lots shall be at least 30m from land application areas.
	100 metres of a waterway or significant wetland and not within a waterway foreshore area or wetland buffer. The separation distance should be measured outwards from the outer edge of riparian or wetland vegetation.	Yes There is sufficient space for each proposed lot to achieve greater than 100m separation between the creek-line and the building envelopes/ land application areas.
	100 metres of a drainage system that discharges directly into a waterway or significant wetland without treatment.	Yes There is sufficient space for each proposed lot to achieve greater than 100m separation between the creek-line and the building envelopes/ land application areas.
	Any area subject to inundation and/or flooding in a 10 per cent Annual Exceedance Probability (AEP) rainfall event.	The building envelopes are situated between 244 and 260m AHD and are not subjected to flooding, there is significant slope from the building envelopes to the creek line allowing for adequate drainage from the site. There is no evidence of flooding outside of the creek-line.

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Site Feature	Minimum Requirement	Requirement met
Separation from groundwater – outside of public drinking water source areas.	Where land is not within a public drinking water source area or a sewage sensitive area, the discharge point of the on-site sewage system should be located the following distances above the highest groundwater level:  • for loams and heavy soils, at least 0.6 metres  • for gravels, at least one metre  • for sands, at least 1.5 metres. Where a nutrient retentive secondary treatment system is used, at least 0.6 metres.	Yes The groundwater was not encountered in any of the 6 test pits to a depth of 600mm depth, a level taken from near the creek line showed groundwater to be 3m BGL. The building envelopes are located in the highest point of each lot, with the exception of Lot H (which is still >2m higher than the creek line). There is no evidence at the Subject Site which suggests a groundwater table close to the ground surface.
Land Application Area	A land application area should be provided for all development in accordance with tables 2 and 3 of this schedule for the disposal of sewage.	Yes A land application area shall be provided determined by the <i>Government Sewage Policy</i> (DPLH, 2019a), AS/NZS 1547:2012 (SA, 2021). The land application area shall be confirmed upon final placement of the dwellings.
	The land application area includes the area restricted to the distribution of treated sewage only and should be kept free of any temporary or permanent structures.	Yes To be determined upon final placement of the house. The land application area shall be placed in an area so that requirements are met. Site plan to be forwarded to the Shire of Brookton prior to approval.
	Activities within the land application area shall not interfere with the function of the current and future land application system and people should avoid potential contact with effluent residues. Unless allowed for in the design, the land application area) should:  • not be built on or paved in a manner which precludes reasonable access;  • not be subject to vehicular traffic (other than a pedestrian-controlled lawnmower);  • not be subject to regular foot traffic such as pathways and clothes line areas; and  • should be kept in a manner which enables servicing and maintenance of the disposal system.	Yes To be determined upon final placement of the house. The land application area must be placed in an area so that requirements are met. Site plan to be forwarded to Shire of Brookton prior to approval.
Gradient of the land application area	Where slope exceeds one in five (1:5), the land application area should be engineered to prevent run-off from the land application area. Surface contours should be provided on the site plan.	Yes Slopes across the site do not exceed 1:5 gradient. Natural and finished gradients of land application areas shall not exceed 1:5 gradient. Site plan to be forwarded to the Shire of Brookton prior to approval.
Location of land application area within building envelope	Local government may approve the location of land application areas outside building envelopes where proposed location meets requirements outlined above.	Noted

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# 8. Management and monitoring commitments

#### 8.1. Geology, geomorphology and soils

*Objectives*: Protect soil structure within the Subject Site, in particular the creek-line to prevent sedimentation and disturbance of ASS.

Management Strategies: Exposed soil during construction and revegetation activities can be subject to water erosion and prevailing winds if left unmanaged. Management strategies to be employed at the Subject Site includes:

- Program construction and development activities so that areas of exposed soil are minimised during times of the year when the potential for erosion is high;
- Stabilise the site and install and maintain erosion controls so that they remain effective during any pause in construction; this is particularly important if the building project stops during the wetter months;
- Use stabilisation techniques such as the use of sediment traps, mulching or the use of geo-fabrics to reduce sediment and waste run off from the building site post construction activities;
- Mulch and roughen cleared slopes and stockpiles where no works are planned for more than 28 days;
- Cultivate disturbed surfaces with native vegetation to increase infiltration of rainfall and decrease the velocity of water moving off the building site towards the creek;
- Establish an effective creek vegetation buffer of at least 15 m on either side of the creek-line to assist in capturing sediment prior to entering the creek and stabilising creek banks, the vegetation buffer is shown on Figure 20;
- Ensure that contingency plans are in place for high intensity low occurrence storm events;
- Mound and contour the soil perpendicular to water flow during any revegetation activities to reduce potential siltation
  of the creek line fringes and to assist in trapping water for seedling germination and growth.

*Monitoring*: Visually monitor the effects of erosion within the site, in particular the creek-line during and following construction and revegetation activities. Continually assess the effectiveness of sediment control measures and make necessary improvements.

Contingency measures: Should sedimentation/siltation be observed within the fringing creek-line vegetation, implement additional sediment control measures.

Performance criteria: No observed sedimentation/ siltation within the creek line as a result of construction or revegetation activities.



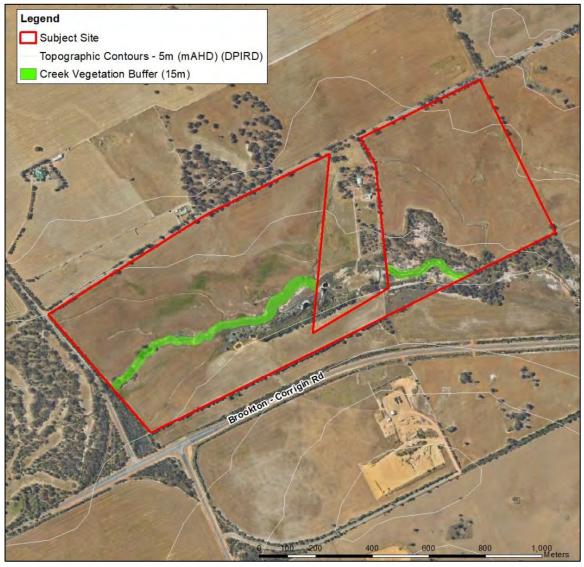


Figure 20: Proposed creek line 15m revegetation buffer (either side of creek)

#### 8.2. Hydrology

Objectives: Maintain or improve both surface water and groundwater quality and quantity in terms of flows, nutrient loading, algae, heavy metals and other pollutants.

Management Strategies: Stormwater runoff from the site has the potential to impact on water quality and quantity in the creek line, with aquatic ecosystems known to be highly susceptible to damage from eroded soil and other contaminants from construction sites (DoW 2012). Hydrological management strategies for the site include:

- Program construction and development activities so that the area of exposed soil is minimised during times of the year when the potential for erosion is high;
- Stormwater control and treatment devices to be installed prior to any construction works;
- Install rock structures in areas where high water flows are expected, this will retard water-flow and reduce erosion;
- Minimise the quantity of uncontaminated stormwater entering the cleared construction area, this can be achieved by constructing cut-off or intercept drains to redirect stormwater away from the cleared area to stable (vegetated) areas or effective treatment installations;
- Promotion of endemic native plants, drought tolerant gardens and fertiliser wise practices to new residents, to reduce nutrient export from the site within surface water run-off;



- Establish an effective creek buffer of at least 15 m on either side of the creek-line, to reduce velocity of stormwater runoff and prevent scouring and erosion of creek banks;
- Provide at least 100m between land application areas for effluent disposal and fringing creek-line vegetation; and
- Promote infiltration/evaporation at source through the use of soak-wells and stormwater diversion to garden beds and planted trees.

*Monitoring*: Inspection and maintenance program to ensure the efficiency of stormwater diversion structures during construction. Visual inspection of water quality upstream, downstream and within the creek, looking for algae blooms, discoloration and sedimentation.

Contingency measures: Investigate and address the cause of any significant increase or decrease in creek flows or increase in algae blooms, discoloration or sedimentation that are unlikely to be a natural variation arising from seasonal fluctuation.

Performance criteria: No significant increase or decrease in the quantity of groundwater or surface water that can't be accounted for naturally. No significant and sustained increases in nutrients, acidity or heavy metals within the creek line. No algal blooms as a result of excess nutrients.

#### 8.3. Vegetation and significant flora

Objectives: Maintain or improve vegetation condition, habitat quality and floristic diversity within the creek-line and across the site.

Management Strategies: Management strategies most likely to be effective for the Subject Site include:

- Establish an effective vegetated creek buffer of at least 15 m on either side of the creek-line;
- Fence the creek-line buffer from stock to prevent grazing on native grasses, emerging seedlings and limit spread of weeds and diseases;
- Revegetate area identified as the creek buffer using local provenance species, such as scattering seed or planting
  of tubestock native seedlings. This particularly needs to occur within the creek-line perennial water area if Juncus
  acutus non-native sedges are removed as invasive species control, which effectively removes the dominant cover
  (see section 5.3.2);
- Revegetation to include scrub planting in the creekline and tree spacing of 10m so to not increase the bushfire risk to the area (see Section 8.7).
- Cool burn only applicable to the understory to promote germination and control weeds;
- Management of weeds within the creek and surrounding areas during and following construction to minimise competition when revegetating and increase likelihood of success;
- Promote use of native vegetation for landscaping to reduce potential garden escapes into the wetland and increased high nutrient fertiliser use, which has the potential to kill native species;
- Construct a physical barrier between housing and the creek-line to discourage green waste disposal and dumping
  of other waste; and
- Facilitate formal access to the creek via pathways/tracks to reduce vegetation trampling and soil damage arising from increased visitation.

*Monitoring:* Monitor the survival rate of revegetation plantings. Revegetation areas will be monitored and maintained for two years following planting to ensure the performance criterion is met (below).

Contingency measures: Infill revegetation plantings as required based on stocking/ survival levels.

Performance criteria: Effective revegetation with a stocking level of at least 1 stem/ m² of a native species across all vegetation units present.

#### 8.4. Weed management

*Objectives*: Reduce the risk of weed infestation within areas of identified native vegetation remnants along the creek-line to increase current condition of vegetation present and increase likelihood of success of revegetation and flora considerations, see Section 8.3 for further details.



Management Strategies: Management strategies shall include:

- Successive treatment over 12 months at three-month intervals to control the staged germination of many invasive species;
- Smothering techniques, such as laying black plastic for lengths of time to smother grass and sedges;
- Repetitive 'cool' burns to the grasses and sedges that only apply to the understory layer;
- Controlled grazing of grassed areas to reduce the weed burden prior to setting seed; and
- Riparian-friendly grass selective herbicide application to pastoral grasses in the summer month. This is
  recommended as the least environmentally friendly option and must be applied outside of any time that water is
  present within the creek-line or frog breeding times.

Monitoring: Monitor the overall cover and dominance of non-native species, primarily the grasses and the sedge, Juncus acutus. Areas will be monitored intensely prior to any revegetation efforts, being a key component of success of revegetation. Following revegetation, continual monitoring of invasive species will be required due to the surrounding land use of agriculture, which will likely result in regular invasion until a mature vegetation community is established.

Contingency measures: Investigate and employ a different technique of weed control, as described and listed above.

Performance criteria: Weed cover is reduced to below 40% within the creek line. Juncus acutus is displaced as the dominant species and a higher diversity of native riparian sedges and other forms are present.

#### 8.5. Biosecurity management

Objectives: Reduce the risk of dieback or other plant pathogen spreading to and from the Subject Site.

Management Strategies: Phytophthorra cinamommi (dieback) or other plant pathogens has not been surveyed and is unknown if is present on-site. However, appropriate hygiene principles are recommended to apply during the development phase. These could include:

- Earth moving vehicles and equipment are to be cleaned prior to entering site;
- Earth moving vehicles and equipment are to be cleaned prior to exiting the site, which may involve a water cart onsite to remove the bulk of soil and prevent spreading the disease offsite;
- All personnel have a Hygiene Kit for clean down of shoes when entering areas of native vegetation, including brushes and solution of 7:3 methylated spirits to water;
- Access to the site will be controlled (fenced and gated and locked when unattended);
- Road and transport vehicles are to be restricted to defined roads, loading and turn around areas.
- Operate in dry soil conditions to limit the spread of mud and infected soil;
- Top soil movement/export from the bare paddock areas into the creek-line is not undertaken to prevent spread of weeds and diseases; and
- Top soil export from the subdivision to other areas within the subdivision (i.e. cut and fill) can occur however not be exported off site to "Greenfield areas" without disease testing.

Monitoring: Monitor the cleaning and movement of vehicles into and from the site, observe machinery for bulk soil around under carriage, tyre and wheel arches. Monitor health of vegetation within the creek-line, for any signs of increased plant death.

Contingency measures: Investigate and employ more stringent vehicle cleaning and movement regimes than those listed above.

Performance criteria: No spreading of dieback or other plant pathogens to and from the site.

#### 8.6. Fauna

Objectives: Maintain or improve the quality of fauna habitat within the Subject Site.

Management Strategies:



- Mature isolated *Eucalypt* trees (those with trunk circumference >500mm) within the agricultural paddocks will be retained, where this is consistent with fire management requirements and does not pose a hazard to future residents;
- Prior to commencement of the Subject Site development, all mature Eucalypts identified for retention as habitat trees will be clearly marked and information relayed to site contractors;
- Creek-line vegetation will not be cleared maintaining habitat for native fauna and macroinvertebrates and care should be taken not to dispose of construction waste in areas where this could affect the quality of the creek-line vegetation;
- If during site works, there is any evidence of threatened fauna present appropriate government agencies or other environmental companies should be notified and work cease until a site assessment has been undertaken;
- Any native fauna found injured during site operations should be taken to a designated veterinary clinic or a DBCA nominated wildlife carer:
- Any trenching required for services should be kept open for only as long as necessary and suitable escape ramps and bridging be provided if the site is to be left unattended for extended periods, allowing fauna to escape from the trench. Significant sized trenches should be inspected for fauna immediately prior to filling;
- Future lot owners should be encouraged to retain, maintain and/or plant additional native vegetation on their property if practical and consistent with fire management requirements for the area, providing wildlife habitat in their gardens;
- Encourage responsible pet ownership by pet owners through information presented at sale;
- Discourage green waste disposal and dumping of other waste within the creek-line;
- Adhere to soil, hydrology and vegetation management strategies to reduce the potential impact, which affect fauna habitat quality.

*Monitoring:* All personnel onsite to opportunistically note any evidence of threatened fauna within the work area and report this to the project's Environmental Officer or Site Manager. Open trenches to be inspected for fauna immediately prior to filling.

Contingency measures: If during site works, there is any evidence of threatened fauna present then the Environmental Officer or Site Manager should be notified and work cease until a site assessment has been undertaken. Should fauna be detected within trenches, they should be removed by an experienced fauna handler prior to site work continuing.

Performance criteria: As many possible isolated Eucalyptus trees present within agricultural paddocks are retained. No fauna deaths as a result of site works. No observed sedimentation/ siltation, vegetation damage or waste dumping within the creek-line area as a result of construction or revegetation activities, leading to retention of fauna habitat.

#### 8.7. Fire Management

*Objectives*: Prevent uncontrolled fire within the Subject Site during construction and development and reduce bushfire risks to future residents.

Management Strategies: There is a low potential risk of fire from construction activities. However, the following management strategies will be applied to the Subject Site to address this risk and the potential risk of fire from surrounding vegetated areas and private lands:

- Ensure bushfire control measures are in place during construction, such as a mobile firefighting unit parked on bare ground, in or near the construction area for quick access at all times during construction (BMP recommendation, 2021, also see section 5.3 of the BMP for management actions pre and during fire season);
- Revegetation of the creek buffer to include sedges, grasses and shrubs up to 2 metres in height to maintain a
  Shrubland Type C vegetation type, which is much lower threat than a Forest Type A. Trees are to be planted 10m
  spacings to maintain the current vegetation type and structure;
- Compliance with Harvest and Vehicle Movement Bans issued by the local government under the Bush Fires Regulations 1954; and
- Subject Site maintained in accordance with the Shire of Brookton Fire Control Information Brochure.

Monitoring: All personnel to be aware of fire risks and immediately report fires onsite or offsite



Contingency measures: If during site works, there is any evidence of fire, the fire control office should be notified and work cease until effective fire suppression has been undertaken.

Performance criteria: No uncontrolled bushfires within the Subject Site during construction.

A Bushfire Management Plan for the site identifying the key bushfire risks and planning concerns for the Subject Site has also been prepared by Bio Diverse Solutions (BDS, 2021).

#### 8.8. Cultural Heritage

There is likely to be no more cultural heritage management requirements, please see Section 6.7. However, if there is any evidence or suspicion of cultural heritage considerations being required, it is recommended the relevant native title authority is engaged.

#### 8.9. Environmental Incidents

An important aspect in the environmental program is management of non-conformance or incidents. An environmental incident is an event which could result in pollution to the local environment. The planning of site works and methodology aims to limit the risk and harm of subdivision operations/works impacting on-site or off-site.

If an incident or event occurs, it should be emphasised to all personnel working on site that all incidents are documented. Investigations should be conducted and action plans established in order to ensure the event does not happen again.

#### 1.1.1 Corrective and Preventative actions

An Environmental Investigation should include the following basic elements:

- Identify the cause of the incident;
- Identifying and implementing the necessary corrective action;
- Identifying the personnel responsible for carrying out corrective action;
- Implementing or modifying controls necessary to avoid repetition; and
- Recording changes in written procedures required.

This should occur immediately from an incident occurring. It is recommended if an environmental incident occurs an Environmental Consultant is appointed to address the issue immediately and give advice on remedial actions.

#### 1.1.2 Spill Management Procedures

The following information is from the DEC Spill Management Brochure (DEC, 2011). This shall be the methodology employed should a spill from fuel or chemical occur.

#### Dealing with minor spills

A small spill is considered to be a spill of 5 litres or less providing the product is not concentrated. For concentrated products of any quantity the spill must be treated as a large spill.

- 1. Assess safety. Make sure that people are kept clear, and that you have the right training and equipment to deal with the spill.
- 2. Stop the source. Providing it is safe to do so, stop the spill at its source. This may involve righting an overturned container or sealing holes or cracks in containers.
- 3. Contain and clean up the spill. The spill should be mopped up immediately.
- 4. Record the spill. Record when, what, how and where the spill occurred, clean up measures undertaken and the names of any witnesses. Also make note of what changes can be made when handling, transporting or storing chemicals to ensure a similar incident does not happen again.

#### Dealing with Major Spills

A large spill is considered to be anything over 5 litres or concentrated chemicals of any volume.



- 1. Assess safety. Make sure that people are kept clear, and that you have the right training and equipment to deal with the spill.
- 2. Consult the Material Safety Data Sheet (MSDS). The MSDS will have instructions on how to deal with specific chemical spills.
- 3. Put on protective clothing. If necessary, put on gloves and goggles, a mask and an apron.
- 4. Stop the source. Providing it is safe to do so, stop the spill at its source. This may involve righting an overturned container or sealing holes or cracks in containers.
- 5. Contain and control the flow. The spill should be prevented from filtrating into the ground or entering the stormwater system. The outer edge of the spill should be dammed with rags, blankets, sand, sands bags, mops and/or absorbent booms.
- 6. Clean up the spill. Promptly cover the spill using absorbent materials such as the correct absorbent granules for the product (Note that some strong acids will react with some types of granules and sawdust), sand and rags, being mindful not to splash the spill. Using a dustpan or spade, the absorbent granules or sand must then be scooped up and placed into a container. This waste material is not to be buried or thrown into the environment. The method of disposing this waste will depend on the amount and the type of chemical that was spilt. The Department of Environment Controlled Waste Section will advise on the appropriate disposal of hazardous substances. There are several contractors that will dispose of contaminated substances and soils. All contact phone numbers can be found below
- 7. Notify the appropriate authority. If the spill does enter a stormwater drain or open ground, the Department of Environment and your local council must be notified. Please refer to the phone numbers listed below. If there is a hazard to health or property, call Fire and Rescue on 000 immediately.
- 8. Record the incident. Record what, how and where the spill occurred and the names of any witnesses. Also make note of what changes can be made when handling, transporting or storing chemicals to ensure a similar incident does not happen again.

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#### Who to call in an emergency

#### All hours phone numbers

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Life / property emergencies: Ambulance, Fire or Police	000
Pollution emergencies - Department of Water and Environment Regulation	1300 784 782
Poisons Information Centre	13 11 26

Water Corporation – Emergencies and water service difficulties

23 June 2021



#### 9. References

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Appendices



Appendix A - Compiled species list of threatened ecological communities, fauna and flora recorded within a 10km radius of the subject site

Nt. Conservation status is described as Critically Endangered (Cr En), Vulnerable (Vu), Endangered (En), Priority (P), Threatened (T) and Extinct (Ex). Data sets interrogated included the National Protected Matters Search (DAWE, 2021) and Nature map (DBCA, 2021b).

Form	Species or Community	Common Name	Conservation Status	Data source
Threatened Ecological Communities	Eucalyptus woodlands of the Western Australian Wheatbelt		Cr En	DAWE
	Acitis hypoleucos	Common Sandpiper	Migratory	DAWE
	Calidris acuminata	Sharp-tailed Sandpiper	Migratory	DAWE
	Calidris ferruginea	Curlew Sandpiper	Cr En; Migratory	DAWE
	Calidris melanotos	Pectoral Sandpiper	Migratory	DAWE
	Calyptorhynchus banksii	Forest Red-Tailed Black Cockatoo, Karrak	Vu	DAWE
Birds	Calyptorhynchus latirostris	Carnaby's Cockatoo, Short-billed Cockatoo	En	DAWE; DBCA
blius	Falco hypoleucos	Grey Falcon	Vu	DAWE
	Falco peregrinus subsp. macropus	Peregrine Falcon	Specially Protected	DBCA
	Leipoa ocellata	Malleefowl	Vu	DAWE
	Motacilla cinerea	Grey Fantail	Migratory	DAWE
	Platycercus icterotis subsp. xanthogenys	Western Rosella	P4	DBCA
	Rostratula australis	Australian Painted Snipe	En	DAWE
	Bettongia lesueuer subsp. graii	Inland Boodie, Burrowing Inland Bettong	Ex	DBCA
	Bettongia penicillata subsp. ogilbyi	Woylie, Brush-tailed Bettong	Т	DBCA
	Dasyurus geoffroii	Chudditch, Western Quoll	Vu	DAWE
Mammals	Isodon fusciventer	Quenda, Southwestern Brown Bandicoot	P4	DBCA
Wallinais	Macrotis lagotis	Bilby, Dalgyte, Ninu	Т	DBCA
	Mymecobius fasciatus	Numbat, Walpurti	Т	DBCA
	Phascogale calura	Red-tailed Phascogale, Red-tailed Wambenger, Kenngoor	Vu; Specially Protected	DAWE; DBCA
Reptiles	Acanthophis antarcticus	Southern Death Adder	P3	DBCA
Flora	Acacia adjutrices		P3	DBCA
Ποια	Acacia brachypoda	Western Wheatbelt Wattle	En	DAWE

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Acacia cochlocarpa subsp. chochlocarpa	Spiral Fruited Wattle	En	DAWE
Andersonia gracilis	Slender Andersonia	En	DAWE
Anigozanthos bicolor subsp. exstans		P3	DBCA
Banksia oligantha	Wagin Banksia	En	DAWE
Beaufortia burbidgeae	Column Beaufortia	P3	DBCA
Boronia capitata subsp. capitata		En	DAWE
Caladenia hoffmanii	Hoffman's Spider Orchid	En	DAWE
Caladenia williamsiae	William's Spider Orchid	En	DAWE; DBCA
Daviesia nudiflora subsp. drummondii		P3	DBCA
Diuris micrantha	Dwarf Bee Orchid	Vu	DAWE
Eucalyptus exilis	Boyagin Mallee	P4	DBCA
Gastrolobium stipulare		P4	DBCA
Grevillea christineae	Christine's Grevillea	En	DAWE
Grevillea roycei		P3	DBCA
Grevillea scapigera	Corrigin Grevillea	En	DAWE
Hakea aculeata	Column Hakea	Vu	DAWE; DBCA
Hibbertia glomerata subsp. wandoo		P3	DBCA
Lasiopetalum pterocarpum		T	DBCA
Lasiopetalum rotundifolium	Round-leaf Lasiopetalum	En	DAWE; DBCA
Lasiopetalum sp. Weam Reserve		P2	DBCA
Lepidosperma sp. Meckering		P3	DBCA
Leucopogon audax		P2	DBCA
Roycea pycnophylloides	Saltmat	En	DAWE
Stylidium tenuicarpum		P4	DBCA
Thomasia montana	Hill Thomasia	Vu	DAWE; DBCA
Verticordia fimbrilepis subsp. fimbrilepis	Shy Feather Flower	En	DAWE

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## Appendix B

Falling Head Permeability Test Reports (Liquid Labs WA)

PRI Results (CSBP)





#### Customer Bio Diverse Solutions

#### Job EPP006

#### Date Rec'd 19/03/2021

Lab Number	Name	Code	Customer	Depth	Phosphorus Retention Index
RGS21174	TP1 500-600	EPP006	BBDS	0-10	459.5
RGS21175	TP2	EPP006	BBDS	0-10	156.7
RGS21176	TP3 50-600	EPP006	BBDS	0-10	56.9
RGS21177	TP4 400-600	EPP006	BBDS	0-10	192.0
RGS21178	TP5 270-600	EPP006	BBDS	0-10	259.7
RGS21179	TP6 300-600	EPP006	BBDS	0-10	116.1

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#### **FALLING HEAD PERMEABILITY TEST REPORT**

AS 1289.6.7.2, 2.1.1, 5.2.1

Ticket No.

