Shire of Boyup Brook

Payments 01/10/2022 - 31/10/2022

(GST Inclusive Accordingly)

Chq/EFT	Date	Name	Description	Amount
20586	21/10/2022	Water Corporation	Water Across Shire Facilities to 05/10/2022	-4970.88
			TOTAL MUNI CHEQUES to 31 October 2022	**-4,970.88**

Shire of Boyup Brook

Payments 01/10/2022 - 31/10/2022

(GST Inclusive Accordingly)

Chq/EFT	Date	Name	Description	Amount
EFT13091	03/10/2022	Amy Dyer	Refund Medical Centre Invoice Paid Twice	-80.00
EFT13092	03/10/2022	Australian Services Union	Payroll Deductions	-51.80
EFT13093	03/10/2022	Black Box Control Pty Ltd	Monthly Grader Tracking Service Oct2022	-101.85
EFT13094	03/10/2022	Blackwood Plant Hire	Community Water Supplies Grant - FMCP Water Tank Sand Pads	-4,070.00
EFT13095	03/10/2022	Blackwoods	Depot PPE	-64.55
EFT13096	03/10/2022	Boyup Brook Family Playgroup Inc	Rylington Park Donation 2022-23	-1,000.00
EFT13097	03/10/2022	Boyup Brook Tourism Association Inc.	Community Grant Funding 2022-23 - Walk on The Wildside Advertising	-1,000.00
EFT13098	03/10/2022	Boyup Brook Tyre Service	P192 Mazda BT-50 - Parts	-1,552.00
EFT13098	03/10/2022	Boyup Brook Tyre Service	P211 Isuzu Dmax Tray Back Utility - Tyres	-1,352.00
EFT13099	03/10/2022	Bridgetown Muffler & Towbar Centre	P200 Ford Ranger Duel Cab - Parts	-200.00
EFT13100	03/10/2022	Campervan And Motorhome Club Of Australia Ltd	Flax Mill Caravan Park - Powered Site for R Jamieson	-168.00
EFT13101	03/10/2022	Dazbaz Pty Ltd atf The Dazbaz No 2 Trust	Mechanic - Mobile Phone	-1,279.00
EFT13102	03/10/2022	Finishing WA	Minute Book Binding	-557.15
EFT13103	03/10/2022	Focus Networks	Docking Station for MWS Laptop	-389.95
EFT13104	03/10/2022	Rear's Electrical & Mechanical Services Pty Ltd	Men's Shed Project - Electrical Wiring	-2,213.26
EFT13104	03/10/2022	Rear's Electrical & Mechanical Services Pty Ltd	LRCI Tonebridge Country Club - Inspect and Quote	-544.50
EFT13105	03/10/2022	Southern Lock & Security	Dinninup Halls - Security	-105.64
EFT13106	03/10/2022	T-Quip	P228 Toro Z Master 7000 52inch - Parts	-309.65
EFT13107	03/10/2022	Thomson Geer	Plantations Development Approval Legal Advice	-4,692.60
EFT13108	03/10/2022	Tonebridge Country Club Inc.	Community Grant Funding 2022-23 - Assistance with Operating Costs	-1,000.00
EFT13109	11/10/2022	Ask Waste Management Pty Ltd	Landfill Site Closure Management Plan - Final Report	-1,100.00
EFT13110	11/10/2022	BP Medical	Medical Supplies	-268.40
EFT13111	11/10/2022	Boyup Brook Community Resource Centre	Quarterly Library Service Payment Oct-Dec2022	-5,500.00
EFT13111	11/10/2022	Boyup Brook Community Resource Centre	Boyup Brook Gazette Advertising Oct2022	-265.00
EFT13112	11/10/2022	Boyup Brook Districts Pioneer Museum Inc	Annual Support for Operating Costs 2022-23	-5,747.50
EFT13113	11/10/2022	Boyup Brook IGA	Purchases Aug2022	-306.79
EFT13114	11/10/2022	Building and Construction Training Fund BCITF	BCITF Collected Sep2022	-356.16
EFT13115	11/10/2022	Cleanaway Daniels Services Pty Ltd	Medical Centre - Sharps Disposal Sep2022	-76.19
EFT13116	11/10/2022	Country Music Club Of Boyup Brook WA Inc	Community Grant Funding 2022-23 - Assistance with CMF 2023	-16,500.00
EFT13117	11/10/2022	Department of Mines, Industry Regulation and Safety BSL	BSL Collected Sep2022	-249.64
EFT13118	11/10/2022	Haycom Technology	Medical Centre - Video-Conferencing Equipment	-396.00
EFT13118	11/10/2022	Haycom Technology	Medical Centre IT Consulting Fees Sep2022	-1,034.55
EFT13118	11/10/2022	Haycom Technology	Medical Centre - Router and Desktop Switch	-863.50
EFT13118	11/10/2022	Haycom Technology	Medical Centre - Additional Domain Name Registration boyupmedical.au 04/10/2022-04/10/2023	-22.00
EFT13119	11/10/2022	KA & LJ Chambers	Sandakan Service - Flower Arrangements and Wreaths	-330.00
EFT13120	11/10/2022	Lamat Cleaning (The Bogar Unit Trust t/as)	Various Shire Buildings - Cleaning Sep2022	-2,320.00
EFT13121	11/10/2022	Old Dog Dirt & Diesel	P331 West Boyup Light Tanker ESL Annual Service and Inspection	-1,320.75
EFT13122	11/10/2022	SOS Office Equipment	Photocopier Billing Sep2022 including Community Newsletters	-1,471.69
EFT13123	11/10/2022	Shire of Boyup Brook	BSL and BCITF Commission Sep2022	-39.75
EFT13124	11/10/2022	The Treehouse Coffee Lounge (JP Rice & NM Rice t/as)	Catering Sep2022	-220.00
EFT13125	11/10/2022	Ward Packaging	Town Hall - Cleaning Supplies	-50.01
EFT13126	11/10/2022	activ8me (Australian Private Networks Pty Ltd)	GP Houses and Rylington Park Internet and Phone Sep-Oct2022	-281.99
EFT13127	11/10/2022	Shire of Boyup Brook	Shire Rates 2022-23	-50,720.92
EFT13128	17/10/2022	AMPAC Debt Recovery (WA) Pty Ltd	Rates Debt Collection and Commission Sep2022	-2,343.00
EFT13129	17/10/2022	Advanced Sandblasting	P200 Ford Ranger Duel Cab - Sandblast and Prime Tray	-660.00
EFT13130	17/10/2022	Ampol Petroleum Distributors Pty Ltd	Fuel Sep2022	-11,697.91
EFT13131	17/10/2022	AusQ Training	Traffic Management Training - Deposit	-1,500.00
EFT13132	17/10/2022	Australia Post	Postage and Stationery Sep2022	-1,853.07
EFT13133	17/10/2022	Australian Services Union	Payroll Deductions	-51.80
EFT13134	17/10/2022	BKS Refrigeration & Airconditioning Pty Ltd	GP House - Install Airconditioners	-3,935.00
EFT13135	17/10/2022	BOC Limited	Gas Cylinder Rental Sep2022	-62.05
EFT13136	17/10/2022	Boyup Brook Co - Operative	Rylington Park - Purchases incl Fencing Materials Sep2022	-1,572.05
EFT13137	17/10/2022	Boyup Brook Community Resource Centre	SLWA Grants 2022 - Encouraging Promising Practice and Technology and Digital Inclusion	-7,808.02
EFT13138	17/10/2022	Boyup Brook IGA	Purchases Sep2022	-707.55
EFT13139	17/10/2022	Boyup Brook Pharmacy (Westphal Family Trust)	BBELC - First Aid Supplies	-19.95
EFT13140	17/10/2022	Boyup Brook Tyre Service	Rylington Park - Fuel and Repairs	-425.60
EFT13141	17/10/2022	Bunnings Group Ltd	BBELC - Smoke Alarms	-216.96
EFT13142	17/10/2022	Fuel Brothers WA.Com Pty Ltd	Fuel Sep2022	-65.18
EFT13143	17/10/2022	Great Southern Shearing Pty Ltd	Rylington Park - Wool Handling Training	-4,229.50
EFT13144	17/10/2022	Hales Contracting Group P/L	Environmental Health Officer Role Aug-Sep2022	-4,735.50
EFT13145	17/10/2022	Hastie Waste	Rylington Park - Bulk Waste Collection Sep2022	-115.00
EFT13146	17/10/2022	Heidi Webb	Reimburse Work Clothing and PPE	-304.95
EFT13147	17/10/2022	Kojonup Agricultural Supplies (ttf KAS Unit Trust t/as)	Rylington Park - Stock Vaccine	-1,434.40
EFT13148	17/10/2022	Landgate	Rural Valuations Sep2022	-71.80
EFT13149	17/10/2022	Manjimup Carpet and Floorcovering Supplies (S&S Liebregts t/as)	Rylington Park - Blinds	-2,952.00
EFT13150	17/10/2022	Mark Stanton	Rylington Park - Shearer Training	-3,969.20
EFT13151	17/10/2022	Old Dog Dirt & Diesel	Rylington Park - Toyota Hilux BU544 Service	-848.60
EFT13152	17/10/2022	Paul Hick	Rylington Park - Shearer Training	-4,308.70
EFT13153	17/10/2022	Rear's Electrical & Mechanical Services Pty Ltd	Rylington Park - Install GPO	-231.23
EFT13153	17/10/2022	Rear's Electrical & Mechanical Services Pty Ltd	GP House - Connect Airconditioners	-1,185.78
EFT13154	17/10/2022	Seed Force Pty Ltd	Rylington Park - Barley Seed Royalties	-726.00
EFT13155	17/10/2022	Synergy (Electricity Generation and Retail Corporation t/as)	Electricity Across Shire Facilities to 27/09/2022	-2,819.11
EFT13156	17/10/2022	TWB Engineering & Maintenance	P207 Triton Duel Cab Ute - Dog Cage Canopy Deposit	-3,547.50
EFT13157	17/10/2022	TanLee's Sparkly Cleans	Rylington Park - Field Day Commercial Clean	-270.00
EFT13158	17/10/2022	Telstra Corporation Limited	Telephone Across Shire Facilities to 24/09/2022	-1,366.29
EFT13159	17/10/2022	The Trustee for AJ & DS Painting Contractors Trading Trust	LRCI Tonebridge Country Club - Inspect and Quote	-165.00
EFT13160	17/10/2022	Top Marks IT Solutions	Rylington Park - Internet Security Renewal	-43.97
EFT13161	21/10/2022	ABCO Products Pty Ltd	Various Shire Buildings - Cleaning Supplies	-371.57
EFT13162	21/10/2022	AFGRI Equipment Australia Pty Ltd	Parks & Gardens Tools	-800.00
EFT13162	21/10/2022	AFGRI Equipment Australia Pty Ltd	P155 Bomag Multi Tyre Roller - Parts	-220.00
EFT13162	21/10/2022	AFGRI Equipment Australia Pty Ltd	Rylington Park - Engine Oil	-199.40
EFT13162	21/10/2022	AFGRI Equipment Australia Pty Ltd	Parks & Gardens PPE	-140.00
EFT13163	21/10/2022	Ampol Petroleum Distributors Pty Ltd	Fuel Oct2022	-5,662.17
EFT13164	21/10/2022	BKS Refrigeration & Airconditioning Pty Ltd	Flax Mill Caravan Park - Repair HWS	-474.00
EFT13165	21/10/2022	Boyup Brook Co - Operative	Purchases Sep2022	-2,998.75

Shire of Boyup Brook

Payments 01/10/2022 - 31/10/2022

(GST Inclusive Accordingly)

Chq/EFT	Date	Name	Description	Amount
EFT13166	21/10/2022	Boyup Brook Tyre Service	P219 Mitsubishi MR4W20 Triton - Battery	-245.00
EFT13166	21/10/2022	Boyup Brook Tyre Service	P193 Mitsubishi MN Triton Utility - Repairs	-55.00
EFT13167	21/10/2022	Bueno Vida (The Trustee for Bueno Vida Trust t/as)	Rylington Park - Crutching	-548.24
EFT13168	21/10/2022	Chowerup Bush Fire Brigade	MAF - Scotts Brook Road Bridge Treatments 5971, 5973, 5976	-12,980.00
EFT13169	21/10/2022	Department of Fire & Emergency Services	ESL on Shire Properties 2022-23	-3,451.16
EFT13170	21/10/2022	Enviro Pipes Pty Ltd	RTR007 Kulikup Road South - Culvert Pipes	-26,411.56
EFT13170	21/10/2022	Enviro Pipes Pty Ltd	RRG148 Boyup Brook Cranbrook Road - Culvert Pipes	-1,285.18
EFT13171	21/10/2022	Erlanda and Mark Deas	Reimburse Rylington Park Purchases	-1,115.21
EFT13172	21/10/2022	Internode Pty Ltd	Depot, ELC and Admin Broadband Nov 2022	-329.97
EFT13173	21/10/2022	Jody Lee Chambers	Rylington Park - Crutching	-782.26
EFT13174	21/10/2022	LGIS WA	LGISWA Workcare Insurance 2022-23 Second Instalment	-30,564.62
EFT13174	21/10/2022	LGIS WA	LGISWA Liability Insurance 2022-23 Second Instalment	-22,451.21
EFT13174	21/10/2022	LGIS WA	LGISWA Property Insurance 2022-23 Second Instalment	-60,653.10
EFT13174	21/10/2022	LGIS WA	LGISWA Bushfire Insurance 2022-23 Second Instalment	-15,268.28
EFT13174	21/10/2022	LGIS WA	LGISWA Commercial Crime and Cyber Liability Insurance 2022-23 Second Instalment	-2,446.10
EFT13174	21/10/2022	LGIS WA	LGISWA Motor Vehicle Insurance 2022-23 Second Instalment	-26,659.48
EFT13174	21/10/2022	LGIS WA	LGISWA Management Liability Insurance 2022-23 Second Instalment	-4,606.55
EFT13174	21/10/2022	LGIS WA	LGISWA Personal Accident Insurance 2022-23 Second Instalment	-391.60
EFT13174	21/10/2022	LGIS WA	LGISWA Corporate Travel Insurance 2022-23 Second Instalment	-535.70
EFT13175	21/10/2022	MJB Industries Pty Ltd	RRG210 Boyup Brook Arthur Road - Headwalls	-2,392.01
EFT13175	21/10/2022	MJB Industries Pty Ltd	RRG004 Winnejup Road - Headwalls	-2,791.21
EFT13175	21/10/2022	MJB Industries Pty Ltd	RRG148 Boyup Brook Cranbrook Road - Headwalls	-2,791.21
EFT13175	21/10/2022	MJB Industries Pty Ltd	RTR007 Kulikup Road South - Headwalls	-30,710.95
EFT13176	21/10/2022	Miles Staniforth-Smith	Rylington Park - Crutching	-379.40
EFT13177	21/10/2022	Neverfail Springwater Limited	Council and Staff Drinking Water	-107.85
EFT13178	21/10/2022	Node1 Pty Ltd	Admin Broadband Oct2022	-454.00
EFT13179	21/10/2022	Officeworks Superstores Pty Ltd	Medical Centre Stationery	-326.39
EFT13180	21/10/2022	Royal Life Saving Society WA Inc	Grant DLGSC - Volunteer Lifeguard Program 2021-22 Lifeguard Training	-299.00
EFT13181	21/10/2022	Sprint Express	Freight Sep2022	-133.10
EFT13182	21/10/2022	Synergy (Electricity Generation and Retail Corporation t/as)	Electricity Across Shire Facilities to 19/09/2022	-1,102.45
EFT13183	21/10/2022	Telstra Corporation Limited	Telephone Across Shire Facilities to 01/10/2022	-544.29
EFT13184	21/10/2022	The Brook Takeaway	Catering Oct2022	-99.00
EFT13185	21/10/2022	The Treehouse Coffee Lounge (JP Rice & NM Rice t/as)	Catering Oct2022	-220.00
EFT13186	21/10/2022	The Trustee for the Harley Trust (Harley Transport Pty Ltd)	Rylington Park - Freight Oct2022	-1,557.60
EFT13187	21/10/2022	Truckline (Bunbury)	P201 Isuzu 3 tonne NH NPR 65-190 Truck - Parts	-166.00
EFT13188	21/10/2022	Veolia Recycling & Recovery (Perth) Pty Ltd (formerly Suez)	Waste Collection Sep2022	-7,696.26
EFT13189	21/10/2022	Veolia Recycling and Recovery Pty Ltd (formerly SUEZ NSW)	Paper and Cardboard Recycling Collection Sep2022	-1,226.13
EFT13190	31/10/2022	Abrus Consulting Pty Ltd	RRG004 Winnejup Road - Flora and Fauna Report	-2,197.50
EFT13191	31/10/2022	Ampol Petroleum Distributors Pty Ltd	Fuel Oct2022	-6,984.41
EFT13192	31/10/2022	Australian Services Union	Payroll Deductions	-51.80
EFT13193	31/10/2022	BP Medical	Medical Supplies	-678.16
EFT13194	31/10/2022	Blackwood Plant Hire	Winter Grading Program	-125,400.00
EFT13194	31/10/2022	Blackwood Plant Hire	Streetscaping - Excavator Work	-1,197.90
EFT13195	31/10/2022	Blackwoods	Depot Washdown Bay - Fire Hose Reel	-249.60
EFT13196	31/10/2022	Bunbury Paint Place Pty Ltd	P200 Ford Ranger Dual Cab - Paint and Parts	-763.97
EFT13197	31/10/2022	CB Traffic Solutions	RRG148 Boyup Brook Cranbrook Road - Traffic Management Plan	-715.00
EFT13197	31/10/2022	CB Traffic Solutions	RRG210 Boyup Brook Arthur Road - Traffic Management Plan	-715.00
EFT13198	31/10/2022	Coates Hire Operations Pty Limited	Men's Shed Project - Hire of Sander and Dust Extractor	-549.87
EFT13199	31/10/2022	DSAK Pty Ltd (Manjimup and Bridgetown Retravision)	Swimming Pool - Plants	-280.00
EFT13199	31/10/2022	DSAK Pty Ltd (Manjimup and Bridgetown Retravision)	Depot Office - Powerboard	-73.79
EFT13200	31/10/2022	Echo Field Pty Ltd T/as SprayMow Services	Tennis Courts - Verti-mowing	-1,815.00
EFT13201	31/10/2022	Focus Networks	MPS Monthly Visit Oct2022	-107.80
EFT13201	31/10/2022	Focus Networks	Monthly Device Management Fees Sep2022	-2,522.30
EFT13201	31/10/2022	Focus Networks	Monthly Managed Services and Microsoft Office Subscription Oct2022	-2,866.27
EFT13202	31/10/2022	GJ & JP Phillips	Rylington Park - Acco Truck Repairs	-297.00
EFT13203	31/10/2022	Hales Electrical	Depot Washdown Bay - Install Timer and RCD	-1,001.00
EFT13204	31/10/2022	Keybrook Holdings Pty Ltd	LRCI Tonebridge Country Club - Asbestos Removal	-11,040.00
EFT13205	31/10/2022	Nara Training and Assessing Pty Ltd	Depot Staff - White Card Training	-300.00
EFT13206	31/10/2022	Neverfail Springwater Limited	Council and Staff Drinking Water	-31.35
EFT13207	31/10/2022	Rear's Electrical & Mechanical Services Pty Ltd	Flax Mill Caravan Park - Camp Kitchen Install GPO	-227.75
EFT13208	31/10/2022	Statewide Bearings	Workshop Consumables	-88.00
EFT13209	31/10/2022	Synergy (Electricity Generation and Retail Corporation t/as)	Electricity Across Shire Facilities to 13/10/2022	-375.38
EFT13210	31/10/2022	T-Quip	P228 Toro Z Master 7000 52inch - Parts	-821.40
EFT13211	31/10/2022	The Treehouse Coffee Lounge (JP Rice & NM Rice t/as)	Catering Oct2022	-149.20
EFT13212	31/10/2022	Tutt Bryant Hire Pty Ltd	Winter Grading - Hire of Roller	-3,127.96
EFT13213	31/10/2022	WALGA	WALGA Convention 2022 - Registration for Councillors Walker, King and Alexander	-3,600.00
EFT13214	31/10/2022	Westcoast Livestock Pty Ltd	Rylington Park - Rams	-19,030.00
EFT13215	31/10/2022	Winc Australia Pty Limited	Admin and Depot Stationery	-202.42

Shire of Boyup Brook

Payments 01/10/2022 - 31/10/2022

(GST Inclusive Accordingly)

Chq/EFT	Date	Name	Description	Amount
DD7619.1	12/10/2022	Sam & Carolyn Mallett Super Fund	Payroll Deductions	-981.66
DD7619.2	12/10/2022	Future Super	Superannuation Contributions	-55.13
DD7619.3	12/10/2022	Australian Retirement Trust	Superannuation Contributions	-470.40
DD7619.4	12/10/2022	Christian Super	Superannuation Contributions	-177.84
DD7619.5	12/10/2022	MLC Super Fund Plum Super	Superannuation Contributions	-77.18
DD7619.6	12/10/2022	Aware Super	Payroll Deductions	-6,777.38
DD7619.7	12/10/2022	Rest Superannuation	Superannuation Contributions	-2,523.39
DD7619.8	12/10/2022	AMP Super Fund - SignatureSuper	Superannuation Contributions	-2,662.98
DD7619.9	12/10/2022	Australian Super	Superannuation Contributions	-2,102.84
DD7621.1	13/10/2022	Salary & Wages	Payroll 12Oct2022	-97,891.78
DD7641.1	12/10/2022	Australian Super	Superannuation Contributions	-685.87
DD7643.1	20/10/2022	Salary & Wages	Payroll 20Oct2022	-4,258.05
DD7653.1	26/10/2022	Sam & Carolyn Mallett Super Fund	Payroll Deductions	-870.80
DD7653.2	26/10/2022	Public Sector Superannuation Accumulation Plan	Superannuation Contributions	-34.25
DD7653.3	26/10/2022	Future Super	Superannuation Contributions	-55.13
DD7653.4	26/10/2022	Australian Retirement Trust	Superannuation Contributions	-470.40
DD7653.5	26/10/2022	Christian Super	Superannuation Contributions	-180.10
DD7653.6	26/10/2022	MLC Super Fund Plum Super	Superannuation Contributions	-282.24
DD7653.7	26/10/2022	Aware Super	Payroll Deductions	-7,619.87
DD7653.8	26/10/2022	Rest Superannuation	Superannuation Contributions	-2,682.25
DD7653.9	26/10/2022	AMP Super Fund - SignatureSuper	Superannuation Contributions	-3,074.27
DD7655.1	27/10/2022	Salary & Wages	Payroll 26Oct2022	-101,067.22
DD7669.1	17/10/2022	Shire of Boyup Brook Credit Card	Ocean Beach Hotel - Pool Employee Accommodation LIWA Conference	-356.25
DD7669.2	17/10/2022	Shire of Boyup Brook Credit Card	Adobe Acrobat Pro Monthly Subscription 20/09/2022-19/10/2022	-114.95
DD7669.3	17/10/2022	Shire of Boyup Brook Credit Card	Hot Country - Dry-cleaning Tablecloths	-69.00
DD7669.4	17/10/2022	Shire of Boyup Brook Credit Card	Crown Metropol - Cr Walker Accommodation WALGA Conference	-546.61
DD7669.4	17/10/2022	Shire of Boyup Brook Credit Card	Crown Metropol - Cr King Accommodation WALGA Conference	-588.96
DD7669.5	17/10/2022	Shire of Boyup Brook Credit Card	Crown Metropol - Cr Sarah Alexander Accommodation WALGA Conference	-504.25
DD7670.1	04/10/2022	Maia Financial Pty Ltd	Swimming Pool Gym Equipment Rental Agreement Oct-Dec2022	-5,658.33
DD7670.2	31/10/2022	Stephen & Yvonne Dent	3 Reid Pl FM House - Rent 04/11/2022-17/11/2022	-700.00
DD7670.3	03/10/2022	Westnet	Admin, Swimming Pool and Medical Centre Internet Oct2022	-339.85
DD7670.4	07/10/2022	De Lage Landen Pty Ltd	Rental Agreement for Photocopier DCVII-C5573 Oct2022	-184.80
DD7670.5	24/10/2022	AGDATA Holdings Pty Ltd	Rylington Park - Phoenix Accounting Software	-44.00
DD7670.6	07/10/2022	The Bunbury Diocesan Trustees and Anglican	18 Barron St GP House - Rent 11/10/2022-24/10/2022	-600.00
DD7670.7	21/10/2022	The Bunbury Diocesan Trustees and Anglican	18 Barron St GP House - Rent 25/10/2022-07/11/2022	-600.00
DD7670.8	03/10/2022	Stephen & Yvonne Dent	3 Reid Pl FM House - Rent 07/10/2022-20/10/2022	-700.00
DD7670.9	17/10/2022	Stephen & Yvonne Dent	3 Reid Pl FM House - Rent 21/10/2022-03/11/2022	-700.00
DD7619.10	12/10/2022	Commonwealth Essential Super	Superannuation Contributions	-306.04
DD7619.11	12/10/2022	Colonial First State Superannuation	Superannuation Contributions	-549.04
DD7619.12	12/10/2022	MLC Super Fund	Superannuation Contributions	-265.01
DD7619.13	12/10/2022	HESTA	Superannuation Contributions	-279.30
DD7653.10	26/10/2022	Australian Super	Superannuation Contributions	-2,002.84
DD7653.11	26/10/2022	Commonwealth Essential Super	Superannuation Contributions	-418.23
DD7653.12	26/10/2022	Colonial First State Superannuation	Superannuation Contributions	-534.27
DD7653.13	26/10/2022	MLC Super Fund	Superannuation Contributions	-280.66
DD7653.14	26/10/2022	HESTA	Superannuation Contributions	-303.29
			TOTAL DD MUNI ACCOUNT TO 31 October 2022	**-251,646.71**
DD311022	31/10/2022	Police Licensing	Police Claimed October2022	-45,963.50
			TOTAL DD POLICE LICENSING ACCOUNT TO 31 October 2022	**-45,963.50**
			TOTAL DD BOYUP BROOK EARLY LEARNING CENTRE ACCOUNT TO 31 October 2022	**0.00**
			SUMMARY	
			CHQ (Muni Account)	-4,970.88
			DD	-251,646.71
			EFT	-638,518.25
			TOTAL	**-895,135.84**
			ALL MUNI TRANS TO 31 October 2022	**-895,135.84**
			DD (Police Licensing Account) TO 31 October 2022	**-45,963.50**
			DD (Boyup Brook Early Learning Centre) TO 31 October 2022	**0.00**

MONTHLY FINANCIAL REPORT

31 OCTOBER 2022

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SHIRE OF BOYUP BROOK
STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDING 31 OCTOBER 2022

	2022-23 ANNUAL BUDGET	2022-23 YTD BUDGET	2022-23 YTD ACTUAL	VARIANCE
EXPENDITURE (Exluding Finance Costs)	**$**		**$**	
General Purpose Funding	(145,178)	(44,114)	(43,651)	-1%
Governance	(413,820)	(181,661)	(108,106)	-40%
Law, Order, Public Safety	(463,227)	(128,841)	(103,327)	-20%
Health	(1,469,083)	(463,728)	(454,362)	-2%
Education and Welfare	(364,318)	(128,833)	-120,289	-7%
Housing	(290,520)	(65,107)	(43,860)	-33%
Community Amenities	(513,481)	(176,749)	(115,628)	-35%
Recreation and Culture	(1,327,709)	(461,416)	(248,412)	-46%
Transport	(4,639,044)	(1,443,137)	(437,902)	-70%
Economic Services	(642,550)	(165,388)	(132,521)	-20%
Other Property and Services	(848,431)	(240,644)	(159,692)	-34%
Total Operating Expenditure	(11,117,360)	(3,499,618)	(1,967,750)	
REVENUE				
General Purpose Funding	3,898,556	3,480,538	3,481,495	0%
Governance	0	0	0	0%
Law, Order, Public Safety	177,392	63,217	80,330	27%
Health	1,102,800	335,503	77,075	-77%
Education and Welfare	210,000	84,903	13,541	-84%
Housing	211,852	22,781	23,365	3%
Community Amenities	224,823	216,738	216,866	0%
Recreation and Culture	55,995	16,001	31,095	94%
Transport	216,105	195,959	204,175	4%
Economic Services	118,115	31,107	29,251	-6%
Other Property & Services	881,227	60,644	50,034	-17%
Total Operating Revenue	7,096,865	4,507,390	4,207,228	
Sub-Total	(4,020,495)	1,007,772	2,239,479	
FINANCE COSTS				
Housing	(1,841)	(975)	(1,777)	82%
Recreation & Culture	(3,354)	(2,003)	(975)	-51%
Total Finance Costs	(5,195)	(2,978)	(2,752)	
NON-OPERATING REVENUE				
Law, Order & Public Safety	31,360	9,700	0	-100%
Recreation & Culture	95,714	0	20,000	0%
Transport	2,692,840	726,897	1,025,614	41%
Economic Services	75,687	0	0	0%
Total Non-Operating Revenue	2,895,601	736,597	1,045,614	
PROFIT/(LOSS) ON SALE OF ASSETS				
Housing Profit	0	0	0	
Transport Profit	0	0	0	
Transport Loss	0	0	0	
Total Profit/(Loss)	0	0	0	
NET RESULT	**(1,130,089)**	**1,741,391**	**3,282,340**	
Other Comprehensive Income				
Changes on revaluation of non-current assets	0	0	0	
	0	0	0	
TOTAL COMPREHENSIVE INCOME	**(1,130,089)**	**1,741,391**	**3,282,340**	

"Traffic Lights" Colour Coding:

For the purposes of identifying "material variances" under Local Government (Financial Management) Regulation 34, the Council has defined a formula in Council Policy 2.1.6 (see also Variance Report in these Statements).

To simplify this reporting, a traffic light system is used in the variance column of the Statement of Comprehensive Income and the Rate Setting Statement, as follows:

Revenue:

Green = Actual Revenue is greater than Year-to-Date budgeted revenue by 10% or more

Red = Variance between Actual Revenue and Year-to-Date budget is greater than 10% (lower)

Expenditure:

Green = Actual Expenditure is less than Year-to-Date budgeted expenditure

Red = Variance between Actual Expenditure and Year-to-Date budget is greater than 10% (higher)

SHIRE OF BOYUP BROOK
STATEMENT OF COMPREHENSIVE INCOME
BY NATURE/TYPE
FOR THE PERIOD ENDING 31 OCTOBER 2022

	2022-23 ORIGINAL BUDGET	2022-23 YTD BUDGET	2022-23 YTD ACTUAL	VARIANCE
Expenses				
Employee Costs	(3,551,787)	(1,299,992)	(1,290,480)	-1%
Materials and Contracts	(3,156,906)	(708,974)	(279,801)	-61%
Utility Charges	(216,229)	(70,060)	(40,662)	-42%
Depreciation on Non-Current Assets	(3,586,909)	(1,157,569)	0	-100%
Interest Expenses	(6,550)	(3,204)	(2,752)	-14%
Insurance Expenses	(284,780)	(271,380)	(260,719)	-4%
Other Expenditure	(319,394)	8,582	(96,087)	-1220%
Total Operating Expenses	(11,122,555)	(3,502,596)	(1,970,502)	
Revenue				
Rates	3,334,797	3,334,047	3,333,523	0%
Operating Grants, Subsidies and Contributions	1,020,146	377,757	405,377	7%
Fees and Charges	1,812,135	720,489	396,966	-45%
Interest Earnings	26,150	10,839	8,603	-21%
Other Revenue	903,637	64,258	62,759	-2%
Total Operating Revenue	7,096,865	4,507,390	4,207,228	
Sub-Total	(4,025,690)	1,004,794	2,236,727	
Non-Operating Grants, Subsidies & Contributions	2,895,601	736,597	1,045,614	42%
Profit on Asset Disposals	0	0	0	0%
Loss on Asset Disposals	0	0	0	0%
	2,895,601	736,597	1,045,614	
Net Result	**(1,130,089)**	**1,741,391**	**3,282,340**	
Other Comprehensive Income				
Changes on revaluation of non-current assets	0	0	0	
Total Other Comprehensive Income	0	0	0	
TOTAL COMPREHENSIVE INCOME	**(1,130,089)**	**1,741,391**	**3,282,340**	

SHIRE OF BOYUP BROOK
FINANCIAL ACTIVITY STATEMENT BY NATURE/TYPE
FOR THE PERIOD ENDING 31 OCTOBER 2022

	2022-23 ORIGINAL BUDGET	2022-23 YTD BUDGET (a)	2022-23 YTD ACTUAL (b)	MATERIAL $ (b)-(a)	MATERIAL % (b)-(a)/(a)	VAR
OPERATING REVENUE	**$**	**$**	**$**			
Ex-Gratia Rates & Write-offs	2,062	1,312	1390	Within Threshold	Within Threshold	
Operating Grants, Subsidies and Contributions	1,020,146	377,757	405,377	27,621	Within Threshold	
Fees and Charges	1,812,135	720,489	396,966	(323,523)	(44.90%)	▼
Interest Earnings	26,150	10,839	8,603	Within Threshold	(20.63%)	
Other Revenue	903,637	64,258	62,759	Within Threshold	Within Threshold	
Profit on Disposal of Asset	0	0	0	Within Threshold	0%	
Total Operating Revenue	**3,764,130**	**1,174,655**	**875,095**	**(295,902)**		
LESS OPERATING EXPENDITURE						
Employee Costs	(3,551,787)	(1,299,992)	(1,183,864)	116,129	Within Threshold	
Materials and Contracts	(3,156,906)	(708,974)	(386,418)	322,556	(45.50%)	
Utility Charges	(216,229)	(70,060)	(40,662)	29,397	(41.96%)	
Depreciation on Non-Current Assets	(3,586,909)	(1,157,569)	0	1,157,569	(100.00%)	
Interest Expenses	(6,550)	(3,204)	(2,752)	Within Threshold	(14.10%)	
Insurance Expenses	(284,780)	(271,380)	(260,719)	10,661	Within Threshold	
Other Expenditure	(319,394)	8,582	(96,087)	(104,669)	(1219.59%)	▼
Loss on Disposal of Asset	0	0	0	Within Threshold	0%	
Total Operating Expenses	**(11,122,555)**	**(3,502,596)**	**(1,970,502)**	**1,531,642**		
Sub-Total	**(7,358,425)**	**(2,327,941)**	**(1,095,407)**	**1,235,740**		
NON-CASH OPERATING ACTIVITIES EXCLUDED FROM BUDGET						
Movement in Employee Provisions (Non-current)	44,635	0	0	Within Threshold	0%	
Movement in Accrued Interest Expense	0	0	0	Within Threshold	0%	
(Profit)/ Loss on the disposal of assets	0	0	0	Within Threshold	0%	
Depreciation Written Back	3,586,909	1,157,569	0	(1,157,569)	(100.00%)	▼
Operating Activities Excluded from Budget	**3,631,544**	**1,157,569**	**0**	**(1,157,569)**		
Sub Total	**(3,726,881)**	**(1,170,372)**	**(1,095,407)**	**78,171**		
INVESTING ACTIVITIES						
Purchase of Land	0	0	0	Within Threshold	0%	
Purchase Buildings	(795,500)	(98,500)	(32,175)	66,325	(67.34%)	
Purchase Plant and Equipment	(755,260)	(9,170)	(52,898)	(43,728)	476.86%	
Purchase Furniture and Equipment	(17,680)	(17,680)	0	17,680	(100.00%)	
Infrastructure Assets - Roads	(2,897,857)	(725,230)	(892,974)	(167,745)	23.13%	
Infrastructure Assets - Footpaths	(75,075)	0	0	Within Threshold	0%	
Infrastructure Assets - Aerodromes	0	0	0	Within Threshold	0%	
Infrastructure Assets - Drainage	(217,203)	(30,000)	(538)	29,462	(98.21%)	
Infrastructure Assets - Parks & Ovals	(100,000)	0	0	Within Threshold	0%	
Infrastructure Assets - Recreation	(150,000)	0	(421)	Within Threshold	0%	
Infrastructure Assets - Other	(344,179)	(154,306)	(45,750)	108,556	(70.35%)	
Proceeds from Sale of Assets	175,000	0	0	Within Threshold	0%	
Contributions for the Development of Assets	2,895,601	736,597	1,045,614	309,016	41.95%	▲
Amount Attributable to Investing Activities	**(2,282,153)**	**(298,288)**	**20,858**	**319,567**		
FINANCING ACTIVITIES						
Repayment of Debt - Loan Principal	(40,608)	(16,945)	(10,536)	Within Threshold	(37.82%)	
Transfer to Reserves	(101,000)	(333)	0	Within Threshold	(100.00%)	
Amount Attributable to Financing Activities	**(141,608)**	**(17,278)**	**(10,536)**	**0**		
Sub Total	**(6,150,642)**	**(1,485,938)**	**(1,085,085)**	**397,738**		
FUNDING FROM						
Transfer from Reserves	154,100	0	0	Within Threshold	0%	
Loans Raised	250,000	0	0	Within Threshold	0%	
Estimated Opening Surplus at 1 July	2,413,807	2,413,807	2,375,881	(37,926)	Within Threshold	
Amount Raised from General Rates	3,332,735	3,332,735	3,332,133	Within Threshold	Within Threshold	
Closing Funds	0	0	0	Within Threshold	0%	
	6,150,642	**5,746,542**	**5,708,014**	**(37,926)**		
NET SURPLUS/(DEFICIT)	**(0)**	**4,260,604**	**4,622,929**	**362,326**		

SHIRE OF BOYUP BROOK
BUDGET REVIEW FINANCIAL ACTIVITY STATEMENT BY FUNCTION/PROGRAM
FOR THE PERIOD ENDING 31 OCTOBER 2022

