



Minutes Ordinary Council Meeting

19 April 2017

Held at the Green Head Community Hall



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Signed on behalf of Council

A handwritten signature in black ink, appearing to read 'Peter Crispin'.

Peter Crispin
Chief Executive Officer

Minutes

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

The President Cr Moira Girando, welcomed those present and opened the Meeting at 5.00 pm.

2. **RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE PREVIOUSLY APPROVED**

Councillor M J Girando
Councillor B A Jack
Councillor M R Bothe
Councillor R J Clement
Councillor V R Oakes
Councillor D A Rackemann
Councillor G C Sims

President
Deputy President

Mr P J Crispin
Mrs L J Parola
Mr T B Brandy
Mr K Bean

Chief Executive Officer
Deputy Chief Executive Officer
Manager Regulatory Services
Manager of Works & Services

Leave of Absence

Apologies

Councillor E M Cullen

Members of the Public

Mr T Gilbertson (until 5.17)
Mr D Curtis (until 5.37)

3. **RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE:**

4. **PUBLIC QUESTION TIME:**

5. APPLICATIONS FOR LEAVE OF ABSENCE:

The following Councillor/s requested Leave of Absence from Council Meetings and Duties:

RESOLUTION: **2017/037A**

Moved: Cr Jack

Seconded: Cr Sims

The Leave of Absence from Council Meetings and Duties be approved for the following Councillors:

- ***Councillor Rackemann 22 April to 3 May 2017 and 11 May to 17 May 2017***
- ***Councillor Oakes 4 May to 20 May 2017.***

***CARRIED 7/0
Simple Majority***

6. DECLARATION OF INTEREST:

Councillor Girando declared an impartiality interest in Item 11.1.1 as she is the honorary treasurer of the Coorow Community Land Inc.

Councillor Bothe declared an impartiality interest in Item 11.1.1 as he is the President of the Coorow Community Land Inc.

Councillor Jack declared a proximity and impartiality interest in Item 11.1.1 as he owns an adjoining property and is a committee member of the Coorow Community Land Inc.

Councillor Clement declared an impartiality interest in Item 11.1.1 as he is vice president of the Coorow Community Land Inc.

Councillor Rackemann declared an indirect financial interest in Items 11.2.2, 11.2.3, 11.2.4, 11.2.5 and 11.2.6 as he owns a property used for short stay accommodation.

7. PETITIONS/DEPUTATIONS/PRESENTATIONS:

Mr Tim Gilbertson addressed Council regarding his Quandong picking licence application which will be considered at the next meeting.

Mr Gilbertson spoke about the limited supply in Australia and the potential markets for dried quandongs for use in products such as tea. There is also a market for the kernels which can be used in cosmetics. Mr Gilbertson has gained a large amount of knowledge about the bush and trees such as quandongs including how much fruit they produce in area, and how regularly.

All picking will be by hand, with approximately 250 grams of dried product being produced from 1 kg of fresh fruit. Only about 20% of trees fruit each year. They

would only harvest a small amount of them for ease of picking, transporting etc. He would not expect there to be a large impact as a result of his operations, and there would be a lot left for the emus and bush rodents,

In some other areas, licenses have been issued limiting harvest to 25% of the fruit.

Councillors asked questions and received answers regarding fruiting, regeneration, etc which were answered by Mr Gilbertson. It was noted that the licence application will be referred to the May Council Meeting.

Mr Gilbertson left at 5.17 pm

8. CONFIRMATION OF MINUTES:

8.1 ORDINARY MEETING HELD WEDNESDAY 15 MARCH 2017 AT THE MALEY PARK FUNCTION CENTRE

AUTHOR	Peter Crispin
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	6 March 2017

COMMENT:

Nil

OFFICER RECOMMENDATION:

That the Minutes of the Ordinary Meeting held on Wednesday 15 March 2017 be confirmed as a true and correct record.

RESOLUTION: **2017/037**

Moved: Cr Sims Seconded: Cr Oakes

That the Minutes of the Ordinary Meeting held on Wednesday 15 March 2017 be confirmed as a true and correct record.

***CARRIED 7/0
Simple Majority***

9. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION:

Nil

10. MATTERS FOR WHICH MEETING MAY BE CLOSED:

Items for which the meeting will be closed:

14.1.1 Chief Executive Officer – Performance Review

14.1.2 McWhirter Mooring – Claim

14.1.3 Appointment of Acting Chief Executive Officer

11. REPORTS:

11.1 CHIEF EXECUTIVE OFFICER:

Councillors Girando, Jack, Bothe and Clement declared an interest in this item. As this would leave only three members, the item will be carried forward to the next Council Meeting, allowing time to seek further advice from the Department of Local Government and Communities.

11.1.1 SUPPORT FOR EXTENSION OF LICENCED AREA – COOROW HOTEL

AUTHOR	Peter Crispin
DISCLOSURE OF INTEREST	Cr Bothe, Cr Girando, Cr Jack & Cr Clement are Office Bearers or Committee Members of CCLI
DATE OF REPORT	27 March 2017
ATTACHMENT	Email from Flora Danielzik, Letter from CCLI
FILE	ADM0325 – Law & Enforcement – Liquor Licenses

SUMMARY:

To consider providing a letter of support for the extension of the licensed area at the Coorow Hotel.

BACKGROUND:

Following a meeting of the Coorow Community Land Inc (CCLI), the Coorow Hotel has requested a letter of support to extend the existing licensed area. The extension requested would be the porch and the paving within the property boundary (the Highway Store fence to the Family Shopping Centre front wall).

As there is currently no licensee, the CCLI hold a protection order to allow the Coorow Hotel to continue to operate.

COMMENT:

On previous occasions in the past, the Hotel has been given an extension to include this area for special functions, with no known problems.

As four (4) Councillors are either Office Bearers or Committee members of the CCLI, the Chief Executive has applied to the Minister of Local Government (through the Department of Local Government and Communities) for permission to vote on this item.

STATUTORY ENVIRONMENT:

Liquor Control Act 1988

STRATEGIC IMPLICATIONS:

Theme 2: Economy (Growth and Prosperity)

Support for local businesses is a strategy to achieve the objective, “A prosperous community with a range of local businesses and services”.

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

Nil

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION/ RESOLUTION:

2017/

Moved: Cr

Seconded: Cr

That a letter of support be provided to the Coorow Hotel (Coorow Community Land Inc) for the extension of the licensed area to include the porch and the portion of the paving inside the front property boundary (from the Highway store fence to the Family Shopping Centre front wall).

***CARRIED /
Simple Majority***

11.1.2 CHANGE OF VESTING PURPOSE FOR RESERVE 31365

AUTHOR	Peter Crispin
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	10 April 2017
ATTACHMENT	Map of Reserve, Plan of Community Garden – ICR1715520 Letter from Lucy Howard (Department of Lands)
FILE	A1309

SUMMARY:

To consider seeking an amendment of the vesting order for Reserve 31365 (Rudduck Street, Leeman) to provide an option for the development of a community garden.

BACKGROUND:

A new community group (Leeman Green Head Community Garden Incorporated - LGHCGI) has commenced the process of incorporation for the purpose of setting up and running a community garden.

The group investigated being affiliated under the Leeman Green Head Community Resource Centre (LGHCRC), but due to some of the existing structures, they would have been ineligible for funding from some sources. The initial thought was to have the community garden sited behind the Trash to Treasure operation (which is land invested with the Department of Regional Development) which is under control of the LGHCRC.

The group have approached the Shire to ascertain whether the area of land directly west of the Trash to Treasure building could be made available for siting of the community garden.

Since this approach, Lucy Howard, State Land Officer, Department of Lands has written requesting feed back from the Shire in regards to creating a new Reserve (being the land aforementioned) for the purpose of “community garden” still with a management order to the Shire of Coorow and power to lease.

COMMENT:

Reserve 31365 is currently vested in the Shire of Coorow for the purposes of “Recreational Centre and Club Premises Site”. To be able to accommodate the request of the future LGHCGI, the purpose would need to be changed to “Recreational Centre, Club Premises Site and Community Purposes”.

The LGHCGI have some very ambitious plans (see attached) for which they will be seeking community and business donations and grants. Some initial requests for Shire input may include the provision of water (or a water service), sand and gravel.

Changing the vesting purpose is not committing the Shire to any further funding, but does allow other options for portions of this reserve, particularly the eastern side.

Before considering any proposal from the LGHCGI, Council will need to consider Policy 6.6.6 Rudduck Street Precinct Planning Framework regarding the future use of

any land abutting Rudduck Street. Land closer to the oval could be made available from this reserve if Council wished to retain the land abutting Ruddock Street for future development as expressed in the Rudduck Street Precinct Planning Framework.

STATUTORY ENVIRONMENT:

Land Administration Act 1997

STRATEGIC IMPLICATIONS:

Theme 1: Community Wellbeing (A Sense of Community)

Support for community groups is a strategy to achieve the objective, "Services and facilities bring the community together and serve to enhance a sense of community".

POLICY IMPLICATIONS:

6.6.6 Rudduck Street Precinct Planning Framework

FINANCIAL IMPLICATIONS:

Nil

PUBLIC CONSULTATION:

Not required

VOTING REQUIREMENTS:

Simple Majority

Mr Dave Curtin was invited to address the meeting regarding this item. Mr Curtis advised that the group have changed their name to Snag Island Community Garden Inc. and have become incorporated. They are planning this development for all of the Leeman and Green Head community.

Mr Curtis produced their budget request wish list, whilst saying that Council would be asked for a donation to assist them to get established. They will approach other funding bodies for grants.

Cr Clement queried what they would grow? Fruit and vegetables, plus allowing children from schools come and learn about aquaponics and hydroponics. Everyone would be welcome.

It was noted that a request for funding would have to be dealt with at a future meeting.

Mr Curtin acknowledged that the block proposed by the group was their initial request, but they are open to other areas. He noted that there has been a lot of interest from businesses and individuals interested in assisting them get started.

Cr Rackemann asked if another location could be used instead of in the middle of town. Mr Curtin advised that they chosen that location because they believe there is a pipeline going through, and they may be able to use the Shire's water tanks. They would purchase pumps to use the Shire's water. It would also make it easy to sell produce to the public.

Councillor Jack queried the budgeted price for fencing which Mr Curtin stated was a loose estimate based on a \$10,000 quote from Midalia Steel for a smaller area.

Councillor Jack queried how big the proposed shed etc would be and if there would be enough land left for growing vegetables.

Councillor Bothe asked if the project could commence without the shed, kitchen, toilet etc using existing facilities instead? Mr Curtin said because they are hoping to have students attend, they needed facilities such as an eye washing station, ablution with showers, disabled toilets, first aid etc.

Councillor Bothe said he would like to see it get up and going, and then put in the infrastructure such as toilets etc when proven as a going concern. Mr Curtin said the sheds could come later, but the ablution block couldn't.

Councillor Oakes said it was a fantastic idea, but asked if they could just get started with some garden plots and use the community centre facilities to start with? Mr Curtin said they may be able to, but would have to get outside approval to use them instead. He said that they would have to fence it because of wildlife and they have to have water.

Cr Rackemann said the only problem is the location picked because the land should be for recreational purposes. He would prefer the site to be in the industrial area. Mr Curtin said the only other block that has been suggested to him was the one between to the church and police station. It would also be a good location.

OFFICER RECOMMENDATION/ RESOLUTION:

2017/038

Moved: Cr Jack

Seconded: Cr Sims

That Department of Lands be advised that the Shire of Coorow does not support the creation of a new lot and reserve for "community garden", but requests that the vesting order for Reserve 31365 (held by the Shire of Coorow) be changed to "Recreational Centre, Club Premises Site and Community Purposes" as this would facilitate the future development of a community garden somewhere in the reserve.

**CARRIED 7/0
Simple Majority**

Mr Curtin left the meeting at 5.37 pm

11.1.3 CHANGES TO THE PROVISION OF STAFF HOUSING

AUTHOR	Peter Crispin
DISCLOSURE OF INTEREST	All Non-contracted Staff who have Shire Housing Provided
DATE OF REPORT	11 April 2017
FILE	ADM0437 – Corporate Management – Policy Manual
ATTACHMENT	Extract of Water Usage of Shire Residential Properties

SUMMARY:

To consider reviewing the current charges and conditions for the provision of housing to staff (who do not have these imbedded in their employment contract).

BACKGROUND:

For a number of months discussions have been taking place regarding the provision of housing for staff members, where these are not covered by clauses in an employment contract.

The current conditions include a set rental of \$70 per week which has been in place since 2014/15 with no changes since then (3 years). Effectively the Shire has not increased these rentals in line with market trends and it could be argued that the benefit provided is not in line with modern contemporary values.

Tenants also are not charged for any of the water usage at rented houses. The usage of water for these houses has varied from 7 kilolitres to 1,687 kilolitres per year over the past 10 years (these figures have been taken from a spreadsheet provided by the Water Corporation - as per the extract attached). Following a number of complaints about the condition of some of the gardens, it was thought that the water usage should be tied in with a condition that the gardens are satisfactory maintained.

Any changes and policy that are implemented must be in accordance with the Residential Tenancies Act 1987.

COMMENT:

Research has shown that rent for employees is normally based on a 50% subsidy of the normal commercial rental values (as advised by a licenced real estate agent). Essentially this would mean that if a 4x2 residence is assessed as a rental of \$250 per week, the subsidised rent would be \$125 per week. It would appear that the current subsidy scheme is somewhat flawed as a 2x1 unit attracts the same rental as a 4x2 house.

As any sudden increase in rents may cause hardship for some employees, it is proposed that initial increases are kept to a maximum of, for instance, \$20 per week per year until the actual subsidised rent value is reached.

It is difficult to determine the best option to ensure that the gardens of these houses are maintained to a satisfactory level. A number of options exist which can be implemented under the Residential Tenancies Act 1987. These include:

- 1) Providing an allowance of kilolitres before the tenant is required to pay any extra (eg 300 kilolitres)
- 2) Requiring the tenant to pay for all water usage (which could be reimbursed if the gardens are maintained)

Each option needs to be considered carefully so as not to have the effect of tenants reducing water usage (garden watering) to save money. The condition of the gardens and lawns must be controlled via property inspections and terms under the Residential Tenancies Act 1987 and not necessarily linked to the water usage.

STATUTORY ENVIRONMENT:

Residential Tenancies Act 1987

STRATEGIC IMPLICATIONS:

Nil

POLICY IMPLICATIONS:

6.1.1 Staff Housing – Water Rates and Charges/Rubbish Charges

6.1.2 Staff Housing – Council Provide Staff Housing

FINANCIAL IMPLICATIONS:

There may be an increase in income from rent/water usage that could be used to further improve houses.

VOTING REQUIREMENTS:

Absolute Majority

OFFICER RECOMMENDATION/ RESOLUTION:

2017/039

Moved: Cr Jack

Seconded: Cr Bothe

That:

- 1) ***the process to implement rental changes commence through provisions of the Residential Tenancies Act 1987 to achieve:***
 - a. ***Subsidised rental to be 50% of market value (as assessed by a licence real estate agent) with increases not to exceed \$20 per week per year until that value is reached:***
 - b. ***Water Usage is to be paid by the Shire up to a maximum of 400 kilolitres per year (any excess being the tenants responsibility);***
- 2) ***Policies 6.1.1 and 6.1.2 be altered to reflect these changes.***

**CARRIED 7/0
Absolute Majority**

11.2 MANAGER REGULATORY SERVICES:

11.2.1 PROPOSED MOBILE PHONE BASE STATION – LOT 9277 COOROW-GREENHEAD RD, EGANU

AUTHOR	Simon Lancaster
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	22 March 2017
FILE	ADM1551
ATTACHMENT	11.2.1

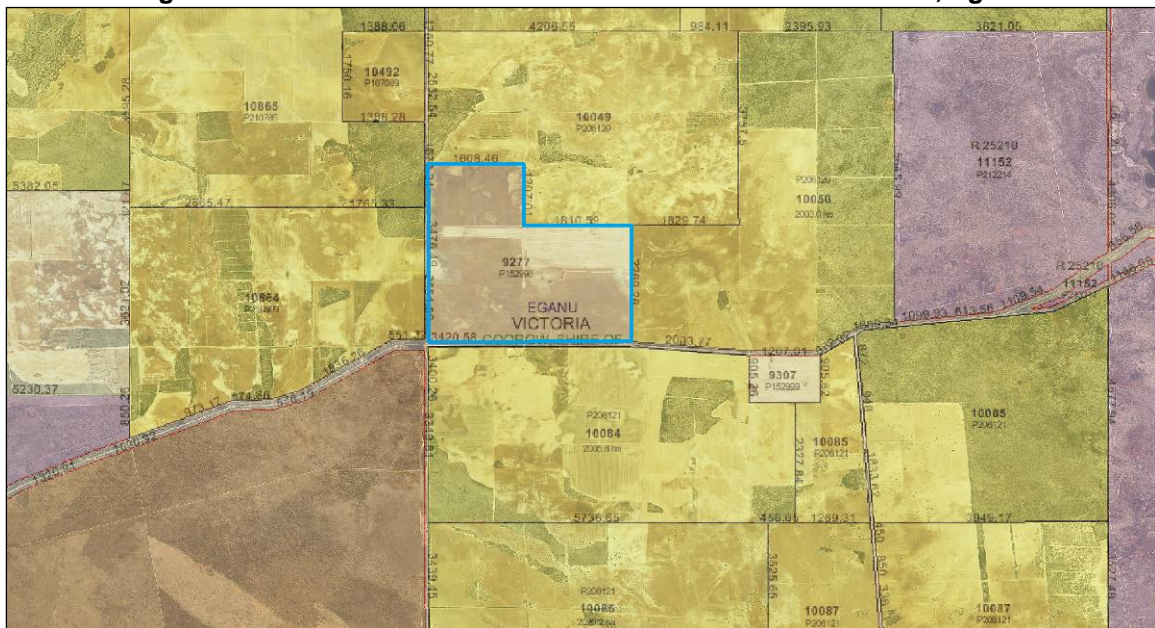
SUMMARY:

Council is in receipt of an application for the installation of a mobile phone base station upon Lot 9277 Coorow-Green Head Road, Eganu. This report recommends conditional approval of the application.

BACKGROUND:

Lot 9277 is a 970.29ha cleared farming property that contains the existing Coorow West Telecommunications Exchange close to its southern boundary, approximately 70m east of the Coorow-Green Head Road and Brand Mudge Road intersection.

Figure 1 - Location Plan for Lot 9277 Coorow-Green Head Road, Eganu



The applicant is looking to develop a mobile phone base station approximately 130m east of the existing Coorow West Exchange site that would consist of the following:

- 16m x 11m (176m²) security fenced compound with 3m access gates;
- 60m high galvanised lattice tower;
- 6 panel antennas mounted on the mast;
- 2.5m x 3m (7.5m²) x 2.978m high colorbond ('paperbark') equipment shelter at the base of the mast, with a 3.5m GPS antenna on the roof;

- approximately 30m long, 3m wide access track linking the mobile phone base station site to Coorow-Green Head Road.

The submitted development application that elaborates upon this proposal and includes site and elevation plans, and an electromagnetic energy report has been provided as **Attachment 11.2.1**.

Figure 2 – Aerial Photo of proposed development location upon Lot 9277

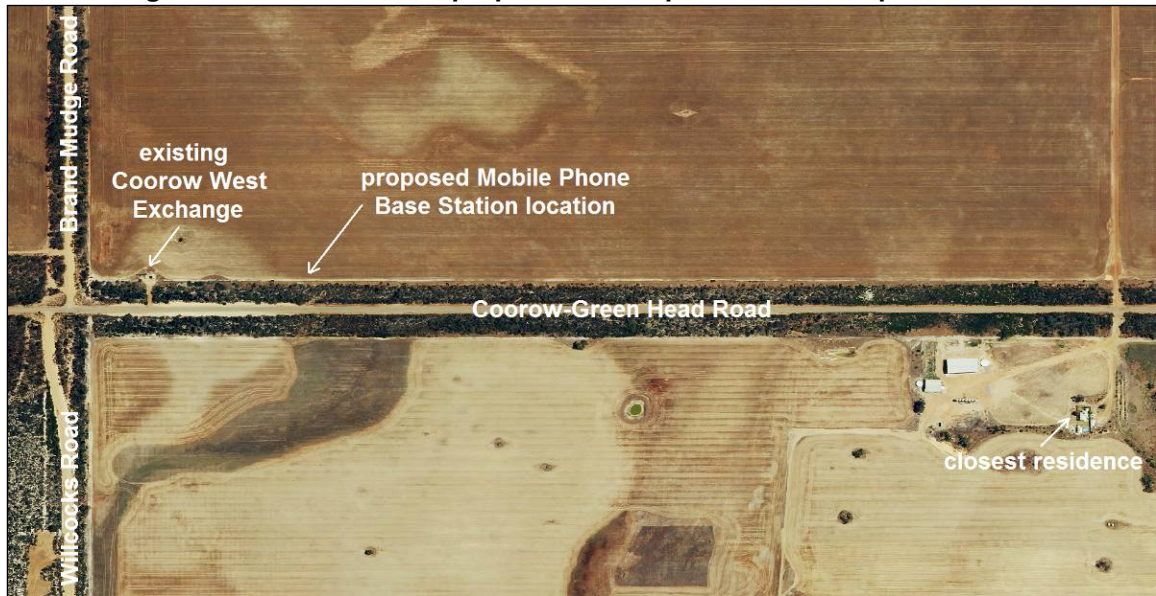


Figure 3 – View looking west at proposed tower site with existing facility in background



COMMENT:

The nearest residence to the proposed mobile phone base station site is approximately 750m to the east. The Environmental Report provided with the application indicates that the maximum electromagnetic energy level would be achieved at 368.11m from the antennas and that this maximum level has been

calculated at 0.16% of the Australian Radiation Protection and Nuclear Safety Agency public exposure limits.

In addition to mobile phone requirements the tower would be available for emergency services to utilise subject to agreement with Telstra.

The application for a mobile phone tower at Eganu is a component of the \$340 million Mobile Black Spot Programme that has been jointly funded by Federal, State and Local Government and includes Telstra building 429 new 3G/4G base stations over the next 3 years.

STATUTORY ENVIRONMENT:

Lot 9277 Coorow-Green Head Road, Eganu is zoned 'Rural' under Shire of Coorow Local Planning Scheme No.3 ('the Scheme').

Section 4.2.7 of the Scheme list the objective of the 'Rural' zone as being:

"The objective of the Rural Zone is to provide for a range of rural pursuits such as broadacre and diversified farming which are compatible with the capability of the land and retain the rural character and amenity of the locality."

The proposed development of a mobile phone base station would meet the land use definition of 'Telecommunications Infrastructure'. Schedule 1 of the Scheme defines 'Telecommunications Infrastructure' as

"means land used to accommodate any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use in or in connection with, a telecommunications network."

'Telecommunications Infrastructure' is listed in Table 1 of the Scheme within the 'Rural' zone as a 'D' use, that is not permitted unless the local government has exercised its discretion by granting planning approval.

Given the proposed tower would be 60m in height, Section 5.16 of the Scheme must also be considered in the assessment of this application:

"5.16 Building Height

With the exception of buildings and structures required for agricultural use in Rural Zones, no building in excess of two storeys or a height of 9 metres above natural ground level shall be erected within the Scheme Area.

Council may approve buildings which exceed the height specified after considering information provided and any submissions made by persons owning or having an interest in land affected directly or indirectly by the proposed building:

- *will be in harmony with the general character of buildings in the locality.*
- *Will not be detrimental to the amenity or character of the locality or the quality of environment or the townscape.*
- *Will observe the required setbacks from the boundaries of the lot on which it is to be constructed and will not prejudice the siting, design, aspect and privacy of buildings on other nearby lots.*
- *Will not impair the potential for development of other vacant blocks in the vicinity with particular regard to amenity, aspect and views.*
- *Has been designed in harmony with the natural land form of the site.*

Any such decision shall only be made by an absolute of Council.”

Portions of Section 10.2 ‘Matters to be considered by local government’ of the Scheme may also be considered relevant to this application:

“10.2 The local government in considering an application for planning approval is to have due regard to such of the following matters as are in the opinion of the local government relevant to the use or development the subject of the application:...

(a) the aims and provision of the Scheme;...

...(e) any relevant policy or strategy of the Commission and any relevant policy adopted by the Government of the State;...

...(i) the compatibility of a use or development with its setting;

(j) any social issues that have an effect on the amenity of the locality;...

... (l) the likely effect of the proposal on the natural environment and any means that are proposed to protect or to mitigate impacts on the natural environment;

(m) whether the land to which the application relates is unsuitable for the proposal by reason of it being, or being likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire or any other risk;

(n) the preservation of the amenity of the locality;

(o) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;

(p) whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles;...

...(za) any other planning consideration the local government considers relevant.”

It is suggested that the application has merit on the following grounds:

- there is practical need for the development to exceed the Scheme requirement of 9m in height to function effectively;

- although the development will be visible from the closest residence and Coorow-Green Head Road, there are other examples of radio, phone and television masts sited in prominent locations in broader rural areas that serve a community need;
- the tower would be located approximately 750m from the nearest residence and there is limited ability under the current zoning and scheme provisions for future residences to be sited any closer to the facility;
- the proposed development can assist local economic productivity by enabling improved access to mobile phone networks and the internet to conduct business;
- the proposed development can assist the local community through improving its capacity for personal and social communication and provide greater ability to reach assistance in an emergency situation; &
- the proposed facility would not require significant clearing of remnant vegetation and is removed from environmental features such as watercourses.

The Commonwealth *Telecommunications Act 1997* exempts telecommunications equipment from environmental and planning legislation except where the facility does not meet the definition of a 'low impact' facility, in this case requiring the lodgement of a planning application and assessment by Council of this matter.

In addition to the requirements of the *Telecommunications Act 1997* and the *Planning and Development Act 2005* the applicant is also bound by the *Telecommunications Code of Practice 1997*, and the Australian Communications and Media Authority's *Radiocommunications Licence Conditions (Apparatus Licence) Determination 2003*.

STRATEGIC IMPLICATIONS:

Improved communications is not listed as a community objective in the Shire of Coorow Strategic Community Plan 2014-2024, although it is noted that this document is subject to review, and this may be an issue raised during the review process as access to the mobile phone network and the internet becomes increasingly important for business, personal and emergency communications.

POLICY IMPLICATIONS:

The Western Australian Planning Commission have prepared Statement of Planning Policy 5.2 'Telecommunications Infrastructure' (2015) for applications for above and below ground telecommunications infrastructure other than those facilities exempted under the *Telecommunications Act 1997*. The policy has the following objectives:

- facilitate the provision of telecommunications infrastructure in an efficient and environmentally responsible manner to meet community needs;
- manage the environmental, cultural heritage, visual and social impacts of telecommunications infrastructure;
- ensure that telecommunications infrastructure is included in relevant planning processes as essential infrastructure for business, personal and emergency reasons; and,
- promote a consistent approach in the preparation, assessment and determination of planning decisions for telecommunications infrastructure.

Section 5.1 of the policy recognises that in many instances the primary impact of a mobile phone tower is a visual one and provides the following guidance:

“For telecommunications infrastructure to be effective, structures are generally located prominently, at high points in the landscape or on top of buildings, where they are more likely to be visible to the public.

The planning authority may exercise discretion in addressing the visual impacts of telecommunications infrastructure. Visual impacts of an infrastructure development proposal should be assessed by applying the following set of policy measures to guide the location, siting and design of the structure.

5.1.1 The benefit of improved telecommunications services should be balanced with the visual impact on the surrounding area.

- i) Assessment of the visual impact of development proposals for telecommunications infrastructure should be made on a case by case basis;*
- ii) Telecommunications infrastructure should be sited and designed to minimise visual impact and whenever possible:*
 - a) be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites;*
 - b) be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land;*
 - c) not be located on sites where environmental, cultural heritage, social and visual landscape values maybe compromised and*
 - d) display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape;*
- iii) In addition to the existing exemptions under the Telecommunication Act, local governments should consider exempting telecommunications infrastructure from the requirement for development approval where:*
 - a) The infrastructure has a maximum height of 30 metres from finished ground level;*
 - b) The proposal complies with the policy measures outlined in this policy; and*
 - c) The proponent has undertaken notification of the proposal in a similar manner to ‘low impact facilities’ as defined and set out in the Mobile Phone Base Station Deployment Industry Code (C564:2011);*
- iv) Telecommunications infrastructure should be located where it will facilitate continuous network coverage and/or improved telecommunications services to the community; and*
- v) Telecommunications infrastructure should be collocated and whenever possible:*
 - a) Cables and lines should be located within an existing underground conduit or duct; and*

- b) *Overhead lines and towers should be co-located with existing infrastructure and/or within existing infrastructure corridors and/or mounted on existing or proposed buildings."*

FINANCIAL IMPLICATIONS:

The Shire has charged a fee of \$416 under its adopted Planning Service Fee Schedule for this application.