Client Address Sa 209 Chester Pass Rd, Milipara, WA 6330 Report No. LLS20/1343\_1\_FHPERM

Project Boyagarra Rd Sample No. LLS20/1343

Brookton WA Sampled By Client

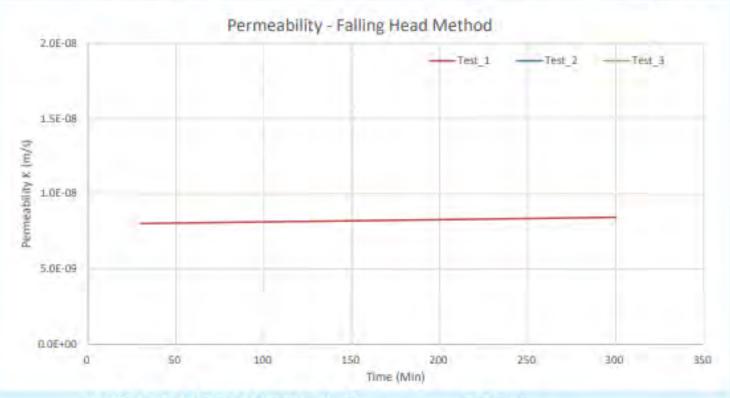
Sample Identification Test Pit 3 - 0mm to 600mm

Location

Sampling Method: Sampled by Client, Tested as Received Date Tested 13-16/04/2021

#### Specimen conditions at test

Laboratory Density Ratio (%)	94.9	Laboratory Moisture Ratio (%)	96.4
Compactive Effort	Modified	% Retained on 19mm Sieve	0.0
Surcharge (kPa)	3	Date tested	13-16/04/2021



Coefficient of Permeability K<sub>20</sub> (m/s)

8.23E-09

Comments:



Accredited for compliance with ISO/IEC 17025 - Testing Accreditation No. 19872

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Approved Signatory

Name

Wilhem Picard

Function

Senior Technician

Issue Date

28-April-2021

# NATA Accreditation does not cover the performance of this service



#### FALLING HEAD PERMEABILITY TEST REPORT

AS 1289.6.7.2, 2.1.1, 5.2.1

Client Bio Diverse Solutions Ticket No. \$4598
Client Address Sa 209 Chester Pass Road, Milpara, WA 6330 Report No. LLS20/

Sa 209 Chester Pass Road, Milpara, WA 6330 Report No. LLS20/1342\_1\_FHPERM
Boyagarra Rd Sample No. LLS20/1342

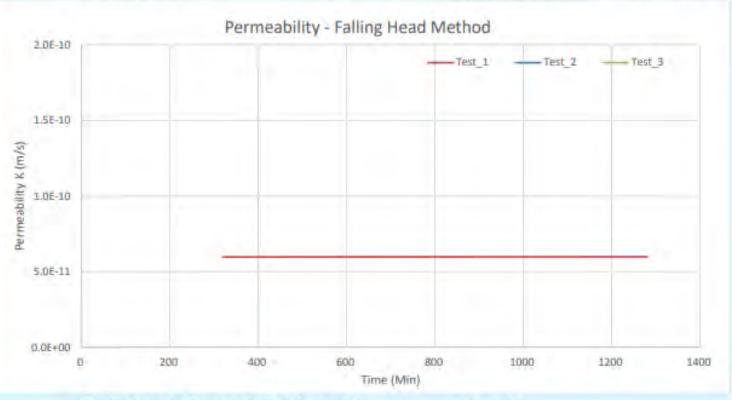
Project Boyagarra Rd Sample No. LLS20/ Location Brookton WA Sampled By Client

Sample identification Test Pit 1 - 0mm to 600mm

Sampling Method: Sampled by Client, Tested as Received Date Tested 13-20/04/2021

#### Specimen conditions at test

Laboratory Density Ratio (%)	94.9	Laboratory Moisture Ratio (%)	102.0
Compactive Effort	Modified	% Retained on 19mm Sieve	0.0
Surcharge (kPa)	3	Date tested	13/04/2021



Coefficient of Permeability K20 (m/s)

5.97E-11

Comments:



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Approved Signatory

Name

Wilhem Picard

Function

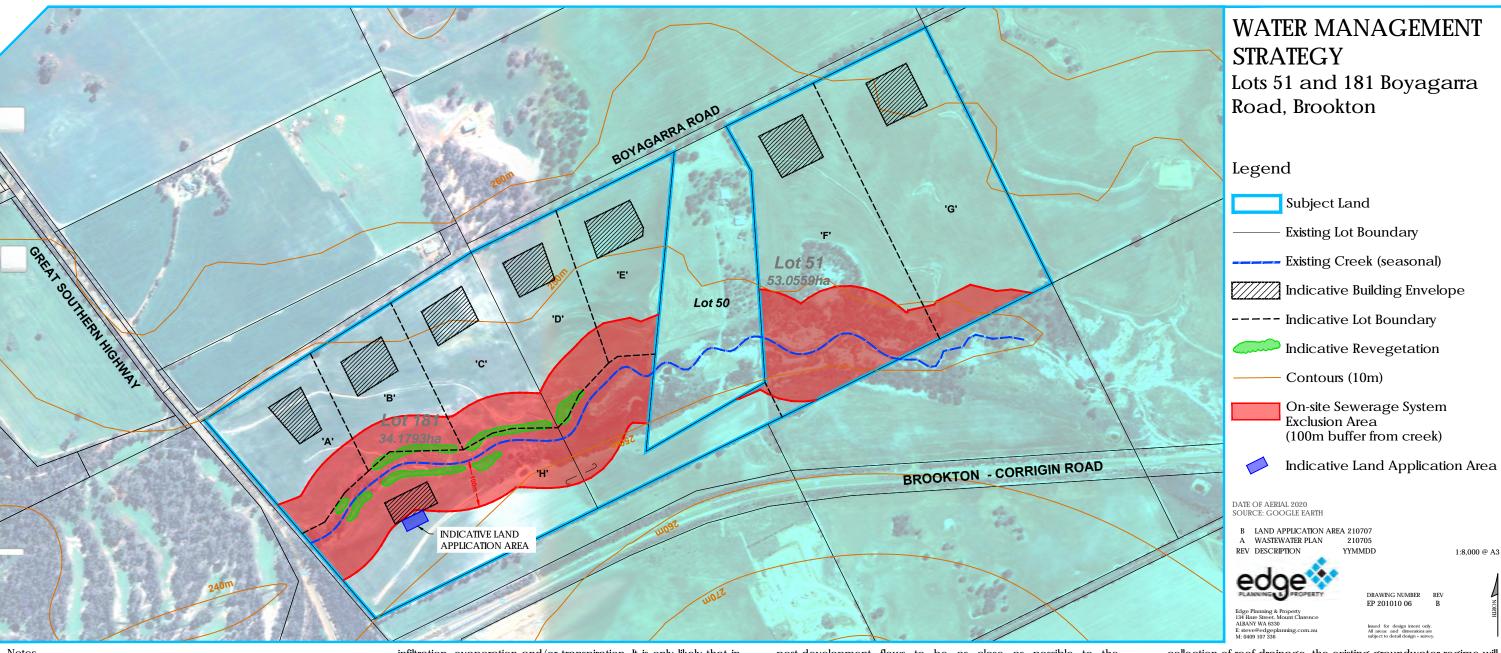
Senior Technician

Issue Date

30-April-2021

‡ NATA Accreditation does not cover the performance of this service

# **ATTACHMENT 6**



#### Notes

- 1 The site is not located within a Public Drinking Water Source Area or within a Sewerage Sensitive Area. Groundwater is at least 3m below the ground level in the location of the building envelopes. Database searches and soil testing reveal there are no recorded acid sulfate soils present within the site. Building envelopes are located outside of flood risk land.
- 2 No new roads are proposed. Stormwater run-off from existing roads will use roadside swales with overflow in larger rainfall events directed to culverts.
- 3 The proposed development of 8 rural smallholding lots, between 6 -20 hectare, does not necessitate bulk earthworks and will retain the natural existing contours. Accordingly, post-development water flows will remain as pre-development water flows except for that captured as roof drainage for potable water usage. However, current best practices for erosion and sediment control should be implemented.
- 4 Buildings will be limited to building envelopes, which are located a significant distance from the seasonal creek. Given the scale of the development (8 dwellings on lot sizes generally between 6 - 20 hectares) and the distance of the future buildings and on-site sewerage disposal systems from the seasonal creek, the development will have minimal impact on groundwater, surface water quality, quantity and flows within the creek. The majority of runoff from the buildings will be captured in rainwater tanks. Other run-off, in major rainfall events, will discharge downstream of the buildings within the paddock areas where it is likely to be lost via

- infiltration, evaporation and/or transpiration. It is only likely that in extremely rare high intensity rainfall events that runoff from buildings within the site will be discharged to the creek.
- 5 Undertake replanting and enhancement of the seasonal creek as outlined in the Environmental Assessment Report and Site Soil Evaluation (EA/SSE) by Bio Diverse Solutions.
- 6 Ensure the seasonal creek is left undeveloped. Dwellings and other buildings are to be in the building envelopes, approved by the local government, which are well setback from the creek.
- 7 A soil investigation was undertaken by Bio Diverse Solutions with test pits in the likely location of the building envelopes (refer to EA/SSE). The soil testing and associated PRI testing revealed the soils have a very high PRI and a very high ability to fix nutrients and heavy metals. The soils, in the location of the building envelopes, are ideal for the retention and removal of possible nutrients and heavy metals within the effluent water.
- 8 Based on the EA/SSE, each lot meets the minimum requirements for onsite sewage disposal systems as set out in the Government Sewerage Policy. This includes that onsite sewerage disposal systems will be located a minimum of 100m from waterways. Proposed building envelopes within Lots A - G are all greater than 100m from the creek. For Lot 'H', on-site sewerage disposal can be achieved outside of the 100m creek buffer south of the building envelope. All dwellings to be serviced with an approved method of on-site sewerage disposal to the satisfaction of the local
- 9 Adopt Water Sensitive Urban Design (WSUD) with

post-development flows to be as close as possible to the pre-development flow. The proposed stormwater management strategy employs the following principles for the following events:

#### 1 in 1 year, 1 hour ARI event

- Stormwater will be retained on lots for the 1 in 1 year, 1 hour ARI event.
- Roofs to be connected to rainwater tanks. Each dwelling is required to be connected to a rainwater tank with a minimum size of 120,000 litres, with an additional 15,000 litres dedicated to fire-fighting purposes.
- Support soakwells and/or rain gardens.
- Road runoff will drain from existing roads into the swale and culvert system.
- Runoff from private driveways to use swales system or as the contours dictate.

#### 5 year ARI event

• Roof runoff exceeding the capacity of rainwater tanks will overflow as the existing contours dictate. There may be opportunities to capture and/or re-use some of this water via off-creek dams or other storage measures.

#### Greater than 5 year ARI event

- Road and lot runoff exceeding the capacity of the swales to be conveyed by overland flow down roads and drainage lines into the existing stormwater system.
- 10 Managing groundwater quantity as the pre-development flow patterns are not proposed to be altered, other than the

- collection of roof drainage, the existing groundwater regime will be unaffected by the development.
- '11 Managing water quality stormwater quality for the development will involve the adoption of WSUD features which promote retention and treatment of events up to the 1- year ARI events. The key WSUD measures, in relation to nutrient and pollutant management, are:
  - Reduced demand for fertilisers compared to former uses on
  - On-site sewerage disposal systems to be appropriately located and designed to the satisfaction of the local government.
  - The pre-development hydrological regime will not be significantly altered post-development.
- 12 Dwellings to be raised at least 0.3 metre above the natural ground level.
- 13 Disease vector management no permanent water bodies are being created as part of the subdivision, therefore no specific Disease Vector Management Plan is required.
- Water conservation and efficiency the proposed subdivision, to create lots generally between 5 - 20 hectares, does not require servicing by a reticulated potable water scheme. All water for use in the development will be collected in rainwater tanks. Support an education strategy including the provision of information on Waterwise gardens and water-efficient appliances.

# **ATTACHMENT 7**

# Bushfire Management Plan and BAL Contour Plan

Site Details					
Address:	Lot 51 and 181 Boyagarra Road			<u></u>	
Suburb:	Brookton	State:	W.A.	Postcode	6306
Local Government Area:	Shire of Brookton				
Description of Building Works:	N/A				
Stage of WAPC Planning	Rezoning/Subdivision Application				

Report Details			
Report / Job Number:	EPP006	Report Version:	Final
Assessment Date:	26 February 2021	Report Date:	31 January 2022
BPAD Practitioner	Kathryn Kinnear (Level 2)	Accreditation No.	BPAD 30794









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Table 7: Implementation actions Shire of Brookton.

Table 8: Vegetation Classification Table (in accordance with AS 3959-2018)

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Figure 2: Proposed Subdivsion Plan

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Appendix: A: Vegetation Classifications to AS3959-2018

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#### 1. Introduction

Langley Management Pty Ltd commissioned Bio Diverse Solutions (Bushfire Consultants) to prepare a Bushfire Management Plan (BMP) to accompany a scheme amendment to the Shire of Brookton Local Planning Scheme No. 4 for the rezoning of Lots 51 and 181 Boyagarra Road, Brookton from Rural to Rural Smallholdings and to support an associated structure plan.

The BMP is prepared to assess the proposal to ensure it is consistent with the current and endorsed Guidelines for Planning in Bushfire Prone Areas Vers 1.3 (WAPC, 2017), State Planning Policy 3.7 (WAPC, 2015) and the Department of Planning, Lands and Heritage.

#### 1.1 Location

The Subject Site is located to the northeast of the Brookton Townsite in the Shire of Brookton as shown on Figure 1.

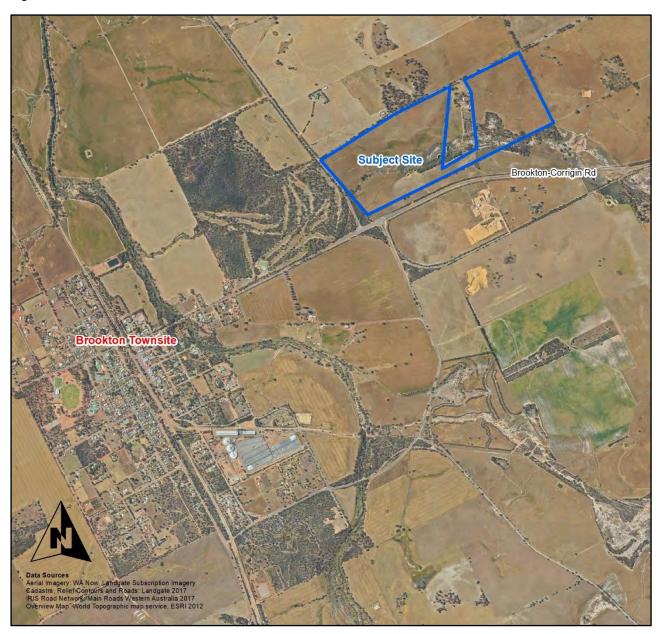
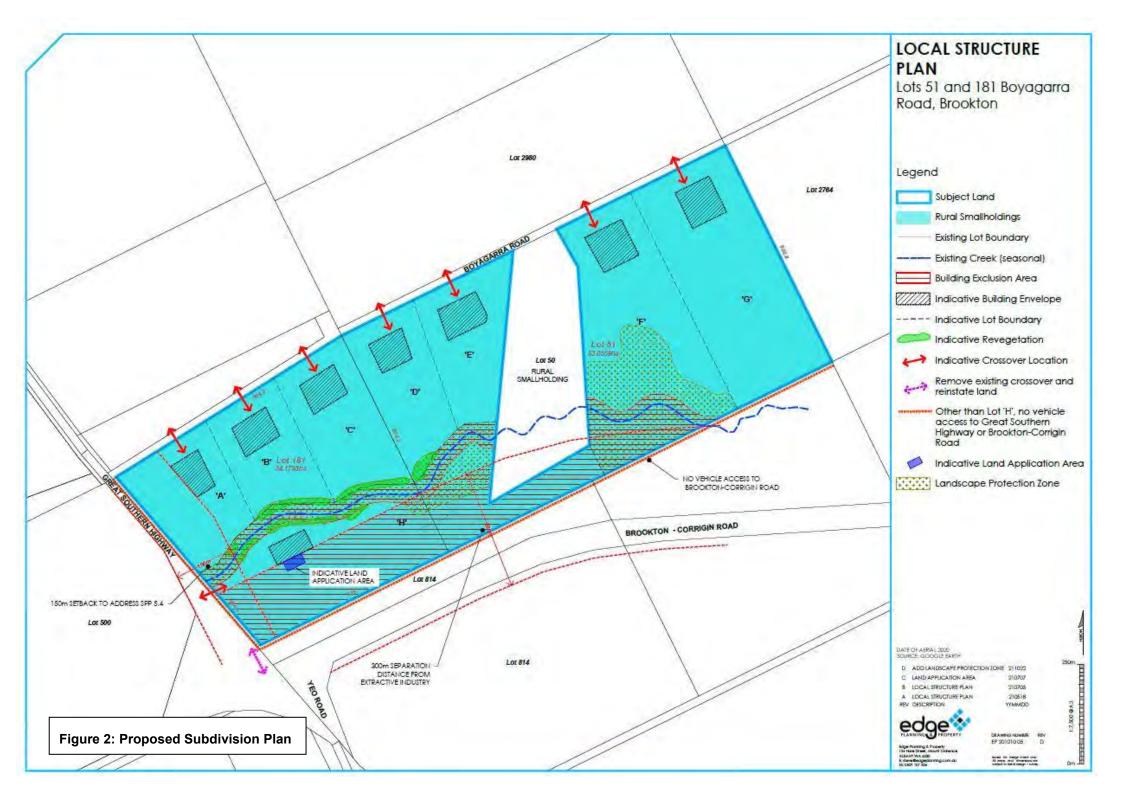


Figure 1: Location Mapping



#### 1.2 Development Proposal

The development proposal includes rezoning and the subsequent development of 8 Rural residential lots (A-H) ranging in size from 5.9 to 20.6ha as shown on the subdivision concept plan (Figure 2).





#### 1.3 Bushfire Prone Area

The publicly released Bushfire Prone Area Mapping (OBRM, 2019) shows that the majority of the site is located within a Bushfire Prone Area (within 100m of >1ha of bushfire prone vegetation) and as such is subject to a planning assessment of the bushfire risks. Bushfire Prone Area Mapping (OBRM, 2019) is shown in Figure 3.

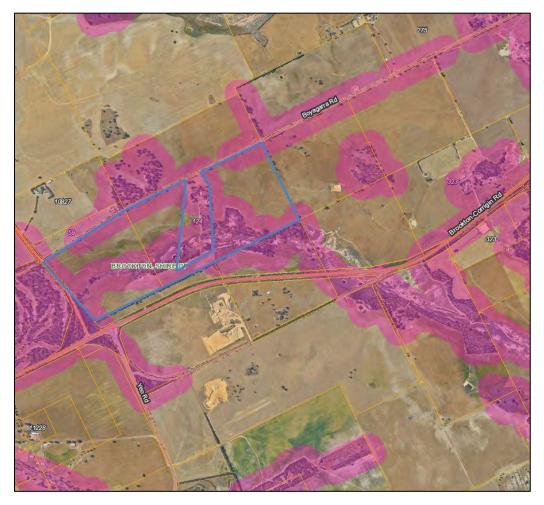


Figure 2: Bushfire Prone Areas (OBRM, 2019)

#### 1.4 Statutory Framework

This document and the recommendations contained within are aligned to the following policy and guidelines:

- Planning and Development Act 2005;
- Planning and Development (Local Planning Scheme) Regulations 2015;
- State Planning Policy (SPP) 3.7 Planning in Bushfire Prone Areas 2015;
- Guidelines for Planning in Bushfire Prone Areas v1.3 2017;
- Building Act 2011;
- Building Regulations 2012;
- Building code of Australia (National Construction Code);
- Fire and Emergency Services Act 1998.
- AS3959-2018 "Construction of Buildings in Bushfire Prone Areas" current and endorsed standards;
- Bushfires Act 1954; and
- Shire of Brookton Fire Control Information 2020/2021



#### 1.5 Suitably Qualified Bushfire Consultant

This BMP has been prepared by Kathryn Kinnear. Kathryn Kinnear (nee White), has 10 years operational fire experience with the (formerly) DEC (1995-2005) and has the following accreditation in bushfire management:

- Incident Control Systems;
- · Operations Officer;
- Prescribed Burning Operations;
- Fire and Incident Operations;
- Wildfire Suppression 1, 2 & 3;
- Structural Modules Hydrants and hoses, Introduction to Structural Fires, and Fire extinguishers; and
- Ground Controller.

Kathryn Kinnear currently has the following tertiary Qualifications:

- BAS Technology Studies & Environmental Management;
- Diploma Business Studies; and
- Graduate Diploma in Environmental Management.

Kathryn Kinnear is an accredited Level 2 Bushfire Practitioner (Accreditation No: BPAD30794). Bio Diverse Solutions are Silver Corporate Members of the Fire Protection Australia Association and Kathryn is a suitably qualified Bushfire Practitioner to prepare this Bushfire Management Plan.



#### 2 Environmental Considerations

#### 2.1 Native Vegetation – modification and clearing

There is no vegetation clearing proposed as part of the rezoning and subsequent subdivision as the majority of the site consists of paddock grasses. The existing creek-line vegetation will remain uncleared.

#### 2.2 Revegetation or landscaping

Some revegetation will occur around the creek line to create a 15m vegetation buffer on either side of the creek for bank stabilisation as per the Environmental Assessment Report (BDS, 2021). The revegetation buffer will include planting of sedges, grasses and shrubs up to 2m to maintain a Shrubland Type C vegetation type. Trees are to be planted 10m spacings to maintain the current vegetation type and structure.



#### 3 Bushfire Assessment Results

The bushfire assessment for this site has followed the Bushfire Attack Level Assessment process and included:

- Vegetation classification to AS3959;
- · Assessment of the Subject Site to 150m from the building; and
- Allocation of category of Bushfire Hazard Level (BHL).

#### 3.1 Assessment Inputs

Bushfire Assessment inputs for the site has been calculated using the Method 1 BAL Assessment procedure as outlined in AS3959-2018. This incorporates the following factors:

- WA adopted Fire Danger Index (FDI), being FDI 80;
- Vegetation Classes;
- · Slope under classified vegetation; and
- Distance between proposed development site and classified vegetation.

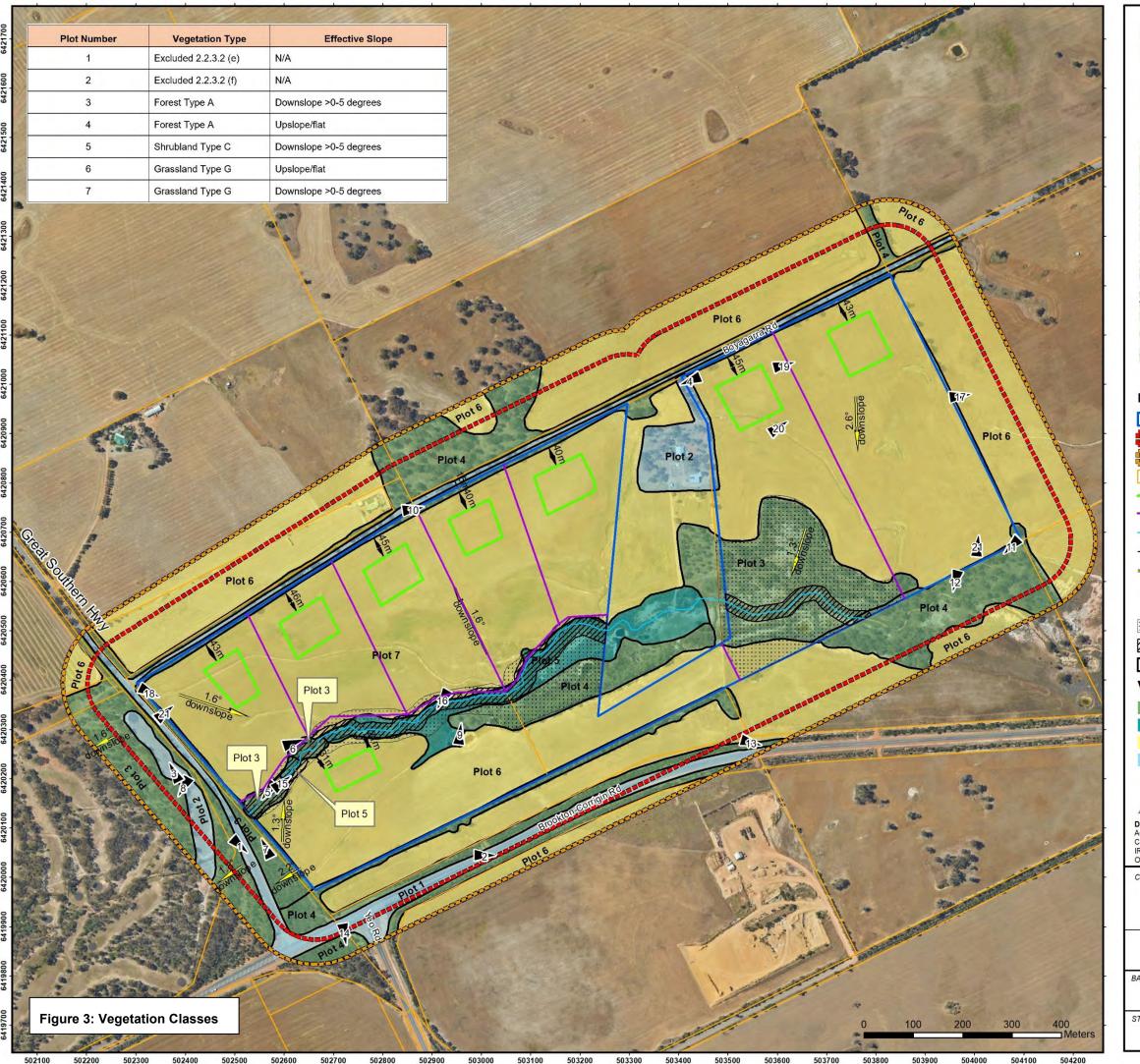
#### 3.1.1 Vegetation Classification

Site assessment occurred on the 26<sup>th</sup> February 2021 by Kathryn Kinnear (BPAD 30794). All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified in the following pages and shown on the Vegetation Classes Maps on the following pages.

A summary of the Plot data assessed as per Clause 2.2.3 of AS 3959-2018 is provided below in Table 1 below, detailed plot data is provided in Appendix A.

Table 1: Vegetation Classification Table (in accordance with AS 3959-2018)

Plot Number	Vegetation Type	Effective Slope
1	Excluded 2.2.3.2 (e)	N/A
2	Excluded 2.2.3.2 (f)	N/A
3	Forest Type A	Downslope >0-5 degrees
4	Forest Type A	Upslope/flat
5	Shrubland Type C	Downslope >0-5 degrees
6	Grassland Type G	Upslope/flat
7	Grassland Type G	Downslope >0-5 degrees



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Esperance Office: 2A/113 Dempster Street Esperance, WA 6450







Overview Map Scale 1:200,000

#### Legend

Subject Site

100m Assessment Boundary

150m Assessment Boundary

Cadastre

**Building Envelopes** 

**Proposed Cadastre** 

Waterway

Separation Distance

Slopes Degrees

Photo Point

Landscape Protection Zone

Creek buffer - To be revegetated to Shrubland Type C

Vegetation/Plot Boundary

#### Vegetation



Forest Type A

Shrubland Type C Grassland Type G

Low fuel or non vegetated 2.2.3.2



Scale 1:7,500 @ A3 GDA MGA 94 Zone 50

Data Sources
Aerial Imagery: WA Now, Landgate Subscription Imagery
Cadastre, Relief Contours and Roads: Landgate 2017
IRIS Road Network: Main Roads Western Australia 2017
Overview Map: World Topographic map service, ESRI 2012

Langley Management Pty Lty Lots 51 & 181 Boyagarra Road Brookton, WA Postcode 6306

### **Vegetation Classes**

BAL Assessor <b>KK</b>	QA Check BT	Drawn by
STATUS FINAL	FILE EPP006	DATE 31/01/2022



#### 3.2 Assessment Outputs

The BHL process provides an indication of the likely impact of a bushfire event as it interacts with the bushfire hazards within and adjacent to the site. The BHL is a measure of the likely intensity of a bushfire and the likely level of bushfire attack on a site by categorizing the hazard (WAPC, 2017). The allocation of category of the bushfire hazard is determined as per Table 3 of the Guidelines for Planning in Bushfire Prone Areas (WAPC, 2017). Refer to Figure 5 below.

HAZARD LEVEL	CHARACTERISTICS
Extreme	Class A: Forest Class B: Woodland (05) Class D: Scrub Any classified vegetation with a greater than 10 degree slope
Moderate	Class B: Open woodland (06), Low woodland (07), Low open woodland (08), Open shrubland (09)* Class C: Shrubland Class E: Mallee/Mulga Class G: Grassland, including sown pasture and crops Vegetation that has a low hazard level but is within 100 metres of vegetation classified as a moderate or extreme hazard, is to adopt a moderate hazard level.
Low	<ul> <li>Low threat vegetation may include areas of maintained lawns, golf courses, public recreation reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.</li> <li>Managed grassland in a minimal fuel condition (insufficient fuel is available to significantly increase the severity of the bushfire attack). For example, short-cropped grass to a nominal height of 100 millimetres.</li> <li>Non-vegetated areas including waterways, roads, footpaths, buildings and rock outcrops.</li> </ul>

Figure 4: BHL Assessment allocation of category (WAPC, 2017)

#### Potential Bushfire Impacts - BHL allocation

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below in Table 2 and shown on the Figure 6: BHL mapping.