	2022-23 ORIGINAL BUDGET	2022-23 YTD BUDGET (a)	2022-23 YTD ACTUAL (b)	MATERIAL $ (b)-(a)	MATERIAL % (b)-(a)/(a)	VAR
OPERATING REVENUE	**$**	**$**	**$**			
General Purpose Funding	565,821	147,803	147,972	Within Threshold	Within Threshold	
Governance	0	0	0	Within Threshold	0%	
Law, Order Public Safety	177,392	63,217	80,330	17,114	27.07%	▲
Health	1,102,800	335,503	77,075	(258,428)	(77.03%)	▼
Education and Welfare	210,000	84,903	13,541	(71,362)	(84.05%)	▼
Housing	211,852	22,781	23,365	Within Threshold	Within Threshold	
Community Amenities	224,823	216,738	216,866	Within Threshold	Within Threshold	
Recreation and Culture	55,995	16,001	31,095	15,095	94.34%	▲
Transport	216,105	195,959	204,175	Within Threshold	Within Threshold	
Economic Services	118,115	31,107	29,251	Within Threshold	Within Threshold	
Other Property and Services	881,227	60,644	50,034	(10,610)	(17.50%)	▼
Total Operating Revenue	**3,764,130**	**1,174,655**	**873,705**	**(308,191)**		
LESS OPERATING EXPENDITURE						
General Purpose Funding	(145,178)	(44,114)	(43,651)	Within Threshold	Within Threshold	
Governance	(413,820)	(181,661)	(108,106)	73,555	(40.49%)	
Law, Order, Public Safety	(463,227)	(128,841)	(103,327)	25,514	(19.80%)	
Health	(1,469,083)	(463,728)	(454,362)	Within Threshold	Within Threshold	
Education and Welfare	(364,318)	(128,833)	(120,289)	Within Threshold	Within Threshold	
Housing	(292,361)	(66,082)	(45,637)	20,445	(30.94%)	
Community Amenities	(513,481)	(176,749)	(115,628)	61,122	(34.58%)	
Recreation and Culture	(1,331,063)	(463,418)	(249,387)	214,032	(46.19%)	
Transport	(4,639,044)	(1,443,137)	(437,902)	1,005,234	(69.66%)	
Economic Services	(642,550)	(165,388)	(132,521)	32,868	(19.87%)	
Other Property & Services	(848,431)	(240,644)	(159,692)	80,951	(33.64%)	
Total operating Expenses	**(11,122,555)**	**(3,502,596)**	**(1,970,502)**	**1,513,720**		
Sub-Total	**(7,358,425)**	**(2,327,941)**	**(1,096,797)**	**1,205,529**		
NON-CASH OPERATING ACTIVITIES EXCLUDED FROM BUDGET						
Movement in Employee Provisions (Non-current)	44,635	0	0	Within Threshold	0%	
Movement in Accrued Interest Expense	0	0	0	Within Threshold	0%	
(Profit)/ Loss on the disposal of assets	0	0	0	Within Threshold	0%	
Depreciation Written Back	3,586,909	1,157,569	0	(1,157,569)	(100.00%)	▼
Operating Activities Excluded from Budget	**3,631,544**	**1,157,569**	**0**	**(1,157,569)**		
Sub Total	**(3,726,881)**	**(1,170,372)**	**(1,096,797)**	**47,960**		
INVESTING ACTIVITIES						
Purchase of Land	0	0	0	Within Threshold	0%	
Purchase Buildings	(795,500)	(98,500)	(32,175)	66,325	(67.34%)	
Purchase Plant and Equipment	(755,260)	(9,170)	(52,898)	(43,728)	476.86%	
Purchase Furniture and Equipment	(17,680)	(17,680)	0	17,680	(100.00%)	
Infrastructure Assets - Roads	(2,897,857)	(725,230)	(892,974)	(167,745)	23.13%	
Infrastructure Assets - Footpaths	(75,075)	0	0	Within Threshold	0%	
Infrastructure Assets - Aerodromes	0	0	0	Within Threshold	0%	
Infrastructure Assets - Drainage	(217,203)	(30,000)	(538)	29,462	(98.21%)	
Infrastructure Assets - Parks & Ovals	(100,000)	0	0	Within Threshold	0%	
Infrastructure Assets - Recreation	(150,000)	0	(421)	Within Threshold	0%	
Infrastructure Assets - Other	(344,179)	(154,306)	(45,750)	108,556	(70.35%)	
Proceeds from Sale of Assets	175,000	0	0	Within Threshold	0%	
Contributions for the Development of Assets	2,895,601	736,597	1,045,614	309,016	41.95%	▲
Amount Attributable to Investing Activities	**(2,282,153)**	**(298,288)**	**20,858**	**319,567**		
FINANCING ACTIVITIES						
Repayment of Debt - Loan Principal	(40,608)	(16,945)	(10,536)	Within Threshold	(37.82%)	
Transfer to Reserves	(101,000)	(333)	0	Within Threshold	(100.00%)	
Amount Attributable to Financing Activities	**(141,608)**	**(17,278)**	**(10,536)**	**0**		
Sub Total	**(6,150,642)**	**(1,485,938)**	**(1,086,475)**	**367,527**		
FUNDING FROM						
Transfer from Reserves	154,100	0	0	Within Threshold	0%	
Loans Raised	250,000	0	0	Within Threshold	0%	
Estimated Opening Surplus at 1 July	2,413,807	2,413,807	2,375,881	(37,926)	Within Threshold	
Amount Raised from General Rates	3,332,735	3,332,735	3,333,523	Within Threshold	Within Threshold	
Closing Funds	0	0	0	Within Threshold	0%	
Sub Total	**6,150,642**	**5,746,542**	**5,709,404**	**(37,926)**		
NET SURPLUS/(DEFICIT)	**(0)**	**4,260,604**	**4,622,929**	**329,601**		

SHIRE OF BOYUP BROOK
SUMMARY OF CURRENT ASSETS AND LIABILITIES
FOR THE PERIOD ENDING 31 OCTOBER 2022

	ACTUAL 31 OCTOBER 2022
Current Assets	
Cash at bank and on Hand	4,331,949
Restricted Cash	101,119
Restricted Cash Reserves	2,629,994
Trade Receivables	1,709,833
Stock on Hand/Inventory/Biological Assets	449,490
Total Current Assets	**9,222,385**
Current Liabilities	
Trade Creditors	($450,240)
Bonds and Deposits	($168,763)
Accrued Wages	($92,931)
Accrued Interest on Loans	($1,967)
Accrued Expense	($62,318)
ATO Liabilities	$0
Contract Liability	($513,001)
Loan Liability	($10,847)
Finance Lease Liability	($19,224)
Provisions	($385,549)
Total Current Liabilities	**($1,704,839)**
Sub-Total	**7,517,546**
Adjustments	
LESS Cash Backed Reserves	($2,629,994)
LESS Restricted Cash	$0
LESS Inventory	($449,490)
LESS Prepaid Expenses	($2,419)
ADD: Employee Leave Provisions	$0
ADD: Accrued Interest	$1,967
ADD: Accrued Salaries & Wages	$92,931
ADD: Accrued Expenses	$62,318
ADD: Current Loan Liability	$10,847
ADD: Current Finance Lease Liability	$19,224
Rounding	-2
Net Current Position	**4,622,929**

SHIRE OF BOYUP BROOK
MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDING 31 OCTOBER 2022

EXPLANATION OF MATERIAL VARIANCES

The Local Government (Financial Management) Regulation 34 (2) (b) requires 'an explanation of each of the material variances' identified within the Rate Setting Statement (from the adopted Budget) for each months financial statements. The information contained within the 'Statement of Financial Acitivity' on page 3 of these financial statements contains all of the information provided within the 'Rate Setting Statement' and therefore any material variances on this page will be reported below.

The Local Government (Financial Management) Regulation 34 (5) states that "Each financial year, a local government is to adopt a percentage or value, calculated in accordance with AAS5, to be used in statements of financial activity for reporting material variances.

For the Shire of Boyup Brook, material variances are to be reported when exceeding 10%, and a minimum of $10,000.

REPORTING AREA	YTD BUDGET	YTD ACTUAL	VARIANCE $	VARIANCE %	TIMING / PERMANENT	EXPLANATION
Operating Revenue						
Operating Grants & Contributions	377,757	405,377	27,621	Within Threshold	TIMING/ PERMANENT	ESL & Mitigation grants higher for reporting period. Library Digital inclusion grant not anticipated. MRWA Road Maintenance grant higher than anticiapted.
Fees & Charges	720,489	396,966	(323,523)	-45%	TIMING	Fees for Medical Centre and Early Learning Centre for August, September & October 2022 not yet recorded in accounts.
Operating Expenses						
Employee Costs	(1,299,992)	(1,183,864)	116,129	Within Threshold	TIMING	Road Maintenance wages lower for reporting period.
Materials & Contracts	(708,974)	(386,418)	322,556	-45%	TIMING	Refuse collection contract expenses, Recylcing contract expenses,Transfer Station material expenses, Town planning contract expenses, Boyup Brook Hall contract expenses, Swimming Pool contract expenses, Road Maintenance contract expenses, Caravan Park contract expenses, Fuel purchases, Admin consultant expenses, Admin IT contract expenses and Rylington Park contract expenses lower than anticipated for reporting period.
Utility Charges	(70,060)	(40,662)	29,397	-42%	TIMING	Swimming Pool water and electricity expenses, sale yards water expenses and Standpipe water expenses lower than anticipated for reporting period. Street lighting expenses higher for reporting period.
Depreciation on Assets	(1,157,569)	0	1,157,569	-100%	TIMING	Depreciation unable to be raised until prior year audit is finalised.
Insurance Expenses	(271,380)	(260,719)	10,661	Within Threshold	TIMING	Insurance premium expenses lower than anticipated.
Other Expenses	8,582	(96,087)	(104,669)	-1220%	TIMING	Administration allocations higher for reporting period.

SHIRE OF BOYUP BROOK
MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDING 31 OCTOBER 2022

EXPLANATION OF MATERIAL VARIANCES

The Local Government (Financial Management) Regulation 34 (2) (b) requires 'an explanation of each of the material variances' identified within the Rate Setting Statement (from the adopted Budget) for each months financial statements. The information contained within the 'Statement of Financial Acitivity' on page 3 of these financial statements contains all of the information provided within the 'Rate Setting Statement' and therefore any material variances on this page will be reported below.

The Local Government (Financial Management) Regulation 34 (5) states that "Each financial year, a local government is to adopt a percentage or value, calculated in accordance with AAS5, to be used in statements of financial activity for reporting material variances.

For the Shire of Boyup Brook, material variances are to be reported when exceeding 10%, and a minimum of $10,000.

REPORTING AREA	YTD BUDGET	YTD ACTUAL	VARIANCE $	VARIANCE %	TIMING / PERMANENT	EXPLANATION
Investing Activities						
Purchase Buildings	(98,500)	(32,175)	66,325	-67%	TIMING	Town hall refurbishment expenses lower for reporting period. Tonebridge hall refurbishment expenses higher due to disposal of asbestos. Flaxmill ablution block commenced earlier than anticipated.
Purchase Plant and Equipment	(9,170)	(52,898)	(43,728)	477%	TIMING	Utility and Rylington equipment purchased earlier than anticipated.
Purchase Furniture and Equipment	(17,680)	0	17,680	-100%	TIMING	Furniture & eqiupment acquisitions not yet made
Infrastructure Assets - Roads	(725,230)	(892,974)	(167,745)	23%	TIMING	Winter grading expenses, Bridge Construction expenses, and Roads to Recovery project expenses lower than anticipated for reporting period.
Infrastructure Assets - Drainage	(30,000)	(538)	29,462	-98%	TIMING	Town hall drainage expenses lower for reporting period.
Infrastructure Assets - Other	(154,306)	(45,750)	108,556	-70%	TIMING	Town hall car park expenses, Rylington park fencing and water tank not yet progressed.
Non-Operating Grants, Subsidies for the Development of Assets	736,597	1,045,614	309,016	42%	TIMING	LRCI Phase 2 grant and LRCI Phase 3 50% allocation received earlier than anticipated. Special Bridge Funding not anticipated. Regional Road Grant funding lower than anticipated for reporting period. Regional airport grant received earlier than anticipated.

SHIRE OF BOYUP BROOK
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDING 31 OCTOBER 2022

	Note	2021-22 ACTUAL $	2022-23 ACTUAL $	Variance $
Current assets				
Unrestricted Cash & Cash Equivalents		3,636,652	4,298,511	661,859
Restricted Cash		2,629,994	2,629,994	0
Trade and other receivables		491,201	1,709,833	1,218,632
Inventories		449,490	449,490	0
Other assets		0	0	0
Total current assets		**7,212,761**	**9,222,385**	2,009,624
Non-current assets				
Trade and other receivables		27,589	27,589	0
LG House Unit Trust		77,804	77,804	0
Land		2,522,093	2,522,093	0
Buildings		10,148,226	10,180,401	32,175
Furniture & Equipment		24,427	24,427	0
Plant & Equipment		2,726,244	2,779,142	52,898
Right of use Assets - Plant		58,989	58,989	0
Infrastructure Assets - Roads		75,347,580	76,003,056	655,476
Infrastructure Assets - Bridges		16,982,769	17,152,769	170,000
Infrastructure Assets - Footpaths		1,129,478	1,129,478	0
Infrastructure Assets - Recreation		1,692,495	1,692,916	421
Infrastructure Assets - Drainage		10,081,368	10,081,906	538
Infrastructure Assets - Parks/Ovals		367,439	373,812	6,374
Infrastructure Assets - Other		3,292,260	3,399,135	106,875
Total non-current assets		**124,478,759**	**125,503,515**	1,024,756
Total assets		**131,691,520**	**134,725,900**	3,034,380
Current liabilities				
Trade and other payables		803,329	607,456	195,873
Bonds and deposits		40,314	168,763	-128,449
Contract Liabilities		683,001	513,001	170,000
Interest-bearing loans and borrowings		21,383	10,847	10,536
Finance Lease Liability - Current		19,224	19,224	0
Provisions		385,549	385,549	0
Total current liabilities		**1,952,799**	**1,704,839**	247,960
Non-current liabilities				
Interest-bearing loans and borrowings		72,119	72,119	0
Finance Lease Liability - Non Current		35,042	35,042	0
Provisions		56,550	56,550	0
Total non-current liabilities		**163,711**	**163,711**	0
Total liabilities		**2,116,510**	**1,868,550**	247,960
Net assets		**129,575,010**	**132,857,350**	3,282,340
Equity				
Retained surplus		58,669,362	58,669,362	0
Net Result		0	3,282,340	3,282,340
Reserve - asset revaluation		68,275,654	68,275,654	0
Reserve - Cash backed		2,629,994	2,629,994	0
Total equity		**129,575,010**	**132,857,350**	3,282,340

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

SHIRE OF BOYUP BROOK
STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDING 31 OCTOBER 2022

	Note	2021-2022 ACTUAL $	2022-23 BUDGET $	2022-23 ACTUAL $
Cash Flows from operating activities				
Payments				
Employee Costs		(3,457,183)	(3,507,152)	(997,775)
Materials & Contracts		(1,287,397)	(3,156,906)	(847,252)
Utilities (gas, electricity, water, etc)		(186,430)	(216,229)	(40,662)
Insurance		(243,284)	(6,550)	(260,719)
Interest Expense		(6,399)	(284,780)	(2,752)
Goods and Services Tax Paid		(259,128)	0	(137,873)
Other Expenses		(294,880)	(319,394)	(96,087)
		(5,734,701)	**(7,491,011)**	**(2,383,121)**
Receipts				
Rates		3,229,246	3,334,797	2,320,486
Operating Grants & Subsidies		2,243,735	337,145	405,377
Fees and Charges		1,721,623	1,812,135	396,966
Interest Earnings		33,451	26,150	8,603
Goods and Services Tax		161,657	0	47,777
Other		1,184,410	903,637	191,208
		8,574,121	**6,413,864**	**3,370,417**
Net Cash flows from Operating Activities		***2,839,420***	***(1,077,147)***	***987,296***
Cash flows from investing activities				
Payments				
Purchase of Land		(219,627)	0	0
Purchase of Buildings		(339,893)	(795,500)	(32,175)
Purchase Plant and Equipment		(433,721)	(755,260)	(52,898)
Purchase Furniture and Equipment		0	(17,680)	0
Purchase Road Infrastructure Assets		(1,713,555)	(2,897,857)	(722,974)
Purchase of Bridges Assets		0	0	(170,000)
Purchase of Footpath Assets		0	(75,075)	0
Purchase Drainage Assets		(11,410)	(217,203)	(538)
Purchase Parks & Ovals Assets		(6,374)	(100,000)	0
Purchase Recreation Assets		(267,085)	(150,000)	(421)
Purchase Infrastructure Other Assets		(147,928)	(344,179)	(45,750)
Receipts				
Proceeds from Sale of Assets		30,273	175,000	0
Non-Operating grants used for Development of Assets		1,245,101	2,895,601	838,988
		(1,864,219)	**(2,282,153)**	**(185,768)**
Cash flows from financing activities				
Repayment of Debentures		(20,178)	(21,384)	(10,536)
Principal elements of lease payments			(19,224)	0
Advances to Community Groups		0	0	0
Revenue from Self Supporting Loans		0	0	0
Proceeds from New Debentures		0	250,000	0
Net cash flows from financing activities		***(20,178)***	***209,392***	***(10,536)***
Net increase/(decrease) in cash held		**955,023**	**(3,149,908)**	**790,992**
Cash at the Beginning of Reporting Period		**5,369,634**	**6,272,092**	**6,272,070**
Cash at the End of Reporting Period		**6,324,657**	**3,122,184**	**7,063,062**

SHIRE OF BOYUP BROOK
STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDING 31 OCTOBER 2022

Notes

	2021-2022 ACTUAL $	2022-23 BUDGET $	2022-23 ACTUAL $
RECONCILIATION OF CASH			
Cash at Bank	3,655,276	57,821	4,405,844
Restricted Cash	2,663,481	2,532,180	2,641,318
Cash on Hand	5,900	5,950	15,900
TOTAL CASH	**6,324,657**	**2,595,951**	**7,063,062**
RECONCILIATION OF NET CASH USED IN OPERATING ACTIVITIES TO OPERATING RESULT			
Net Result (As per Comprehensive Income Statement)	(290,917)	(1,130,089)	3,282,340
Add back Depreciation	3,718,122	3,586,939	0
(Gain)/Loss on Disposal of Assets	33,589	-	0
LG House Unit trust	(3,997)	-	0
Self Supporting Loan Principal Reimbursements	0	-	0
Contributions for the Development of Assets	(1,216,168)	(2,895,601)	(1,045,614)
Changes in Assets and Liabilities			
(Increase)/Decrease in Inventory	0	0	0
(Increase)/Decrease in Receivables	(26,895)	(30)	(1,012,006)
Increase/(Decrease) in Accounts Payable	544,534	-	(237,424)
Increase/(Decrease) in Contract Liability	0	(683,001)	0
Increase/(Decrease) in Prepayments	0	0	0
Increase/(Decrease) in Employee Provisions	81,152	44,635	0
Increase/(Decrease) in Accrued Expenses	0	0	0
Rounding	-	0	0
NET CASH FROM/(USED) IN OPERATING ACTIVITIES	**2,839,420**	**(1,077,147)**	**987,296**

SHIRE OF BOYUP BROOK
MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDING 31 OCTOBER 2022

CAPITAL EXPENDITURE PROGRAM

COA	Description	Resp. Officer	Asset Class	Asset Invest. Type	2022/2023 Total Budget	2022/2023 YTD Actuals	% of Annual Budget
Law Order & Public Safety							
051600	ESL Plant & Equipment	MWS	P&E	New	23,160	1,478	6.4%
					23,160	**1,478**	
Health							
074600	Medical Centre - Ultra Sound Equipment	DCEO	F&E	New	10,000	0	0.0%
074400	Medical Centre Building - Replace floor tiles, structural work & painting	MWS	L&B	Renewal	20,000	0	0.0%
					30,000	**0**	
Education & Welfare							
081400	Community Resource Centre - Painting, ballustrades, decking & restumping	MWS	L&B	Renewal	20,000	0	0.0%
081401	Early Learning Centre - Painting & kitchen cabinetry	MWS	L&B	Renewal	8,000	0	0.0%
					28,000	**0**	
Recreation & Culture							
LRC018	Mayanup Hall - Refurbishment	MWS	L&B	Renewal	20,000	0	0.0%
LRC019	Tonebridge Hall Refurbishment	MWS	L&B	Renewal	40,000	18,863	47.2%
LRC022	Dinninup Hall Refurbishment & Drainage Works	MWS	L&B	Renewal	45,000	0	0.0%
LRC021	Wilga Hall Refurbishment	MWS	L&B	Renewal	20,000	0	0.0%
LRC023	Kulikup Hall Refurbishment	MWS	L&B	Renewal	20,000	0	0.0%
LRC017	Boyup Brook Hall Refurbishment	MWS	L&B	Upgrade	300,000	1,053	0.4%
LRC006	Swimming Pool - Upgrade Entrance	MWS	L&B	Renewal	30,000	360	1.2%
LRC010	Swimming Pool - Shadesale, Rail & Reticulation	MWS	L&B	Renewal	0	421	0.0%
113907	Parks & Gardens - Plant & equipment	MWS	P&E	Renewal	7,500	0	0.0%
LRC024	Boyup Brook Hall Drainage	MWS	DRAIN	Renewal	150,000	538	0.4%
LRC026	Sandakan Playground Upgrade	MWS	PARK	Upgrade	100,000	0	0.0%
113906	Oval Water supply upgrade with trench & pipe from old Reservoir	MWS	REC	Upgrade	150,000	0	0.0%
LRC025	Boyup Brook Hall Car Park & Landscaping	MWS	OTHER	Upgrade	215,062	749	0.3%
					1,097,562	**21,984**	
Transport							
123603	Fleet Vehicle Replacements	MWS	P&E	Renewal	45,000	41,420	92.0%
123609	Light Plant Replacements	MWS	P&E	Renewal	29,500	0	0.0%
123610	Heavy Plant Replacements	MWS	P&E	Renewal	513,100	0	0.0%
RTR007	Roads to Recovery - Kulikup Road South	MWS	ROAD	Renewal	432,888	58,225	13.5%
RTR008	Roads to Recovery - Jayes South	MWS	ROAD	Renewal	202,115	0	0.0%
RTR038	Roads to Recovery - Lodge South	MWS	ROAD	Renewal	77,333	0	0.0%
RTR309	Roads to Recovery - Sinnott South	MWS	ROAD	Renewal	56,718	0	0.0%
RRG148	Regional Road Group - Boyup Brook Cranbrook Road	MWS	ROAD	Upgrade	443,989	162,022	36.5%
RGA148	Regional Road Group - Boyup Brook Cranbrook Road	MWS	ROAD	Upgrade	142,200	82,157	57.8%
RRG210	Regional Road Group - Boyup Brook Arthur River Road	MWS	ROAD	Upgrade	552,000	4,033	0.7%
RRG004	Regional Road Group - Winnejup Road	MWS	ROAD	Upgrade	321,820	2,700	0.8%
RGA004	Regional Road Group - Winnejup Road	MWS	ROAD	Upgrade	228,099	3,523	1.5%
MU501	Gravel Pits Rehabilitation	MWS	ROAD	Renewal	20,000	0	0.0%
121401	Gravel Sheeting Road Projects	MWS	ROAD	Renewal	40,025	0	0.0%
121410	Winter Road Grading	MWS	ROAD	Renewal	380,670	410,092	107.7%
121450	Bridge Upgrade - Boree Gully Rd	MWS	BRIDGE	Upgrade	0	170,000	0.0%
FP111	Inglis Street Footpath	MWS	FOOT	Upgrade	75,075	0	0.0%
DC163	Spencer Road Culvert Replacement	MWS	DRAIN	Renewal	67,203	0	0.0%
					3,627,735	**934,171**	
Economic Services							
132405	Flaxmill Caravan Park Ablution Block	MWS	L&B	New	250,000	11,539	4.6%
LRC004	Flaxmill - Various Projects	MWS	L&B	Renewal	0	360	0.0%
132403	Caravan Park Lighting Upgrade	MWS	OTHER	Upgrade	0	1,500	0.0%
132412		MWS	OTHER	Upgrade	0	7,983	0.0%
132901	Flaxmill Caravan Park Fence & Water Supply Upgrade	MWS	OTHER	Upgrade	89,117	35,518	39.9%
					339,117	**56,900**	

SHIRE OF BOYUP BROOK
MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDING 31 OCTOBER 2022

CAPITAL EXPENDITURE PROGRAM

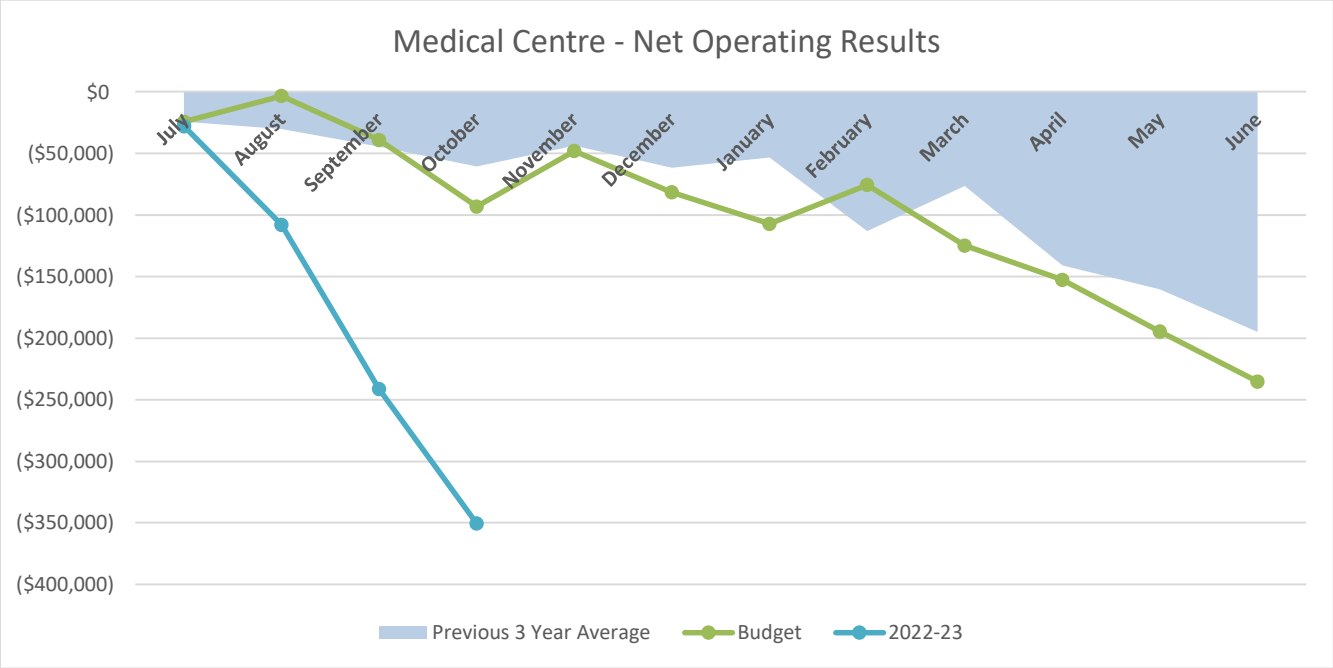
COA	Description	Resp. Officer	Asset Class	Asset Invest. Type	2022/2023 Total Budget	2022/2023 YTD Actuals	% of Annual Budget
Other Property & Services							
146500	Administration Pool Vehicle replacement	MWS	P&E	Renewal	52,000	0	0.0%
149504	Rylington Park - King Single Ensemble Beds	DCEO	F&E	Renewal	7,680	0	0.0%
149503	Rylington Park - Water Filtration & Replace House roof	MWS	L&B	Renewal	22,500	0	0.0%
149502	Rylington Park - Second hand truck & portable yards	CEO	P&E	Renewal	85,000	10,000	11.8%
149500	Rylington Park - Fence replacement, water tank for house	CEO	OTHER	Renewal	40,000	0	0.0%
					207,180	**10,000**	
	Total Capital Expenditure				**5,352,754**	**1,024,533**	

SUMMARIES:			
Land & Buildings	795,500	32,596	4.1%
Plant & Equipment	755,260	52,898	7.0%
Furniture & Equipment	17,680	0	0.0%
Road Infrastructure	2,897,857	722,751	24.9%
Footpath Infrastructure	75,075	0	0.0%
Bridge Infrastructure	0	170,000	0.0%
Drainage Infrastructure	217,203	538	0.2%
Parks & Reserves Infrastructure	100,000	0	0.0%
Recreation Infrastructure	150,000	0	0.0%
Other Infrastructure	344,179	45,750	13.3%
	5,352,754	**1,024,533**	**19.1%**
At No Cost	0	0	0.0%
Asset Renewal	2,452,232	540,279	22.0%
New Asset	283,160	13,017	4.6%
Upgrading Asset	2,617,362	471,238	18.0%
	5,352,754	**1,024,533**	**19.1%**
Chief Executive Officer	125,000	10,000	8.0%
Deputy CEO	17,680	0	0.0%
Manager Works & Services	5,210,074	1,014,533	19.5%
Building Maintenance Coordinato	0	0	0.0%
	5,352,754	**1,024,533**	**19.1%**

MAJOR BUSINESS UNITS

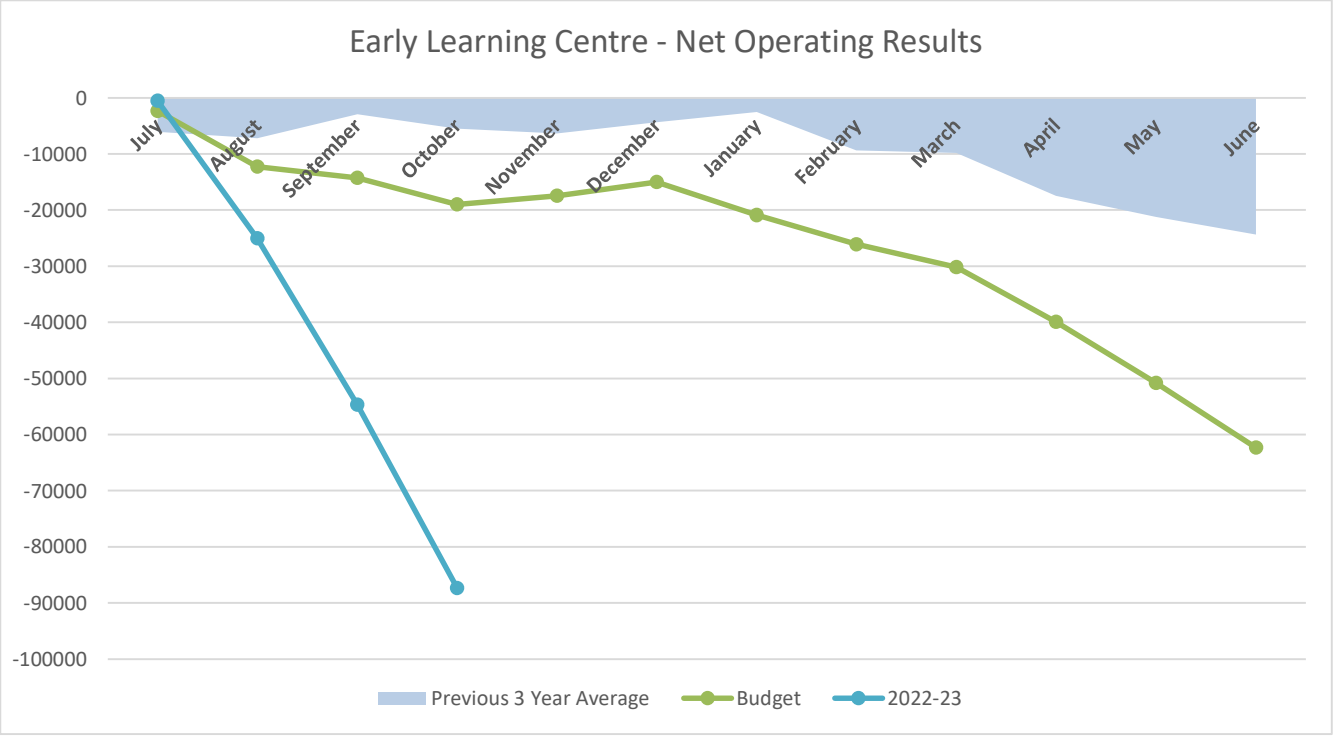
Medical Centre

The Shire of Boyup Brook owns and operates a medical centre that employs 2 doctors, a practice manager, nurses and reception staff, to provide medical services to the community. The following graph shows the operations of the Medical Centre (profit or loss), excluding any capital grants.



Early Learning Centre

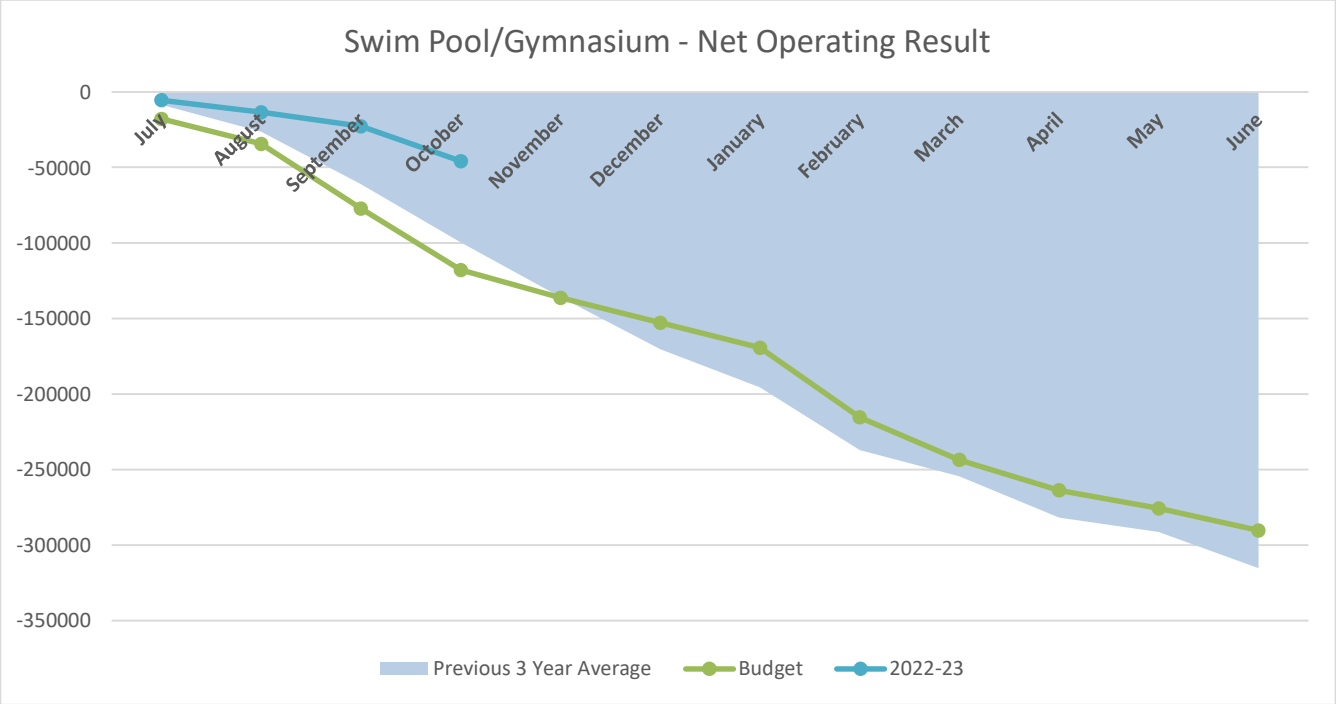
The Shire of Boyup Brook owns and operates an early learning centre in Boyup Brook that provides child care services to the community. The following graph shows the operations of the Early Learning Centre (profit or loss), excluding capital grants.



MAJOR BUSINESS UNITS

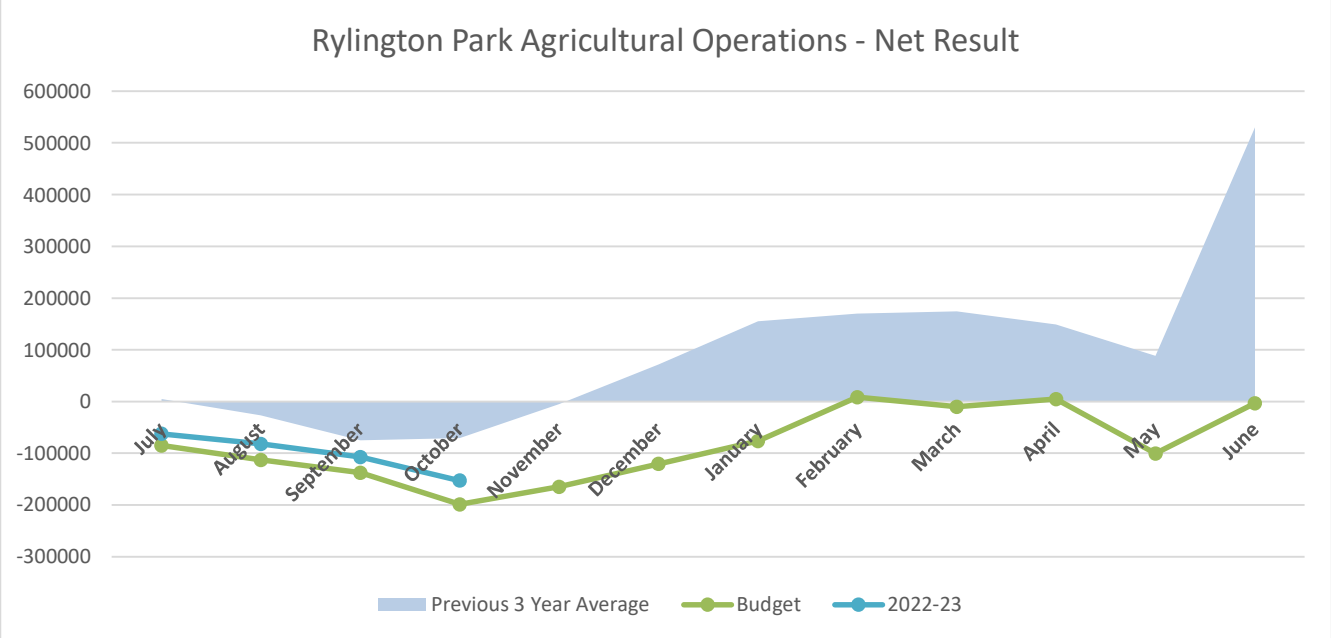
Swimming Pool/Gymnasium

The Shire of Boyup Brook owns and operating a swimming pool and gymnasium complex that provides leisure services to the community. The following graph shows the operations of the Swimming Pool/Gymnasium (profit or loss), excluding capital grants.