PUBLIC CONSULTATION:

Council is not required to undertake community consultation for this application, although it does have the right under Sections 9.4.2 and 10.1.1 of the Scheme to undertake consultation should it wish to seek comment on the proposal and return the matter to a future meeting of Council for consideration of any received submissions, prior to making its determination.

VOTING REQUIREMENTS:

Absolute Majority

OFFICER RECOMMENDATION/ RESOLUTION:

2017/040

Moved: Cr: Bothe

Seconded: Cr Clement

That Council resolve to grant formal planning consent for the operation of a mobile phone base station upon Lot 9277 Coorow-Green Head Road, Eganu subject to compliance with the following:

Conditions:

- 1 Development shall be in accordance with the attached approved plan(s) dated 19 April 2017 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.***
- 2 Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.***
- 3 The development must access Coorow-Green Head Road at a vehicle crossover/access-point that is required to be located, constructed and maintained to the approval of the local government, with all costs met by the applicant.***
- 4 The design, construction, drainage and maintenance of the internal roads, vehicle manoeuvring and parking areas associated with the development shall be to the approval of the local government, with all costs met by the applicant.***

- 5 *The applicant is responsible to ensure that no parking of vehicles associated with the development occurs within a public carriageway, including the road verge.***
- 6 *Repairing of any damage to Coorow-Green Head Road including the surface is required by reason of use of the road in connection with the development to the approval of the local government with all costs met by the applicant.***
- 7 *The activities upon the development site shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, insect production, vibration, waste product, water or otherwise.***
- 8 *The applicant must obtain any/all necessary consent of the landowner relevant to the site and the access to the site.***

Notes:

- (a) *The applicant is advised that this planning approval does not negate the requirement for any additional approvals which may be required under separate legislation. It is the applicant's/landowner's responsibility to obtain any additional approvals required before the development/use lawfully commences.***
- (b) *All operations must be carried out in accordance with the separate requirements of the Australian Communications and Media Authority, and Australian Radiation Protection and Nuclear Safety Agency pertaining (but not limited) to electromagnetic energy.***
- (c) *The facility must be in compliance with any separate requirements of the Civil Aviation Safety Authority.***
- (d) *In relation to condition 3 the applicant is required to contact the Shire's Manager of Works & Services to confirm the Shire's minimum requirements for crossover and access upgrading, and these are to be completed to the satisfaction of the Shire prior to commencement of feedlot operations.***
- (e) *If an applicant is aggrieved by this determination there is a right pursuant to the Planning and Development Act 2005 to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.***

**CARRIED 7/0
Absolute Majority**

PROCEDURAL RESOLUTION: 2017/041

Moved: Cr Jack

Seconded: Cr Sims

That items 11.2.2 to 11.2.6 be moved en bloc

Carried 7/0

Cr Rackemann left the meeting at 5.42pm

**11.2.2 PROPOSED SHORT STAY ACCOMMODATION – 58 (LOT 633)
OCEANVIEW DRIVE, GREEN HEAD**

AUTHOR	Simon Lancaster
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	23 March 2017
FILE	ADM1276
ATTACHMENT	11.2.2(a), 11.2.2(b) and 11.2.2(c)

SUMMARY:

Council is in receipt of an application to operate a Short Stay Accommodation (Holiday Home) from 58 (Lot 633) Oceanview Drive, Green Head. The application has been advertised for public comment and two objections were received. This report recommends that conditional approval be granted to the application for a trial period of 12 months.

BACKGROUND:

58 (Lot 633) Oceanview Drive, Green Head is an 840m² property located in the South Bay subdivision. The applicant is seeking approval to use the two storey, five bedroom, two bathroom residence for short stay (holiday home) accommodation purposes. The applicant's submitted information has been included as **Attachment 11.2.2(a)**.

Figure 1 – Location Plan for 58 (Lot 633) Oceanview Drive, Green Head



COMMENT:

Short Stay Accommodation developments in Green Head have generally been supported by the Shire as it has been considered that:

- the use is primarily 'residential' in nature (i.e. occurs within a dwelling used for habitation);
- the development would not cause an inconsistency in the existing streetscape as the use of the dwelling for short stay accommodation will not require any changes to the external appearance of the building;
- such developments are generally considered to meet the objectives and requirements of the 'Short Stay Accommodation' Local Planning Policy;
- there is the ability for issues that may arise with such developments (e.g. noise, nuisance and parking) to be addressed by conditions of approval and making the approval subject to a 12 month annual renewal period whereby Council retains the right to review its approval in the event of complaint being received, or concern being raised, over the operation of the development.

Figure 2 – Aerial Photograph of 58 (Lot 633) Oceanview Drive, Green Head



Figure 3 – View looking north from Oceanview Drive towards Lot 633



Figure 4 – Panorama view looking east at rear yard area of Lot 633



STATUTORY ENVIRONMENT:

58 (Lot 633) Oceanview Drive, Green Head is zoned 'Residential R15' under Shire of Coorow Local Planning Scheme No.3 ('the Scheme').

'Short Stay Accommodation' is listed as an 'A' use within the Residential zone, this being a land use that must be advertised for comment prior to Council's determination.

Schedule 1 of Scheme No.3 defines 'Short Stay Accommodation' as being:

"means a building, or group of buildings forming a complex, designed for the accommodation of short-stay guests and which provides on-site facilities for the convenience of guests and for management of the development, where occupation by any person is limited to a maximum of

three months in any 12-month period and excludes those uses more specifically defined elsewhere.”

The *Health Act 1911* states that any building used for the accommodation of more than 6 persons is considered a lodging house:

“lodging-house means any building or structure, permanent or otherwise, and any part thereof, in which provision is made for lodging or boarding more than 6 persons, exclusive of the family of the keeper thereof, for hire or reward...”

As per this definition the proposed short stay accommodation would be required to comply with the requirements of the *Health Act 1911* in regards to maximum occupancy based on available floor area and facilities.

The Shire of Coorow Local Law for Overcrowding is also required to be adhered to which calculates maximum occupancy based on the size of each habitable room in which people will be sleeping and this is considered through site inspection by the Shire’s Manager of Regulatory Services.

STRATEGIC IMPLICATIONS:

Short stay accommodation where visitors obtain a key from an off-site facility and stay in a vacant house is becomingly increasingly common in tourism attractive areas such as coastal towns or inner city areas. It is acknowledged that this form of development can have the potential to be intrusive in permanent living suburban areas, as evidenced by the submissions received during the advertising period for this application. However, it should also be noted that the economic drivers for landowners in placing their underutilised properties on websites such as Airbnb and Stayz, and the demand for accommodation of this nature, means that local government has generally adopted a management rather than a restriction role. An article from the University of Western Australia’s ‘Future West - Australian Urbanism’ publication that discusses aspects of the Airbnb phenomenon has been provided as **Attachment 11.2.2(b)** for Councillor’s information, and whilst it largely discusses the inner city aspects, the points raised in relation to investor return and client demand are of note in understanding that short stay accommodation of this type in Green Head and Leeman is only expected to continue to increase.

Section 4.1.5 of the Leeman and Green Head Townsite Local Planning Strategy identifies that:

“Tourism will play a significant and increasingly important role in the future of Green Head. Green Head is well placed in that it can act as a destination that is close to the services located in Jurien Bay and is set in a particularly tranquil environment. Consequently, a mixture of well-located accommodation should be provided in Green Head.”

POLICY IMPLICATIONS:

Council adopted the 'Short Stay Accommodation' Local Planning Policy at its 19 May 2010, and most recently reviewed the policy at its 21 September 2016 meeting. The policy is intended to guide the assessment of applications and assist in the ongoing use and management of such developments.

The Policy has the following objectives:

- “• *To establish clear guidelines whereby Short Stay Accommodation can be permitted and controlled in residential areas.*
- *To recognise the increasing market demand for holiday accommodation and to provide operators and other stakeholders with clarity on the issues that the local government wishes to address.*
- *To encourage Short Stay Accommodation in residential dwellings in appropriate zones and locations.*
- *To ensure the proponent addresses relevant issues and suitably manages the use on an ongoing basis.*
- *To ensure that these types of uses do not compromise the amenity of residential areas or nearby residents.*
- *To promote the retention of a predominant residential character whilst augmenting tourism within the region.”*

The Policy also notes that:

“Matters to be considered in assessing, determining and renewing applications include:

- *effective on-going management;*
- *appropriate location and compatibility with adjoining/nearby uses;*
- *access and car parking; &*
- *signage.”*

It is considered that the application could, subject to the imposition of conditions of approval, and monitoring to ensure compliance with these conditions, meet with the requirements of the Shire's 'Short Stay Accommodation' Local Planning Policy.

The Shire has previously approved the following short stay accommodation applications:

(20 August 2014 Council meeting)

- 20 Thomas Street, Leeman
- 16 Bonham Street, Leeman
- 2 Craike Way, Green Head
- 3 Battersby Road, Green Head
- 23 McGilp Street, Green Head
- 32 Worthington Street, Green Head
- 36 Craike Way, Green Head
- 44 Worthington Street, Green Head
- 102 Ocean View Drive, Green Head

(17 September 2014 Council meeting)

- 1 Banksia Close, Leeman
- 4 Bonham Street, Leeman
- 6 Morcombe Road, Leeman
- 10 Thomas Street, Leeman
- 17 Agonis Street, Leeman
- 34 Bonham Street, Leeman
- 5A Hutchcraft Court, Green Head
- 10 Hodgson Parkway, Green Head

(15 October 2014 Council meeting)

- 32 Illyarrie Street, Leeman
- 15 Worthington Street, Green Head
- 26 McGilp Street, Green Head
- 50 Hunter Crescent, Green Head

(16 September 2015 Council meeting)

- 4 Battersby Road, Green Head

(16 December 2015 Council meeting)

- 24 Worthington Street, Green Head

(10 February 2016 Council meeting)

- 18 Rudduck Street, Leeman

(20 April 2016 Council meeting)

- 17 Worthington Street, Green Head

(21 September 2016 Council meeting)

- 22 Illyarrie Street, Leeman

(14 December 2016 Council meeting)

- 4 Bierman Street, Green Head
- 9 Commercial Street, Coorow

FINANCIAL IMPLICATIONS:

Applications for 'Short Stay Accommodation' are charged an application fee of \$222 under the Shire's adopted Fee Schedule to cover the cost incurred in the initial Shire inspection of the property. Approved 'Short Stay Accommodation' developments are charged an annual renewal fee of \$73 to cover Shire costs in relation to ongoing inspection, with the Shire's Local Planning Policy noting that:

- “(a) All applications will have a common expiry date of 30 June with approved sites automatically invoiced for payment of the required renewal fee. It is the responsibility of the applicant to notify the local government should the use of ‘Short Term Accommodation’ cease.*
- “(b) Should it be demonstrated that the establishment is not being appropriately managed and matters are not quickly rectified, the local*

government may not issue planning approval renewal for the on-going operation of the use.

- (c) *Authority is delegated to the Chief Executive Officer for the annual renewal of approvals provided there have been no written, author-identified complaints received during the preceding 12 month period, and there has been no change in the circumstances under which the previous approval was granted."*

PUBLIC CONSULTATION:

Section 9.4 of Scheme No.3 requires that 'Short Stay Accommodation' being an 'A' use in the 'Residential' zone must be advertised for public comment for a period of no less than 14 days.

The application was advertised for public comment from 22 February 2017 until 17 March 2017 with the following actions being undertaken inviting comment:

- Placement of an advisory sign on-site; &
- Direct notification being sent to the 6 surrounding landowners.

At the conclusion of the advertising period, 2 submissions had been received from neighbouring landowners, both objecting to the application.

A copy of the received objections have been included as **Attachment 11.2.2(c)**.

The objections relate to instances of anti-social behaviour and parking of cars and trailers, and it is suggested that were the application to be approved that it should be made subject to conditions relating to these issues. It is also suggested that correspondence to the applicant, should approval be granted, make clear that the property has been subject of complaint, and that Council will expect the applicant to ensure the conditions of approval are adhered to, and in the event that the conditions of approval are not complied with, that Council will be reviewing this matter accordingly.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION/ RESOLUTION:

2017/042

Moved: Cr Jack

Seconded: Cr Sims

That Council resolve to grant formal planning consent for short stay accommodation upon 58 (Lot 633) Oceanview Drive, Green Head subject to compliance with the following:

Conditions

- 1 The development shall be in accordance with the attached approved management statement and plan dated 19 April 2017 and subject to any modifications required as a consequence of any conditions of this approval. The endorsed management statement and plan shall not be***

modified or altered without the prior written approval of the local government.

- 2 The approval is valid for a period of 1 year after which time the application shall be considered by the Shire CEO (under the delegated authority of Council) as to any impacts arising from the operation of the development in its determination on whether to grant any extension to the approval period.*
- 3 The approval is issued only to the landowner making initial application and is not transferable to any other person or to any other land parcel. Should there be a change of land ownership in respect of which this planning approval is issued this approval shall no longer be valid.*
- 4 Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.*
- 5 The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product, vehicle parking and manoeuvring or otherwise.*
- 6 All parking of vehicles such as boats and trailers associated with the guests shall be provided for within the property boundary, and the street verge area shall be kept free of such vehicles.*
- 7 The short stay accommodation is limited to the maximum number of bedrooms and guests as determined by Shire of Coorow Local Law – Overcrowding.*
- 8 The short stay accommodation is not to be occupied by single or multiple tenants for a period of greater than 3 months at any one time.*
- 9 This planning approval does not extend to signage for the development, for which a separate application will be required.*
- 10 Prior to commencement of the proposed use, the property is required to be inspected by the local government to ensure compliance with relevant health and building legislation and standards.*

Notes

- (a) In relation to condition 2, the applicant is advised that the Shire is in receipt of complaints concerning anti-social behaviour upon the property, and the manoeuvring and parking of vehicles and trailers outside of the property boundaries. The applicant is further advised that this approval is only issued for a trial period of 12 months and the operation of this development will continue to be monitored by the Shire and should the issues previously giving rise to complaint not be adequately managed to*

the satisfaction of the Shire, then it should not be construed that further approval may be forthcoming. Operation of development without approval is subject is an offence under Section 223 of the Planning and Development Act 2005 and a person who commits an offence under this Act is liable to a penalty of \$200,000 and, in the case of a continuing offence, a further fine of \$25,000 for each day during which day the offence continues.

- (b) In relation to condition 5, the landowner is to implement and maintain reporting mechanisms for complaints concerning the operation of the development. In the event of a substantiated complaint being received the applicant is required to demonstrate mitigation response(s) to the approval of the local government. Such response(s) will be treated as conditions of approval/required modifications to the Management Statement.***
- (c) In relation to Condition 10 the applicant is advised that they are required to liaise with the Shire's Manager Regulatory Services for the undertaking of the necessary property inspection.***
- (d) The applicant is advised that this planning approval does not negate the requirement for any additional approvals which may be required under separate legislation including but not limited to the following where required, Building Code of Australia, Building Regulations 2012 and Health Act 1911. It is the applicant's/landowner's responsibility to obtain any additional approvals required before the development/use lawfully commences.***
- (e) Should the applicant be aggrieved by the decision of the Council (in part or whole) there is a right pursuant to the Planning and Development Act 2005 to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of the decision.***

**CARRIED 6/0
Simple Majority**

11.2.3 PROPOSED SHORT STAY ACCOMODATION – 27 (LOT 722) PETHICK LOOP, GREEN HEAD

AUTHOR	Simon Lancaster
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	4 April 2017
FILE	A1525
ATTACHMENT	11.2.3(a) and 11.2.3(b)

SUMMARY:

Council is in receipt of an application to operate a Short Stay Accommodation (Holiday Home) from 27 (Lot 722) Pethick Loop, Green Head. The application has been advertised for public comment and this report recommends that conditional approval be granted.

BACKGROUND:

27 (Lot 722) Pethick Loop, Green Head is a 703m² property located in the South Bay subdivision. The applicant is seeking approval to use the single storey, four bedroom, two bathroom residence for short stay (holiday home) accommodation purposes. The applicant's submitted information has been included as **Attachment 11.2.3(a)**.

Figure 1 – Location Plan for 27 (Lot 722) Pethick Loop, Green Head



COMMENT:

Short Stay Accommodation developments in Green Head have generally been supported by the Shire as it has been considered that:

- the use is primarily 'residential' in nature (i.e. occurs within a dwelling used for habitation);
- the development would not cause an inconsistency in the existing streetscape as the use of the dwelling for short stay accommodation will not require any changes to the external appearance of the building;
- such developments are generally considered to meet the objectives and requirements of the 'Short Stay Accommodation' Local Planning Policy;
- there is the ability for issues that may arise with such developments (e.g. noise, nuisance and parking) to be addressed by conditions of approval and making the approval subject to a 12 month annual renewal period whereby Council retains the right to review its approval in the event of complaint being received, or concern being raised, over the operation of the development.

Figure 2 – Aerial Photograph of 27 (Lot 722) Pethick Loop, Green Head



Figure 3 – View looking east from Pethick Loop towards Lot 722



Figure 4 – Panorama view looking south-west at rear yard area of Lot 722



STATUTORY ENVIRONMENT:

27 (Lot 722) Pethick Loop, Green Head is zoned 'Residential R15' under the Shire of Coorow Local Planning Scheme No.3.

As per Agenda Report 11.2.2

STRATEGIC IMPLICATIONS:

As per Agenda Report 11.2.2

POLICY IMPLICATIONS:

As per Agenda Report 11.2.2

FINANCIAL IMPLICATIONS:

As per Agenda Report 11.2.2

PUBLIC CONSULTATION:

Section 9.4 of Scheme No.3 requires that 'Short Stay Accommodation' being an 'A' use in the 'Residential' zone must be advertised for public comment for a period of not less than 14 days.

The application was advertised for public comment from 13 March 2017 until 3 April 2017 with the following actions being undertaken inviting comment:

- Placement of an advisory sign on-site; &
- Direct notification being sent to the 6 surrounding landowners.

At the conclusion of the advertising period, 1 submission had been received, from the developer of the South Bay Estate, expressing indifference to the application.

A copy of the received submission has been included as **Attachment 11.2.3(b)**.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION/ RESOLUTION:

2017/042

Moved: Cr Jack

Seconded: Cr Sims

That Council resolve to grant formal planning consent for short stay accommodation upon 27 (Lot 722) Pethick Loop, Green Head subject to compliance with the following:

Conditions

- 1 The development shall be in accordance with the attached approved management statement and plan dated 19 April 2017 and subject to any modifications required as a consequence of any conditions of this approval. The endorsed management statement and plan shall not be modified or altered without the prior written approval of the local government.***
- 2 The approval is valid for a period of 1 year after which time the application shall be considered by the Shire CEO (under the delegated authority of Council) as to any impacts arising from the operation of the development in its determination on whether to grant any extension to the approval period.***
- 3 The approval is issued only to the landowner making initial application and is not transferable to any other person or to any other land parcel. Should there be a change of land ownership in respect of which this planning approval is issued this approval shall no longer be valid.***

- 4 Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.**
- 5 The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product, vehicle parking and manoeuvring or otherwise.**
- 6 All parking of vehicles such as boats and trailers associated with the guests shall be provided for within the property boundary, and the street verge area shall be kept free of such vehicles.**
- 7 The short stay accommodation is limited to the maximum number of bedrooms and guests as determined by Shire of Coorow Local Law – Overcrowding.**
- 8 The short stay accommodation is not to be occupied by single or multiple tenants for a period of greater than 3 months at any one time.**
- 9 This planning approval does not extend to signage for the development, for which a separate application will be required.**
- 10 Prior to commencement of the proposed use, the property is required to be inspected by the local government to ensure compliance with relevant health and building legislation and standards.**

Notes

- (a) In relation to condition 5, the landowner is to implement and maintain reporting mechanisms for complaints concerning the operation of the development. In the event of a substantiated complaint being received the applicant is required to demonstrate mitigation response(s) to the approval of the local government. Such response(s) will be treated as conditions of approval/required modifications to the Management Statement.**
- (b) In relation to Condition 10 the applicant is advised that they are required to liaise with the Shire's Manager Regulatory Services for the undertaking of the necessary property inspection.**
- (c) The applicant is advised that this planning approval does not negate the requirement for any additional approvals which may be required under separate legislation including but not limited to the following where required, Building Code of Australia, Building Regulations 2012 and Health Act 1911. It is the applicant's/landowner's responsibility to obtain any additional approvals required before the development/use lawfully commences.**
- (d) Should the applicant be aggrieved by the decision of the Council (in part or whole) there is a right pursuant to the Planning and Development Act 2005**

to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of the decision.

That Council issue delegated authority to the Shire CEO to determine applications for short stay accommodation (holiday home) developments, that are in accordance with Council Policy, and where no written, author-identified objections have been received during the advertising period.

***CARRIED 6/0
Simple Majority***

11.2.4 PROPOSED SHORT STAY ACCOMMODATION – 8 (LOT 782) HODGSON PARKWAY, GREEN HEAD

AUTHOR	Simon Lancaster
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	7 April 2017
FILE	A1477
ATTACHMENT	11.2.4(a) and 11.2.4(b)

SUMMARY:

Council is in receipt of an application to operate a Short Stay Accommodation (Holiday Home) from 8 (Lot 782) Hodgson Parkway, Green Head. The application has been advertised for public comment and this report recommends that conditional approval be granted.

BACKGROUND:

8 (Lot 782) Hodgson Parkway, Green Head is a 603m² property located in the South Bay subdivision. The applicant is seeking approval to use the single storey, four bedroom, two bathroom residence for short stay (holiday home) accommodation purposes. The applicant's submitted information has been included as **Attachment 11.2.4(a)**.

Figure 1 – Location Plan for 8 (Lot 782) Hodgson Parkway, Green Head



COMMENT:

Short Stay Accommodation developments in Green Head have generally been supported by the Shire as it has been considered that:

- the use is primarily 'residential' in nature (i.e. occurs within a dwelling used for habitation);
- the development would not cause an inconsistency in the existing streetscape as the use of the dwelling for short stay accommodation will not require any changes to the external appearance of the building;
- such developments are generally considered to meet the objectives and requirements of the 'Short Stay Accommodation' Local Planning Policy;
- there is the ability for issues that may arise with such developments (e.g. noise, nuisance and parking) to be addressed by conditions of approval and making the approval subject to a 12 month annual renewal period whereby Council retains the right to review its approval in the event of complaint being received, or concern being raised, over the operation of the development.

Figure 2 – Aerial Photograph of 8 (Lot 782) Hodgson Parkway, Green Head



Figure 3 – View looking south-east from Pethick Loop towards Lot 782



STATUTORY ENVIRONMENT:

8 (Lot 782) Hodgson Parkway, Green Head is zoned 'Residential R15' under the Shire of Coorow Local Planning Scheme No.3.

As per Agenda Report 11.2.2

STRATEGIC IMPLICATIONS:

As per Agenda Report 11.2.2

POLICY IMPLICATIONS:

As per Agenda Report 11.2.2

FINANCIAL IMPLICATIONS:

As per Agenda Report 11.2.2

PUBLIC CONSULTATION:

Section 9.4 of Scheme No.3 requires that 'Short Stay Accommodation' being an 'A' use in the 'Residential' zone must be advertised for public comment for a period of not less than 14 days.

The application was advertised for public comment from 16 March 2017 until 6 April 2017 with the following actions being undertaken inviting comment:

- Placement of an advisory sign on-site; &
- Direct notification being sent to the 6 surrounding landowners.

At the conclusion of the advertising period 1 submission had been received, in support of the application.

A copy of the received submission has been included as **Attachment 11.2.4(b)**.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION/ RESOLUTION:

2017/042

Moved: Cr Jack

Seconded: Cr Sims

That Council resolve to grant formal planning consent for short stay accommodation upon 8 (Lot 782) Hodgson Parkway, Green Head subject to compliance with the following:

Conditions

- 1 The development shall be in accordance with the attached approved management statement and plan dated 19 April 2017 and subject to any modifications required as a consequence of any conditions of this approval. The endorsed management statement and plan shall not be modified or altered without the prior written approval of the local government.***

- 2 *The approval is valid for a period of 1 year after which time the application shall be considered by the Shire CEO (under the delegated authority of Council) as to any impacts arising from the operation of the development in its determination on whether to grant any extension to the approval period.***
- 3 *The approval is issued only to the landowner making initial application and is not transferable to any other person or to any other land parcel. Should there be a change of land ownership in respect of which this planning approval is issued this approval shall no longer be valid.***
- 4 *Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.***
- 5 *The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product, vehicle parking and manoeuvring or otherwise.***
- 6 *All parking of vehicles such as boats and trailers associated with the guests shall be provided for within the property boundary, and the street verge area shall be kept free of such vehicles.***
- 7 *The short stay accommodation is limited to the maximum number of bedrooms and guests as determined by Shire of Coorow Local Law – Overcrowding.***
- 8 *The short stay accommodation is not to be occupied by single or multiple tenants for a period of greater than 3 months at any one time.***
- 9 *This planning approval does not extend to signage for the development, for which a separate application will be required.***
- 10 *Prior to commencement of the proposed use, the property is required to be inspected by the local government to ensure compliance with relevant health and building legislation and standards.***

Notes

- (a) *In relation to condition 5, the landowner is to implement and maintain reporting mechanisms for complaints concerning the operation of the development. In the event of a substantiated complaint being received the applicant is required to demonstrate mitigation response(s) to the approval of the local government. Such response(s) will be treated as conditions of approval/required modifications to the Management Statement.***

- (b) In relation to Condition 10 the applicant is advised that they are required to liaise with the Shire's Manager Regulatory Services for the undertaking of the necessary property inspection.***
- (c) The applicant is advised that this planning approval does not negate the requirement for any additional approvals which may be required under separate legislation including but not limited to the following where required, Building Code of Australia, Building Regulations 2012 and Health Act 1911. It is the applicant's/landowner's responsibility to obtain any additional approvals required before the development/use lawfully commences.***
- (d) Should the applicant be aggrieved by the decision of the Council (in part or whole) there is a right pursuant to the Planning and Development Act 2005 to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of the decision.***

That Council issue delegated authority to the Shire CEO to determine applications for short stay accommodation (holiday home) developments, that are in accordance with Council Policy, and where no written, author-identified objections have been received during the advertising period.

***CARRIED 6/0
Simple Majority***

11.2.5 PROPOSED SHORT STAY ACCOMMODATION – 9 (LOT 88) SPENCER STREET, LEEMAN SHORT STAY

AUTHOR	Simon Lancaster
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	27 March 2017
FILE	A549
ATTACHMENT	11.2.5

SUMMARY:

Council is in receipt of an application to operate a Short Stay Accommodation (Holiday Home) from 9 (Lot 88) Spencer Street, Leeman. The application has been advertised for public comment and this report recommends that conditional approval be granted.

BACKGROUND:

9 (Lot 88) Spencer Street, Leeman is a 1,012m² property located opposite the Leeman Primary School. The applicant is seeking approval to use the single storey, two bedroom, one bathroom residence for short stay (holiday home) accommodation purposes. The applicant's submitted information has been included as **Attachment 11.2.5**.

Figure 1 – Location Plan for 9 (Lot 88) Spencer Street, Leeman



COMMENT:

Short Stay Accommodation developments in Leeman have generally been supported by the Shire as it has been considered that:

- the use is primarily 'residential' in nature (i.e. occurs within a dwelling used for habitation);

- the development would not cause an inconsistency in the existing streetscape as the use of the dwelling for short stay accommodation will not require any changes to the external appearance of the building;
- such developments are generally considered to meet the objectives and requirements of the 'Short Stay Accommodation' Local Planning Policy;
- there is the ability for issues that may arise with such developments (e.g. noise, nuisance and parking) to be addressed by conditions of approval and making the approval subject to a 12 month annual renewal period whereby Council retains the right to review its approval in the event of complaint being received, or concern being raised, over the operation of the development.