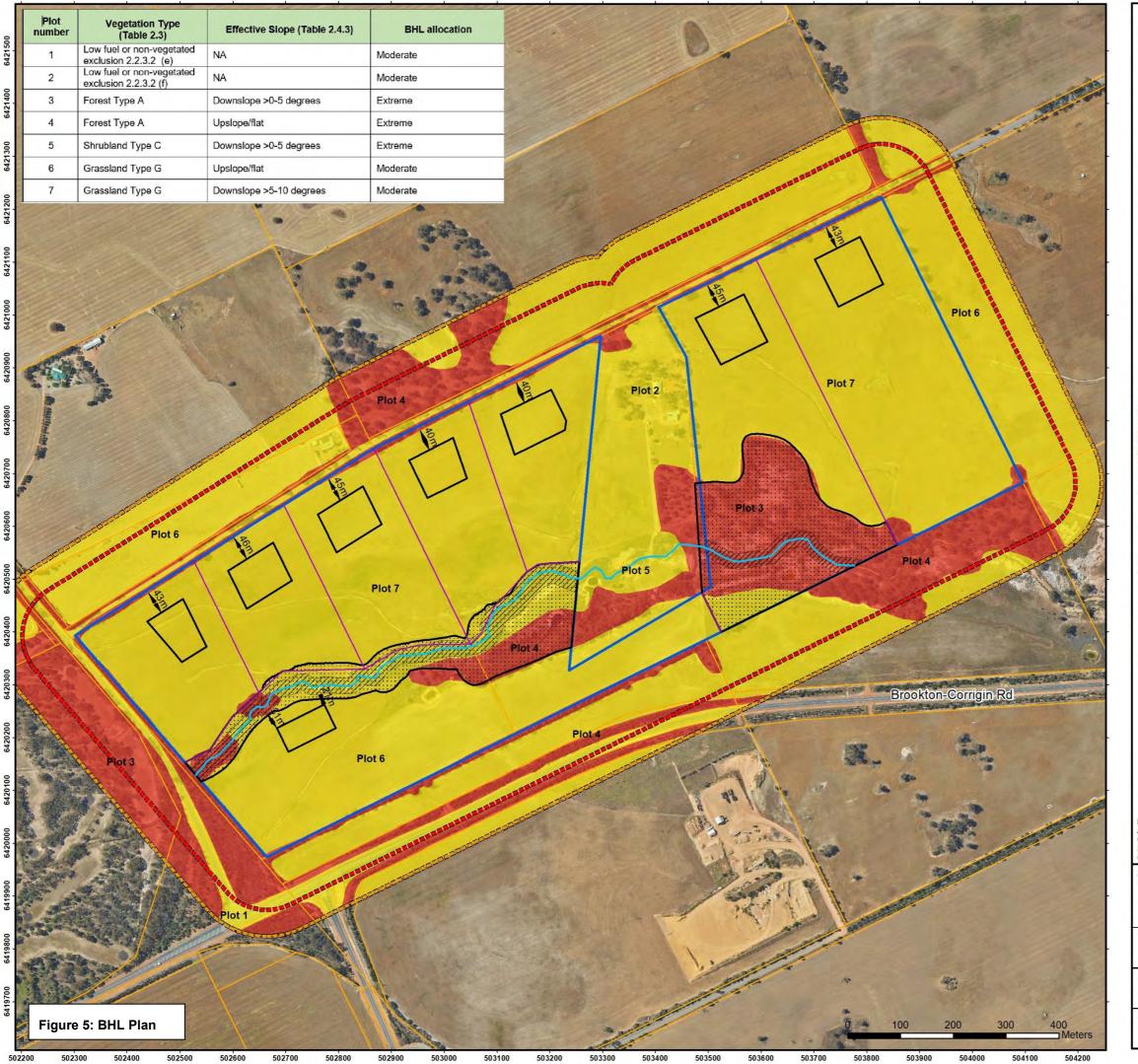
Table 2: Potential Bushfire impacts to BHL Methodology

Plot number	Vegetation Type (Table 2.3)	Effective Slope (Table 2.4.3)	BHL allocation
1	Low fuel or non-vegetated exclusion 2.2.3.2 (e)	NA	Moderate
2	Low fuel or non-vegetated exclusion 2.2.3.2 (f)	NA	Moderate
3	Forest Type A	Downslope >0-5 degrees	Extreme
4	Forest Type A	Upslope/flat	Extreme
5	Shrubland Type C	Downslope >0-5 degrees	Extreme
6	Grassland Type G	Upslope/flat	Moderate
7	Grassland Type G	Downslope >5-10 degrees	Moderate



#### Comments on BAL calculation & methodology

- Method 1 (AS3959-2018) Simplified procedure was used for vegetation classification and BHL Assessment process;
- The BHL Map was prepared by an Accredited Level 2 Bushfire Planning Practitioner (BPAD30794) and has been prepared in accordance with Department of Planning (WAPC) Guidelines for Planning in Bushfire Prone Areas (Version 1.3, 2017);
- Structure plan is based on plan of subdivision as supplied by proponent (Figure 2); and
- Subject Site is located in a Bushfire Prone Area, see Figure 3 (OBRM, 2019).



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Esperance Office: 2A/113 Dempster Street Esperance, WA 6450







Overview Map Scale 1:200,000

#### Legend

Subject Site 100m Assessment Boundary

150m Assessment Boundary

Cadastre

**Building Envelopes** 

Proposed Cadastre

Waterway

Separation Distance

Landscape Protection Zone

Creek buffer - To be revegetated to Shrubland Type C

#### **Bushfire Hazard Level**

Extreme

Moderate

Low



Scale 1:7,000 @ A3 GDA MGA 94 Zone 50

Data Sources
Aerial Imagery: WA Now, Landgate Subscription Imagery
Cadastre, Relief Contours and Roads: Landgate 2017
IRIS Road Network: Main Roads Western Australia 2017
Overview Map: World Topographic map service, ESRI 2012

Langley Management Pty Lty Lots 51 & 181 Boyagarra Road Brookton, WA Postcode 6306

#### **Bushfire Hazard Level Assessment**

BAL Assessor KK	QA Check JB	Drawn by BM
STATUS FINAL	FILE EPP006	31/01/2022



#### 4 Identification of bushfire hazard issues

#### 4.1 Bushfire hazard level

The identified bushfire risks associated with the Subject Site include the Forest Type A and Shrubland Type C within the creek line which connects to denser creek line vegetation (Forest Type A) east of the site and Forest Type A within the Brookton Golf Course to the west of the site. Other bushfire risks (to a lesser extent) to the Subject Site include the Forest Type A within the road reserves surrounding the site, a patch of Forest Type A to the north of the site and the paddock grasses within the Subject Site and surrounding the site. Under hot, dry and unstable conditions (Severe to Catastrophic bushfire weather) the Subject Site is most at risk from bushfire from these areas.

The creek area is proposed to be revegetated to stabilise the banks and provide connectivity to the adjacent vegetated areas. A revegetation area of 15m either side (30m in total) is proposed as part of the subdivision (BDS, 2021). The creek line revegetation has been accounted for in the BMP and adequate setbacks can be achieved. BAL 29 or less can be achieved on all the lots in the allocated Building envelopes (BE's).

The BE's are to be maintained in a low fuel condition to WAPC APZ Schedule 1 standards (See Appendix B) at all times with a minimum setback to Grassland Type G from proposed buildings to 20m to maintain BAL 12.5.

#### 4.2 Access

Access from Lots A to G will be via Boyagarra Road and from Lot H will be via the Great Southern Hwy. Boyagarra Road provides access and egress in two directions; to the north east towards Yenyening Lakes Reserve and to the south west connecting to the Great Southern Highway which then provides access to north and to the south (towards the Brookton Township).

#### 4.3 Water Supply

There is no reticulated water supply currently available to the site. A strategic supply is located to the west of the Subject Site within the Brookton Township. A standalone 10,000L water supply for bushfire fighting shall be located on each proposed lot and conditioned through the WAPC condition process.



#### 5 Assessment against the Bushfire Protection Criteria

#### 5.1 Compliance table

The Guidelines for Planning in Bushfire Prone Areas (WAPC, 2017) outlines bushfire protection criteria which subdivision and development proposals are assessed for compliance. The bushfire protection criteria (Appendix 4, WAPC, 2017) are performance-based criteria utilised to assess bushfire risk management measures and they outline four elements, being:

- Element 1: Location
- Element 2: Siting and Design of Development;
- Element 3: Vehicle Access; and
- Element 4: Water.

#### 5.2 Compliance Table

The Subject Site and the subdivision plan will be assessed and are required to meet the "Acceptable Solutions" of each element of the bushfire mitigation measures (WAPC, 2017). The proposal will be assessed against all elements of the bushfire protection criteria, refer to Table 3.



Table 3: Bushfire protection criteria applicable to the site

Element	Acceptable Solution	Applicable or not Yes/No	Proposal meets Acceptable Solution
Element 1 – Location	A1.1 Development Location	Yes	Compliant  All proposed new lots have the ability to have a building located within the lot that will be subject to a BHL of "moderate". The BE on Lot H in the south of the Subject Site can achieve a BAL rating of BAL-29 or lower depending on the final placement of the building in the BE. Lots A-G in the north of the site can achieve BAL-19 or lower depending on the final placement of the building in the BE. A minimum setback to Grassland Type G from proposed buildings to 20m is required to maintain BAL 12.5. Detailed BAL Assessments are required in subsequent stages of planning depending on final placement of building in the BE  Revegetation of the creek line will not impact the BAL rating on each lot given the size of the proposed lots.  Proposal meets Acceptable Solution A1.1.
Element 2 – Siting and Design	A2.1 Asset Protection Zone (APZ)	Yes	Compliant  The proposal can meet compliance by ensuring future building work on the lot/s can have established around them an APZ of the required dimensions to achieve BAL-29 or lower. APZ areas will be contained solely within the individual lots in the BE's and will be managed to WAPC Schedule 1 standards as presented in Appendix B of this report. Future landowner/s will have the responsibility of continuing to manage the required APZ in a low threat state including ongoing compliance with the local government's annual firebreak notice.  Proposal meets Acceptable Solution A2.1.
Element 3 – Vehicular Access	A3.1 Two Access Routes	Yes	Compliant Access from Lots A to G will be via Boyagarra Road which provides access to the east and west. Access from Lot H will be via the Great Southern Highway which provides access and egress in two directions (north and south).  Proposal meets Acceptable Solution A3.1.
	A3.2 Public Road	No	No public roads are proposed. Not assessed to A3.2.
	A3.3 Cul-de-sacs	No	No Cul-de-sacs proposed. Not assessed to A3.3.
	A3.4 Battle axes	No	No Battle axes are proposed. Not assessed to A3.4.
Element 3 – Vehicular Access	A3.5 Private driveways	Yes	Compliant. Internal driveways are to be installed by the new lot owner when the building location is defined and are to meet minimum technical requirements as shown in Table 4.  Proposal meets Acceptable Solution A3.5.



Element	Acceptable Solution	Applicable or not Yes/No	Proposal meets Acceptable Solution
Element 3 – Vehicular Access cont.	A3.6 Emergency Access Ways	No	No emergency access ways are proposed. Not assessed to A3.6.
	A3.7 Fire Service Access Ways	No	No FSA's are proposed. Not assessed to A3.7.
	A3.8 Firebreaks	Yes	Compliant Firebreaks were noted surrounding the Subject Site to the north, east, south and west. Proposed lots shall be managed to the current Shire of Brookton Fire Information Notice.  Proposal meets Acceptable Solution A3.8.
Element 4 – Water	A4.1 Reticulated areas	No	Not assessed to A4.1.
	A4.2 Non- reticulated areas	No	Not assessed to A4.2.
	A4.3 Individual lots in non- reticulated areas	Yes	A strategic supply is located in the Brookton Township which is less than 5km from the site. It is further recommended that a standalone 15,000L supply is located on each lot and conditions through the WAPC conditions process.



Further to the provisions of Element 2 in Table 3 above, the following vehicular access standards (Table 4 and Figure 8) are to apply to the holiday park internal driveway standards.

Table 4: Vehicular Access Technical Requirements (WAPC, 2017)

Technical requirements	Private Driveways
Minimum trafficable surface (m)	4
Horizontal clearance (m)	6
Vertical clearance (m)	4.5
Maximum grades	1 in 10
Minimum weight capacity (t)	15
Maximum crossfall	1 in 33
Curves minimum inner radius (m)	8.5

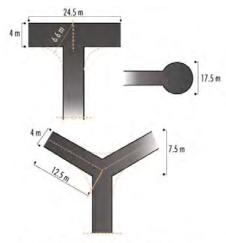


Figure 22: Design requirements for a private driveway longer than 50 metres Turning areas should allow type 3.4 fire appliances to turn safely

Figure 6: Turn around Standards



#### 5.3 Other bushfire mitigation measures

The bushfire risk assessment (Section 4.0) has outlined the extreme bushfire risks for the site the future development of new facilities. The following section outlines additional measures to assist in mitigating the bushfire risk for the proposed development.

#### 5.3.1 Maintain fire prevention measures

There is little control of offsite ignition sources, however the following is recommended to be undertaken by the developer while in ownership of the land and any subsequent lot owners.

Prior to the bushfire season (October) the following activities are undertaken in BE's:

- · Mowing, slashing and brush cutting (noting illegal to do so on Total fire ban days); and
- Maintenance of driveway access into and out of the site.

During the summer bushfire season (1st December to 30th April inclusive) maintenance activities internal to the site should be planned and risk assessed prior to commencement. This includes but not limited to:

- Mowing, slashing and brush cutting (noting illegal to do so on Total fire ban days);
- Welding, grinding and hot works (not undertaken on Total fire ban days);
- Temporary green waste disposal areas and green waste dumps ensure piles are not exceeding 1.5m high and have bare mineral earth surrounding (min of 10m); and
- A water tender (min of 200L) fast attack unit is on site during the fire season.

The Site Construction manager (during construction periods of the subdivision) in consultation with developer are responsible for safety in during the bushfire season and are to ensure safety of the site and adjacent properties at all times from potential ignition sources during any construction periods.

#### 5.3.2 Barrier Fencing

In November 2010 the Australian Bushfire CRC issued a "Fire Note" (Bushfire CRC, 2010) which outlined the potential for residential fencing systems to act as a barrier against radiant heat, burning debris and flame impingement during bushfire. The research aimed to observe, record, measure and compare the performance of commercial fencing of Colourbond steel and timber (treated softwood and hardwood).

The findings of the research found that:

- ".. Colourbond steel fencing panels do not ignite and contribute significant heat release during cone calorimeter exposure" (exposure to heat)
- .."Colourbond steel (fencing) had the best performance as a non-combustible material. It maintained structural; integrity as a heat barrier under all experimental exposure conditions, and it did not spread flame laterally and contribute to fire intensity during exposure"

It is also noted that non-combustible fences are recommended by WAPC (APZ standards: Fences and sheds within the APZ are constructed using non-combustible materials e.g. colourbond iron, brick, limestone, metal post and wire). The developer will be encouraged to build Colourbond or non-combustible fences where applicable.

#### 5.3.3 Evaporative Air Conditioners

Evaporative air conditioning units can catch fire as a result of embers from bushfires entering the unit. These embers can then spread quickly through the home causing rapid destruction. It can be difficult for fire-fighters to put out a fire in the roof spaces of homes.

It is also recommended that the future owners:



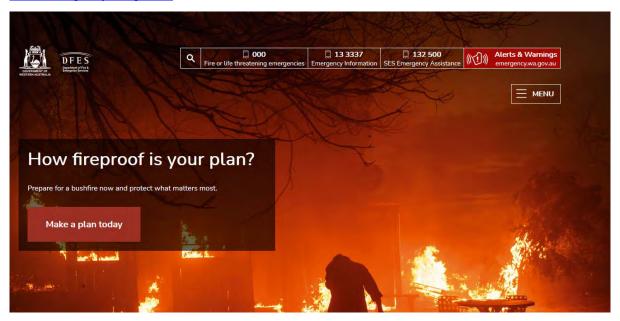
- Ensure that suitable external ember screens are placed on roof top mounted evaporative air conditioners compliant with AS3959-2018 (current and endorsed standards) and that the screens are checked annually;
- Maintain evaporative air conditioners regularly as per DFES recommendations, refer to the DFES website for further details: <a href="http://www.dfes.wa.gov.au">http://www.dfes.wa.gov.au</a>

# 5.3.4 Individual fire plan

Residents should prepare their own individual fire plans, as they need to make a commitment to develop a bushfire survival plan detailing preparations and actions to take if a bushfire threatens. By compiling information as outlined above, the individual lot owner can be prepared for their response in a bushfire emergency. Home owners should not rely on emergency personnel to attend their home and thus it is stressed to prepare an individual bushfire emergency plan regarding their intentions and property. This Bushfire Management Plan is not an individual bushfire emergency plan. More information can be gained from the DFES website (s):

www.dfes./wa.gov.au

www.emergency.wa.gov.au



(DFES, 2021)

The DFES FDR ratings and warning systems are shown over the page on Figure 8.



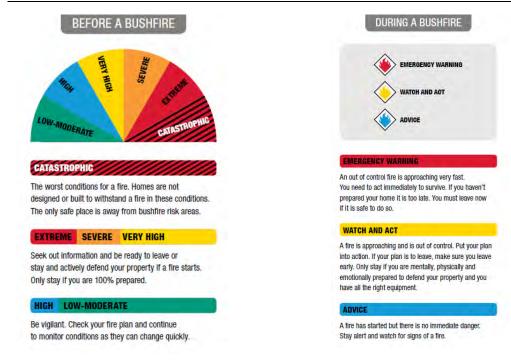


Figure 7: DFES Warning Systems

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# 6 Implementation Actions

The responsibilities of the developer(s), Landowners and local government are shown in Table 5, 6 and 7.

# 6.1 Future Lot owner's Responsibility

It is recommended the future property owners shall be responsible for the following:

Table 5: Implementation actions future lot owners.

Future	Future Lot owner – Ongoing management					
No	Implementation Action	Initial	Annual	All times		
1	Undertake a BAL Assessment by an accredited BPAD practitioner on any proposed habitable buildings and build to AS3959 as it applies to their property.	✓				
2	Establish/maintain APZ's in allocated BE's to the standard stated in this BMP, see Appendix B Schedule 1 Standards for Asset Protections Zones.	✓		✓		
3	Maintain individual lots fuel load in accordance with the Shire of Brookton's fire control information 2020/2021, Schedule 1 Standards for Asset Protections Zones (Appendix B) along with the Shire of Brookton Bushfire Risk Management Plan 2021-2026 (as amended).		<b>✓</b>			
4	A driveway cross over to be designated/ installed for access into the lots to the minimum technical standards as required by WAPC. To be demonstrated to Shire of Brookton at planning approval/building approval stages.	✓		✓		
5	A standalone 15,000L supply is located on each lot and maintained accordingly	✓		✓		
6	Any fencing of the Landscape Protection Zone erected by the landowner must incorporate an unlocked swing farm gate for ease of access.	✓		✓		

# 6.2 Developer's responsibility

It is recommended the developer be responsible for the following:

Table 6: Implementation actions current land owners/developer.

Develop	Developer – Prior to issue of titles			
No	Implementation Action	Subdivision Clearance		
1	Continue to manage lots in ownership as per the Shire of Brookton Fire Control Information until sold and titles relinquished.	<b>✓</b>		
2	Ensure prospective buyers are aware of the BHL and the approved Bushfire Management Plan.	<b>✓</b>		
3	Prior to sale of proposed lots, the subject site is to be compliant with the relevant local government's annual firebreak notice issued under s33 of the Bushfires Act 1954.	<b>✓</b>		
4	A Section 165 Notification to be included on the title of all new lots advising the land is within a bushfire prone area.	<b>✓</b>		



# 6.4 Local Government Responsibility

It is recommended the local government be responsible for the following:

Table 7: Implementation actions Shire of Brookton.

LGA- CI	LGA- Clearance of conditions				
No	Implementation Action	Subdivision Clearance			
1	Request BAL certification at Building Approval stages on any proposed habitable buildings. Buildings to be located in BAL 29, BAL 19 and BAL 12.5 zones in the BE's. Increased construction standards to BAL and AS3959 applies to buildings located in the WA bushfire Prone Area Mapping.	<b>√</b>			
2	A driveway cross over to be designated/ installed for access into the lots to the minimum technical standards as required by WAPC. To be demonstrated to Shire of Brookton at Planning approval/building approval stages.	✓			
3	Monitor landowner compliance with the Bushfire Management Plan and the annual Shire of Brookton Fire Control Information 2020/2021.	<b>✓</b>			

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# 7 Disclaimer

The recommendations and measures contained in this assessment report are based on the information available at the time of writing following the instructions of the regulatory authorities and following the requirements of the Australian Standards 3959-2018 – Building in Bushfire Prone Areas, WAPC State Planning Policy 3.7 (WAPC, 2015), WAPC Guidelines for Planning in Bushfire Prone Areas (WAPC, 2017) Vers 1.3, and applying best practise as described by the Fire Protection Association Australia. These are considered the minimum standards required to balance the protection of the dwellings and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire, people injured, or fatalities occur either at the site or while evacuating. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed development are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the bushfire consultant has no control. Notwithstanding anything contained within, the consultant/s will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the bushfire consultant) arising out of the services rendered by the consultant.

**AS3959-2018** disclaimer: It should be borne in mind that the measures contained within this Standard (AS3959-2018) cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather condition.

Building to AS3959-2018 is a standard primarily concerned with improving the ability of buildings in designated bushfire prone areas to better withstand attack from bushfire thus giving a measure of protection to the building occupants (until the fire front passes) as well as to the building itself.

(AS3959, 2018)

# 8 Certification

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level (s) stated in this document have been prepared in accordance with the requirements of AS 3959-2018 and the

SIGNED, ASSESSOR: DATE: 22/06/2021

Kathryn Kinnear, Bio Diverse Solutions

Accredited Level 2 Bushfire Practitioner (Accreditation No: BPAD30794)







# 9 Revision Record

Revision	Prepared By	Summary	Reviewed By	Date
Draft Id 11/05/2021	Kathryn Kinnear	Internal QA review	Bianca Theyer	11/05/2021
FINAL ld 22/06/2021	Kathryn Kinnear	Issued to client	Jason Benson	31/01/2022
FINAL Id 10/02/2022	Kathryn Kinnear	Mapping adjustments, Added Vegetation Retention Zone.		10/02/2022
FINAL ld 15/02/2022	Kathryn Kinnear	Report adjustments		15/02/2022

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# 10 References

AS3959-2018 Australian Standard, *Construction of buildings in bushfire-prone areas*, Building Code of Australia, Primary Referenced Standard, Australian Building Codes Board and Standards Australia.

Bureau of meteorology (BoM) (2020) rainfall and climate data accessed online from: <a href="http://www.bom.gov.au/climate/data/">http://www.bom.gov.au/climate/data/</a>

Edge Planning and Property (2014) *Shire of Brookton and Beverley Local Planning Strategy*. Available online through the Shire of Brookton website.

Shire of Brookton Fire Control Information 2020/2021, accessed online.

Shire of Brookton Risk Management Plan (2021)

Office of Bushfire Risk management (OBRM) (2019). Map of Bushfire Prone Areas. Data retrieved from State Land Information Portal (SLIP) <a href="https://maps.slip.wa.gov.au/landgate/bushfireprone/">https://maps.slip.wa.gov.au/landgate/bushfireprone/</a>

Western Australian Planning Commission (WAPC) (2015). State Planning Policy 3.7 Planning in Bushfire Prone

Western Australian Planning Commission (WAPC) (2017). Guidelines for Planning in Bushfire Prone Areas Version 1.3. Western Australian Planning Commission and Department of Planning WA, Government of Western Australia.

# 11 **Appendices**

Appendix: A: Vegetation Classifications to AS3959-2018

Appendix: B: Schedule 1 - WAPC Asset Protection Zone (APZ) standards to apply

# Appendix A **Vegetation Classifications to AS3959-2018**

# Vegetation classification to AS3959-2018

Site Details					
Address: Lot 51 and 181 Boyagarra Road					
Suburb:	Brookton	State:	W.A.		
Local Government Area:	Shire of Brookton				
Stage of WAPC Planning	Rezoning/Subdivision Application				

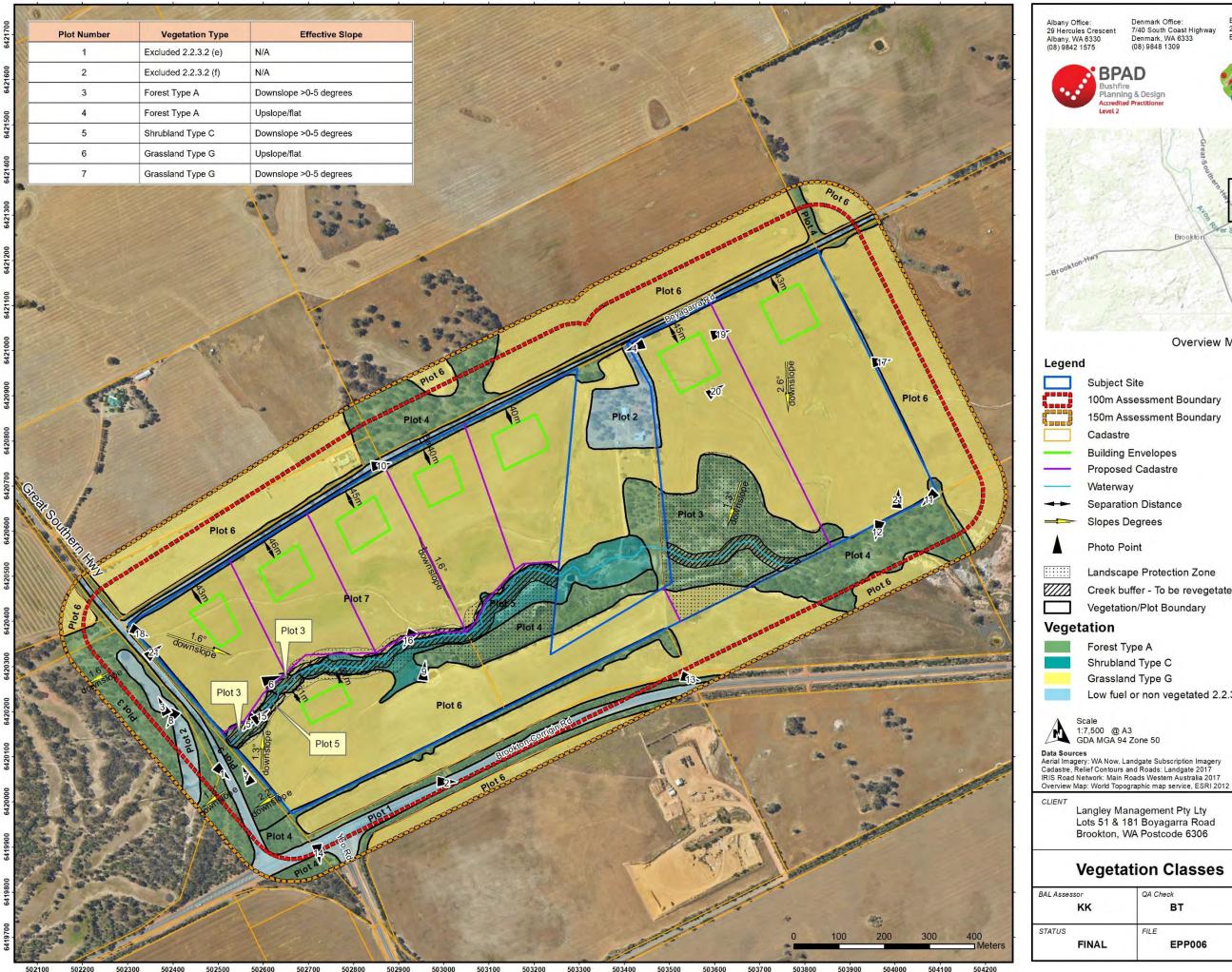
BMP Plan Details					
Report / Job Number:	EP006	Report Version:	Final		
Assessment Date:	26 February 2021	Report Date:	10 February 2022		
BPAD Practitioner	Kathryn Kinnear	Accreditation No.	BPAD 30794		

# **Vegetation Classification**

Site assessment occurred on the 21<sup>th</sup> March 2021 by Kathryn Kinnear (BPAD 30794). All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified in Table 1 and shown on the Vegetation Classes Map Page 3.