Rylington Park Agricultural Operations

The Shire of Boyup Brook assumed ownership and operation of Rylington Park farm on 7 May 2020 as a commercial farming activity that provides educational farming opportunities. The following graph shows the total operations of Rylington Park Agricultural Operations (profit or loss), and includes capital expenditure.



SHIRE OF BOYUP BROOK
MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDING 31 OCTOBER 2022

RESERVES - CASH BACKED	2023 Actual Opening Balance	2023 Actual Transfer to	2023 Actual Transfer (from)	2023 Actual Closing Balance	2023 Budget Opening Balance	2023 Budget Transfer to	2023 Budget Transfer (from)	2023 Budget Closing Balance
Leave Reserve	33,486	0	0	33,486	33,486	13	0	33,499
Plant Reserve	225,369	0	0	225,369	225,369	100,086	0	325,455
Building Reserve	740,326	0	0	740,326	740,326	281	0	740,607
Community Housing Reserve	214,857	0	0	214,857	214,857	82	0	214,939
Emergency Reserve	12,499	0	0	12,499	12,498	5	0	12,503
Insurance Claim Reserve	15,231	0	0	15,231	15,231	6	0	15,237
Other Recreation Reserve	50,637	0	0	50,637	50,637	19	0	50,656
Commercial Reserve	452,307	0	0	452,307	452,307	172	0	452,479
Bridges Reserve	156	0	0	156	156	0	0	156
Aged Accommodation Reserve	31,658	0	0	31,658	31,658	12	0	31,670
Road Contributions Reserve	28,655	0	0	28,655	28,655	11	0	28,666
IT/Office Equipment Reserve	39,980	0	0	39,980	39,980	15	0	39,995
Civic Receptions Reserve	16,803	0	0	16,803	16,803	6	0	16,809
Unspent Grants Reserve	79	0	0	79	79	0	0	79
Unspent Community Grants Reserve	122	0	0	122	122	0	0	122
Rylington Park Working Capital Reserve	354,347	0	0	354,347	354,347	135	(154,100)	200,382
Rylington Park Community Projects Reserve	413,482	0	0	413,482	413,482	157	0	413,639
	2,629,994	0	0	2,629,994	2,629,993	101,000	(154,100)	2,576,893

SHIRE OF BOYUP BROOK
MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDING 31 OCTOBER 2022

LOAN REPAYMENTS	Loan Number	2023 Actual Principal 1 July 2022	2023 New New Loans	2023 New Principal Repayments	2023 Actual Interest Repayments	2023 Actual Principal Outstanding	2023 Budget Principal 1 July 2022	2023 Budget New Loans	2023 Budget Principal Repayments	2023 Budget Interest Repayments	2023 Budget Principal Outstanding
Housing											
Staff House	115	33,165	0	(3,737)	(1,777)	29,428	33,165	0	(7,586)	(1,841)	25,579
Recreation and culture											
Swimming Pool	114	60,338	0	(6,799)	(975)	53,539	60,338	0	(13,798)	(3,354)	46,540
Economic services											
Caravan Park Ablutions	119	0	250,000	0	0	250,000	0	250,000	0	0	250,000
		93,503	250,000	(10,536)	(2,752)	332,967	93,503	250,000	(21,384)	(5,195)	322,119

Shire of Boyup Brook

MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
Proceeds Sale of Assets						
123001		Proceeds Sale of Assets	$0	$0	($175,000)	$0
PROCEEDS FROM SALE OF ASSETS			$0	$0	($175,000)	$0
		Written Down Value				
		Written Down Value - Works Plant	$0	$0	$0	$175,000
Sub Total - WDV ON DISPOSAL OF ASSET			$0	$0	$0	$175,000
Total - GAIN/LOSS ON DISPOSAL OF ASSET			$0	$0	**($175,000)**	**$175,000**
Total - OPERATING STATEMENT			**$0**	**$0**	**($175,000)**	$175,000

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
RATES						
OPERATING EXPENDITURE						
031103		Rates Administration Activity Costs	$38,178	$36,309	$0	$114,581
031101		Collection Costs	$1,666	$4,546	$0	$5,000
031100		Valuation Charges	$1,719	$361	$0	$17,700
031102		Search Costs	$20	$27	$0	$300
Sub Total - GENERAL RATES OP EXP			$41,583	$41,243	$0	$137,581
OPERATING INCOME						
031001		Rates · GRV	($510,108)	($510,108)	($510,108)	$0
031002		Rates · UV	($2,367,415)	($2,367,415)	($2,367,415)	$0
031003		Rates · GRV - Minimum	($58,406)	($58,406)	($58,406)	$0
031004		Rates · UV - Minimum	($396,806)	($396,806)	($396,806)	$0
031006		Rates · Ex-Gratia Rates	($1,312)	($1,390)	($1,312)	$0
031013		Rates Administration Fee	$0	($7,056)	$0	$0
031005		Rates · Instalment Interest	($2,820)	($3,821)	($3,000)	$0
031007		Rates · Non Payment Penalty - LG	($6,650)	($2,388)	($19,000)	$0
01023		Pensioner Deferred Rate Interest	$0	$0	$0	$0
031008		Rates · Rate Enquiries	($2,000)	($2,985)	($10,000)	$0
031009		Rates - ESL Administration Fee	($4,000)	$0	($4,000)	$0
031010		Rates - Reimbursements	$0	$324	($5,000)	$0
031011		Rates · Penalty Interest - DFES	($600)	($124)	($600)	$0
031012		Rates · Rates Interims	$0	$602	($1,000)	$0
031104		Rates Written Off	$0	$0	$250	$0
Sub Total - GENERAL RATES OP INC			($3,350,117)	($3,349,573)	($3,376,397)	$0
Total - GENERAL RATES			($3,308,534)	($3,308,329)	($3,376,397)	$137,581
OTHER GENERAL PURPOSE FUNDING						
OPERATING EXPENDITURE						
032100		General Purpose Funding - Administration Allocated	$2,531	$2,408	$0	$7,597
Sub Total - OTHER GENERAL PURPOSE FUNDING OP/EXP			$2,531	$2,408	$0	$7,597
OPERATING INCOME						
032001		General Purpose Grants Federal Commission (OP)	($90,195)	($90,195)	($360,781)	$0
032002		General Purpose Grants Federal - Roads (OP)	($39,457)	($39,457)	($157,828)	$0
032003		General Purpose Funding - Interest On Investments - Municipal Ac	($450)	($2,199)	($2,500)	$0
032004		Interest on Investments - Reserves Account	($310)	$0	($1,000)	$0
032006		General Purpose Funding - Interest on Investments - Medical Fund	$0	$0	$0	$0
032007		General Purpose Funding - Interest on Investments - Business Onl	$0	$0	$0	$0
032008		General Purpose Funding - Interest on Investments - Short Term D	($9)	($71)	($50)	$0
Sub Total - OTHER GENERAL PURPOSE FUNDING OP/INC			($130,421)	($131,922)	($522,159)	$0
Total - OTHER GENERAL PURPOSE FUNDING			($127,890)	($129,515)	($522,159)	$7,597
Total - GENERAL PURPOSE FUNDING			($3,436,424)	($3,437,844)	($3,898,556)	$145,178

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
MEMBERS OF COUNCIL						
OPERATING EXPENDITURE						
041100		Members - Sitting Fees.	$27,256	$0	$0	$81,800
041119		Website Expenses	$1,166	$0	$0	$3,500
041101		Members - Training Costs	$3,348	$0	$0	$10,800
041102		Members - Travelling Costs	$1,054	$0	$0	$3,400
041103		Members - Telecommunications Reimbursements	$4,018	$0	$0	$12,960
041104		Members - Other Expenses	$4,400	$245	$0	$4,400
041105		Members - Conferences/Seminars Costs	$1,902	$4,763	$0	$15,850
041106		Members - President's Allowance	$925	$0	$0	$10,280
041107		Members - Deputy President's Allowance	$154	$0	$0	$2,570
041108		Members - Council Chamber Expenses	$454	$1,616	$0	$1,957
041109		Members - Refreshments & Receptions	$7,352	$3,251	$0	$22,064
041111		Members - Insurance Costs For Members	$7,810	$6,938	$0	$7,810
041112		Members - Subscriptions	$9,575	$9,153	$0	$9,575
041113		Members - Election Expenses	$0	$0	$0	$0
041114		Members - Donations	$48,200	$33,743	$0	$48,200
041118		ICT - Councillors	$660	$0	$0	$13,431
041120		Warren Blackwood Alliance Expenses	$12,500	$0	$0	$12,500
041150		Members - Admin Allocation	$20,355	$19,358	$0	$61,089
Sub Total - MEMBERS OF COUNCIL OP/EXP			$151,129	$79,069	$0	$322,186
OPERATING INCOME						
041002		Other Governance - Sundry Reimbursements Income	$0	$0	$0	$0
Sub Total - MEMBERS OF COUNCIL OP/INC			$0	$0	$0	$0
Total - MEMBERS OF COUNCIL			$151,129	$79,069	$0	$322,186
GOVERNANCE						
OPERATING EXPENDITURE						
042100		Other Governance - Admin Allocated	$30,532	$29,037	$0	$91,634
Sub Total - GOVERNANCE - GENERAL OP/EXP			$30,532	$29,037	$0	$91,634
OPERATING INCOME						
Sub Total - GOVERNANCE - GENERAL OP/INC			$0	$0	$0	$0
Total - GOVERNANCE - GENERAL			$30,532	$29,037	$0	$91,634
Total - GOVERNANCE			$181,661	$108,106	**$0**	**$413,820**

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
LAW, ORDER AND PUBLIC SAFETY						
FIRE PREVENTION						
OPERATING EXPENDITURE						
051109		ESL - Insurances Fire Appliances and Personnel	$34,990	$34,392	$0	$34,990
051112		Fire Prevention And Support	$11,650	$3,734	$0	$15,129
051101		Fire Break Inspection Expenses	$0	$0	$0	$3,540
051102		Fire Hazard Reductions Expenses	$767	$5,557	$0	$6,393
051104		Minor Fire Plant & Equipment Purchases non ESL	$133	$23	$0	$400
051105		Fire Plant & Equipment Maintenance - Non ESL	$167	$0	$0	$500
051106		ESL - Fire Vehicle Maintenance Costs	$0	$881	$0	$15,000
051107		ESL - Brigade Utilities, rates and taxes	$0	$0	$0	$1,200
051108		ESL - Other Goods & Services relating to Fires	$0	$746	$0	$7,000
051110		ESL - Fire Plant & Equip over $1500	$0	$0	$0	$16,972
051111		ESL - Minor Fire Plant/Equip Under $1500	$0	$0	$0	$15,000
051114		ESL - Land & Building Maintenance	$0	$0	$0	$3,097
051115		ESL - Clothing and Accessories	$0	$0	$0	$45,000
051116		ESL - Plant and Equipment Maintenance	$2,895	$100	$0	$17,689
051117		BFRC - Bushfire Risk Planning	$0	$8,687	$0	$23,050
051118		DFES Fire Defence Grant Expenses	$0	$0	$0	$13,520
051120		Bush Fire - Mitigation Activity Funded	$0	$0	$0	$22,796
051150		Admin Allocation - Fire Control	$20,355	$19,358	$0	$61,089
051190		Depreciation - Fire Control	$0	$0	$0	$670
Sub Total - FIRE PREVENTION OP/EXP			$70,957	$73,479	$0	$303,035
OPERATING INCOME						
050600		ESL & DFES Non Operating Grants	($9,700)	$0	($31,360)	$0
051001		Fire Infringements/Fines Income	($165)	$0	($500)	$0
051002		Sale Of Fire Maps Income	$0	($20)	($100)	$0
051003		LGIS Fire Reimbursement Income	$0	$0	$0	$0
051004		ESL - Funding Operating Grant Income	($60,400)	($76,175)	($170,492)	$0
Sub Total - FIRE PREVENTION OP/INC			($70,265)	($76,195)	($202,452)	$0
Total - FIRE PREVENTION			$693	($2,716)	($202,452)	$303,035
ANIMAL CONTROL						
OPERATING EXPENDITURE						
052100		Ranger Services Operation Costs	$503	$167	$0	$2,000
052005		Trap Hire Refunds	$50	$0	$0	$50
052101		Ranger Vehicle Operating Expenses	$1,150	$0	$0	$3,450
052102		Dog License Discs Costs	$300	$0	$0	$300
052103		Other Control Expenses	$1,179	$1,291	$0	$2,425
052104		Animal Impounding Costs	$4,000	$1,055	$0	$5,000
052109		Cat License Tags Expense	$100	$0	$0	$100
052110		Ranger Services Salary Super and Employee Costs	$25,873	$12,791	$0	$72,928
052150		Admin Allocation - Animal Control	$7,649	$7,272	$0	$22,947
052190		Depreciation	$133	$0	$0	$400
Sub Total - ANIMAL CONTROL OP/EXP			$40,938	$22,576	$0	$109,600
OPERATING INCOME						
052001		Animal Fines & Penalties Income	$0	($954)	$0	$0
052002		Animal Impounding Fees Income	($300)	($905)	($300)	$0
052003		Dog Registrations Charges	($2,352)	($2,276)	($6,000)	$0
052004		Cat Registration Charges	$0	$0	$0	$0
052006		Animal Control Income - Grant	$0	$0	$0	$0
Sub Total - ANIMAL CONTROL OP/INC			($2,652)	($4,135)	($6,300)	$0
Total - ANIMAL CONTROL			$38,286	$18,441	($6,300)	$109,600

Shire of Boyup Brook

MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
OTHER LAW ORDER & PUBLIC SAFETY						
OPERATING EXPENDITURE						
053100		Local Emergency Management Committee Expenses	$189	$0	$0	$300
053150		Administration Allocated - Emergency Mgt	$7,646	$7,272	$0	$22,947
053190		Depreciation	$9,111	$0	$0	$27,345
Sub Total - OTHER LAW ORDER & PUBLIC SAFETY OP/EXP			$16,946	$7,272	$0	$50,592
OPERATING INCOME						
053002		Non-Operating Grants CCTV	$0	$0	$0	$0
Sub Total - OTHER LAW ORDER & PUBLIC SAFETY OP /INC			$0	$0	$0	$0
Total - OTHER LAW ORDER PUBLIC SAFETY			$16,946	$7,272	$0	$50,592
Total - LAW ORDER & PUBLIC SAFETY			$55,925	$22,997	**($208,752)**	**$463,227**

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
HEALTH FAMILY STOP CENTRE						
OPERATING EXPENDITURE						
071100	B0101	Family Stop Centre - Operation	$3,791	$2,832	$0	$13,218
071150		Admin Allocated - Family Stop Centre	$5,115	$4,864	$0	$15,350
071190		Depreciation - Family Stop Centre	$1,233	$0	$0	$3,700
Sub Total - HEALTH FAMILY STOP OP/EXP			$10,139	$7,696	$0	$32,268
OPERATING INCOME						
Sub Total - HEALTH FAMILY STOP OP/INC			$0	$0	$0	$0
Total - HEALTH FAMILY STOP			$10,139	$7,696	$0	$32,268
HEALTH ADMINISTRATION & INSPECTION						
OPERATING EXPENDITURE						
072100		Health Administration Services Expenses	$13,668	$9,695	$0	$43,007
072101		Other Health Administration Expenses	$231	$0	$0	$500
072102		Provision for Leave Accruals	$0	$0	$0	$0
072103		Health Administration Superannuation	$0	$0	$0	$0
072150		Admin Allocation - Other Health	$5,116	$4,864	$0	$15,350
Sub Total - HEALTH ADMIN AND INSPECTION OP/EXP			$19,016	$14,559	$0	$58,857
OPERATING INCOME						
072001		Food Stall Permit Charges	$0	$0	($200)	$0
072002		Temporary Camping Site Permit Charges	($11)	($200)	($100)	$0
072003		Food Business Registration Fee	($339)	($1,173)	($900)	$0
072004		Annual Inspections	$0	$0	$0	$0
072005		Lodging House Registration Fees	$0	$0	$0	$0
Sub Total - HEALTH ADMIN AND INSPECTION OP/INC			($350)	($1,373)	($1,200)	$0
Total - HEALTH ADMIN AND INSPECTION			$18,666	$13,186	($1,200)	$58,857

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
OTHER HEALTH - MEDICAL SERVICES						
OPERATING EXPENDITURE						
074100	B0105	Housing General Practitioner - Medical Service	$5,964	$8,578	$0	$14,848
074102		Boyup Brook Medical Services Building Costs	$13,577	$18,696	$0	$32,355
074101		Medical Services General Operations	$1,595	$337	$0	$9,810
074103		Medical Service Employee Costs	$280,430	$324,227	$0	$891,883
074105		Postage, Printing & Stationery	$1,363	$1,922	$0	$5,000
074106		Medical Ctr - Telephones	$2,299	$2,254	$0	$6,900
074107		Medical Ctr - Subscriptions	$4,219	$2,977	$0	$7,329
074108		Medical Ctr - Insurances	$33,635	$404	$0	$33,635
074109		Medical Bank Fees	$317	$56	$0	$950
074110		Medical Ctr - Computer Expenses	$13,840	$8,412	$0	$34,436
074111		Medical Ctr - Medical Supplies & Equipt	$9,113	$3,731	$0	$27,350
074112		Medical Ctr - Locum Doctor	$0	$0	$0	$48,600
074113		Medical Ctr - Superannuation	$28,292	$31,598	$0	$92,037
074114		Medical Ctr - Training	$2,500	$373	$0	$5,000
074115		Medical Ctr - Sundry Expenses	$3,086	$952	$0	$9,350
074116		Medical Service Provision for Leave Accruals	$0	$0	$0	$31,245
074117		Medical - Fringe Benefit Tax	$250	$0	$0	$1,000
074118		Medical Employee (Packaging) Costs	$0	$0	$0	$1,200
074150		Admin Allocated - Boyup Brook Medical Services	$22,887	$21,766	$0	$68,687
074191		Depreciation - Medical Centre	$2,832	$0	$0	$8,500
074190		Depreciation - Housing GP - 5 Rogers Ave	$2,266	$0	$0	$6,800
Sub Total - PREVENTIVE SRVS - OP/EXP			$428,466	$426,283	$0	$1,336,915
OPERATING INCOME						
074001		Surgery Turnover	($334,620)	($75,702)	($1,100,000)	$0
074002		Surgery Rental Income	($533)	$0	($1,600)	$0
074003		Medical - Reimbursement	$0	$0	$0	$0
Sub Total - PREVENTIVE SRVS - OP/INC			($335,153)	($75,702)	($1,101,600)	$0
Total - PREVENTIVE SERVICES			$93,312	$350,580	($1,101,600)	$1,336,915
PREVENTIVE SERVICE - OTHER						
OPERATING EXPENDITURE						
073100		Analytical Expenses	$500	$463	$0	$500
Sub Total - PREVENTIVE SRVS - OTHER OP/EXP			$500	$463	$0	$500
Total - PREVENTIVE SERVICES - OTHER			$500	$463	$0	$500
OTHER HEALTH						
OPERATING EXPENDITURE						
075100		Ambulance Centre Operation	$493	$497	$0	$25,193
075150		Admin Allocated - Other Health	$5,115	$4,864	$0	$15,350
Sub Total - OTHER HEALTH OP/EXP			$5,608	$5,361	$0	$40,543
OPERATING INCOME						
Sub Total - OTHER HEALTH OP/INC			$0	$0	$0	$0
Total - OTHER HEALTH			$5,608	$5,361	$0	$40,543
Total - HEALTH			$128,225	$377,287	**($1,102,800)**	**$1,469,083**

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
OTHER EDUCATION						
OPERATING EXPENDITURE						
081100		Community Resource Centre	$2,568	$4,861	$0	$12,241
081101		Rylington Park Farm Complex	$0	$0	$0	$0
081102		Donations - Other Education	$250	$0	$0	$250
081103		Early Learning Centre - Employee Costs	$93,522	$87,588	$0	$241,247
081104		Early Learning Centre - Operating Costs	$5,276	$3,568	$0	$17,015
081106		ECU Joint Research Support	$0	$0	$0	$10,000
081150		Admin Allocation - Other Education	$5,116	$4,864	$0	$15,350
081190		Depreciation - Community Resource Centre	$1,673	$0	$0	$5,020
081191		Depreciation - Rylington Park Farm Complex	$0	$0	$0	$0
Sub Total - OTHER EDUCATION OP/EXP			$108,404	$100,881	$0	$301,123
OPERATING INCOME						
081003		Early Learning Centre - Fees & Charges	($84,903)	($13,541)	($210,000)	$0
081004		Early Learning Centre -Operating Income	$0	$0	$0	$0
Sub Total - OTHER EDUCATION OP/INC			($84,903)	($13,541)	($210,000)	$0
Total - OTHER EDUCATION			$23,501	$87,340	($210,000)	$301,123
AGED & DISABLED						
OPERATING EXPENDITURE						
082100		Support for Seniors Christmas Lunch	$0	$0	$0	$1,400
082104		Aged Needs Initiative Loan Interest	$0	$0	$0	$0
082150		Admin Allocated - Aged & Disabled	$5,115	$4,864	$0	$15,350
Sub Total - AGED & DISABLED OP/EXP			$5,115	$4,864	$0	$16,750
OPERATING INCOME						
Sub Total - AGED & DISABLED OP/INC			$0	$0	$0	$0
Total - AGED & DISABLED			$5,115	$4,864	$0	$16,750
OTHER WELFARE						
OPERATING EXPENDITURE						
083100		Other Welfare Expenses	$0	$0	$0	$500
083104		Depreciation	$17	$0	$0	$50
083150		Admin Allocated - Other Welfare	$15,298	$14,543	$0	$45,895
Sub Total - OTHER WELFARE OP/EXP			$15,314	$14,543	$0	$46,445
OPERATING INCOME						
Sub Total - OTHER WELFARE OP/INC			$0	$0	$0	$0
Total - OTHER WELFARE			$15,314	$14,543	$0	$46,445
Total - EDUCATION & WELFARE			$43,930	$106,747	**($210,000)**	**$364,318**

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
STAFF HOUSING						
OPERATING EXPENDITURE						
091100		Staff Housing	$3,346	$0	$0	$8,894
091130		Interest Paid Loan 115 - Staff House	$975	$1,777	$0	$1,841
091190		Depreciation - Staff Housing	$1,911	$0	$0	$5,735
091150		Staff Housing - Less Amt Allocated to Admin.	$5,115	$4,864	$0	$15,350
Sub Total - STAFF HOUSING OP/EXP			$11,347	$6,641	$0	$31,820
OPERATING INCOME						
Sub Total - STAFF HOUSING OP/INC			$0	$0	$0	$0
Total - STAFF HOUSING			$11,347	$6,641	$0	$31,820
HOUSING OTHER						
OPERATING EXPENDITURE						
092101		Boyup Brook Citizens Lodge	$10,741	$10,407	$0	$12,632
092102		Community Housing - Units	$11,366	$11,470	$0	$18,984
092103		Other	$3,718	$2,243	$0	$6,623
092104		6 Nix - Operating & Mtce Expense	$0	$0	$0	$0
092105		House - 1 Rogers Ave	$6,226	$5,586	$0	$13,891
092107		7 Knapp Street - Operating & Mtce Expense	$3,417	$4,376	$0	$7,246
092109		Community Housing Maintenance - Grant Funded	$0	$0	$0	$143,340
092150		Admin Allocation - Other Housing	$5,166	$4,913	$0	$15,505
092191		Depreciation - Other Housing	$1,856	$0	$0	$5,570
092192		Depreciation - House - 1 Rogers Ave	$1,454	$0	$0	$4,365
092190		Depreciation - Boyup Brook Citizens Lodge	$10,791	$0	$0	$32,385
		Sub Total - HOUSING OTHER OP/EXP	$54,735	$38,995	$0	$260,541
		HOUSING OPERATING INCOME				
092001		Rent 24A Proctor St	($2,977)	($4,385)	($8,932)	$0
092002		Rent 24B Proctor St	($2,667)	($1,600)	($8,000)	$0
092003		Rent 16A Forrest St	($3,300)	($2,609)	($9,900)	$0
092004		Rent 16B Forrest St	($3,133)	($3,441)	($9,400)	$0
092005		Rent 1 Rogers St	$0	$0	$0	$0
092007		Housing Reimbursements	($278)	($3)	($1,000)	$0
092009		Other Housing: 7 Knapp St	($10,426)	($11,329)	($31,280)	$0
092011		Community Housing Maintenance Grant	$0	$0	($143,340)	$0
		Sub Total - HOUSING OTHER OP/INC	($22,781)	($23,365)	($211,852)	$0
		Total - HOUSING OTHER	$31,954	$15,630	($211,852)	$260,541
		Total - HOUSING	$43,301	$22,271	**($211,852)**	**$292,361**

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
SANITATION - HOUSEHOLD REFUSE						
OPERATING EXPENDITURE						
101100		Refuse Collection Boyup Brook Townsite Expense	$17,033	$12,711	$0	$51,100
101101		Recycling Collection Boyup Brook Town Site	$10,566	$8,347	$0	$31,700
101106		Transfer Station Employee Costs	$10,897	$8,779	$0	$28,490
101102	B0400	Boyup Brook Transfer Station Costs	$24,690	$13,025	$0	$56,614
101103		Land Fill Disposal Site	$23,833	$20,149	$0	$70,208
101104		Townsite Street Bins Collection	$5,178	$4,618	$0	$14,917
101107		Drum Muster Expenses	$2,660	$0	$0	$2,660
101108		BB Transfer Station Superannuation	$654	$702	$0	$1,700
101119		Waste Bin Maintenance and Delivery	$1,707	$209	$0	$6,340
101150		Admin Allocated - Waste Management	$10,178	$9,679	$0	$30,545
101190		Depreciation - Waste Management	$7,354	$0	$0	$22,070
		Sub Total - SANITATION HOUSEHOLD REFUSE OP/EXP	$114,750	$78,219	$0	$316,344
		SANITATION OPERATING INCOME				
101001		Refuse Collection Charges	($195,523)	($208,719)	($195,523)	$0
101002		Waste Disposal Charges	($7,000)	($1,213)	($7,000)	$0
101003		Recycling Scheme Income	($3,000)	($792)	($6,000)	$0
101004		Scrap Metal Income	$0	$0	$0	$0
		Sub Total - SANITATION H/HOLD REFUSE OP/INC	($205,523)	($210,724)	($208,523)	$0
		Total - SANITATION HOUSEHOLD REFUSE	($90,773)	($132,505)	($208,523)	$316,344
EFFLUENT DRAINAGE SYSTEM						
OPERATING EXPENDITURE						
103100		Septic Tank Inspection Expenses	$0	$0	$0	$200
103101		Liquid Waste Disposal Site (Stanton Road)	$8,680	$1,430	$0	$8,680
Sub Total - SEWERAGE OP/EXP			$8,680	$1,430	$0	$8,880
OPERATING INCOME						
103002		Septic Licence Fees	($2,072)	($1,652)	($2,800)	$0
Sub Total - SEWERAGE OP/INC			($2,072)	($1,652)	($2,800)	$0
Total - SEWERAGE			$6,608	($222)	($2,800)	$8,880
TOWN PLANNING & REGIONAL DEVELOPMENT						
OPERATING EXPENDITURE						
105100		Town Planning Admin & Control	$18,335	$8,237	$0	$73,954
105101		Admin Allocation - Town Planning	$10,181	$9,679	$0	$30,545
Sub Total - TOWN PLAN & REG DEV OP/EXP			$28,516	$17,916	$0	$104,499
OPERATING INCOME						
105001		Planning Application Fees	($1,298)	($3,519)	($3,000)	$0
Sub Total - TOWN PLAN & REG DEV OP/INC			($1,298)	($3,519)	($3,000)	$0
Total - TOWN PLANNING & REGIONAL DEVELOPMENT			$27,218	$14,397	($3,000)	$104,499

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
OTHER COMMUNITY AMENITIES						
OPERATING EXPENDITURE						
106101		Cemetery - Operation	$10,226	$9,805	$0	$0
106101	B0420	Cemetery - Operation		$0	$0	$30,820
106101	B0421	Niche Wall Plaques Operations	$0	$0	$0	$2,344
106101	G314	Cemetery Grounds	$2,223	$0	$0	$7,735
106102		Public Toilets - Operation		$2,852	$0	$0
106102	B0450	Toilets - Lions Park Costs	$1,252	$0	$0	$3,677
106102	B0451	Toilets - Tourist Centre Costs	$1,106	$0	$0	$6,851
106102	B0452	Toilets - Town Hall (External) Costs	$2,964	$0	$0	$10,800
106103		Street Furniture	$0	$0	$0	$430
106150		Admin Allocation - Other Community Amenities	$5,116	$4,864	$0	$15,350
106151		Admin Allocation - Cemetery	$569	$541	$0	$1,706
106191		Depreciation - Public Toilets	$337	$0	$0	$1,010
106192		Depreciation - Other Community Service's	$1,012	$0	$0	$3,035
Sub Total - OTHER COMMUNITY AMENITIES OP/EXP			$24,803	$18,062	$0	$83,758
OPERATING INCOME						
106001		Cemetery Burial Fees	($7,500)	$0	($7,500)	$0
106002		License/Other Fees BB Cemetery	($345)	($308)	($1,500)	$0
106004		Niche Wall Fees	$0	($662)	($1,500)	$0
Sub Total - OTHER COMMUNITY AMENITIES OP/INC			($7,845)	($970)	($10,500)	$0
Total - OTHER COMMUNITY AMENITIES			$16,958	$17,092	($10,500)	$83,758
Total - COMMUNITY AMENITIES			($39,989)	($101,238)	**($224,823)**	**$513,481**

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
PUBLIC HALL & CIVIC CENTRES						
OPERATING EXPENDITURE						
111100		Boyup Brook Hall - Operation	$14,601	$11,645	$0	$34,233
111102		Halls - Other Public Halls	$9,148	$6,341	$0	$18,727
111150		Admin Allocation - Public Halls	$10,181	$9,679	$0	$30,545
111190		Depreciation - Public Halls	$17,127	$0	$0	$51,384
Sub Total - PUBLIC HALLS & CIVIC CENTRES OP/EXP			$51,058	$27,665	$0	$134,889
OPERATING INCOME						
111001		Hall Hire Fees	$0	($18)	$0	$0
Sub Total - PUBLIC HALLS & CIVIC CENTRES OP/INC			$0	($18)	$0	$0
Total - PUBLIC HALL & CIVIC CENTRES			$51,058	$27,647	$0	$134,889
OTHER RECREATION & SPORT						
OPERATING EXPENDITURE						
113100		Recreation Complex	$51,079	$30,366	$0	$111,842
113109		Walk Trails	$1,064	$885	$0	$4,254
113110		Townsite Gardens	$25,183	$19,487	$0	$73,142
113112		Reserves and Parks Operations	$22,853	$20,834	$0	$71,089
113119		Other Recreation Facilities	$12,301	$12,944	$0	$45,473
113120		War Memorial	$1,916	$1,645	$0	$5,908
113150		Admin Allocation - Other Recreation	$17,261	$16,410	$0	$51,786
113124		Support for UBAS	$2,041	$64	$0	$3,711
113122		Support for ANZAC Day	$0	$0	$0	$11,389
113125		Support for Others	$8,478	$4,989	$0	$24,354
113140		Sundry Plant Items	$0	$1,660	$0	$11,500
113190		Depreciation - Other Recreation	$73,470	$0	$0	$220,420
113191		Depreciation - Parks & Gardens	$16,676	$0	$0	$50,030
113192		Depreciation: Plant & Equipment	$5,496	$0	$0	$16,490
Sub Total - OTHER RECREATION & SPORT OP/EXP			$237,819	$109,283	$0	$701,388
OPERATING INCOME						
113003		Rec Ground Use Hire Fees	($3,400)	($3,541)	($3,400)	$0
113002		Reimbursements - Other Rec	$0	$0	$0	$0
113022		Recreation - Capital Grants & Contributions	$0	$0	($95,714)	$0
Sub Total - OTHER RECREATION & SPORT OP/INC			($3,400)	($3,541)	($99,114)	$0
Total - OTHER RECREATION & SPORT			$234,419	$105,742	($99,114)	$701,388

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
SWIMMING POOL						
OPERATING EXPENDITURE						
112100		Swimming Pool & Gymnasium General Operations	$39,921	$14,680	$0	$90,024
112101		Swimming Pool Building Costs	$31,801	$13,216	$0	$81,940
112102		Swimming Pool Employee Costs	$27,303	$13,725	$0	$94,986
112103		Interest on Loan 114 - upgrade pool bowl	$1,777	$975	$0	$3,354
112104		Swimming Pool Employee Superannuation	$2,068	$1,018	$0	$8,795
112106		Pool Staff - Fringe Benefits Tax	$625	$0	$0	$2,500
112108		Gym Employee Costs	$0	$1,493	$0	$0
112150		Admin Allocation - Swimming Pool	$11,262	$10,711	$0	$33,801
112190		Depreciation - Swimming Pool	$5,911	$0	$0	$17,740
Sub Total - SWIMMING POOL OP/EXP			$120,668	$55,817	$0	$333,140
OPERATING INCOME						
112003		Pool Daily Admission Fees	($874)	($46)	($15,700)	$0
112004		Season Tickets Fees	($1,700)	($5,101)	($17,000)	$0
112005		Pool Hire Fees	($11)	$0	($200)	$0
112006		Gym Equipment Hire Fees	$0	($4,584)	($7,000)	$0
112007		Pool Teaching Programme Fees	($220)	($249)	($2,000)	$0
112008		Vacation Swimming Passes	$0	$0	($900)	$0
112009		Capital Grants and Contributions	$0	($20,000)	$0	$0
Sub Total - SWIMMING POOL OP/INC			($2,806)	($29,981)	($42,800)	$0
Total - SWIMMING POOL			$117,863	$25,836	($42,800)	$333,140
TELEVISION & RADIO REBROADCASTING						
OPERATING EXPENDITURE						
114005		Telecommunications Tower	$2,291	$1,115	$0	$5,228
Sub Total - TV & RADIO REBROADCASTING OP/EXP			$2,291	$1,115	$0	$5,228
OPERATING INCOME						
114010		Radio & Mobile Tower Site (Including NBN) Fees or Charges	($9,795)	($9,747)	($9,795)	$0
Sub Total - TV & RADIO REBROADCASTING OP/INC			($9,795)	($9,747)	($9,795)	$0
Total - TV & RADIO REBROADCASTING			($7,504)	($8,632)	($9,795)	$5,228
LIBRARIES						
OPERATING EXPENDITURE						
115100		Library Operations	$1,050	$5,165	$0	$23,115
115101		State Library Grant Expenditure	$0	$7,808	$0	$0
115150		Admin Allocation - Libraries	$28,011	$26,630	$0	$84,037
Sub Total - LIBRARIES OP/EXP			$29,061	$39,603	$0	$107,152
OPERATING INCOME						
115001		State Library Grant Income	$0	($7,808)	$0	$0
Sub Total - LIBRARIES OP/INC			$0	($7,808)	$0	$0
Total - LIBRARIES			$29,061	$31,795	$0	$107,152

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
OTHER CULTURE						
OPERATING EXPENDITURE						
116100		Museum	$3,305	$2,250	$0	$9,485
116101		Craft Hut	$882	$1,863	$0	$2,413
116102		Support for Sandakan (Ceremony)	$9,253	$6,927	$0	$10,123
116150		Admin Allocated - Other Culture	$5,116	$4,864	$0	$15,350
116190		Depreciation - Other Culture	$3,965	$0	$0	$11,895
Sub Total - OTHER CULTURE OP/EXP			$22,521	$15,904	$0	$49,266
OPERATING INCOME						
116001		Reimbursements - Other Culture	$0	$0	$0	$0
116005		Non-Operating Grants & Contributions	$0	$0	$0	$0
Sub Total - OTHER CULTURE OP/INC			$0	$0	$0	$0
Total - OTHER CULTURE			$22,521	$15,904	$0	$49,266
Total - RECREATION AND CULTURE			**$447,418**	**$198,292**	**($151,709)**	**$1,331,063**