Figure 2 – Aerial Photograph of 9 (Lot 88) Spencer Street, Leeman



Figure 3 – View looking north-east from Spencer Street towards Lot 88



STATUTORY ENVIRONMENT:

9 (Lot 88) Spencer Street, Leeman is zoned 'Residential R15' under the Shire of Coorow Local Planning Scheme No.3.

As per Agenda Report 11.2.2

STRATEGIC IMPLICATIONS:

Section 3.1.6 of the Leeman and Green Head Townsite Local Planning Strategy (2012) notes that tourism will play a growing role in the economic development of Leeman, and the provision of an appropriate supply of a diversity of accommodation types is crucial in this regard.

Short stay accommodation where visitors obtain a key from an off-site facility and stay in a vacant house is becoming increasingly common in tourism attractive areas such as coastal towns or inner city areas. It is acknowledged that this form of development can have the potential to be intrusive in permanent living suburban areas. However, it is also noted that the economic drivers for landowners in placing their underutilised properties on websites such as Airbnb and Stayz, and the demand for accommodation of this nature, particularly in coastal towns, means that local government has generally adopted a management rather than a restriction role, and short stay accommodation of this type in Green Head and Leeman is only expected to continue to increase.

The Australian Coastal Councils Association is currently conducting a survey on the impact of short-term online rental services, such as Airbnb, Stayz and similar platforms, on coastal communities. The survey was developed to inform and assist local governments to address the issues arising from the rapid growth in listed short stay properties, that can include compliance with minimum building, health and fire requirements, and achieve equity in how this form of short stay development is assessed, regulated and inspected when compared to more traditional holiday rental operators, such as hotels, caravan parks and bed and breakfasts.

POLICY IMPLICATIONS:

As per Agenda Report 11.2.2

FINANCIAL IMPLICATIONS:

As per Agenda Report 11.2.2

PUBLIC CONSULTATION:

Section 9.4 of Scheme No.3 requires that 'Short Stay Accommodation' being an 'A' use in the 'Residential' zone must be advertised for public comment for a period of not less than 14 days.

The application was advertised for public comment from 22 February 2017 until 17 March 2017 with the following actions being undertaken inviting comment:

- Placement of an advisory sign on-site; &
- Direct notification being sent to the 5 surrounding landowners.

At the conclusion of the advertising period, no submissions had been received.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION/ RESOLUTION:

2017/042

Moved: Cr Jack

Seconded: Cr Sims

That Council resolve to grant formal planning consent for short stay accommodation upon 9 (Lot 88) Spencer Street, Leeman subject to compliance with the following:

Conditions

- 1 The development shall be in accordance with the attached approved management statement and plan dated 19 April 2017 and subject to any modifications required as a consequence of any conditions of this approval. The endorsed management statement and plan shall not be modified or altered without the prior written approval of the local government.***
- 2 The approval is valid for a period of 1 year after which time the application shall be considered by the Shire CEO (under the delegated authority of Council) as to any impacts arising from the operation of the development in its determination on whether to grant any extension to the approval period.***
- 3 The approval is issued only to the landowner making initial application and is not transferable to any other person or to any other land parcel. Should there be a change of land ownership in respect of which this planning approval is issued this approval shall no longer be valid.***
- 4 Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.***
- 5 The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product, vehicle parking and manoeuvring or otherwise.***
- 6 All parking of vehicles such as boats and trailers associated with the guests shall be provided for within the property boundary, and the street verge area shall be kept free of such vehicles.***
- 7 The short stay accommodation is limited to the maximum number of bedrooms and guests as determined by Shire of Coorow Local Law – Overcrowding.***
- 8 The short stay accommodation is not to be occupied by single or multiple tenants for a period of greater than 3 months at any one time.***

- 9 *This planning approval does not extend to signage for the development, for which a separate application will be required.*
- 10 *Prior to commencement of the proposed use, the property is required to be inspected by the local government to ensure compliance with relevant health and building legislation and standards.*

Notes

- (a) *In relation to condition 5, the landowner is to implement and maintain reporting mechanisms for complaints concerning the operation of the development. In the event of a substantiated complaint being received the applicant is required to demonstrate mitigation response(s) to the approval of the local government. Such response(s) will be treated as conditions of approval/required modifications to the Management Statement.*
- (b) *In relation to Condition 10 the applicant is advised that they are required to liaise with the Shire's Manager Regulatory Services for the undertaking of the necessary property inspection.*
- (c) *The applicant is advised that this planning approval does not negate the requirement for any additional approvals which may be required under separate legislation including but not limited to the following where required, Building Code of Australia, Building Regulations 2012 and Health Act 1911. It is the applicant's/landowner's responsibility to obtain any additional approvals required before the development/use lawfully commences.*
- (d) *Should the applicant be aggrieved by the decision of the Council (in part or whole) there is a right pursuant to the Planning and Development Act 2005 to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of the decision.*

That Council issue delegated authority to the Shire CEO to determine applications for short stay accommodation (holiday home) developments, that are in accordance with Council Policy, and where no written, author-identified objections have been received during the advertising period.

**CARRIED 6/0
Simple Majority**

11.2.6 PROPOSED SHORT STAY ACCOMMODATION – 12 (LOT 223) BONHAM STREET, LEEMAN SHORT STAY

AUTHOR	Simon Lancaster
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	27 March 2017
FILE	A584
ATTACHMENT	11.2.6

SUMMARY:

Council is in receipt of an application to operate a Short Stay Accommodation (Holiday Home) from 12 (Lot 223) Bonham Street, Leeman. The application has been advertised for public comment and this report recommends that conditional approval be granted.

BACKGROUND:

12 (Lot 223) Bonham Street, Leeman is a 1,012m² property. The applicant is seeking approval to use the single storey, three bedroom, one bathroom residence for short stay (holiday home) accommodation purposes. The applicant's submitted information has been included as **Attachment 11.2.6**.

Figure 1 – Location Plan for 12 (Lot 223) Bonham Street, Leeman



COMMENT:

Short Stay Accommodation developments in Leeman have generally been supported by the Shire as it has been considered that:

- the use is primarily 'residential' in nature (i.e. occurs within a dwelling used for habitation);

- the development would not cause an inconsistency in the existing streetscape as the use of the dwelling for short stay accommodation will not require any changes to the external appearance of the building;
- such developments are generally considered to meet the objectives and requirements of the 'Short Stay Accommodation' Local Planning Policy;
- there is the ability for issues that may arise with such developments (e.g. noise, nuisance and parking) to be addressed by conditions of approval and making the approval subject to a 12 month annual renewal period whereby Council retains the right to review its approval in the event of complaint being received, or concern being raised, over the operation of the development.

Figure 2 – Aerial Photograph of 12 (Lot 223) Bonham Street, Leeman



Figure 3 – View looking south-east from Bonham Street towards Lot 223



STATUTORY ENVIRONMENT:

12 (Lot 223) Bonham Street, Leeman is zoned 'Residential R15' under the Shire of Coorow Local Planning Scheme No.3.

As per Agenda Report 11.2.2

STRATEGIC IMPLICATIONS:

As per Agenda Report 11.2.2

POLICY IMPLICATIONS:

As per Agenda Report 11.2.2

FINANCIAL IMPLICATIONS:

As per Agenda Report 11.2.2

PUBLIC CONSULTATION:

Section 9.4 of Scheme No.3 requires that 'Short Stay Accommodation' being an 'A' use in the 'Residential' zone must be advertised for public comment for a period of not less than 14 days.

The application was advertised for public comment from 24 February 2017 until 17 March 2017 with the following actions being undertaken inviting comment:

- Placement of an advisory sign on-site; &
- Direct notification being sent to the 9 surrounding landowners.

At the conclusion of the advertising period, no submissions had been received.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION/ RESOLUTION:

2017/042

Moved: Cr Jack

Seconded: Cr Sims

That Council resolve to grant formal planning consent for short stay accommodation upon 12 (Lot 223) Bonham Street, Leeman subject to compliance with the following:

Conditions

- 1 The development shall be in accordance with the attached approved management statement and plan dated 19 April 2017 and subject to any modifications required as a consequence of any conditions of this approval. The endorsed management statement and plan shall not be modified or altered without the prior written approval of the local government.***
- 2 The approval is valid for a period of 1 year after which time the application shall be considered by the Shire CEO (under the delegated authority of***

Council) as to any impacts arising from the operation of the development in its determination on whether to grant any extension to the approval period.

- 3 The approval is issued only to the landowner making initial application and is not transferable to any other person or to any other land parcel. Should there be a change of land ownership in respect of which this planning approval is issued this approval shall no longer be valid.**
- 4 Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.**
- 5 The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product, vehicle parking and manoeuvring or otherwise.**
- 6 All parking of vehicles such as boats and trailers associated with the guests shall be provided for within the property boundary, and the street verge area shall be kept free of such vehicles.**
- 7 The short stay accommodation is limited to the maximum number of bedrooms and guests as determined by Shire of Coorow Local Law – Overcrowding.**
- 8 The short stay accommodation is not to be occupied by single or multiple tenants for a period of greater than 3 months at any one time.**
- 9 This planning approval does not extend to signage for the development, for which a separate application will be required.**
- 10 Prior to commencement of the proposed use, the property is required to be inspected by the local government to ensure compliance with relevant health and building legislation and standards.**

Notes

- (a) In relation to condition 5, the landowner is to implement and maintain reporting mechanisms for complaints concerning the operation of the development. In the event of a substantiated complaint being received the applicant is required to demonstrate mitigation response(s) to the approval of the local government. Such response(s) will be treated as conditions of approval/required modifications to the Management Statement.**
- (b) In relation to Condition 10 the applicant is advised that they are required to liaise with the Shire's Manager Regulatory Services for the undertaking of the necessary property inspection.**

- (c) The applicant is advised that this planning approval does not negate the requirement for any additional approvals which may be required under separate legislation including but not limited to the following where required, Building Code of Australia, Building Regulations 2012 and Health Act 1911. It is the applicant's/landowner's responsibility to obtain any additional approvals required before the development/use lawfully commences.***
- (d) Should the applicant be aggrieved by the decision of the Council (in part or whole) there is a right pursuant to the Planning and Development Act 2005 to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of the decision.***

That Council issue delegated authority to the Shire CEO to determine applications for short stay accommodation (holiday home) developments, that are in accordance with Council Policy, and where no written, author-identified objections have been received during the advertising period.

***CARRIED 6/0
Simple Majority***

Cr Rackemann returned to the meeting at 5.43pm

11.2.7 PROPOSED FEEDLOT – LOT 10804 COOROW-GREENHEAD ROAD, WARRADARGE

AUTHOR	Simon Lancaster
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	31 March 2017
FILE	A263
ATTACHMENT	11.2.7(a) and 11.2.7(b)

SUMMARY:

Council gave conditional approval for a 3,000 head cattle feedlot to operate from Lot 10804 Coorow-Green Head Road, Warradarge at its 15 February 2017 meeting. The applicant is now seeking Council's consideration for an amendment to the application to allow for 12,000 head.

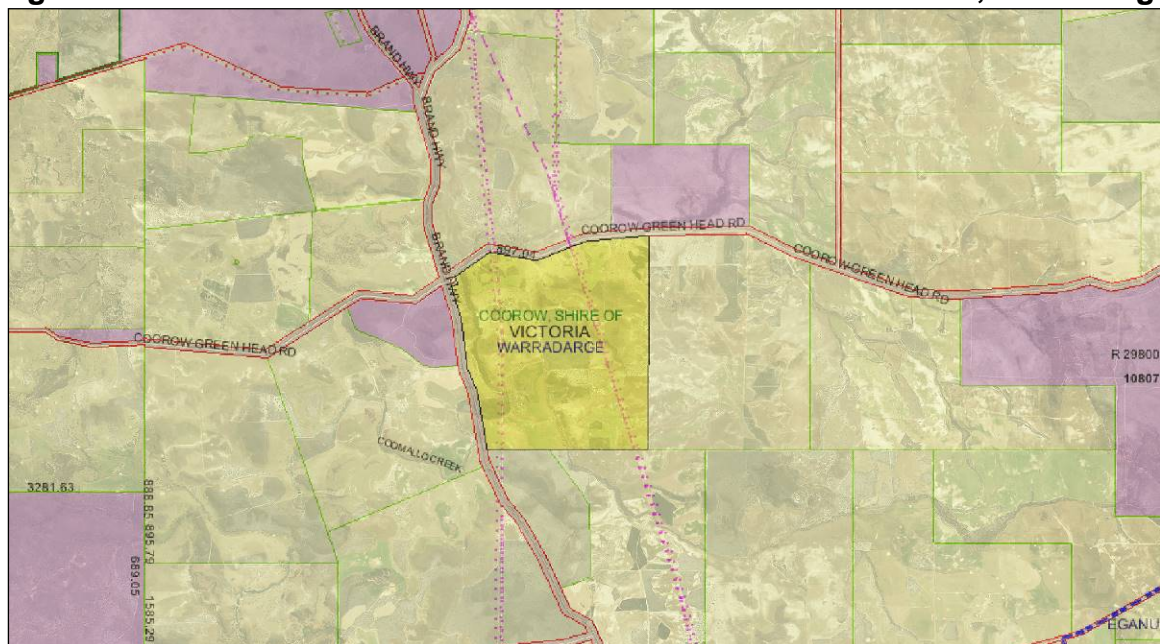
BACKGROUND:

Lot 10804 'Erim Downs' is an undulating 1,969.8ha farming property located south-east of the Brand Highway and Coorow-Green Head intersection.

Lot 10804 is bordered to the west by the Brand Highway (4.19km frontage) and to the north by Coorow-Green Head Road (4.09km frontage).

The property is predominantly cleared, with pockets of remnant vegetation on hilltops and along watercourses. The property contains a residence in the south-west corner that has driveway access onto the Brand Highway.

Figure 1 - Location Plan for Lot 10804 Coorow-Green Head Road, Warradarge



The Dampier to Bunbury Natural Gas Pipeline and the 330Kv powerline, and their accompanying easements, run north-south through Lot 10804.

COMMENT:

Council considered an application at its 15 February 2017 meeting to establish a 3,000 head live export cattle depot in the north-eastern corner of Lot 10804, comprising 20 (4,500m²) pens capable of holding 150 cattle in each pen (30m² per head). The pens would be serviced by bore-fed sprinkler system to suppress dust, and lined with clay to a depth of 0.03m to prevent seepage of effluent into the superficial aquifer.

It was also proposed to site worker accommodation to the east of the feedlot. The feedlot was anticipated to employ 4 permanent workers, and casual workers as required. The feedlot would have indirect benefits to the local economy also through its demand for feed and fodder.

A clay-lined holding pond was proposed to be developed to the north of the feedlot area to capture and store run-off, where following summer evaporation the residual effluent would be spread over the 1,600ha pasture area upon Lot 10804.

The development would be accessed off the Coorow-Green Head Road, approximately 3km east of the Brand Highway intersection. Vehicle movements are anticipated to be 8 livestock road train movements per week, and 3 grain/fodder heavy vehicle movements per week.

The proposed feedlot would not require clearing of native vegetation.

The applicant is now seeking Council's consideration for the amendment of the application to enable 12,000 head cattle to be kept at the feedlot, as follows:

"nothing had change from the original approval we got approve by the shire (same site same entrance same size of the site) the only thing that we ask the shire to amend is the caring capacity to 12,000 head.

The industry standard is 9sqm per head as CC, we are planning on giving extra 1sqm per head witch make it 10sqm a head.

The benefit for the local community is that we will create extra job for the local people and will purchase larger quantity of feed from the local producer (hay, grain etc).

We lodge our application to the Environment department for this plans and its look like we going to be approve by the end of the week.

Attached is the feedlot layout.

The pens size are 60m by 50m (3,000m²)

20 pens in each side total of 40 pens.

The two green mark are influent dams/ponds

The blacks marks are two shed (hay, generator and mill sheds)

The brown marks are the entrance road from Greenhead-Coorow road.

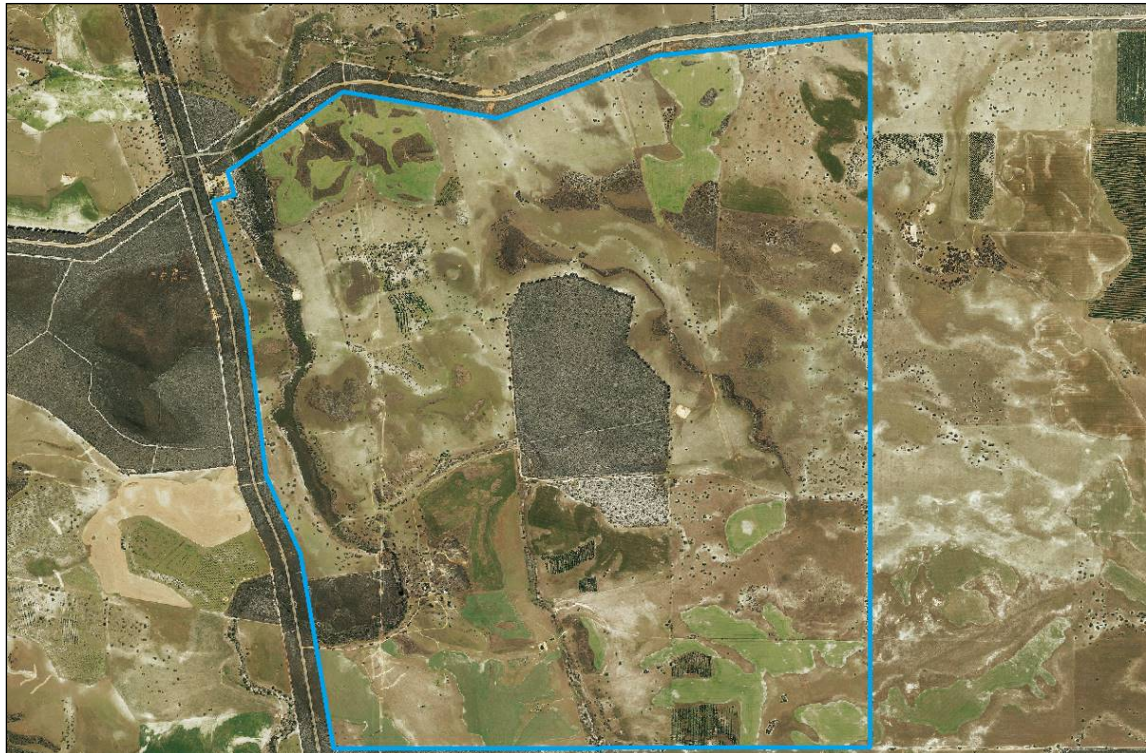
The blue marks are 4 water tanks.

At the end of the entrance drive way is the induction yard.”

A copy of the applicant’s additional site plan has been included as **Attachment 11.2.7(a)**.

A copy of the applicant’s originally submitted information has been included as **Attachment 11.2.7(b)**.

Figure 2 – Aerial Photograph of Lot 10804 Coorow-Green Head Road, Warradarge



The ‘Guidance for the assessment of environmental factors – separation distances between industrial and sensitive land uses’ (2005) prepared by the Environmental Protection Authority lists noise, dust and odour as potential impacts arising from animal feedlots and prescribes a buffer distance of 1-2km dependent upon the size of the operation. Excluding the proposed worker accommodation, the feedlot development would be located approximately 2.2km south-east of the nearest residence.

STATUTORY ENVIRONMENT:

Lot 10804 Coorow-Green Head Road, Warradarge is zoned ‘Rural’ under Shire of Coorow Local Planning Scheme No.3 (‘the Scheme’).

Section 4.2.7 of the Scheme list the objective of the ‘Rural’ zone as being:

“The objective of the Rural Zone is to provide for a range of rural pursuits such as broadacre and diversified farming which are compatible with the

capability of the land and retain the rural character and amenity of the locality.”

The proposed development of a feedlot would meet the land use definition of ‘Animal Husbandry-Intensive’. Schedule 1 of the Scheme defines ‘Animal Husbandry-Intensive’ as

“means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots”.

‘Animal Husbandry-Intensive’ is listed in Table 1 of the Scheme within the ‘Rural’ zone as a use that must be advertised prior to being considered by Council.

Portions of Section 10.2 ‘Matters to be considered by local government’ of the Scheme may be considered relevant to this application:

“10.2 The local government in considering an application for planning approval is to have due regard to such of the following matters as are in the opinion of the local government relevant to the use or development the subject of the application:...

(a) The aims and provision of the Scheme;

...(e) any relevant policy or strategy of the Commission and any relevant policy adopted by the Government of the State;...

...(i) the compatibility of a use or development with its setting;...

... (l) the likely effect of the proposal on the natural environment and any means that are proposed to protect or to mitigate impacts on the natural environment;

(m) whether the land to which the application relates is unsuitable for the proposal by reason of it being, or being likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire or any other risk;

(n) the preservation of the amenity of the locality;

(o) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;

(p) whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles;

(q) the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;...

... (v) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;

(w) whether the proposal is likely to cause soil erosion or land degradation;...

...(y) any relevant submissions received on the application;

(z) *any other planning consideration the local government considers relevant."*

In addition to the approval of Council, the applicant is required to separately obtain a works approval from the Department of Environment Regulation as the feedlot is proposed to exceed 500 head.

STRATEGIC IMPLICATIONS:

The Shire of Coorow Local Planning Strategy (2015) identifies a role for the Shire in leveraging agricultural diversification opportunities through promoting and accommodating such uses in the Rural zone where there are acceptable impacts.

Section 5.5 of the Strategy notes that the Shire's economy and employment continue to be underpinned by agriculture, and an application for a feedlot, with its creation of additional jobs, and demand for feed from the surrounding district can be viewed as contributing to this economy:

"The Shire's economic base remains firmly centred on agriculture according to the ABS, with almost a third of all employed people in the Shire involved with sheep, beef cattle and grain farming compared to approximately 1% of peoples in Western Australia. The broader category of agriculture, forestry, and fishing employs over half of the workforce in the Shire.

Beyond this industry, employment industries are much less concentrated – with those in school education and local government administration the next major categories of 6-8% each. Despite the area's reputation as a cray fishing hub, less than 5% of employed people identified fishing as their industry of employment, with similar amounts (4%) in metal ore mining.

The rock lobster and fishing industry was previously a major employment generator; however this has been significantly pared back over the previous decade due to substantially reduced catch limits and tighter licensing arrangements. Similarly, mining and related industries have suffered in the Shire due to the effective closure of the Eneabba sand mines.

In addition to these industries, it is clear a number of people are employed in tourism and hospitality related tasks, such as managing accommodation or working in the limited retail/service offerings in the Shire or operating tours.

While slightly less than a third of people identified their employment industry as sheep, beef or grain, it is likely that this industry is indirectly responsible for a much higher proportion of employment in the Shire. Other industries such as construction, retail trade, education, and transport also contribute to the employment profile of the Shire."

The 'Guidelines for the Environmental Management of Beef Cattle Feedlots in Western Australia' (2004) was prepared jointly by the Department of Agriculture & Food, and the Department of Environment Regulation to provide guidance on management of feedlot operations. The Guidelines identify that disposal of nutrient rich wastewater, odour, dust, noise and insects can be the potential problems that need to be addressed through appropriate siting and management.

The Guidelines make the following observations relevant to odour and dust:

4.6 Odour Control

Odour can be a major problem with cattle feedlots if appropriate control measures are not undertaken. Odours are produced by feedlots through decomposition of manure and spilt feedstuffs. They are particularly noticeable where waste is stored before treatment or where treatment systems become overloaded. The proximity of cattle feedlots to urban areas (especially upwind), the number of cattle, climatic conditions and the management of waste products are factors that influence the production of unpleasant odours and the likelihood of complaints.

The following techniques should be considered to reduce odour problems:

- maintain low stocking densities especially in high rainfall areas;*
- clean pens regularly to avoid excessive accumulation of manure in feedlot pens;*
- maintain cleanliness in feeding facilities and avoid accumulation of spilt feed and manure around feed and water troughs and under fencelines;*
- spread manure as often as practicable after collection;*
- spread manure evenly in a pre-planned manner avoiding patchy distribution on pasture or cropland;*
- incorporate manure into soil on cropping areas as soon as practicable after application;*
- apply manure early in the day (i.e. late morning) when air is warming and rising and diluting odours, rather than late in the day when air is settling, cooling and concentrating odours;*
- spread manure on a cool day when odour production is lower; and*
- spread all the manure in as short a time as possible.*

Whenever possible, avoid spreading manure on the weekends or holidays particularly on sites with holiday-makers nearby. Spread manure on still days when wind will not carry odours or manure particles into public places, roads or neighbouring land.

4.7 Dust Control

Feedlots with cattle at low stocking densities can become very dusty during summer and cause a nuisance to neighbouring properties. In addition, stock trucks entering and leaving the feedlot, especially early in the morning or late at night, can annoy nearby residents and cause dust problems on unsealed roads.

The following techniques should be considered to reduce dust problems:

- maintain pen surfaces to remove loose manure build up;*
- encourage development of a hard surfaced feedlot pad;*
- water internal roads and other trafficked areas within the confines of the feedlot as required;*
- use soil amendment, water sprays or water cannons for dust control in pens;*
- maintain grass cover where possible around the feedlot site; and*
- plant trees as windbreaks in appropriate positions to reduce impact of prevailing winds.”*

The ‘National Guidelines for Beef Cattle Feedlots in Australia’ (2012) was prepared by Meat & Livestock Australia in association with the Australian Lot Feeder’s Association and the Feedlot Industry Accreditation Committee.

The National Guidelines provides further comment upon the issue of amenity impacts (particularly in relation to air quality), water management (within Appendix A of the National Guidelines), measurement of buffer distances (Appendix B of the National Guidelines) and waste management (Appendices C, D & E of the National Guidelines).

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

The Shire charged a fee of \$1,600 under its adopted Planning Service Fee Schedule for the assessment of the original application.

PUBLIC CONSULTATION:

The original 3,000 head cattle feedlot application was advertised for public comment from 19 December 2016 until 20 January 2017 with the following actions being undertaken inviting comment:

- placement of an advisory sign on-site;
- direct notification being sent to the 9 landowners within 5km of the proposed feedlot location;
- direct notification being sent to Alinta Energy, ATCO Gas, Dampier Bunbury Natural Gas Pipeline, Department of Aboriginal Affairs, Department of Agriculture & Food, Department of Environment Regulation, Department of Fire & Emergency Services, Department of Health, Department of Parks & Wildlife, Department of Water, Main Roads WA, Telstra, Water Corporation and Western Power;
- information relating to the proposal was made available for viewing at the Leeman Shire office.

At the conclusion of the advertising period, 11 submissions had been received, with 3 of these from neighbouring landowners, and 8 from government agencies, none of which were in objection to the proposal.

A copy of the received submissions was provided to Councillors as an attachment to the 15 February 2017 Council Agenda.

A Schedule of Submissions that identified the respondents, the nature of their submissions, and provided individual comment upon the raised issues was provided to Councillors as an attachment to the 15 February 2017 Council Agenda.