Table 8: Vegetation Classification Table (in accordance with AS 3959-2018)

Plot number	Vegetation Type (Table 2.3)	Slope (Table 2.4.3)
1	Excluded 2.2.3.2 (e)	N/A
2	Excluded 2.2.3.2 (f)	N/A
3	Forest Type A	Downslope >0-5 degrees
4	Forest Type A	Upslope/flat
5	Shrubland Type C	Downslope >0-5 degrees
6	Grassland Type G	Upslope/flat
7	Grassland Type G	Downslope >0-5 degrees



Denmark Office: 7/40 South Coast Highway Denmark, WA 6333 (08) 9848 1309

Esperance Office: 2A/113 Dempster Street Esperance, WA 6450





Overview Map Scale 1:200,000

100m Assessment Boundary

150m Assessment Boundary

Separation Distance

Landscape Protection Zone

Creek buffer - To be revegetated to Shrubland Type C

Low fuel or non vegetated 2.2.3.2

Langley Management Pty Lty Lots 51 & 181 Boyagarra Road Brookton, WA Postcode 6306

# **Vegetation Classes**

BAL Assessor	QA Check	Drawn by
KK	ВТ	СС
STATUS	FILE	DATE
FINAL	EPP006	31/01/2022



Photo Id 1: View to the southeast along Great Southern Highway located west of the Subject Site



Photo Id 2: View to the east along Brookton-Corrigin Road located south of the Subject Site.

# **Classification or Exclusion** Low fuel or non-vegetated areas **Plot** 2 exclusion 2.2.3.2 (f) Clause Location: External to the Subject Site within NW adjacent property with dwelling and to the west within the Brookton Golf Course. @ 333°NW (T) ● 32°21'18"S, 117°1'31"E **Description:** Maintained gardens and lawns in APZ areas surrounding existing buildings and golf course to the west of the Subject Site. Excluded as per AS3959 exclusion clause 2.2.3.2 (f) of AS3959. Available fuel loading: <2 t/ha.

Photo Id 3: View to the north northwest of golf fairway within the Brookton Golf Course located to the west of the Subject Site.

Plot	2 cont.	Classification or Exclusion Clause	Low fuel or non-vegetated areas exclusion 2.2.3.2 (f)
S 180	SW 240 1 1 1 1 1 1 1	270 300 NW 330 1 1 1 1 1 1 1 1	Additional Photo of Plot 2.
© 248°S	SW (T)	,117°2'10"E±13ft ▲ 842ft	
		26 Feb 2021 14:13:50	

Photo Id 4: View to the west southwest of maintained windbreak and driveway in neighbouring property, located in the north outside of the Subject Site boundary.

# **Classification or Exclusion** Plot 3 Forest Type A Clause **Location:** Internal to Subject Site, within the creek line in the east of the site and two small areas in the creekline in the far west of the ● 32°21'18"S, 117°1'39"E ±22ft site. Separation Distance: 0m. Description: York Gum Woodland -Eucalyptus loxophleba (York Gum) with isolated Allocasuarina sp. and Acacia lasiocalyx shrubland and a closed, dense non-native grassy understory. Average vegetation height: 6-10m. Vegetation Coverage: 30-70% foliage cover. Available fuel loading: 25-35t/ha. Effective slope: Downslope >0-5 degrees.

Photo Id 5: View to the southwest of Forest Type A within creek line in the west of the Subject Site.



Photo Id 6: View to the east of Forest Type A within creek line in the west of the Subject Site.

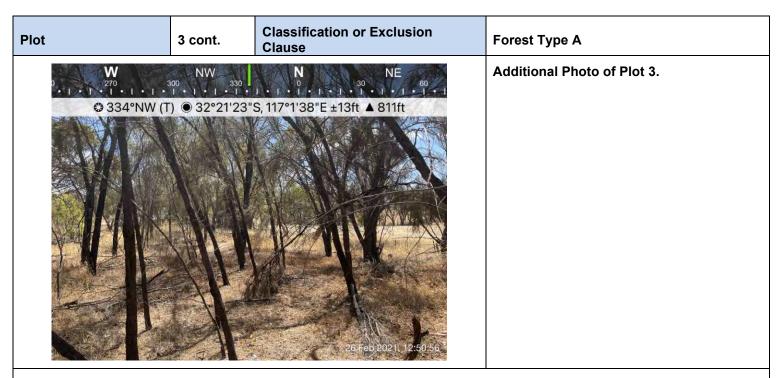


Photo Id 7: View to the north north-west of Forest Type A within Great Southern Highway road reserve located to the west of the Subject Site.

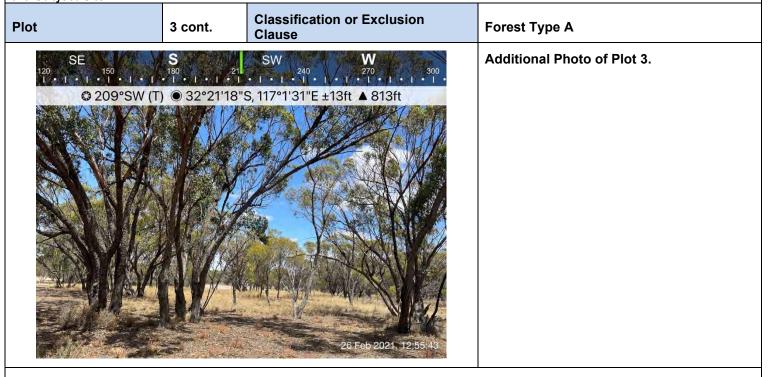


Photo Id 8: View to the southwest of Forest Type A within the golf course located to the west of the Subject Site.

# 

4

Plot

# Forest Type A

**Location:** Internal to the site along the southern extent of the creek-line and external to the site within the golf course to the west, road reserves surrounding the site and an area to the north in adjacent property.

**Separation Distance:** 0m and 15m to the north (within adjacent property).

**Description:** York Gum Woodland - *Eucalyptus loxophleba* (York Gum) with isolated Allocasuarina sp. and *Acacia lasiocalyx* shrubland and a closed, dense non-native grassey understory.

Average vegetation height: 6-10m.

Vegetation Coverage: 30-70% foliage

Available fuel loading: 25-35t/ha. Effective slope: Upslope/flat.

Note: Borderline Woodland Type B but precautionary principle applied.

Photo Id 9. View to the north of Forest Type A adjacent to the creek line located within the central, western area of the Subject Site. Note post fire regeneration of saplings.

**Classification or Exclusion** 

Plot

4 cont.

Classification or Exclusion
Clause

Additional Photo of Plot 4.

\$81°E (T) 32°21'0"S, 117°1'49"E ±9ft 8858ft

Photo Id 10: View to the east of Boyagarra Road reserve vegetation along the northern fence line located to the north of the Subject Site.

# Plot 4 cont. Classification or Exclusion Clause SE S S V W Additional Photo of Plot 4. Note: Borderline Woodland Type B but precautionary principle applied. \$ 224°SW (T) 32°21'3"S, 117°2'35"E ±9ft \$ 844ft \$ 256 Feb 2021 14:35:40

Photo Id 11: View to the southwest of Forest Type A within creek line along south-eastern boundary of Subject Site.

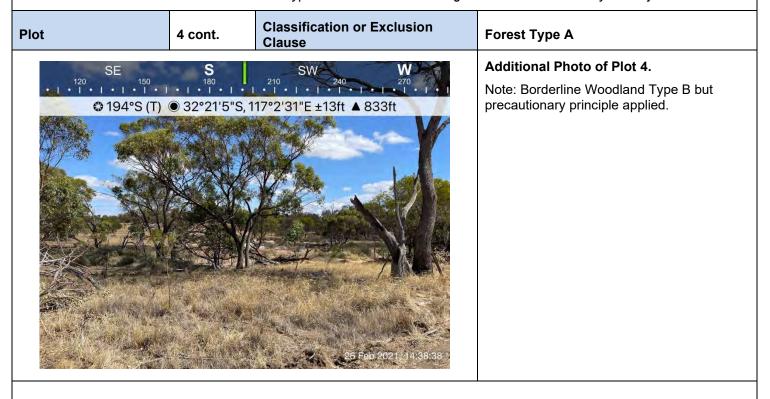


Photo Id 12: View to the south southwest of Forest Type A to the south of the Subject Site within creek line.

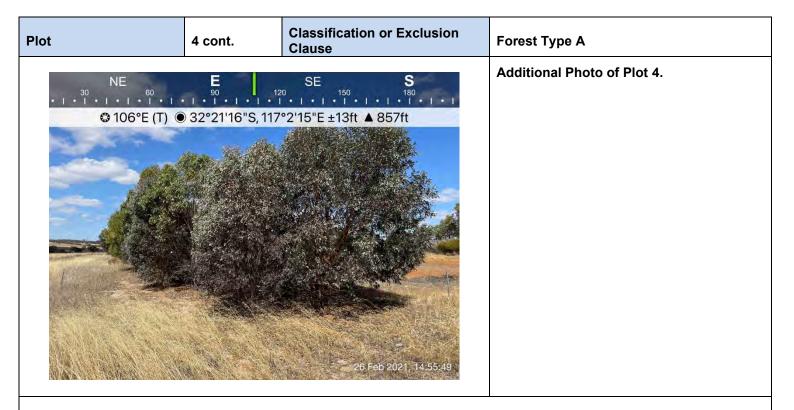


Photo Id 13: View to the east southeast of Forest Type A along Brookton-Corrigin Road to the south of the Subject Site.

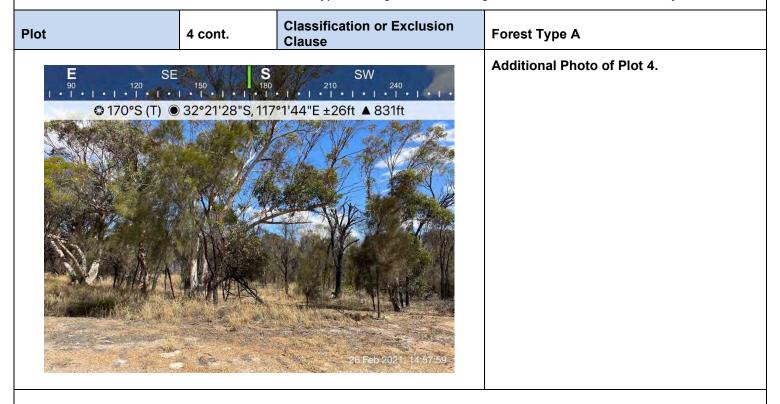


Photo Id 14: View to the south of Forest Type A within property to the southwest of the Subject Site.

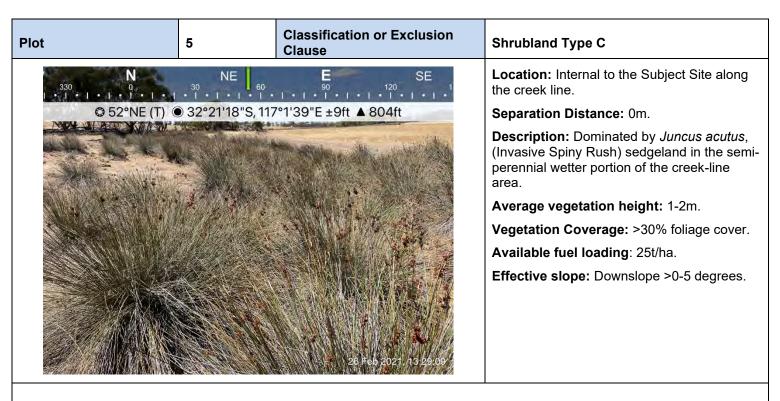


Photo Id 15: View to the northeast of shrubland vegetation within creek line in the west of the Subject Site.



Photo Id 16: View to the southwest of shrubland vegetation within creek line in the west of the Subject Site.

# Plot 6 **Classification or Exclusion Clause Grassland Type G** Location: Internal to the Subject Site in the NE south and in adjacent agricultural properties to the north, east and south. ② 82°E (T) ◎ 32°20'53"S, 117°2'31"E ±9ft ▲ 857ft Separation Distance: 0m. **Description:** Grazed paddocks consisting predominantly of harvested dryland cropping. Average vegetation height: 300mm. **Vegetation Coverage: <10%** trees. Available fuel loading: 4.5t/ha. Effective slope: Upslope/flat.

Photo Id 17: View to the east of cropping in paddock located to the east of the Subject Site.

Plot	7	Classification or Exclusion Clause	Grassland Type G
NE • 1 • 1 • 1 •	<b>E</b> • 1 • 1 • 1 • 1 • 1 • 1	SE <b>S</b> -150 -180 -210	<b>Location:</b> Internal to the Subject Site north of the creekline.
		"S, 117°1'29"E ±13ft ▲ 824ft	Separation Distance: 0m.
			<b>Description:</b> Grazed paddocks consisting predominantly of harvested dryland cropping.
			Average vegetation height: 300mm.
			Vegetation Coverage: <10% trees.
			Available fuel loading: 4.5t/ha.
	50年16 <sup>18</sup> 。		Effective slope: Upslope/flat.
. NEWY		The state of the s	
		26 Feb 2021, 13:12:07	

Photo Id 18: View to the east southeast of cropping paddock in the west of the Subject Site.



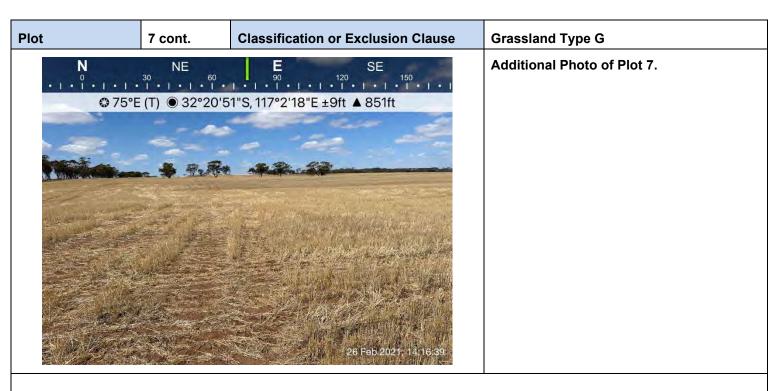


Photo Id 19: View to the east-northeast of cropping paddock within the northeast of the Subject Site.

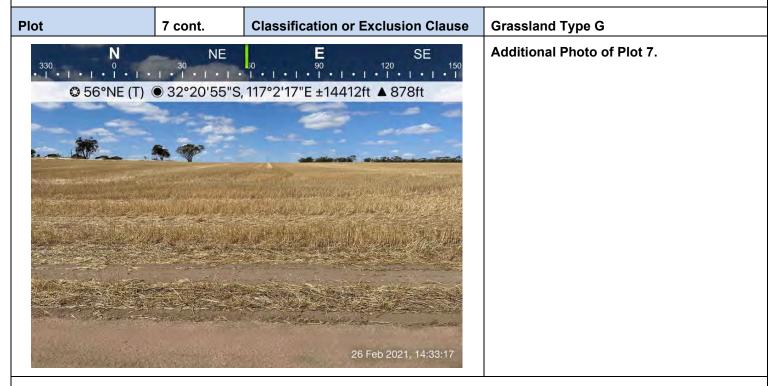


Photo Id 20: View to the northeast of cropping paddock in the east of the Subject Site.



# **COMMENTS ON VEGETATION CLASSIFCATIONS:**

- Distances from vegetation were made based on surface fuels to edge of lot (subject site) boundary;
- Effective slopes were measured in the field using a Nikon Forestry Pro and represented on the respective
- Method 1 (AS3959-2018) Simplified procedure was used for vegetation classification Assessment process;
- All vegetation was classified within the subject site and within 150m of the lot boundaries to AS3959 Table 2.3; and
- The perimeter of the vegetation was measured using field GPS and notations on field GIS maps.

# **CERTIFICATION**

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.

SIGNED, ASSESSOR: ...... ...... DATE: 31/01/2022

Kathryn Kinnear, Bio Diverse Solutions

Accredited Level 2 BAL Assessor (Accreditation No: BPAD30794)





# **REVISION RECORD**

Revision	Prepared By	Summary	Reviewed By	Date
Draft Id 2/06/2021	Kathryn Kinnear	Internal Review	Bianca Theyer	22/06/2021
Final Id 22/06/2021	Kathryn Kinnear	Final Issued to Client	Kathryn Kinnear	31/01/2022



# Appendix B

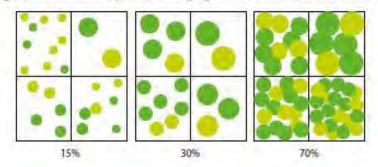
# WAPC Asset Protection Zone (APZ) standards to apply

# **ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT**

# SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

- Fences: within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire).
   It is recommended that solid or slatted non-combustible perimeter fences are used.
- Objects: within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.
- Fine Fuel load: combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an
  average of two lonnes per hectare.
- Trees (> 5 metres in height): trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.

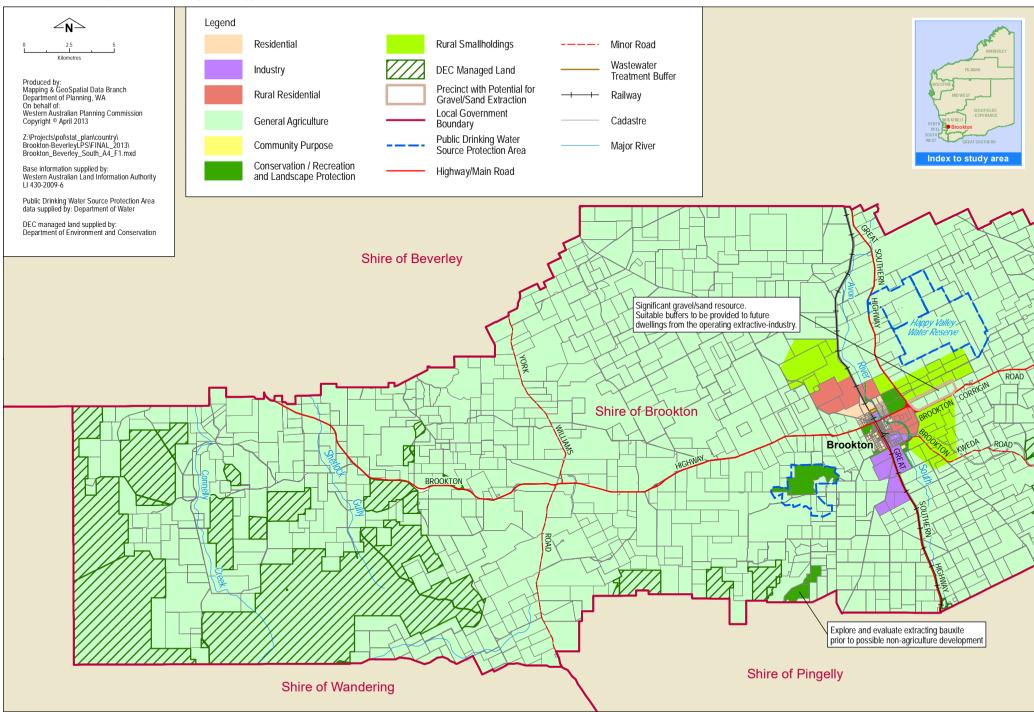
Figure 18: Tree canopy cover - ranging from 15 to 70 per cent at maturity



- Shrubs (0.5 metres to 5 metres in height): should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m² in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.
- Ground covers (<0.5 metres in height): can be planted under trees but must be properly maintained to remove dead
  plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100
  millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.</li>
- Grass: should be managed to maintain a height of 100 millimetres or less.

# **ATTACHMENT 8**

# **Brookton Beverley Local Planning Strategy**



Strategy Plan - South Figure 1

- all required services and infrastructure is available to the site or can be reasonably provided;
- all lots are serviced by an appropriately sealed and drained public road;
- all lots have a sustainable water supply for domestic, fire fighting and land management purposes consistent with WAPC Policy DC3.4. The Council prefers that rural residential lots are connected to the reticulated water supply. However, where this is not available or feasible and this is accepted by the Council, the Council will consider alternative sustainable water supply (groundwater, surface water and roof catchment and rainwater tank) for domestic and fire fighting purposes for lots 2 hectares and above where appropriately justified by the proponent to the satisfaction of the Council. Where proposed lots are not proposed to be connected to reticulated water and where roof collection and a rainwater tank is the sole method of supply, the roof collection calculations are to address a rainwater tank of at least 92,000 litres of potable water with an additional 10,000 litres for fire fighting. The method of calculating the minimum collection area to service a rainwater tank is set out in the Department of Water's *Stormwater Management Manual for WA*;
- a comprehensive drainage system;
- suitable on-site effluent disposal;
- connected to the reticulated electricity network;
- other infrastructure as required by the site conditions; and
- the proponent shall provide information on fire protection and subdivision design and bush fire prevention plans shall address the performance criteria contained in *Planning* for Bush Fire Protection (edition 2) (WAPC, FESA 2010) or any updates;
- require subdivider contributions, based on cost sharing principles that do not burden the community, for the re-subdivision of existing Rural Residential lots accessed from existing unsealed roads to an appropriately sealed standard;
- consider whether or not to contribute towards road upgrading to facilitate rural residential subdivision.

# Actions

# The Council will:

- recognise existing rural residential areas and zone them accordingly in the new Local Planning Scheme; and
- provide increased consistency of development standards, with the new Local Planning Scheme deleting individual provisions for each separate Rural Residential zone, unless there is a unique characteristic relating to that zone.

# 4.7 Rural Smallholdings

### Aim

### The aims are to:

- provide for rural lifestyle and intensive agricultural opportunities in strategic locations consistent and compatible with adjacent land use activity, environmental and landscape attributes of the land;
- encourage the opportunity for a range of rural and semi-rural pursuits where part-time or full time income may be generated;

- encourage rural smallholdings with a variety of lot sizes consistent with the physical, environmental and landscape characteristics of the land which are capable and suitable of sustaining appropriate development;
- facilitate the conservation of native vegetation and other environmental assets;
- provide sufficient land to enable a variety of lot sizes and development to be achieved in a manner that reflects the character, setting and land capability of the area within which it is located; and
- in appropriate circumstances, make use of innovative design and clustering of houses and other structures to minimise the impacts on adjacent land (including agriculture) and provide for on-going use of land for rural pursuits, whilst protecting landscape and environmental values and utilising services efficiently.

# Strategy

# The Council's strategy is to:

- require that any new subdivision/development suitably addresses WAPC SPP 2.5;
- support a request for a scheme amendment where the land is identified as "Rural Smallholding" on the Strategy Plan subject to the proponent appropriately addressing relevant zoning, structure planning, environmental, servicing, fire management, landscape and other planning considerations as relevant to the site's context, characteristics and the proposal. In particular, the Council will require the proponent to provide the following prior to possible adoption of the scheme amendment:
  - scheme amendment report;
  - a Structure Plan;
  - a fire management plan;
  - land capability assessment; and
  - Local Water Management Plan (as a minimum addressing key principles and "fatal flaws");
- prevent the creation of new rural smallholding lots beyond those identified in the Strategy;
- prevent increasing servicing demands on the local government or State Government agencies through rural smallholding lots being located in relatively isolated areas or serviced by unsealed roads;
- discourage ribbon development so as to maintain the rural ambience of transport corridors generally;
- establish minimum development standards to ensure development is consistent with, and does not detract from, the rural character or landscape qualities as well as providing an appropriate standard of amenity;
- require proponents to appropriately justify land suitability and land capability of their proposal and demonstrate how it coordinates with existing and planned/anticipated development;
- require that buffers to agricultural land for dwellings and other development are accommodated within Rural Smallholding land and not within General Agricultural land;
- encourage subdivision of land for rural smallholding purposes within areas designated as Rural Smallholding on the Strategy Plan and where the land has been zoned appropriately, and to comply with the following criteria and design guidelines:
  - depending on land suitability and capability, lot sizes are between 4 and 40 hectares.
     Proposals are to appropriately address land capability and enhance the environmental qualities of the land and/or water, such as revegetation of cleared land or eroded areas;
  - flood immunity outside of the 100 year floodway;
  - the proposed lot sizes are capable for the intended use;

- land stability;
- all required services and infrastructure is available to the site or can be reasonably provided;
- all lots are serviced by an appropriately sealed and drained public road;
- all lots have a sustainable water supply for domestic, fire fighting and land management purposes consistent with WAPC Policy DC3.4;
- a comprehensive drainage system;
- suitable on-site effluent disposal;
- connected to the reticulated electricity network or an approved alternative;
- other infrastructure as required by the site conditions;
- the proponent shall provide information on fire protection and subdivision design and bush fire prevention plans shall address the performance criteria contained in *Planning* for Bush Fire Protection (edition 2) (WAPC, FESA 2010) or any updates=;
- require subdivider contributions, based on cost sharing principles that do not burden the community, for the subdivision of Rural Smallholding lots accessed from existing unsealed roads to an appropriately sealed standard; and
- consider whether or not to contribute towards road upgrading to facilitate rural smallholding subdivision.

### Actions

### The Council will:

- introduce a Rural Smallholdings Zone in the new Local Planning Scheme. For land that is
  identified as Rural Smallholding on the Strategy Plan, but not currently used for rural
  smallholding purposes and/or where there are outstanding environmental, servicing or
  planning issues, zone this land as "General Agriculture" A scheme amendment, generally
  associated with a Structure Plan, will be required prior to subdivision;
- for land that is identified as Rural Smallholding on the Strategy Plan, that is used for rural smallholding purposes and where there are no outstanding environmental, servicing or planning issues, zone this land as "Rural Smallholding" in the new Local Planning Scheme;
- establish minimum development standards in the new Local Planning Scheme to ensure subdivision/development is consistent the rural character landscape qualities and amenity;
- provide increased consistency of development standards for each separate Rural Smallholding zone, unless there is a unique characteristic relating to that zone.