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
STREETS, RD, BRIDGES, DEPOT - CONSTRUCTION						
OPERATING EXPENDITURE						
Sub Total - ST,RDS,BRIDGES,DEPOT-CONST OP/EXP			$0	$0	$0	$0
OPERATING INCOME						
121001		RRG Project Grants	($458,800)	($306,800)	($1,147,000)	$0
121002		Grants Direct - State - MRD - (OP)	($187,705)	($191,742)	($187,705)	$0
121003		Grants - Federal - Roads to Recovery Grant (Cap)	($176,591)	$0	($593,098)	$0
121004		Capital Grants Other & Road Contributions	($91,506)	($514,465)	($928,921)	$0
121007		Special Bridge Funding	$0	($170,000)	$0	$0
Sub Total - ST,RDS,BRIDGES,DEPOT - CONST OP/INC			($914,602)	($1,183,007)	($2,856,724)	$0
Total - ST,RDS,BRIDGES,DEPOT - CONST			($914,602)	($1,183,007)	($2,856,724)	$0
STREETS,ROADS, BRIDGES, DEPOTS - MAINTENANCE						
		OPERATING EXPENDITURE				
122100		Depot Building - Building Costs	$14,337	$14,811	$0	$61,748
122101		Depot General Operations	$3,403	$3,538	$0	$18,752
122103		Road Maintenance & Repairs	$194,926	$52,219	$0	$421,364
122107		Maintenance Grading	$28,744	$23,933	$0	$302,567
122105		Repairs & Maint - Bridges	$60,500	$67,687	$0	$185,061
122106		Shire Radio Network Costs	$14	$240	$0	$3,857
122108		Drains & Culverts	$10,967	$7,982	$0	$97,488
122109		Verge Pruning	$6,157	$6,988	$0	$106,346
122110		Verge Spraying	$4,133	$4,243	$0	$29,798
122111		Crossovers Maintenance	$0	$1,002	$0	$750
122112		Town Services Drainage	$1,212	$480	$0	$3,700
122113		Town Services - Footpaths	$0	$1,914	$0	$5,749
122114		Town Services Road Repairs	$2,681	$1,926	$0	$10,444
122115		Town Services - Tree Pruning	$7,398	$22,572	$0	$18,080
122116		Street Lighting	$7,039	$10,040	$0	$28,000
122117		Traffic Signs	$0	$287	$0	$5,800
122119		Road Building and Other Stock	$0	$0	$0	$0
122120		Roman Road Data Pickup	$10,136	$9,037	$0	$20,284
122121		Town Services - Verge Spraying	$14,371	$8,278	$0	$34,932
122122		Road Sweeping	$2,281	$0	$0	$9,125
122123		Emergency Services	$6,790	$26,160	$0	$19,401
122126		Streetscaping Expenses	$800	$14,386	$0	$10,000
122127		Consulting Engineer Expenses	$8,334	$0	$0	$50,000
122131		Rural Street Addressing	$550	$291	$0	$2,381
122150		Admin Allocated - Road Maintenance	$127,340	$121,063	$0	$382,034
122190		Depreciation - Transport Other	$7,125	$0	$0	$21,375
122191		Depreciation - Infrastructure	$8,648	$0	$0	$25,945
122192		Depreciation Roads	$549,150	$0	$0	$1,647,515
122193		Depreciation - Bridges	$215,175	$0	$0	$645,550
122194		Depreciation - Footpaths	$5,751	$0	$0	$17,255
122195		Depreciation - Drainage	$90,590	$0	$0	$271,780
123119		Minor Assets and Sundry Items	$6,250	$280	$0	$25,000
Sub Total - MTCE STREETS ROADS DEPOTS OP/EXP			$1,394,803	$399,356	$0	$4,482,081
OPERATING INCOME						
122001		Reimbursements - Roads Mtce	$0	($909)	$0	$0
122002		Profit on Disposal of Assets	$0	$0	$0	$0
122003		Sale of Old Materials and Minor Items	$0	$0	$0	$0
Sub Total - MTCE STREETS ROADS DEPOTS OP/INC			$0	($909)	$0	$0
Total - MTCE STREETS ROADS DEPOTS			$1,394,803	$398,447	$0	$4,482,081

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
TRAFFIC CONTROL						
OPERATING EXPENDITURE						
125150		Administration Allocated - Traffic Control	$38,192	$36,309	$0	$114,581
Sub Total - TRAFFIC CONTROL OP/EXP			$38,192	$36,309	$0	$114,581
OPERATING INCOME						
125001		Licensing Service	($8,023)	($10,284)	($27,400)	$0
125002		Motor Vehicle Plates	($231)	($357)	($1,000)	$0
Sub Total - TRAFFIC CONTROL OP/INC			($8,254)	($11,524)	($28,400)	$0
Total - TRAFFIC CONTROL			$29,939	$24,785	($28,400)	$114,581
AERODROMES						
OPERATING EXPENDITURE						
126100		Airstrip	$2,565	$2,237	$0	$19,652
126190		Depreciation - Airport	$7,576	$0	$0	$22,730
Sub Total - AERODROMES OP/EXP			$10,141	$2,237	$0	$42,382
OPERATING INCOME						
126003		Non-Operating Grants & Subsidies	$0	($34,349)	($23,821)	$0
Sub Total - AERODROMES OP/INC			$0	($34,349)	($23,821)	$0
Total - AERODROMES			$10,141	($32,112)	($23,821)	$42,382
Total - TRANSPORT			**$520,281**	**($791,886)**	**($2,908,945)**	**$4,639,044**

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
RURAL SERVICES						
OPERATING EXPENDITURE						
131001		Rural Services Expenses	$0	$0	$0	$2,504
Sub Total - RURAL SERVICES OP/EXP			$0	$0	$0	$2,504
OPERATING INCOME						
					$0	$0
Sub Total - RURAL SERVICES OP/INC			$0	$0	$0	$0
Total - RURAL SERVICES			$0	$0	$0	$2,504
TOURISM AND AREA PROMOTION						
OPERATING EXPENDITURE						
132110		Tourist Bay	$407	$117	$0	$2,713
132103		Community Development Officer	$0	$5,121	$0	$0
132104		Tourist Centre	$11,554	$9,443	$0	$62,219
132106		Promotion Activities	$2,898	$0	$0	$21,056
132107	OPSFMIL	Flax Mill Complex General Operations	$11,586	$4,550	$0	$35,993
132108	B0665	Caravan Park/Flax Mill Complex Building Operation	$32,114	$43,446	$0	$97,061
132111		Carnaby Beetle Collection	$100	$90	$0	$100
132114		Community Development Expenses	$0	$0	$0	$150
132150		Admin Allocated Tourism	$17,830	$16,951	$0	$53,492
132151		Admin Allocated Caravan Pk	$5,116	$4,864	$0	$15,350
132190		Depreciation - Tourism/Area Promotion	$1,430	$0	$0	$4,290
132191		Depreciation - Caravan Pk/Flax	$15,041	$0	$0	$45,125
Sub Total - TOURISM & AREA PROMOTION OP/EXP			$98,076	$88,817	$0	$337,549
OPERATING INCOME						
132002		Caravan Park & Complex Fees & Charges	($13,410)	($9,080)	($60,000)	$0
132003		Flax Mill Sheds Storage Charges	($3,524)	($4,571)	($12,000)	$0
132007		Other Income	($107)	($3,434)	($4,000)	$0
132010		Non-Operating Grants, Subsidies & Contributions	$0	$0	($75,687)	$0
Sub Total - TOURISM & AREA PROMOTION OP/INC			($17,042)	($17,085)	($151,687)	$0
Total - TOURISM & AREA PROMOTION			$81,034	$71,732	($151,687)	$337,549
BUILDING CONTROL						
OPERATING EXPENDITURE						
133100		Building Control	$6,596	$4,659	$0	$19,789
133101		Building Control - Other Costs	$1,800	$0	$0	$33,850
133102		Building Control Superannuation	$693	$386	$0	$2,078
133103		Building Control - BMO	$2,922	$1,869	$0	$7,400
133150		Admin Allocated - Building Control Expenses	$5,116	$4,864	$0	$15,350
		Sub Total - BUILDING CONTROL OP/EXP	$17,127	$11,778	$0	$78,467
BUILDING CONTROL OP/INC						
133001		Building Licences (UFEE)	($6,305)	($2,646)	($15,000)	$0
133002		BCITF Levy - Commission	($50)	($107)	($120)	$0
133003		Builders Services Levy - Commission	($82)	($107)	($195)	$0
Sub Total - BUILDING CONTROL OP/INC			($6,437)	($2,860)	($15,315)	$0
Total - BUILDING CONTROL			$10,690	$8,918	($15,315)	$78,467

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
SALEYARDS & MARKETS						
OPERATING EXPENDITURE						
134100		Saleyards	$10,553	$4,961	$0	$18,475
134190		Depreciation - Saleyards & Markets	$0	$0	$0	$113,345
Sub Total - SALEYARDS & MARKETS OP/EXP			$10,553	$4,961	$0	$131,820
OPERATING INCOME						
134001		Reimbursements - Saleyards	($1,800)	$0	($3,000)	$0
Sub Total - SALEYARDS & MARKETING OP/INC			($1,800)	$0	($3,000)	$0
Total - SALEYARDS & MARKETS			$8,753	$4,961	($3,000)	$131,820
OTHER ECONOMIC SERVICES						
OPERATING EXPENDITURE						
135100		Standpipes Expenses	$11,638	$1,184	$0	$36,977
135102		Economic Development Projects	$0	$0	$0	$7,500
135103		Country Music Festival Expenses	$15,000	$15,000	$0	$15,910
135105		Abel Street Shop	$6,590	$5,916	$0	$12,608
135150		Admin Allocated - Other Economic Development	$5,116	$4,864	$0	$15,350
135190		Depreciation - Develop/Facilities	$1,288	$0	$0	$3,865
Sub Total - OTHER ECONOMIC SERVICES OP/EXP			$39,632	$26,964	$0	$92,210
OPERATING INCOME						
135001		Standpipe Water	($562)	($4,197)	($8,000)	$0
135005		Abel Street Shop Rental	($5,266)	($5,109)	($15,800)	$0
Sub Total - OTHER ECONOMIC SERVICES OP/INC			($5,828)	($9,306)	($23,800)	$0
Total - OTHER ECONOMIC SERVICES			$33,804	$17,658	($23,800)	$92,210
Total - ECONOMIC SERVICES			$134,282	$103,269	**($193,802)**	**$642,550**

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
PRIVATE WORKS						
OPERATING EXPENDITURE						
141100		Private Works - Costs	$5,879	$4,955	$0	$12,990
Sub Total - PRIVATE WORKS OP/EXP			$5,879	$4,955	$0	$12,990
OPERATING INCOME						
141001		Private Works - Recoup Charges	($6,594)	($2,696)	($12,990)	$0
Sub Total - PRIVATE WORKS OP/INC			($6,594)	($2,696)	($12,990)	$0
Total - PRIVATE WORKS			($714)	$2,259	($12,990)	$12,990
PUBLIC WORKS OVERHEADS						
OPERATING EXPENDITURE						
143100		Supervision	$68,936	$103,963	$0	$311,084
143101		Consultant Engineer	$0	$0	$0	$15,000
143102		Works Manager Vehicle Op Costs	$420	$0	$0	$2,380
143103		FBT Works Staff	$900	$0	$0	$3,600
143104		Insurance on Works	$19,945	$20,266	$0	$19,945
143105		Superannuation of Workmen	$40,610	$44,295	$0	$129,371
143106		PWOH Leave - Depot	$33,398	$37,676	$0	$185,439
143107		Protective Clothing	$0	$1,131	$0	$5,800
143108		Uniforms	$808	$0	$0	$1,615
143109		Training & Meeting Expenses	$11,886	$10,198	$0	$57,337
143110		Occupational Health & Safety	$10,545	$25,224	$0	$46,128
143111		Other Expenses	$13	$0	$0	$1,015
143113		Waste Oil Disposal Costs	$0	$0	$0	$0
143115		Provision for Leave Accruals	$0	$0	$0	$9,780
143116		Conferences and Training Courses (MOW)	$0	$0	$0	$5,250
143117		Works Manager Housing	$0	$75	$0	$15,600
143150		Admin Allocated - Works Overhead	$10,181	$9,679	$0	$30,545
143180		LESS PWOH ALLOCATED - PROJECTS	($197,641)	($229,025)	$0	($839,889)
Sub Total - PUBLIC WORKS O/HEADS OP/EXP			$0	$23,482	$0	$0
OPERATING INCOME						
143001		Workers Compensation Reimbursements	$0	($7,895)	($600)	$0
Sub Total - PUBLIC WORKS O/HEADS OP/INC			$0	($7,895)	($600)	$0
Total - PUBLIC WORKS OVERHEADS			$0	$15,587	($600)	$0

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
PLANT OPERATIONS COSTS						
OPERATING EXPENDITURE						
144100		Repair Wages	$59,876	$18,883	$0	$99,910
144101		Fuel & Oil	$88,113	$66,495	$0	$265,000
144102		Tyres & Tubes	$1,816	$6,811	$0	$16,215
144103		Parts and Repairs	$14,207	$23,061	$0	$155,950
144104		Licenses	$425	$710	$0	$8,500
144105		Insurance	$35,110	$44,289	$0	$35,110
144106		Blades & Points	$1,500	$3,727	$0	$10,000
144107		Expendable Tools	$4,033	$826	$0	$12,100
144108		Freight Costs	$0	$0	$0	$0
144110		Superannuation - Mechanic	$6,514	$3,315	$0	$10,870
144150		Admin Allocated POC	$3,049	$2,899	$0	$9,148
144190		Depreciation - Plant	$77,022	$0	$0	$231,075
144180		LESS POC ALLOCATED - PROJECTS	($291,665)	($264,996)	$0	($853,878)
Sub Total - PLANT OPERATIONS COSTS OP/EXP			$0	($93,982)	$0	$0
OPERATING INCOME						
144001		Diesel Rebate	($17,850)	$0	($35,000)	$0
144002		Reimbursements - Operating	$0	$0	$0	$0
Sub Total - PLANT OPERATIONS COSTS OP/INC			($17,850)	$0	($35,000)	$0
Total - PLANT OPERATIONS COSTS			($17,850)	($93,982)	($35,000)	$0
SALARIES AND WAGES						
OPERATING EXPENDITURE						
145100		Gross Total Salaries and Wages	$1,185,746	$1,182,722	$0	$3,557,380
145130		LESS SALS/WAGES ALLOCATED	($1,185,746)	($1,164,994)	$0	($3,557,380)
145101		Workers Compensation Expenses	$0	$15,263	$0	$0
Sub Total - SALARIES AND WAGES OP/EXP			$0	$32,991	$0	$0
OPERATING INCOME						
145001		Reimbursements - Administration	$0	$0	$0	$0
Sub Total - SALARIES AND WAGES OP/INC			$0	$0	$0	$0
Total - SALARIES AND WAGES			$0	$32,991	$0	$0

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
ADMINISTRATION						
OPERATING EXPENDITURE						
146100		Advertising	$816	$1,713	$0	$7,745
146101		Audit Fees	$0	$0	$0	$39,000
146102		Bank Fees	$4,548	$930	$0	$10,400
146103		Administration Building Costs	$17,527	$16,283	$0	$55,543
146105		Administration Staff Employee Costs	$391,585	$265,761	$0	$820,170
146106		Consultants	$41,850	$16,685	$0	$153,000
146108		Insurance	$14,730	$14,910	$0	$14,730
146109		Legal Expenses	$6,312	$4,266	$0	$20,000
146110		IT System Operation & maintenance	$73,427	$63,444	$0	$137,435
146111		Office Equipment Maintenance	$1,250	$0	$0	$5,000
146112		Administration - Postage & Freight	$1,480	$1,857	$0	$5,500
146113		Printing and Stationery	$6,369	$3,795	$0	$12,700
146114		Administration Vehicle Costs	$482	$0	$0	$800
146115		Administration - Fringe Benefits Tax	$2,400	$0	$0	$9,600
146117		Employers Indemnity Insurance	$35,245	$35,869	$0	$35,245
146118		Subscriptions	$21,440	$19,610	$0	$21,440
146119		Administration Staff Housing	$7,702	$9,346	$0	$19,160
146120		Uniform Allowance	$990	$217	$0	$3,000
146121		Telephones	$3,333	$2,183	$0	$10,000
146122		Minor Furniture & Equip Under $2000	$0	$1,163	$0	$7,500
146123		Conferences/Training/Professional Development	$8,029	$3,685	$0	$16,070
146124		Superannuation	$27,773	$29,858	$0	$120,170
146126		Employee (Packaging) Costs	$0	$0	$0	$725
146128		Administration - OSH	$0	$19	$0	$3,550
146190		Depreciation - Administration	$7,336	$0	$0	$22,010
146150		Less Administration Costs Alloc	($674,623)	($491,327)	$0	($1,550,493)
Sub Total - ADMINISTRATION OP/EXP			$0	$265	$0	$0
OPERATING INCOME - ADMINISTRATION						
146001		Reimbursements - Administration	$0	($265)	($300)	$0
Sub Total - ADMINISTRATION OP/INC			$0	($265)	($300)	$0
Total - ADMINISTRATION			$0	($0)	($300)	$0
UNCLASSIFIED						
OPERATING EXPENDITURE						
149001		Rylington Park Operational Expenses	$229,146	$191,982	$0	$818,586
149002		Rylington Park Asset Depreciation	$5,618	$0	$0	$16,855
Sub Total - UNCLASSIFIED OP/EXP			$234,764	$191,982	$0	$835,441
OPERATING INCOME						
147100		Revaluation Profit on Local Govt House Unit Trust	$0	$0		
149101		Rylington Park Income	($36,200)	($39,178)	($832,337)	$0
Sub Total - UNCLASSIFIED OP/INC			($36,200)	($39,178)	($832,337)	$0
Total - UNCLASSIFIED			$198,564	$152,804	($832,337)	$835,441
Total - OTHER PROPERTY AND SERVICES			**$180,000**	**$109,659**	**($881,227)**	**$848,431**

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
TRANSFERS TO/FROM RESERVES						
EXPENDITURE						
300101		Transfer to Reserves	$333	$0	$0	$101,000
Sub Total - TRANSFER TO OTHER COUNCIL FUNDS			$333	$0	$0	$101,000
INCOME						
300102		Transfer from Reserves	$0	$0	($154,100)	$0
Total - TRANSFER FROM OTHER COUNCIL FUNDS			$0	$0	($154,100)	$0
Total - FUND TRANSFER			$333	$0	($154,100)	$101,000
000000		(Surplus) / Deficit - Carried Forward	($2,413,807)	($2,375,881)	($2,413,807)	$0
Sub Total - SURPLUS C/FWD			($2,413,807)	($2,375,881)	($2,413,807)	$0
Total - SURPLUS			($2,413,807)	($2,375,881)	($2,413,807)	$0
NEW LONG TERM LOANS						
INCOME						
147500		New Loan Land Acquisition	$0	$0	$0	$0
New		New Loan - Caravan Park Ablutions	$0	$0	($250,000)	$0
Sub Total - LONG TERM LOANS			$0	$0	($250,000)	$0
Total - DEFERRED ASSETS			$0	$0	($250,000)	$0
LIABILITY LOANS & FINANCE LEASES - PRINCIPAL REPAYMENTS						
CAPITAL EXPENDITURE						
146800		Principal Repayment on Loans	$10,537	$10,536	$0	$21,384
146801		Principal Repayments - Finance Leases	$6,408	$0	$0	$19,224
Sub Total - LOAN REPAYMENTS			$16,945	$10,536	$0	$40,608
CAPITAL INCOME						
Sub Total - LOANS RAISED			$0	$0	$0	$0
Total - NON CURRENT LIABILITIES			$16,945	$10,536	$0	$40,608

Shire of Boyup Brook

MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
OPERATING ACTIVITIES EXCLUDED FROM BUDGET						
000000		Depreciation Written Back	($1,157,569)	$0	$0	($3,586,909)
000000		Book Value of Assets Sold Written Back	$0	$0	$0	($175,000)
00000		Profit/Loss on Sale of Asset Written Back	$0	$0	$0	$0
		Movement in Accrued Interest on Loans	$0	$0	$0	$0
		Movement in Accrued Interest on investments	$0	$0	$0	$0
		Movement in Stock On Hand	$0	$0	$0	$0
		Movement in Accrued Expenses		$0	$0	$0
		Movement in Accrued Wages	$0	$0	$0	$0
		Movement in Employee Benefits (Current)	$0	$0	$0	$0
000000		Long Service Leave - Non Cash	$0	$0	$0	($44,635)
000000		Deferred Pensioner Rates		$0	$0	$0
Sub Total - OPERATING ACTIVITIES EXCLUDED			($1,157,569)	$0	$0	($3,806,544)
Total - OPERATING ACTIVITIES EXCLUDED			($1,157,569)	$0	$0	($3,806,544)

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
FURNITURE & EQUIPMENT						
HEALTH						
CAPITAL EXPENDITURE						
074600		Surgery Equipment - Capital - (F&E)	$10,000	$0	$0	$10,000
Sub Total - CAPITAL WORKS			$10,000	$0	$0	$10,000
Total - HEALTH			$10,000	$0	$0	$10,000
FURNITURE AND EQUIPMENT						
OTHER PROPERTY & SERVICES						
CAPITAL EXPENDITURE						
149504		Rylington Park Furniture & Equipment	$7,680	$0	$0	$7,680
Sub Total - CAPITAL WORKS			$7,680	$0	$0	$7,680
Total - OTHER PROPERTY			$7,680	$0	$0	$7,680
Total - FURNITURE AND EQUIPMENT			**$17,680**	**$0**	**$0**	**$17,680**

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
LAND AND BUILDINGS						
HEALTH						
CAPITAL EXPENDITURE						
074400		Medical Centre Building Capital	$6,000	$0	$0	$20,000
Sub Total - CAPITAL WORKS			$6,000	$0	$0	$20,000
TOTAL - HEALTH			$6,000	$0	$0	$20,000
LAND AND BUILDINGS						
EDUCATION & WELFARE						
EXPENDITURE						
081400		Land & Buildings - CRC Capital Renewal	$0	$0	$0	$20,000
081401		Buildings - Early Learning Centre Capital	$0	$0	$0	$8,000
Sub Total - CAPITAL WORKS			$0	$0	$0	$28,000
TOTAL - EDUCATION & WELFARE			$0	$0	$0	$28,000
LAND AND BUILDINGS						
RECREATION AND CULTURE						
CAPITAL EXPENDITURE						
111400		**Other Halls - Land & Buildings (L&B)**				
111400	LRC018	Mayanup Hall Building Refurbishment	$2,000	$0	$0	$20,000
111400	LRC019	Tonebridge Hall Refurbishment	$8,000	$18,863	$0	$40,000
111400	LRC022	Dinninup Hall Refurbishment	$0	$0	$0	$45,000
111400	LRC021	Wilga Hall Refurbishment	$0	$0	$0	$20,000
111400	LRC023	Kulikup Hall Refurbishment	$0	$0	$0	$20,000
111403		**Town Hall - Building Upgrades & Refurbishments**				
111403	LRC017	Town Hall Building Refurbishment	$60,000	$1,053	$0	$300,000
112504		**LRCI - Swimming Pool Building**				
112504	LRC006	LRCI 2/3 - Swimming Pool Building - Upgrade Entrance	$0	$360	$0	$30,000
Sub Total - CAPITAL WORKS			$70,000	$21,329	$0	$475,000
Total - RECREATION AND CULTURE			$70,000	$21,329	$0	$475,000
LAND AND BUILDINGS						
ECONOMIC SERVICES						
EXPENDITURE						
132405		Flaxmill Caravan Park Ablution Block	$0	$11,539	$0	$250,000
132411	LRC004	Local Roads & Community Building Projects - FlaxMill	$0	$360	$0	$0
Sub Total - CAPITAL WORKS			$0	$11,899	$0	$250,000
Total - ECONOMIC SERVICES			$0	$11,899	$0	$250,000

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
LAND AND BUILDINGS						
OTHER PROPERTY AND SERVICES						
CAPITAL EXPENDITURE						
149503		Rylington Park House Capital	$22,500	$0	$0	$22,500
Sub Total - CAPITAL WORKS			$22,500	$0	$0	$22,500
Total - OTHER PROPERTY AND SERVICES			$22,500	$0	$0	$22,500
Total - LAND AND BUILDINGS			**$98,500**	**$33,228**	**$0**	**$795,500**

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
PLANT AND EQUIPMENT LAW ORDER & PUBLIC SAFETY						
CAPITAL EXPENDITURE						
051600		ESL Plant & Equipment	$9,170	$1,478	$0	$23,160
Sub Total - CAPITAL WORKS			$9,170	$1,478	$0	$23,160
Total - LAW ORDER & PUBLIC SAFETY			$9,170	$1,478	$0	$23,160
PLANT AND EQUIPMENT						
RECREATION AND CULTURE						
CAPITAL EXPENDITURE						
113907		Plant & Equipment - Parks & Gardens	$0	$0	$0	$7,500
Sub Total - CAPITAL WORKS			$0	$0	$0	$7,500
Total - RECREATION AND CULTURE			$0	$0	$0	$7,500
PLANT AND EQUIPMENT						
TRANSPORT						
CAPITAL EXPENDITURE						
123603		DWS - Fleet Vehicles	$0	$41,420	$0	$45,000
123609		Light Plant (eg Portable Traffic Lights) - Plant & Equip	$0	$0	$0	$29,500
123610		Heavy Plant (Graders etc) Purchases	$0	$0	$0	$513,100
Sub Total - CAPITAL WORKS			$0	$41,420	$0	$587,600
Total - TRANSPORT			$0	$41,420	$0	$587,600
PLANT AND EQUIPMENT						
OTHER PROPERTY & SERVICES						
CAPITAL EXPENDITURE						
146500		Pool Vehicle	$0	$0	$0	$52,000
149502		Rylington Park Plant & Equipment	$0	$10,000	$0	$85,000
Sub Total - CAPITAL WORKS			$0	$10,000	$0	$137,000
Total - OTHER PROPERTY & SERVICES			$0	$10,000	$0	$137,000
Total - PLANT AND EQUIPMENT			**$9,170**	**$52,898**	**$0**	**$755,260**

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
ROAD INFRASTRUCTURE CAPITAL						
ROAD CONSTRUCTION						
121403	x	**ROADS TO RECOVERY PROJECTS**				
121403	RTR003	RTR Scotts Brook Road	$0	$0	$0	$0
121403	RTR007	Kulikup Rd South	$216,444	$58,225	$0	$432,888
121403	RTR008	Jayes Road	$0	$0	$0	$202,115
121403	RTR038	Lodge Road	$0	$0	$0	$77,333
121403	RTR309	RTR - Sinnott Road	$0	$0	$0	$56,718
121404	xx	**REGIONAL ROAD GROUP**			$0	$0
121404	RRG148	RRG Boyup Brook-Cranbrook Rd	$0	$162,022	$0	$443,989
121404	RGA148	RRG Boyup Brook-Cranbrook Rd 21-22 C/Fwd	$0	$82,157	$0	$142,200
121404	RRG210	RRG Boyup Brook-Arthur River Rd 2020/21 C/Fwd	$0	$4,033	$0	$552,000
121404	RGA210	RRG Boyup Brook-Arthur River Rd	$0	$223	$0	$0
121404	RRG004	RRG Winnejup Road	$160,910	$2,700	$0	$321,820
121404	RGA004	RRG Winnejup Road 21-22 C/Fwd	$114,050	$3,523	$0	$228,099
121400		**MUNICIPAL ROAD PROJECTS**			$0	$0
121400	MU501	Muni - Gravel Pit Rehabilitation	$2,222	$0	$0	$20,000
121401		Municipal Funded Gravel Sheeting Road Projects	$3,202	$0	$0	$40,025
121410		Municipal Funded - Winter Grading	$228,402	$410,092	$0	$380,670
121450	MR0741	BRIDGES - Bridge 0741 - Boree Gully Rd	$0	$170,000	$0	$0
Sub Total - CAPITAL WORKS			$725,230	$892,974	$0	$2,897,857
Total - ROADS			$725,230	$892,974	$0	$2,897,857
Total - INFRASTRUCTURE ASSETS ROADS			**$725,230**	**$892,974**	**$0**	**$2,897,857**

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
FOOTPATHS						
121700	FP111	Inglis St Footpath Construction	$0	$0	$0	$75,075
Sub Total - CAPITAL WORKS			$0	$0	$0	$75,075
Total - TRANSPORT - FOOTPATHS			$0	$0	$0	$75,075
Total - FOOTPATH ASSETS			**$0**	**$0**	**$0**	**$75,075**
DRAINAGE						
111800		**Drainage - Town Hall**				
111800	LRC024	Drainage Works - Town Hall Surrounds	$30,000	$538	$0	$150,000
121411		**Drainage Projects - Municipal Funded**				
121411	DC163	Spencer Road Culvert	$0	$0	$0	$67,203
Sub Total - CAPITAL WORKS			$30,000	$538	$0	$217,203
Total - TRANSPORT - DRAINAGE			$30,000	$538	$0	$217,203
Total - DRAINAGE ASSETS			**$30,000**	**$538**	**$0**	**$217,203**
PARKS & GARDENS INFRASTRUCTURE						
113909		**Parks & Gardens Infrastructure**				
113909	LRC026	Sandakan Playground Upgrade	$0	$0	$0	$100,000
Sub Total - CAPITAL WORKS			$0	$0	$0	$100,000
Total - OTHER SPORT & RECREATION - PARKS & OVALS			$0	$0	$0	$100,000
Total - PARKS & OVALS ASSETS			**$0**	**$0**	**$0**	**$100,000**
RECREATION INFRASTRUCTURE						
112503	LRC010	LRCI 2 Swimming Pool Capital Upgrades	$0	$421	$0	$0
113906		Recreation Infrastructure - Capital Renewals - Pipeline	$0	$0	$0	$150,000
Sub Total - CAPITAL WORKS			$0	$421	$0	$150,000
Total - RECREATION INFRASTRUCTURE			$0	$421	$0	$150,000
Total - INFRASTRUCTURE ASSETS - RECREATION			**$0**	**$421**	**$0**	**$150,000**

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	YTD COMPARATIVES 31 OCTOBER 2022 Budget	Actual	ADOPTED BUDGET 2022-2023 Income	Expenditure
INFRASTRUCTURE OTHER						
RECREATION & CULTURE						
111900		**Other Infrastructure - Town Hall**				
111900	LRC025	Town Hall Car Park & Landscaping	$43,012	$749	$0	$215,062
Sub Total - CAPITAL WORKS			$43,012	$749	$0	$215,062
Total - RECREATION & CULTURE			$43,012	$749	**$0**	**$215,062**
INFRASTRUCTURE OTHER						
ECONOMIC SERVICES						
132901		Flaxmill Fence & Water Supply Upgrade	$71,294	$35,518	$0	$89,117
132403		Caravan Park Lighting Upgrade (Other Inf)	$0	$1,500	$0	$0
132410	LRC002	LRCI 1 - Flax Mill / Caravan Park Upgrades	$0	$0	$0	$0
132412		Caravan Park Additional Bays Development	$0	$7,983		
		Sub Total - CAPITAL WORKS	$71,294	$45,001	$0	$89,117
		Total - ECONOMIC SERVICES	$71,294	$45,001	**$0**	**$89,117**
INFRASTRUCTURE OTHER						
OTHER PROPERTY & SERVICES						
149500		Rylington Park Other Infrastructure	$40,000	$0	$0	$40,000
		Sub Total - CAPITAL WORKS	$40,000	$0	$0	$40,000
		Total - OTHER PROPERTY & SERVICES	**$40,000**	**$0**	**$0**	**$40,000**
		Total - INFRASTRUCTURE ASSETS - OTHER	**$154,306**	**$45,750**	**$0**	**$344,179**
		GRAND TOTALS	($4,260,604)	($4,621,877)	**($12,985,373)**	**$12,985,373**

Shire of Boyup Brook
Abel Street Boyup Brook WA 6244

LOCAL PLANNING SCHEME NO.2

SCHEME AMENDMENT No.22

Shire of

Boyup Brook

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Document	Procedure	Date
Council report item and scheme amendment document	Shire Boyup Brook Council resolution (Commission Form 2A) to prepare Amendment 22.	30 June 2022
Scheme Amendment document	Referral to Environmental Protection Authority	
Scheme Amendment document	Advertising	
Council report item, submissions and scheme amendment document	Shire Boyup Brook Council resolution to finally approve Amendment 22.	

RESOLUTION

Planning and Development Act 2005
RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME
SHIRE OF BOYUP BROOK
LOCAL PLANNING SCHEME NO.2
Amendment No 22

Resolved that the local government pursuant to section 72 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. *Rezoning Lot 1 Forrest Street, Boyup Brook from the 'Residential' zone classification to the 'Town Centre' zone classification and amending the Scheme maps accordingly, which includes deleting the density coding R15/30.*

2. *Rezoning Lot 35 Barron Street, Boyup Brook from the 'Residential' zone classification to the 'Town Centre' zone classification and amending the Scheme maps accordingly, which includes deleting the density coding R15.*

3. *Amending the scheme maps by replacing the 'Commercial' zone classification with the 'Town Centre' zone classification.*

4. *Deleting the clause 30(2) as follows:*

   Where a lot has dual density coding R15/30, the local government may approve residential development at a higher code where development is connected to a Septic Tank Effluent Disposal (STED) community scheme; and

5. *Re-numbering subsequent sub-clauses accordingly.*

6. *Amend text in the "Table of Contents" by:*
   a. *At Part 3, 28, replacing 'commercial' with 'Town centre'.*

7. *Amend text at Table 2 by:*
   a. *Replacing the 'Commercial' zone classification with the 'Town Centre' zone classification.*

8. *Amend text at Table 3 by:*
   a. *Replacing 'Commercial' (column 2) with 'Town Centre'.*

9. *Amending text at clause 28 and Table 6 by:*
   a. *Replacing the words 'COMMERCIAL' and 'Commercial', with the words 'TOWN CENTRE' and 'Town Centre' respectively.*

10. *Amending text at schedule 4, under column 1 (land use and/or development requiring advertisement), row 3 (Property Transactions) by:*
    a. *Replacing the word 'Commercial' at b), with the words 'Town Centre'.*

The Amendment is a 'Standard' amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

a) The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
b) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this 30 day of June 2022

_____
Dale Putland
Chief Executive Officer

SCHEME AMENDMENT REPORT

1. INTRODUCTION

The Shire of Boyup Brook seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to amend the Shire of Boyup Brook *Local Planning Scheme No. 2,* as follows:

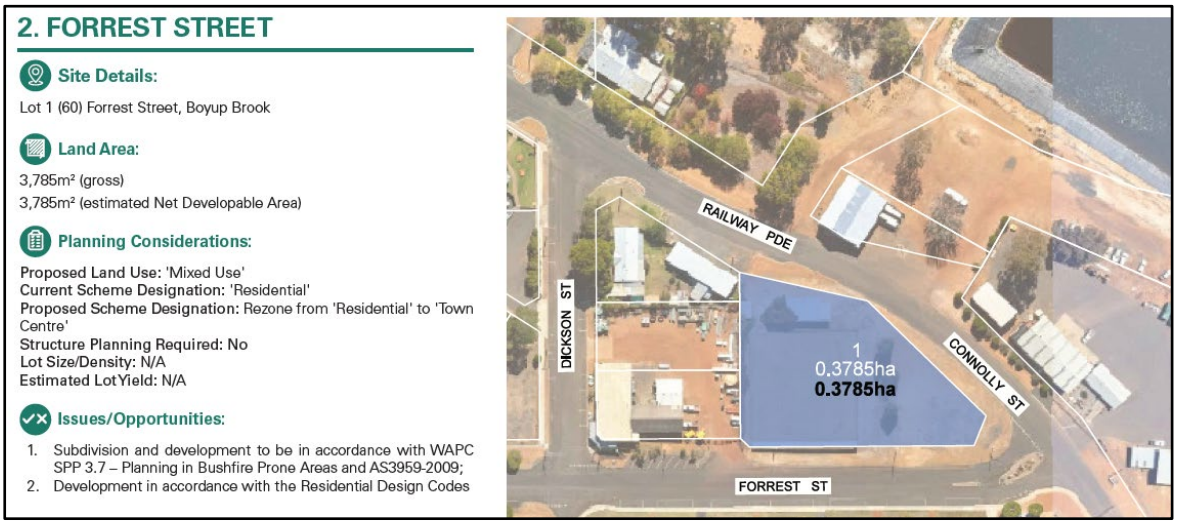
a) This amendment seeks to alter various parts of the *Local Planning Scheme No. 2* text and mapping to transfer the 'Commercial' zone classification to the 'Town Centre' zone classification.

b) This amendment document also seeks to rezone Lot 1 Forrest Street and Lot 35 Barron Street, from the 'Residential' zone classification, to the 'Town Centre' zone classification.

2. BACKGROUND

The Shire of Boyup Brook Council has resolved to request the approval of the Commission, to advertise a draft Local Planning Strategy, which recommends that the Lot 1 Forrest Street is rezoned from 'Residential' to 'Town Centre'. The below is an extract from the draft Local Planning Strategy.