Following due consideration of the application, and the issues raised in the received submissions, Council resolved at its 15 February 2017 meeting as follows:

“That Council resolve to grant formal planning consent for the operation of a feedlot upon Lot 10804 Coorow-Green Head Road, Warradarge subject to compliance with the following:

Conditions:

- 1 Development shall be subject to any modifications required as a consequence of any condition(s) of this approval.*
- 2 Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.*
- 3 The development must access Coorow-Green Head Road at a vehicle crossover/access-point that is required to be located, constructed and maintained to the approval of the local government, with all costs met by the applicant.*
- 4 The design, construction, drainage and maintenance of the internal roads, vehicle manoeuvring and parking areas associated with the development shall be to the approval of the local government, with all costs met by the applicant.*
- 5 The applicant is responsible to ensure that no parking of vehicles associated with the development occurs within a public carriageway, including the road verge.*
- 6 The installation of warning/safety signage in the vicinity of the access point onto Coorow-Green Head Road during times of operation shall be to the approval of the local government.*
- 7 Repairing of any damage to Coorow-Green Head Road including the surface is required by reason of use of the road in connection with the development to the approval of the local government with all costs met by the applicant.*
- 8 The activities upon Lot 10804 shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, insect production, vibration, waste product, water or otherwise.*

- 9 *The applicant shall, prior to commencement of the development, submit (and subsequently adhere to) a Management Plan, in accordance with the 'Guidelines for the Environmental Management of Beef Cattle Feedlots in Western Australia (2004)' and the 'National Guidelines for Beef Cattle Feedlots in Australia' (2012) to the approval of the Local Government.*
- 10 *The development must be designed, constructed and operated to ensure that it is capable of retaining and managing stormwater runoff within the property boundaries, and not discharge stormwater or waste into the watercourse network, in accordance with the Stormwater Management Manual for WA, to the approval of the Local Government (this will be to a minimum requirement that development is able to manage/contain a 1 in 100 year stormwater/flood average recurrence interval event).*
- 11 *The installation and maintenance of landscaping about the development to the approval of the local government, including a four row buffer of trees between the development and the roadside boundary.*
- 12 *No remnant vegetation shall be removed as a result of this development (including access to the development) without the prior necessary approvals having been obtained from relevant state government agencies.*
- 13 *No development (including access to the development) shall occur in vicinity to, or within, the Dampier to Bunbury Natural Gas Pipeline easement without the prior necessary approvals having been obtained from relevant state government agencies.*

Notes:

- (a) *The applicant is advised that this planning approval does not negate the requirement for any additional approvals which may be required under separate legislation. It is the applicant's/landowner's responsibility to obtain any additional approvals required before the development/use lawfully commences.*
- (b) *The Shire understands that in addition to the approval of Council, the applicant is required to separately obtain a works approval from the Department of Environment Regulation as the feedlot is proposed to exceed 500 head, and be more intensive than 200m² per head. The Department of Agriculture & Food were invited to make comment upon the submitted application, and they have advised that they would be willing to assist the applicant prepare their management plan and application to the Department of Environmental Regulation.*

- (c) *In relation to condition 3 the applicant is required to contact the Shire's Manager of Works & Services to confirm the Shire's minimum requirements for crossover and access upgrading, and these are to be completed to the satisfaction of the Shire prior to commencement of feedlot operations.*
- (d) *In relation to condition 9 the applicant/landowner is advised that the Management Plan (which at the outset is considered to be as per the information provided by the applicant to accompany the development application) shall outline how the site will be managed. The applicant/landowner is thereafter to implement and maintain reporting mechanisms for complaints concerning the operation of the development. In the event of a complaint being received the applicant is required to demonstrate mitigation response(s) to the approval of the local government. Such response(s) will be treated as conditions of approval/required modifications to the Management Plan.*
- (e) *The applicant/landowner is further advised that the Management Plan should display appropriate regard for the following Department of Water 'Water Quality Protection Notes:*
WQPN10 - Contaminant spills - emergency response;
WQPN22 - Irrigation with nutrient-rich wastewater;
WQPN27 - Liners for containing pollutants, using engineered soils;
WQPN30 - Groundwater monitoring bores;
WQPN33 - Nutrient and irrigation management plans;
WQPN39 - Ponds for stabilising organic matter;
WQPN52 - Stormwater management at industrial sites;
WQPN56 - Tanks for above ground chemical storage.
These WQPN's are available online at DoW's website.
- (f) *In relation to condition 12 the applicant is advised that in the event that the proposed development requires the clearing of remnant vegetation the Department of Parks & Wildlife will require that a flora survey be carried out over areas of remnant native vegetation within the development area or likely to be impacted by the development to determine the presence/absence of threatened species (noting that the listed threatened species *Eucalyptus subarea* and *Eucalyptus johnsoniana* and the priority species *Calectasia browneana* are recorded as present on Lot 10804). The survey should be conducted in accordance with the Environmental Protection Authority's Guidance Statement 51 'Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment in Western Australia'.*
- (g) *The applicant is further advised that the presence of any listed threatened species likely to be disturbed by the proposed development will require that the proponent submit to the Department of Parks & Wildlife, and have approved by the Minister for the Environment, an 'Application for a Permit to Take Declared Rare Flora' pursuant to Section 23F of the Wildlife Conservation Act 1950.*

- (h) *In relation to condition 13 the applicant is advised that any development in vicinity to, or within, the Dampier to Bunbury Natural Gas Pipeline easement, including vehicle crossings, or fencing, will need to be assessed by Dampier to Bunbury Natural Gas Pipeline (WA) Nominees Pty Ltd and approved by the Department of Lands. The cost of any additional protection measures identified will be at the cost of the applicant. The applicant is further advised that all personnel who will be working on the site must attend a DBNGP Safety Awareness Presentation.*
- (i) *If an applicant is aggrieved by this determination there is a right pursuant to the Planning and Development Act 2005 to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination."*

Council may at this juncture consider a range of options, including the following:

- approve the amended application subject to the original conditions of approval;
- refuse the amended application;
- advertise the amended application to surrounding landowners and relevant government agencies inviting comment;
- request that the applicant submit further information prior to Council making its determination.

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION:

That Council advise the applicant that:

- 1 Council requires the applicant's submission of a Management Plan based upon the 'Guidelines for the Environmental Management of Beef Cattle Feedlots in Western Australia' and the 'National Guidelines for Beef Cattle Feedlots in Australia' (as was outlined in condition 9 of Council's approval dated 15 February 2017 for a 3,000 head cattle feedlot) to be able to make assessment of the revised application seeking to establish a 12,000 head cattle feedlot upon Lot 10804 Coorow-Green Head Road, Warradarge.
- 2 Upon receipt of the Management Plan (as outlined in Part 1) that it be advertised for comment for a period of 30 days to the surrounding landowners and relevant government agencies, and at the conclusion of the advertising period, the Management Plan and any received submissions be returned to Council for further consideration.

RESOLUTION:

2017/043

Moved: Cr Girando

Seconded: Cr Bothe

1) That Council advise the applicant that:

- A. Council requires the applicant's submission of a Management Plan based upon the 'Guidelines for the Environmental Management of Beef Cattle Feedlots in Western Australia' and the 'National Guidelines for Beef Cattle Feedlots in Australia' (as was outlined in condition 9 of Council's approval dated 15 February 2017 for a 3,000 head cattle feedlot) to be able to make assessment of the revised application seeking to establish a 12,000 head cattle feedlot upon Lot 10804 Coorow-Green Head Road, Warradarge.**
- B. Upon receipt of the Management Plan (as outlined in Part 1) that it be advertised for comment for a period of 30 days to the surrounding landowners and relevant government agencies, and at the conclusion of the advertising period, the Management Plan and any received submissions be returned to Council for further consideration.**

2) Council notes that a substantial amount of work has been undertaken on site without the necessary approvals being in place.

**CARRIED 7/0
Simple Majority**

11.3 MANAGER OF WORKS AND SERVICES:

11.3.1 NIL

11.4 DEPUTY CHIEF EXECUTIVE OFFICER:

11.4.1 ACCOUNTS FOR PAYMENT

AUTHOR	Erika Clement
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	07 April 2017

SUMMARY:

Council approval is required for payment of accounts made within the month March 2017 to approve payments of accounts due in April 2017.

COMMENT:

Approval is sought for the following list of payments of accounts made since Council's last meeting on 15 March 2017 and of accounts that are now due.

STATUTORY ENVIRONMENT:

Local Government (Financial Management) Regulations 1996

13. *Lists of accounts*

- (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —
 - (a) the payee's name;
 - (b) the amount of the payment;
 - (c) the date of the payment; and
 - (d) sufficient information to identify the transaction.
- (2) A list of accounts for approval to be paid is to be prepared each month showing —
 - (a) for each account which requires council authorisation in that month —
 - (i) the payee's name;
 - (ii) the amount of the payment; and
 - (iii) sufficient information to identify the transaction;and
 - (b) the date of the meeting of the council to which the list is to be presented.

- (3) A list prepared under subregulation (1) or (2) is to be —
- (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and
 - (b) recorded in the minutes of that meeting.

[Regulation 13 inserted in Gazette 20 Jun 1997 p. 2838-9; amended in Gazette 31 Mar 2005 p. 1048.]

STRATEGIC, POLICY & FINANCIAL IMPLICATIONS:

There is no financial policy or strategic implications regarding this matter.

VOTING REQUIREMENT:

Simple Majority

OFFICER RECOMMENDATION/ RESOLUTION:

2017/044

Moved: Cr Bothe

Seconded: Cr Oakes

That payments listed in 11.4.1 Accounts Due and Submitted to Council up to 7th April 2017 including:

MUNICIPAL FUND

Cheque	20047 - 20056	\$ 9,884.57
Collection	71030417 - 72300317	\$ 52,543.50
Summaries		
Payroll DD's	08/03/2017 – 05/04/2017	\$ 176,204.00
EFTS	11220 - 11337	\$ 230,924.63
Superannuation	08/03/2017 – 05/04/2017	\$ 42,466.30
Credit Card	13100317	\$ 3,125.20
Totalling		<u>\$ 515,148.20</u>

TRUST FUND

EFTS	239	\$ 300.00
Totalling:		<u>\$ 300.00</u>

In accordance with the requirement of section 13(1),13(3) and 13(4) of the Local Government Act (Financial Management) Regulation 1996. A list of payments made in December 2016, January 2017 and February 2017 under the Chief Executive Officer's delegated authority is endorsed in respect to the following list of accounts.

CARRIED 7/0
Simple Majority

List of Accounts Due & Submitted to Council 07/04/2017

<u>Chq/EFT</u>	<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Trust</u>	<u>Muni</u>
239	30/03/2017	SHIRLEY CAMPBELL	REFUND OF HOUSING BOND	\$ 300.00	
			<u>TOTAL TRUST PAYMENTS</u>	\$ 300.00	
EFT11220	08/03/2017	MOORA TOYOTA	NEW TOYOTA LANDCRUISER - CEO		\$ 16,570.18
EFT11221	17/03/2017	AUSTRALIA POST-LPO	POSTAGE - FEBRUARY 17		\$ 335.97
EFT11222	17/03/2017	AVON WASTE	WASTE REMOVAL SERVICE - FEBRUARY 17		\$ 23,760.52
EFT11223	17/03/2017	ROBERT LEWIS ALEXANDER	50% REIMB. - ROLLER DOOR REPLACEMENT		\$ 845.00
EFT11224	17/03/2017	AMPAC DEBT RECOVERY	DEBT RECOVERY TO 28/02/17		\$ 75.90
EFT11225	17/03/2017	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS		\$ 52.70
EFT11226	17/03/2017	MAXINE ASHFORD	REIMBURSEMENT - PRE EMPLOYMENT MEDICAL		\$ 80.00
EFT11227	17/03/2017	CONSTRUCTION TRAINING FUND	BCITF MARCH 2017		\$ 1,573.87
EFT11228	17/03/2017	BUILDING COMMISSION	BSL MARCH 2017		\$ 2,588.03
EFT11229	17/03/2017	BOC GASES	GAS BOTTLE RENTAL - FEBRUARY 17		\$ 103.75
EFT11230	17/03/2017	BEAN KL	REIMBURSEMENT - WATER 16/01/17 - 15/02/17		\$ 69.95
EFT11231	17/03/2017	COURIER AUSTRALIA	FREIGHT X LIBRARY		\$ 43.62
EFT11232	17/03/2017	COVS	ASSTD FITTINGS - CW0026		\$ 343.92
EFT11233	17/03/2017	CUNNINGHAMS AG SERVICES	HOSE CLAMPS, BATTERY		\$ 133.06
EFT11234	17/03/2017	CAMPERVAN & MOTORHOME CLUB AUSTRALIA	DUMP POINT SIGNS-GH REC. CENTRE CAR PARK		\$ 313.00
EFT11235	17/03/2017	CLEMENT FARM SERVICES	AIRCON REPAIRS - CW0018		\$ 1,318.10
EFT11236	17/03/2017	COASTAL MOBILE AUTO REPAIRS	STRIP & FIT TYRE - CW0050		\$ 33.00
EFT11237	17/03/2017	CARNAMAH TYRE SALES	SUPPLY & FIT TYRE - CW3316		\$ 100.10
EFT11238	17/03/2017	CAMBERT PROPERTY MAINTENANCE	REALIGNED GENERATOR CABLE - LE		\$ 240.00
EFT11239	17/03/2017	DEPARTMENT OF TRANSPORT	ANNUAL JETTY LICENCE - ILLYARRIE STREET		\$ 39.10
EFT11240	17/03/2017	CENTRAL REGIONAL TAFE	REPTILE HANDLING COURSE - RANGER		\$ 711.11
EFT11241	17/03/2017	EASIFLEET	NOVATED LEASE - MRS		\$ 455.85
EFT11242	17/03/2017	DFES	ESL FEBRUARY 2017		\$ 1,004.85
EFT11243	17/03/2017	FAMILY SHOPPING CENTRE	REFRESHMENTS, BATTERIES, PRINTER INK		\$ 284.95
EFT11244	17/03/2017	FIVE STAR BUSINESS MACHINES	PHOTOCOPIER METER PLAN CHARGES - LE & CW		\$ 1,048.04
EFT11245	17/03/2017	FUEL DISTRIBUTORS	DIESEL (1)		\$ 29,193.56
EFT11246	17/03/2017	GERALDTON MOWER & REPAIRS	STIHL BLOWER - COASTAL NODES		\$ 707.80
EFT11247	17/03/2017	GARRARDS PTY LTD	1 LTR AQUA K-OTHINE		\$ 234.58
EFT11248	17/03/2017	GREAT SOUTHERN FUELS	DIESEL (2)		\$ 5,166.55
EFT11249	17/03/2017	HERSEY JR & A PTY LTD	HAND HELD RADIO, SMART CHARGER		\$ 3,665.36
EFT11250	17/03/2017	JASON SIGNMAKERS	4 X SPEED LIMIT SIGNS		\$ 378.40

EFT11251	17/03/2017	TED JACK	REIMB.-RETICULATION PARTS & SET UP- 2 THOMAS ST		\$ 918.86
EFT11252	17/03/2017	KAMMA'S BULLDOZING	RELIEF FINANCE OFFICER 28/02, 01/03, 03/03		\$ 1,135.20
EFT11253	17/03/2017	LEEMAN SENIORS	FUEL AND BUS HIRE - MARCH 17		\$ 275.52
EFT11254	17/03/2017	LEEMAN & GH RESOURCE CENTRE	MEMORIAL GROUP-ANZAC DAY DONATION 16/17		\$ 300.00
EFT11255	17/03/2017	LANDMARK	4 X 20LTR ROUNDUP		\$ 848.36
EFT11256	17/03/2017	LANDGATE	GRV VALUATIONS 14/02/17-10/02/17		\$ 306.70
EFT11257	17/03/2017	LEEMAN POST AND FUEL	NEWSPAPER, MILK, ICE, INTERNET RECHARGE		\$ 210.89
EFT11258	17/03/2017	LEEMAN PLUMBING & EXCAVATION	LEAKING TOILET - CW TOWN PARK		\$ 337.15
EFT11259	17/03/2017	MIDWEST CHEMICAL & PAPER	TOILET PAPER - LE & GH PUBLIC TOILETS		\$ 191.25
EFT11260	17/03/2017	MOMAR AUSTRALIA PTY LTD	DETERGENTS, AIR FRESHENER, URINAL BLOCKS		\$ 4,647.50
EFT11261	17/03/2017	MARTINS TRAILER PARTS PTY LTD	SQUARE AXLE - CW0048		\$ 110.20
EFT11262	17/03/2017	D & J MCGINLAY	RESET RADIO TRANSMITTER-LE&GH		\$ 150.00
EFT11263	17/03/2017	METAL ARTWORK CREATIONS	NAME BADGES - ADMINISTRATION OFFICER (ASHFORD & MILLS)		\$ 25.30
EFT11264	17/03/2017	MAIN STREET HARDWARE COOROW	6 BAGS CEMENT		\$ 281.40
EFT11265	17/03/2017	MJB INDUSTRIES PTY LTD	CONCRETE PIPES, RUBBER RINGS, DOUBLE PIPE HEADWALLS		\$ 17,120.40
EFT11266	17/03/2017	NORTH MIDLANDS MOTORS	AIRCON PIPE WELDING REPAIRS - CW3512		\$ 60.50
EFT11267	17/03/2017	NIGEL'S SERVICE CENTRE	HYGIENE CONTRACT 22/02/17 - 21/02/18		\$ 1,584.00
EFT11268	17/03/2017	OFFICEWORKS BUSINESS DIRECT	PAPER, FILE DIVIDERS, BATTERIES		\$ 1,537.95
EFT11269	17/03/2017	O'CALLAGHAN PTY LTD	40,000 KM SERVICE -CW000		\$ 273.30
EFT11270	17/03/2017	PERRELLA AUTO ELECTRICS	ALTERNATOR - CW0032		\$ 473.00
EFT11271	17/03/2017	LEANNE PAROLA	WATER ACCOUNT TO 03/03/17		\$ 318.41
EFT11272	17/03/2017	STATE LIBRARY OF WESTERN AUSTRALIA	FREIGHT RECOUP 16/17 - CW & LE LIBRARIES		\$ 602.44
EFT11273	17/03/2017	SEASIDE SUPPLIES	REFRESHMENTS		\$ 18.53
EFT11274	17/03/2017	STAR TRACK EXPRESS	FREIGHT X MARTIN TRAILERS		\$ 98.62
EFT11275	17/03/2017	R & J HAULAGE PTY LTD	PLANT HIRE - BATTERSBY RD		\$ 2,200.00
EFT11276	17/03/2017	TOTAL EDEN	ASSTD WATER FITTINGS - LE OVAL		\$ 1,381.72
EFT11277	17/03/2017	TOTALLY WORKWEAR GERALDTON	3 X SAFETY BOOTS - LE OUTSIDE CREW		\$ 472.50
EFT11278	17/03/2017	THREE SPRINGS FAMILY PRACTICE	FEE FOR SERVICES RENDERED - 01/03/17		\$ 440.00
EFT11279	17/03/2017	THINK WATER GERALDTON	ASSTD WATER FITTINGS, SPRINKLERS		\$ 231.30
EFT11280	17/03/2017	TRANSPLAN PTY LTD	COASTAL DEVELOPMENT PLAN - MILESTONE 4 - SUBMISSION OF FINAL REPORT		\$ 6,072.00
EFT11281	17/03/2017	WESTRAC EQUIPMENT	SCREWS, COUPLING, WASHERS		\$ 2,289.00
EFT11282	17/03/2017	WINCHESTER INDUSTRIES	184.4 MT WASHED STONE 5MM		\$ 11,156.20
EFT11283	17/03/2017	WATERMAN IRRIGATION	STANDPIPE REMOTE ACCESS - DEC16 - JUNE17		\$ 376.20

EFT11284	17/03/2017	DAVE WATSON CONTRACTING	TREE/STUMP REMOVAL-SPAIN, COMMERCIAL ST		\$ 2,516.25
EFT11285	15/03/2017	MICHAEL BOTHE	COUNCIL MEETING FEES MARCH 2017, COMMUNICATION ALLOWANCE		\$ 350.00
EFT11286	15/03/2017	ROBERT JOHN CLEMENT	COUNCIL MEETING FEES FEBRUARY - MARCH 2017, COMMUNICATION ALLOWANCE		\$ 550.00
EFT11287	15/03/2017	EMMA CULLEN	COUNCIL MEETING FEES FEBRUARY - MARCH 2017, COMMUNICATION ALLOWANCE		\$ 550.00
EFT11288	15/03/2017	GIRANDO MJ	COUNCIL MEETING FEES FEBRUARY - MARCH 2017, COMMUNICATION ALLOWANCE, PRESIDENT ALLOWANCE, TRAVEL 1896KMS		\$ 4,957.58
EFT11289	15/03/2017	BRUCE ANDREW JACK	COUNCIL MEETING FEES FEBRUARY - MARCH 2017, COMMUNICATION ALLOWANCE, DEPUTY PRESIDENT ALLOWANCE		\$ 1,175.00
EFT11290	15/03/2017	VICTOR ROY OAKES	COUNCIL MEETING FEES FEBRUARY - MARCH 2017, COMMUNICATION ALLOWANCE		\$ 550.00
EFT11291	15/03/2017	DAMIEN ANDREW RACKEMANN	COUNCIL MEETING FEES FEBRUARY 2017, COMMUNICATION ALLOWANCE		\$ 350.00
EFT11292	15/03/2017	GUY CHARLES SIMS	COUNCIL MEETING FEES FEBRUARY - MARCH 2017, COMMUNICATION ALLOWANCE		\$ 550.00
EFT11293	31/03/2017	LEADING EDGE COMPUTERS	COMP. HARDWARE & SUBSCRIPTION TO 2020		\$ 20,524.21
EFT11294	31/03/2017	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS		\$ 52.70
EFT11295	31/03/2017	BUNNINGS BUILDING SUPPLIES PTY LTD	ASSTD PLANTS - LE POLICE STATION		\$ 452.09
EFT11296	31/03/2017	BINDOON TRACTORS	HYDRAULIC HOSE - CW3512		\$ 181.28
EFT11297	31/03/2017	COURIER AUSTRALIA	FREIGHT X LIBRARY, WEST COAST SUSPENSION, MAJOR MOTORS, SIGMA, T-QUIP, PERRELA AUTO		\$ 619.30
EFT11298	31/03/2017	CLEMENT FARM SERVICES	HYDRAULIC HOSES - CW0040		\$ 414.31
EFT11299	31/03/2017	COASTAL MOBILE AUTO REPAIRS	TYRE - CW0028		\$ 152.00
EFT11300	31/03/2017	CARNAMAH TYRE SALES	TYRE REPAIR - CW0012		\$ 1,041.70
EFT11301	31/03/2017	COOROW COMMUNITY LAND (INC) - HOTEL	DINNER/REFRESHMENTS -COUNCIL MEETING 15.03.17		\$ 637.00
EFT11302	31/03/2017	CARNAMAH FAMILY MEDICAL PRACTICE	FEE FOR SERVICES RENDERED - 15/03/17		\$ 385.00
EFT11303	31/03/2017	CENTRAL REGIONAL TAFE	MUNICIPAL LAW B - TIM GILBERTSON		\$ 279.10
EFT11304	31/03/2017	EASIFLEET	NOVATED LEASE - MRS		\$ 455.85
EFT11305	31/03/2017	GREEN HEAD PLUMBING & GAS	LAYING WATER PIPE - LE FORESHORE TOILETS		\$ 4,260.49
EFT11306	31/03/2017	GERALDTON MOWER & REPAIRS	PISTON, RINGS - HONDA WATER PUM		\$ 92.80
EFT11307	31/03/2017	GREEN HEAD GENERAL STORE	PO BOX RENEWAL-APRIL17-MARCH18-GH LIBRARY		\$ 36.00
EFT11308	31/03/2017	GREAT SOUTHERN FUELS	ASSTD OILS		\$ 2,238.20

EFT11309	31/03/2017	GREAT NORTHERN TELECOMMUNICATIONS	MAG BASE - MWS VEHICLE		\$ 925.00
EFT11310	31/03/2017	GERALDTON AUTO WHOLESALERS	NEW RANGER VEHICLE (DMAX SX CREW CAB)		\$ 16,189.65
EFT11311	31/03/2017	HILLE THOMPSON & DELFOS	7 KM SPOTTING AND BARRIER MARKING - CW/GH RD		\$ 4,235.00
EFT11312	31/03/2017	IMAGE RESOURCES NL	RATES REFUND A1764 LOT E70/03418 COOROW		\$ 397.89
EFT11313	31/03/2017	JASON SIGNMAKERS	UNI-DIRECTIONAL SIGN - SHACK TRACK		\$ 396.88
EFT11314	31/03/2017	JURIEN HOME TIMBER & HARDWARE	TIMER TAP, ADHESIVE, TOILET SEAT		\$ 284.00
EFT11315	31/03/2017	JURIEN SIGNS	CAMP SITE SIGNS - COASTAL NODES		\$ 1,362.10
EFT11316	31/03/2017	BRENDA ALISON JOHNSON	REIMBURSEMENT ACCOMMODATION - CCAWA CONFERENCE MARCH 17		\$ 403.37
EFT11317	31/03/2017	JURIEN CONCRETE SERVICE	SHADE SHELTER SLAB - COASTAL NODES		\$ 3,175.00
EFT11318	31/03/2017	JURIEN COASTAL NURSERY	ASSTD PLANTS - POLICE STATION LE		\$ 306.00
EFT11319	31/03/2017	LEEMAN HARDWARE	ANTEX, SEALANT, NUTS, SHACKLES, SCREWS, RIGID RISER, END PLUG		\$ 129.99
EFT11320	31/03/2017	ML COMMUNICATIONS	PHONE SYSTEM RENTAL - LEEMAN		\$ 321.25
EFT11321	31/03/2017	MOMAR AUSTRALIA PTY LTD	CLEANING MATERIAL - CW007, CW3456, DEPOT		\$ 1,053.80
EFT11322	31/03/2017	MOORA HEALTH CENTRE	EMPLOYMENT MEDICAL - S. MEYER		\$ 165.00
EFT11323	31/03/2017	METAL ARTWORK CREATIONS	NAME BADGE - ADMINISTRATION OFFICER (CORRECTED FROM MILLS TO HILLS)		\$ 14.30
EFT11324	31/03/2017	NORTH MIDLANDS MOTORS	INSPECT AIRCON, PRESSURE SWITCH - CW0035		\$ 1,535.15
EFT11325	31/03/2017	NEW TOWN TOYOTA	ASSTD FILTERS, AIRCON BELTS - CW0032		\$ 351.90
EFT11326	31/03/2017	OFFICEWORKS BUSINESS DIRECT	TOILET PAPER - LE REC CENTRE		\$ 134.59
EFT11327	31/03/2017	LEANNE PAROLA	ELECTRICITY ACCOUNT TO 15/02/17		\$ 115.85
EFT11328	31/03/2017	STATE LAW PUBLISHER	ADVERTISING - AUTHORISED PERSONS – GOV. GAZ.		\$ 211.12
EFT11329	31/03/2017	STIHL SHOP MIDLAND	LEAF BLOWER		\$ 319.20
EFT11330	31/03/2017	T-QUIP	CONTROL MODULE - MOWER		\$ 1,258.65
EFT11331	31/03/2017	THINK WATER GERALDTON	ASSTD WATER FITTINGS - LE FORESHORE PARK, CLIFF PARK		\$ 261.20
EFT11332	31/03/2017	WESTRAC EQUIPMENT	FLASHING LIGHTS - CW0013		\$ 1,293.20
EFT11333	31/03/2017	WINCHESTER INDUSTRIES	189.85MT BLUE METAL DUST		\$ 1,041.15
EFT11334	31/03/2017	DAVE WATSON CONTRACTING	STUMP REMOVAL - LE OFFICE & RUDDOCK ST		\$ 990.00
EFT11335	03/04/2017	DFES	ESL MARCH 2017		\$ 1,631.51
EFT11336	04/04/2017	G BANGAY	REIMBURSEMENT ACCOMMODATION - HEALTH & BUILDING REGIONAL GROUP MEETING 31/03/17		\$ 222.00
EFT11337	04/04/2017	CODY THORNE	REPAINTING DOORS - CARAVAN PARK		\$ 913.80
			<u>TOTAL EFT PAYMENTS</u>		\$ 230,924.63
20047	17/03/2017	CITY OF GREATER GERALDTON	MIDWEST REG. MEETING 16/17 - ACTIVITY PLAN		\$ 76.00