# 4.8 Key Brookton Townsite Planning Issues

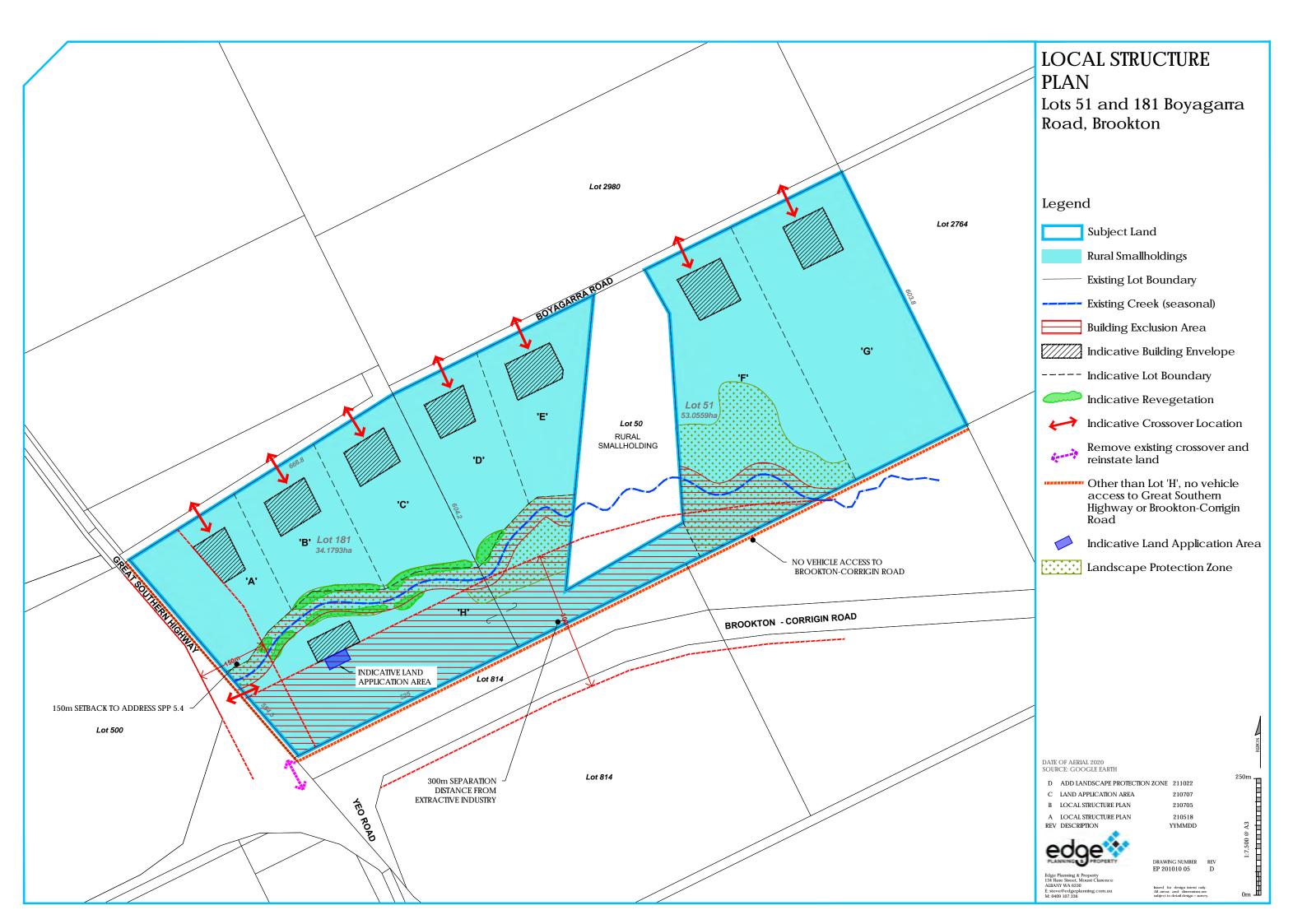
# **Intermodal Facility**

# Strategy

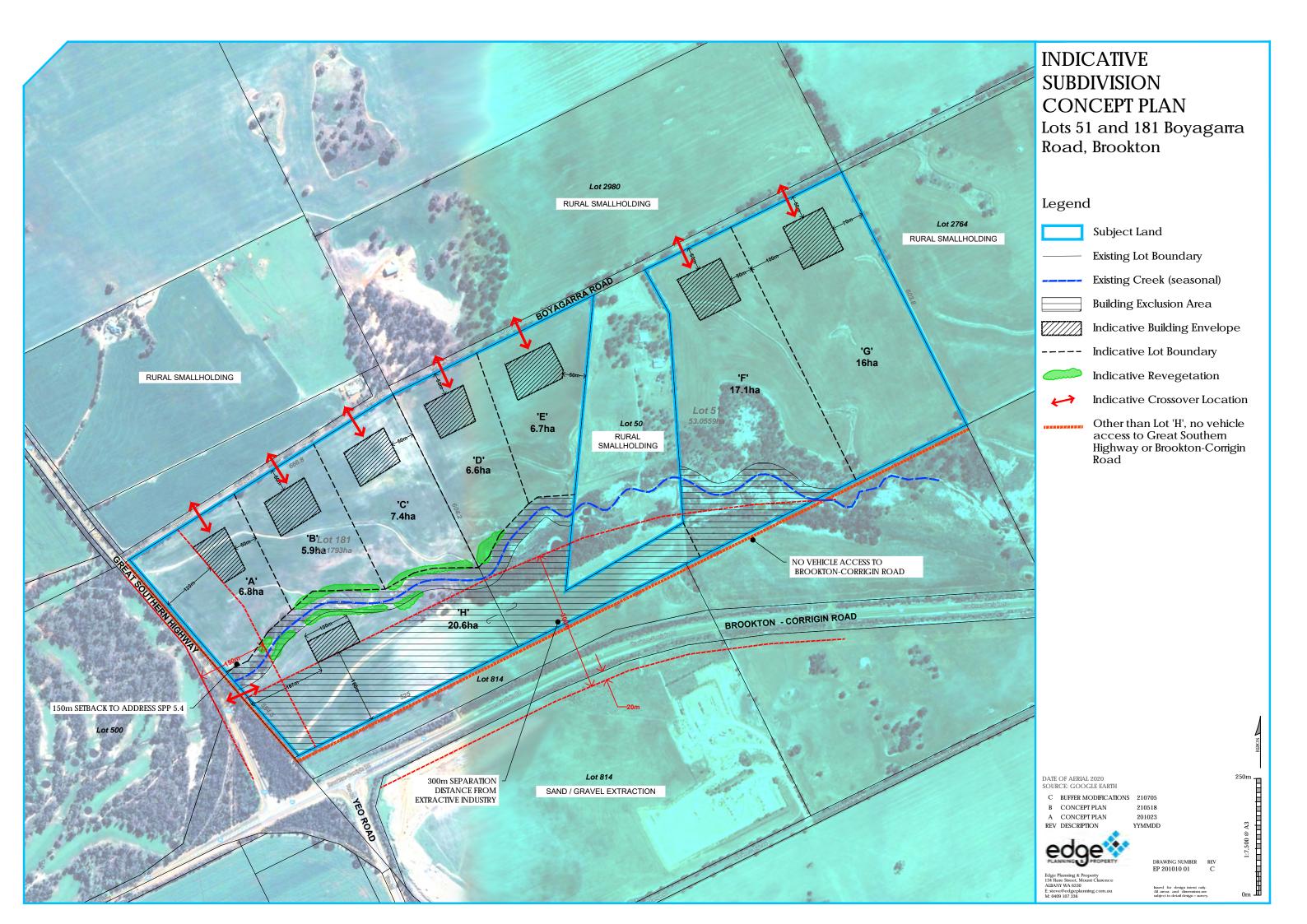
# The Council's strategy is to:

- support the development of an intermodal facility and/or inland freight terminal; and
- require additional detailed planning, environmental and servicing studies to appropriately address issues relating to the site, transport access and off-site impacts.

# **ATTACHMENT 9**



# **ATTACHMENT 10**



# SHIRE OF BROOKTON

# **ANNUAL BUDGET**

# FOR THE YEAR ENDED 30 JUNE 2023

# **LOCAL GOVERNMENT ACT 1995**

# **TABLE OF CONTENTS**

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Statement of Cash Flows	3
Rate Setting Statement	4
Index of Notes to the Budget	5

# SHIRE'S VISION

a well-recognised business and agricultural hub, a flourishing stop-over destination, and a celebrated place to live.

# SHIRE OF BROOKTON STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE FOR THE YEAR ENDED 30 JUNE 2023

	NOTE	2022/23 Budget	2021/22 Actual	2021/22 Budget
		\$	\$	\$
Revenue				
Rates	2(a)	2,555,172	2,412,055	2,410,607
Operating grants, subsidies and contributions	11	685,317	1,733,722	1,192,180
Fees and charges	16	852,164	848,124	690,673
Interest earnings	12(a)	41,797	44,427	135,249
Other revenue	12(b)	251,859	192,455	164,795
		4,386,309	5,230,783	4,593,504
Expenses				(0.000.707)
Employee costs		(2,003,317)	(1,897,251)	(2,228,787)
Materials and contracts		(2,052,132)	(1,302,346)	(1,715,698)
Utility charges		(196,100)	(181,993)	(185,040)
Depreciation on non-current assets	6	(2,890,397)	(2,916,900)	(3,098,790)
Interest expenses	12(d)	(70,753)	(62,275)	(60,731)
Insurance expenses		(220,653)	(193,514)	(230,993)
Other expenditure		(1,044)	(3,167)	(7,462)
		(7,434,396)	(6,557,446)	(7,527,501)
		(3,048,087)	(1,326,663)	(2,933,997)
Non-operating grants, subsidies and				
contributions	11	3,204,793	1,165,876	1,398,729
Profit on asset disposals	5(b)	6,977	16,272	0
Loss on asset disposals	5(b)	(36,710)	(105,615)	(47,511)
Fair value adjustments to financial assets at fair value through profit or loss		0	3,353	0
amough promeer noor		3,175,060	1,079,886	1,351,218
Net result for the period	9	126,973	(246,777)	(1,582,779)
Other comprehensive income				
Items that will not be reclassified subsequently to profit or	loss			
Changes in asset revaluation surplus		0	0	0
Total other comprehensive income for the period		0	0	0
Total comprehensive income for the period		126,973	(246,777)	(1,582,779)

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

## SHIRE OF BROOKTON STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30 JUNE 2023

	NOTE	2022/23 Budget	2021/22 Actual	2021/22 Budget
		\$	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts				W. Balley Cont.
Rates		2,507,421	2,358,169	2,473,795
Operating grants, subsidies and contributions		701,301	2,037,598	1,218,717
Fees and charges		852,164	848,124	690,673
Interest received		41,797	44,427	135,249
Goods and services tax received		307,871	307,930	48,813
Other revenue		251,859	192,455	164,795
		4,662,413	5,788,703	4,732,042
Payments  Final age age to		(2,003,317)	(1,958,334)	(2,277,101)
Employee costs		(2,036,997)	(1,226,865)	(1,827,801)
Materials and contracts		(196,100)	(181,993)	(185,040)
Utility charges			(51,479)	(73,052)
Interest expenses		(70,753) (220,653)	(193,514)	(230,993)
Insurance paid		(307,871)	(307,871)	(200,000)
Goods and services tax paid			A STATE OF THE STA	(7,462)
Other expenditure	-	(1,044)	(3,167)	(4,601,449)
		(1,,000,,000,	(-,,	V.11.5.11.5.17
Net cash provided by (used in) operating activities	4	(174,322)	1,865,480	130,593
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for purchase of property, plant & equipment	5(a)	(2,368,261)	(1,026,433)	(1,930,000)
Payments for construction of infrastructure	5(a)	(3,352,190)	(946,495)	(1,840,926)
Non-operating grants, subsidies and contributions		3,204,793	1,165,876	1,398,729
Proceeds from sale of land held for resale	5(b)	60,501	175,000	0
Proceeds from sale of property, plant and equipment Proceeds on financial assets at amortised cost - self	5(b)	120,000	98,840	122,000
supporting loans	7(a)	26,140	24,414	24,414
Net cash provided by (used in) investing activities		(2,309,017)	(508,798)	(2,225,783)
CASH FLOWS FROM FINANCING ACTIVITIES				
Repayment of borrowings	7(a)	(167,267)	(133,671)	(133,672)
Principal elements of lease payments	8	(1,467)	(1,419)	(1,419)
Proceeds from new borrowings	7(a)	600,000	0	600,000
Net cash provided by (used in) financing activities		431,266	(135,090)	464,909
Net increase (decrease) in cash held		(2,052,073)	1,221,592	(1,630,281)
Cash at beginning of year		13,981,041	12,759,448	12,759,448
Cash and cash equivalents at the end of the year	4	11,928,968	13,981,040	11,129,167

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

## SHIRE OF BROOKTON RATE SETTING STATEMENT FOR THE YEAR ENDED 30 JUNE 2023

	NOTE	2022/23 Budget	2021/22 Actual	2021/22 Budget
	NOIL	\$	\$	\$
OPERATING ACTIVITIES				
Net current assets at start of financial year - surplus/(deficit)	3	944,428 944,428	905,785 905,785	981,661 981,661
Revenue from operating activities (excluding rates)		044,420	000,100	001,001
Specified area and ex gratia rates	2(a)(ii)	36,880	34,793	34,110
Operating grants, subsidies and contributions	11	685,317	1,733,722	1,192,180
Fees and charges	16	852,164	848,124	690,673
Interest earnings	12(a)	41,797	44,427	135,249
Other revenue	12(b)	251,859	192,455	164,795
Fair value adjustments to financial assets at fair value through profit or loss		0	3,353	0
Profit on asset disposals	5(b)	6,977	16,272	0
Carlound Are decided on a season		1,874,994	2,873,146	2,217,007
Expenditure from operating activities				
Employee costs		(2,003,317)	(1,897,251)	(2,228,787)
Materials and contracts		(2,052,132)	(1,302,346)	(1,715,698)
Utility charges		(196,100)	(181,993)	(185,040)
Depreciation on non-current assets	6	(2,890,397)	(2,916,900)	(3,098,790)
Interest expenses	12(d)	(70,753)	(62,275)	(60,731)
Insurance expenses	12(0)	(220,653)	(193,514)	(230,993)
Other expenditure		(1,044)	(3,167)	(7,462)
Loss on asset disposals	5(b)	(36,710)	(105,615)	(47,511)
Loss on asset disposais	O(D)	(7,471,106)	(6,663,061)	(7,575,012)
Non-cash amounts excluded from operating activities	3(b)	2,920,130	2,987,059	3,146,301
Amount attributable to operating activities		(1,731,554)	102,929	(1,230,043)
INVESTING ACTIVITIES				
Non-operating grants, subsidies and contributions	11	3,204,793	1,165,876	1,398,729
Payments for property, plant and equipment	5(a)	(2,368,261)	(1,026,433)	(1,930,000)
Payments for construction of infrastructure	5(a)	(3,352,190)	(946,495)	(1,840,926)
Proceeds from disposal of assets	5(b)	180,501	273,840	122,000
Proceeds from financial assets at amortised cost - self supporting loans	7(a)	26,140	24,414	24,414
Amount attributable to investing activities		(2,309,017)	(508,798)	(2,225,783)
FINANCING ACTIVITIES				
Repayment of borrowings	7(a)	(167,267)	(133,671)	(133,672)
Principal elements of finance lease payments	8	(1,467)	(1,419)	(1,419)
Proceeds from new borrowings	7(b)	600,000	0	600,000
Transfers to cash backed reserves (restricted assets)	9(a)	(1,256,210)	(1,050,670)	(1,791,777)
Transfers from cash backed reserves (restricted assets)	9(a)	2,347,223	158,795	2,406,197
Amount attributable to financing activities		1,522,279	(1,026,965)	1,079,329
Budgeted deficiency before general rates		(2,518,292)	(1,432,834)	(2,376,497)
Estimated amount to be raised from general rates	2(a)	2,518,292	2,377,262	2,376,497
Net current assets at end of financial year - surplus/(deficit)	3	0	944,428	(0)

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

## SHIRE OF BROOKTON FOR THE YEAR ENDED 30 JUNE 2023

## INDEX OF NOTES TO THE BUDGET

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#### 1 (a) BASIS OF PREPARATION

The annual budget has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and interpretations of the Australian Accounting Standards Board, and the Local Government Act 1995 and accompanying regulations.

The Local Government Act 1995 and accompanying Regulations take precedence over Australian Accounting Standards where they are inconsistent.

The Local Government (Financial Management) Regulations 1996 specify that vested land is a right-of-use asset to be measured at cost. All right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost rather than at fair value. The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero

Accounting policies which have been adopted in the preparation of this annual budget have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the budget has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Financial reporting disclosures in relation to assets and liabilities required by the Australian Accounting Standards have not been made unless considered important for the understanding of the budget or required by legislation.

#### The local government reporting entity

All funds through which the Shire of Brookton controls resources to carry on its functions have been included in the financial statements forming part of this annual budget.

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

All monies held in the Trust Fund are excluded from the financial statements.

A separate statement of those monies appears at Note 15 to the annual budget.

### 2021/22 actual balances

Balances shown in this budget as 2021/22 Actual are estimates as forecast at the time of preparation of the annual budget and are subject to final adjustments.

### **Budget comparative figures**

Unless otherwise stated, the budget comparative figures shown in the budget relate to the original budget estimate for the relevant item of disclosure.

## Comparative figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

#### Initial application of accounting standards

During the budget year, the below revised Australian Accounting Standards and Interpretations are expected to be compiled, become mandatory and be applicable to its operations.

- AASB 2020-3 Amendments to Australian Accounting Standards - Annual Improvements 2018-2020 and Other Amendments

- AASB 2020-6 Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-current - Deferral of Effective Date

It is not expected these standards will have an impact on the annual budget.

## New accounting standards for application in future years

The following new accounting standards will have application to local government in future years:

 - AASB 2021-2 Amendments to Australian Accounting Standards - Disclosure of Accounting Policies or Definition of Accounting Estimates

- AASB 2021-6 Amendments to Australian Accounting Standards - Disclosure of Accounting Policies: Tier 2 and Other Australian Accounting Standards

It is not expected these standards will have an impact on the annual budget.

#### Judgements, estimates and assumptions

The preparation of the annual budget in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

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

The balances, transactions and disclosures impacted by accounting estimates are as follows:

- · estimated fair value of certain financial assets
- estimation of fair values of land and buildings and investment property
- impairment of financial assets
- · estimation uncertainties and judgements made in relation to lease accounting
- · estimated useful life of assets

### Rounding off figures

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

#### 1 (b) KEY TERMS AND DEFINITIONS - NATURE OR TYPE

#### REVENUES

#### RATES

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

#### SERVICE CHARGES

Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services.

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

#### PROFIT ON ASSET DISPOSAL

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

## **OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS**

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

#### NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

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

#### FEES AND CHARGES

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

## INTEREST EARNINGS

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

### OTHER REVENUE / INCOME

Other revenue, which can not be classified under the above headings, includes dividends, discounts, and rebates. Reimbursements and recoveries should be separated by note to ensure the correct calculation of ratios.

#### **EXPENSES**

#### **EMPLOYEE COSTS**

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

### MATERIALS AND CONTRACTS

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

### UTILITIES (GAS, ELECTRICITY, WATER, ETC.)

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

#### INSURANCE

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

#### LOSS ON ASSET DISPOSAL

Loss on the disposal of fixed assets includes loss on disposal of long term investments.

#### **DEPRECIATION ON NON-CURRENT ASSETS**

Depreciation and amortisation expense raised on all classes of assets.

### INTEREST EXPENSES

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

### OTHER EXPENDITURE

Statutory fees, taxes, provision for bad debts, member's fees or State taxes. Donations and subsidies made to community groups.

## 1 (c) KEY TERMS AND DEFINITIONS - REPORTING PROGRAMS

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

### **OBJECTIVE**

### Governance

To provide a decision making process for the efficient allocation of resources.

## General purpose funding

To collect revenue to allow for the provision of services.

## Law, order, public safety

To provide services to help ensure a safer community.

### Health

To provide an operational framework for good community health.

### Education and welfare

The Shire of Brookton provides low cost housing and Seniors accommodation units.

## Housing

Provision and maintenance of rental housing to staff and non-staff tenants.

## Community amenities

Provision and maintenance of a sewerage overflow system; street; household and commercial refuse collection; refuse disposal site; administration of a town planning scheme; public conveniences and Brookton cemetery.

### Recreation and culture

To establish and manage efficiently infrastructure and resources which will help the social well being of the community.

### **Transport**

Construction and maintenance of RAV network including traffic signs, footpaths, bridges, culverts and other drains, street cleaning and lighting of streets. Townscape projects and the maintenance of a works depot.

## **Economic services**

Tourism and promotion of Brookton, operation of Brookton Caravan Park, building control and land care development of the Brookton district.

## Other property and services

Private works and indirect cost allocation pools for plant operation and public works.

## **ACTIVITIES**

Administration and operations of facilities and services to members of Council. Other costs that relate to the tasks of assisting elected members and ratepayers on matters which do not concern specific council services.

Rates, general purpose grants and interest revenue.

Supervision of various by-laws, fire prevention, emergency services and animal control.

Inspection of food outlets and their control, provision of meat inspection services, noise control and waste disposal compliance.

Support and provide assistance to senior citizens and other voluntary services.

Provision and maintenance of rental housing to staff and non-staff tenants.

Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning scheme, cemetery and public conveniences.

Maintenance of halls, aquatic centre, recreation centre and reserves, parks and gardens, library service, cultural and heritage services and facilities.

Construction and maintenance of roads, streets, footpaths, depots, cycle ways, parking facilities and traffic control. Cleaning of streets and maintenance of street trees, street lighting etc.

Tourism and area promotion including the maintenance and operation of a caravan park. Provision of rural services including weed control, vermin control and stand pipes. Building control.

Private works operations, public works operation, plant operation costs, gross salaries and wages.

### 2. RATES AND SERVICE CHARGES

Rate Description	Basis of valuation	Rate in	Number of properties	Rateable value	2022/23 Budgeted rate revenue	2022/23 Budgeted interim rates	2022/23 Budgeted back rates	2022/23 Budgeted total revenue	2021/22 Actual total revenue	2021/22 Budget total revenue
		\$		\$	\$	\$	\$	\$	\$	\$
i) Differential general rates									120120	
GRV - Residential	Gross Rental Value	0.09620	249	2,960,210	284,772			284,772	277,056	277,556
GRV - Industrial	Gross Rental Value	0.09620	5	78,870	7,587			7,587	8,197	7,357
GRV - Commercial	Gross Rental Value	0.09620	21	660,464	63,537			63,537	61,609	61,609
GRV - GRV	Gross Rental Value	0.09620	2	303,500	29,197	500		29,697	28,218	28,218
UV - Unimproved	Unimproved Value	0.00850	205	215,291,000	1,829,974	500		1,830,474	1,742,066	1,743,066
Non Rateable			246	118,755	0			0	0	0
Exempt Property			18	64,040	0			. 0	0	0
Sub-Total			746	219,476,839	2,215,067	1,000	0	2,216,067	2,117,146	2,117,806
		Minimum								
Minimum payment		S								
GRV - Residential	Gross Rental Value	835	66	170,415	55,110			55,110	50,120	50,158
GRV - Industrial	Gross Rental Value	835	2	9,280	1,670			1,670	1,618	809
GRV - Commercial	Gross Rental Value	835	10	51,660	8,350			8,350	8,090	8,090
GRV - GRV	Gross Rental Value	835	1	7,000	835			835	1,793	809
UV - Unimproved	Unimproved Value	1,420	168	16,258,463	238,560			238,560	203,518	200,825
Non Rateable		0	0	0	0			0	0	0
Exempt Property		0	0	0	0			0	0	0
Sub-Total			247	16,496,818	304,525	0	0	304,525	265,139	260,691
			993	235,973,657	2,519,592	1,000	0	2,520,592	2,382,285	2,378,497
Discounts on general rates	(Refer note 2(e))							(2,300)	(5,023)	(2,000)
Total amount raised from	general rates							2,518,292	2,377,262	2,376,497
i) Specified area and ex gra	tia rates									
Ex-gratia rates										
Ex Gratia Rates					36,880			36,880	34,793	34,110
Total specified area and e	ex gratia rates							36,880	34,793	34,110
Total rates								2,555,172	2,412,055	2,410,607

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

The general rates detailed for the 2022/23 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 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 local government services/facilities.

## 2. RATES AND SERVICE CHARGES (CONTINUED)

## (b) Interest Charges and Instalments - Rates and Service Charges

The following instalment options are available to ratepayers for the payment of rates and service charges.

Instalment options	Date due	Instalment plan admin charge	Instalment plan interest rate	Unpaid rates interest rates	
Onting		\$	%	%	
Option one Single full payment Option two	30/09/2022	0	0.0%	7.0%	
First instalment	30/09/2022	0	5.5%	7.0%	
Second instalment	9/02/2023	10	5.5%	7.0%	
Option three First instalment	30/09/2022	0	5.5%	7.0%	
Second instalment	5/12/2022	10	5.5%	7.0%	
Third instalment	9/02/2023	10	5.5%	7.0%	
Fourth instalment	14/04/2023	10	5.5%	7.0%	
			2022/23 Budget revenue	2021/22 Actual revenue	2021/22 Budget revenue
			\$	\$	\$
Instalment plan admin ch Instalment plan interest e Unpaid rates and service	earned	ed	4,000 10,000 7,025	3,740 9,787 7,053	4,000 10,000 7,500
			21,025	20,580	21,500

## 2. RATES AND SERVICE CHARGES (CONTINUED)

## (e) Early payment discounts

Rate, fee or charge to which discount is granted	Туре	Discount %	Discount (\$)	2022/23 Budget	2021/22 Actual	2021/22 Budget	Circumstances in which discount is granted
				\$	\$	\$	
Contiguous Rating Discount				2,300	5,023	2,00	00 Properties ajoining and owned by same ratepayer
			1	2,300	5,023	2,00	00

## (f) Waivers or concessions

The Shire does not anticipate any waivers or concessions for the year ended 30th June 2023.

## 3. NET CURRENT ASSETS

	Note	2022/23 Budget 30 June 2023	2021/22 Actual 30 June 2022	2021/22 Budget 30 June 2022
		\$	\$	\$
(a) Composition of estimated net current assets				
Current assets				
Cash and cash equivalents - unrestricted	4	206,345	1,167,405	116,846
Cash and cash equivalents - restricted	4	11,722,623	12,813,636	11,012,322
Financial assets - unrestricted		26,140	26,140	0
Receivables		191,065	159,298	38,193
Inventories		(3,210)	65,449	27,061
		12,142,963	14,231,928	11,194,422
Less: current liabilities				
Trade and other payables		(195,121)	(195,121)	(3,226)
Contract liabilities		(295,020)	(295,020)	0
Lease liabilities	8	0	(1,467)	(1,419)
Long term borrowings	7	(575,195)	(142,462)	(600,000)
Employee provisions		(199,079)	(199,079)	(178,874)
		(1,264,415)	(833,149)	(783,519)
Net current assets		10,878,548	13,398,779	10,410,903
Less: Total adjustments to net current assets	3.(c)	(10,878,548)	(12,454,351)	(10,410,903)
Net current assets used in the Rate Setting Statement		0	944,428	0

## 3. NET CURRENT ASSETS (CONTINUED)

## **EXPLANATION OF DIFFERENCE IN NET CURRENT ASSETS AND SURPLUS/(DEFICIT)**

## Items excluded from calculation of budgeted deficiency

When calculating the budget deficiency for the purpose of Section 6.2 (2)(c) of the *Local Government Act 1995* the following amounts have been excluded as provided by *Local Government (Financial Management) Regulation 32* which will not fund the budgeted expenditure.

## (b) Non-cash amounts excluded from operating activities

The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Rate Setting Statement in accordance with <i>Financial Management Regulation 32</i> .	Note	2022/23 Budget 30 June 2023	2021/22 Actual 30 June 2022	2021/22 Budget 30 June 2022
		\$	\$	\$
Adjustments to operating activities				
Less: Profit on asset disposals	5(b)	(6,977)	(16,272)	0
Less: Fair value adjustments to financial assets at fair value through profit and loss		0	(3,353)	0
Add: Loss on disposal of assets	5(b)	36,710	105,615	47,511
Add: Depreciation on assets	6	2,890,397	2,916,900	3,098,790
Movement in non-current pensioner deferred rates		0	(6,135)	0
Movement in non-current employee provisions		0	(9,696)	0
Non cash amounts excluded from operating activities		2,920,130	2,987,059	3,146,301
(c) Current assets and liabilities excluded from budgeted deficiency				
The following current assets and liabilities have been excluded				
from the net current assets used in the Rate Setting Statement				
in accordance with Financial Management Regulation 32 to				
agree to the surplus/(deficit) after imposition of general rates.				
Adjustments to net current assets				
Less: Cash - restricted reserves	9	(11,427,603)	(12,518,616)	(11,012,322)
Less: Financial assets - restricted	4	(26,140)	(26,140)	0
Less: Current assets not expected to be received at end of year				
- Land held for resale		0	(53,524)	0
Add: Current liabilities not expected to be cleared at end of year				
- Current portion of borrowings		575,195	142,462	600,000
- Current portion of lease liabilities		0	1,467	1,419
Total adjustments to net current assets		(10,878,548)	(12,454,351)	(10,410,903)

### 3 (d) NET CURRENT ASSETS (CONTINUED)

### SIGNIFICANT ACCOUNTING POLICIES

#### CURRENT AND NON-CURRENT CLASSIFICATION

An asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Shire's operational cycle. In the case of liabilities where the Shire does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current or non-current based on the Shire's intentions to release for sale.