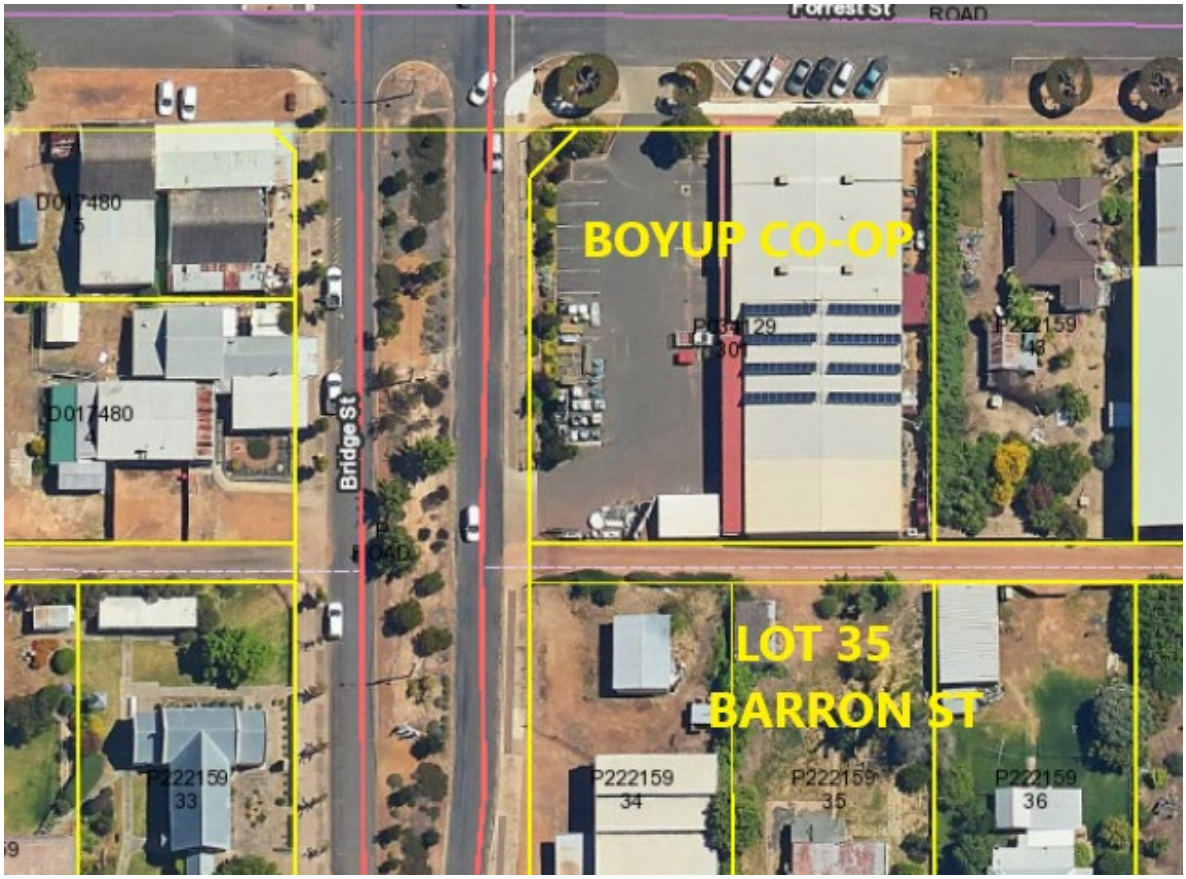
Figure 1 – local planning strategy recommendation



Originally, the Lot 1 Forrest Street was reserved for the purpose of 'Parks and Recreation' and used as a bowling green. To allow for the development of grouped housing for the purpose of aged persons, the land was rezoned to 'Residential'. The development of housing has not progressed, partly due to constraints associated with developing an on-site effluent disposal system, capable of servicing grouped housing. Instead, demand has occurred for commercial development, in-particular, expansion of a neighbouring farm supplies shop.

The Boyup Brook Farm Co-operative (farm supply shop), which is located at Lot 301 Forrest St has requested support from the Shire to rezone the Lot 35 Barron St, to allow for commercial expansion.

Figure 2 – Boyup Co-Op farm supplies



The rezoning from 'Residential' to 'Town Centre' would allow for a range of commercial activities and/or housing.

The Shire's *Local Planning Scheme No.2* does not have a 'Town Centre' zone classification. The draft strategy is suggesting that the scheme's 'Commercial' zone classification is transferred to the 'Town Centre' zone classification.

3. MODEL SCHEME

The *Planning and Development (Local Planning Schemes) Regulations 2015*, *Schedule 1, Part 3*, recognizes 'Centre' and 'Commercial' as being model zone classifications.

The Shire's Local Planning Scheme No.2 does not have a 'Centre' zone classification, however it does have a 'Commercial' zone classification.

The *Planning and Development (Local Planning Schemes) Regulations 2015*, *Schedule 2, Part 1, Terms used*, states:

commercial, centre or mixed use zone *means —*

(a) if this Scheme includes the model provision set out in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 1 clause 16 — a Commercial zone, Centre zone or Mixed Use zone; or

(b) otherwise — a zone (however named) the objectives of which as set out in this Scheme indicate that it is an area suitable for —

(i) a range of shops, offices, restaurants and other commercial outlets (whether or not in a town centre or activity centre); or
(ii) a wide variety of active uses on street level that are compatible with residential and other non-active uses on upper levels;

Rather than using the 'Centre' model zone classification, the draft strategy seeks to use a similar zone classification being 'Town Centre'. It is proposed that the 'Town Centre' zone classification is used to replace the 'Commercial' zone classification. The naming reflects the central location of the current 'Commercial' zone properties, within the Boyup townsite.

4. SUBJECT LOTS

This scheme amendment is seeking to rename 'Commercial' zone properties, located within the Boyup townsite, to the 'Town Centre' zone classification. This scheme amendment is also seeking to include the Lot 1 Forrest Street and Lot 35 Barron Street, into the 'Town Centre' zone classification. The Lots 1 Forrest St and Barron St are currently zoned 'Residential. The Lot 1 Forrest St is owned by the Shire and is currently vacant. The neighbouring farm shop to Lot 1 Forrest St, has indicated an interest in expanding its operations. Likewise, the neighbouring farm shop to 35 Barron St (Lot 301 Forrest St – Boyup Co-Op), has also indicated interest to expand its operations.

The following figures illustrate the location of the 'Commercial' zone properties and the Lots 1 Forrest Street and 35 Barron Street.

Figure 3 – Lot 1 Forrest Street - aerial

Lot 1 Forrest Street directly adjoins 'Commercial' zone properties, one of which is currently used to sell farming equipment…see below figure.

Figure 4 – Lot 1 Forrest St - zoning

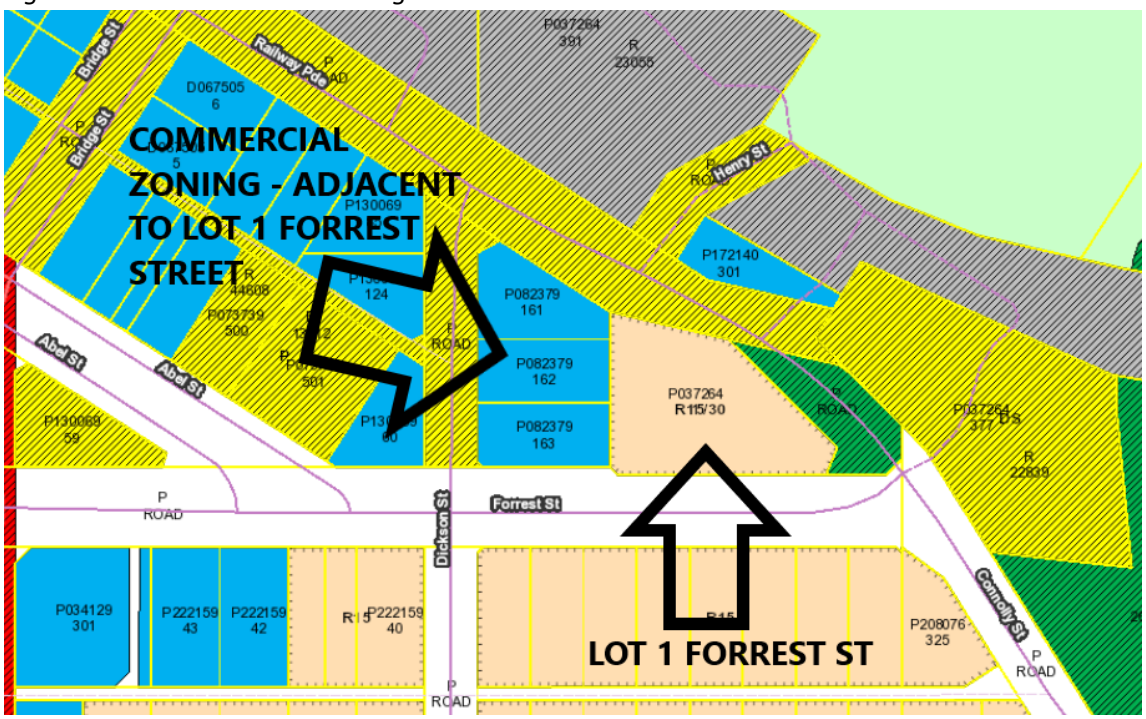
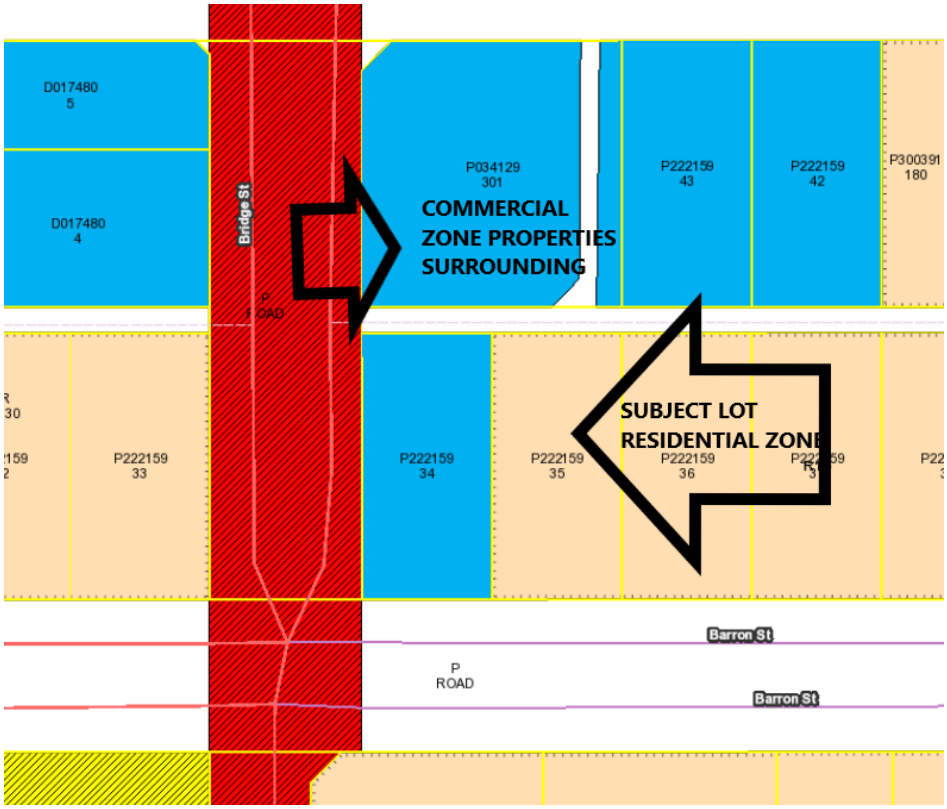


Figure 5 – Lot 35 Barron Street - aerial

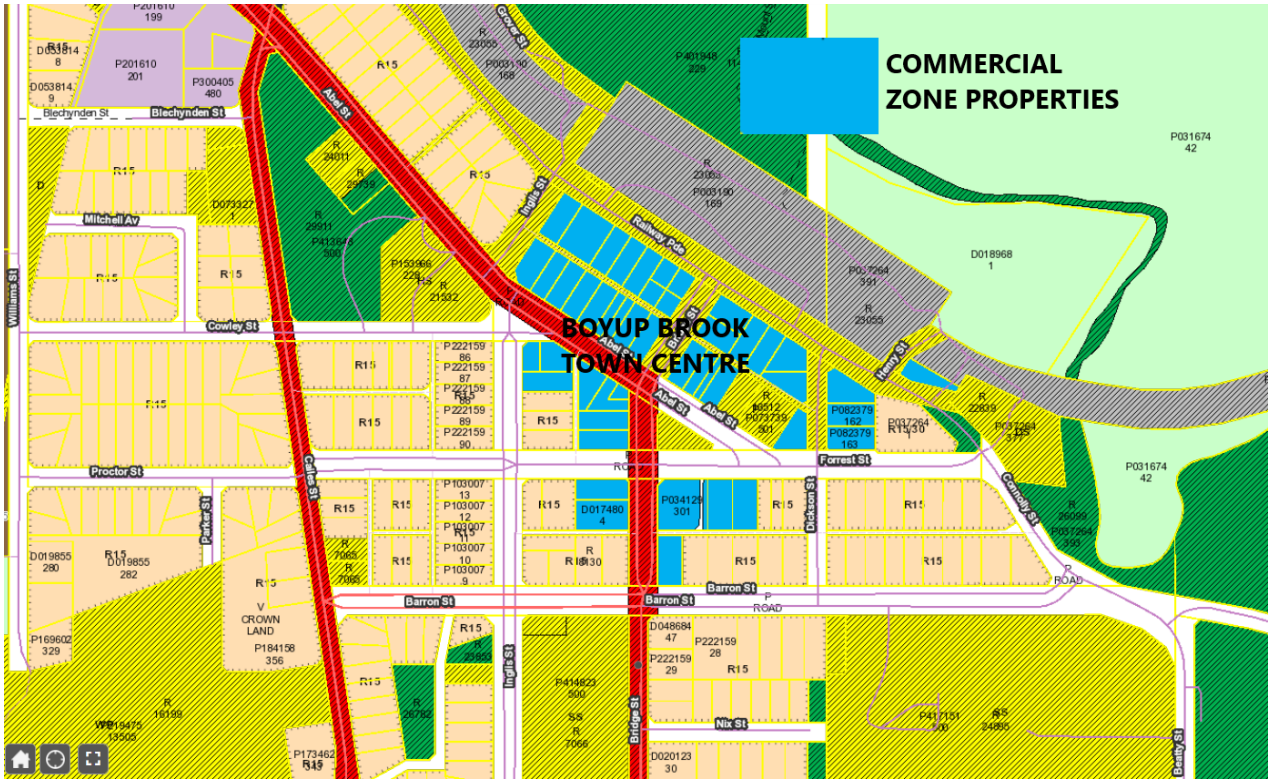
The Lot 301 (neighbouring farm supplies shop) is looking to expand its operations over the neighbouring Lots 34 and 35 Barron St.

Figure 6 – Lot 35 Barron St – zoning



The below figure illustrates properties currently zoned 'Commercial'. It is proposed that the 'Commercial' zone classification for these properties (along with the 'Residential' zone classification for Lot 1 Forrest St and Lot 35 Barron St) is transferred to the 'Town Centre' zone classification.

Figure 7 – Commercial zone properties in the Boyup town centre



5. CONSULTATION

Community and agency consultation will occur post Council resolution to prepare the scheme amendment and referral to the Environmental Protection Authority.

6. HERITAGE

The scheme amendment does not implicate any land designated for heritage consideration. The scheme amendment is simply proposing to change the zone classification of various properties within the Boyup townsite. The subject lots proposed for rezoning from Residential to Town Centre are not of heritage significance.

7. ENVIRONMENT

The rezoning and change of zone classification is not expected to create any detrimental environmental implications.

The Lot 36 Barron Street, which is located alongside the Lot 35 Barron Street (proposed for rezoning to allow commercial uses), is used for habitation purposes. Conditions of any commercial development or use of the Lot 35, can be imposed to mitigate any nuisance (e.g. noise walls).

8. INFRASTRUCTURE

The properties the subject of the scheme amendment have suitable services available, including sealed road frontage, stormwater management infrastructure, water mains and power mains.

9. PLANNING CONTEXT

The following section outlines how the proposed 'Town Centre' zoning suitably addresses the planning framework. In summary, the scheme amendment request is considered consistent with the planning framework.

Physical Characteristics

The subject properties are ideally located to be classified with a 'Town Centre' zone classification and to be used for commercial activities.

- The subject lots are within walking distance (300m - 400m) to services including medical, shops and recreation.
- The Lots 35 Barron Street and 1 Forrest Street are located alongside other properties currently used or classified for commercial activities.
- The subject lots are suitably connected to utilities including stormwater, sealed roads, power, telecommunications and water.

Statutory

State Planning Strategy 2050
The *State Planning Strategy 2050* (SPS) provides an overall strategic planning framework for the State. This strategy seeks to achieve sustainable and prosperous growth and to enable small settlements like Boyup Brook to maintain economic and community land use.

The proposed Amendment seeks to meet principles of the State Planning Strategy 2050, including:
- Assisting in the creation of regional wealth; and
- Providing diversity, liveability and connectedness.

State Planning Policy No.1 - State Planning Framework Policy (SPP1)
The SPP1 ensures all state and regional planning documents meet State Planning Strategy principles.

Principles of the SPP1 that the amendment seeks to abide by include:
- Environment:
  - To protect and enhance the key natural and cultural assets; and
  - To deliver a high quality of life which is based on environmentally sustainable principles.
- Community: To respond to social changes and facilitate the creation of vibrant, safe and self-reliant communities.
- Economy: To actively assist in the creation of regional wealth with sustainable development principles.
- Infrastructure: To facilitate strategic development by making provision for efficient and equitable public utilities.
- Regional Development: To assist the development of regional Western Australia by taking account of the special assets and accommodating the individual requirements of the region.

State Planning Policy No. 3 – Urban Growth and Settlement (2006) (SPP3)
This Policy sets out the principles and considerations which apply to urban growth and settlement in Western Australia. The policy promotes a sustainable settlement pattern, supports building on existing communities, and seeks convenient access to employment and services.

The requested scheme amendment is consistent with SPP 3 given the site is conveniently close to services in the town centre and is an extension to existing commercial uses.

Liveable Neighbourhoods 2009; and
Draft Liveable Neighbourhoods 2015

Liveable Neighbourhoods is a Western Australian Planning Commission (WAPC) operational policy that guides the structure planning and subdivision for greenfield and large brownfield (urban infill) sites.

The request to enable additional commercial development is considerate of Liveable Neighbourhood principles, such as ensuring:

- Easy access to services such as local shops and parks;
- Development is connected to utilities including stormwater, roads, power and water; and
- Design of the development will be considerate of streetscape amenity and solar efficiency.

State Planning Policy 3.7 – Planning in Bushfire Prone Areas
The intent of this policy is to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

The amendment document highlights the need for future development to occur in accordance with the *Australian Standard 3959; Construction of buildings in bushfire prone areas.*

Portion of Lot 1 Forrest Street is classified as being in a Bushfire Prone Area. Considering the distance to surrounding remnant vegetation, the bushfire hazard level for the site is expected to be low-moderate. The proposal to rezone the land to accommodate commercial development is therefore considered 'Acceptable' in accordance with A1.1 *Guidelines for Planning in Bushfire Prone Areas 2015.*

A1.1 Development location - The strategic planning proposal, subdivision and development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL–29 or below.

Figure 8: Vegetation within 100m of the of the subject site

<u>*Draft Local Planning Strategy*</u>
The Shire has recently prepared a draft Local Planning Strategy, which recommends that the subject Lot 1 Forrest Street is transferred to a zone that enables 'mixed use'.

In accordance with the Shire's scheme, a mixture of uses may be considered at a property zoned 'Commercial', including 'single house', 'grouped dwelling' and/or a 'shop'. It is proposed that the 'Commercial' zone classification is transferred to the 'Town Centre' zone classification. No change to land use permissibility is proposed.

<u>*Local Planning Scheme No.2*</u>

The Lots 35 Barron Street and 1 Forrest Street are zoned 'Residential', with a density coding of R15 and R15/30 respectively. The key objective of the 'Residential' zone is to allow for housing development, however, demand has arisen for commercial type activities, as an expansion of an existing/neighbouring activities.

The Shires scheme has a dual density coding over the subject Lot 1 Forrest Street, which allows for a higher density of development, subject to the development of a purpose built effluent disposal system. The scheme states the following at clause 30(2):

Where a lot has dual density coding R15/30, the local government may approve residential development at a higher code where development is connected to a Septic Tank Effluent Disposal (STED) community scheme.

The above clause applies to land zoned 'Residential' and is administered in accordance with the R-Codes. The subject Lot 1 Forrest Street is the only property in the Shire that has a dual density coding of R15/30. Should the land zoning be converted to 'Town Centre', the above clause is not necessary or appropriate and should therefore be deleted.

As per the Shire's scheme, the 'Town Centre' zone will allow for both commercial and living type land uses.

As per the scheme, the objectives of the 'Town Centre' zone will be:

- To provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites or activity centres.
- To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.
- To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.

Amending the zoning of Lots 1 Forrest Street and 35 Barron Street will ensure there is a consistent approach to zoning in the area.

10. CONCLUSION

The proposal is to amend the Shire of Boyup Brook *Local Planning Scheme No.2* in order to enable an opportunity for mixed use, as recommended by the Shire's draft Local Planning Strategy. Rezoning of the land to allow for a mixture of uses, including commercial, may allow for economic growth of the townsite.

The proposal to transfer the 'Commercial' zone classification to the 'Town Centre' zone classification is considered acceptable in accordance with the Commissions Regulations and better emphasises the location characteristics of the commercial properties in the centre of the Boyup townsite.

The proposed Amendment is justified on the following grounds:

1. The subject land is not used or intended to be used for residential (grouped housing);
2. Given demand for the expansion of neighbouring commercial businesses, development for commercial activity is more likely than for housing.

This report confirms that the scheme amendment request is consistent with the planning framework and that the subject lots are considered to be both suitable and capable for accommodating mixed uses. The amendment proposal provides a consistent approach to the zoning in the precinct.

The support of the WAPC and the Hon. Minister for Planning is requested to approve the scheme amendment to transfer the zoning of lots from the 'Residential' zone to the 'Town Centre' zone and to change the 'Commercial' zone classification in the scheme text and maps, to the 'Town Centre' zone classification.

AMENDING TEXT

PLANNING AND DEVELOPMENT ACT 2005

LOCAL AUTHORITY:	SHIRE BOYUP BROOK
DESCRIPTION OF TOWN PLANNING SCHEME:	LOCAL PLANNING SCHEME NO.2
TYPE OF SCHEME:	LOCAL PLANNING SCHEME
SERIAL No. OF AMENDMENT:	AMENDMENT No. 22

The Shire of Boyup Brook under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005*, hereby amends the above Local Planning Scheme by**:**

1. *Rezoning Lot 1 Forrest Street, Boyup Brook from the 'Residential' zone classification to the 'Town Centre' zone classification and amending the Scheme maps accordingly, which includes deleting the density coding R15/30.*

2. *Rezoning Lot 35 Barron Street, Boyup Brook from the 'Residential' zone classification to the 'Town Centre' zone classification and amending the Scheme maps accordingly, which includes deleting the density coding R15.*

3. *Amending the scheme maps by replacing the 'Commercial' zone classification with the 'Town Centre' zone classification.*

4. *Deleting the clause 30(2) as follows:*

   Where a lot has dual density coding R15/30, the local government may approve residential development at a higher code where development is connected to a Septic Tank Effluent Disposal (STED) community scheme; and

5. *Re-numbering subsequent sub-clauses accordingly.*

6. *Amend text in the "Table of Contents" by:*
   a. *At Part 3, 28, replacing 'commercial' with 'Town centre'.*

7. *Amend text at Table 2 by:*
   a. *Replacing the 'Commercial' zone classification with the 'Town Centre' zone classification.*

8. *Amend text at Table 3 by:*

   a. *Replacing 'Commercial' (column 2) with 'Town Centre'.*

9. *Amending text at clause 28 and Table 6 by:*
   a. *Replacing the words 'COMMERCIAL' and 'Commercial', with the words 'TOWN CENTRE' and 'Town Centre' respectively.*

10. *Amending text at schedule 4, under column 1 (land use and/or development requiring advertisement), row 3 (Property Transactions) by:*
   a. *Replacing the word 'Commercial' at b), with the words 'Town Centre'.*

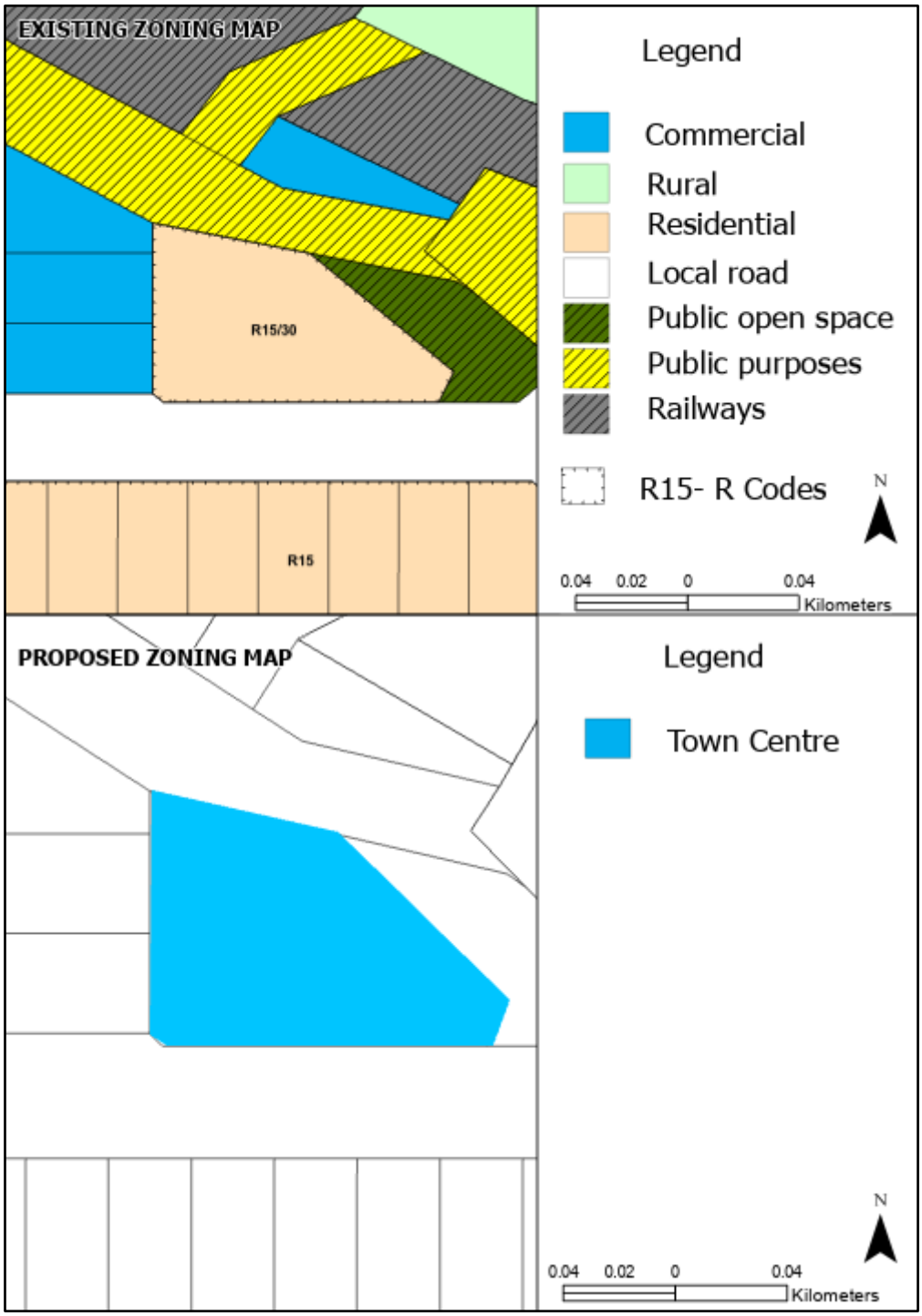
The Amendment is a 'Standard' amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

a) The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
b) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

AMENDING MAP

PLANNING AND DEVELOPMENT ACT 2005
AMENDING MAP
SHIRE OF BOYUP BROOK
LOCAL PLANNING SCHEME NO. 2
AMENDMENT NO. 22

Amending scheme map(s) as follows:



EXISTING ZONING MAP
Legend
Commercial
Residential
Local road
Primary distributor road
R15- R Codes
N
0.02 0.01 0 0.02
Kilometers
PROPOSED ZONING MAP
Legend
Town Centre
N
0.02 0.01 0 0.02
Kilometers

ADOPTION

PLANNING AND DEVELOPMENT ACT 2005
ADOPTION
SHIRE OF BOYUP BROOK
TOWN PLANNING SCHEME NO. 2
AMENDMENT NO.22

Adopted by resolution of the Council of the Shire of Boyup Brook at the Ordinary meeting of the Council held on the 30 day of June 2022.

_____
Shire President

_____
Chief Executive Officer

FINAL APPROVAL

Adopted for final approval by resolution of the Shire of Boyup Brook at the Ordinary Meeting of Council held on the day of 2022 and the seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

_____
Shire President

_____
Chief Executive Officer

Recommended/Submitted for final approval:

_____
Delegated under Section 16 of the Planning and Development Act 2005

_____
Date

Final Approval granted:

_____
Minister of Planning

_____
Date

Dear Applicant,

Thank you for submitting (LN/42001 Local planning scheme amendment no.22) requesting comments or feedback on your proposal.

Western Power advise you to conduct the following:

- Make a free online request for infrastructure plans and information to determine if your works impact Western Power's electricity network Home | Before You Dig Australia (BYDA)
- Determine if your works are within a Western Power easement registered on the Certificate of Title for the property. Easements and conditions are available from Landgate) Home - Landgate
- Visit our Safety page for more information and advice on how you can keep safe when you're working near Western Power's electricity network. Safety & access - Western Power

If you have reviewed the above information and believe your works impact Western Power's electricity network then please contact us via the following link Contact Us

Kind Regards,

Georgia

Customer Service Officer - Planning and Land Development

Customer Experience

A 363 Wellington St. Perth 6000 | **T** 13 10 87

E planning.land.development.referrals@westernpower.com.au

westernpower.com.au

Ngala kaaditj Noongar moort keyen kaadak nidja boodja.

Western Power acknowledges the Traditional Owners of the lands on which we operate, and recognises their continuing connection to lands, waters and communities.

GOVERNMENT OF WESTERN AUSTRALIA

Department of **Biodiversity, Conservation and Attractions**

PARKS AND WILDLIFE SERVICE

We're working for Western Australia.

Your ref: LN/42/001
Our ref: 48383 2020/001034
Enquiries: Cherie Kemp
Phone: 08 97254300
Email: swlanduseplanning@dbca.wa.gov.au

Chief Executive Officer
Shire of Boyup Brook
PO Box 2
BOYUP BROOK WA 6244

LN/42/001 LOCAL PLANNING SCHEME AMENDMENT NO. 22

I refer to your letter dated 24 August 2022 seeking comment from the Department of Biodiversity, Conservation and Attractions (DBCA), regarding a Local Planning Sceme Amendment No. 22 for Lot 1 Forrest Street and Lot 35 Barron Street, Boyup Brook.

DBCA has no comment on this proposal.

It is considered that the proposal and any potential environmental impacts will be appropriately addressed through the existing planning framework.

Thank you for the opportunity to comment on this application. Please contact Cherie Kemp at the Parks and Wildlife South West Region office on 08 97254300 or email swlanduseplanning@dbca.wa.gov.au if you have any questions about this advice.

FOR Aminya Ennis
A/Regional Manager
South West Region

13 September 2022

South West Region
PO Box 1693, Bunbury, Western Australia 6230
Phone: (08) 9725 4300 Email: bunbury@dbca.wa.gov.au
dbca.wa.gov.au

DFES Ref: D25668

Dear Sir/Madam,

I refer to your email dated 24 August 2022 in relation to the referral of Local Planning Scheme Amendment No. 22 for Lot 1 Forrest Street, Boyup Brook, and Lot 35 Barron Street, Boyup Brook.

It is unclear from the documentation provided if the Shire of Boyup Brook has applied *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (SPP 3.7) to this proposal.

Given the scheme amendment seeks to increase the potential development intensity, the scheme amendment provides an opportune mechanism for the coordination of bushfire risk to ensure that it does not result in the introduction or intensification of development or land use in an area that has or will, on completion, have an extreme BHL and/or BAL-40 or BAL-FZ.

SPP 3.7 seeks to reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.

A Bushfire Management Plan (BMP) is required to accompany strategic planning proposals, subdivision and development applications in areas above BAL–LOW or areas with a bushfire hazard level above low (refer to clause 6.2b). A BMP includes the bushfire assessment, identification of the bushfire hazard issues arising from the relevant assessment and a clear demonstration that compliance with the bushfire protection criteria contained within Appendix 4 of these Guidelines, is or can be achieved.

The BMP should be prepared as early as possible in the planning process and progressively refined or reviewed as the level of detail increases. The level of detail provided within a BMP should be commensurate with the applicable planning stage and scale of the proposal or application.

Should you apply SPP 3.7 then, we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide comment prior to the (City/Shire) endorsement of the scheme amendment.

Land Use Planning staff are available to discuss planning proposals and provide general bushfire advice at any stage of the planning process. Please do not hesitate to contact me on the number below, should you require clarification of any of the matters raised.

Kind regards

Michael Ball
Senior Land Use Planning Officer

20 Stockton Bend, Cockburn Central, Perth WA 6164
T: 08 9395 9819 | **E:** advice@dfes.wa.gov.au | **W:** dfes.wa.gov.au

FOR A SAFER STATE

23rd September 2022

Our Reference: PA 051312 , DWERT1841~7

Your Reference: LN/42/001

To: Shire of Boyup Brook

From: Department of Water and Environmental Regulation

Attention: Adrian Nicoll

RE: Shire of Boyup Brook Local Planning Scheme no 2 amendment no 22: Lot 1 Forrest Street & Lot 35 Barron Street

Dear Adrian,

Thank you for providing the above proposal for the Department of Water and Environmental Regulation (Department) to consider.

The department understands that this proposal is to rezone the above subject lots from the 'Residential' zone classification to the 'Town Centre' zone classification and amending the Scheme maps accordingly (screenshots attached for reference).

The following statements are noted in the referral:

> "The Shires scheme has a dual density coding over the subject Lot 1 Forrest Street, which allows for a higher density of development, subject to the development of a purpose built effluent disposal system. The scheme states the following at clause 30(2):
>
> 1. *Where a lot has dual density coding R15/30, the local government may approve residential development at a higher code where development is connected to a Septic Tank Effluent Disposal (STED) community scheme.*
>
> The above clause applies to land zoned 'Residential' and is administered in accordance with the R-Codes. The subject Lot 1 Forrest Street is the only property in the Shire that has a dual density coding of R15/30. Should the land zoning be converted to 'Town Centre', the above clause is not necessary or appropriate and should therefore be deleted."

In view of the above change, consideration should be given as to how septic effluent disposal will be appropriately managed, consistent with the *Government Sewerage Policy* (September 2019).

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Should you require any further information on the comments please contact the undersigned.

Thank you.

Yours sincerely,

Daniel Wong
Environmental Officer
Department of Water and Environmental Regulation
Planning Advice South West Region

Email: daniel.wong@dwer.wa.gov.au
Phone: 08 9726 4113
Fax: 08 9726 4100
Postal: PO Box 261, Bunbury, WA 6231
Location: 35-39 McCombe Road, Bunbury, WA 6230

23rd September 2022

Our Reference: PA 051312 , DWERT1841~7

Your Reference: LN/42/001

To: Shire of Boyup Brook

From: Department of Water and Environmental Regulation

Attention: Adrian Nicoll

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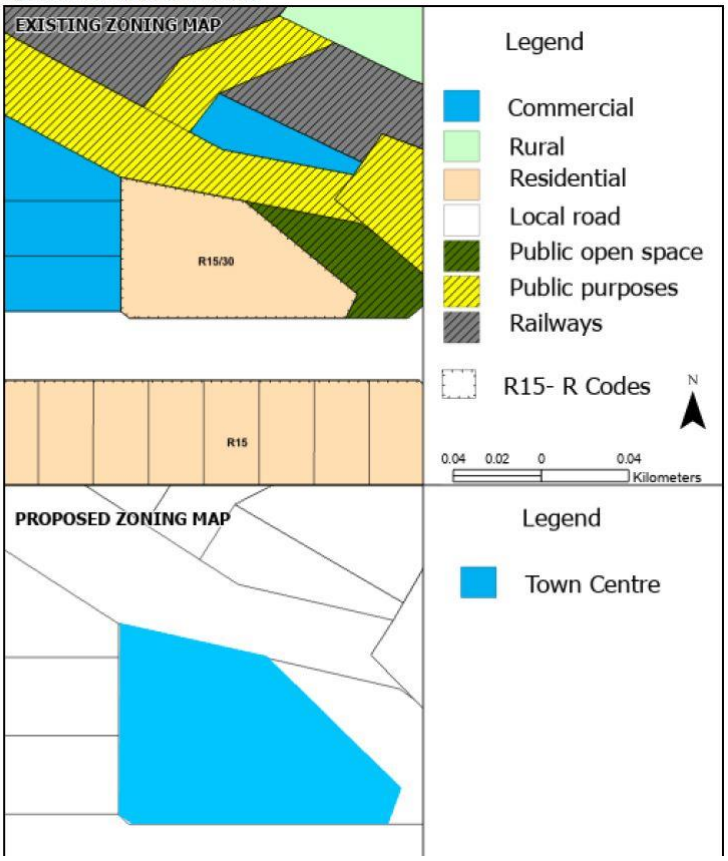
Thank you.