20048	08/03/2017	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		\$ 130.00
20049	17/03/2017	SHIRE OF COOROW	BSL MARCH 2017 COMMISSION		\$ 251.00
20050	17/03/2017	SYNERGY	ELECTRICITY ACCOUNT TO 07/03/17		\$ 4,477.70
20051	17/03/2017	TELSTRA	PHONE ACCOUNTS TO 05/03/17		\$ 2,769.03
20052	22/03/2017	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		\$ 130.00
20053	31/03/2017	SHIRLEY CAMPBELL	REFUND -OVERPAYMENT RENT & WATER ACCOUNT		\$ 196.06
20054	31/03/2017	SYNERGY	ELECTRICITY ACCOUNT TO 21/03/17		\$ 1,600.90
20055	31/03/2017	TELSTRA	WARRADARGE BUSHFIRE BRIGADE TO 06/03/2017		\$ 123.88
20056	05/04/2017	SHIRE OF COOROW - LOTTO	PAYROLL DEDUCTIONS		\$ 130.00
			TOTAL CHEQUE PAYMENTS		\$ 9,884.57
DD25116.1	08/03/2017	WA SUPER	SUPERANNUATION CONTRIBUTIONS		\$ 12,042.16
DD25116.2	08/03/2017	ULTIMATE SUPER AND PENSION SERVICE	SUPERANNUATION CONTRIBUTIONS		\$ 1,329.24
DD25116.3	08/03/2017	SHOALWATER SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS		\$ 198.17
DD25116.4	08/03/2017	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS		\$ 208.89
DD25116.5	08/03/2017	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS		\$ 224.21
DD25158.1	22/03/2017	WA SUPER	SUPERANNUATION CONTRIBUTIONS		\$ 12,235.94
DD25158.2	22/03/2017	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS		\$ 305.56
DD25158.3	22/03/2017	ULTIMATE SUPER AND PENSION SERVICE	SUPERANNUATION CONTRIBUTIONS		\$ 1,329.24
DD25158.4	22/03/2017	SHOALWATER SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS		\$ 160.93
DD25158.5	22/03/2017	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS		\$ 208.89
DD25212.1	05/04/2017	WA SUPER	SUPERANNUATION CONTRIBUTIONS		\$ 12,075.73
DD25212.2	05/04/2017	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS		\$ 489.51
DD25212.3	05/04/2017	ULTIMATE SUPER AND PENSION SERVICE	SUPERANNUATION CONTRIBUTIONS		\$ 1,329.24
DD25212.4	05/04/2017	SHOALWATER SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS		\$ 119.70
DD25212.5	05/04/2017	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS		\$ 208.89
			TOTAL SUPERANNUATION PAYMENTS		\$ 42,466.30
13100317	10/03/2017	BANKWEST	MASTERCARD - CEO		\$ 103.00
13100317	10/03/2017	BANKWEST	MASTERCARD - DCEO		\$ 2,605.55
13100317	10/03/2017	BANKWEST	MASTERCARD - MWS		\$ 229.90
13100317	10/03/2017	BANKWEST	MASTERCARD - MRS		\$ 186.75
			TOTAL CREDIT CARD PAYMENTS		\$ 3,125.20
71030417	03/04/2017	TRANSPORT DEPT OF	TRANS LICENSING		6055.70
71040417	06/04/2017	TRANSPORT DEPT OF	TRANS LICENSING		1032.35
71060417	06/04/2017	TRANSPORT DEPT OF	TRANS LICENSING		860.95
71070317	07/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		2086.40
71080317	08/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		2905.30

71090317	09/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		1377.45
71130317	13/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		846.40
71140317	14/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		195.65
71160317	16/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		1124.50
71170317	15/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		100.00
71180317	17/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		1681.45
71220317	22/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		2131.90
71230317	23/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		759.10
71240317	24/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		1032.15
71270317	27/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		180.50
71290317	29/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		7165.35
71300317	30/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		91.20
71310317	31/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		6355.00
72030417	03/04/2017	TRANSPORT DEPT OF	TRANS LICENSING		809.65
72050417	05/04/2017	TRANSPORT DEPT OF	TRANS LICENSING		1570.85
72060417	06/04/2017	TRANSPORT DEPT OF	TRANS LICENSING		58.30
72080317	08/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		1382.05
72090317	09/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		703.95
72100317	10/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		4626.35
72130317	13/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		52.80
72140317	14/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		112.80
72150317	15/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		139.70
72160317	16/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		151.85
72170317	17/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		3051.95
72220317	22/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		1584.85
72230317	23/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		50.60
72240317	24/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		50.70
72270317	27/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		998.75
72290317	29/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		1175.20
72300317	30/03/2017	TRANSPORT DEPT OF	TRANS LICENSING		41.80
			<u>TOTAL LICENSING PAYMENTS</u>		\$ 52,543.50
DDEBIT	08/03/2017	PAYROLL	PAYROLL		\$ 58,581.00
DDEBIT	22/03/2017	PAYROLL	PAYROLL		\$ 57,792.00
DDEBIT	05/04/2017	PAYROLL	PAYROLL		\$ 59,831.00
			<u>TOTAL PAYROLL PAYMENTS</u>		\$ 176,204.00
			<u>TOTAL PAYMENTS</u>	\$ 300.00	\$ 515,148.20

Credit Card Payment summary

Credit card payments made between

10/02/2017 - 10/03/2017

CEO			
Seaside Supplies	Lunch -Managers Meeting 13/02/2017	\$	35.00
Tracey Flowers	Flowers for Glenda Mackenzie while in hospital	\$	68.00
		\$	103.00
DCEO			
Bunnings	Solar Lights - Coastal Nodes	\$	118.00
BP Moora	Fuel - CW000	\$	149.10
Quality Inn	Accommodation - CDO (Prof. Development Conf.)	\$	410.00
The York Palace	Accommodation - DCEO & SFO (IT Vision Conf.)	\$	310.00
Bayswater Hotel	Accomm. & Dinner - DCEO & SFO (FBT Conf.)	\$	297.43
Panpacific Perth	Parking	\$	30.00
The York Palace	Dinner	\$	91.00
Bayswater Hotel	Breakfast	\$	21.32
M Sharma Taxi	Taxi Fees	\$	17.91
www.Ingogo	Taxi Fees	\$	16.70
Crown Promenade Perth	Accommodation - SFO (LG Prof. Conf.)	\$	477.05
Crown Junction Grill	Dinner - DCEO & SFO (LG Prof. Conf.)	\$	85.60
Crown Perth Cotta	Breakfast - DCEO & SFO (LG Prof. Conf.)	\$	44.50
Crown Promenade Perth	Accommodation - DCEO (LG Prof. Conf.)	\$	536.94
		\$	2,605.55
MWS			
Westnet	Internet - GH Library	\$	79.90
Telstra	Internet Recharge - CW Depot	\$	150.00
		\$	229.90
MRS			
Telstra	Internet	\$	135.00
Jurien Trading Pty Ltd	Shower Rose - 27 Nairn Street	\$	51.75
		\$	186.75
Total Credit Card Payment		\$	3,125.20

11.4.2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY – MARCH 2017

AUTHOR	Erika Clement
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	10 April 2017
ATTACHMENT	11.4.2.1 - Statement of Financial Activity for March 2017
FILE	ADM 0426 – Finance – 2016/17

SUMMARY:

In accordance with the Local Government (Financial Management) Regulations 1996, regulation 34 stipulates that a Local Government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1) (d), for that month.

BACKGROUND:

The form of the Monthly Financial Statements presented to Council is a Statement of Financial Activity, which also includes supplementary information including an Operating Statement Function and Activity, Balance Sheet and Cash Flow Graph. A copy of the Statement of Financial Activity for the month ended 31 March 2017 is included at Attachment 11.4.2 for Councillors' information.

COMMENT:

Council is required to prepare the Statement of Financial Activity as per Local Government (FM) Reg. 36, but can resolve to have supplementary information included as required.

STATUTORY ENVIRONMENT:

Local Government (Financial Management) Regulations 1996

34. Financial reports to be prepared s. 6.4

- (1) A local government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail -
- (a) Annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1) (b) or (c);
 - (b) Budget estimates to the end of the month to which the statement relates;
 - (c) Actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;
 - (d) Material variances between the comparable amounts referred to in paragraphs (b) and (c); and
 - 4(e) The net current assets at the end of the month to which the statement relates.

- (2) Each statement of financial activity is to be accompanied by documents containing -
- (a) An explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;
 - (b) An explanation of each of the material variances referred to in sub regulation (1) (d); and
 - (c) Such other supporting information as is considered relevant by the local government.
- (3) The information in a statement of financial activity may be shown -
- (a) According to nature and type classification;
 - (b) By program; or
 - (c) By business unit.
- (4) A4 statement of financial activity, and the accompanying documents referred to in sub regulation (2), is to be -
- (a) Presented to the council -
 - (i) At the next ordinary meeting of the council following the end of the month to which the statement relates; or
 - (ii) if the statement is not prepared in time to present it to the meeting referred to in subparagraph (i), to the next ordinary meeting of the council after that meeting; and
 - (b) Recorded in the minutes of the meeting at which it is presented.
- (5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with AAS 5, to be used in statements of financial activity for reporting material variances.

STRATEGIC IMPLICATIONS:

Nil

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

Nil

PUBLIC CONSULTATION:

Not required

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION/ RESOLUTION:

2017/045

Moved: Cr Rackemann

Seconded: Cr Sims

That Council accepts the Monthly Statement of Financial Activity as included at Attachment 11.4.2 for the period ended 31 March 2017 as prepared and presented by the Deputy Chief Executive Officer.

***CARRIED 7/0
Simple Majority***

SHIRE OF COOROW
MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 MARCH 2017

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

SHIRE OF COOROW
STATEMENT OF FINANCIAL ACTIVITY
(Nature or Type)
FOR THE PERIOD ENDED 31 MARCH 2017

	Note	Adopted Annual Budget	Revised Annual Budget 4	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a) 3	Var. % (b)-(a)/(b) 300%	
Operating Revenues		\$	\$	\$	\$	\$	%	
Grants, Subsidies and Contributions	8	1,764,213	1,735,485	1,340,343	1,396,050	55,707	4%	
Profit on Asset Disposal	11	71,896	75,222	75,222	11,981	(63,241)		
Fees and Charges		511,351	527,041	464,158	472,996	8,838	2%	
Interest Earnings		80,408	87,908	52,905	60,159	7,254	14%	
Other Revenue		515,050	462,705	4,472	13,729	9,257	207%	
Total (Excluding Rates)		2,942,918	2,888,361	1,937,100	1,954,915	17,815		
Operating Expense								
Employee Costs		(1,479,515)	(1,489,620)	(1,134,829)	(875,677)	259,152	23%	▼
Materials and Contracts		(2,221,643)	(2,080,349)	(1,560,574)	(1,118,692)	441,882	28%	▼
Utilities Charges		(253,260)	(241,760)	(181,197)	(177,096)	4,101	2%	
Depreciation (Non-Current Assets)		(6,674,647)	(6,674,647)	(5,005,872)	(4,519,174)	486,698	10%	
Interest Expenses	13	(16,427)	(16,427)	(14,453)	(12,344)	2,109	15%	
Insurance Expenses		(204,716)	(207,235)	(189,742)	(207,187)	(17,445)	(9%)	
Loss on Asset Disposal	11	0	(7,378)	(7,378)	(40,943)	(33,565)		
Other Expenditure		(105,863)	(105,863)	(52,905)	(106,484)	(53,579)	(101%)	▲
Total		(10,956,071)	(10,823,279)	(8,146,950)	(7,057,597)	1,089,353		
Funding Balance Adjustment								
Add Back Depreciation		6,674,647	6,674,647	5,005,872	4,519,174	(486,698)	(10%)	
(Profit)/Loss on Asset Disposal	11	(71,896)	(67,844)	(67,844)	28,962	96,806		
Movement in Employee Benefits Prov (NC)		(38,919)	(38,919)	(38,919)	0	38,919	(100%)	
Movement in Deferred Pensioner Rates (NC)		0	0	0	17,668	17,668	100%	▲
Movement in Leave Reserve		0	0	0	1,529	1,529	100%	
Adjust Rounding		0	0	0	0	0		
Net Operating (Ex. Rates)		(1,449,321)	(1,367,034)	(1,310,741)	(535,349)	775,392		
Capital Revenues								
Grants, Subsidies and Contributions	8	2,146,927	2,602,392	2,288,708	2,148,469	(140,239)	(6%)	
Proceeds from Disposal of Assets	11	463,472	411,702	376,399	311,340	(65,059)	(17%)	▼
Transfer from Restricted Cash (Unspent Grants)		191,899	103,543	103,543	103,543	0	0%	
Transfer from Reserves	10	465,502	559,695	351,508	0	(351,508)	(100%)	▼
Total		3,267,800	3,677,332	3,120,158	2,563,352	(556,806)		
Capital Expenses								
Land Held for Resale	11	0	0	0	0	0		
Buildings	11	(271,930)	(323,634)	(306,238)	(161,332)	144,906	47%	▼
Plant and Equipment	11	(1,167,880)	(1,768,845)	(1,178,414)	(1,521,610)	(343,196)	(29%)	▲
Tools	11	(23,480)	(31,860)	(23,895)	(31,853)	(7,958)	(33%)	
Furniture and Equipment	11	(37,000)	(4,967)	(4,967)	(4,967)	0	0%	
Infrastructure Assets - Roads	11	(2,247,381)	(2,318,329)	(2,192,120)	(1,380,504)	811,616	37%	▼
Infrastructure Assets - Footpaths	11	(142,597)	(142,597)	(117,627)	0	117,627	100%	▼
Infrastructure Assets - Other	11	(1,096,346)	(959,677)	(761,615)	(431,128)	330,487	43%	▼
Repayment of Debentures	13	(131,618)	(131,618)	(117,575)	(100,394)	17,181	15%	▼
Transfer to Reserves	10	(114,980)	(206,980)	(90,482)	(42,066)	48,416	115%	▼
Total		(5,233,211)	(5,888,507)	(4,792,933)	(3,673,854)	1,119,079		
Net Capital		(1,965,412)	(2,211,175)	(1,672,775)	(1,110,502)	562,273		
Total Net Operating + Capital		(3,414,732)	(3,578,209)	(2,983,516)	(1,645,851)	1,337,665		
Rate Revenue		2,883,197	3,013,693	3,013,815	2,988,680	(25,135)	(1%)	
Opening Funding Surplus(Deficit)		531,535	571,316	571,316	571,316	0	0%	
Closing Funding Surplus(Deficit)	3	(0)	6,800	601,615	1,914,145	1,312,530		

SHIRE OF COOROW
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
FOR THE PERIOD ENDED 31 MARCH 2017

	Note	Adopted Annual Budget	Revised Annual Budget 4	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a) 3	Var. % (b)-(a)/(b) 300%	Var.
Operating Revenues		\$	\$	\$	\$	\$	%	
Governance		27,250	25,608	15,300	19,686	4,387	29%	
General Purpose Funding		1,483,253	1,492,753	1,107,520	1,114,143	6,623	1%	
Law, Order and Public Safety		486,072	925,711	912,148	992,025	79,877	9%	
Health		3,250	3,750	2,808	2,643	(165)	(6%)	
Education and Welfare		32,280	32,280	24,201	22,981	(1,220)	(5%)	
Housing		154,045	156,705	121,046	51,265	(69,781)	(58%)	▼
Community Amenities		327,110	320,850	314,025	311,044	(2,981)	(1%)	
Recreation and Culture		543,001	491,736	48,725	55,926	7,201	15%	
Transport		1,487,263	1,490,589	1,176,905	1,052,437	(124,468)	(11%)	▼
Economic Services		431,021	433,671	414,839	393,581	(21,258)	(5%)	
Other Property and Services		115,300	117,100	88,291	87,653	(638)	(1%)	
Total (Excluding Rates)		5,089,845	5,490,753	4,225,808	4,103,385	(122,423)		
Operating Expense								
Governance		(574,503)	(583,493)	(478,024)	(423,409)	54,615	11%	▼
General Purpose Funding		(272,412)	(272,412)	(204,273)	(197,581)	6,692	3%	
Law, Order and Public Safety		(416,299)	(414,299)	(286,304)	(345,442)	(59,138)	(21%)	▲
Health		(178,824)	(169,933)	(127,341)	(100,962)	26,379	21%	▼
Education and Welfare		(114,064)	(114,064)	(85,419)	(73,385)	12,034	14%	▼
Housing		(14,822)	(2,322)	(3,698)	(65,848)	(62,150)	(1681%)	▲
Community Amenities		(906,228)	(884,228)	(645,840)	(488,296)	157,544	24%	▼
Recreation and Culture		(1,743,769)	(1,681,969)	(1,264,885)	(1,247,038)	17,847	1%	
Transport		(6,113,169)	(6,068,981)	(4,553,413)	(3,984,561)	568,852	12%	▼
Economic Services		(227,058)	(235,949)	(181,108)	(154,265)	26,843	15%	▼
Other Property and Services		(394,923)	(395,629)	(316,645)	23,191	339,836	107%	▼
Total		(10,956,071)	(10,823,279)	(8,146,950)	(7,057,597)	1,089,353		
Funding Balance Adjustment								
Add back Depreciation		6,674,647	6,674,647	5,005,872	4,519,174	(486,698)	(10%)	
Adjust (Profit)/Loss on Asset Disposal	10	(71,896)	(67,844)	(67,844)	28,962	96,806	(143%)	
Adjust Employee Benefits Provision (Non-Current)		(38,919)	(38,919)	(38,919)	0	38,919	(100%)	
Adjust Deferred Pensioner Rates (Non-Current)		0	0	0	17,668	17,668	100%	▲
Movement in Leave Reserve (Added Back)		0	0	0	1,529	1,529	100%	
Adjustments in Faixed Assets		0	0	0	0	0		
Adjust Rounding		0	0	0	0	0		
Net Operating (Ex. Rates)		697,606	1,235,358	977,967	1,613,121	577,038		
Capital Revenues								
Proceeds from Disposal of Assets	11	463,472	411,702	376,399	311,340	(65,059)	(17%)	▼
Proceeds from New Debentures	12	0	0	0	0	0		
Proceeds from Trust Account		0	0	0	0	0		
Proceeds from Advances		0	0	0	0	0		
Self-Supporting Loan Principal		0	0	0	0	0		
Transfer from Restricted Cash (Unspent Grants)		191,899	103,543	103,543	103,543	0	0%	
Transfer from Reserves	10	465,502	559,695	351,508	0	(351,508)	(100%)	▼
Total		1,120,873	1,074,940	831,450	414,883	(416,567)		
Capital Expenses								
Land Held for Resale	11	0	0	0	0	0		
Buildings	11	(271,930)	(323,634)	(306,238)	(161,332)	144,906	47%	▼
Plant and Equipment	11	(1,167,880)	(1,768,845)	(1,178,414)	(1,521,610)	(343,196)	(29%)	▲
Tools	11	(23,480)	(31,860)	(23,895)	(31,853)	(7,958)	(33%)	
Furniture and Equipment	11	(37,000)	(4,967)	(4,967)	(4,967)	0	0%	
Land	11	0	0	0	0	0		
Non-Freehold Shire Land	11	0	0	0	0	0		
Infrastructure Assets - Roads	11	(2,247,381)	(2,318,329)	(2,192,120)	(1,380,504)	811,616	37%	▼
Infrastructure Assets - Footpaths	11	(142,597)	(142,597)	(117,627)	0	117,627	100%	▼
Infrastructure Assets - Drainage	11	0	0	0	0	0		
Infrastructure Assets - Other	11	(1,096,346)	(959,677)	(761,615)	(431,128)	330,487	43%	▼
Repayment of Debentures	13	(131,618)	(131,618)	(117,575)	(100,394)	17,181	15%	▼
Advances to Community Groups		0	0	0	0	0		
Transfer to Reserves	10	(114,980)	(206,980)	(90,482)	(42,066)	48,416	115%	▼
Total		(5,233,211)	(5,888,507)	(4,792,933)	(3,673,854)	1,119,079		
Net Capital		(4,112,339)	(4,813,567)	(3,961,483)	(3,258,971)	702,512		
Total Net Operating + Capital		(3,414,732)	(3,578,209)	(2,983,516)	(1,645,850)	1,279,550		
Rate Revenue		2,883,197	3,013,693	3,013,815	2,988,680	(25,135)	(1%)	
Opening Funding Surplus(Deficit)		531,535	571,316	571,316	571,316	0	0%	
Closing Funding Surplus(Deficit)	3	(0)	6,800	601,615	1,914,146	1,254,415		

**SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017**

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

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

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

Critical Accounting Estimates

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

(b) The Local Government Reporting Entity

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

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

All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 12.

(c) Rounding Off Figures

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

(d) Rates, Grants, Donations and Other Contributions

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

(e) Goods and Services Tax

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

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

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

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

(f) Cash and Cash Equivalents

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

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

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Trade and Other Receivables

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

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

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

(h) Inventories

General

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

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

Land Held for Resale

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

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

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

(i) Fixed Assets

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

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

(j) Depreciation of Non-Current Assets

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

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

Buildings	40 years	2.5% per annum
Office Furniture and Equipment	10 years	10% per annum
Electrical Office Equipment	5 years	20% per annum
Computers	5 years	20% per annum
Plant and Equipment	8 years	12.5% per annum
Mobile Plant and Vehicles	5 years	20% per annum
Tools	5 years	20% per annum
Sealed Roads	14 years	7% per annum
Unsealed Roads	40 years	2.5% per annum
Footpaths and Cycleways	25 years	4% per annum
Drainage	25 years	4% per annum

**SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(k) Trade and Other Payables

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

(l) Employee Benefits

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

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

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

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

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

(m) Interest-bearing Loans and Borrowings

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

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

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

Borrowing Costs

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

(n) Provisions

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

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

(o) Current and Non-Current Classification

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

**SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Nature or Type Classifications

Rates

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

Operating Grants, Subsidies and Contributions

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

Non-Operating Grants, Subsidies and Contributions

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

Profit on Asset Disposal

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

Fees and Charges

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

Service Charges

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

Interest Earnings

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

Other Revenue / Income

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

Employee Costs

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

Materials and Contracts

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

Utilities (Gas, Electricity, Water, etc.)

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

**SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(q) Nature or Type Classifications (Continued)

Insurance

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

Loss on asset disposal

Loss on the disposal of fixed assets.

Depreciation on non-current assets

Depreciation expense raised on all classes of assets.

Interest expenses

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

Other expenditure

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

(r) Statement of Objectives

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

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

"The Shire of Coorow will be a sustainable, progressive, desirable and caring community, which recognises and values its diversity."

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

"Community Wellbeing: Create and maintain safe and attractive places for people to live, work and play. Our communities have active and healthy lifestyles. A culture that encourages and supports events, community interaction, sport and recreation activities and volunteering in local community organisations.

Environment: Development of the built environment reflects our unique community. Our natural environment is preserved for the future. The impacts of climate variability are managed.

Economy: A prosperous community with a range of local business and services. Diversity of employment with job opportunities available locally. A favourable business environment.

Leadership: A strong democracy and effective partnerships. Decision making is transparent, accountable, legal and ethical. Residents are informed and take part in strategic decisions that impact on their local community. The organisation is well managed with accessible senior management across the Shire."

(s) Reporting Programs

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

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

GOVERNANCE

Details expenses related to Council's eight councillors, who normally meet the third Wednesday of each month, make policy decisions, review Councils operations, plan for current and future service provision requirements and undertake necessary appropriate training and attend conferences.

GENERAL PURPOSE FUNDING

Rates - the amount raised is determined by Council's budget "shortfall" between known income and desired expenditure.

General purpose grants - are the grant amounts paid to the shire from Federal Government funding as determined by and via the Western Australian Local Government Grants Commission.

Interest - interest earned on monies invested or deposited by Council.

**SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(s) Reporting Programs (Continued)

LAW, ORDER, PUBLIC SAFETY

Supervision of by-laws, fire prevention and animal control.
Requirements that Council carries out by statute.

HEALTH

Food quality control, contributions to medical and health operations.

EDUCATION AND WELFARE

Assists in the provision of the Home and Community Care services, Seniors and Pensioner requirements.

HOUSING

Provides and maintains housing rented to staff and non-staff. Council is a major landlord, providing accommodation for aged, pensioner, single, married and Government Employees.

COMMUNITY AMENITIES

Operation and control of cemeteries, public conveniences and sanitation service. Provides public amenities. Owns and operates the town site deep sewerage service. Controls and maintains rubbish disposal sites.

RECREATION AND CULTURE

Maintenance of halls, recreation centres, community centres, the aquatic centre, libraries and various reserves.

TRANSPORT

Construction and maintenance of roads, footpaths, drainage works and cleaning of streets.
Provision of infrastructure necessary to ensure adequate transport, communication, freight, social access routes and environmental enhancement within the shire.

ECONOMIC SERVICES

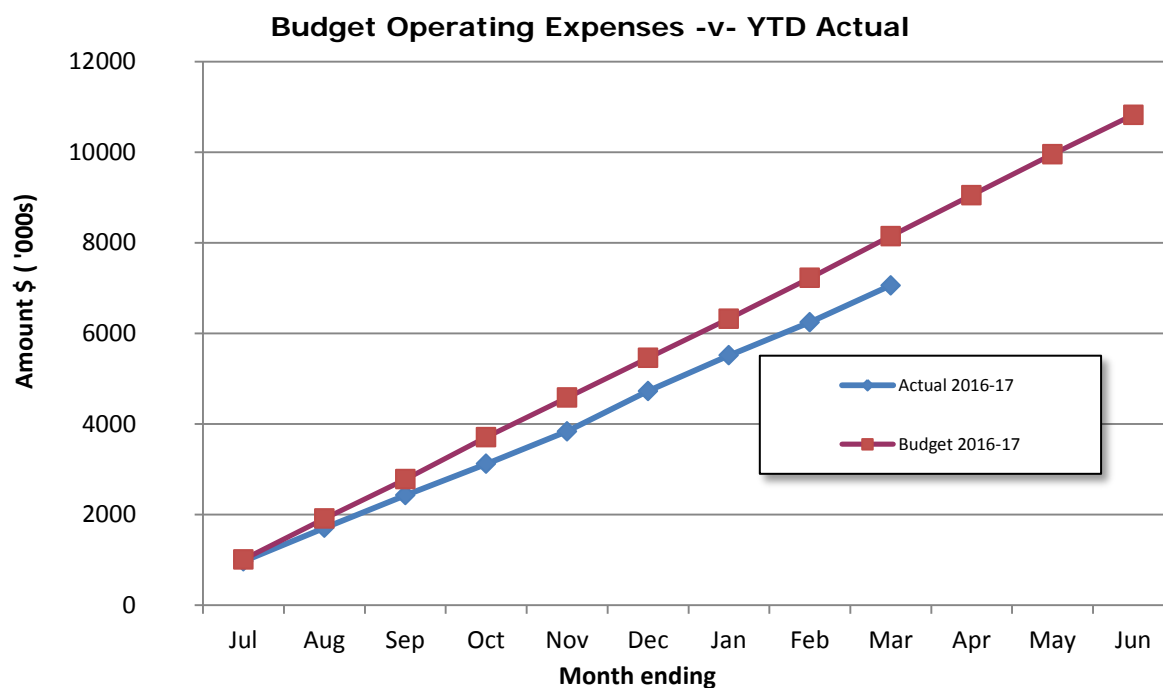
Natural resource management. Tourism facilities, information and directional signs. Weed and pest control services. Necessary building control services.

OTHER PROPERTY & SERVICES

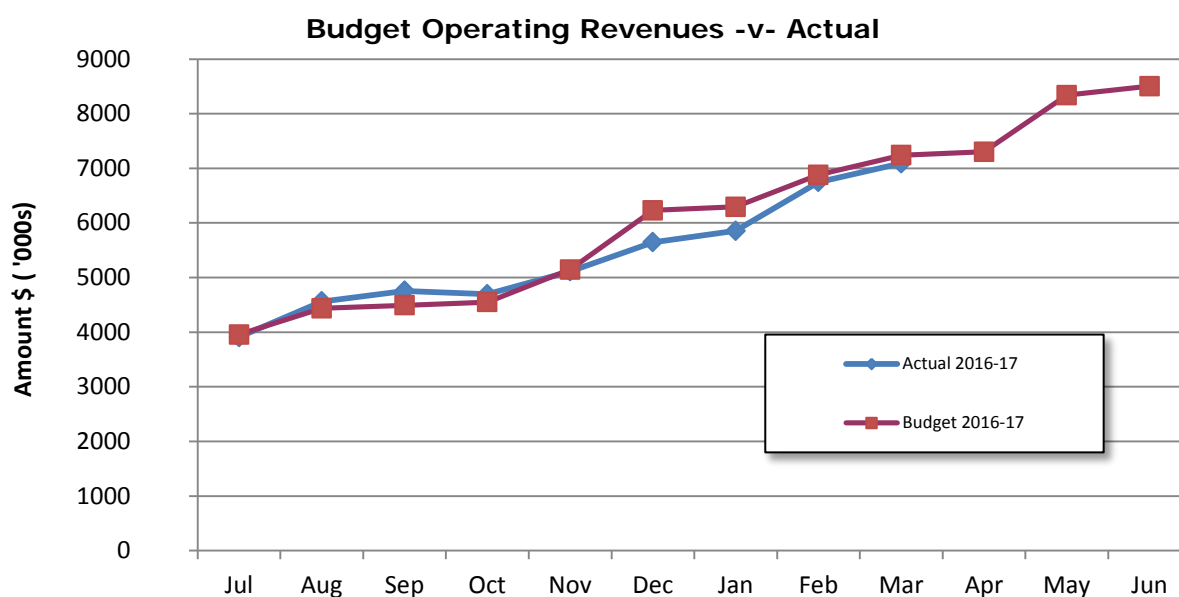
Private works carried out by council and indirect cost allocation pools.
Public Works Overheads, plant operation and administrative costs are allocated to the various functions, works and services provided by Council.