### TRADE AND OTHER PAYABLES

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

#### PREPAID RATES

Prepaid rates are, until the taxable event has occurred (start of the next financial year), refundable at the request of the ratepayer. Rates received in advance are initially recognised as a financial liability. When the taxable event occurs, the financial liability is extinguished and the Shire recognises revenue for the prepaid rates that have not been refunded.

## **INVENTORIES**

#### General

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

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

## Superannuation

The Shire of Brookton contributes to a number of superannuation funds on behalf of employees.

All funds to which the Shire of Brookton contributes are defined contribution plans.

### LAND HELD FOR RESALE

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

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

## GOODS AND SERVICES TAX (GST)

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

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

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

#### TRADE AND OTHER RECEIVABLES

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

Trade receivables are recognised at original invoice amount less any allowances for uncollectible amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Trade receivables are held with the objective to collect the contractual cashflows and therefore measures them subsequently at amortised cost using the effective interest rate method.

Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value. Non-current receivables are indexed to inflation, any difference between the face value and fair value is considered immaterial.

The Shire applies the AASB 9 simplified approach to measuring expected credit losses using a lifetime expected loss allowance for all trade receivables. To measure the expected credit losses, rates receivable are separated from other trade receivables due to the difference in payment terms and security for rates receivable.

#### **PROVISIONS**

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

## **EMPLOYEE BENEFITS**

### Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position. The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the statement of financial position.

## CONTRACT LIABILITIES

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer. Grants to acquire or construct recognisable non-financial assets to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

## 4. RECONCILIATION OF CASH

For the purposes of the Statement of Cash Flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Estimated cash at the end of the reporting period is as follows:

	Note	2022/23 Budget	2021/22 Actual	2021/22 Budget
		\$	\$	\$
Cash at bank and on hand		501,455	1,462,425	686,846
Term deposits		11,427,513	12,518,616	10,442,322
Total cash and cash equivalents		11,928,968	13,981,041	11,129,168
Held as				
<ul> <li>Unrestricted cash and cash equivalents</li> </ul>	3(a)	206,345	1,167,405	116,846
- Restricted cash and cash equivalents	3(a) _	11,722,623 11,928,968	12,813,636 13,981,041	11,012,322 11,129,168
Restrictions		11,920,900	13,301,041	11,129,100
The following classes of assets have restrictions				
imposed by regulations or other externally imposed				
requirements which limit or direct the purpose for which				
the resources may be used:				
- Cash and cash equivalents		11,722,623	12,813,636	11,012,322
		11,722,623	12,813,636	11,012,322
The restricted assets are a result of the following specific				
purposes to which the assets may be used:				
Financially backed reserves	9	11,427,603	12,518,616	11,012,322
Contract liabilities		295,020	295,020	0
		11,722,623	12,813,636	11,012,322
Reconciliation of net cash provided by				
operating activities to net result				
Net result		126,973	(246,777)	(1,582,781)
Depreciation	6	2,890,397	2,916,900	3,098,790
(Profit)/loss on sale of asset	5(b)	29,733	89,343	47,511
Adjustments to fair value of financial assets at fair value through profit and loss		0	(3,353)	0
(Increase)/decrease in receivables		(31,767)	(44,971)	138,538
(Increase)/decrease in inventories		15,135	15,133	0
Increase/(decrease) in payables		0	71,144	(172,738)
Increase/(decrease) in contract liabilities		0	295,020	0
Increase/(decrease) in employee provisions		0	(61,083)	0
Non-operating grants, subsidies and contributions		(3,204,793)	(1,165,876)	(1,398,729)
Net cash from operating activities		(174,322)	1,865,480	130,591

## SIGNIFICANT ACCOUNTING POLICES

## CASH AND CASH EQUIVALENTS

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

Bank overdrafts are shown as short term borrowings in current liabilities in Note 3 - Net Current Assets.

## FINANCIAL ASSETS AT AMORTISED COST

The Shire classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

### 5. FIXED ASSETS

### (a) Acquisition of Assets

The following assets are budgeted to be acquired during the year.

### Reporting program

	Governance	General purpose funding	Law, order, public safety	Health	Education and welfare	Housing	Community amenities	Recreation and culture	Transport	Economic services	Other property and services	2022/23 Budget total	2021/22 Actual total	2021/22 Budget total
Asset class	s	\$	\$	\$	\$	\$	\$	s	s	\$	\$	\$	\$	\$
Property, Plant and Equipment														
Buildings - specialised Furniture and equipment			573,811				137,000	760,209 28,900		17,000	9,000	1,497,020 28,900	346,897 7,638	1,484,000
Plant and equipment	90,000		85,000					46,000			621,341	842,341	167,008	436,000
Other property, plant and equipme Work in progress property plant as		ment Bushfire	e]									0	459,090 45,800	
	90,000		0 658,811		0 0	C	137,000	835,109	0	17,000	630,341	2,368,261	1,026,433	1,930,000
Infrastructure Infrastructure - roads Infrastructure - sewerage							650,000				2,685,905	2,685,905 650,000	837,205 88,725	1,068,926 742,00
Infrastructure - water supply							14,000					14,000		742,00
Infrastructure - parks and gardens Work in progress infrastructure								2,285				2,285 0	0 20,565	30,00
and the second second second	0		0 0		0 0	C	664,000	2,285	0	0	2,685,905	3,352,190	946,495	1,840,92
Total acquisitions	90,000		0 658,811	1 - 1	0 0		801,000	837,394	0	17,000	3,316,246	5,720,451	1,972,928	3,770,92

A detailed breakdown of acquisitions on an individual asset basis can be found in the supplementary information attached to this budget document as follows:

### SIGNIFICANT ACCOUNTING POLICIES

#### RECOGNITION OF ASSETS

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with Financial Management Regulation 17A (5). These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

## 5. FIXED ASSETS

## (b) Disposals of Assets

The following assets are budgeted to be disposed of during the year.

	2022/23 Budget Net Book Value	2022/23 Budget Sale Proceeds	2022/23 Budget Profit	2022/23 Budget Loss	2021/22 Actual Net Book Value	2021/22 Actual Sale Proceeds	2021/22 Actual Profit	2021/22 Actual Loss	2021/22 Budget Net Book Value	2021/22 Budget Sale Proceeds	2021/22 Budget Profit	2021/22 Budget Loss
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
By Program												
Governance	44,300	40,000	0	(4,300)	75,744	63,840	0	(11,904)	76,677	62,000	0	(14,677)
Law, order, public safety		0	0	0	128,411	35,000	0	(93,411)		0	0	0
Transport	112,410	80,000	0	(32,410)		0	0	0		0	0	0
Economic services	53,524	60,500	6,976	0	159,028	175,000	16,272	(300)		0	0	0
Other property and services		0	0	0		0	0	0	92,834	60,000	0	(32,834)
	210,234	180,500	6,976	(36,710)	363,183	273,840	16,272	(105,615)	169,511	122,000	0	(47,511)
By Class												
Property, Plant and Equipment												
Plant and equipment	156,710	120,000	0	(36,710)	75,744	63,840	0	(11,904)	169,511	122,000	0	(47,511)
Other property, plant and equipment [Plant and equipment Bushfire]	0	0	0	0	128,411	35,000	0	(93,411)	0	0	0	0
Land Held for Resale												
Land held for resale	53,524	60,501	6,977	0	159,028	175,000	16,272	(300)	0	0	0	0
	210,234	180,501	6,977	(36,710)	363,183	273,840	16,272	(105,615)	169,511	122,000	0	(47,511)

A detailed breakdown of disposals on an individual asset basis can be found in the supplementary information attached to this budget document as follows:

- Staff housing program
- Plant replacement program

## SIGNIFICANT ACCOUNTING POLICIES

### GAINS AND LOSSES ON DISPOSAL

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in profit or loss in the period which they arise.

## 6. ASSET DEPRECIATION

Governance
Law, order, public safety
Education and welfare
Housing

Community amenities

By Program

Recreation and culture Transport

Economic services

Other property and services

## By Class

Buildings - non-specialised Buildings - specialised Furniture and equipment Plant and equipment

Other property, plant and equipment [Plant and equipment Bushfire]

Infrastructure - roads
Infrastructure - footpaths
Infrastructure - sewerage

Infrastructure - sewerage	
Infrastructure - water supply	
Right of use - land	

34,717	39,230	31,733
36,746	42,882	33,684
23,507	23,478	21,822
29,497	29,461	27,812
49,598	51,036	39,699
179,093	178,941	141,558
2,388,413	2,382,507	2,631,164
12,257	12,632	3,316
136,569	156,733	168,002
2,890,397	2,916,900	3,098,790
27,855	28,000	26,426
178,440	179,368	147,800
14,625	14,915	11,187
143,242	167,834	173,274
36,746	42,882	33,684
2,370,293	2,364,456	2,617,395
18,096	18,051	13,769
45,195	45,083	36,151
54,353	54,219	38,886
1,552	2,092	218
2,890,397	2,916,900	3,098,790

2021/22

Actual

2021/22

Budget \$

## SIGNIFICANT ACCOUNTING POLICIES

### DEPRECIATION

The depreciable amount of all fixed assets including buildings but excluding freehold land, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Major depreciation periods used for each class of depreciable asset are:

Buildings - non-specialised	10 to 125 years
Buildings - specialised	30 to 125 years
Furniture and equipment	4 to 50 years
Plant and equipment Other property, plant and equipment	0 to 25 years
[Plant and equipment Bushfire]	0 to 25 years
Infrastructure - roads	0 to 100 years
Infrastructure - footpaths	80 years
Infrastructure - sewerage	80 years
Infrastructure - water supply	30 to 75 years
Infrastructure - parks and gardens	10 to 100 Years
Infrastructure - water supply	30 to 75 years
Right of use - land	Based on the remaining lease
Right of use - plant and equipment	Based on the remaining lease

40 years

Intangible assets - rehabilitation costs

### **AMORTISATION**

2022/23

**Budget** 

The depreciable amount of all intangible assets with a finite useful life, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held for use.

The assets residual value of intangible assets is considered to be zero and useful live and amortisation method are reviewed at the end of each financial year.

Amortisation is included within Depreciation on non-current assets in the Statement of Comprehensive Income.

### 7. INFORMATION ON BORROWINGS

### (a) Borrowing repayments

Movement in borrowings and interest between the beginning and the end of the current financial year.

Purpose	Loan Number	Institution	Interest Rate	Budget Principal 1 July 2022	2022/23 Budget New Loans	2022/23 Budget Principal Repayments	Budget Principal outstanding 30 June 2023	2022/23 Budget Interest Repayments	Actual Principal 1 July 2021	2021/22 Actual New Loans	2021/22 Actual Principal Repayments	Actual Principal outstanding 30 June 2022	2021/22 Actual Interest Repayments	Budget Principal 1 July 2021	2021/22 Budget New Loans	2021/22 Budget Principal Repayments	Budget Principal outstanding 30 June 2022	2021/22 Budget Interest Repayments
				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Education and welfa	re																	
Kalkarni Residency	Loan 80	WATC	5.63%	44,707	0	(10,264)	34,443	(2,375)	54,417		(9,710)	44,707	(2,702)	54,417	0	(9,710)	44,707	(2,929)
Housing								10000000								1-12		1-1/
Staff Housing	Loan 80	WATC	5.63%	73,766	0	(16,935)	56,831	(3,918)	89,787		(16,021)	73,766	(4,459)	89,787	0	(16,021)	73,766	(4,833)
Community amenitie	s							1000								117		( ,,===/
Sewerage	Loan 80	WATC	5.63%	31,295	0	(7,185)	24,110	(1,662)	38,092		(6,797)	31,295	(1,892)	38,092	C	(6,797)	31,295	(2,050)
Effluent Loan				0	600,000	(24,805)	575,195		0		1	0	0	0	600,000		600,000	
Recreation and cultu	re					, , , , , , , ,												-
Sport & Recreation	Loan 81	WATC	6.95%	419,296	0	(65,003)	354,293	(28,031)	480,006		(60,710)	419,296	(29,560)	480,006	C	(60,710)	419,296	(32,324)
Other property and s	ervices								and the same			7,11,0				35510.357	-61636	11
Grader	Loan 80	WATC	5.63%	73,766	0	(16,935)	56,831	(3,918)	89,787		(16,021)	73,766	(4,459)	89,787	0	(16,021)	73,766	(4,833)
				642,831	600,000	(141,127)	1,101,704	(51,634)	752,089	(	(109,258)	642,831	(43,071)	752,089	600,000	(109,258)	1,242,831	(46,969)
Self Supporting Loan General Purpose fun																		
Country Club	Loan 82	WATC	6.95%	168,613	0	(26,140)	142,473	(11,272)	193,027		(24,414)	168,613	(15,007)	193,027		(24,414)	168,613	(12,999)
1000 K2 2011				168,613	0	(26,140)			193,027	(		168,613		193,027	C	1		
				811,445	600,000	(167,267)	1,244,178	(62,906)	945,116		(133,671)	811,445	(58,078)	945,116	600,000	(133,672)	1,411,444	(59,968)

All borrowing repayments, other than self supporting loans, will be financed by general purpose revenue. The self supporting loan(s) repayment will be fully reimbursed.

## 7. INFORMATION ON BORROWINGS

## (b) New borrowings - 2022/23

Particulars/Purpose	Institution	Loan type	Term (years)	Interest rate	Amount borrowed budget	Total interest & charges	Amount used budget	Balance unspent
**				%	\$	\$	\$	\$
Upgrade Effluent Network	WATC	P&I	20	1.96%	600,000	130,698	600	599,400
					600,000	130,698	600	599,400

## (c) Unspent borrowings

The Shire had no unspent borrowing funds as at 30th June 2022 nor is it expected to have unspent borrowing funds as at 30th June 2023.

## (d) Credit Facilities

y ordan radiinado	2022/23 Budget	2021/22 Actual	2021/22 Budget
	\$	\$	\$
Undrawn borrowing facilities			
credit standby arrangements			
Bank overdraft limit			
Bank overdraft at balance date			
Credit card limit	10,000	10,000	10,000
Credit card balance at balance date	0	1,997	0
Total amount of credit unused	10,000	11,997	10,000
Loan facilities	A 3 12 11 5		
Loan facilities in use at balance date	1,244,178	811,445	1,411,444

## SIGNIFICANT ACCOUNTING POLICIES

## BORROWING COSTS

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

## 8. LEASE LIABILITIES

8. LEASE LIABILITIES			Lease		Budget Lease	2022/23 Budget	2022/23 Budget Lease	Budget Lease Principal	2022/23 Budget Lease	Actual	2021/22 Actual	2021/22 Actual Lease	Actual Lease Principal	2021/22 Actual Lease	Budget	2021/22 Budget	2021/22 Budget	Budget Lease	2021/22 Budget
Purpose	Lease Number	r Institution	Interest Rate	Lease Term	Principal 1 July 2022	New Leases	Principal	outstanding	Interest	Principal	New	Principal	outstanding 30 June 2022	Interest	Principal 1 July 2021	New	Lease Principal repayments	Principal outstanding 30 June 2022	
Covernance					\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Governance Re-Use Water Dam	LE-03	Seabrook Aboriginal Corporation	3.40%	300	22,018	0	(1,467)	20,551	(715)	23,437	0	(1,419)	22,018	(763)	23,437	0	(1,419)	22,018	(763)
					22,018	0	(1,467)	20,551	(715)	23,437	0	(1,419)	22,018	(763)	23,437	0	(1,419)	22,018	(763)

### SIGNIFICANT ACCOUNTING POLICIES

#### FASES

At the inception of a contract, the Shire assesses whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

At the commencement date, a right-of-use asset is recognised at cost and a lease liability, at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Shire uses its incremental borrowing rate.

#### LEASE LIABILITIES

The present value of future lease payments not paid at the reporting date discounted using the incremental borrowing rate where the implicit interest rate in the lease is not readily determined.

## 9. RESERVE ACCOUNTS

#### (a) Reserve Accounts - Movement

(a) Reserve Accounts - movement	2022/23 Budget Opening Balance	2022/23 Budget Transfer to	2022/23 Budget Transfer (from)	2022/23 Budget Closing Balance	2021/22 Actual Opening Balance	2021/22 Actual Transfer to	2021/22 Actual Transfer (from)	2021/22 Actual Closing Balance	2021/22 Budget Opening Balance	2021/22 Budget Transfer to	2021/22 Budget Transfer (from)	2021/22 Budget Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Restricted by council												
(a) Leave reserve	138,959	2,950	0	141,909	138,900	59		138,959	138,900	1,111	0	140,011
(b) Plant and vehicle reserve	458,416	400,689	(617,341)	241,764	337,435	195,144	(74,163)	458,416	337,435	547,699	(314,000)	571,134
(c) Land and housing development reserve	1,640,520	89,740	0	1,730,260	1,392,425	248,095		1,640,520	1,392,425	11,139	(30,000)	1,373,564
(d) Furniture and equipment reserve	13,584	30,015	(17,000)	26,599	21,213	9	(7,638)	13,584	21,213	170	(10,000)	11,383
(e) Municipal building and facility reserve	607,292	9,777	(314,209)	302,860	631,067	270	(24,045)	607,292	631,068	5,049	(180,000)	456,117
(f) Town and footpath reserve	125,231	1,719	0	126,950	125,177	54		125,231	125,177	1,001	(47,000)	79,178
(g) Sewerage scheme reserve	510,977	25,986	(50,000)	486,963	445,786	65,191		510,977	445,787	68,566	(50,000)	464,353
(h) Road and bridges infrastructure reserve	296,802	331,258	(301,489)	326,571	115,816	200,050	(19,064)	296,802	115,816	759,691	(484,433)	391,074
(i) Health and wellbeing reserve	554,586	598	(555,184)	0	554,349	237		554,586	554,349	4,435	(558,764)	20
(i) Sport and recreation reserve	31,667	34	0	31,701	31,653	14		31,667	31,653	253	0	31,906
(k) Rehabilitation and refuse reserve	266,081	4,641	0	270,722	210,991	55,090		266,081	210,991	56,688	(50,000)	217,679
(I) Caravan park reserve	354,213	7,520	0	361,733	354,062	151		354,213	354,061	2,832	0	356,893
(m) Brookton museum/heritage reserve	47,209	51	0	47,260	47,189	20		47,209	47,189	378	0	47,567
(n) Kweda hall reserve	18,050	383	0	18,433	18,042	8		18,050	18,042	144	0	18,186
(o) Railway station reserve	530,223	572	(252,000)	278,795	330,082	200,141		530,223	330,082	202,641	(70,000)	462,723
(p) Madison square units reserve	30,693	652	0	31,345	30,680	13		30,693	30,680	245	0	30,925
(g) Cemetery reserve	80,748		0	81,655	30,735	50,013		80,748	30,735	50,246	(40,000)	40,981
(r) Water reserve	75,795	1,452	(14,000)	63,247	109,633	47	(33,885)	75,795	109,633	877	(42,000)	68,510
(s) Developer contribution reserve	2,743		0	2,801	2,742	1		2,743	2,742	22	0	2,764
(t) Brookton aquatic reserve	481,502		(226,000)	265,120	456,307	25,195		481,502	456,307	28,650	(30,000)	454,957
(u) Cash contingency reserve	131,745		0	134,542	131,689	56		131,745	131,689	1,054	0	132,743
(v) Future fund reserve	4,104,617	87,029	0	4,191,646	4,097,367	7,250		4,104,617	4,097,367	32,779	0	4,130,146
(w) Innovations fund reserve	2,016,963	15.5 (5.5)	0	2,049,727	2,013,401	3,562		2,016,963	2,013,401	16,107	(500,000)	1,529,508
(x) Brookton community resource centre	0	215,000	0	215,000	0	0		0	0		0	0
,,,	12,518,616	1,256,210	(2,347,223)	11,427,603	11,626,741	1,050,670	(158,795)	12,518,616	11,626,742	1,791,777	(2,406,197)	11,012,322

## (b) Financially Backed Reserves - Purposes

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

Anticipated	
date of use	Purpose of the reserve
	This reserve is for the funding of annual and long service leave requirements.  This reserve is for the purchase of major items in the Shire's plant and vehicle
	replacement program. Inclusive of the Community Bus.
	This reserve is for the construction, acquisition, renewal or upgrading of housing and
	land development to meet present and future requirements.
	This reserve is for the replacement of major items of furniture and equipment.
	This reserve is for the construction, demolition, acquisition, renewal or upgrade of
	Shire owned Public and Community buildings and facilities.
	This reserve is for the cost of major works to construct and upgrade footpaths and
	general townscape works.
	This reserve is to fund the expansion, ongoing renewal, maintenance and asset
	management needs of the Brookton Sewerage Scheme.
	Anticipated date of use

# SHIRE OF BROOKTON NOTES TO AND FORMING PART OF THE BUDGET FOR THE YEAR ENDED 30 JUNE 2023 9. RESERVE ACCOUNTS

			This reserve is for the construction and upgrade of roads and bridges within the Shire.
(h)	Road and bridges infrastructure reserve		
(i)	Health and wellbeing reserve	30/06/2023	This reserve is for funding of initiatives in relation to Community Health & Wellbeing.
(j)	Sport and recreation reserve		This reserve is to fund new, renewal, upgrades, or major maintenance of sporting and recreation infrastructure.
(k)	Rehabilitation and refuse reserve		This reserve is to fund the rehabilitation or major upgrades of the Brookton Refuse Site and or to rehabilitate former Gravel Pits.
			This reserve is to be used to fund any upgrades or major maintenance at the Brookton
(1)			Caravan Park.  This reserve is to be used to fund any upgrades or major maintenance of the Brookton Historical Museum.
(m	) Brookton museum/heritage reserve		
(n)	Kweda hali reserve		This reserve is to be used to fund any upgrades or major maintenance on the Kweda Hall.
	24		This reserve is to be used to fund any upgrades or major maintenance on the
(0)	Railway station reserve		Brookton Railway Station and/or Platform.  This reserve is to be used to fund any upgrades or major maintenance on the
(n)	Madison square units reserve		Madison Square Units.
10			This reserve is to be used to fund any upgrades or major maintenance on the
(q)	Cemetery reserve		Brookton Cemetery.
	10/51		This reserve is to fund renewal, upgrades or major maintenance of the water scheme infrastructure under the control of the Shire.
(1)	Water reserve		This reserve is to hold contributions applied to a development via a Development
. (6)	Developer contribution reserve		Application or Subdivision Approval pending determination by council of its application to the specific works.
(5)	Developer contribution reserve		This reserve is to fund the renewal, replacement, upgrades or major maintenance of
(t)	Brookton aquatic reserve		the Brookton Aquatic Centre.
(-)			This reserve is to cover unexpected shortfalls in operational funding should the need
(u)	Cash contingency reserve		arise.
(v)	Future fund reserve		This reserve is primarily set aside for investment. It is anticipated this fund will be preserved in perpetuity.
, ,	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		This reserve is to support and complement the Intregrated Planning and Reporting
(W	) Innovations fund reserve		(IPR) framework.
100			This reserve is to be used to fund any upgrades and services for the Brookton
(x)	Brookton community resource centre		Community Resource Centre.

### (c) Cash Backed Reserves - Change in Use

The Shire has resolved to make the following changes in the use of part of the money in a reserve account. This money is to be used or set aside for a purpose other than the purpose for which the account was established.

Cash Backed Reserve	Proposed new purpose of the reserve	Objects of changing of the reserve	Reasons for changing the use of the reserve	2022/23 Budget amount to be used	2022/23 Budget amount change of purpose
Health and Wellbeing Reserve			The reserve has been finalised and moved to the Plant and Vehicle Reserve	\$ 232,067	\$
Health and Wellbeing Reserve			The reserve has been finalised and moved to the Road and bridges Infrastructure Reserve	323,117	
				555,184	0

## 10. REVENUE RECOGNITION

## SIGNIFICANT ACCOUNTING POLICIES

Recognition of revenue is dependant on the source of revenue and the associated terms and conditions associated with each source of revenue and recognised as follows:

Revenue Category	Nature of goods and services	When obligations typically satisfied	Payment terms	Returns/Refunds/ Warranties	Determination of transaction price	Allocating transaction price	Measuring obligations for returns	Revenue recognition
Rates	General Rates	Over time	Payment dates adopted by Council during the year	None	Adopted by council annually	When taxable event occurs	Not applicable	When rates notice is issued
Specified area rates	Rates charge for specific defined purpose	Over time	Payment dates adopted by Council during the year	Refund in event monies are unspent	Adopted by council annually	When taxable event occurs	Not applicable	When rates notice is issued
Service charges	Charge for specific service	Over time	Payment dates adopted by Council during the year	Refund in event monies are unspent	Adopted by council annually	When taxable event occurs	Not applicable	When rates notice is issued
Grant contracts with customers	Community events, minor facilities, research, design, planning evaluation and services	Over time	Fixed terms transfer of funds based on agreed milestones and reporting	Contract obligation if project not complete	Set by mutual agreement with the customer	Based on the progress of works to match performance obligations	Returns limited to repayment of transaction price of terms breached	Output method based on project milestones and/or completion date matched to performance obligations as inputs are shared
Grants, subsidies or contributions for the construction of non-financial assets	Construction or acquisition of recognisable non-financial assets to be controlled by the local government	Over time	Fixed terms transfer of funds based on agreed milestones and reporting	Contract obligation if project not complete	Set by mutual agreement with the customer	Based on the progress of works to match performance obligations	Returns limited to repayment of transaction price of terms breached	Output method based on project milestones and/or completion date matched to performance obligations as inputs are shared
Grants with no contractual commitments	General appropriations and contributions with no specific contractual commitments	No obligations	Not applicable	Not applicable	Cash received	On receipt of funds	Not applicable	When assets are controlled
Licences/ Registrations/ Approvals	Building, planning, development and animal management, having the same nature as a licence regardless of naming.	Single point in time	Full payment prior to issue	None	Set by State legislation or limited by legislation to the cost of provision	Based on timing of issue of the associated rights	No refunds	On payment and issue of the licence, registration or approval
Pool inspections	Compliance safety check	Single point in time	Equal proportion based on an equal annually fee	None	Set by State legislation	Apportioned equally across the inspection cycle	No refunds	After inspection complete based on a 4 year cycle
Other inspections	Regulatory Food, Health and Safety	Single point in time	Full payment prior to inspection	None	Set by State legislation or limited by legislation to the cost of provision	Applied fully on timing of inspection	Not applicable	Revenue recognised after inspection event occurs
Waste management collections	Kerbside collection service	Over time	Payment on an annual basis in advance	None	Adopted by council annually	Apportioned equally across the collection period	Not applicable	Output method based on regular weekly and fortnightly period as proportionate to collection service
Waste management entry fees	Waste treatment, recycling and disposal service at disposal sites	Single point in time	Payment in advance at gate or on normal trading terms if credit provided	None	Adopted by council annually	Based on timing of entry to facility	Not applicable	On entry to facility
Airport landing charges	Permission to use facilities and runway	Single point in time	Monthly in arrears	None	Adopted by council annually	Applied fully on timing of landing/take-off	Not applicable	On landing/departure event
Property hire and entry	Use of halls and facilities	Single point in time	In full in advance	Refund if event cancelled within 7 days	Adopted by council annually	Based on timing of entry to facility	Returns limited to repayment of transaction price	On entry or at conclusion of hire
Memberships	Gym and pool membership	Over time	Payment in full in advance	Refund for unused portion on application	Adopted by council annually	Apportioned equally across the access period	Returns limited to repayment of transaction price	Output method Over 12 months matched to access right
Fees and charges for other goods and services	Cemetery services, library fees, reinstatements and private works	Single point in time	Payment in full in advance	None	Adopted by council annually	Applied fully based on timing of provision	Not applicable	Output method based on provision of service or completion of works
Sale of stock	Aviation fuel, kiosk and visitor centre stock	Single point in time	In full in advance, on 15 day credit	Refund for faulty goods	Adopted by council annually, set by mutual agreement	Applied fully based on timing of provision	Returns limited to repayment of transaction price	Output method based on goods
Commissions	Commissions on licencing and ticket sales	Over time	Payment in full on sale	None	Set by mutual agreement with the customer	On receipt of funds	Not applicable	When assets are controlled
Reimbursements	Insurance claims	Single point in time	Payment in arrears for claimable event	None	Set by mutual agreement with the customer	When claim is agreed	Not applicable	When claim is agreed