Yours sincerely,

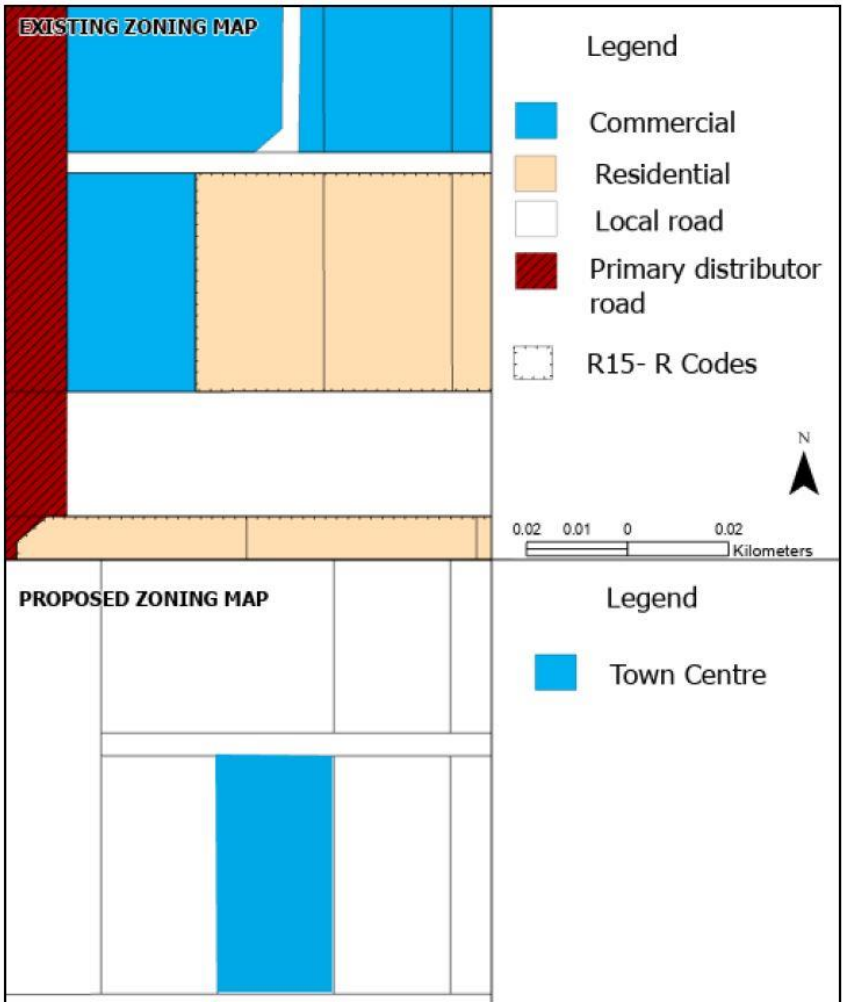
Daniel Wong
Environmental Officer
Department of Water and Environmental Regulation
Planning Advice South West Region

Email: daniel.wong@dwer.wa.gov.au
Phone: 08 9726 4113
Fax: 08 9726 4100
Postal: PO Box 261, Bunbury, WA 6231
Location: 35-39 McCombe Road, Bunbury, WA 6230

Amending scheme map(s) as follows:



Boyup Brook
I want to...
Details
OBJECTID
3261
1 in 5 (20%) AEP flood level
-9999
1 in 10 (10%) AEP flood level
-9999
1 in 20 (5%) AEP flood level
-9999
1 in 25 (4%) AEP flood level
186.35
1 in 50 (2%) AEP flood level
-9999
1 in 100 (1%) AEP flood level
187.47
Designated flood event flood level
187.47
1 in 200 (0.5%) AEP flood level
-9999
1 in 500 (0.2%) AEP flood level
-9999
1 in 1000 (0.1%) AEP flood level
-9999
1 in 2000 (0.05%) AEP flood level
-9999
1 in 5000 (0.02%) AEP flood level
-9999
Maximum channel capacity flood level
Layers
Boyup Brook
Query
World_To...
GDA 1994 Zone 50
X 444051.01499
Y 6256390.95944
0
30
60m


EXISTING ZONING MAP
Legend
Commercial
Residential
Local road
Primary distributor road
R15- R Codes
N
0.02 0.01 0 0.02
Kilometers
PROPOSED ZONING MAP
Legend
Town Centre

ant to...
GDA 1994 Zone 50
X 443510.50586
Y 6255984.53024
0
30
60m
LANDGAT

Hi Adrian

I refer to your email below and advise that Main Roads has no objections to proposed amendment No 21 and 22.

Future development proposals for the properties may warrant upgrading or improvements to access arrangements to the main road depending on proposed traffic demands.

Regards Paul Davies

Daniel Naude
ROAD CORRIDOR PLANNING MANAGER
Metropolitan and Southern Regions / South West
p: +61 9724 5724 | **m:** +61 4189 31078
w: www.mainroads.wa.gov.au

mainroads WESTERN AUSTRALIA

We're working for Western Australia.

METRO TRAFFIC REGIONAL TRAFFIC

Development Services
629 Newcastle Street
Leederville WA 6007
PO Box 100
Leederville WA 6902
T (08) 9420 2099
F (08) 9420 3193

Your Ref: LN/42/001
Our Ref: TPS389058
Enquiries: Matt Calabro
Direct Tel: 9420 2099

04 October 2022

Chief Executive Officer
Shire Of Boyup Brook
PO BOX 2
BOYUP BROOK WA 6244

Attention of: Adrian Nicoll

Re: Planning and Development Act 2005 - LOCAL PLANNING SCHEME AMENDMENT NO.22 - AVAILABLE FOR INSPECTION - STANDARD AMENDMENT - LOCAL PLANNING SCHEME NO. 2- Forrest St & Barron St

Thank you for your letter dated 24th August 2022. We offer the following comments regarding this proposal. Water Corporation has no objection to the proposed Scheme Amendment.

Reticulated water is currently available to the subject area and there is capacity for this future use. All water main extensions or upgrades, if required for the development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice, and be done at the developers cost.

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.

Please provide the above comments to the landowner, developer and/or their representative.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact me at matt.calabro@watercorporation.com.au

Regards,

Matt Calabro
Advisor – Land Planning
Development Services

Government of **Western Australia**
Department of **Health**

Your Ref:
Our Ref: F-AA-05223 D-AA-22407265
Contact: Phill Oorjitham 9222 2000

Mr Dale Putland
Chief Executive Officer
PO Box 2
BOYUP BROOK WA 6244

Attention: Adrian Nicoll

Via email: shire@boyupbrook.wa.gov.au

Dear Mr Putland

PROPOSED LOCAL PLANNING SCHEME 2 - AMENDMENT NO.22

Thank you for your letter of 24 August 2022, requesting comments from the Department of Health (DOH) on the above proposal.

The DOH provides the following comment:

Wastewater Disposal
In relation to the management of wastewater, the DOH has no objection to this proposal subject to the following:

1. For higher density development proposals where the land size is less than prescribed for onsite disposal as found in the Government Sewerage Policy or for lots that are located within 91 metres of connection, these proposals need to be connected to the septic tank effluent disposal community scheme;
2. All other developments will require an application for an onsite wastewater treatment and disposal system that will need to be submitted to Local Government Health Services that may be forwarded to the DOH;
3. All development proposals should submit a specific site and soil evaluation (SSE) report, to be undertaken by a qualified consultant that is conducted during the wettest seasonal time of the year only (July/August) as per AS/NZS 1547:2012 requirements;
4. Ensure the volumes of the wastewater treatment system and disposal of effluent are designed and sized on the current health sewage legislation and SSE report permeability findings;
5. Meet Government Sewage Policy requirements including the minimum 100 metre setbacks from natural water bodies, creeks, streams etc;
6. Detailed scaled plans of proposed building envelopes, land application area/s and exclusion zones for each proposal.

Should you have any queries or require further information please contact Phill Oorjitham on 9222 2000 or eh.eSubmissions@health.wa.gov.au

Yours sincerely

Dr Michael Lindsay
EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

6 October 2022

To Adrian Nicoll

We are the current owners (Nicole and Johanna Brown) of Lot 36 Barron Street (number 26 Barron Street) and have been notified of an application to re-zone Lot 35 Barron Street from Residential to Commerical.

We have spoken to the Boyup Brook Co-op with regards to their plans for Lot 35 as we are concerned with an increase in noise from any commercial building that will be established on Lot 35. We are also concerned about an increase in traffic along Barron Street and also behind Barron Street to their current storage area.

We understand the need for the Boyup Brook Co-op to expand their business but we would like to make sure that our home life is not adversely affected. We know that the Co-op have already purchased Lot 35 and the re-zone is likely to happen but we would like to make sure that we have adequate protection from the increase in noise so would like to have a good high noise protecting tall fence installed by the Co-op as soon as they start working on Lot 35.

We would like to request that any buildings are not to be built directly on on the fence line and would prefer any open sheds to be facing away from our property as we understand Lot 180 on Forrest Street suffers a lot of noise from the Co-op shed that faces their property.

Regards Nicole and Johanna Brown
26 Barron Street,
Boyup Brook
Tel: 0476383386

BOYUP BROOK CO-OPERATIVE COMPANY LTD

BOYUP BROOK CO-OPERATIVE COMPANY LIMITED
10-12 Bridge Street Boyup Brook WA 6244
Telephone 08 9765 1001 Facsimile 08 9765 1168
Email admin@boyupbrookco-op.com.au
www.boyupbrookco-op.com.au
ABN 25 285 113 128

RECEIVED - 8 SEP 2022

7th September 2022

Shire of Boyup Brook
PO Box 2
Boyup Brook WA 6244

Dear Sir/Madam

Local Planning Scheme Amendment No 22

We would like to express our support for the Local planning Scheme amendment No 22 being prepared by the Shire of Boyup Brook.

The Boyup Brook Co-operative Co Ltd has adjoining property to Lot 35 Barron St
Being –
Lot 301 Forrest St
Lot 34 Barron Street
And also owns
Lot 42 Forrest Street

The Boyup Brook Co-operative is a Rural and Hardware supplies store that was established in 1919. We are a member owned store, with an active membership of over 600 people, of which the majority of members are located within the Shire of Boyup Brook. We currently employ 15 staff, some fulltime, some parttime. The Co-op is very involved and supportive in the local community and is strongly supported by the community shown by its continued growth over the years.

The Co-op is hoping to again expand its operations by utilising Lot 35 Barron St and would require the zoning to be "Town Centre" for this to be a success.

Yours sincerely

Travis Reid
Manager

Shire of Boyup Brook
Amendment 22
(Transferring various lots to the 'Town Centre' zone)
Schedule of Submissions

No	Organisation	Submission *Full copy of submissions is available as an attachment to the Council Report.*	Shire Recommendation
1.	Western Power	Western Power advise that the Shire determine if any future works are likely to impact on Western Power's electricity network.	Noted. The proposal to transfer the zone classification of various lots to the 'Town Centre' zone classification is not expected to impact on Western Powers electricity network. No modification to amendment necessary.
2.	Department of Biodiversity, Conservation and Attractions (DPCA)	The DBCA has considered that the proposal and any potential environmental impacts will be appropriately addressed through the planning framework.	Noted. No modification to amendment necessary.
3.	Department of Fire and Emergency Services (DFES)	The DFES commented that the scheme amendment provides an opportune mechanism for the coordination of bushfire risk to ensure that it does not result in the introduction or intensification of development or land use in an area that has or will, on completion, have an extreme BHL and/or BAL-40 or BAL-FZ.	Noted. The properties affected by the scheme amendment are separated from vegetated areas (e.g. road) and are therefore not expected to be impacted by extreme heat from a bushfire. A bushfire attack level assessment can accompany a subdivision or development application to determine appropriate bushfire mitigation measures (e.g. construction standards for buildings).

		A Bushfire Management Plan (BMP) is required to accompany strategic planning proposals, subdivision and development applications in areas above BAL–LOW or areas with a bushfire hazard level above low.	No modification to amendment necessary.
4.	Department of Water and Environmental Regulation (DWER)	The DWER commented that, should the Lot 1 Forrest Street zoning be converted to 'Town Centre', the following scheme clause is not necessary or appropriate and should therefore be deleted. *Where a lot has dual density coding R15/30, the local government may approve residential development at a higher code where development is connected to a Septic Tank Effluent Disposal (STED) community scheme.*	Noted. The advertised scheme amendment includes the following proposal: *4. Deleting the clause 30(2) as follows:* *Where a lot has dual density coding R15/30, the local government may approve residential development at a higher code where development is connected to a Septic Tank Effluent Disposal (STED) community scheme; and* No modification to amendment necessary.
		Consideration should be given as to how septic effluent disposal will be appropriately managed, consistent with the *Government Sewerage Policy* (September 2019).	Noted. Applications for effluent disposal are assessed by the Shire's Environmental Health Officer, to ensure compliance with the Government Sewerage Policy 2019. No modification to amendment necessary.

5.	Main Roads WA	Main Roads has no objections to proposed amendment 22. Future development proposals for the properties may warrant upgrading or improvements to access arrangements to the main road depending on proposed traffic demands.	Noted. No modification to amendment necessary.
6.	Water Corporation	Reticulated water is currently available to the subject area and there is capacity for this future use. All water main extensions or upgrades, if required for the development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice, and be done at the developers cost.	Noted. No modification to amendment necessary.

7.	Department of Health	*Wastewater Disposal* In relation to the management of wastewater, the DOH has no objection to this proposal subject to the following: 1. For higher density development proposals where the land size is less than prescribed for onsite disposal as found in the Government Sewerage Policy or for lots that are located within 91 metres of connection, these proposals need to be connected to the septic tank effluent disposal community scheme; 2. All other developments will require an application for an onsite wastewater treatment and disposal system that will need to be submitted to Local Government Health Services that may be forwarded to the DOH; 3. All development proposals should submit a specific site and soil evaluation (SSE) report, to be undertaken by a qualified consultant that is conducted during the wettest seasonal time of the year only (July/August) as per AS/NZS 1547:2012 requirements; 4. Ensure the volumes of the wastewater treatment system and disposal of effluent are designed and sized on the current health sewage legislation and SSE report permeability findings; 5. Meet Government Sewage Policy requirements including the minimum 100	Noted. All developments require an application for an onsite wastewater treatment and disposal system that will need to be submitted to Local Government Health Services and considered in accordance with the Government Sewerage Policy. No modification to amendment necessary.

		metre setbacks from natural water bodies, creeks, streams etc; 6. Detailed scaled plans of proposed building envelopes, land application area/s and exclusion zones for each proposal.	
8.	Nicole and Johanna Brown 26 Barron Street, Boyup Brook	We are the current owners of Lot 36 Barron Street (number 26 Barron Street) and have been notified of an application to re-zone Lot 35 Barron Street from Residential to Commercial. We are concerned with an increase in noise from any commercial building that will be established on Lot 35. We are also concerned about an increase in traffic along Barron Street and also behind Barron Street to their current storage area. We would like to make sure that our home life is not adversely affected.	Noted. There are appropriate provisions in the Shire's scheme to ensure future development is appropriately designed, to ensure adjoining landholders are not detrimentally impacted. In particular, the scheme clause 35 states: *35 PROTECTION OF AMENITY* *No building shall be so constructed, finished or left unfinished that its external appearance would, in the opinion of the Council, detract from the visual amenity of the locality or have the potential to depreciate the value of adjoining property. All land and buildings shall be used and maintained as to preserve the local amenity to the satisfaction of the Council.* No modification to amendment necessary.

		We would like to make sure that we have adequate protection from any increase in noise so would like to have a good high noise protecting tall fence installed, should the land be developed for commercial. We would like to request that any buildings are not built directly on the fence line and would prefer any open sheds to be facing away from our property.	
9.	Boyup Brook Co-operative Company Ltd.	The Co-op is hoping to expand its operations by utilising Lot 35 Barron St and would require the zoning to be "Town Centre" for this to be a success.	Noted. No modification to amendment necessary.

Shire of Boyup Brook
Abel Street Boyup Brook
WA 6244

LOCAL PLANNING SCHEME NO.2

AMENDMENT No.21

Shire of

Boyup Brook

Lot 13129 Bridgetown Boyup Brook Road

Document	Procedure	Date
Amendment No 21	Report to Shire Boyup Brook Council requesting initiation.	June 2022

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Shire of Boyup Brook
Abel Street Boyup Brook
WA 6244

RESOLUTION

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME
SHIRE OF BOYUP BROOK
LOCAL PLANNING SCHEME NO. 2
AMENDMENT NO. 21

Resolved that the local government, pursuant to Section 72 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezoning Lot 13129 Bridgetown Boyup Brook Road, from the 'Rural' zone and the 'Public purposes' reserve (purpose: water and parkland), to the 'Light Industry' zone.

The Amendment is a 'Standard' amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

a) The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
b) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this 30 day of June 2022

Dale Putland
CHIEF EXECUTIVE OFFICER

SCHEME AMENDMENT REPORT

1. INTRODUCTION

This Scheme amendment proposes to modify the Shire's *Local Planning Scheme No.2* zoning and reservation, for Lot 13129 Bridgetown Boyup Brook Road, from the 'Rural' zone and the 'Public purposes' reservation, to the 'Light Industry' zone.

The subject Lot was previously used to yard and wholesale sheep. A portion of the Lot is currently used for the washing of trucks.

The subject land is ideal for industrial type land uses. A large portion of the land is flat, majority cleared, partly sealed, well buffered to sensitive land uses and has frontage to a major road.

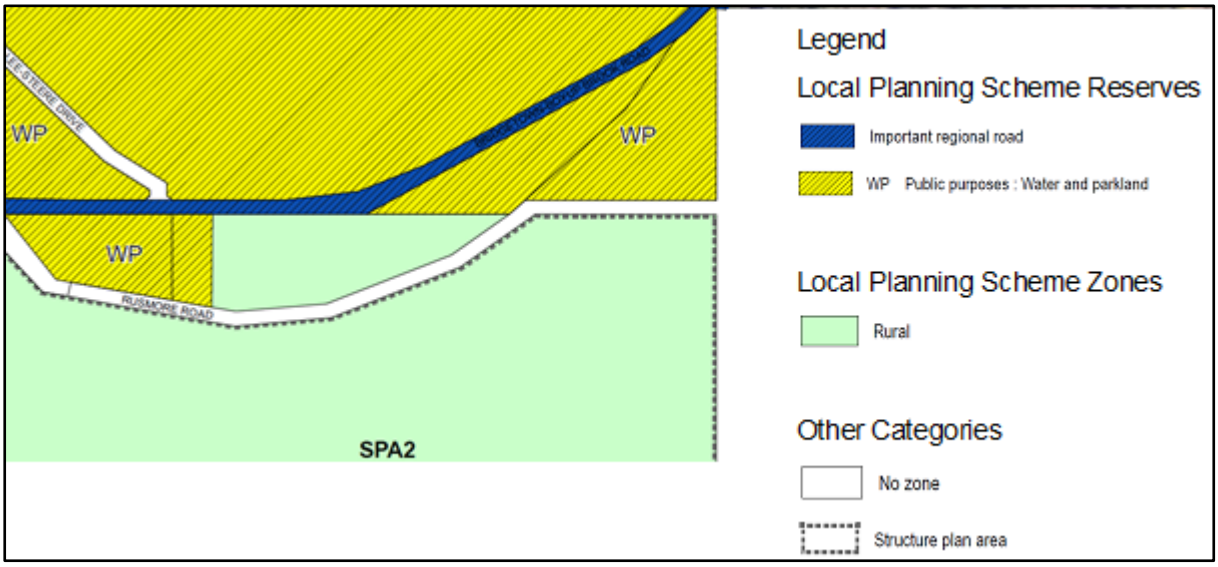
The current 'Rural' zoning is not appropriate for this small, partly developed piece of land. The land is owned by the Shire of Boyup Brook. The Shire propose to rezone the land, to enable a purchaser/developer to undertake light industrial type activities.

2. SUBJECT LOT

The following illustrates the subject Lot of the amendment proposal.

3. CURRENT ZONE, RESERVATIONS AND USES

The following illustrates the current scheme zone and reservation.



Current land use and proposed land use include:

Lot / Reserve No.	Area	Zone / Reservation	Current Land Use	Proposed Land Use
Lot 13129 R33552	Total Lot Area; 3.9ha. Area proposed for rezoning; 3.9ha.	Portion 'Rural' Portion 'Public Purpose' (Water & Parkland)	• Outbuilding • Truck wash facility • Access roads • Remnant vegetation (parkland cleared)	• Light industrial activities.

Lot 13129 was predominantly used for the holding and selling of sheep (saleyards). The subject site is now:

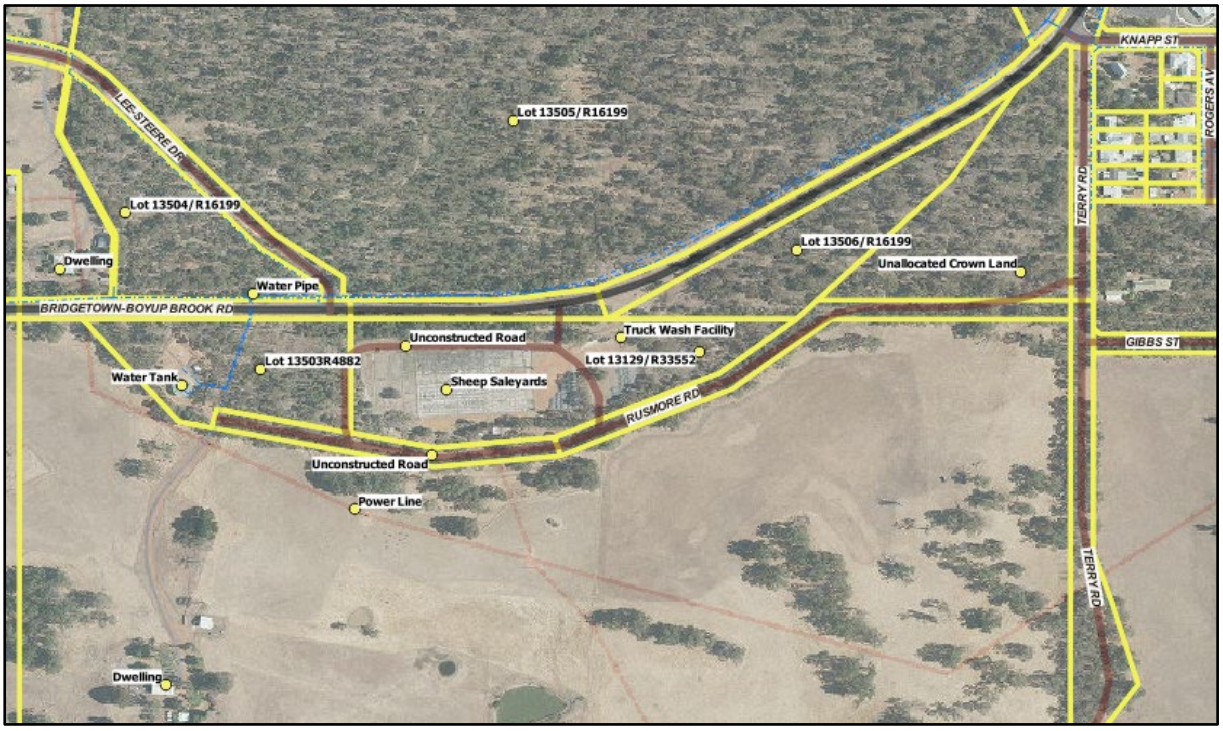
1. Used for washing trucks - designated area with effluent management system;
2. Partly vacant – hardstand area and small building (old canteen) leftover from saleyards; and
3. Partly vegetated.

Land to the south and east of the subject Lot is zoned 'Rural' and land to the north and west is reserved for 'Public Purpose' (Water & Parkland).

The 'Rural' zoned land is currently used for farming purposes (livestock grazing and cropping) and is designated in the scheme for future rural residential development (Structure Plan Area 2).

The 'Public Purpose' land is used for passive recreation (walking) and active recreation (mountain-bike and horse riding). The land was previously used for water catchment. The is a water tank to the west, which is used for water storage.

Residential dwellings are located at varying distances, the closest being approximately 255m away to the north/west. The following maps illustrate land uses within the vicinity of the subject Lot.



4. COMMUNITY CONSULTATION

In accordance with requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015,* the amendment is required to be advertised for 42 days. A report and any submissions are then presented to Council and the Minister for final consideration of the Amendment.

5. ENVIRONMENT

Topography
Central to the site is a flat area ideally suited to development. There's a rising embankment on the west, south and east boundaries and declining embankment on the northern boundary towards the Bridgetown Boyup Brook Road.

The rising embankments form suitable natural noise and amenity buffers to adjacent existing and future designated land uses.

Geology and Hydrology
The soil in the subject area is described as *DMg Dalmore – g; meaning the soil parent material consists of gravels, loamy duplex soils and sandy duplex soils.*

The DMg soil type is suitable for development and onsite effluent disposal.

The Hydraulic gradient for the site is relatively flat with surface water discharging to the north - adjacent to the Bridgetown Boyup Brook Road. There are no distinct surface drainage lines or evidence of groundwater at depths of 2 metres.

Stormwater disposal is expected to be facilitated through:

a) Infiltration and evaporation;
b) Attenuated surface runoff into adjacent landscaped areas and an open drain adjacent to Bridgetown/Boyup Brook Road; and
c) Detention basins, developed at the time of subdivision and industrial development.

Remnant Vegetation
Remnant vegetated areas range from good to excellent condition.

The remnant vegetation at the eastern end of Lot 13129 is dominated by Eucalyptus wandoo (Wandoo) and E. marginata (Jarrah) trees over little to no understory.

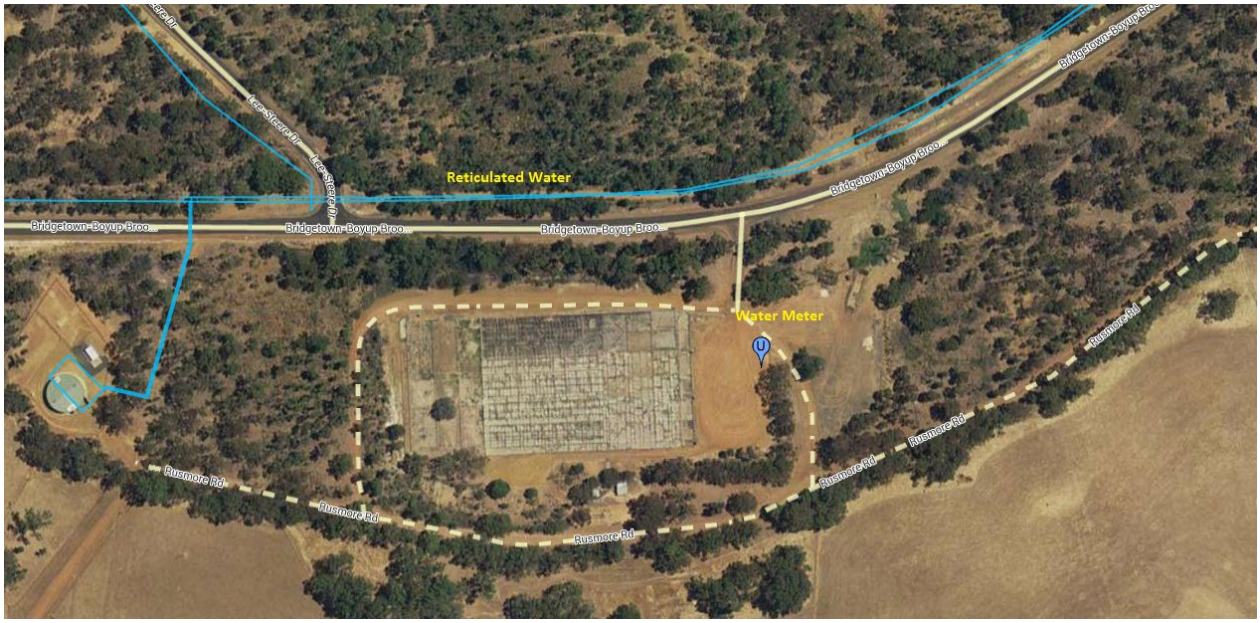
Towards the western end of Lot 13129, the vegetation transitions to E. marginata and Corymbia calophylla over tall sparse Banksia shrubs and low to medium shrubs and sedges. Dominant understorey species include Banksia grandis, Hakea lissocaprha, Billardiera heterophylla, Leucopogon capitellatus, Acacia pulchella, Xanthorrhoea preissii.

Common weeds can be found throughout and include; Veldtgrass (Ehrharta calycina), Freesia (Freesia hybrids), and Wild Oats (Avena fatua). There are some planted eucalypts on the southern and western periphery of the saleyards that are not endemic to the area and should be removed to reduce their potential as weeds in the surrounding native vegetation. The weeds Marshmallow (Malva parviflora), Nightshade (Solanum nigrum) and Wild Radish (Raphnus raphanistrum) are growing adjacent and within the saleyard lots.

6. INFRASTRUCTURE

Access
The subject lot has direct frontage to the Bridgetown Boyup Brook Road. Access to the proposed industrial usage can be achieved by an existing crossover, which has excellent line of site.

Services
Reticulated water is available to the subject site.



Power and telecommunication infrastructure run past the subject site. New transformer and green domes will need to be constructed to accommodate industrial land uses at the subject property.

The gravel, loamy duplex, and sandy duplex soils account for an ‘A1’ rating, meaning the land is suitable for septic tanks.

.

Disposal of effluent is proposed to be by way of onsite effluent disposal systems as scheme sewer is not available. Development may-be required to utilise high performance nutrient retaining systems.

7. PLANNING CONTEXT

The following section outlines how the proposed 'Light Industry' zoning suitably addresses the planning framework.

In summary, the scheme amendment request is considered consistent with the planning framework.

The subject land is partly zoned 'Rural' and partly reserved 'Public Purpose' for 'Water & Parkland'.

Public Purpose Reserve
The Shire of *Boyup Brook Local Planning Scheme No.2* states the following at section 14. Local Reserves:

(1) Local reserves are shown on the Scheme Map according to the legend on the Scheme Map.
(2) The objectives of each local reserve are as follows:

Public Purposes - To provide for a range of essential physical and community infrastructure.

The Public Purposes area, the subject of the amendment proposal is not used for the purpose deemed on the scheme map. The land was previously used to capture water for domestic uses. Reticulated water is now supplied via Bridgetown (neighbouring town).

Rural Land
The scheme states at section 25 RURAL ZONE:

Council shall encourage the continued use of land within the Rural Zone for the entire spectrum of broadacre and intensive rural activities except in close proximity to the town where such activities, by their very nature, may detract from the residential and environmental quality within the town.

Lot 13129 is not used and is not suitable for agriculture production and no longer contributes to agriculture by way of saleyards.

Industry
The zoning table in the Shire's scheme does not support industrial uses in the 'Rural' zone or the 'Public Purpose' reservation. The amendment is seeking to enable a light industrial use to occur.

The Shire's scheme defines Light Industry to mean:

…premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed.

The site is physically suited to accommodating light industrial activities for the following reasons:

- The site is currently utilised for industrial type activities (truck wash-down facility).
- The site is flat, meaning extensive earthworks is not necessary to prepare the site for development.
- The site is clear of environmental impediments; - the site is not susceptible to flooding and the site is majority clear of vegetation.
- There is no registered land contamination on the site.
- The site is buffered to surrounding sensitive uses by a suitable distance, by topography and by vegetation.
    - There is well-established remnant vegetation on the fringe parts of the site. The vegetation does not appear to have any significant environmental value but does provide a significant landscape buffer.
- The site has connection capabilities to utilities/infrastructure including sealed roads, power, telecommunications and water.
    - The Bridgetown-Boyup Brook Road, which runs east-west along part of the northern part of the site, is a Main Roads WA controlled Primary Distributor Road. Main Roads WA will be requested to provide their comments on the proposal from a traffic access perspective. A road reserve (Rusmore Road, a gravel road) runs along the southern boundary of the site.
    - There is a Western Power Overhead 12.7 kV Distribution Line, which runs to the southern boundary of the site.
    - There are two Water Corporation water pipes running along the northern boundary of the Bridgetown-Boyup Brook Road road reserve.
    - There is no mains sewer provision in the vicinity of the site and on-site effluent disposal will be required.

State Planning

State planning documents that relate to the subject land include:

- *State Planning Strategy 2050*
- *State Planning Policy No.1 - State Planning Framework Policy;*
- *WA State Sustainable Strategy;*
- *State Planning Policy No. 4.1 – State Industrial Buffer;*
- *Development Control Policy 4.1 - Industrial Subdivision;* and
- *State Planning Policy 3.7 - Planning in Bushfire Prone Areas 2015,* the *Guidelines for Planning in Bushfire Prone Areas 2015,* the *Australian Standards 3959 – Construction of Buildings in Bushfire Prone Areas* and the *Office of Bushfire Risk Management - Bush Fire Prone Area Mapping.*

State Planning Strategy 2050 and *State Planning Policy No.1 - State Planning Framework Policy*

The *State Planning Strategy 2050* (SPS) provides an overall strategic planning framework for the State.

The SPS is supported by the State Planning Policy No.1 - State Planning Framework Policy which ensures all state and regional planning documents meet SPS principles. There are five key principles that are advocated by the SPS:

1. Environment: To protect and enhance the key natural and cultural assets of the State and deliver to all West Australians a high quality of life which is based on environmentally sustainable principles.
2. Community: To respond to social changes and facilitate the creation of vibrant, safe and self-reliant communities.
3. Economy: To actively assist in the creation of regional wealth, support the development of new industries and encourage economic activity in accordance with sustainable development principles.
4. Infrastructure: To facilitate strategic development by making provision for efficient and equitable transport and public utilities.
5. Regional Development: To assist the development of regional Western Australia by taking account of the special assets and accommodating the individual requirements of each region.

The proposed Amendment seeks to meet these principles, specifically to assist in the creation of regional wealth.

WA State Sustainability Strategy
The State Sustainability Strategy (SSS) is a sustainability framework, comprising sustainability principles. The SSS requires that economic, social and environmental factors be integrated by simultaneous application of the SSS principles with mutually supportive benefits and minimal trade-offs.

State Planning Policy No. 4.1 – State Industrial Buffer
The purpose of the State Planning Policy 4.1 is to provide for the security of industrial zones and for the safety and amenity of surrounding land uses. The policy establishes principles to define and secure buffer areas and to determine who should pay for them. The extent of the buffer area depends on particular circumstances such as scale of operations. The buffer policy states:

In the case of industries of a light/service nature…the impacts can usually be retained on-site.

For light industrial type activities, setbacks to property boundaries are the norm and are effective in forming buffers, particularly when combined with landscaping.

The policy lists categories of industry which may be required to provide off-site buffers and light industry is not listed. The types of industries expected in the light industrial area are not expected to generate emissions including noise, dust, odour, fumes, lighting overspill or high risk levels of a capacity that will impact on the neighbouring land uses of rural, public purpose, residential and special rural.

The state industrial buffer policy defines light industry as:

Light Industry—means an industry; – in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises, will not cause any injury to, or will not adversely affect the amenity of the locality by reason of the emission of light, noise, electrical interference, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water or other waste products; and – the establishment of which will not, or the conduct of which does not, impose an undue load on any existing or proposed

service for the supply or provision of water, gas, electricity, sewerage facilities, or any other like services.

Development Control Policy 4.1 - Industrial Subdivision
This policy statement provides guidance on the matters considered by the Commission when determining applications for industrial subdivision throughout the State. These include such matters as the design and shape of industrial lots, road layout, servicing and open space requirements.

The policy ensures that the design of an area is compatible with the surrounds by introducing measures such as landscaping and that good access is provided to and from the industrial area to cater for large and cumbersome vehicles.

The scheme amendment seeks to retain the subject Lot in its current size. Servicing to the Lot is available by water and power lines running adjacent. Traffic would enter and exit the site as per the current established crossover. There is sufficient area on-site to enable turning movements and parking.

State Planning Policy 3.7 - Planning in Bushfire Prone Areas 2015

In accordance with State Planning Policy 3.7, the strategic intent is to ensure that:

1. Development is located in areas where the bushfire hazard assessment is or will be of a moderate or low risk, and the risk can be managed; and
2. Development in areas where extreme hazard applies, demonstrates that the risk can be managed to the satisfaction of the Department of Fire and Emergency Services and the decision-maker.

As indicated by the *Office of Bushfire Risk Management - Bush Fire Prone Area Mapping,* the subject area is within a bushfire prone area.

The subject site is at medium to extreme risk of bushfire attack.

If necessary vegetation clearing on the fringes of the existing developed areas, within the confines of the existing Lot 13129, may-be undertaken to ensure that bushfire risk can be managed at a moderate or low risk (max BAL29).

At the development stage, it is recommended that a Bushfire Attack Level assessment is undertaken in accordance with the SPP 3.7 to determine the extent of low fuel area required around development and/or the level of construction required to mitigate against bushfire.

State Planning Policy 2.9 – Water Resources
The objectives of this policy are to:

1. Protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values;
2. Assist in ensuring the availability of suitable water resources to maintain essential requirements for human and all other biological life with attention to maintaining or improving the quality and quantity of water resources; and
3. Promote and assist in the management and sustainable use of water resources.

Water resource management can be met at the development stage of the planning process. The land within the subject lot slopes towards the Bridgetown Boyup-Brook Rd. Future development would need to ensure that maximum retention and infiltration occurs on site through the use of individual soak wells, retention basins or other measures as deemed necessary. Post-development flow rates would be attenuated to pre-development flow rates through the provision of adequate temporary detention storage. Oil and grease traps could be provided to the satisfaction of the Local Government to ensure that nutrient export is appropriate.

Government Sewer Policy.
The policy guides future strategic planning, subdivision and development for the provision of sewage disposal in Western Australia.

The policy promotes reticulated sewerage as the best disposal method for sewage. It requires all new subdivision and development to be connected to reticulated sewerage where available or considered necessary on health, environment or planning grounds.

Where reticulated sewerage cannot be provided, the policy provides detailed site requirements for on-site sewage treatment and disposal.