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 2 - Graphical Representation - Source Statement of Financial Activity



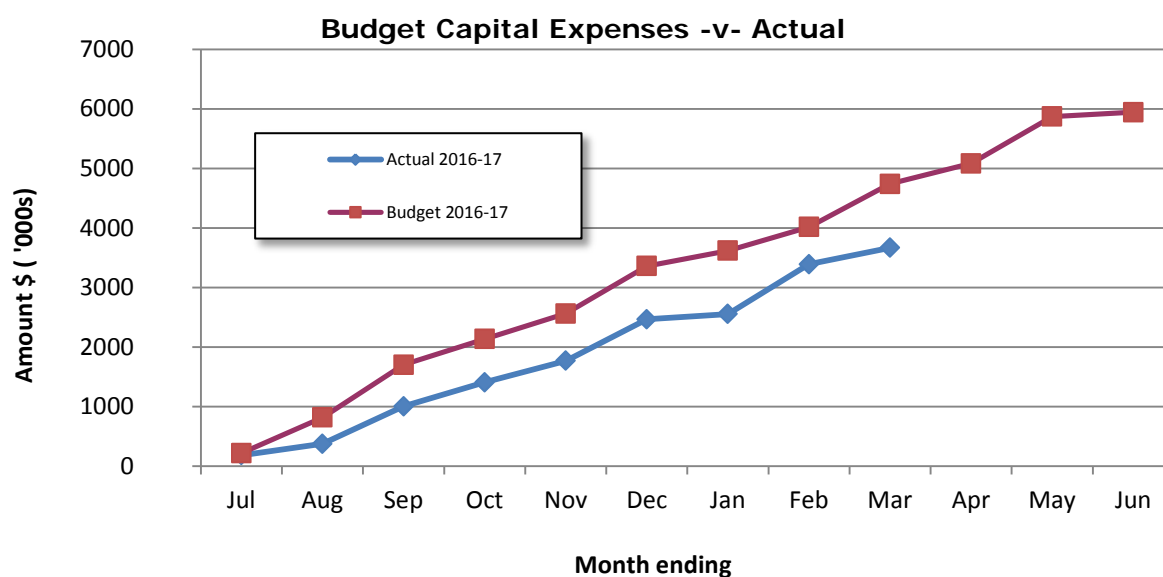
Comments/Notes - Operating Expenses



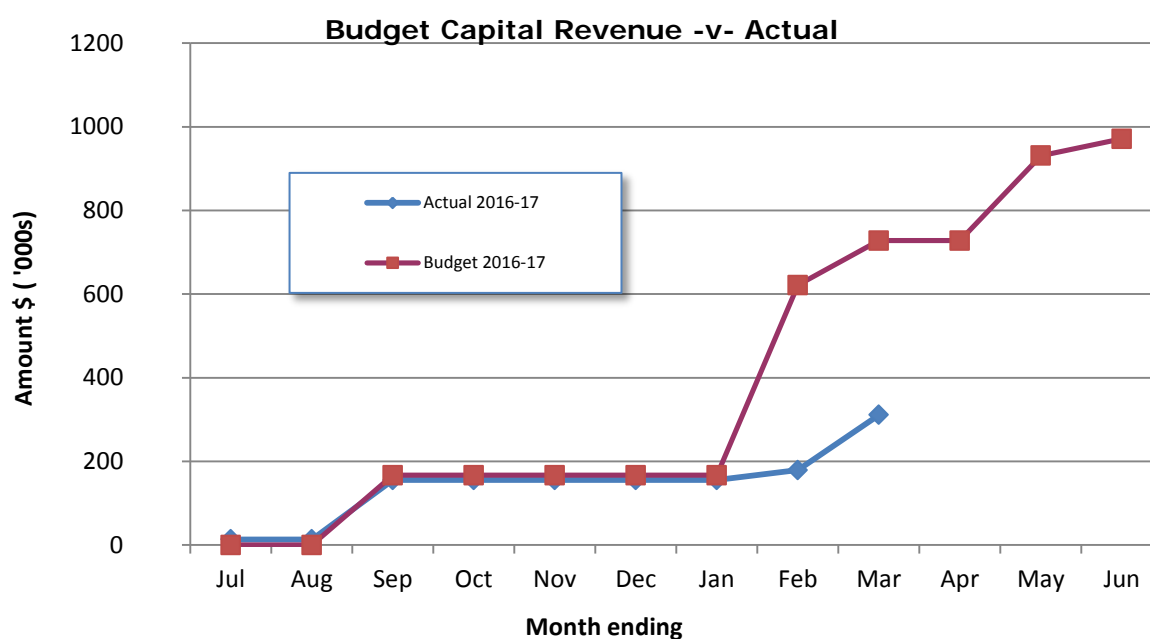
Comments/Notes - Operating Revenues

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 2 - Graphical Representation - Source Statement of Financial Activity



Comments/Notes - Capital Expenses

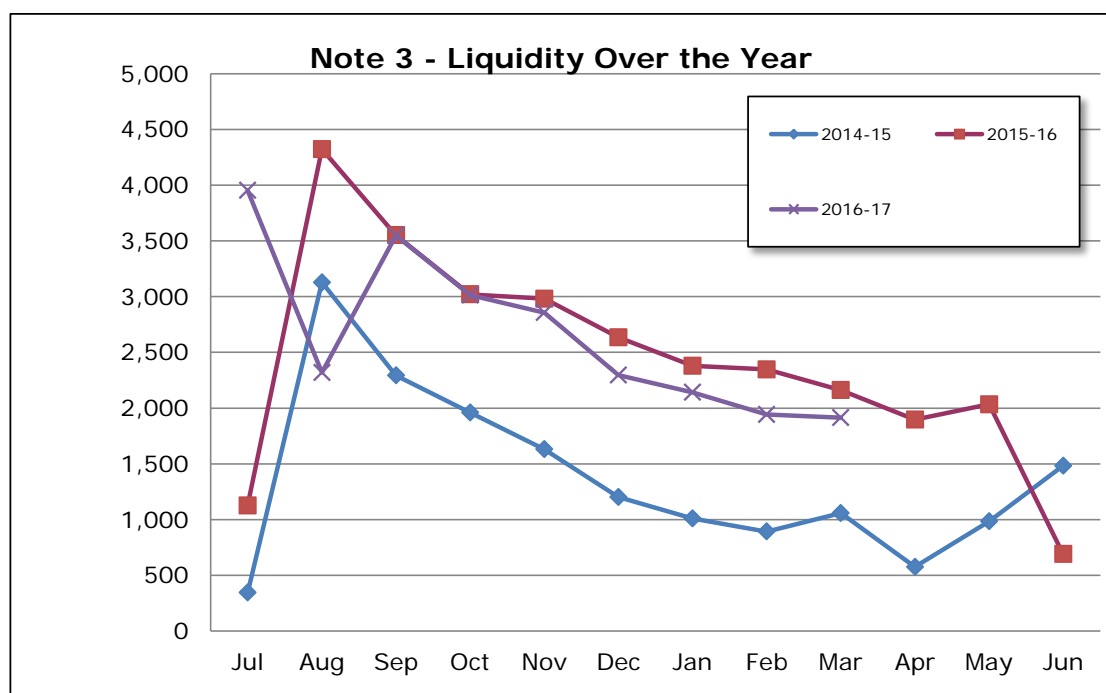


Comments/Notes - Capital Revenues

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 3: SURPLUS/(DEFICIT) POSITION

	Positive=Surplus (Negative=Deficit)		
	31/03/2017	28/02/2017	31/03/2016
Note	This Period	Last Period	Same Period Last Year
	\$	\$	\$
Current Assets			
Cash Unrestricted	1,909,340	1,962,836	2,145,671
Cash Restricted	1,294,541	1,294,541	681,595
Receivables - Rates and Rubbish	173,333	222,686	195,769
Receivables - Other	80,021	120,511	66,425
Inventories	10,614	10,614	70,049
	3,467,849	3,611,188	3,159,508
Less: Current Liabilities			
Payables	(78,345)	(193,998)	(148,503)
Loan Liability	(31,219)	(31,219)	(29,770)
Provisions	(393,791)	(393,791)	(359,445)
	(503,356)	(619,009)	(537,719)
Net Current Asset Position	2,964,493	2,992,179	2,621,790
Less: Cash Restricted	(1,294,541)	(1,294,541)	(681,595)
Add Back: Component of Leave Liability not Required to be funded	196,118	196,118	191,911
Add Back: Current Loan Liability	31,219	31,219	29,770
Add Back: Movement in Deferred Rates	17,668		
Adjustment for Trust Transactions Within Muni	(810)	213	0
Net Current Funding Position	1,914,147	1,925,188	2,161,876



Comments - Net Current Funding Position

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 4: CASH AND INVESTMENTS

	Interest Rate	Unrestricted \$	Restricted \$	Trust \$	Total Amount \$	Institution	Maturity Date
(a) Cash Deposits							
Municipal Account		42,218			42,218	BankWest	
Cash Floats		850			850		
Municipal Saver Account		266,272			266,272	Bankwest	
Reserve Account			269,541		269,541	BankWest	
Trust Account				568,275	568,275	BankWest	
(b) Term Deposits							
Reserve Account	2.90%		625,000		625,000	Bendigo	14/04/2017
Reserve Account	2.90%		400,000		400,000	IMB	18/05/2017
Reserve Account	2.17%		250,476		250,476	BankWest	20/04/2017
Municipal Account	2.90%	200,000			200,000	ME Bank	16/05/2017
Municipal Account	2.90%	200,000			200,000	ME Bank	16/06/2017
Municipal Account	2.75%	200,000			200,000	ME Bank	25/05/2017
Municipal Account	2.55%	200,000			200,000	IMB	29/05/2017
Municipal Account	2.55%	200,000			200,000	BankWest	1/05/2017
Municipal Account	2.55%	400,000			400,000	BankWest	1/06/2017
Municipal Account	2.25%	200,000			200,000	BankWest	1/05/2017
Municipal Account					0	BankWest	
Total		1,909,340	1,275,476	568,275	4,022,632		

Comments/Notes - Investments

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 5: MAJOR VARIANCES

Comments/Reason for Variance	Variance	
	Timing	Permanent
5.1 OPERATING REVENUE (EXCLUDING RATES) - NATURE OR TYPE		
There are no significant variances in operating revenue against the year to date budget.		
5.2 OPERATING EXPENSES - NATURE OR TYPE		
EMPLOYEE COSTS		
Employee costs are currently \$259,152 less than the year to date budget. This is considered a timing variance only.	■	
MATERIAL AND CONTRACTS		
Expenditure is some \$441,882 lower than year to date budget across a large number of accounts, the largest being Fuel \$63,797, Parts and Repairs \$83,690, and Consultants \$43,342	■	
OTHER EXPENDITURE		
Expenditure is \$53,579 more than the year to date budget largely as a result of accounting of Fire Vehicles		■
5.3 CAPITAL REVENUE		
PROCEEDS FROM DISPOSAL OF ASSETS		
The year to date income is \$65,059 less than the year to date budget because the trade in price for the Grader was \$60,000 less than budgeted.		■
5.4 CAPITAL EXPENSES		
BUILDINGS		
Expenditure is currently \$144,906 less than year to date budget as budget profiling has yet to be carried out for the majority of building projects.	■	
PLANT & EQUIPMENT		
Expenditure is currently \$343,196 more than the year to date budget. This is because purchase of Backhoe and accounting for Fire Vehicles	■	■
ROADS		
Expenditure is currently \$811,616 less than the year to date budget. Buntine Marchagee Road was expected to have been completed in September at a cost of \$266,729, but has yet to be finished. Sealing works are also yet to be carried out (aiming now for March)	■	
FOOTPATHS		
Expenditure is currently \$117,627 less than the year to date budget as works are yet to be commenced	■	
INFRASTRUCTURE ASSETS - OTHER		
Expenditure is currently \$330,487 less than the year to date budget, and is considered a timing issue	■	

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 6: BUDGET AMENDMENTS

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

GL Account Code	Description	Council Resolution	Classification	No Change - (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
	Budget Adoption - Opening Surplus		Opening Surplus(Deficit)	\$	\$	\$	\$
	Budget Adoption - Closing Surplus					(531,535)	531,535
6272	TRANSFER TO RESERVE	2016/103	Capital Expenses			(32,000)	(32,000)
0384	COOROW OFFICE UPGRADE BUILDING (BUILDINGS)	2016/113	Capital Expenses			(25,000)	(57,000)
0504	ADMIN COMPUTERS (F&E)	2016/113	Capital Expenses		25,000		(32,000)
6384	PURCHASE GRADER (P&E)	2016/117	Capital Expenses		27,000		(5,000)
3524	PURCHASE WATER TANKER (P&E)	2016/117	Capital Expenses			(18,000)	(23,000)
6274	SUNDRY TOOLS (TOOLS)	2016/117	Capital Expenses			(9,000)	(32,000)
3333	PROFIT ON DISPOSAL OF ASSETS - ROAD PLANT PURCHASES	2017/013	Non Cash Item	(3,326)			(32,000)
0553	PROPERTY SEARCH FEES	2017/013	Operating Revenue		2,000		(30,000)
0793	FINES & PENALTIES	2017/013	Operating Revenue		1,000		(29,000)
0833	FINES & PENALTIES	2017/013	Operating Revenue			(500)	(29,500)
0853	DOG REGISTRATION	2017/013	Operating Revenue			(3,000)	(32,500)
1893	RENT LOT 5 BRISTOL ST	2017/013	Operating Revenue			(2,520)	(35,020)
2403	RENTAL 9 MORCOMBE RD	2017/013	Operating Revenue			(6,760)	(41,780)
17A3	RENT LOT 29 SPAIN ST	2017/013	Operating Revenue		10,400		(31,380)
1883	COOROW - REFUSE SITE FEES	2017/013	Operating Revenue		4,000		(27,380)
1993	SEPTIC TANK INSPECTION FEES	2017/013	Operating Revenue		1,000		(26,380)
3173	CHARGES - HOME OCCUPATION	2017/013	Operating Revenue		500		(25,880)
3183	CHARGES - PLANNING APPLICATIONS	2017/013	Operating Revenue		12,000		(13,880)
19A3	LEEMAN LIQUID WASTE POND INCOME	2017/013	Operating Revenue		1,640		(12,240)
2783	COOROW RESERVES ANNUAL CHARGES	2017/013	Operating Revenue			(870)	(13,110)
3133	RSL HALL HIRE	2017/013	Operating Revenue		300		(12,810)
24A3	CHARGES - GREEN HEAD COMMUNITY CENTRE	2017/013	Operating Revenue		1,000		(11,810)
3983	CHARGES CARAVAN/CAMPING	2017/013	Operating Revenue		7,000		(4,810)
4273	WATER SALES	2017/013	Operating Revenue		2,500		(2,310)
6943	MILLIGAN ISLAND CAMPING NODE FEES	2017/013	Operating Revenue			(24,000)	(26,310)
7333	CHARGES - PRIVATE WORKS	2017/013	Operating Revenue		10,000		(16,310)
0243	REIMBURSEMENTS (no gst)	2017/013	Operating Revenue		1,858		(14,452)
0443	OTHER INCOME (GST)	2017/013	Operating Revenue		4,500		(9,952)
0483	SUNDRY INCOME (NO GST)	2017/013	Operating Revenue			(6,000)	(15,952)
0753	DFES GRANTS	2017/013	Operating Revenue			(13,326)	(29,278)
1603	REIMBURSEMENTS	2017/013	Operating Revenue		500	0	(28,778)
18B3	REIMBURSEMENTS - STAFF HOUSING (NO GST)	2017/013	Operating Revenue		1,540		(27,238)
2103	OTHER CONTRIBUTIONS	2017/013	Operating Revenue			(15,000)	(42,238)
4003	COASTWEST/COASTCARE GRANT	2017/013	Operating Revenue			(12,400)	(54,638)
2473	CHARGES - LEEMAN REC CENTRE	2017/013	Operating Revenue		800		(53,838)
2533	COOROW HALL OTHER INCOME	2017/013	Operating Revenue		1,000		(52,838)
2983	REIMBURSEMENTS - LIBRARY	2017/013	Operating Revenue		1,000		(51,838)
4133	RESOURCE SHARING WITH OTHER SHIRES - MRS	2017/013	Operating Revenue		15,000		(36,838)
4513	RE-IMBURSEMENTS - OTHER	2017/013	Operating Revenue		1,800		(35,038)
4523	DAAFGS REFUNDS FUEL REBATES	2017/013	Operating Revenue			(10,000)	(45,038)
0121	GENERAL RATES	2017/013	Operating Revenue		125,225		80,187
0070	DISCOUNT ALLOWED	2017/013	Operating Revenue		5,271		85,458
0171	LATE PAYMENT INTEREST	2017/013	Operating Revenue		6,000		91,458
0211	INSTALMENT INTEREST	2017/013	Operating Revenue		1,500		92,958
0443	OTHER INCOME (GST)	2017/013	Operating Revenue			(2,000)	90,958
18A3	SALE OF SCRAP	2017/013	Operating Revenue		2,000		92,958
2863	TRANSFER FROM POS TRUST	2017/013	Operating Revenue			(54,495)	38,463
3963	TRANSFER FROM TRUST	2017/013	Operating Revenue		2,150		40,613
0302	LONG SERVICE LEAVE	2017/013	Operating Expenses			(27,285)	13,328
1172	ADMIN REMOVAL EXPENSES	2017/013	Operating Expenses			(3,550)	9,778
0402	STAFF TRAINING EXPENSES	2017/013	Operating Expenses		8,000		17,778
4312	MWS - SALARY	2017/013	Operating Expenses			(37,000)	(19,222)
4422	LONG SERVICE LEAVE	2017/013	Operating Expenses		16,436		(2,786)
6782	WORKERS COMPENSATION PREMIUMS	2017/013	Operating Expenses		33,294		30,508
0142	CEO RECRUITMENT/REVIEW	2017/013	Operating Expenses		5,000		35,508
0182	SUBSCRIPTIONS	2017/013	Operating Expenses			(620)	34,888
0192	COUNCILLORS CONFERENCE EXPENSES	2017/013	Operating Expenses			(600)	34,288
0262	REFRESHMENTS & RECEPTIONS	2017/013	Operating Expenses		5,000		39,288
0482	TELEPHONE	2017/013	Operating Expenses			(3,000)	36,288
0492	ADVERTISING	2017/013	Operating Expenses		7,000		43,288
1182	STAFF EMPLOYMENT COSTS	2017/013	Operating Expenses		3,000		46,288
E000	Fire Fighting Control And Prevention	2017/013	Operating Expenses			(2,000)	44,288
0842	ANIMAL CONTROL EXPENSES	2017/013	Operating Expenses		4,000		48,288
1602	VISITING GP SUBSIDY	2017/013	Operating Expenses		5,000		53,288
Q020	Sale Of Lot 103 Bristol St Coorow	2017/013	Operating Expenses		6,000		59,288
W001	Domestic Refuse Collections Coorow	2017/013	Operating Expenses		5,000		64,288
W002	Domestic Refuse Collections Coast	2017/013	Operating Expenses		25,000		89,288
2062	FORESHORE MANAGEMENT	2017/013	Operating Expenses		2,000		91,288
B026	Public Toilets Leeman Foreshore Maintenance	2017/013	Operating Expenses			(1,500)	89,788
B027	Public Toilets Dynamite Bay Maintenance	2017/013	Operating Expenses			(3,000)	86,788
B029	Public Toilets Back Beach Leeman Maintenance	2017/013	Operating Expenses			(2,000)	84,788
B030	Public Toilets Morphet Park Green Head Maintenance	2017/013	Operating Expenses			(2,000)	82,788
B032	Public Toilets Cliff Park Green Head Maintenance	2017/013	Operating Expenses			(1,500)	81,288
B057	Public Toilets Illyarrie St Boat Ramp	2017/013	Operating Expenses			(3,000)	78,288
W007	Coastal Waste Transfer Station	2017/013	Operating Expenses		3,000		81,288
G020	Coorow Oval Maintenance	2017/013	Operating Expenses		5,000		86,288
G000	Leeman Oval Maintenance	2017/013	Operating Expenses		5,000		91,288
B033	Coorow District Hall Maintenance	2017/013	Operating Expenses			(1,000)	90,288
B034	Maley Park Coorow Buildings Maintenance	2017/013	Operating Expenses			(2,000)	88,288
G008	Coorow General Parks And Reserves Maintenance	2017/013	Operating Expenses		3,000		91,288
G010	Leeman General Parks And Reserves Maintenance	2017/013	Operating Expenses		3,000		94,288
3812	COOROW RETRANSMISSION	2017/013	Operating Expenses		35,000		129,288
3822	LEEMAN RETRANSMISSION	2017/013	Operating Expenses			(500)	128,788
3832	GREEN HEAD RETRANSMISSION	2017/013	Operating Expenses			(500)	128,288
M000	Unallocated Rural Roads Maintenance	2017/013	Operating Expenses		49,050		177,338

B039	Coorow Depot Maintenance	2017/013	Operating Expenses			(3,000)	174,338
B040	Leeman Depot Maintenance	2017/013	Operating Expenses			(4,000)	170,338
M997	Green Head Town St Maintenance	2017/013	Operating Expenses	2,000			172,338
M998	Leeman Town St Maintenance	2017/013	Operating Expenses	2,000			174,338
Q012	Staff Training	2017/013	Operating Expenses			(25,000)	149,338
4540	PURCHASES	2017/013	Operating Expenses	10,664			160,002
4542	FUEL	2017/013	Operating Expenses	10,664			170,666
4550	MATERIALS ALLOC TO W & S	2017/013	Operating Expenses			(10,664)	160,002
5012	EXPENDABLE STORES	2017/013	Operating Expenses	5,000			165,002
G001	Coorow Office Grounds Maintenance	2017/013	Operating Expenses	2,000			167,002
B000	Lot 131 Spain St Coorow Maintenance	2017/013	Operating Expenses	2,000			169,002
B020	Lot 49 Nairn St Leeman Maintenance	2017/013	Operating Expenses	2,000			171,002
B015	Lot 123 Commercial St Coorow Maintenance	2017/013	Operating Expenses	1,000			172,002
B024	Lot 626 Morcombe Rd Leeman Maintenance	2017/013	Operating Expenses	1,500			173,502
B034	Maley Park Coorow Buildings Maintenance	2017/013	Operating Expenses	4,000			177,502
G010	Leeman General Parks And Reserves Maintenance	2017/013	Operating Expenses	2,000			179,502
G014	Green Head General Parks And Reserves Maintenance	2017/013	Operating Expenses	2,000			181,502
B042	Coorow Caravan Park Maintenance	2017/013	Operating Expenses			(5,000)	176,502
1462	INSURANCE MRS	2017/013	Operating Expenses			(3,935)	172,567
1402	LIABILITY INSURANCE HLTH	2017/013	Operating Expenses	3,891			176,458
3552	ROAD ADMINISTRATION	2017/013	Operating Expenses	5,516			181,974
4192	LIABILITY INSURANCE BLDG	2017/013	Operating Expenses			(3,891)	178,083
6772	INSURANCE MWS	2017/013	Operating Expenses			(4,100)	173,983
3352	LOSS ON DISPOSAL OF ASSETS - ROAD PLANT PURCHASES	2017/013	Non Cash Item	7,378			173,983
0745	DFES APPLIANCE PROGRAM CONTRIBUTION	2017/013	Capital Revenue	455,465			629,448
3575	PROCEEDS FROM SALE OF ASSETS - ROAD PLANT PURCHASES	2017/013	Capital Revenue			(43,243)	586,205
6205	TRADE MWS CW002 TOYOTA LANDCRUISER	2017/013	Capital Revenue			(8,527)	577,678
7633	TRANSFER FROM LSL RESERVE	2017/013	Capital Revenue	10,850			588,528
6245	TRANSFER FROM PLANT RESERVE	2017/013	Capital Revenue	150,000			738,528
7245	TRANSFER FROM WANN PARK RESERVE	2017/013	Capital Revenue			(31,687)	706,841
3385	TRANSFER FROM TV REBROADCAST RESERVE	2017/013	Capital Revenue			(10,738)	696,103
6572	TRANSFER FROM RESOURCE SHARING RESERVE	2017/013	Capital Revenue			(24,232)	671,871
31B4	GREEN HEAD COMMUNITY CENTRE (BUILDINGS)	2017/013	Capital Expenses	7,125			678,996
H006	LOT 123 COMMERCIAL STREET	2017/013	Capital Expenses			(1,506)	677,490
H011	LOT 131 SPAIN STREET	2017/013	Capital Expenses			(1,640)	675,850
H012	11 SPAIN STREET	2017/013	Capital Expenses			(15,000)	660,850
H013	29 SPAIN ST	2017/013	Capital Expenses	12,000			672,850
4114	COOROW AQUATIC CTR UPGRADE (BUILDINGS)	2017/013	Capital Expenses	3,112			675,962
H009	LOT 103 BRISTOL ST	2017/013	Capital Expenses			(2,072)	673,890
H016	LOT 16A BRAND ST	2017/013	Capital Expenses			(3,000)	670,890
H017	LOT 16B BRAND ST - REPAIR FENCING	2017/013	Capital Expenses			(2,500)	668,390
H010	LOT 520 TUART ST	2017/013	Capital Expenses			(455)	667,935
H002	LOT 64 NAIRN STREET	2017/013	Capital Expenses			(10,000)	657,935
03A4	LEEMAN OFFICE UPGRADE (BUILDINGS)	2017/013	Capital Expenses			(11,000)	646,935
3114	COOROW DISTRICT HALL (BUILDINGS)	2017/013	Capital Expenses			(1,768)	645,167
6234	COASTAL LEADING HAND UTILITY (P&E)	2017/013	Capital Expenses	146			645,313
6384	PURCHASE GRADER (P&E)	2017/013	Capital Expenses	513			645,826
0764	DFES APPLIANCE PROGRAM FIRE UNIT (P&E)	2017/013	Capital Expenses			(455,465)	190,361
6224	PURCHASE BOBCAT (P&E)	2017/013	Capital Expenses	10,204			200,565
7074	POOL PLANT & EQUIPMENT (P&E)	2017/013	Capital Expenses			(5,446)	195,119
63B4	PURCHASE BACKHOE	2017/013	Capital Expenses			(165,000)	30,119
3564	DUAL CAB 4X4 - MANAGER WORKS & SERVICES - CW 002 (P&E)	2017/013	Capital Expenses	4,068			34,187
0794	PURCHASE MOSQUITO FOGGER (P&E)	2017/013	Capital Expenses	3,065			37,252
3524	PURCHASE WATER TANKER (P&E)	2017/013	Capital Expenses			(2,050)	35,202
0504	ADMIN COMPUTERS (F&E)	2017/013	Capital Expenses	9,183			44,385
6804	CARAVAN PARK EQUIPMENT (F&E)	2017/013	Capital Expenses			(2,150)	42,235
C004	MARCHAGEE TRACK	2017/013	Capital Expenses			(18,750)	23,485
C005	SOUTH WADDY ROAD	2017/013	Capital Expenses			(2,828)	20,657
C010	COCKLESHELL GULLY ROAD	2017/013	Capital Expenses			(11,604)	9,053
C013	WADDY FOREST ROAD	2017/013	Capital Expenses			(7,790)	1,263
C015	DAVIES ROAD	2017/013	Capital Expenses	4,769			6,032
C016	MAMBOOBIE ROAD	2017/013	Capital Expenses	7,020			13,052
C018	WILLCOCKS ROAD	2017/013	Capital Expenses			(11,920)	1,132
C023	MCPARTLAND ROAD	2017/013	Capital Expenses	11,139			12,271
C025	FENNELL ROAD	2017/013	Capital Expenses	1,725			13,996
C028	MAZZA ROAD	2017/013	Capital Expenses	36,821			50,817
C031	PEN ROAD	2017/013	Capital Expenses			(5,236)	45,581
C034	ROSE THOMPSON ROAD	2017/013	Capital Expenses			(12,666)	32,915
C057	MARTIN ROAD	2017/013	Capital Expenses			(10,782)	22,133
C078	SPAIN STREET	2017/013	Capital Expenses	6,231			28,364
C163	MAIN STREET	2017/013	Capital Expenses	7,500			35,864
C164	COOROW LATHAM ROAD	2017/013	Capital Expenses			(11,402)	24,462
C168	MAIN STREET	2017/013	Capital Expenses			(3,448)	21,014
T093	WILLMOTT ROAD	2017/013	Capital Expenses			(29,692)	(8,678)
T104	GREEN HEAD ROAD	2017/013	Capital Expenses			(10,155)	(18,833)
T111	THOMAS STREET	2017/013	Capital Expenses			(9,881)	(28,714)
2664	GREEN HEAD SPORTING CLUB (INFRA OTH)	2017/013	Capital Expenses	79			(28,635)
2064	GREEN HEAD WALK TRAILS (INFRA OTH)	2017/013	Capital Expenses	60,000			31,365
2674	WANN PARK WATER SUPPLY CAP EXP (INFRA OTH)	2017/013	Capital Expenses	23,661			55,026
2784	MALEY PARK (INFRA OTH) CAPITAL	2017/013	Capital Expenses			(2,566)	52,460
7304	GREENHEAD PARKS INFRASTRUCTURE (INFRA OTH)	2017/013	Capital Expenses			(3,300)	49,160
2854	LEEMAN FORESHORE DEVELOPMENT (INFRA OTH)	2017/013	Capital Expenses	54,495			103,655
68A4	TOURIST INFORMATION BAYS IOD (INFRA OTH)	2017/013	Capital Expenses	4,300			107,955
6274	SUNDRY TOOLS (TOOLS)	2017/013	Capital Expenses	620			108,575
68B4	TRANSFER TO TOURIST INFRASTRUCTURE RESERVE	2017/013	Capital Expenses			(60,000)	48,575
	TRANSFER FROM RESTRICTED CASH	2017/013	Capital Revenue			(88,356)	(39,781)
	ADJUSTMENT TO OPENING SURPLUS	2017/013	Opening Surplus(Deficit)	39,781			0
Closing Funding Surplus (Deficit)				4,052	1,483,371	(2,014,906)	0