## 11. PROGRAM INFORMATION

Income and expenses	2021/22 Actual	2021/22 Budget	
Income excluding grants, subsidies and			
contributions	\$	\$	\$
Governance	21,510	16,947	23,510
General purpose funding	2,611,073	2,476,296	2,555,410
Law, order, public safety	117,727	128,095	111,160
Health	300	127	300
Education and welfare	79,165	59,644	65,906
Housing	133,397	126,221	71,296
Community amenities	418,023	427,428	404,681
Recreation and culture	34,228	43,324	36,101
Transport	(1,176)	7,903	5,800
Economic services	275,022	191,260	100,160
Other property and services	18,700	39,441	27,000
	3,707,969	3,516,686	3,401,324
Operating grants, subsidies and contributions		1000 E TUE V	7.100.222
General purpose funding	166,073	1,583,392	1,050,670
Law, order, public safety	55,745	58,212	56,600
Recreation and culture	12,114	1,818	0
Transport	98,163	90,300	84,910
Economic services	353,222	0	0
	685,317	1,733,722	1,192,180
Non-operating grants, subsidies and contributions			
General purpose funding	595,978	100,955	656,933
Law, order, public safety	573,811	424,090	148,203
Community amenities	0	54,840	0
Transport	2,035,004	585,991	593,593
Hanoport	3,204,793	1,165,876	1,398,729
Total Income	7,598,079	6,416,284	5,992,233
Expenses			
Governance	(580,714)	(393,638)	(250,387)
General purpose funding	(254,060)	(219,181)	(569,257)
Law, order, public safety	(343,249)	(430,081)	(470,954)
Health	(41,545)	(24,528)	(25,294)
Education and welfare	(179,000)	(126,535)	(163,573)
	(262,781)	(188,529)	(241,917)
Housing	(617,820)	(463,687)	(573,400)
Community amenities		(893,434)	(1,044,541)
Recreation and culture	(1,097,996)		
Transport	(3,563,077)	(3,312,965)	(3,571,833)
Economic services	(522,546)	(247,600)	(257,475)
Other property and services	(8,318)	(362,883)	(406,383)
Total expenses	(7,471,106)	(6,663,061)	(7,575,014)
Net result for the period	126,973	(246,777)	(1,582,781)

## 12. OTHER INFORMATION

12. OTHER INFORMATION	2022/23	2021/22	2021/22
	Budget	Actual	Budget
	\$	\$	\$
The net result includes as revenues			
(a) Interest earnings			
Investments			
- Reserve funds	13,000	13,170	104,250
- Other funds	11,772	14,417	13,499
Other interest revenue (refer to Note 2(b))	17,025	16,840	17,500
	41,797	44,427	135,249
* The Shire has resolved to charge interest under			
section 6.13 for the late payment of any amount			
of money at 7%.			
(b) Other revenue			
Reimbursements and recoveries	251,859	192,455	164,795
	251,859	192,455	164,795
The net result includes as expenses			
(c) Auditors remuneration			
Audit services	114,830	0	51,000
	114,830	0	51,000
(d) Interest expenses (finance costs)			
Borrowings (refer Note 7(a))	62906	58,078	59,968
Interest expense on lease liabilities	715	763	763
Other	7132	3,433	0
	70753	62,274	60,731
(e) Write offs			
General rate	800	123	800
	800	123	800

## 13. ELECTED MEMBERS REMUNERATION

ELECTED MEMBERS REMUNERATION	2022/23 Budget	2021/22 Actual	2021/22 Budget	
Elizabeth de Compte	\$	\$	\$	
Elected member Cr Crute President's allowance	1,500	1,500	1,500	
Meeting attendance fees	5,329	11,300	6,375	
Travel and accommodation expenses	588	212	515	
	7,417	13,012	8,390	
Elected member Cr Walker			5121	
Deputy President's allowance	375	375	375	
Meeting attendance fees	5,229	5,246	4,575	
Travel and accommodation expenses	588	1,108	515	
EL CALLO DE LA FORMA	6,192	6,729	5,465	
Elected member Cr Fancote	0	900	4,575	
Meeting attendance fees	0	62	515	
Travel and accommodation expenses	0	962	5,090	
Elected member Cr Hartl	o o	302	0,000	
Meeting attendance fees	5,229	3,560	4,575	
Travel and accommodation expenses	588	708	515	
	5,817	4,268	5,090	
Elected member Cr Hayden				
Meeting attendance fees	5,229	2,220	4,575	
Travel and accommodation expenses	589	212	515	
Control of the Control	5,818	2,432	5,090	
Elected member Cr Lilly	5,228	4,450	4,575	
Meeting attendance fees	589	0	515	
Travel and accommodation expenses	5,817	4,450	5,090	
Elected member Cr Macnab	0,011	1,100	3,000	
Meeting attendance fees	5,228	5,155	4,575	
Travel and accommodation expenses	589	320	515	
	5,817	5,475	5,090	
Elected member Cr Watts				
Meeting attendance fees	0	3,250	4,575	
Travel and accommodation expenses		981	515	
	0	4,231	5,090	
Elected member Vacant			4	
Meeting attendance fees	5,228	0	0	
Travel and accommodation expenses	589			
	5,817	0	0	
Total Elected Member Remuneration	42,695	41,559	44,395	
President's allowance	1,500	1,500	1,500	
Deputy President's allowance	375	375	375	
	36,700	36,081	38,400	
Meeting attendance fees			4,120	
Travel and accommodation expenses	4,120	3,603	4.170	

## 14. INVESTMENT IN ASSOCIATES

The Shire together with the State Housing Commission have a joint venture arrangement with regard to the provision of low cost housing. The only assets are four (4) residential units. The Shire's equity of the units is 13.40%.

Interest income	
Other revenue	
Total revenue	
Depreciation	
Interest expense	
Other expenses	
Total operating expense	s

## Net result for the period

## Other comprehensive income

Changes in asset revaluation surplus

Total comprehensive income for the period

	CAUSE CASE		
SIGNIFIC	ANT ACC	DINTING	POLICIES

### Investments in associates

An associate is an entity over which the Shire has significant influence. Significant influence is the power to participate in the financial operating policy decisions of that entity but is not control or joint control of those policies. Investments in associates are accounted for in the financial statements by applying the equity method of accounting, whereby the investment is initially recognised at cost and adjusted thereafter for the post-acquisition change in the Shire's share of net assets of the associate. In addition, the Shire's share of the profit or loss of the associate is included in the Shire's profit or loss. recognised.

The carrying amount of the investment includes, where applicable, goodwill relating to the associate. Any discount on acquisition, whereby the Shire's share of the net fair value of the associate exceeds the cost of investment, is recognised in profit or loss in the period in which the investment is acquired.

2022/23 Budget	2021/22 Actual	2021/22 Budget
\$	\$	\$
29,557	35,853	26,356
29,557	35,853	26,356
1,461	1,461	1,452
24,108	14,002	23,754
25,569	15,463	25,206
55,126	51,316	51,562
0	0	0
55,126	51,316	51,562

### Investments in associates (continued)

Profits and losses resulting from transactions between the Shire and the associate are eliminated to the extent of the Shire's interest in the associate. When the Shire's share of losses in an associate equals or exceeds its interest in the associate, the Shire discontinues recognising its share of further losses unless it has incurred legal or constructive obligations or made payments on behalf of the associate. When the associate subsequently makes profits, the Shire will resume recognising its share of those profits once its share of the profits equals the share of the losses not recognised.

## CITY OF SOMEWHERE NOTES TO AND FORMING PART OF THE BUDGET FOR THE YEAR ENDED 30 JUNE 2023

## 15. TRUST FUNDS

Funds held at balance date which are required by legislation to be credited to the trust fund and which are not included in the financial statements are as follows:

Detail	Balance 30 June 2022	Estimated amounts received	Estimated amounts paid	Estimated balance 30 June 2023
	\$	\$	\$	\$
Public Open Space Contributions	13,820	0	0	13,820
	13,820	0	0	13,820

## CITY OF SOMEWHERE NOTES TO AND FORMING PART OF THE BUDGET FOR THE YEAR ENDED 30 JUNE 2023

## 16. FEES AND CHARGES

	2022/23 Budget	2021/22 Actual	2021/22 Budget
	\$	\$	\$
By Program:			
Governance	10,010	10,141	10,010
General purpose funding	7,900	9,475	7,200
Law, order, public safety	4,719	9,483	4,720
Health	300	127	300
Education and welfare	71,385	59,644	64,906
Housing	129,397	117,335	67,296
Community amenities	418,023	427,428	404,681
Recreation and culture	30,170	37,510	32,400
Economic services	178,160	174,043	97,160
Other property and services	2,100	2,938	2,000
Andrew State	852,164	848,124	690,673

The subsequent pages detail the fees and charges proposed to be imposed by the local government.

count Code		Particulars	Unit	2022/23	GST	2022/23
_	Council	SCHEDULE 04 - GOVERNANCE				
_	_	PHOTOCOPYING FEES				
	7	Statutory Documents No GST				
		Other Charges Incl GST				
14010.139	С	Photocopying	Per A4 Sheet (Strictly Library Use Only)	\$1.05	\$0.10	\$1.15
		OTHER ADMINISTRATION	Only)			
042010.139	С	Lost Keys	Per Key	\$56.36	\$5.64	\$62.00
		RATES & PROPERTY	The second secon			
31020.108	С	Rates Account Enquiry (Orders & Requisitions)	per enquiry	Exempt- D81		\$158.85
dded to	С	Rates Special Arrangement Administration Fee	per assessment	Exempt- D81		\$25.00
ssessment 031020.109	С	Debt Recovery - Debt Clearance Letter	per enquiry	\$51.23	\$5.12	\$56.35
042010.139	c	Rate Book (Printed or Electronic) * Before purchase a statutory declaration must be made	per enquiry	\$83.86	\$5.12	\$56.35
		stating that it will not be copied, used for any commercial purpose, and/or provided to any other person	per ron	00,00	\$8.39	\$92.25
31020.109	С	Certificate of Title Search Fee	per enquiry	GST Included		At Cost
		FREEDOM OF INFORMATION ACT 1992 CHARGES				
		Statutory - Freedom of Information Regulations 1993 Sch 1				
042010.139	s	Application Fee	Per application	Exempt- D81		\$30.00
042010.139	S	Staff Time dealing with FOI application	Per Hour (pro rata)	Exempt- D81		\$30.00
42010.139	s	Photocoping for FOI Applications	Per A4 page	Exempt- D81		\$0.20
042010.139	S	Charge for delivery, packaging and postage	Per application	Exempt- D81		Actual cost
	С	Council and Committee Meeting Agendas and Minutes	By email	N/A		No Charge
	С		Hard copy	N/A		No Charge
	С		Hard Copy at Council Meeting	N/A		No Charge
		SCHEDULE 05 - LAW, ORDER AND PUBLIC SAFETY				
		Offences against the Bush fires Act (Bush Fire Act 1954)				
51010.117	S	Infringement		Exempt- D81		\$250.00
51010.118	С	Installation of Fire Break	Cost Recovery	GST Included		Cost Recover
051010.118	С	Hazard Reduction Burns	Per Hour	\$172.73	\$17.27	\$190.00
	+	ANIMAL CONTROL				
		DOG REGISTRATION LICENSE FEES	All registrations expire on 31 October each year			
		Statutory - Dog Act 1976 - Dog Regulations 2013	Registrations paid after 31 May each year are discounted by 50%			
52010.111	S	Unsterilised Dog	1 year	Exempt- D81		\$50.00
052010.111	s		3 Year	Exempt- D81		\$120.00
52010.111	S		For Life	Exempt- D81		\$250.00
52010.111	S	Sterilised Dog	1 year	Exempt- D81		\$20.00
52010.111	s		3 Year	Exempt- D81		\$42.50
052010.111	S		For Life	Exempt- D81		\$100.00
052010.111	s	Unsterlised Working Dog	1 year	Exempt- D81		\$12.50
052010.111	s		3 Year	Exempt- D81		\$30.00
252242444	s	Sterilised Working Dog	1 year	Exempt- D81		\$5.00
052010.111	3	Sternised Working Dog	L year	Excilibre DOT		

052010.111	s	Working Dogs (droving or caring for stock)	For Life	Exempt- D82 81		25% (of the fee that wor otherwise be payable) of
052010.111	S	Dog Registration Concessions: Pensioner Concession Card Holders - Half Fee	Entitled to a discount of 50% of registration fees	Exempt- D81		Registration
52010.111	S	Application to keep more than 2 dogs		Exempt- D81		\$124.00
		DOG IMPOUND FEES				
		Statutory - Dog Act 1976 - Dog Regulations 2013				
2010.117	С	- seizure and impounding of dog		\$93.64	\$9.36	\$103.00
2010.117	С	- maintenance of dog in pound	Per day of part thereof - weekday	\$39.09	\$3.91	\$43.00
2010.117	С		Per day of part thereof - weekend	\$120.91	\$12.09	\$133.00
2010.117	С	- destruction of dog		\$111.82	\$11.18	\$123.00
	1	(Dogs will not be released from the pound unless licence and pound fees paid)				
2010.117	С	- Surrender of Dog		N/A		NIL
2010.111	S	Kennel Fees (as per s27 of the Dog Act)	Per Establishment	Exempt- D81		\$200.00
2010.117	s	Modified Penalties as per Shire of Brookton Dogs Local Law 2001	Penalties listed individually	Exempt- D81		400000
		CAT REGISTRATION FEES				
		Statutory - Cat Act 2011- Cat Regulations 2012	All Cats Must be Sterilised (except breeding cats)			
2010.111	s	Cat - Sterilised	1 year	Exempt- D81		\$20.00
2010.111	S		3 Year	Exempt- D81		\$42,50
2010.111	s		For Life	Exempt- D81		\$21.25
2010.111	S	Approval to Breed Cats	Per breeding cat (male or female)	Exempt- D81		\$100.00
		Cat Registrations: Pensioner (Holding concession card)	Entitled to a discount of 50%			\$100.00
2010.111	S	Registration after 31 May in any year, for that registration year	of registration fees	Exempt- D81		50% of fee payable
2010.111	s	Annual registration for approval or renewal of approval to breed cats		Exempt- D81		otherwise
		(per cat)		Exempt- D61		\$100.00
		SCHEDULE 07 - Health				
		Statutory - Food Act 2008, Food Regulations 2009				
2010.139	С	Food Business/Premises - Registration (Food Act s.140)	Per Registration	Exempt- D81		\$115.00
2010.139	С	Food Inspections - Annual Fee	Annual Fee	Exempt- D81		\$115.00
2010.139	С	Lodging House Registration Fee	Per Registration	\$186.36	\$18.64	\$205.00
2010.139	С	Lodging House Inspection Fee	Annual Fee	\$113.64	\$11.36	\$125.00
2010.139	С	Skin Penetration/Tattoo Establishment Registration Fees	Per Registration	\$236.36	\$23.64	\$260.00
2010.139	С	Skin Penetration/Tattoo Establishment Annual Inspection Fees	Annual Fee	\$186.36	\$18.64	\$205.00
2010.139	С	Piggery Registration Fee	Per Registration	\$236.36	\$23.64	\$260.00
2010.139	С	Piggery Annual Inspection Fee	Annual Fee	\$186,36	\$18.64	\$205.00
2010.139	С	Offensive Trade Registration Fee	Per Registration	\$281.82	\$28.18	\$310.00
2010.139	С	Offensive Trade Annual Inspection Fee	Annual Fee	\$236.36	\$23.64	\$260.00
2010.139	С	Pop-Up Shop Fee	Per Day	\$10.00	\$1.00	\$11.00
2010.139	С	Pop-Up Shop Fee	Annual Fee	\$113.64	\$11.36	\$125.00
		SCHEDULE 09 - Housing				
		Maximum set by Planning and Development Regulations 2009 (Part 7 - Local Government Planning Charges) Sch 2				
1010.126	С	Private Rental of Shire Housing	Per Market Rental			Market Rental
2010.126	С	Rental rates for self contained unit per night (min 2 nights)	Per night - min 2 nights	\$84.55	\$8.45	\$93.00
IDRY DEBTORS	С	Building Maintenance Fee *	Per Hour Plus Materials @ Cost	\$84.55	\$8.45	\$93.00
		*(Private works for community groups, not for profit organisations and Shire service providers)  SCHEDULE 10 - COMMUNITY AMENITIES				
		TOWN PLANNING				
		Fees for planning services - refer to WA Planning Commission Fees @ 1/7/2018				

104010.129	S	Determination of Development Application	< or = \$49,999 value			\$147.00
04010.129	s		>\$50,000 and < or = \$499,999			0.32% of estimated
04010.129	s		>\$500,000 and < or = \$2.49M	Exempt- D81		\$1,700.00 + 0.257% for every \$1 >\$500,001
04010.129	s		>\$2.5M and <\$4.99M	Exempt- D81		\$7,161.00 + 0.206% for every \$1 >\$2.5M
04010.129	s		>\$5M and < or = \$21.49M	Exempt- D81		\$12,633.00 + 0.123% for every \$1 >\$5M
04010.129	s		>\$21.5M	Exempt- D81		\$34186.00
04010.129	s	Determination of Development Application where the development has commenced or been carried out		Exempt- D81		Applicable fee plus an additional penalty that is twice the applicable fee
.04010.129	5	Determination of an Extractive Industry Application		Exempt- D81		\$739.00
04010.129	s	Determination of an Extractive Industry Application where the development has commenced or been carried out		Exempt- D81		Applicable fee plus an additional penalty that is twic the applicable fee
04010.129	5	Provision of a Subdivision Clearance	< or = 5 lots	Exempt- D81		\$73.00 per lot
04010.129			> 5 lots and < or = 195 lots	Exempt- D81		\$73.00 per lot for first 5 lots then \$35.00 per lot
.04010.129	S		> 195 lots	Exempt- D81		\$7393.00
04010.129	s	Application for Approval of Home Occupation	Initial Fee	Exempt- D81		\$222.00
104010.129	s		Renewal Fee	Exempt- D81		\$73.00
104010.129	s	Application for Approval of Home Occupation where home occupation has commenced	Initial Fee	Exempt- D81		Applicable fee plus an additional penalty that is twic the applicable fee
104010.129	s		Renewal Fee	Exempt- D81		Applicable fee plus an additional penalty that is twic the applicable fee
04010.129	S	Application for Change of use or for change or continuation of a non-conforming use where development is not occurring, where change of use has commenced or been carried out		Exempt- D81		\$295.00
04010.129	s	Application for Change of use or for change or continuation of a non-conforming use where development is not occurring, where change of use has commenced or been carried out		Exempt- D81		Applicable fee plus an additional penalty that is twic the applicable fee
04010.129	S	Issue of Zoning Certificate		Exempt- D81		\$73.00
04010.129	S	Reply to Property Settlement Questionnaire		Exempt- D81		\$73.00
04010.129	s	Issue of Written Planning Advice		Exempt- D81		\$73.00
04010.129	С	Local Planning scheme amendment proposals and structure plans	Basic	\$2518.18	\$251.82	\$2770.00
04010.129	С		Standard	\$2981.82	\$298,18	\$3280.00
04010.129	С		Complex	\$4286,36	\$428.64	\$4715.00
04010.129	С	Extractive Industry Licence	Initial Application	Exempt- D81		\$490.00
04010.129	С		Renewal Application	Exempt- D81		\$245.00
04010.129	С		Annual Fee	Exempt- D81		\$125.00
04010.129	С	Permanent Road Closure Process	Per Closure Process	\$236.36	\$23.64	\$260.00
		CEMETERY				
05010.115	С	Funeral Director's Licence (Annual)		Exempt- D81		\$108.00
05010.115	C	Single funeral permit		Exempt- D81		\$77,00
05010.115	С	Application for Monumental Mason's Licence		Exempt- D81		\$77.00
05010.115	С	Interment	Monday to Friday	\$759.09	\$75.91	\$835.00
05010.115	С		Weekend/Public Holidays/RDOs	\$1141.82	\$114.18	\$1256.00
05010.115	С	Re-opening Grave with a Headstone (over and above Interment charge) Note: headstones & Monuments MUST be removed before grave re-opening.	Council will not remove headstones/monuments.	\$475.45	\$47.55	\$523.00
05010.115	С	Interment of Ashes in Grave (over and above re-opening grave with headstone)		\$153.64	\$15.36	\$169.00
05010.115	С	Purchase of Grant of Right of Burial	Valid for 25 years	\$153.64	\$15.36	\$169.00
05010.115	С	Permission to Erect headstone		\$85.45	\$8.55	\$94.00
05010.115	С	Exhumation fee		\$475.45	\$47.55	\$523.00
105010.115	С	Application for Pre-Need Grant Right of Burial	Valid for 25 years	\$153.64	\$15.36	\$169.00
		Niche Wall				

		* Playgroup hire fees include Pavilion use only (not Oval/Courts/Change rooms etc)	1 (			
11012.116	С	Playgroup (\$20 x 30 Sessions)*	Per Annum	\$559.09	\$55.91	\$615.00
		Playgroup				
		SCHEDULE 11 - RECREATION AND CULTURE				
2010.139	5	Permit to use waste water treatment system	per application	Exempt- D81		\$118.00
2010.139	s	Application to install waste water treatment system	per application	Exempt- D81		\$118.00
tes	С	Refuse Site Rate - GRV				\$60.00
tes	С	Refuse Site Rate - UV				\$60.00
ites	С	Rubbish Service Charge	*			\$384.00
01010.120	С	Townsite Residential Bulk Rubbish Pickup Service		26,2024.3	*******	\$55.00
101010.120	С	Cardboard Recycle Bins	Per Collection	\$102.73	\$10.27	\$113.00
01010.120	С	Trailer Mounted Skip Bin (for events)	Per Collection	\$23.64	\$2.36	\$26.00
101010.120	С	Tip Access outside of opening hours (24 hrs notice)	Per Hour (min charge 1 hour)	\$102.73	\$10.27	\$113.00
01010.120	С	Contractor/Commercial/Government Agencies	Per tonne	\$56.36	\$5.64	\$62.00
01010.120	С	Contractor/Commercial/Government Agencies	Per m³	\$56.36	\$5.64	\$62.00
01010.120	С	Disposal of septic waste (from outside of SoB bounderies)	Per 2000 litres or part thereof	\$280.00	\$28.00	\$308.00
.01010.120	С	Disposal of septic waste (from within SoB bounderies)	Per 2000 litres or part thereof	\$65.45	\$6.55	\$72.00
	С	Uncontaminated sand or fill		77772		No Charge
01010.120	С	Car bodies	Each	\$31.82	\$3.18	\$35.00
01010.120	С	Building rubble	Per tonne	\$31.82	\$3.18	\$35.00
01010.120	С	Asbestos burial	Minimum disposal cost	\$76,36	\$7.64	\$84.00
101010.120	c	Asbestos burial	Per tonne	\$76.36	\$7.64	\$84.00
01010.120	c	Green Waste	Per tonne	\$31.82	\$3.18	\$35.00
01010.120	c	General Waste	Per tonne	\$31.82	\$3.18	\$35,00
101010.120	С	Replacement Bin		GST Included		At cost
.03010.113		REFUSE/RUBBISH DISPOSAL	valid for 23 years	\$130.91	\$13.09	\$166.00
105010.115	c	Reservation of Niche	Valid for 25 years	\$150.91	\$15.09	\$166.00
.05010.115	c	Ashes removal - exhumation		\$150.91	\$15.09 \$15.09	\$166.00 \$166.00
05010.115	c	Interment - double compartment (1st Interment)  Interment - double compartment (2nd Interment)		\$295.45		\$325.00
05010.115	С	Interment - single compartment  Interment - double compartment (1st Interment)		\$152.73 \$295.45	\$15.27 \$29.55	\$168.00

PUBLIC BUILDING HIRE FEES - Per Council Policy 2.25 Hall Hire & 2.24 Fees and Charges for Community Facilities and Active Reserves

Commercial - are activities run by private companies - this includes CBH, Silverchain and Baptistcare (includes MRWA, Wheatbelt Dev Comm, the School/Education Department etc)

Private Functions - are functions organised by individuals - birthday parties, funerals etc.

Community Groups - are groups that are run by volunteer committees .