The subject lot is 3.9ha and is located over 1.5km to the Blackwood River. Given the size and location of the property, the development of an effluent disposal system is not expected to impact on any environmentally sensitive areas or members of the public. An effluent disposal system has already been developed at the site. A new system would require an approval in accordance with the Government Sewer Policy.

8. CONCLUSION

The proposal is to transfer the Shire's Local Planning Scheme reservation and zoning, for Lot 13129, to make applicable (light industry) with current and proposed land use.

The proposed Amendment is justified on the following grounds:

1. The subject site is not used or intended to be used for the current dedicated reservation or zone;
2. The proposed 'Light Industry' zone will be appropriately serviced and developed considerate of bushfire and environmental parameters;
3. Development of the site will assist in the creation of regional wealth.

AMENDING TEXT

PLANNING AND DEVELOPMENT ACT 2005

LOCAL AUTHORITY:	SHIRE BOYUP BROOK
DESCRIPTION OF DISTRICT PLANNING SCHEME:	LOCAL PLANNING SCHEME 2
TYPE OF SCHEME:	LOCAL PLANNING SCHEME
SERIAL No. OF AMENDMENT:	AMENDMENT No. 21

The Shire of Boyup Brook under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005*, hereby amends the above Local Planning Scheme by**:**

1. Rezoning Lot 13129 Bridgetown Boyup Brook Road, from the 'Rural' zone and the 'Public purposes' reserve (purpose: water and parkland), to the 'Light Industry' zone.

The Amendment is a 'Standard' amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

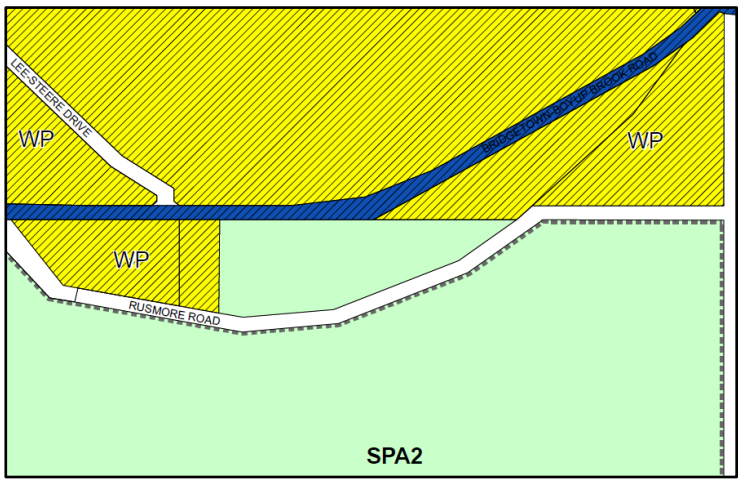
a) The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
b) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

AMENDING MAP

PLANNING AND DEVELOPMENT ACT 2005
AMENDING MAP
SHIRE OF BOYUP BROOK
LOCAL PLANNING SCHEME NO. 2
AMENDMENT NO. 21

Amending scheme map(s) as follows:

Existing Zoning



Legend

Local Planning Scheme Reserves

Important regional road

WP Public purposes : Water and parkland

Local Planning Scheme Zones

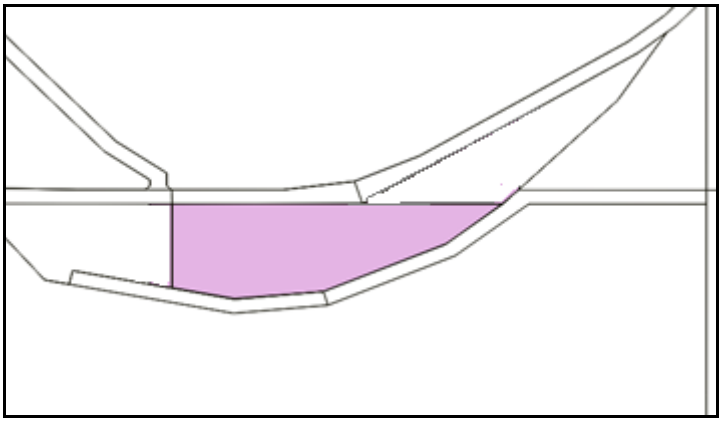
Rural

Other Categories

No zone

Structure plan area

Proposed Zoning



Legend

Local Planning Scheme Zones

Light Industry

North

ADOPTION

PLANNING AND DEVELOPMENT ACT 2005
ADOPTION
SHIRE OF BOYUP BROOK
LOCAL PLANNING SCHEME NO. 2
AMENDMENT NO.21

Adopted by resolution of the Council of the Shire of Boyup Brook at the Ordinary meeting of the Council held on the 30 day of June 2022.

_____
Shire President

_____
Chief Executive Officer

FINAL APPROVAL

Adopted for final approval by resolution of the Shire of Boyup Brook at the Ordinary Meeting of Council held on the day of and the seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

_____
Shire President

_____
Chief Executive Officer

Recommended/Submitted for final approval:

_____
Delegated under Section 16 of the Planning and Development Act 2005

_____
Date

Final Approval granted:

_____
Minister of Planning

_____
Date

DFES Ref: D25669

Dear Sir/Madam,

I refer to your email dated 24 August 2022 in relation to the referral of Local Planning Scheme Amendment No. 21 Lot 13129 Bridgetown-Boyup Brook Road, Boyup Brook.

It is unclear from the documentation provided if the Shire of Boyup Brook has applied *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (SPP 3.7) to this proposal.

Given the scheme amendment seeks to increase the potential development intensity through rezoning the land from 'Rural' and 'Public Purposes' to 'Light Industry', the scheme amendment provides an opportune mechanism for the coordination of bushfire risk to ensure that it does not result in the introduction or intensification of development or land use in an area that has or will, on completion, have an extreme BHL and/or BAL-40 or BAL-FZ.

SPP 3.7 seeks to reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.

A Bushfire Management Plan (BMP) is required to accompany strategic planning proposals, subdivision and development applications in areas above BAL–LOW or areas with a bushfire hazard level above low (refer to clause 6.2b). A BMP includes the bushfire assessment, identification of the bushfire hazard issues arising from the relevant assessment and a clear demonstration that compliance with the bushfire protection criteria contained within Appendix 4 of these Guidelines, is or can be achieved.

The BMP should be prepared as early as possible in the planning process and progressively refined or reviewed as the level of detail increases. The level of detail provided within a BMP should be commensurate with the applicable planning stage and scale of the proposal or application.

Should you apply SPP 3.7 then, we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide comment prior to the (City/Shire) endorsement of the scheme amendment.

Land Use Planning staff are available to discuss planning proposals and provide general bushfire advice at any stage of the planning process. Please do not hesitate to contact me on the number below, should you require clarification of any of the matters raised.

Kind regards

Michael Ball
Senior Land Use Planning Officer

20 Stockton Bend, Cockburn Central, Perth WA 6164
T: 08 9395 9819 | **E:** advice@dfes.wa.gov.au | **W:** dfes.wa.gov.au

GOVERNMENT OF WESTERN AUSTRALIA | DFES Department of Fire & Emergency Services | FOR A SAFER STATE

20th September 2022

Our Reference: PA 051311 , DWERT1841~6

Your Reference: LN/42/001

To: Shire of Boyup Brook

From: Department of Water and Environmental Regulation

Attention: Adrian Nicoll

RE: Local Planning Scheme No 2 amendment no 21 for Lot 13129 Bridgetown Boyup Brook Road (DWER ref: PA 051311 , DWERT1841~6 ; Shire ref: LN/42/001)

Dear Adrian,

Thank you for providing the above proposal for the Department of Water and Environmental Regulation (Department) to consider.

This proposal is to rezone the above subject lot from the 'Rural' zone and the 'Public purposes' reserve (purpose: water and parkland), to the 'Light Industry' zone.

It is considered by the Shire that the 'Rural' zoning is not appropriate for this lot, to which it is proposed by the Shire to rezone the land to enable a purchaser/developer to undertake light industrial type activities.

The amendment notes that there are residential dwellings located at varying distances to the subject site.

<u>Separation distances between residences and light industry zone</u>
The Shire has considered the following policies with regards to the separation of the 'Light Industry' zone and residential dwellings:

- *State Planning Policy No. 4.1 – State Industrial Buffer*
- *Development Control Policy 4.1 - Industrial Subdivision*

To assist the Shire in minimising any potential conflicts between the 'Light Industry' and sensitive receptors (such as residences), the Shire is advised to consider the following document to inform separation distances and types of landuse (where appropriate):

- *Guidance Statement 3 - Separation Distances between Industrial and Sensitive Land Uses (EPA, 2005)*

This document can be accessed at the following link: GS3-Separation-distances-270605.pdf

This document provides advice on the use of generic separation distances (buffers) between industrial and sensitive land uses to avoid conflicts between incompatible land uses. It is a guidance document of the EPA to be considered within planning decisions.

The distances outlined in Appendix 1 are not intended to be absolute separation distances, rather they are a default distance for the purposes of:

- identifying the need for specific separation distance or buffer definition studies; and
- providing general guidance on separation distances in the absence of site specific technical studies.

Generally, protection of sensitive land uses from industrial emissions is assisted by the identification of suitable buffers at the strategic and structure planning stages of the land use planning process, and in the early project formulation stages in the case of individual projects.

Other advice

The Department supports the following considerations in the amendment on the basis of improved water quality/management outcomes:

- Consideration of the Government Sewerage Policy (Sept 2019): "An effluent disposal system has already been developed at the site. A new system would require an approval in accordance with the Government Sewer Policy."
- Consideration of *State Planning Policy 2.9 – Water Resources*

However, it should be noted that consideration of water resource management should ideally be considered at the Structure Plan stage to ensure:

- appropriate surface and groundwater management across the site
- ensuring an equitable apportion of land across various lots in regards to allocating land for stormwater management – particularly in situations of subdivision and different landowners

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Should you require any further information on the comments please contact the undersigned.

Thank you.

Yours sincerely,

Daniel Wong
Environmental Officer
Department of Water and Environmental Regulation
Planning Advice South West Region

Email: daniel.wong@dwer.wa.gov.au
Phone: 08 9726 4113
Fax: 08 9726 4100
Postal: PO Box 261, Bunbury, WA 6231
Location: 35-39 McCombe Road, Bunbury, WA 6230

Dear Applicant,

Thank you for submitting (LN/42/001 Local planning scheme amendment no.21) requesting comments or feedback on your proposal.

Western Power advise you to conduct the following:

- Make a free online request for infrastructure plans and information to determine if your works impact Western Power's electricity network Home | Before You Dig Australia (BYDA)
- Determine if your works are within a Western Power easement registered on the Certificate of Title for the property. Easements and conditions are available from Landgate) Home - Landgate
- Visit our Safety page for more information and advice on how you can keep safe when you're working near Western Power's electricity network. Safety & access - Western Power

If you have reviewed the above information and believe your works impact Western Power's electricity network then please contact us via the following link Contact Us

Kind Regards,

Georgia

Customer Service Officer - Planning and Land Development

Customer Experience

A 363 Wellington St. Perth 6000 | **T** 13 10 87

E planning.land.development.referrals@westernpower.com.au

Government of **Western Australia**
Department of **Health**

Your Ref:
Our Ref: F-AA-05223 D-AA-22/407270
Contact: Phill Oorjitham 9222 2000

Mr Dale Putland
Chief Executive Officer
PO Box 2
BOYUP BROOK WA 6244

Attention: Adrian Nicoll

Via email: shire@boyupbrook.wa.gov.au

Dear Mr Putland

PROPOSED LOCAL PLANNING SCHEME 2 - AMENDMENT NO.21

Thank you for your letter of 24 August 2022, requesting comments from the Department of Health (DOH) on the above proposal.

The DOH provides the following comment:

Wastewater Disposal
In relation to the management of wastewater, the DOH has no objection to this proposal subject to the following:

1. All developments will require an application for an onsite wastewater treatment and disposal system to be submitted to Local Government Health Services that may be forwarded to the DOH;
2. Wash down bays or wastewater systems that require an oil separator require a formal application to be submitted to the Local Government prior to the DOH assessment and are required to meet with the DOH water quality criteria Guidelines;
3. All developments should submit a specific site and soil evaluation (SSE) report, to be undertaken by a qualified consultant that is conducted during the wettest seasonal time of the year only (July/August) as per AS/NZS 1547:2012 requirements;
4. Ensure the volumes of the wastewater treatment system and disposal of effluent are designed and sized on the current health sewage legislation and SSE report permeability findings;
5. Meet Government Sewage Policy requirements including the minimum 100 metre setbacks from natural water bodies, creeks, streams etc;
6. Detailed scaled plans of proposed building envelopes, land application area/s and exclusion zones for each proposal.

Should you have any queries or require further information please contact Phill Oorjitham on 9222 2000 or eh.eSubmissions@health.wa.gov.au

Yours sincerely

Dr Michael Lindsay
EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

6 October 2022

Hi Adrian

I refer to your email below and advise that Main Roads has no objections to proposed amendment No 21 and 22.

Future development proposals for the properties may warrant upgrading or improvements to access arrangements to the main road depending on proposed traffic demands.

Regards Paul Davies

Daniel Naude
ROAD CORRIDOR PLANNING MANAGER
Metropolitan and Southern Regions / South West
p: +61 9724 5724 | **m:** +61 4189 31078
w: www.mainroads.wa.gov.au

mainroads WESTERN AUSTRALIA

We're working for Western Australia.

METRO TRAFFIC REGIONAL TRAFFIC

Development Services
629 Newcastle Street
Leederville WA 6007
PO Box 100
Leederville WA 6902
T (08) 9420 2099
F (08) 9420 3193

WATER CORPORATION

Your Ref: LN/42/001
Our Ref: TPS389057
Enquiries: Matt Calabro
Direct Tel: 9420 2099

14 October 2022

Chief Executive Officer
Shire Of Boyup Brook
PO BOX 2
BOYUP BROOK WA 6244

Attention of: Adrian Nicoll

Re: Scheme Amendment 21 - Lot 13129 Bridgetown Boyup Brook Rd

Thank you for your letter dated 24 August 2022. We offer the following comments regarding this proposal.

Currently the lot is serviced under a Service by Agreement contract with the Water Corporation. If this is to be further developed in the future cooperation between the Water Corporation and the developer would need to take place. Any Future subdivision of the site will not be able to connect under a Service by Agreement and no additional services will be granted for the site, a water main extension will be required.

A large part of that lot cannot be supplied water at above the minimum required pressure which we aim to be 15m to achieve the 13m for country urban areas. We would require a concept plan for the lot to be able to adequately plan and determine how many future lots within it can be serviced.

The lower half of the development would fall into the zone that would be below the minimum pressure. The lot connection would have to be upgraded from 25mm depending on the number of lots that would be serviced (for 30 lots DN75 is required).

To be able to service the entire lot including the section at a higher ground level, a local booster pump station or a high-level tank at the Rusmore tank site would be required in order to achieve satisfactory pressure head, so this would be a development cost that must be considered.

If this lot is going to remain undeveloped with just a change of use, the proponent will need to contact the Water Corporation so determine whether the existing service meets their needs or whether an upgrade will be required at their cost.

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.

Please provide the above comments to the landowner, developer and/or their representative.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact me at matt.calabro@watercorporation.com.au

Regards,

Matt Calabro
Advisor – Land Planning
Development Services

Department of Biodiversity, Conservation and Attractions

PARKS AND WILDLIFE SERVICE

We're working for Western Australia.

Your ref: LN/42/001
Our ref: 49384 2020/001034
Enquiries: Tracy Teede
Phone: 9725 4300
Email: swlanduseplanning@dbca.wa.gov.au

Chief Executive Officer
Shire of Boyup Brook
PO Box 2
BOYUP BROOK WA 6244

Attention: Adrian Nicholl

LOCAL PLANNING SCHEME 2 AMENDMENT 21 –
REZONE FROM 'RURAL' TO 'LIGHT INDUSTRY' ZONE -
LOT 13129 BRIDGETOWN-BOYUP BROOK ROAD BOYUP BROOK

I refer to your letter dated 24 August 2022 seeking the Department of Biodiversity, Conservation and Attractions' (DBCA) Parks and Wildlife Service comments in relation to a draft local planning scheme amendment for the above location.

DBCA provides the following advice.

Advice to Shire

Biodiversity values
Lot 13129 contains remnant vegetation along the northern boundary, and within the eastern portion of the lot.

The threatened flora species *Caladenia dorrenii* (T) and *Caladenia perangusta* (P2) are known to be located in the adjacent crown reserve 16199, in very similar habitat, within 100 metres and 150 metres respectively of the Lot 13129 boundary.

Lot 13129 may contain habitat suitable for black cockatoos. Black cockatoos are listed as threatened species under *Biodiversity Conservation Act 2016* (BC Act) and the *Environment Protection and Biodiversity Conservation Act 1999.*

Comments
The application did not provide any detailed flora, vegetation and fauna information for the Lot 13129 bushland areas. Due to the presence of suitable habitat there is a high potential that threatened flora and fauna species occur within Lot 13129.

DBCA recommends that the proposed light industrial zone be limited to the existing cleared portion of Lot 13129.

If the scheme amendment and subsequent development will result in impacts upon the native bushland DBCA recommends that flora and fauna surveys should be undertaken in accordance with the EPA's "*Technical Guide – Flora and Vegetation Surveys for Environmental Impact Assessment (2016)"* and "*Technical Guidance – Terrestrial Vertebrate Fauna Surveys for Environmental Impact Assessment" (2020).*

Depending on the findings of the flora and fauna surveys, bushfire protection measures that may impact upon threatened flora or fauna habitat may also need to be reviewed and protection measures for the native vegetation identified, including recognition in the zoning scheme text.

It is recommended the scheme ensure any light industrial land use, and development within the cleared portion of Lot 13129, incorporates suitable drainage control measures to mitigate impact from potential drainage of polluted water or effluent into the adjacent remnant vegetation.

It is recommended that flora and fauna surveys referred to above be undertaken to inform any decision by council that could lead to degradation of the natural bushland on Lot 13129.

Thank you for the opportunity to comment on this draft strategy. Please contact Tracy Teede at the Parks and Wildlife Service South West Region office on 9725 4300 if you have any queries regarding this advice.

Yours sincerely

Aminya Ennis
Acting Regional Manager
Parks and Wildlife Service

25 October 2022

GOVERNMENT OF WESTERN AUSTRALIA

Environmental Protection Authority

S48A Referrals

Title: Shire of Boyup Brook Local Planning Scheme 2 Amendment 21

Location: Lot 13129 Bridgetown Boyup Brook Road, Boyup Brook

Description: Amendment 21 proposes to rezone Lot 13129 from the 'Rural' zone and the 'Public purposes' reserve to the 'Light Industry' zone.

Date Received: 22/07/2022 **Date Sufficient Information Received:** 22/07/2022

Responsible Authority: Shire of Boyup Brook, 55 Abel Street Boyup Brook WA 6244

Contact: Adrian Nicoll

Preliminary Environmental Factors: Flora and Vegetation, Terrestrial Fauna, Inland Waters, Social Surroundings

Potential Significant Effects: Potential impacts associated with possible clearing of remnant native vegetation and fauna habitat; water quality and quantity from potential onsite effluent disposal systems; and proximity to sensitive land uses.

Management: Potential impacts and consideration of environmental and social values and management can be addressed at future planning processes and development requirements. Future planning should consider assessment of trees which potentially may be suitable habitat for Black Cockatoos.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. No Advice Given. (Not Appealable)**

The Environmental Protection Authority (EPA) has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Chair's Initials:

Date: 3 August 2022

Mr Dale Putland
Chief Executive Officer
Shire of Boyup Brook
55 Abel Street
BOYUP BROOK WA 6244

Our Ref: *CMS 18238*
Enquiries: *Angela Coletti, 6364 6424*
Email: *Angela.Coletti@dwer.wa.gov.au*

Dear Mr Putland

DECISION UNDER SECTION 48A(1)(a)
Environmental Protection Act 1986

SCHEME	**Shire of Boyup Brook Local Planning Scheme 2 Amendment 21**
LOCATION	**Lot 13129 Bridgetown Boyup Brook Road, Boyup Brook.**
RESPONSIBLE AUTHORITY	**Shire of Boyup Brook**
DECISION	**Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of the EP Act. No Advice Given. (Not Appealable)**

Thank you for referring the above scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) and that it is not necessary to provide any advice or recommendations. I have attached a copy of the Chair's determination of the scheme.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of the Chair's determination will be made available to the public via the EPA website.

Yours sincerely

Hans Jacob
Delegate of the Environmental Protection Authority
A/Director
EPA Services

5 August 2022

Encl. Chair's Determination

Fiona Murray
1 Cleland Street
Mt Claremont WA 6010
camandfi@bigpond.com
0410 572989

7 November 2022

Mr Dale Putland
Chief Executive Officer
Shire of Boyup Brook

By email: shire@boyupbrook.wa.gov.au

Dear Councillors,

Local Planning Scheme No. 2 Amendment No.21 – rezoning proposal for Lot 13129
- **Submission**

I confirm I received Notice of Amendment No. 21 by letter from the Shire CEO dated 24 August 2022. I note this amendment proposes to rezone Lot 13129 Boyup Brook from the dual zoning of 'Rural' and 'Public Purposes – Water and Parkland' to the single zoning 'Light Industrial'.

I own, with my brother Ian Calley, the farming property at 81 Rusmore Road (Lots 800 and 202). Lot 13129 runs next to Rusmore Road and our farm runs along the full length of Rusmore Road. It is the only accessway to our farm, so we must drive past Lot 13129 to get to our front gate. Our house and farm buildings are identified as one of those closest to this site. The proposed rezoning is therefore highly relevant to us.

I confirm I provided a preliminary response to the rezoning proposal on 2 October 2022. I have since obtained further information and now provide this final submission, dated 7 November 2022. I am happy for this submission to be considered alone, without the need to refer to my preliminary response.

In providing this submission I have considered:

- Shire of Boyup Brook Community Consultation Outcomes Report 2020
- Shire of Boyup Brook Strategic Community Plan 2021-2031 (superseded)
- Shire of Boyup Brook Draft Local Planning Strategy 2021-2036 ('Draft Planning Strategy')
- State Planning Policy 4.1 Industrial Interface July 2022
- Shire of Boyup Brook Local Planning Scheme No. 2
- Shire of Boyup Brook Local Planning Scheme No. 2 Amendment No. 21 ('Scheme Amendment Report')
- Email information from Planning Officer, Shire of Boyup Brook
- Information from CEO, Shire of Boyup Brook
- Advice from Planning Commission

Firstly, I acknowledge the difficult task that Council has in balancing the competing needs of the Shire and thank Shire staff and Councillors for their efforts in seeking to improve the Shire for residents, ratepayers and visitors. I expect it is not an easy job.

In responding to this proposal, I have tried to understand the Shire's perspective and the reasons for the proposal. The reasons were not entirely clear to me from the Scheme Amendment Report and therefore in my first response I asked why existing light industrial zoned land in Boyup Brook could not be utilised instead of zoning new and separate land as light industrial.

I also asked for the Shire's current planning strategy as I assumed it would help me understand the context of the proposal. I note that no strategy was provided to me, however, I subsequently located the Draft Planning Strategy on the Shire's website. I have now discussed this with the Planning Commission and the Shire CEO to better understand it. I note that it is still in draft and yet to be endorsed by the Planning Commission but is largely finalised.

From my discussions with the CEO and Planning Commission and from my consideration of the Draft Planning Strategy and Scheme Amendment Report, it appears that the reasons for the rezoning proposal are:

- Although there is land already zoned light industrial that is not being used and which is in close proximity to other industrial land in the town, it is privately owned and the owners are not interested in developing it because of a lack of commercial incentive and return from subdivision (ref Pg 19 Draft Planning Strategy).
- Land earmarked for possible light industrial zoning in the Draft Planning Strategy is privately owned or Crown land and any rezoning is subject to the respective owners requesting the rezoning, which may never happen.
- Lot 13129 was purchased by the Shire from the Crown after the saleyard operations ceased and as such, it is owned and controlled by the Shire and if rezoned light industrial, it could be immediately sold or leased for development
- The Scheme Amendment Report indicates that the rezoning of Lot 13129 seeks to meet State Planning Strategy (SPS) principles, specifically to 'assist in the creation of regional wealth', which falls under the SPS 'Economy' principle (see SPS pg 11).
- The CEO has advised that there is currently no-one specifically waiting to purchase or lease Lot 13129 for development and as such, the rezoning proposal is simply clearing the way for this possibility in the future.

My observations are:

- Given the lack of commercial incentive to develop existing land zoned light industrial, there is unlikely to be any commercial incentive to develop new land zoned light industrial. I therefore challenge this justification for seeking to rezone Lot 13129.
- It would be more appropriate for the Shire to support and assist owners of land currently zoned light industrial to pursue development options rather than seek

rezoning of new areas for possible industrial use, especially where there are significant impacts associated with rezoning (addressed below under heading 'Impacts').

- The suggestion in the Scheme Amendment Report that rezoning will 'assist in the creation of regional wealth' is very unspecific. There is no detail indicating how the rezoning will achieve this - it does not detail the nature of any planned development, the wealth it will create, who will benefit from the wealth, or other detail to demonstrate that this is a real justification for the rezoning.

Ultimately, it is evident that the main reason for the rezoning proposal is to help the Shire to capitalise on its investment, having purchased Lot 13129 from the Crown some years ago. As I understand it, this is not the first attempt by the Shire to seek to rezone Lot 13129 to light industrial, which suggests that it has had the rezoning and sale of this Lot in mind perhaps since it was purchased. The Scheme Amendment Report does not mention the financial benefits to the Shire from the rezoning proposal, which is a significant omission and to me, suggests a lack of transparency.

While I accept the need for the Shire to plan and manage its finances, there are other State Planning Strategy principles that must be balanced against economic or financial considerations, namely environmental and community principles. In this instance, it appears that the Shire's financial position may be dictating its strategy. This is not ideal and is at the cost of important environmental and community considerations.

This brings me to the various impacts I consider flow from this rezoning proposal, which include environmental and community impacts as well as impacts to me and my family.

IMPACTS

My siblings and I were born in Boyup Brook and our property on the outskirts of town has been a gathering place for our family for decades. Our father, Graham Calley, resides permanently there. We have a strong attachment to the farm and to Boyup Brook generally.

My brother and I and our families are regular visitors to the farm and are currently investing in it in a significant way. This includes building a new house which, according to the Scheme Amendment Report, is located approximately 300m from Lot 13129.

I have real concerns that the proposed rezoning will have a significant impact on the amenity, use and value of our farm given its proximity to Lot 13129 and the fact that the only accessway to our farm is past Lot 13129, along Rusmore Road. It also has the potential to inhibit what we might seek to do with our property in the future. For example, if we seek to sub-divide to rural residential, we will be restricted by the requirement to have minimum distances between any residence (ie sensitive use area) and certain light industrial uses.

'Light industrial' use is extremely broad and by its very nature poses a real risk of creating significant noise, air, light, visual and ecological pollutants which are difficult to buffer or mitigate against.

I have walked the boundaries of Lot 13129 to fully appreciate the impact of the rezoning proposal. I note that contrary to the Scheme Amendment Report, the Lot is not 'majority cleared'. Instead, a significant portion of it is bushland.

At the eastern end of the Lot there is a large triangle shaped area of bush that abuts fully onto a long stretch of Rusmore Road. It is in very good condition, aside from some tagasaste that needs removal. There are large eucalypts and numerous, diverse wildflowers and shrubs (I have recent photos, if required). The understory is significant, contrary to the indication in the Scheme Amendment Report which describes there being 'little to no understory'. However, I note the Report accurately describes the remnant bush to be in 'good to excellent condition'. I also note that this area of bush contains rare orchids, although this was not mentioned in the Scheme Amendment Report.

I also note that this area of bush is enjoyed by residents and visitors walking through and around the bush, including along Rusmore Road. The area is currently quiet and inviting and the range of wildflowers, including rare orchids, are a significant drawcard.

This area of bush has been the subject of considerable effort by members of the community past and present, who have worked to keep the area weed free and give the bush a good chance of flourishing. It is thanks to them that this is an area that continues to attract visitors to Boyup Brook.

In the Scheme Amendment Report this remnant bush is referred to as a 'buffer' from the main cleared area that was used for the saleyards. However, this bush is included in the proposed area for rezoning, so there is no apparent safeguard against it being cleared for development of light industry in the future. Clearing would mean the industrial area could run immediately next to Rusmore Road for a significant distance and there would then be no visual buffer at all.

Further, even if the bush is not cleared, fire mitigation requirements for bush adjoining a light industrial area, as discussed in the Report, are likely to necessitate increased burning of this area to bring the fire risk level to an appropriately low level.

As such, there is a need to protect this area of bush rather than include it in a rezoning plan that places it at risk of clearing or burning for fire mitigation. To protect it, it would be more suitably merged with the bush it borders to the east and north and zoned 'Public Purposes – Water and Parkland'. Presumably, given the fact that Lot 13129 is currently zoned both 'Rural' and 'Public Purposes – Water and Parkland', it is an option for the area of bush within Lot 13129 to be protected by rezoning it 'Public Purposes – Water and Parkland'.

The Scheme Amendment Report also describes other vegetation that provides a 'visual buffer' to Lot 13129, particularly around the cleared saleyard area itself. Some of this vegetation, particularly to the west, falls within the boundaries of Lot 13129 and again, there is a risk of this being cleared in the future if it is captured within the 'Light industrial' rezoning. It is currently in excellent condition with numerous large healthy

banksias and several young banksias coming up, amongst other native species. Again, this bush requires protection rather than to be placed at risk of clearing or increased burning for fire mitigation and would be more suitably merged with other bush to the west and protected within an area rezoned 'Public Purposes – Water and Parkland'.

Currently, the visual buffer from vegetation between Rusmore Road and the cleared saleyard area is minimal. There are a few tall trees that provide very little buffer at ground level and a wide open area where there is a vehicle accessway from the saleyard area onto Rusmore Road, with little visual buffer. The proposed light industry, even if only contained within the saleyard area, would be clearly visible along this section of Rusmore Road.

The proximity of light industry to our front gate will also reduce the privacy and security we currently enjoy. Rusmore Road is used very little at present, however, light industry either within the full extent of Lot 13129, or contained within the currently cleared saleyard area, will inevitably bring more traffic along Rusmore Road, and significantly impact on our privacy and security and the amenity of the area.

I note that the previous uses of the saleyard area have had minimal impact, principally due to infrequent use, the nature of the use and being low and visually unobtrusive. 'Light industrial' use, by its very nature, will have a much greater impact. There is scope for the introduction of large sheds and other constructions designed purely for function and not aesthetics, which are not easily shrouded by vegetation.

Not only will these be visible from Rusmore Road but will also be prominent on entry and exit from the town along the Boyup-Bridgetown Road. It would detract from the beauty of this side of the town, which currently boasts attractive bushland on both sides of the road. I consider that having light industrial zones on the two most used entrances to town will markedly detract from its attractiveness and appeal to visitors and every effort should be made to contain industrial uses to the current location, at just one entry point to town.

The noise levels permitted to be received by premises are described in Table 1 of the *Environmental Protection (Noise) Regulations 1997*. These indicate that for 24 hours a day, noise between 60 and 80 decibels is permitted to be received by any premises that are not categorised as a highly sensitive area. It is not clear whether adjoining bush and walking trails are 'premises not categorised as a highly sensitive area' and therefore it is not clear whether these regulations can be relied on to restrict the noise levels from the light industrial area and thus manage the impact of noise pollution on the surrounding area.

When building our new house on the farm, we contemplated the serenity of the surrounding area and we are therefore very concerned about the possible impact from the noise of nearby industrial uses.

The impacts of light industry will inevitably change over time depending on the nature of the use. These impacts will require monitoring to ensure that they do not reach

unacceptable levels. Inevitably this monitoring will fall to the people who use the surrounding area and who are impacted, including me and my family. It will also fall to us to convince the Council, or perhaps the EPA, that the impact needs to be addressed, which may be difficult and time consuming.

CAN THE IMPACTS BE APPROPRIATELY MANAGED?

The CEO has advised that if Lot 13129 is rezoned 'light industrial', he would expect the Council's position to be that:

- Only the currently cleared area would be used by light industry and possibly only that part of the cleared area that was used for the saleyards
- No bush would be cleared to increase the area available for light industrial use
- The BAL fire rating would be met by ensuring a buffer around the area to be used for light industry, which would be taken from the existing cleared area, so there would be no need to clear any bush to meet the BAL rating
- An emergency exit onto Rusmore Rd would be needed so the current crossover from the cleared area onto Rusmore Rd would need to be retained and could not be planted with vegetation to create a visual buffer when travelling along Rusmore Rd

I note that there is nothing in the Scheme Amendment Report that confirms that only the cleared area will be utilised for light industry and that the bush will remain untouched.

I also note that even if the current Council's position is as stated above, there is nothing to stop a future Council from overriding this and allowing industrial use beyond the currently cleared area.

Further, I note that the Local Planning Scheme No 2 includes clauses that are designed to manage impacts caused by the different uses of land, such as clauses 35 and 36. These say:

> 35 PROTECTION OF AMENITY
>
> No building shall be so constructed, finished or left unfinished that its external appearance would, in the opinion of the Council, detract from the visual amenity of the locality or have the potential to depreciate the value of adjoining property. All land and buildings shall be used and maintained as to preserve the local amenity to the satisfaction of the Council.
>
> 36 NUISANCE
>
> No land, building or appliance shall be used in such a manner as to permit the escape therefrom of smoke, dust, fumes, odour, noise, vibration or waste products in such quantity or extent, or in such a manner as, in the opinion of the Council, will create, or be a nuisance to, any inhabitant or to traffic or persons using roads in the vicinity.

However, I note that these are only applicable if 'in the opinion of Council' there is an issue. If my opinion of an impact is different from that of the Council, there appears to be nothing I can do. This leaves me and other people impacted by the rezoning with

little or no protection if Lot 13129 is rezoned light industrial and the uses it is put to have an impact that we can't avoid or mitigate ourselves.

This means that as it presently stands, there is nothing to ensure protection of the bush, or the avoidance or mitigation of the various impacts to me and other members of the community, if Lot 13129 were to be rezoned 'light industrial'. As such, I do not consider that the impacts can be appropriately managed, and I object to the rezoning proposal.

SUMMARY OF REASONS FOR OBJECTION TO PROPOSAL

In summary, I object to the rezoning proposal because:

- There is no proper justification for seeking new land to be zoned light industrial and the justification provided by the Shire, that the rezoning will assist in creating regional wealth, has not been substantiated in any way.
- The reason for the rezoning proposal appears to be to provide a financial gain to the Shire that does not take account of important State Planning Strategy Principles related to the environment and community.
- Every effort should be made to keep light industrial uses together in one location by encouraging development of land that is already zoned 'light industrial',
- Every effort should be made to avoid spreading inevitably unsightly light industry into another, separate location, especially at a major entry/exit point for the town that is currently attractive.
- There is nothing to ensure that only the currently cleared area of Lot 13129 will be utilised for light industry.
- There are no safeguards against clearing of the bush within Lot 13129 and thus no protection for large established trees, wildflowers and rare orchids located there.
- There are no requirements on Council to address impacts which may be caused by light industrial use (such as noise, air or visual pollution) unless in Council's opinion, they need to be addressed – thus, there are no safeguards against potential future impacts.
- The proximity of our farm to land that is *zoned* light industrial (whether used for light industry or not) will have a material impact on the value of our property.
- The proximity of our farm to land being *used* for light industry will have a material impact on the value of our property.
- The proximity of our farm to land being used for light industry may, depending on the type of light industry, inhibit what we might seek to do with our property in the future, including any sub-division to rural residential, due to minimum distance requirements between certain light industrial uses and residences.
- The use of Lot 13129 for light industry will impact on the amenity and use of our sole accessway along Rusmore Rd and other members of the community will also be impacted by increased traffic on this road and by air, noise and visual pollution from the light industrial area.

- Our privacy and security will also be impacted by increased traffic on Rusmore Rd.
- It appears that noise levels permitted to be received in the surrounding public area of bush may be continuous for 24 hours a day and at a level similar to traffic on an average city street, which will have a significant impact on the serenity of the area.
- The use of Lot 13129 for light industry will generally impact on the amenity and enjoyment of the surrounding area for the community and visitors – having light industry adjoining the bush where people walk and look at wildflowers will make it far less inviting.
- A visual buffer is not possible across the accessway from the proposed rezoned area onto Rusmore Rd due to the need for a fire emergency exit, which means the light industrial area will always be visible from this section of Rusmore Rd.
- The entry and exit to town along the Boyup-Bridgetown road will be less attractive because of the increased use of the accessway to the light industrial area and the likelihood that the site will be unsightly because of the nature of light industrial uses.
- If we or other members of the community are impacted by the light industry we will have no recourse other than to report it to Council and hope that Council are persuaded to address it.

REZONE BUSH TO PUBLIC PURPOSES – WATER AND PARKLAND

Although I object to the rezoning proposal, if Council decides that it is appropriate to at least use the cleared area of Lot 13129 for light industry, I reiterate that the remnant bush should be protected by seeking to rezone all areas of bush within Lot 13129 to be 'Public purposes - Water and Parkland'.

CONDITIONS IF REZONING IS TO BE APPROVED

Although I object to the rezoning proposal, if Council decides that it is appropriate that the whole of Lot 13129 be rezoned for light industry, I request that the rezoning approval be subject to the following conditions. These are designed to address some of the concerns raised in my objection. I note, however, that it is impossible to address all my concerns through the imposition of conditions. Therefore, I maintain that the most appropriate outcome is that the **proposal should not be approved**.