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 7: RECEIVABLES

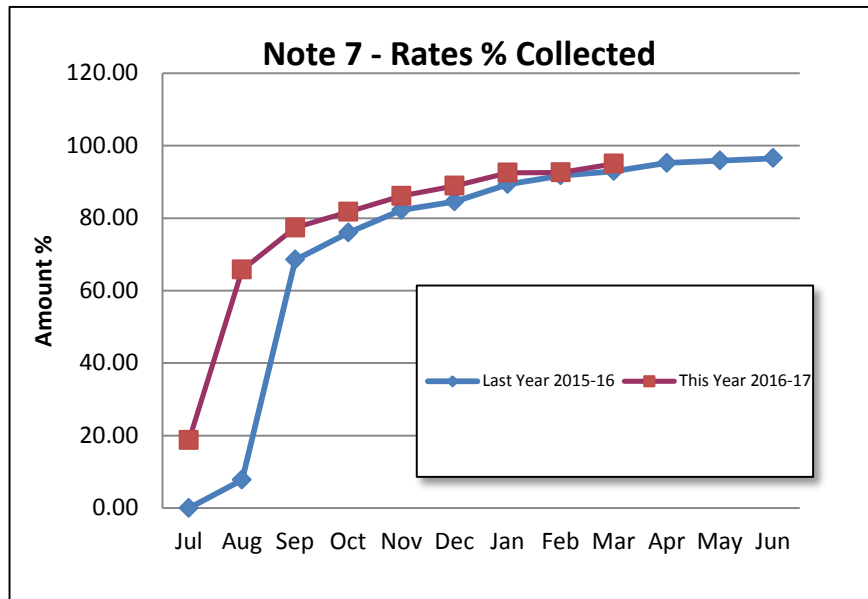
Receivables - Rates and Rubbish

Opening Arrears Previous Years
 Rates Levied this year (YTD)
Less Collections to date
 Equals Current Outstanding

Current 2016-17	Previous 2015-16
\$	\$
113,343	151,199
3,375,319	2,703,325
3,315,329	(2,629,261)
173,333	225,263
95.03%	92.11%

Net Rates Collectable

% Collected



Comments/Notes - Receivables Rates and Rubbish

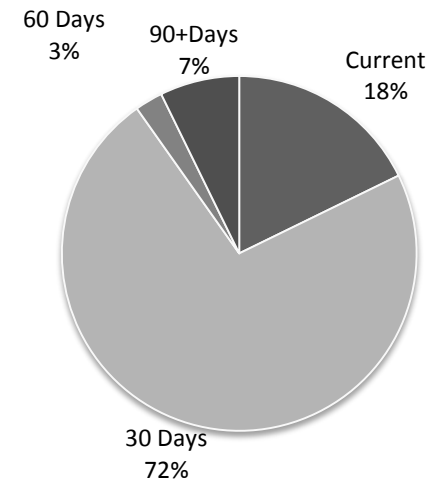
Receivables - General

Total Outstanding

Amounts shown above include GST (where applicable)

Current	30 Days	60 Days	90+Days
\$	\$	\$	\$
8,857	36,093	1,266	3,614
			49,830

Note 7 - Accounts Receivable (non-rates)



Comments/Notes - Receivables General

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 8: GRANTS, SUBSIDIES AND CONTRIBUTIONS

Program/Details	Provider	Approval Yes No	2016-17 Budget	Variations Additions (Deletions)	Revised Grant	Recoup Status	
						Received	Not Received
		(Yes/No)	\$	\$	\$	\$	\$
GENERAL PURPOSE FUNDING							
GRANTS COMMISSION ROADS GRANT	Grants Commission	Yes	(525,176)		(525,176)	(392,151)	(133,025)
GRANTS COMMISSION GENERAL PURPOSE GRANT	Grants Commission	Yes	(836,259)		(836,259)	(627,194)	(209,065)
ESL ADMINISTRATION COMMISSION	Grants Commission	Yes	(4,000)		(4,000)	(4,000)	0
POLICE LICENSING COMMISSIONS	Grants Commission	Yes	(20,000)		(20,000)	(13,210)	(6,790)
BANKING COMMISSION	Grants Commission	Yes	(1,000)		(1,000)	(692)	(308)
LEGAL COSTS RECOVERED	Reimbursements		(10,000)		(10,000)	(8,518)	(1,482)
GOVERNANCE							
REIMBURSEMENTS (no gst)	Reimbursements		(1,958)		(1,958)	(3,652)	0
NOVATED LEASE CONTRIBUTIONS (INCOME)	Reimbursements		(9,950)		(9,950)	(7,777)	(2,173)
COUNCIL PROPERTY VALUATION REBATE	Reimbursements		(5,200)		(5,200)	0	(5,200)
OTHER INCOME (GST)	Reimbursements		(8,500)		(8,500)	(8,274)	(227)
SUNDRY INCOME (NO GST)	Reimbursements		0		0	0	0
LAW, ORDER, PUBLIC SAFETY							
DFES GRANTS	DFES	Yes	(38,666)		(38,666)	(26,655)	(12,011)
DFES APPLIANCE PROGRAM CONTRIBUTION	DFES	Yes	(880,895)		(880,895)	(880,896)	1
HEALTH							
REIMBURSEMENTS	Reimbursements		(1,500)		(1,500)	(1,173)	(327)
EDUCATION AND WELFARE							
AGED PERSONS UNITS - REIMBURSEMENT (GST FREE)	Reimbursements		(400)		(400)	(335)	(65)
TRANSFER FROM LGCHP TRUST	LGCHP Trust		(19,749)		(19,749)	0	(19,749)
HOUSING							
REFUND OF HOUSING BONDS - RENTAL PROPERTIES	Reimbursements		0		0	(20)	0
OTHER INCOME	Reimbursements		0		0	(2,234)	0
COMMUNITY AMENITIES							
COASTWEST/COASTCARE GRANT	Coastwest/Coastcare		(17,600)		(17,600)	(17,614)	14
OTHER CONTRIBUTIONS	Reimbursements		0		0	0	0

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 8: GRANTS AND CONTRIBUTIONS

Program/Details	Provider	Approval Yes No	2016-17 Budget	Variations Additions (Deletions)	Revised Grant	Recoup Status	
						Received	Not Received
ECONOMIC SERVICES		(Yes/No)	\$	\$	\$	\$	\$
DRUMMUSTER INCOME	Reimbursements		(1,500)		(1,500)	(509)	(991)
GRANT INCOME - TOURISM	MWC/Tourism WA	Yes	(356,250)		(356,250)	(341,309)	(14,941)
RESOURCE SHARING WITH OTHER SHIRES - MRS	Reimbursements		(22,000)		(22,000)	(15,954)	0
RECREATION AND CULTURE							
REIMBURSEMENTS - GST	Reimbursements		(100)		(100)	0	(100)
GOVERNMENT GRANTS - SUBSIDY	DRD	Yes	(32,000)		(32,000)	(32,000)	0
CHARGES - LEEMAN REC CENTRE			(800)		(800)	(791)	0
COOROW HALL OTHER INCOME			(1,000)		(1,000)	(1,138)	0
REIMBURSEMENTS - SUNDRY	Reimbursements		(1,000)		(1,000)	(1,801)	801
REIMBURSEMENTS - LIBRARY	Reimbursements		(1,020)		(1,020)	(1,019)	0
COOROW HALL OTHER INCOME	Reimbursements		(200)		(200)	0	(200)
TRANSPORT							
REGIONAL ROAD GROUP GRANTS	Main Roads WA	Yes	(552,532)		(552,532)	(430,666)	(121,866)
ROADS TO RECOVERY FUNDS	Dept of Infra. & Transport	Yes	(812,715)		(812,715)	(495,599)	(317,116)
MRWA DIRECT GRANT	Main Roads WA	Yes	(122,016)		(122,016)	(122,016)	0
OTHER PROPERTY & SERVICES							
RE-IMBURSEMENTS - OTHER	Reimbursements		(1,900)		(1,900)	(1,839)	(61)
DAAFGS REFUNDS FUEL REBATES	ATO		(50,000)		(50,000)	(33,781)	(16,219)
REIMB WORKERS COMP	Reimbursements		(20,000)		(20,000)	0	(20,000)
REIMBURSEMENTS - OTHER	Contributions		(200)		(200)	0	0
Reimbursements - Other (NO GST)	Reimbursements		0		0	(163)	163
TOTALS			(4,357,626)	0	(4,357,626)	(3,544,519)	(880,937)

Comments - Grants and Contributions

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

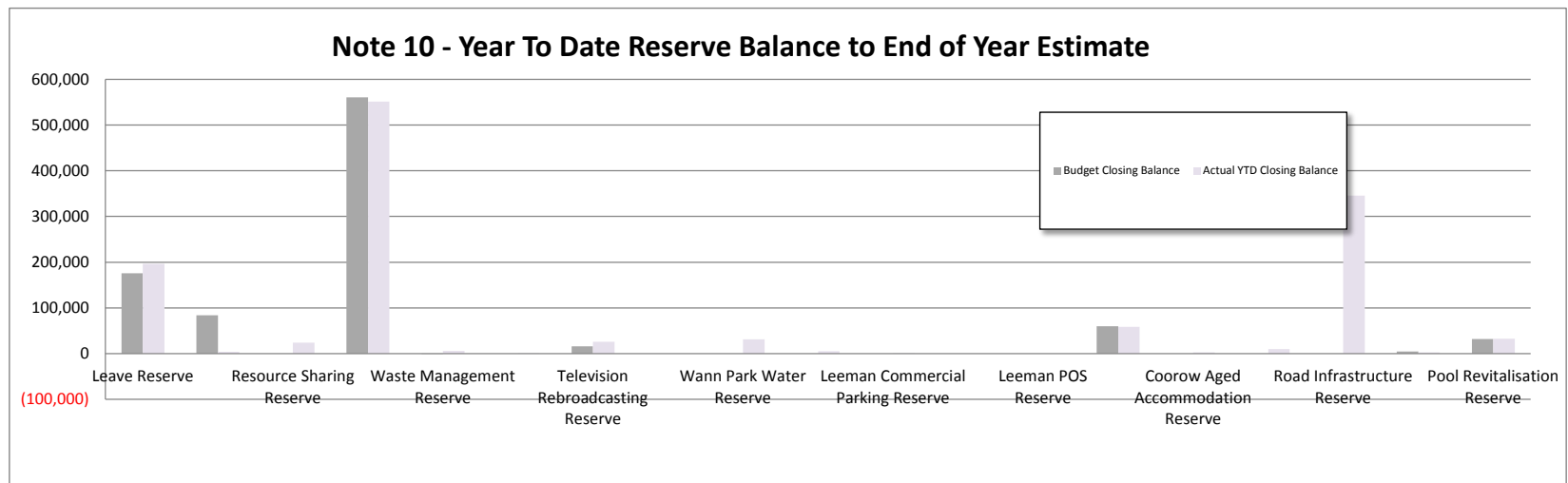
Note 9: RATING INFORMATION											
RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	Rate Revenue \$	Interim Rates \$	Back Rates \$	Total Revenue \$	Amended Budget Rate Revenue \$	Amended Budget Interim Rate \$	Amended Budget Back Rate \$	Amended Budget Total Revenue \$
Differential General Rate											
UV - Agricultural	1.7178	202	109,758,819	1,885,437	(469)	0	1,884,968	1,779,237	0	0	1,779,237
GRV - Townsites	11.6446	718	7,987,282	930,087	52	-5	930,135	922,706	500	0	923,206
UV - Mining	15.2979	21	645,337	98,723	(2,050)	0	96,673	81,612	0	0	81,612
Sub-Totals		941	118,391,438	2,914,247	(2,467)	-5	2,911,775	2,783,555	500	0	2,784,055
Minimum Payment	Minimum \$										
UV - Agricultural	815.00	9	84,781	7,335	0	0	7,335	7,335	0	0	7,335
GRV - Townsites	815.00	213	1,005,746	173,595	0	0	173,595	177,670	0	0	177,670
UV - Mining	515.00	19	26,435	9,785	0	0	9,785	8,755	0	0	8,755
Sub-Totals		241	1,116,962	190,715	0	0	190,715	193,760	0	0	193,760
Discounts							3,102,490				2,977,815
Rates Adjustments							(99,597)				(105,000)
Movement in Excess Rates							(5)				(1,000)
Amount from General Rates							(24,765)				0
Ex Gratia Rates							2,978,123				2,871,815
Specified Area Rates							10,557				11,382
Totals							0				0
							2,988,680				2,883,197

Comments - Rating Information

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 10: Cash Backed Reserve

Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Transfer out Reference	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$		\$	\$
Leave Reserve	194,589	4,871	1,529	0	0	23,580	0		175,880	196,118
Building Reserve	3,936	99	31	80,000	0	0	0		84,035	3,967
Resource Sharing Reserve	23,640	592	186	0	0	24,232	0		0	23,826
Plant Reserve	547,239	13,692	4,299	0	0	0	0		560,931	551,538
Waste Management Reserve	5,446	136	43	0	0	5,583	0		(1)	5,489
Green Head Commercial Parking Reserve	238	9	2	0	0	247	0		0	240
Television Rebroadcasting Reserve	25,754	615	202	0	0	10,738	0		15,631	25,956
Unspent Grants Reserve	0	0	0	0	0	0	0		0	0
Wann Park Water Reserve	30,913	774	243	0	0	31,687	0		0	31,156
Community Grant Reserve	4,877	122	38	0	0	4,999	0		0	4,915
Leeman Commercial Parking Reserve	117		1	0	0	117	0		0	118
Green Head POS Reserve	0		0	0	0	0	0		0	0
Leeman POS Reserve	0		0	0	0	0	0		0	0
Leeman Aged Accommodation Reserve	58,240	133	458	1,408	0	0	0		59,781	58,698
Coorow Aged Accommodation Reserve	2,468	81	19	0	0	2,549	0		0	2,487
Furniture & Equipment Reserve	10,000	250	79	0	0	10,250	0		0	10,079
Road Infrastructure Reserve	342,917	8,573	2,694	0	0	351,490	0		0	345,611
Coorow Bowling Club Reserve	2,100	53	17	2,100	0	0	0		4,253	2,117
Pool Revitalisation Reserve	0	0	227	32,000	32,000	0	0		32,000	32,227
	1,252,474	30,000	10,066	115,508	32,000	465,472	0		932,510	1,294,540



SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 11: CAPITAL DISPOSALS AND ACQUISITIONS

Actual Profit(Loss) of Asset Disposal				Disposals	Current Budget					
					This Year					
Cost	Accum Depr	Proceeds	Profit (Loss)		Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over	
\$ 74,990	\$ 9,985	\$ 59,091	\$ (5,914)	CEO Landcruiser CW00	\$ 58,991	\$ 58,991	\$ 58,991	\$ 59,091	\$ 100	▲
23,636	5,245	23,636	5,245	Fire Tenders CW0055	23,636	23,636	23,636	23,636	0	↑↑↑
23,636	7,868	18,636	2,868	Fire Tenders CW0045	23,636	23,636	23,636	23,636	0	
17,990	2,395	13,612	(1,983)	Fire Tenders CW0052	17,990	17,990	17,990	17,990	0	
36,490	5,478	22,727	(8,284)	Ford Ranger CW0050	26,499	26,499	26,499	22,727	(3,772)	▼
		0		Lot 103 (45) Bristol St	80,000	80,000	80,000	0	(80,000)	▼
80,000	2,016	80,000	2,016	John Deere Grader CW009	140,000	96,757	132,273	75,455	(56,818)	▼
24,200	2,271	4,545	(17,384)	New Holland Tractor CW0027	10,000	10,000	0	4,545	4,545	▲
29,500	2,768	27,274	542	John Deere Backhoe CW0012				27,274	27,274	▲
36,490	1,839	27,273	(7,378)	Ford Ranger CW008	25,516	25,516	0	27,273	27,273	▲
35,000	1,764	34,545	1,310	Toyota Prado CW002	43,073	17,273	34,546	34,545	(1)	▼
		0		Works Ute CW0017	22,045	22,045	22,045	0	(22,045)	▼
		0		Works Ute CW0023	22,045	22,045	22,045	0	(22,045)	▼
		0					0	0	0	↑↑↑
381,933	41,631	311,340	(28,962)	Totals	493,431	424,389	441,662	316,173	(125,489)	

Comments - Capital Disposal

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 11: CAPITAL DISPOSALS AND ACQUISITIONS

Contributions Information				Summary Acquisitions	Current Budget					
					This Year					
Grants	Reserves	Borrowing	Total		Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over	
\$	\$	\$	\$	Property, Plant & Equipment	\$	\$		\$	\$	
0	0	0	0	Land for Resale	0	0	0	0	0	
0	5,005	0	5,005	Buildings	271,930	323,634	306,238	161,332	(144,906)	▼
425,430	0	0	425,430	Plant & Equipment	1,167,880	1,768,845	1,178,414	1,521,610	343,196	▲
0	10,250	0	10,250	Furniture & Equipment	37,000	4,967	4,967	4,967	0	▲
0	0	0	0	Tools	23,480	31,860	23,895	31,853	7,958	▲
0	0	0	0	Land	0	0	0	0	0	↑↑↑
0	0	0	0	Non-Freehold Shire Land	0	0	0	0	0	↑↑↑
				Infrastructure						
1,421,791	351,490	0	1,773,281	Roads	2,292,232	2,363,180	2,192,120	1,380,504	(811,615)	▼
33,000	0	0	33,000	Footpaths	142,597	142,597	117,627	0	(117,627)	▼
0	0	0	0	Drainage	0	0	0	0	0	↑↑↑
437,911	421,005	0	858,916	Other Infrastructure	1,096,346	959,677	761,615	431,128	(330,487)	▼
2,318,132	787,750	0	3,105,882	Totals	5,031,464	5,594,760	4,584,876	3,531,394	(1,053,482)	

Comments - Capital Acquisitions

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 11: CAPITAL DISPOSALS AND ACQUISITIONS

Contributions				Buildings	Current Budget					
					This Year					
Grants	Reserves	Borrowing	Total		Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over	
\$ 5,500	\$	\$	\$ 5,500	COOROW OFFICE UPGRADE BUILDING (BUILDINGS)	\$ 20,500	\$ 45,500	45,500	\$ 50,245	\$ 4,745	▲
				LEEMAN OFFICE UPGRADE (BUILDINGS)	11,500	22,500	22,500	8,924	(13,576)	▼
	20,000		20,000	EMPLOYEE HOUSING (BUILDINGS)	89,300	113,473	100,464	74,165	(26,299)	▼
			0	COUNCIL HOUSING GENERAL CARPET CONTINGENCY (BUIL	5,000	5,000	3,744	0	(3,744)	▼
	65,130		65,130	LEEMAN FORESHORE TOILETS (BUILDINGS)	65,130	65,130	65,130	3,453	(61,677)	▼
			0	GREEN HEAD COMMUNITY CENTRE (BUILDINGS)	10,000	2,875	2,875	3,587	712	▲
2,250			2,250	MALEY PARK CAPITAL EXPEND (BUILDINGS)	5,500	5,500	4,122	3,431	(691)	▼
2,250			2,250	LEEMAN REC CENTRE (BUILDINGS)	7,500	7,500	7,500	4,551	(2,949)	▼
	5,005		5,005	COOROW GOLF CLUB (BUILDINGS)	8,000	8,000	8,000	0	(8,000)	▼
			0	MALEY PARK GARDENERS SHED (BUILDINGS)	20,000	20,000	20,000	0	(20,000)	▼
			0	COOROW DISTRICT HALL (BUILDINGS)	6,000	7,768	7,768	7,768	0	▲
			0	COOROW AQUATIC CTR UPGRADE (BUILDINGS)	5,500	2,388	2,388	2,388	0	↑↑↑
			0	LAND & BUILDINGS (BUILDINGS)	7,000	7,000	5,247	0	(5,247)	▼
			0	LEEMAN FIRE SHED ADDITION (BUILDINGS)	0	0	0	720	720	
			0	COOROW CARAVAN PARK (BUILDINGS)	11,000	11,000	11,000	2,100	(8,900)	▼
0	5,005	0	5,005	Totals	271,930	323,634	306,238	161,332	(144,906)	

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 11: CAPITAL DISPOSALS AND ACQUISITIONS

Contributions				Plant & Equipment	Current Budget					
					This Year					
Grants	Reserves	Borrowing	Total		Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over	
\$	\$	\$	\$		\$	\$		\$	\$	
425,430			0	ADMIN VEHICLES CEO DCEO (P&E)	77,297	77,297	77,297	74,155	(3,142)	▼
			425,430	DFES APPLIANCE PROGRAM FIRE UNIT (P&E)	425,430	880,895	455,465	880,896	425,431	▲
			0	VEHICLE FOR RANGER (P&E)	39,104	39,104	39,104	37,321	(1,783)	▼
			0	PURCHASE MOSQUITO FOGGER (P&E)	16,000	12,935	12,935	12,935	0	▲
			0	PURCHASE GRADER (P&E)	370,000	342,487	342,487	342,487	(0)	▼
			0	PURCHASE BACKHOE	0	165,000	0	0	0	↑↑↑
			0	DUAL CAB 4X4 - MANAGER WORKS & SERVICES - CW 002 (P&E)	54,000	49,932	49,932	49,932	(0)	▼
			0	PURCHASE WATER TANKER (P&E)	25,000	45,050	45,050	45,050	0	↑↑↑
			0	PURCHASE BOBCAT (P&E)	45,544	35,340	35,340	35,340	0	↑↑↑
			0	COASTAL LEADING HAND UTILITY (P&E)	39,104	38,958	38,958	38,958	(0)	▼
				WORKS UTILITIES CW017 (P&E)	38,200	38,200	38,200	0	(38,200)	▼
				4WD UTILITY CW0023 (P&E)	38,200	38,200	38,200	0	(38,200)	▼
	POOL VACUUM CLEANER (P&E)	0	5,446	5,446	4,537	(909)	▼			
425,430	0	0	425,430	Totals	1,167,880	1,768,845	1,178,414	1,521,610	343,196	

Contributions				Furniture & Equipment	Current Budget				
					This Year				
Grants	Reserves	Borrowing	Total		Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over
\$	\$	\$	\$	ADMIN COMPUTERS (F&E)	\$	\$		\$	\$
	10,250		10,250	G/HEAD LIBRARY CABINETS (F&E)	37,000	2,817	2,817	2,817	0
			0	CARAVAN PARK EQUIPMENT (F&E)	0	0	0	0	0
			0		0	2,150	2,150	2,150	0
0	10,250	0	10,250	Totals	37,000	4,967	4,967	4,967	0

Contributions				Tools	Current Budget				
					This Year				
Grants	Reserves	Borrowing	Total		Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over
\$	\$	\$	\$	SUNDRY TOOLS (TOOLS)	\$	\$		\$	\$
			0		23,480	31,860	23,895	31,853	7,958
0	0	0	0	Totals	23,480	31,860	23,895	31,853	7,958

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 11: CAPITAL DISPOSALS AND ACQUISITIONS

Contributions				Roads	Current Budget					
Grants	Reserves	Borrowing	Total		This Year					
					Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over	
\$	\$	\$	\$		\$	\$		\$	\$	
856,037	351,490		856,037	ROADS TO RECOVERY WORKS (INFRA ROADS)	823,004	872,732	806,178	498,382	(307,795)	▼
497,999			497,999	REGIONAL ROAD GROUP ROADWORKS (INFRA ROADS)	756,693	756,693	756,693	507,230	(249,463)	▼
			351,490	ROAD CONSTRUCTION (INFRA ROADS)	531,397	552,618	467,992	282,075	(185,917)	▼
67,755			67,755	BLACK SPOT ROAD CONSTRUCTION (INFRA ROADS)	101,632	101,632	101,632	89,452	(12,180)	▼
			0	CAR PARK CONSTRUCTION (INFRA ROADS)	0	0	0	3,365	3,365	▲
			0	REGIONAL ROAD GROUP (INFRA ROADS)	79,505	79,505	59,625	0	(59,625)	▲
1,421,791	351,490	0	1,773,281	Totals	2,292,232	2,363,180	2,192,120	1,380,504	(811,615)	

Contributions				Footpaths	Current Budget					
					This Year					
Grants	Reserves	Borrowing	Total		Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over	
\$	\$	\$	\$	FOOTPATH CONSTRUCTION - COUNCIL FUNDED (FOOTPATHS)	\$	\$		\$	\$	
33,000			0		109,597	109,597	92,877	0	(92,877)	▼
			33,000	FOOTPATH CONSTRUCTION - RTR FUNDED (FOOTPATHS)	33,000	33,000	24,750	0	(24,750)	q
33,000	0	0	33,000	Totals	142,597	142,597	117,627	0	(117,627)	

Contributions				Other Infrastructure	Current Budget						
					This Year						
Grants	Reserves	Borrowing	Total		Original Budget	Revised Budget	YTD Budget	Actual	Variance (Under)Over		
\$	\$	\$	\$		\$	\$		\$	\$		
30,000			0	COASTAL WASTE MANAGEMENT (INFRA OTH)	21,364	21,364	21,364	0	(21,364)	▼	
			30,000	GREEN HEAD WALK TRAILS (INFRA OTH)	60,000	0	0	0	0	0	↑↑↑
			0	COASTAL CEMETERY DEVELOPMENT (INFRA OTH)	74,835	74,835	56,115	11,900	(44,215)	▼	
	139,436		139,436	DEVELOP PUBLIC OPEN SPACE - LOT 601 PETERSON PLACE	139,436	139,436	0	0	0	↑↑↑	
			0	GREEN HEAD SPORTING CLUB (INFRA OTH)	4,165	4,086	4,086	4,086	0	↑↑↑	
			31,726	WANN PARK WATER SUPPLY CAP EXP (INFRA OTH)	31,687	8,026	8,026	8,026	(0)	▼	
			0	MALEY PARK (INFRA OTH) CAPITAL	0	2,566	2,566	2,677	111	▲	
			0	GREENHEAD PARKS INFRASTRUCTURE (INFRA OTH)	25,000	28,300	28,300	3,322	(24,978)	▼	
			19,800	SKATE PARK CAPEX (INFRA OTH)	39,906	39,906	0	0	0	↑↑↑	
	249,843		249,843	LEEMAN FORESHORE DEVELOPMENT (INFRA OTH)	249,842	195,347	195,347	0	(195,347)	▼	
			0	TOURIST INFORMATION BAYS IOD (INFRA OTH)	62,000	57,700	57,700	32,960	(24,740)	▼	
			388,111	MILLIGAN ISLAND ECO TOURISM SITE (INFRA OTH)	388,111	388,111	388,111	358,204	(29,907)	▼	
			0	COOROW BOWLING CLUB (INFRA OTH)	0	0	0	9,952	9,952	▲	
437,911	421,005	0	858,916	Totals	1,096,346	959,677	761,615	431,128	(330,487)		

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 12: TRUST FUND

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

Trust Items	Opening Balance 1-Jul-16 \$	Amount Received \$	Amount Paid \$	Closing Balance 31-Mar-17 \$
House Bonds - Leeman Aged Unit 1	300	0	0	300
House Bonds - Leeman Aged Unit 2	300	0	0	300
House Bonds - Leeman Aged Unit 3	400	0	0	400
House Bonds - Leeman Aged Unit 4	300	0	0	300
House Bond - Lot 121 Commercial St	0	0	0	0
House Bond - Lot 490 Tamarisk St	0	0	0	0
Aged Unit Bond - Commercial St	600	0	(300)	300
Leeman Aged Units Surplus	0	0	0	0
Coorow Aged Units Surplus	0	0	0	0
LGCHP Surplus	19,581	0	0	19,581
BCITF Levy	60	1,848	(1,858)	50
BRB Levy	562	2,896	(3,273)	185
Police Licensing	0	287,239	(286,430)	809
Standpipe Card Bond	2,170	210	0	2,380
RSL Thailand Competition	185	9,708	(185)	9,708
Kerbing Deposits	13,600	1,000	(1,000)	13,600
Maley Park Committee	0	0	0	0
Coorow Christmas Tree	275	0	0	275
Coorow Bushfire Brigade	2,025	0	0	2,025
CCLI Number Plate Funds	0	800	0	800
Leeman Number Plate Funds	3,400	635	(1,600)	2,435
Green Head Number Plate Funds	(50)	1,250	0	1,200
Warradarge Bushfire Brigade	1,350	0	0	1,350
Leeman Bushfire Brigade	3,283	0	0	3,283
Refuse Site Key Bond	300	100	0	400
Public Open Space	492,655	3,128	0	495,783
Bonds - Other	15,395	716	(2,390)	13,721
Snag Island Kids Centre	0	0	0	0
Nomination Deposits	0	0	0	0
Footpath Deposits	0	0	0	0
	556,691	309,530	(297,036)	569,185

SHIRE OF COOROW
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2017

Note 13: INFORMATION ON BORROWINGS

Debenture Repayments	Principal 1-Jul-16	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments		Maturity Date
		2016-17 Budget \$	2016-17 Actual \$	2016-17 Budget \$		2016-17 Budget \$	2016-17 Actual \$	2016-17 Budget \$	2016-17 Actual \$	
Staff Housing										
Loan 79 - Leeman Executive House	46,019	0	0	22,392	11,046	23,627	34,973	2,445	1,390	27/06/2018
Loan 88 - Leeman MRS House	217,545	0	0	69,918	69,909	147,636	147,636	8,567	7,996	28/02/2019
Loan 89 - Brand St Residence	101,763	0	0	27,920	13,848	73,843	87,915	3,674	1,973	9/10/2019
Recreation & Culture										
Loan 87 - Maley Park Changerooms	23,656	0	0	11,392	5,591	12,264	18,065	1,741	985	13/06/2018
	388,983	0	0	131,622	100,394	257,370	288,589	16,427	12,344	

(SS) Self supporting loan financed by payments from third parties.