		Bonds (Refundable)				
013010.134	С	Bond - No Alcohol		N/A		\$250.00
013010.134	С	Bond - With Alcohol		N/A		\$500.00
111011.116	С	Clean/Damage Cost Recovery (per Policy 2.25)	at cost plus 15% admin fee	GST Included		Per Council policy
		MEMORIAL HALL				
		Entire Facility				
111011.116	С	Commercial/State Government & Other Agencies	Flat Daily Rate (6am to 12midnight)	\$236.36	\$23,64	\$260.00
111011.116	С	Private Function	Flat Daily Rate (6am to 12midnight)	\$140.91	\$14.09	\$155.00
111011.116	С	Community Group	Flat Daily Rate (6am to 12midnight)	\$36.36	\$3.64	\$40.00
111011.116	С	Community Group	Flat Hourly Rate	\$5.45	\$0.55	\$6.00
		OLD BOWLING CLUB				
11010.116	С	Community Group	Flat Hourly Rate	\$10.00	\$1.00	\$11.00

111010.116	С	Community Group	Flat Daily Rate (6am to 12midnight)	\$54.55	\$5.45	\$60.00
		WB EVA PAVILION				
	С	Entire Facility (Excluding the Gymnasium)				
111012.116	С	Commercial/State Government & Other Agencies	Flat Daily Rate (6am to 12midnight)	\$300.00	\$30.00	\$330.00
111012.116	С	Private Function	Flat Daily Rate (6am to 12midnight)	\$150.00	\$15.00	\$165.00
111012.116	С	Community Group	Flat Daily Rate (6am to 12midnight)	\$54.55	\$5.45	\$60.00
111012.116	С	Community Group	Flat Hourly Rate	\$10.00	\$1.00	\$11.00
		Community Room (Northern end of Pavilion) - Shared Use of Kitchen				Maria and the same of the same
111012.116	С	Commercial/State Government & Other Agencies	Flat Daily Rate (6am to 12midnight)	\$109.09	\$10.91	\$120.00
111012.116	С	Commercial/State Government & Other Agencies	Flat Hourly Rate	\$23.64	\$2.36	\$26.00
111012.116	С	Private Function	Flat Daily Rate (6am to 12midnight)	\$50.00	\$5.00	\$55.00
111012.116	С	Private Function	Flat Hourly Rate	\$11.82	\$1.18	\$13.00
111012.116	С	Community Group	Flat Daily Rate (6am to 12midnight)	\$19.09	\$1.91	\$21.00
111012.116	С	Community Group	Flat Hourly Rate	\$3.64	\$0.36	\$4.00
		RECREATION GROUND OVAL				
113010.116	С	Hire of Oval per day (up to 24hrs)	Flat Dally Rate	\$127.27	\$12.73	\$140.00
113010.116	С	Hire of Oval per hour	Flat Hourly Rate	\$30.00	\$3.00	\$33.00
		Bond (refundable)				
113010,134	С	Gym Key Bond				\$70.00
		Adult				
113010.139	С	Adult Membership - 3 Month	\$30.00 per month	\$81.82	\$8.18	\$90.00
113010.139	С	Adult Membership - 6 Month	\$26.66 per month	\$145.45	\$14.55	\$160.00
113010.139	С	Adult Membership - 1 Year	\$20.00 per month	\$218.18	\$21.82	\$240.00
		Junior (Under the age of 18 but over the age of 12 years)				
113010.139	С	Junior Membership - 3 Month	50% of Adult Fee	\$40.91	\$4.09	\$45.00
113010.139	С	Junior Membership - 6 Month	50% of Adult Fee	\$72.73	\$7.27	\$80.00
113010.139	С	Junior Membership - 1 Year	50% of Adult Fee	\$109.09	\$10.91	\$120.00
		Seniors - Concession Card Holders				
113010.139	С	Concession Membership - 3 Months	50% of Adult Fee	\$40.91	\$4.09	\$45.00
113010.139	С	Concession Membership - 6 Months	50% of Adult Fee	\$72.73	\$7.27	\$80.00
113010.139	С	Concession Membership - 1 Year	50% of Adult Fee	\$109.09	\$10.91	\$120.00
		Group Fees:				
113010.139	С	Commercial Activities/State Government & Other Agencies	Per Session *	\$23.64	\$2,36	\$26.00
		* Session is any period up to 1.5 hours; run by a qualified instructor, and not more that one session allowed between 5.00pm and 9.00pm per day. HARDCOURTS				
113010.116	С	Hire of Hard courts per day (up to 24hrs)		\$59.09	\$5.91	\$65.00
113010.116	С	Casual Court Hire	Per Hour	\$14.55	\$1.45	\$16.00
		COMMUNITY GROUP CONTRIBUTIONS		7	3777	45-544
113010.124	С	Football Club	Per Annum	\$1304.55	\$130.45	\$1435.00
113010.124	c	Cricket Club	Per Annum	\$690.00	\$69.00	\$759.00
113010.124	С	Hockey Club	Per Annum	\$690.00	\$69.00	\$759.00
113010.124	С	Netball Club	Per Annum	\$326.36	\$32.64	\$359.00
113010.124	c	Mixed Night Netball (per Session)	Per Session	\$34.55	\$3.45	\$38.00
113010.124	С	Tennis Club	Per Annum	\$1318.18	\$131.82	\$1450.00
		Sporting Club Fees Include:	Provided that;	\$1510,10	7151.04	\$2450.00
		The use of the Oval/Courts for home game fixture;	Bookings are made for every use;			
		1. The use of the ovary courts for nome game fixture;	1. Dookings are made for every use;			

		The use of the change rooms for training nights and home game fixtures;	The buildings and facilities are left clean as per the Conditions of Use, including playing surfaces; and			
		3. The use of the facilities for home game fixture;	3. That all damage or faults are reported.			
		4. Three (3) free additional function hires which includes wind-ups or meetings.				
		Playgroup hire fees include Pavilion use only (not Oval/Courts/Change rooms etc)				
		COMMUNITY BUS HIRE				
13010.113	С	Full Hire *	Per Km	\$0.82	\$0.08	\$0.90
13010.113	С	Minimum Hire *	Minimum	\$38.18	\$3.82	\$42.00
113010.113	С	Cleaning Charges	Per 15 minutes or part thereof	\$20.91	\$2.09	\$23.00
13010.113	С	Minimum Cleaning Charge	Minimum	\$45.45	\$4.55	\$50.00
13010.113	С	Trailer Hire (per use)		\$37.27	\$3.73	\$41.00
-	7	* Vehicle is provided with a full tank of fuel and must be returned in the same condition.			2.00	
43010.134	С	Bond (refundable)		Exempt		\$350.00
		SWIMMING POOL				
		Entrance Fees				
12010.128	С	Children (aged 5-17)		\$2.73	\$0.27	\$3.00
12010.128	С	Seniors - Concession Card Holder		\$1.82	\$0.18	\$2.00
12010.128	С	Adults (18+ years)		\$3.64	\$0.36	\$4.00
112010.128	С	Spectators		\$0.91	\$0.09	\$1.00
		Season Tickets				
12010.128	С	Single		\$90.91	\$9.09	\$100.00
12010.128	С	Family		\$178.18	\$17.82	\$196.00
		LIBRARY FEES				
14010.139				45.00	40.00	
7-010.123	С	Replacement of membership card		\$5.00	\$0.50	\$5.50
ar a resource	С	Lost/Damaged Item		\$5.00	\$0.50	\$5.50 Cost + 22%
114010.139 114010.139 114010.139			(Max. charge \$2.00)	\$5.00	\$0.50	
114010.139	С	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES	(Max. charge \$2.00)	\$5.00	\$0.50	Cost + 22%
14010.139	С	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES			\$0.50	Cost + 22%
14010.139	С	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES  Statutory - Building Services (Complaint Reservices)	plution and Administration) Act 201.	1 & Regulations 2011		Cost + 22% 25c per day
.14010.139 .14010.139	c	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES  Statutory - Building Services (Complaint Reservations)  BUILDING FEES	olution and Administration) Act 201. In accordan	1 & Regulations 2011 ce with Building Regulations		Cost + 22% 25c per day n time to time
114010.139	С	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES  Statutory - Building Services (Complaint Reservices)	plution and Administration) Act 201.	1 & Regulations 2011		Cost + 22% 25c per day
14010.139 14010.139	C C	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES  Statutory - Building Services (Complaint Rest  BUILDING FEES  Certifled applications for a Building Permit Class 1 & 10	Diution and Administration) Act 201.  In accordan  Minimum Fee \$105.00	1 & Regulations 2011 ce with Building Regulations Exempt- D81		Cost + 22% 25c per day  m time to time  0.19% of Cost of Construction
14010.139 14010.139	c	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES  Statutory - Building Services (Complaint Reservations)  BUILDING FEES	olution and Administration) Act 201. In accordan	1 & Regulations 2011 ce with Building Regulations		Cost + 22% 25c per day
.14010.139 .14010.139 .34010.112	c c	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES  Statutory - Building Services (Complaint Rest  BUILDING FEES  Certifled applications for a Building Permit Class 1 & 10  Certifled applications for a Building Permit Class 2 to 9	Diution and Administration) Act 201:  In accordan  Minimum Fee \$105.00  Minimum Fee \$105.00	1 & Regulations 2011  ce with Building Regulations  Exempt- D81  Exempt- D81		Cost + 22% 25c per day  n time to time  0.19% of Cost of Construction  0.09% of Cost of Construction
.14010.139 .14010.139 .34010.112	C C	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES  Statutory - Building Services (Complaint Rest  BUILDING FEES  Certifled applications for a Building Permit Class 1 & 10	Diution and Administration) Act 201.  In accordan  Minimum Fee \$105.00	1 & Regulations 2011 ce with Building Regulations Exempt- D81		Cost + 22% 25c per day  m time to time  0.19% of Cost of Construction
.14010.139 .14010.139 .34010.112 .34010.112	c c	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES  Statutory - Building Services (Complaint Rest  BUILDING FEES  Certifled applications for a Building Permit Class 1 & 10  Certifled applications for a Building Permit Class 2 to 9	Diution and Administration) Act 201:  In accordan  Minimum Fee \$105.00  Minimum Fee \$105.00	1 & Regulations 2011  ce with Building Regulations  Exempt- D81  Exempt- D81		n time to time  0.19% of Cost of Construction  0.09% of Cost of Construction
.14010.139 .14010.139 .34010.112 .34010.112 .34010.112	c c	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES  Statutory - Building Services (Complaint Resolution)  BUILDING FEES  Certifled applications for a Building Permit Class 1 & 10  Certifled applications for a Building Permit Class 2 to 9  Uncertifled Building Application	Minimum Fee \$105.00  Minimum Fee \$105.00  Minimum Fee \$105.00	1 & Regulations 2011  ce with Building Regulations  Exempt- D81  Exempt- D81  Exempt- D81		Cost + 22% 25c per day  n time to time 0.19% of Cost of Construction 0.09% of Cost of Construction 0.32% of Cost of Construction
	s s	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES  Statutory - Building Services (Complaint Rest  BUILDING FEES  Certifled applications for a Building Permit Class 1 & 10  Certifled applications for a Building Permit Class 2 to 9  Uncertifled Building Application  Application for a Demolition Permit Class 1 & 10  Application for a Demolition Permit Class 2 to 9	Minimum Fee \$105.00  Minimum Fee \$105.00  Minimum Fee \$105.00  Minimum Fee \$105.00	1 & Regulations 2011 ce with Building Regulations Exempt- D81  Exempt- D81  Exempt- D81  Exempt- D81  Exempt- D81		Cost + 22% 25c per day  n time to time  0.19% of Cost of Construction  0.32% of Cost of Construction  \$105.00
	s s s	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES  Statutory - Building Services (Complaint Rest  BUILDING FEES  Certifled applications for a Building Permit Class 1 & 10  Certifled applications for a Building Permit Class 2 to 9  Uncertifled Building Application  Application for a Demolition Permit Class 1 & 10  Application for a Demolition Permit Class 2 to 9  Application to extend Building or Demolition permit	Minimum Fee \$105.00	2 & Regulations 2011  Ce with Building Regulations  Exempt- D81		Cost + 22% 25c per day  n time to time  0.19% of Cost of Construction  0.32% of Cost of Construction  \$105.00 \$105.00
	s s s	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES  Statutory - Building Services (Complaint Rest  BUILDING FEES  Certifled applications for a Building Permit Class 1 & 10  Certifled applications for a Building Permit Class 2 to 9  Uncertifled Building Application  Application for a Demolition Permit Class 1 & 10  Application for a Demolition Permit Class 2 to 9  Application for a Demolition Permit Class 2 to 9  Application for a Demolition Permit Class 2 to 9  Application for a Demolition Permit Class 2 to 9  Application for a Demolition Permit Class 2 to 9	Minimum Fee \$105.00	Exempt- D81		Cost + 22% 25c per day  n time to time  0.19% of Cost of Construction  0.32% of Cost of Construction  \$105.00 \$105.00 \$105.00 \$105.00
	S S S S S S S	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES  Statutory - Building Services (Complaint Rest  BUILDING FEES  Certifled applications for a Building Permit Class 1 & 10  Certifled applications for a Building Permit Class 2 to 9  Uncertifled Building Application  Application for a Demolition Permit Class 1 & 10  Application for a Demolition Permit Class 2 to 9  Application for a Demolition Permit Class 2 to 9  Application for a Demolition Permit Class 2 to 9  Application for a Demolition Permit Class 2 to 9  Application for a Temporary Occupancy Permit - incomplete building  Application for a Temporary Occupancy Permit - incomplete building	Minimum Fee \$105.00	Exempt- D81  Exempt- D81		Cost + 22% 25c per day  n time to time  0.19% of Cost of Construction  0.32% of Cost of Construction  \$105.00 \$105.00 \$105.00 \$105.00 \$105.00
34010.112 34010.112 34010.112 34010.112 34010.112 34010.112 34010.112 34010.112 34010.112 34010.112	s s s	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES  Statutory - Building Services (Complaint Rest  BUILDING FEES  Certifled applications for a Building Permit Class 1 & 10  Certifled applications for a Building Permit Class 2 to 9  Uncertifled Building Application  Application for a Demolition Permit Class 1 & 10  Application for a Demolition Permit Class 2 to 9  Application for a Demolition Permit Class 2 to 9  Application for a Demolition Permit Class 2 to 9  Application for a Demolition Permit Class 2 to 9  Application for a Demolition Permit Class 2 to 9	Minimum Fee \$105.00	Exempt- D81		Cost + 22% 25c per day  n time to time  0.19% of Cost of Construction  0.32% of Cost of Construction  \$105.00 \$105.00 \$105.00 \$105.00
134010.112 134010.112 134010.112 134010.112 134010.112 134010.112 134010.112 134010.112 134010.112 134010.112	S S S S S S S	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES  Statutory - Building Services (Complaint Rest  BUILDING FEES  Certifled applications for a Building Permit Class 1 & 10  Certifled applications for a Building Permit Class 2 to 9  Uncertifled Building Application  Application for a Demolition Permit Class 1 & 10  Application for a Demolition Permit Class 2 to 9  Application for a Demolition Permit Class 2 to 9  Application for a Demolition Permit Class 2 to 9  Application for a Temporary Occupancy Permit - completed building  Application for a Temporary Occupancy Permit - incomplete building  Application for modification of an Occupancy Permit - incomplete building at temporary basis  Application for an Occupancy Permit for a permanent change of the building use	Minimum Fee \$105.00	Exempt- D81  Exempt- D81		Cost + 22% 25c per day  n time to time  0.19% of Cost of Construction  0.32% of Cost of Construction  \$105.00 \$105.00 \$105.00 \$105.00 \$105.00
114010.139 114010.139	S S S S S S S S S S S S S S S S S S S	Lost/Damaged Item  Late Fee / Fines  SCHEDULE 13 - ECONOMIC SERVICES  BUILDING FEES  Statutory - Building Services (Complaint Resc  BUILDING FEES  Certifled applications for a Building Permit Class 1 & 10  Certifled applications for a Building Permit Class 2 to 9  Uncertifled Building Application  Application for a Demolition Permit Class 1 & 10  Application for a Demolition Permit Class 2 to 9  Application for an Occupancy Permit - completed building  Application for an Occupancy Permit - incomplete building  Application for a Temporary Occupancy Permit - incomplete building  Application for modification of an Occupancy Permit for additional use of a building on a temporary basis	Minimum Fee \$105.00	Exempt- D81		Cost + 22% 25c per day  m time to time  0.19% of Cost of Construction 0.09% of Cost of Construction 0.32% of Cost of Construction \$105.00 \$105.00 \$105.00 \$105.00 \$105.00

134010.112	S	Application for a Building Approval Certificate - unauthorised building work	Minimum Fee \$105.00	Exempt- D81		0.38% of Cost of Construction
134010.112	s	Application to replace an Occupancy Permit for an existing building		Exempt- D81		\$105.00
34010.112	s	Application for a Building Approval Certificate for an existing building - authorised building work		Exempt- D81		\$105.00
34010.112	s	Application to extend the time which an Occupancy Permit of Building Approval Certificate has effect		Exempt- D81		\$105.00
		Building Services Levy				
L01258	S	Building Permit or Demolition Permit > or = \$45,000		Exempt- D81		0.137% of value of the work
L01258	S	Building Permit or Demolition Permit < \$45,000		Exempt- D81		\$61.65
L01258	s	Occupancy Permit		Exempt- D81		\$61.65
L01258	S	Building Approval Certificate		Exempt- D81		\$40.50
L01258	s	Unauthorised Building Work > or = \$45,000		Exempt- D81		0.274% of value of the work
L01258	S	Unauthorised Building Work <\$45,000		Exempt- D81		\$123.30
L01258	s	BCITF Fee - all building permits > or = \$20,000		Exempt- D81		0.2% Cost of Construction
134010.139	S	Mandatory Private Swimming pool inspection fee	Inspected every 4 years/Max Fee \$58.45 - Inspection costs is included on the rates.	Exempt- D81		(incl GST) \$58.45
		TOWN PLANNING FEES	Iniciaded of the faces.			
22030.160	С	Rural Street Address	Application Fee	\$181.82	\$18.18	\$200.00
		CARAVAN PARK				
		Powered Site Per Van				
32010.114	С	Per Night	Nightly	\$28.18	\$2.82	\$31.00
32010,114	С	Per Week	Weekly	\$168.18	\$16.82	\$185.00
132010.114	С	Per Night - Concession Card Holder	Nightly	\$24.55	\$2.45	\$27.00
132010.114	С	Per Week - Concession Card Holder	Weekly	\$145.45	\$14.55	\$160.00
132010.114	С	Caravan Club - powered site - per van	Per Night	\$23.64	\$2.36	\$26.00
		Unpowered Site Per Van				
132010.114	С	Per Night	Nightly	\$23.64	\$2.36	\$26.00
132010.114	С	Per Week	Weekly	\$140.91	\$14.09	\$155.00
32010.114	С	Per Night - Concession Card Holder	Nightly	\$19.09	\$1.91	\$21.00
132010.114	С	Per Week - Concession Card Holder	Weekly	\$113.64	\$11.36	\$125.00
132010.114	С	Caravan Club - unpowered site - per van	Per Night	\$19.09	\$1.91	\$21.00
		Camping (grassed area)				101
132010.114	С	Per Night	Nightly	\$20.91	\$2.09	\$23.00
.32010.114	С	Per Night - Concession Card Holder	Nightly	\$19,09	\$1,91	\$21.00
32010.114	С	Shower usage only	Per shower	\$10.00	\$1.00	\$11.00
		Chalets				
132010.114	С	2 Bedroom (sleeps 4) self contained chalet unit (Linen included)	Per Night	\$168.18	\$16.82	\$185.00
32010.114	С	2 Bedroom (sleeps 4) self contained chalet unit (Linen included)	Per Week	\$1009.09	\$100.91	\$1110.00
132010.114	С	2 Bedroom (sleeps 5) self contained chalet unit (Linen included)	Per Night	\$177.27	\$17.73	\$195.00
132010.114	С	2 Bedroom (sleeps 5) self contained chalet unit (Linen included)	Per Week	\$1063.64	\$106.36	\$1170.00
132010.114	С	1 Bedroom (sleeps 2) self contained chalet unit (Linen included)	Per Night	\$122.73	\$12.27	\$135.00
132010.114	С	1 Bedroom (sleeps 2) self contained chalet unit (Linen included)	Per Week	\$727.27	\$72.73	\$800.00
Comment of the commen						

132010.114	С	Caravan Park - Cancellation Fees - Chalets	1 Nights accommodation costs	GST Included		1 Nights accommodation costs
32010.114	С	Caravan Park - Chalet Cleaning/damage (extra cleaning required)	Per 15 minutes or part thereof	\$20.91	\$2.09	\$23.00
32010.114	С	Caravan Park - Chalet Cleaning/damage (extra cleaning required)	Minimum	\$45.45	\$4.55	\$50.00
132010.114	С	Caravan Park - Chalet Items: broken/damaged/replacement		GST Included		Cost plus 20%
132010.114	С	After hours call out fee (lost key etc.)		\$81.82	\$8.18	\$90.00
		Note: Caravan Park Bookings (Chalets) must be paid in FULL prior to arrival				
		STANDPIPE WATER				
136010.127	С	Standpipe Water - Domestic	per kilolitre	GST Free		\$10.00
36010.127	С	Standpipe Water - Other	per kilolitre	GST Free		\$10.00
36010.127	С	Debtor invoice	Administration (plus usage per kl)	\$27.27	\$2.73	\$30.00
		COMMUNITY RESOURCE CENTRE				
		Advertising Rates - Telegraph				
36100.191	С	B&W	Full Page	\$36.36	\$3.64	\$40.00
36100.191	С		Half page	\$22.73	\$2.27	\$25.00
36100.191	С		Quarter page	\$13.64	\$1.36	\$15.00
36100.191	С	Colour advertising (any size)	Any size	\$68.18	\$6.82	\$75.00
36100.191	С		Community Group	\$40.91	\$4.09	\$45.00
36100.191	С	Club Notes	Max 2 Pages B&W	N/A		No Charge
36100.191	С	B & W Business Card	12 Months, 24 Editions	\$77.27	\$7.73	\$85.00
36100.191	С	Yearly Subscription	Includes P&H	\$100.00	\$10.00	\$110.00
		Facebook Marketing				
36100.191	С	Facebook Poster and Scheduled Post	\$0.00 to \$25.00	\$22.73	\$2.27	\$25.00
		Printing & Administration Services		***************************************	7	
36100.191	С	B&W Single Sided	A4	\$0.45	\$0.05	\$0.50
36100.191	С		A3	\$0.91	\$0.09	\$1.00
36100.191	С	B&W Double Sided	A4	\$0.91	\$0.09	\$1,00
36100.191	С		A3	\$1.36	\$0.14	\$1,50
36100.191	С	Colour Single Sided	A4	\$0.91	\$0.09	\$1.00
36100.191	С		A3	\$1.82	\$0.18	\$2.00
36100.191	С	Colour Double Sided	A4	\$1.36	\$0.14	\$1.50
36100.191	С		A3	\$2.27	\$0.23	\$2.50
36100.191	С	Photo Paper	A4	\$1.82	\$0.18	\$2.00
36100.191	С	Photo Paper	6x4	\$0.91	\$0.09	\$1.00
36100.191	С	Laminating	A4	\$2.27	\$0.23	\$2.50
36100.191	С		A3	\$3.18	\$0.32	\$3.50
36100.191	С	Binding	Small (1-20pages)	\$6.82	\$0.68	\$7,50
			200000000000000000000000000000000000000	7.127.00	3575	
A STATE OF THE STA	С		Large (20+ pages)	\$11.36	\$1.14	\$12.50
36100.191	C C	Folding Machine	Large (20+ pages) 100 pages	\$11.36 \$13.64	\$1.14 \$1.36	\$12.50 \$15.00
36100.191 36100.191		Folding Machine VHS to DVD			\$1.36	\$15.00
36100.191 36100.191 36100.191	С			\$13.64	A 100	\$15.00 \$12.50
36100.191 36100.191 36100.191 36100.191	c c	VHS to DVD	100 pages	\$13.64 \$11.36	\$1.36 \$1.14 \$0.91	\$15.00 \$12.50 \$10.00
36100.191 36100.191 36100.191 36100.191	c c	VHS to DVD Community Directory	100 pages	\$13.64 \$11.36 \$9.09	\$1.36 \$1.14	\$15.00 \$12.50 \$10.00 \$250.00
36100.191 36100.191 36100.191 36100.191 36100.191	c c c	VHS to DVD  Community Directory  Directory Advert/Sponsorship  Directory Advert/Sponsorship	A4 A4 Full Colour Page 1/2 Page Full Colour Page	\$13.64 \$11.36 \$9.09 \$227.27 \$118.18	\$1.36 \$1.14 \$0.91 \$22.73 \$11.82	\$15.00 \$12.50 \$10.00 \$250.00 \$130.00
36100.191 36100.191 36100.191 36100.191 36100.191 36100.191 36100.191	C C C	VHS to DVD  Community Directory  Directory Advert/Sponsorship  Directory Advert/Sponsorship  Directory General Business Listing	A4 A4 Full Colour Page 1/2 Page Full Colour Page N/A	\$13.64 \$11.36 \$9.09 \$227.27 \$118.18 \$45.45	\$1,36 \$1,14 \$0,91 \$22,73 \$11,82 \$4,55	\$15.00 \$12.50 \$10.00 \$250.00 \$130.00 \$50.00
36100.191 36100.191 36100.191 36100.191 36100.191 36100.191 36100.191 36100.191	C C C C	VHS to DVD  Community Directory  Directory. Advert/Sponsorship  Directory. Advert/Sponsorship  Directory General Business Listing  Directory Club /Special Interest/Community Group	A4 A4 Full Colour Page 1/2 Page Full Colour Page N/A 1/4 Page Feature	\$13.64 \$11.36 \$9.09 \$227.27 \$118.18 \$45.45 \$45.45	\$1,36 \$1,14 \$0,91 \$22,73 \$11,82 \$4,55 \$4,55	\$15.00 \$12.50 \$10.00 \$250.00 \$130.00 \$50.00 \$50.00
36100.191 36100.191 36100.191 36100.191 36100.191 36100.191	C C C	VHS to DVD  Community Directory  Directory Advert/Sponsorship  Directory Advert/Sponsorship  Directory General Business Listing	A4 A4 Full Colour Page 1/2 Page Full Colour Page N/A	\$13.64 \$11.36 \$9.09 \$227.27 \$118.18 \$45.45	\$1,36 \$1,14 \$0,91 \$22,73 \$11,82 \$4,55	\$15.00 \$12.50 \$10.00 \$250.00 \$130.00 \$50.00

136100.191	С	Secretarial Services	P/hour	\$22.73	\$2.27	\$25.00
136100.191	С	Secretarial Services	P/30 Min	\$13.64	\$1.36	\$15.00
136100.191	С	Secretarial Services	P/15 Min	\$9.09	\$0.91	\$10.00
136100.191	С	Secretarial Services	Under 15 Min	\$4.55	\$0.45	\$5.00
136100.191	С	Brookton Telegraph	Each	\$0.91	\$0.09	\$1.00
136100.191	С	Brookton Telegraph - Wholesale	Each	\$0.82	\$0.08	\$0.90
		Room & Video Conference Hire				
136100.191	С	Room	1 Hour	\$22.73	\$2.27	\$25.00
136100.191	С		Half Day	\$45.45	\$4.55	\$50.00
136100.191	С		Full Day	\$68.18	\$6.82	\$75.00
136100.191	С	Room with video conferencing	1 Hour	\$31.82	\$3.18	\$35.00
136100.191	С		Half Day	\$54.55	\$5.45	\$60.00
136100.191	С		Full Day	\$77.27	\$7.73	\$85.00
		Exam Facilitation				
136100.191	С	Exam room hire	Per hour	\$45.45	\$4.55	\$50.00
136100.191	С	Exam Invigilation	Per hour	\$45.45	\$4.55	\$50.00
		Equipment Hire				
136100.191	С	Projector & Screen		\$45.45	\$4.55	\$50.00
136100.191	С	PA System		\$18.18	\$1.82	\$20.00
136100.191	С	Whiteboard		\$18.18	\$1.82	\$20.00
		Courses				
136100.191	С	Community Events, Training & Programs				At cost +20%
	-	SCHEDULE 14 - OTHER PROPERTY AND SERVICES				

#### SCHEDULE 14 - OTHER PROPERTY AND SERVICE

### PLANT HIRE (Per Hour - Ex Yard)

#### NB:

### 1.All plant is to be operated by Shire Staff - Dry hire is not available for private works.

2. Shire Staff may dry hire (for personal use only) plant at a 40% discount in lieu of labour component, subject to having adequate qualifications/certification to operate the respective plant or equipment.

SUNDRY DEBTOR	С	Front End Loader	Weekday	\$160.00	\$16.00	\$176.00
SUNDRY	С	Front End Loader	Weekend	\$181.82	\$18.18	\$200.00
SUNDRY	С	Grader	Weekday	\$197.27	\$19.73	\$217.00
SUNDRY DEBTOR	С	Grader	Weekend	\$217.27	\$21.73	\$239.00
SUNDRY	С	Multi Tyred Roller	Weekday	\$190.91	\$19.09	\$210.00
SUNDRY DEBTOR	С	Multi Tyred Roller	Weekend	\$210.00	\$21.00	\$231.00
SUNDRY	С	Backhoe	Weekday	\$181.82	\$18.18	\$200.00
SUNDRY DEBTOR	С	Backhoe	Weekend	\$203.64	\$20.36	\$224.00
SUNDRY	С	Tip Truck (Canter)	Weekday	\$175.45	\$17.55	\$193.00
SUNDRY	С	Tip Truck (Canter)	Weekend	\$197.27	\$19.73	\$217.00
SUNDRY DEBTOR	С	Tip Truck (Tandem)	Weekday	\$203.64	\$20.36	\$224.00
SUNDRY	С	Tip Truck (Tandem)	Weekend	\$225.45	\$22.55	\$248.00
UNDRY	С	Bobcat	Weekday	\$123.64	\$12.36	\$136.00
SUNDRY DEBTOR	С	Bobcat	Weekend	\$144.55	\$14.45	\$159.00
UNDRY	С	Utility	Weekday	\$175.45	\$17.55	\$193.00
SUNDRY DEBTOR	С	Utility	Weekend	\$197.27	\$19.73	\$217.00

SUNDRY DEBTOR	С	Tree Planter	Weekday	\$47.27	\$4.73	\$52.00
SUNDRY DEBTOR	С	Tree Planter	Weekend	\$59.09	\$5.91	\$65.00
SUNDRY DEBTOR	С	Labourer	Weekday	\$84,55	\$8.45	\$93.00
SUNDRY DEBTOR	С	Labourer	Weekend	\$106.36	\$10.64	\$117.00

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