Protection of remnant bush

I have been advised by the CEO that it is not the intention of the present Council to touch the remnant bush on Lot 13129, which takes up a significant part of the Lot area. However, to safeguard against any future attempts to remove this bush and to protect it for future generations, I request that any approval for rezoning of Lot 13129 to Light Industrial, should be **subject to** the current extent of the bush being left untouched and any buffer zone required for fire mitigation or to meet other requirements for the particular use, be taken from the existing cleared area.

Please see annexed to this submission, **Map A – Bush to be protected** for demarcation of bush to be left untouched.

Improved visual buffer
The current bush provides some sparse visual buffer from potential future light industrial uses, but it is deficient. I request that to ensure this buffer is sufficient in the future, suitable local, dense shrubs and trees be planted along the boundary of Lot 13129 where it meets Rusmore Rd.

Planting should be done in the first autumn following approval, so the vegetation has maximum time to establish and provide the necessary visual buffer in the future.

I do not consider it appropriate, as suggested in a map provided to me by the Shire's Planning Officer, that vegetation and trees on our property should be relied on as part of any visual buffer from the light industrial area.

Further, I note that there is no requirement on Council to enhance this visual buffer in the future, unless in its opinion it is necessary.

Therefore, I submit that any approval for rezoning of Lot 13129 to Light Industrial, be **subject to** the requirement that the Shire plant additional native vegetation suitable for providing a visual buffer between Rusmore Rd and Lot 13129, in the first autumn following approval.

Please see annexed to this submission, **Map B – Additional vegetation** for the area where additional vegetation should be planted to achieve a better visual barrier between Rusmore Rd and Lot 13129.

Protection of quiet amenity of Rusmore Rd
As the sole accessway to our property and as a quiet road bordered by bush or rural land which is enjoyed by many people for wildflower viewing, walking, exercise, and general outdoor pursuits, I submit that the quiet amenity of this road should be protected. The amenity would be significantly affected if vehicle traffic increased due to access being permitted along Rusmore Rd, over the cross-over and down the embankment to the cleared area of Lot 13129. Thus, I submit that any approval for rezoning of Lot 13129 to Light Industrial, be **subject to** the addition of road signage in two places:

- at the entry of Rusmore Rd from Terry Road, indicating 'No access to Old Saleyards Light Industrial area'
- at the crossover from the Light Industrial area onto Rusmore Rd, indicating 'No access to Terry Road – Emergency use only'. This would allow an emergency exit in the event of fire, which is notably important, while discouraging regular use of this as an accessway to and from the Light Industrial area.

Please see annexed to this submission, **Map C – Signage for Rusmore Rd** showing proposed location of these two signs.

Potential future uses – requirement to advertise
In the Shire of Boyup Brook Local Planning Scheme No.2, the **Table 3 Zoning Table** indicates the uses to which land zoned 'Light Industry' may be put and whether such

uses are permitted without a need to advertise (categorised "P" in the table), permitted without the need to advertise at the discretion of the Council (categorised "D" in the table) or must be advertised (categorised "A" in the table).

Should Lot 13129 be rezoned to Light Industrial, it is submitted that the potential future uses listed below should have to be advertised despite being categorised "P" or "D" in the zoning table ie they should effectively be categorised "A" when it comes to proposed uses for this Lot. This is based on:

- the definitions of these uses as noted in the Local Planning Scheme No.2, set out below, which indicate that they are likely to have an impact on the surrounding area and the amenity of our property and our sole accessway along Rusmore Road.
- the minimum distances required as a buffer between these particular Light Industrial uses and a sensitive land use, such as our current residence or any future residence that may be built on either of our lots (800 or 202).

The land uses of concern, their current categorisation in the zoning table and the definitions of each are:

Use	Category	Definition
Industry	D	***industry*** means premises used for the manufacturing, dismantling, processing, assembly, treating, testing, servicing, maintenance and repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes – a) the storage of goods; b) the work of administration or accounting
Industry – Light	P	***industry – light*** means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed
Industry – Rural	D	***industry – rural*** means premises used for industry that - (a) supports and/or is associated with primary production; or (b) services plant or equipment used in primary production
Industry – Service	P	***industry – service*** *means –* a) an industry – light carried out from premises which may have a retail shop front and from which goods manufactured on the premises may be sold; or b) premises having a retail shop from and used as a depot for receiving goods to be serviced
Telecommunications Infrastructure	D	***telecommunications infrastructure*** means premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower,

		antenna, tunnel, duct, hole, pit or other structure related to the network.

Thus, I request that any approval for rezoning of Lot 13129 to Light Industrial, be **subject to** the following uses effectively being categorised "A" if there is ever an application to Council for one of these uses on this Lot. That is, advertising should first be required to ensure the community has input into the decision about the particular use:

- Industry
- Industry – Light
- Industry – Rural
- Industry – Service
- Telecommunications Infrastructure

Further, within the Industrial use category, there are specific uses that require minimum distances as a buffer from sensitive land uses including residences, as set out in the EPA - Guidance for the Assessment of Environmental Factors - Separation Distances between Industrial and Sensitive Land Uses - No. 3, Appendix 1. Some of these uses cannot be within 300m of a residence and thus would not be permitted on Lot 13129 in any event due to the proximity to our house and other houses in the area, but there are some that are permitted on a 'case by case' basis, or permitted within a closer distance. The following are of particular concern to me:

Use	Minimum buffer	Description
Abrasive blasting operations	Case by case	metal or other material is cleaned or abraded by blasting with any abrasive material
Automotive spray painting	200	liquid paint is directed onto automotive surfaces by airless, compression, electrostatic or other methods
Chemical storage	200-300	non-bulk storage of chemicals
Fuel burning	200	any boiler(s) capable of consuming 500 kg or more per hour of combustible material, either alone or aggregate, for the supply of steam or in power generation equipment
Metal coating – industrial spray painting inside a booth	200	site on which spraypainting is conducted inside a spray booth
Metal finishing	200	other than galvanizing
Motor Body works	200	including panel beaters
Waste disposal – industrial liquid waste	Case by case	site on which liquid waste from other premises is stored, reprocessed, treated or irrigated/discharged

I request that any approval for rezoning of Lot 13129 to Light Industrial, be **subject to** the requirement that if any of the above uses are proposed, the specific proposal must be advertised to ensure we and the rest of the community have an opportunity to provide input into the decision by Council.

CONCLUSION

In conclusion, I object to the rezoning proposal. However, if approval is considered, I request that consideration be given to dual zoning that allows the remnant bush to be rezoned Public Purposes – Water and Parkland' and the cleared area to be rezoned 'Light industrial'. Finally, if approval for rezoning of the entirety of Lot 13129 is considered, I request that it be subject to the conditions listed above.

Please note that I have prepared this submission as best I can with the limited resources at my disposal. I have no special knowledge of town planning or impacts from rezoning. Given the Shire has its own Planning Officer and significantly more resources and experience in dealing with planning issues, I would be grateful if I could be advised immediately if there are any comments in my submission that are not accurate from a planning perspective, so that I may reconsider and resubmit them before any decision is made by Council.

Thank you for considering my submission. I expect to join the Council Briefing Session on 17 November and am happy to speak about any aspect of my submission at that time.

Kind regards,

Fiona Murray

Annexure to Fiona Murray submission - Scheme Amendment 21 - Maps A, B and C

Map A – Bush to be protected

Map B – Additional vegetation

Map C – Signage for Rusmore Rd

CN/42/001

October 1 2022

RECEIVED - 3 OCT 2022

Mr Dale Putland
Chief Executive Officer
Shire of Boyup Brook

Dear Mr Putland

I note the report on a rezoning proposal to develop the former sale yard site for the use of 'light industry' as contained in Local Planning Scheme No.2 Amendment No. 21.

As the person most affected by this proposal by virtue of proximity and by being the most constant user of Rusmore Rd, my only access, I am very conscious of and concerned about the environmental effect of the proposal. My concern has two aspects; the specific effect on Rusmore Road and the more general effect of the whole proposal.

Rusmore Road, named after the early twentieth century name of the farm where I live, is a very attractive small road, lined by wild flowers in the spring and overlooking what is probably the best view of this part of the Blackwood Valley to be seen from the town. It is also of heritage value having been for some fifty years the entry to the town from the Bridgetown road.

The road is used regularly by townspeople walking with and without dogs and it joins the walk trail around the town. As I drive to and from town or walk along Rusmore Road I often meet people from the town or visitors who park to explore the bushland . The charm would be destroyed by having industrial premises open onto the road (as would be the case if the eastern end of the proposed area was cleared and levelled for use). Its appeal would also be destroyed if it became an access road for industry in the main saleyard area, particularly if it were altered to accommodate such traffic.

It is noted in the preamble to the proposal that the land to the south of Rusmore Road, now rated as 'rural' , may in the future be changed to 'rural residential' , making it available for minor subdivision and homes. Whether or not the Council would seek to promote this subdivision it is hardly likely that it will be attractive for homes if it has industry across the road or if the road is an industrial access.

As regards the effect of the proposal more generally the term 'light industry', as defined, is clearly quite elastic as regards the nature of the industries permitted. It says nothing about the size and shape of the buildings or of the inevitable surrounding debris of an industrial area, light or otherwise. Buildings and debris would be visible from the Bridgetown – Boyup Brook road, all the more so if the present partially screening bush has to be cleared or burned for fire safety. The proposed area is described in the proposal as a bushfire prone area so such clearing is envisaged to change the fire risk from being 'medium to severe' to 'moderate to low'. Such clearing may be an insurance issue. If undertaken it will certainly be a beauty issue.

This visual pollution would be counter productive to the current very successful efforts to make the town attractive to tourists and prospective residents. These efforts would be better served by limiting industrial activity to the area it now occupies (and makes ugly) on the north west corner of the town. The view of this unsightly area is fortunately hidden from the Donnybrook road by being down Henderson Street. A similar unsightly instillation at the saleyard site will not be so hidden from the Bridgetown road. It is not in the interest of the town to have this entry made unattractive. Boyup Brook is, in its layout, a more attractive town than highway ribbon towns such as Donnybrook and Bridgetown. It has much going for it as a place to live and Council is making on going progress in

beautifying its streetscapes. This is compromised for townspeople, for visitors and for prospective new residents if one of its points of entry is made ugly and uninviting.

Air, water and soil pollution from 'light industry' is not addressed in the proposal but is firmly addressed in ' State Planning Policy No. 4.1 State Industrial Buffer' and , under this banner, breaches would ,I know, be continuously monitored and reported by local observers . In this context it may be noted that the prevailing wind, which is fairly constant, would carry any smoke or other discharge from the saleyard site straight to the town, first to the two primary schools.

From the aspect of soil and water pollution it may be noted that the natural drainage is ultimately to the old railway dam at the top of William Street (the reason, in 1915,for establishing the whole reserve as a catchment). This dam is cracked and almost empty even after winter. It is no longer serviceable but could no doubt be repaired as a future need arises. Currently runoff continues down the western edge of town. The report mentions the small amenities and toilet block present above the cleared area as, presumably, an asset for the proposal. The outlet for the toilet's septic tank is less than ten metres from the bank , adequate for a toilet used no more than once a fortnight (on sale days) but not one used more heavily.

The definition of 'light industry ', as offered, does not address the nature and amount of the traffic generated by its activity. I have noted this as regards Rusmore Road but it could be much more onto and off the Bridgetown – Boyup Brook Road.

My concerns in this matter are not pecuniary since I gave the farm to my children several years ago and concern about depressed land value is theirs. In this context it may be pointed out that they are currently investing some hundreds of thousands of dollars directly into the town by employing a local builder and contractors to build a house on the farm. They currently live and earn away from the farm but have an ongoing commitment to it and to the district where they were all born.

My concern is with the damage that may be done to the beauty of this corner of the town, particularly to Rusmore Road and to the point of entry to Boyup Brook on the Bridgetown road.

If, despite objections, the proposal does go ahead I would seek to have it limited to the existing cleared and flattened area, with no further clearing of the bush eastward of that already cleared. This land alongside Rusmore Road although in part contaminated by tagasaste has notable trees and wild flowers. Clearing and use should also exclude the area between the present flattened land and Rusmore Road (the strip above the bank). This should be retained and rehabilitated as a visual buffer. These areas should be re-zoned in a manner to protect them from future industrial use .

I invite you to visit me on this small farm, now owned by my children but bought by me sixty years ago. I chose it then as one of the most attractive farms in the shire which, at that time, I knew well. Its beauty is enhanced by the approach to it along Rusmore Road and the view from the road down the river valley as already described.

Yours faithfully,

Graham Calley

Graham Calley
81 Rusmore Road
0429385287 grahamcalley@bigpond.com

2 October 2022

Mr Dale Putland

Chief Executive Officer

Shire of Boyup Brook

By email: shire@boyupbrook.wa.gov.au

Dear Dale,

Local Planning Scheme No. 2 Amendment No.21 – rezoning proposal for Lot 13129

- **Initial submission**

Thank you for your letter of 24 August 2022 providing Notice of a proposed amendment to Local Planning Scheme No. 2.

I have also had a helpful and informative call with Adrian Nicoll who provided some high-level guidance to the relevant documentation and assisted in progressing a preliminary understanding of the proposal.

Please consider this an interim response only, seeking an extension of time and request for significant additional information and material support to provide a more informed response that responds to our concerns.

On initial review, we are concerned about the impacts of this rezoning at three levels – firstly the long term impact on the amenity of our rural property, secondly the impact on the town and the environment and thirdly the impact of the process itself which we are already finding difficult and which is causing significant distress.

I note this amendment seeks to rezone Lot 13129 Boyup Brook from 'Rural' and 'Public Purposes – Water and Parkland' to 'Light Industrial'.

I own, with my sister Fiona Murray (Calley), the property at 81 Rusmore Road. This property adjoins the full length of Rusmore Road and Rusmore Road adjoins Lot 13129. Rusmore Road is the only accessway to our front gate and driveway, leading to our residence on the property.

Our father, Graham Calley, resides permanently on the property. My sister and I and our families are regular visitors to the property and are currently investing in it in a significant way. This includes building a new residence, upgrading water catchments and planting hundreds of trees to enhance the landscape and protect the environment. Our intention is to spend more time at the property in the short-term, and to live there in the long-term.

Having considered the Scheme Amendment Report, I have real concerns that the proposed rezoning will have a significant impact on the short- and long-term amenity and use of our property, the use and protection of the adjoining bushland and access road and the amenity of a major entry point to the town. Irrespective of any mitigation against the impact of 'Light industrial' use, by its very nature such use will inevitably create significant safety, ecological, noise, air, light and visual pollutants – far more than the uses under the currently zoned 'Rural' or 'Public Purposes – Water and parkland'.

Obviously, we have not forward planned any time to respond to significant issues such as this and have limited capacity to respond within nominated fixed timeframes due to the need to work full time and manage family commitments.

Also due to my inexperience with these matters and the significant impact on our property we are finding that reviewing and understanding the information referred to us, is proving time consuming, confusing and consequentially, we are not as informed as we would like. Therefore, we formally request the following to assist us in providing a more articulate and informed response:

1. Further information on the 'why' behind the proposed rezoning and whether this is in response to any particular request for any specific industry or from any specific group or individual
2. Further information on the process to date – we are not clear on what alternatives have been considered and are not clear on why Light Industrial has been nominated rather than Public Purposes (for example)
3. Please provide copies of all relevant information that we should review, (in hard copy) with relevant sections highlighted so we can be sure we are reviewing the correct information, including information that may not yet be available to the public. We are finding the review of the online documents difficult and containing significant amounts of information that may or may not be relevant.
4. Please provide copies of all background documents including reports that may not have been released by Council such as updated versions of the Strategic Plan (discussion with Adrian Nicoll suggested there is an update that is yet to be endorsed and released)
5. We have no special knowledge of town planning or impacts from rezoning. We simply don't understand the extent of possible impacts and are not confident the Environmental Act or any other mechanism will provide any protection against adverse impacts. Therefore we request that the Shire provide access to advice and assistance from specialists in key areas, including Town Planning, Environmental, Noise and Acoustic, Legal and others to assist in understanding the information made available and in providing a reasonably informed final submission. We assume this advice will or has been obtained by Council and think it is reasonable to assume we can get access to similar independent advice.

Please note we have not proposed a date for providing a final submission as this is contingent on the provision of all relevant documents and support as outlined above, however assuming we are provided with the relevant support I think we will still need at least 4-6 months if we are to reasonably understand the range of issues and complexity that seems to be inherent in the re-zoning process.

This response is provided in the absence of the required professional advice and support and may be subject to updating, clarification and amendment once we receive the requested support and provide a more detailed submission.

Also, further to the discussion with Adrian, he confirmed it is appropriate to have a direct discussion with yourself or other Council representatives to determine if an alternative use for the site is of interest to Council as we collectively care for the town and its future. We are also conscious of not creating a process that negatively impacts our lifelong affinity and attachment to our hometown, where, as mentioned earlier we are preparing to return as soon as possible.

We would appreciate the opportunity to discuss in more detail. I look forward to hearing from you and thanks in advance.

Kind regards,

Ian Calley

0417 814 015

icalley@bigpond.com

Subject: Local Planning Scheme N02 Amendment No 21 – rezoning proposal for Lot 13129 - Submission

Dale,

Hi, Further to my previous email, please find following response to the proposed re-zoning. This response is in addition to the response forwarded by Fiona Murray under separate cover.
I am fully supportive of the issues raised in that response, and in addition request the following be taken into consideration by the Council when reviewing the re-zoning:

1. The process has not really allowed us to respond to the fundamental issue of whether the re-zoning is required – the verbal feedback from Adrian advised that Council is not required to explain or justify the re-zoning and was able to proceed with rezoning application without releasing the justification. Consequently it is difficult for us to challenge the fundamental need or rationale. However Adrian clearly advised that the Light Industrial zoning has limited or no impact on residential areas and the two uses are frequently located side by side. We do not agree with this assessment, however if this is the case then we assume there are multiple other options for Light Industry to be located around the town. We have not been issued the base analysis and reports undertaken by Council, but have located some documents such as the Draft Local Planning Strategy by looking online for old Council meetings. These appear to be a work in progress and assume we will be given an opportunity to comment on these once they are released and prior to any rezoning being approved.

2. Due to the difficulty in responding to the fundamental issue we have not been able to respond properly to the need for the rezoning and instead have only been able to respond to the impacts and possible mitigations.

3. The additional information provided by Adrian has not really allowed us to make a proper assessment of the impacts and therefore required mitigations. In particular we are not clear on the implications of the noise levels allowed under Light Industry – the DBA levels provided do not give adequate benchmarks or examples against which to gauge the impact. We do not have the equipment to determine if the nominated noise levels are intrusive or not. The point to which this noise impact is measured is also not clear and if it becomes a constraint in the future then it will impact on our ability to locate a house on the farm ie if this area is light industry then we will be prevented from locating a house within a certain distance due to the noise. We assume the noise impact from a Light Industry zoning will be measured to the current boundary fence to avoid this future issue.

4. The level of light pollution allowable under Light Industry is not clear – in the event of 24hr operation this could be a significant impact on the liveability and amenity of the farm. We assume Council can provide some light spill analysis or clarity around this issue and confirm that any landscape buffer will completely screen both the facility and the light and noise generated by the facility.

5. The required buffer should be located completely on the proposed Light Industry lot and not rely on trees and plantings on the adjoining site or on the natural bushland as this is not able to be controlled by the Light Industry operator and therefore maintained on an ongoing basis to ensure the buffer achieves the objectives of managing noise, dust, light and any other impacts.

6. Some uses are particularly impactful such as Abrasive Blasting operations, Metal Finishing, Chemical Storage, Automotive Spray Painting, Motor Body Works, Waste Disposal Fuel Burning etc and we request further definition of Light Industry be attached to the rezoning to specifically exclude these and the more detrimental uses.

7. Local access from Terry Road should be mitigated and avoided

8. Protection of the local flora and fauna is important and we assume all existing natural bush will be retained and protected. We propose an alternative site boundary to the re-zoning to retain existing bushland outside the Light Industry designation – refer attachment 'Screening'. This also allows a bushland screening edge to maintain the character and ecology of the area that remains in control of Council, together with a denser screening element that is provided by and maintained by the Light Industry operator. This also allows a fence to be located away from the boundary edge and a natural bushland to border Rusmore Road.

In summary, we are not supportive of the re-zoning and would rather see an alternative strategy developed. In the event this rezoning progresses we think there are a number of potential uses that will have a detrimental impact on the amenity of the area and the ongoing liveability and amenity of the farm. We think this will have a material impact on the value of the farm and the range of options available to us in the future. We are happy to discuss in more detail to better understand the Council planning objectives and look forward to discussing.

Thanks and regards
Ian Calley
0417 814 015

Hi Dale and Adrian

Sorry I haven't had time to write a formal letter regarding the re-zoning of the saleyards to light industrial as I have been away on leave for the last five weeks.

I would just like to say that as the owner/occupier of 49 Lee-Steere Drive, I strongly oppose the re-zoning to light industrial.

As others have stated this will impact the quiet enjoyment of the area, de-value properties and have an impact on wildlife and rare flora.

With the shortage of housing blocks available, wouldn't it be more beneficial to the Shire and community for Council to investigate if this area could be used for residential or special rural.

This would be much more in keeping with the area and assist in Boyup Brook's housing shortage.

I urge Council to think outside the square and not take the easy option which in the long term would be detrimental to not only property owners but the community as a whole.

Please consider if you would like to live next to an industrial area, see the beauty of the landscape destroyed and listen to the noise. This is not why we purchased our property and made a life here. Let's leave the industrial area to one place, it's the sensible thing to do.

Kind regards

Nicki Jones

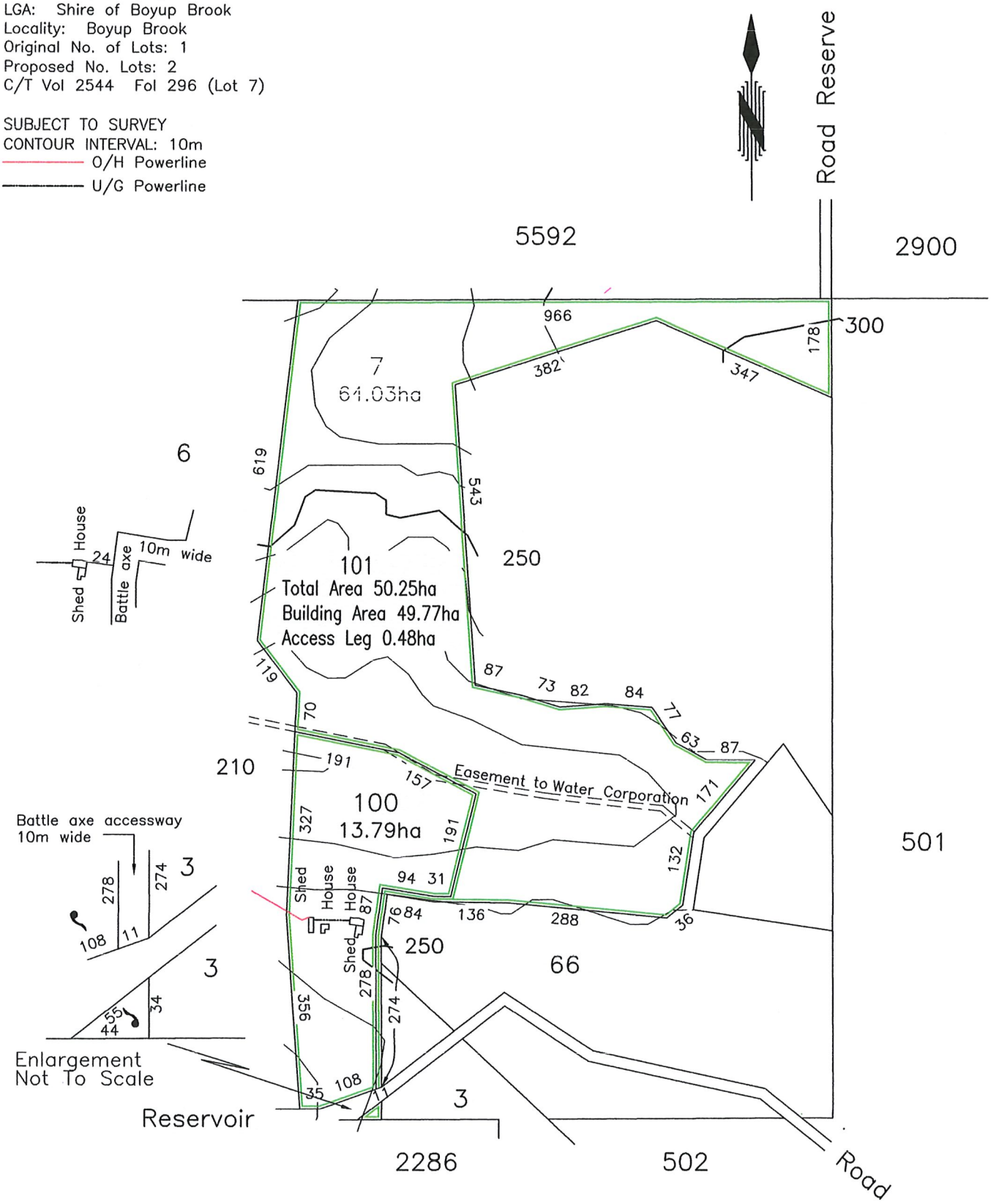
PROPOSED HOMESTEAD Lot SUBDIVISION of Lot 7 on D.P. 37207

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
04-Oct-2022	162877

Scale 1:10,000 (A4)
LGA: Shire of Boyup Brook
Locality: Boyup Brook
Original No. of Lots: 1
Proposed No. Lots: 2
C/T Vol 2544 Fol 296 (Lot 7)

SUBJECT TO SURVEY
CONTOUR INTERVAL: 10m
O/H Powerline
U/G Powerline



J. H. TOWIE. (Licensed Surveyor 629)
P.O. Box 435, Manjimup WA.
jhtowie@bordernet.com.au
Ph 08 9758 1825

PROPOSED HOMESTEAD Lot SUBDIVISION of Lot 7 on D.P. 37207

Scale 1:10,000 (A4)
LGA: Shire of Boyup Brook
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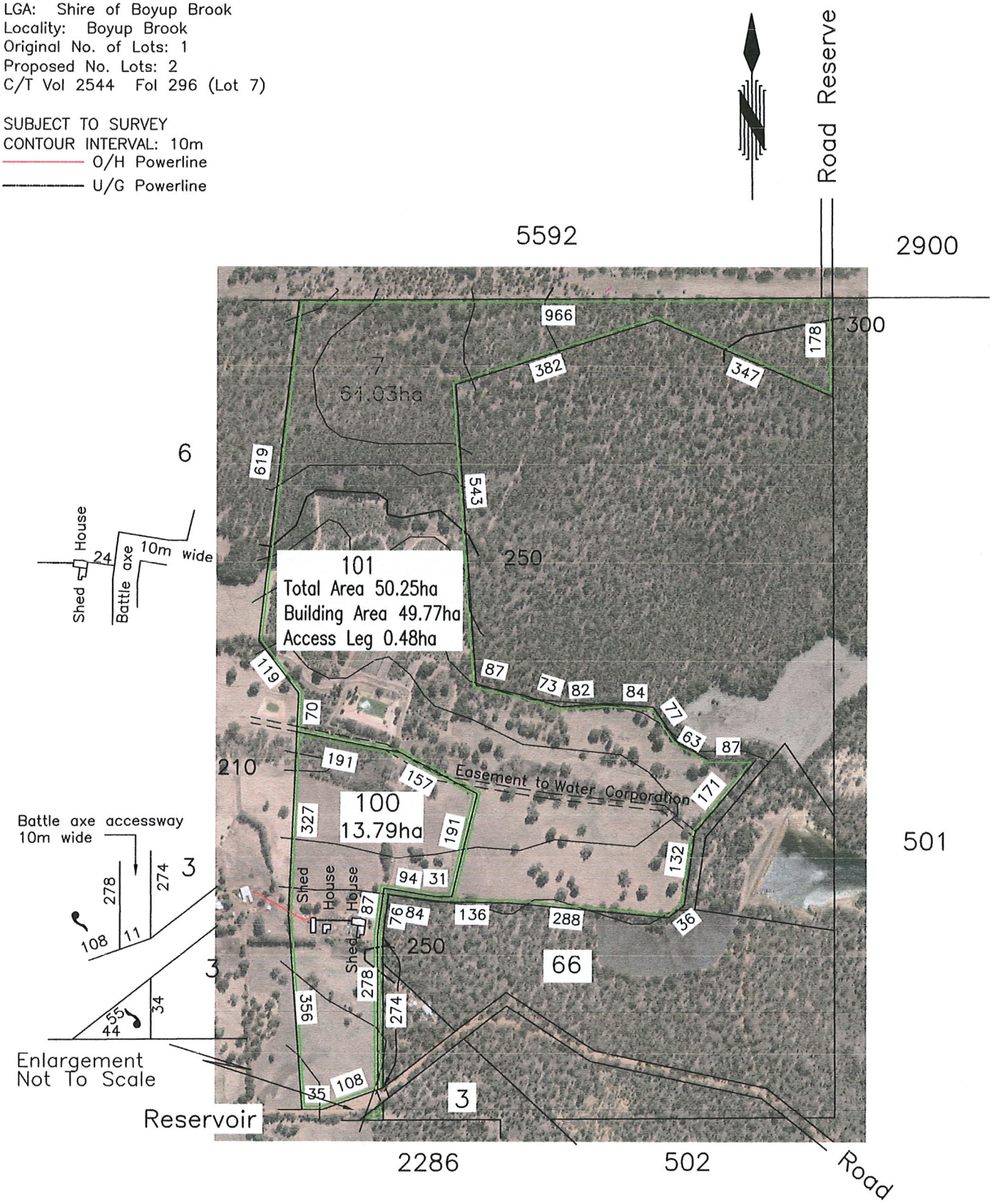

J. H. TOWIE. (Licensed Surveyor 629)
P.O. Box 435, Manjimup WA.
jhtowie@bordernet.com.au
Ph 08 9758 1825

MINUTES

Rylington Park Committee Meeting
held in the Shire Chambers
Commenced at 5.00pm on the 13th October 2022

Attendance
Cr Richard Walker – Shire President
Cr Charles Caldwell arrived at 5.25pm
Cr Kevin Moir
Cr Darren King
Mr Andy McElroy

Matt Chambers

Mr Dale Putland
Mrs Carolyn Mallett
Mrs Maria Lane
Mr Marc Deas
Mrs Erlanda Deas

Apologies
Mr Joshua Stretch
Mr James Johnston
Cr Helen O'Connell

Order of business:

Presentation by Matt Chambers

Matt Chambers provided a PowerPoint presentation regarding *"Responsible Wool Standards 2022".*

Report from Marc and Erlanda Deas

Rylington Park – September 2022

Sheep

- Move mobs together to empty paddocks for weaning.
- Weaned XB lambs. They were counted by Matt Chambers. They were drenched, vaccinated and sprayed.
- These ewes were split into cull-for-age and the ones to keep.
- Went through all rams to record ages, crutched them in the Te Pari, drenched, etc. Bought 4 White Suffolk rams at the Dinninup ram sale from Wayne White on Friday. We have been buying Wayne's rams for many years and are happy with their performance. They have always accommodated us with selecting rams on farm after the sale, which we don't have to do this year as we bought all needed at the sale.
- We will go to the Lukin Springs ram sale on Monday, 17 October, to buy merino rams. We have been buying their rams ever since we started at Rylington 12 years ago. They have the wool quality we are after for the shearing schools and their rams made our decision to go non-mulesing less stressful. Their new sires come from a non-mulesed stud and they have seized mulesing as well.
- Crutching ewe hoggets on Wednesday.
- Selling 348 cull-for-age ewes on Thursday to Walsh's for $4.00/kg.

Cropping

- Got quotes for hay baling and harvest – Dave Muir will do the baling and Marcus Gifford will do harvest.
- Sprayed paddock 10 – red mite & cape weed.
- Ordered canola for next year.
- We have areas in canola which will need to be sprayed with Roundup to kill ryegrass in paddock 6 & 33 and radish in paddock 22 before harvest.
- Discussed fertilizer needs for next year with David Lane and Dan Glover (CSBP)
- Plan to discuss and put crop plan together on 27 Oct or 8 Nov
- CSBP will give us a rebate of $1000 towards a 25000 litre Flexi N tank which retails for $6011 (excluding) at the moment.
- Busy spraying thistles, around buildings and around some crops.

Schools / Events

- Adama Australia had a 2-wheel trial tour on 13 September. Adama takes anyone involved with farming on this 3-day tour. This was their fifth year visiting a different area each year.
- Possibility of having brick layers stay at Rylington while building at Chapman's.
- ECU put up a "node" on the hill on the eastern side of the farm
- Had annual field day on Friday 23 September.
- Had novice shearing school 3-7 October. 436 cull-for-age ewes were shorn. We had 13 students attending. As it was still school holidays, 3 of them were from Ag Schools. The one has been here before and shears on his parents' property alongside the contractors. Another works in shearing teams during the school holidays and the third's dad wants him to go shearing for a

few years before coming to the farm. 5 of the students are already in teams as pressers and roustabouts and jump up when they can to shear a little. One student's dad works for a contractor in Lake Grace and was sent here to be able to get a job on the same team. A lady who works as a roustabout brought her underage daughter to learn about the wool who will come to the woolhandling school in December. We also had a young boy whose dad is a shearer and will be one of our trainers for the next school. The last student is a farmer's son who is back on the farm and wants to learn the wool and how to shear.

- After speaking with SafeFarms WA, all students and trainers filled in an induction form on the first day of the school. We have used their generic induction for shearers but will modify it a little to accommodate our needs. We will organise an hour zoom meeting with SafeFarms to discuss this and get tips on how to best implement our customised system. They also recommend a WorkSafe audit/assessment which is free of charge and will help to point out areas of concern.
- Students also have to register online now for the schools via Eventbrite set up by AWI to be able to have them all on a database.
- Michael Wright organised 3 talks on the Wednesday of the school. The first was on setting a goal, working together in a team and make a point of understanding others. The second was a money talk on doing a basic budget and planning to save. The third person was a vet talking about animal welfare.
- The students filled in a feedback form and all loved the talks – maybe change the time of day and spread them over the week. The main complaint from them was to be able to use Wifi.
- Erlanda attended the WA wool TAG meeting on 29 September in Perth. The committee chairman, Chris Patmore, visited the shearing school on Friday. The next meeting will be in January.
- We need to discuss the advanced schools as they will need a lot more sheep to sheer and we'll have to pay them. We are aiming to have 6 shearers for the 3 days. When paying a team to do you're shearing it will cost you around $9 per sheep or more. We spoke about paying them $4 to $4.50 and pay super on top of that. We want them to stay on the farm and as they get paid, they will have to pay for food and accommodation. The wool handlers will still be in training and will not get paid and will not pay for accommodation. AWI will pay the 2 trainers as per normal and as per the contract.

General

- Finished fence sections and hanging gates for field day
- Te Pari was temporarily installed and connected before field day. A lead-up-race with more anti backers built in was purchased and will replace the portable yard panels. Cam Atherton will concrete the yard section to be able to secure the handler when he concretes the chemical shed.
- Plumber replaced all tapware in shearing shed. Hot water system in shed is working well.
- Had busy Bee – cleaned up around buildings, at front gate, burned wood, etc.
- Shire graded the entrance road and took away the sea container.
- Shire is looking at extending the gravel pit in paddock 15 – also spoke about closing the pit in paddock 35.
- New blinds were put into the lecture room and all 8 rooms.
- Asked Co-Op, Ag Supplies, Nutrien, AWI and Westcoast whether they want to put up "core-flute" signs in the shearing shed. Received signs from Westcoast Wool and AWI so far.

- Waiting on Cam Atherton to do concreting in chemical shed to be able to finish the project. Sand was pushed in and gravel around the edges.

What lies ahead

- Get quotes and order beds.
- Will attend Merinotech day on Thursday, 13 October.
- Marc will be doing a Chemcert course in the new year as the course coincides with the ram sale.
- Marc is doing a chainsaw workshop on 20 October for WHS compliance.
- Wean merino lambs (Matt Chambers to count)
- Shearing schools
- Busy organising speakers for the lady's day and then work on sponsorships
- Yard work around sheep handler
- Checking sheep for fly strike
- Market lambs
- Class ewe hoggets
- Fencing

Calendar:

- 24-28 October -novice shearing school
- 14-18 November novice shearing school
- 6-8 December advanced shearing school and wool handling course
- 16-20 January novice shearing school
- 24-26 February fox shoot
- 27 February – 3 March novice shearing school
- 24 March Storm in a Teacup
- 18-20 April advanced shearing school and wool handling course
- 1-5 May novice shearing school

1. Previous Minutes

Committee Recommendation

MOVED: Mr Andy McElroy **SECONDED: Cr Charles Caldwell**

That the minutes of the Rylington Park Committee held on 1 September 2022 be confirmed as an accurate record.

CARRIED 6/0 **Res 22/10/137**

2. General Business

- **Rylington Park Field Day Debrief**
  It was suggested that the date be made mid-week.
  Organize other speakers for next year.
  Not many people were aware of this event, advertise it in the Manjimup Bridgetown Times.

- **Rylington Park Scholarships**
  Cr Darren King, Cr Charles Caldwell will be interviewing the scholarship winners and Andy McElroy will be a proxy.

FOR ACTION

Maria emailed the Rylington Park Committee on 21st October 2022 in relation to the Rylington Park Scholarship.

The interviewing will take place at the High School on the 21st November 2022. Time to be confirmed.

3. Next meeting will be held on **9th November 2022 at 5.00pm at Rylington Park.**

There being no further business the Shire President, Cr Walker thanked all for attending and declared the meeting closed at 6.45pm.