(SAR) Self Supporting Loan where financed by combination of Specified Area Rate and payment from third parties.

All other loan repayments are to be financed by general purpose revenue.

11.4.3 2017/18 DRAFT BUDGET – DIFFERENTIAL RATES

AUTHOR	Leanne Parola
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	20 March 2017
FILE	ADM0085- RATES & VALUATIONS, RATE CLASSIFICATION, GENERAL
ATTACHMENT	Rates Modelling

SUMMARY:

To consider the proposed differential rates to be advertised for 2017/2018 and overall rates increase.

BACKGROUND:

For many years, the Shire of Coorow has used differential rates to levy a higher rate in the dollar for Mining Tenements than other UV properties. This practice has been common within local government and has come under considerable scrutiny by the Minister for Local Government in recent years.

Last year the Department for Local Government allowed the Shire to apply a differential general rate that was more than twice the lowest rate in the unimproved value category, but encouraged the Shire to “give consideration to either creating a third differential rate category in its 2017/2018 budget preparations, or granting a concession to exploration permit holders to more equitably reflect the impact upon shire services”.

The differential general rates for UV and their associated minimums budgeted for 2016/17 were:

RATE CATEGORY	BASIS	2016/2017 RATE (cents in the dollar)	2016/2017 MINIMUM	2016/17 Rates	2016/17 Minimum Rates	% Rates Total
Agriculture	UV	1.7178	815	1,779,237	7,335	60%
Mining	UV	15.2979	515	81,612	8,775	3%

Two submissions were received in response to the advertised differential rates proposed by Council in 2016. The first submission was from Aglime Australia and stated that they do not support a blanket approach to rates. They advised that their tenements were non active at this time.

The submission from McMahon Mining Tenement Services requested that the Shire consider an additional category of UV rate for “exploration properties”. McMahon Mining Tenement Services pointed out that while extractive industries can have a significant impact on local roads, the nature of exploration permits means they have little impact on road maintenance and renewal requirements.

The submission from McMahon Mining Tenement Services requested that the Shire consider a third category for exploration properties, with significantly lower cents in the

dollar rate and lower minimum rate, reflective of the significantly lower use of Shire assets and facilities. No suggestion as to a rate in the dollar or minimum was made.

Because of the lower minimum rate for mining tenements, the two companies who made submissions were actually better off under the differential rate regime than if they were subject to the same minimum rate as agricultural properties.

The below table shows the history of UV mining rates since 2001/2002. No values are available for the 2013/14 year when the Minister refused the Shire's application for differential rates where one rate in the dollar was more than twice another.

Shire of Coorow -Rates for Mining Tenements

Year	UV - Ag	UV - Mining	Mining Min Rate	Mining Assessments	Mining Non-Min Rates	Mining Minimum Rated	Total UV - Mining Rates	Av Mining Rate
2001/2002	3.0229	5.1205	235	34	15	19	28,489	838
2002/2003	3.1155	5.3098	260	37	13	24	33,679	910
2003/2004	2.9682	5.3958	350	35	15	20	37,154	1,062
2004/2005	2.6425	5.7196	400	36	14	22	40,261	1,118
2005/2006	2.2076	6.0056	420	34	14	20	43,605	1,283
2006/2007	1.7338	6.3419	450	35	16	19	50,971	1,456
2007/2008	1.7751	6.6590	470	41	17	24	58,561	1,428
2008/2009	1.8717	6.5750	550	44	18	26	59,795	1,359
2009/2010	1.1380	7.4100	600	44	16	28	67,707	1,539
2010/2011	1.1940	7.7800	600	42	16	26	80,984	1,928
2011/2012	1.2656	8.2468	600	56	20	36	81,134	1,449
2012/2013	1.3415	11.9999	600	60	31	29	102,423	1,707
2013/2014	1.4429	1.4429	700	53	6	47	N/A	N/A
2014/2015	1.5580	14.9490	735	40	21	19	114,866	2,872
2015/2016	1.6359	15.2187	500	34	19	15	88,881	2,614
2016/2017	1.7178	15.2979	515	34	17	17	90,367	2,658

COMMENT:

Extractive industries such as lime sand and dolomite generate a significant volume of heavy vehicle traffic on local roads, much more than a property used for agricultural purposes, therefore costing the Shire a lot more in road maintenance and renewal.

As pointed out in submissions received last year, exploration permits generate very little traffic on local roads, and do not require many other services. Their impact on service costs are therefore very small.

The different methods required to calculate the UV for agricultural and mining properties means that mining assessments have a much lower value than agricultural ones. Agricultural property values are based on what the land could be sold for, whereas mining assessments are based on their annual rental value,

multiplied by a factor which is determined by their size. Properties with a mining use therefore have a much lower unimproved value.

The Shire of Coorow does not charge a heavy haulage fee, or extractive industry licence, so under the current valuation regime, the only way that mining properties can be required to contribute to the maintenance of the road network fairly is for them to be on a much higher rate in the dollar than agricultural properties. The higher rate in the dollar brings their rates more closely to that of agricultural properties.

The proposed differential rates are therefore based on having three categories of UV rates as follows:

- UV Agricultural
- UV Exploration
- UV Mining

The proposed differential rates in the dollar for UV rated properties would mean that the average rates levied on agricultural assessments would be \$9,373.

The average mining assessment would only be \$4,235, but if the mining assessments were rated using the same rate in the dollar as agricultural assessments, their average rate would only be \$853, with all but four assessments being on the higher minimum rate of \$815.

The average exploration assessment proposed would only be \$676, but if they were rated using the same rate in the dollar as agricultural assessments, their average rate would be \$815, as all assessments would be on the higher minimum rate of \$815.

Differential rating allows Council to maintain a degree of parity between rates levied on all unimproved value (UV) assessments within the Shire of Coorow rate base whilst providing income annually to allow for the service requirements of all property owners.

One of the reasons for levying the higher rate in the dollar is the greater number of truck movements on local roads generated by extractive industries such as lime sand and dolomite compared to agricultural uses. The Shire of Coorow does not charge a heavy haulage fee, nor extractive industry fees so the only income generated for the shire by these users are their municipal rates.

One school of thought is that by passing on the cost of increased heavy vehicles on the road to the extractive industries, they in turn can pass them on to their customers, not all of whom are based within the Shire.

Unfortunately, in the past this increased levy also applies to tenements that are an exploratory license only, which generate less little heavy vehicle traffic than the other tenements. A separate differential rate is therefore proposed to be introduced to reflect this situation.

It is worth noting that while both UV Agriculture and UV Mining are based on 'Unimproved Values' provided by the Valuer General, the *Valuation of Land Act 1978* prescribes different methods of calculating each one.

The unimproved valuation of land utilised for agricultural purposes is the capital amount that the property (not including improvements) might reasonably be expected to realize upon sale.

The unimproved valuation of land used for mining tenements is calculated on the annual rent per hectare times a factor, the amount of which depends on the number of hectares and type of lease held.

The average valuation of agricultural assessments is \$523,131, whereas the average mining assessment valuation is \$24,435 and exploration assessment is \$4,291.

The UV revaluations have yet to be received for 2017/18, so accurate modelling can't be carried out at this time. Modelling has instead been carried out based on the current valuations and is attached for information.

The below table shows the differential rates adopted by the Shire of Coorow and its neighbouring Shires for 2016/17.

2016/17 Differential Rates

General Rate	Carnamah	Coorow	Dalwallinu	Dandaragan	Perenjori
General GRV	0.13735	0.116446	0.085485	0.079380	0.079114
Vacant Residential GRV				0.200970	
GRV - Mining	0.27470				0.079114
GRV - Rural	0.13735				
UV	0.02015	0.017178	0.021536	0.007851	0.020024
UV - Mining		0.152979	0.021536	0.007851	0.343112
Minimum Rate					
General GRV	681	815	700	658	319
Vacant Residential GRV				658	
GRV - Mining	681				319
GRV - Rural	497				
UV	681	815	700	658	319
UV - Mining		515	700	824	319

STATUTORY ENVIRONMENT:

Local Government Act 1995

Part 6 — Financial management, Division 2 — Annual budget, Subdivision 2 — Categories of rates and service charges

STRATEGIC IMPLICATIONS:

The Shire of Coorow Long Term Financial Plan includes an overall rate increase of 5% in 2017/18, but does not specify the make up of the rates.

If there is an overall increase of only 4%, the difference in 2017/18 will be \$29,253, however the accumulative impact on the long term financial plan will be \$345,511 by 2026/2027, assuming no changes to the other categories of income or expenditure, and rates increases in future years remaining at 5% per annum.

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

The method and level of rating adopted by Council will have a significant impact on the draft 2017/18 budget. The recommended rates in the dollar are based on an overall rates increase of 4%, should Council wish to have an overall rates increase of 5%, the rates in the dollar would be:

RATE CATEGORY	BASIS	2017/2018 RATE (cents in the dollar)	2017/2018 MINIMUM	2017/2018 Average Rates (ex minimum)	2016/2017 Average Rates (ex minimum)
Agriculture	UV	1.8037	\$815	\$9,851	\$9,325
Mining	UV	16.6563	\$525	\$6,573	\$5,381
Exploration	UV	14.1128	\$300	\$955	\$1,898

VOTING REQUIREMENTS:

Simple Majority

OFFICER RECOMMENDATION:

That the Shire:

1. Advertise its intention, in accordance with Section 6.36 of the Local Government Act 1995 to adopt the following rates in the dollar and minimum rates for the differential rating categories specified for the 2017/2018 financial year, and if no submissions are received, that Ministerial approval be requested.

RATE CATEGORY	BASIS	2017/2018 RATE (cents in the dollar)	2017/2018 MINIMUM	2017/2018 Average Rates (ex minimum)	2016/2017 Average Rates (ex minimum)
Agriculture	UV	1.7865	\$815	\$9,757	\$9,325
Mining	UV	16.5098	\$525	\$6,515	\$5,381
Exploration	UV	13.9560	\$300	\$944	\$1,898

2. State its objectives and reasons in levying differential rates as:

“The objective of Council’s Differential Unimproved Value Rating is to ensure that rates are levied equitably on Agricultural, Mining and Exploration Properties in the Shire of Coorow and for each land user to make a reasonable contribution to road maintenance.

Reasons for levying UV – Agriculture Rate

The different methods required to calculate the UV for agricultural, mining and exploration properties means that agricultural assessments have a much higher value than mining and exploration ones. The average valuation for agricultural properties is \$523,131.

Agricultural property values are based on what the land could be sold for, whereas mining and exploration assessments are based on their annual rental value, multiplied by a factor which is determined by their size. Properties with an agricultural use therefore have a much higher unimproved value.

Under the current valuation regime, the only way fair way that agricultural properties can be required to contribute to the services they receive and the maintenance of the road network is for them to be on a much lower rate in the dollar than mining and exploration properties.

The proposed differential rates in the dollar for UV rated properties would mean that the average rates levied on agricultural assessments would be \$9,373, which is still much higher than the average mining and exploration assessments of only \$4,235 and \$676 respectively.

Reasons for levying UV – Mining Rate

The different methods required to calculate the UV for agricultural, mining and exploration properties means that mining and exploration assessments have a much lower value than agricultural ones.

Agricultural property values are based on what the land could be sold for, whereas mining and exploration assessments are based on their annual rental value, multiplied by a factor which is determined by their size. Properties with a mining use therefore have a much lower unimproved value than agricultural uses.

The average valuation for mining properties is \$24,435.

Extractive industries such as lime sand and dolomite generate a significant volume of heavy vehicle traffic on local roads, much more than a property used for agricultural or exploration purposes, therefore costing the Shire a lot more in road maintenance and renewal.

The Shire of Coorow does not charge heavy haulage fees, or extractive industry fees. This means that under the current valuation regime, the only

way that mining properties can fairly be required to contribute to the maintenance of the road network is for them to be on a much higher rate in the dollar than agricultural properties.

The proposed differential rates in the dollar for UV rated properties would mean that the average mining assessment would be \$4,235. If the mining assessments were rated using the same rate in the dollar as agricultural assessments, their average rate would only be \$886, with most assessments being on the minimum rate.

Differential rating allows Council to maintain a degree of parity between rates levied on all unimproved value (UV) assessments within the Shire of Coorow rate base whilst providing income annually to allow for the service requirements of all property owners.

Reasons for levying UV – Exploration Rate

The different methods required to calculate the UV for agricultural, mining and exploration properties means that mining and exploration assessments have a much lower value than agricultural ones.

Agricultural property values are based on what the land could be sold for, whereas mining and exploration assessments are based on their annual rental value, multiplied by a factor which is determined by their size. Properties with an exploration use therefore have a much lower unimproved value than agricultural uses.

The average valuation for exploration properties is \$4,291.

Exploration activities rarely generate a significant volume of heavy vehicle traffic on local roads, much less than a property used for agricultural or mining purposes, therefore costing the Shire very little in road maintenance and renewal.

There is still a cost in administering these types of assessments however, so a minimum rate of \$300 is proposed to cover administration costs. The lowest possible rate in the dollar has been proposed for this category which would result in less than 50% of properties being on this minimum rate.

The proposed differential rates in the dollar for UV rated properties would mean that the average exploration assessment would be \$676. If the exploration assessments were rated using the same rate in the dollar as agricultural assessments, their average rate would be \$815 as they would all be on the minimum rate.

Differential rating allows Council to maintain a degree of parity between rates levied on all unimproved value (UV) assessments within the Shire of Coorow rate base whilst providing income annually to allow for the service requirements of all property owners.

Differential General Rate

Description	Characteristics	Objects	Reasons
UV – Agricultural	Properties used predominantly for agricultural purposes	To ensure all ratepayers contribute an equitable share to maintaining the Shire's assets and services	To compensate for the much higher unimproved value of agricultural assessments compared to mining assessments
UV – Mining	Properties with a land use associated with mining leases/tenements	To ensure all ratepayers contribute an equitable share to maintaining the Shire's assets and services	To compensate for the much lower unimproved value of mining assessments compared to agricultural assessments and high impact on road maintenance requirements
UV – Exploration	Properties with a land use associated with exploration permits	To ensure all ratepayers contribute an equitable share to maintaining the Shire's assets and services	To compensate for the much lower unimproved value of exploration assessments compared to agricultural assessments and low impact on road maintenance requirements

Differential Minimum Rate

Description	Characteristics	Objects	Reasons
UV – Agricultural	Properties used predominantly for agricultural purposes	This rate is considered the minimum contribution for basic services and infrastructure	This rate is considered the minimum contribution for basic services and infrastructure
UV – Mining	Properties with a land use associated with a mining lease/tenement	This rate is as close to the other minimum rates as legislation will allow	This rate ensures that less than 50% of assessments in this category are on the minimum rate

UV – Exploration	Properties with a land use associated with exploration permits	To cover basis costs of administering a rate assessment.	This rate is reflective of the lowest minimum rate considered appropriate to cover administrative costs.
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3. Prepare the 2017/2018 annual Budget incorporating a 4% rate increase, noting that the increase is less than the 5% projected in the Long Term Financial Plan as a result of efficiency measures identified since its adoption.
4. Confirms that it has reviewed its expenditure and considered efficiency measures as part of its budget deliberations.

RESOLUTION:

2017/046

Moved: Cr Sims

Seconded: Cr Bothe

That the Shire:

1. ***Advertise its intention, in accordance with Section 6.36 of the Local Government Act 1995 to adopt the following rates in the dollar and minimum rates for the differential rating categories specified for the 2017/2018 financial year, and if no submissions are received, that Ministerial approval be requested.***

RATE CATEGORY	BASIS	2017/2018 RATE (cents in the dollar)	2017/2018 MINIMUM	2017/2018 Average Rates (ex minimum)	2016/2017 Average Rates (ex minimum)
Agriculture	UV	1.7865	\$815	\$9,757	\$9,325
Mining	UV	16.5098	\$815	\$6,515	\$5,381
Exploration	UV	13.9560	\$300	\$944	\$1,898

2. ***State its objectives and reasons in levying differential rates as:***

“The objective of Council’s Differential Unimproved Value Rating is to ensure that rates are levied equitably on Agricultural, Mining and Exploration Properties in the Shire of Coorow and for each land user to make a reasonable contribution to road maintenance.

Reasons for levying UV – Agriculture Rate

The different methods required to calculate the UV for agricultural, mining and exploration properties means that agricultural assessments have a much higher value than mining and exploration ones. The average valuation for agricultural properties is \$523,131.

Agricultural property values are based on what the land could be sold for, whereas mining and exploration assessments are based on their annual rental value, multiplied by a factor which is determined by their size. Properties with an agricultural use therefore have a much higher unimproved value.

Under the current valuation regime, the only way fair way that agricultural properties can be required to contribute to the services they receive and the maintenance of the road network is for them to be on a much lower rate in the dollar than mining and exploration properties.

The proposed differential rates in the dollar for UV rated properties would mean that the average rates levied on agricultural assessments would be \$9,373, which is still much higher than the average mining and exploration assessments of only \$4,235 and \$676 respectively.

Reasons for levying UV – Mining Rate

The different methods required to calculate the UV for agricultural, mining and exploration properties means that mining and exploration assessments have a much lower value than agricultural ones.

Agricultural property values are based on what the land could be sold for, whereas mining and exploration assessments are based on their annual rental value, multiplied by a factor which is determined by their size. Properties with a mining use therefore have a much lower unimproved value than agricultural uses.

The average valuation for mining properties is \$24,435.

Extractive industries such as lime sand and dolomite generate a significant volume of heavy vehicle traffic on local roads, much more than a property used for agricultural or exploration purposes, therefore costing the Shire a lot more in road maintenance and renewal.

The Shire of Coorow does not charge heavy haulage fees, or extractive industry fees. This means that under the current valuation regime, the only way that mining properties can fairly be required to contribute to the maintenance of the road network is for them to be on a much higher rate in the dollar than agricultural properties.

The proposed differential rates in the dollar for UV rated properties would mean that the average mining assessment would be \$4,235. If the mining assessments were rated using the same rate in the dollar as agricultural assessments, their average rate would only be \$886, with most assessments being on the minimum rate.

Differential rating allows Council to maintain a degree of parity between rates levied on all unimproved value (UV) assessments within the Shire

of Coorow rate base whilst providing income annually to allow for the service requirements of all property owners.

Reasons for levying UV – Exploration Rate

The different methods required to calculate the UV for agricultural, mining and exploration properties means that mining and exploration assessments have a much lower value than agricultural ones.

Agricultural property values are based on what the land could be sold for, whereas mining and exploration assessments are based on their annual rental value, multiplied by a factor which is determined by their size. Properties with an exploration use therefore have a much lower unimproved value than agricultural uses.

The average valuation for exploration properties is \$4,291.

Exploration activities rarely generate a significant volume of heavy vehicle traffic on local roads, much less than a property used for agricultural or mining purposes, therefore costing the Shire very little in road maintenance and renewal.

There is still a cost in administering these types of assessments however, so a minimum rate of \$300 is proposed to cover administration costs. The lowest possible rate in the dollar has been proposed for this category which would result in less than 50% of properties being on this minimum rate.

The proposed differential rates in the dollar for UV rated properties would mean that the average exploration assessment would be \$676. If the exploration assessments were rated using the same rate in the dollar as agricultural assessments, their average rate would be \$815 as they would all be on the minimum rate.

Differential rating allows Council to maintain a degree of parity between rates levied on all unimproved value (UV) assessments within the Shire of Coorow rate base whilst providing income annually to allow for the service requirements of all property owners.

Differential General Rate

<i>Description</i>	<i>Characteristics</i>	<i>Objects</i>	<i>Reasons</i>
<i>UV – Agricultural</i>	<i>Properties used predominantly for agricultural purposes</i>	<i>To ensure all ratepayers contribute an equitable share to maintaining the Shire's assets and</i>	<i>To compensate for the much higher unimproved value of agricultural assessments compared to mining</i>

		services	assessments
UV – Mining	Properties with a land use associated with mining leases/tenements	To ensure all ratepayers contribute an equitable share to maintaining the Shire's assets and services	To compensate for the much lower unimproved value of mining assessments compared to agricultural assessments and high impact on road maintenance requirements
UV – Exploration	Properties with a land use associated with exploration permits	To ensure all ratepayers contribute an equitable share to maintaining the Shire's assets and services	To compensate for the much lower unimproved value of exploration assessments compared to agricultural assessments and low impact on road maintenance requirements

Differential Minimum Rate

Description	Characteristics	Objects	Reasons
UV – Agricultural	Properties used predominantly for agricultural purposes	This rate is considered the minimum contribution for basic services and infrastructure	This rate is considered the minimum contribution for basic services and infrastructure
UV – Mining	Properties with a land use associated with a mining lease/tenement	This rate is as close to the other minimum rates as legislation will allow	This rate ensures that less than 50% of assessments in this category are on the minimum rate

UV – Exploration	Properties with a land use associated with exploration permits	To cover basis costs of administering a rate assessment.	This rate is reflective of the lowest minimum rate considered appropriate to cover administrative costs.
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3. ***Prepare the 2017/2018 annual Budget incorporating a 4% rate increase, noting that the increase is less than the 5% projected in the Long Term Financial Plan as a result of efficiency measures identified since its adoption.***
4. ***Confirms that it has reviewed its expenditure and considered efficiency measures as part of its budget deliberations.***

**CARRIED 7/0
Simple Majority**

It was noted that a drafting error have occurred in the Officer Recommendation and this was adjusted in the resolution.

12. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN:

Nil

13. URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION:

Nil

14. MATTERS BEHIND CLOSED DOORS:

PROCEDURAL RESOLUTION:

2017/047

Moved: Cr Bothe

Seconded: Cr Oakes

That the meeting be closed to the public to consider items 14.1.1, 14.1.2 and 14.1.3

**CARRIED 7/0
Absolute Majority**

Mr K Bean & Mr T Brandy left the meeting at 6.02 pm

14.1.1 CHIEF EXECUTIVE OFFICER – PERFORMANCE REVIEW

AUTHOR	Peter Crispin
DISCLOSURE OF INTEREST	Chief Executive Officer – Relates to the Officer
DATE OF REPORT	11 April 2017
FILE	Personal
ATTACHMENT	Proposed New Key Performance Indicators

OFFICER RECOMMENDATION/ RESOLUTION: **2017/048**

Moved: Cr Bothe

Seconded: Cr Clement

That:

- 1. The Chief Executive Officer's annual performance review finalised at the March 2017 meeting be adopted;***
- 2. The additional new Key Performance Indicators, as attached, be adopted and included for assessment at the next performance review.***

14.1.2 MCWHIRTER MOORING - CLAIM

AUTHOR	Peter Crispin
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	11 April 2017
FILE	ADM0564 – Illyarrie Street Boat Ramp
ATTACHMENT	Under Separate Cover

RESOLUTION: **2017/049**

Moved: Cr Bothe

Seconded: Cr Sims
Seconded: Cr Oakes

That Resolution 2015/129 and 2016/075 be rescinded.

RESOLUTION: **2017/050**

Moved: Cr Sims

Seconded: Cr Oakes

That the Chief Executive Officer be authorised to contact Mr Steve McWhirter to discuss options that may be available to resolve this situation, and for any potential solution to be presented for consideration at the 17 May 2017 meeting.

14.1.3 APPOINTMENT OF ACTING CHIEF EXECUTIVE OFFICER

AUTHOR	Peter Crispin
DISCLOSURE OF INTEREST	Chief Executive Officer – Leave Application Deputy Chief Executive Officer – Higher Duties
DATE OF REPORT	11 April 2017
FILE	Personal
ATTACHMENT	Nil

OFFICER RECOMMENDATION/ RESOLUTION:

2017/051

Moved: Cr Oakes

Seconded: Cr Bothe

That:

- 1. The Chief Executive Officer's request for annual leave for the periods Wednesday 3 May 2017 and Friday 5 May 2017 (both dates inclusive) and Monday 28 August 2017 to Friday 8 September 2017 (both dates inclusive) be approved;**
- 2. Mrs Leanne Parola, Deputy Chief Executive Officer, be appointed as the Shire of Coorow's Acting Chief Executive Officer for the periods Wednesday 3 May 2017 and Friday 5 May 2017 (both dates inclusive) and Monday 28 August 2017 to Friday 8 September 2017 (both dates inclusive); and**
- 3. That the Deputy Chief Executive Officer be paid 100% higher duties for the duration of the period as Acting Chief Executive Officer.**

**CARRIED 7/0
Simple Majority**

PROCEDURAL RESOLUTION:

2017/052

Moved: Cr Jack

Seconded: Cr Rackemann

That the meeting re-open to the public.

**CARRIED 7/0
Absolute Majority**

Mr K Bean & Mr T Brandy returned to the meeting at 6.11 pm

15. DATE OF NEXT MEETING:

15.1 ORDINARY MEETING OF COUNCIL

Ordinary Meeting

Next meeting of Council will be held on Wednesday 17 May 2017 at the Coorow District Hall from 5.00 pm.

16. CLOSURE:

There being no further business the President, Moira Girando JP closed the meeting at 6.12 pm.

17. CONFIRMATION:

I, **Moira Jean GIRANDO JP**, certify that the Minutes of the meeting held on 15 March 2017, as shown on page number 1 to 102 were confirmed as a true and correct record by Council in Resolution No 2017/037 at the meeting held on the 19 April 2017.

CHAIRPERSON

DATE