



# Shire of Pingelly

## Attachments

Ordinary Council Meeting  
17 April 2019



# **Attachment 1**







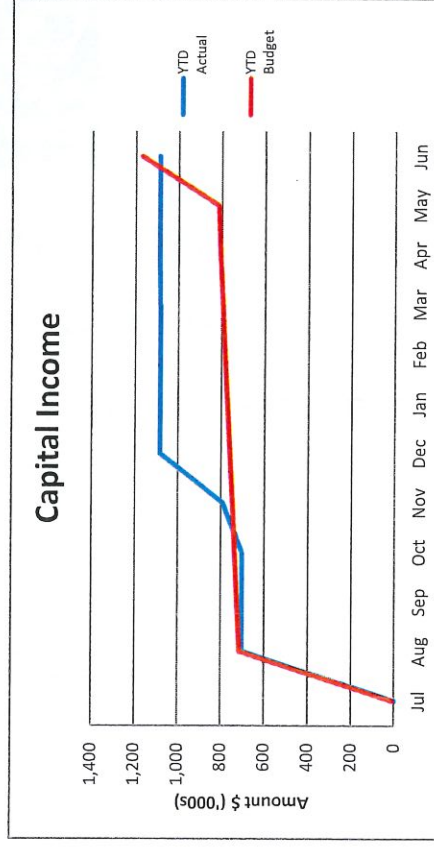
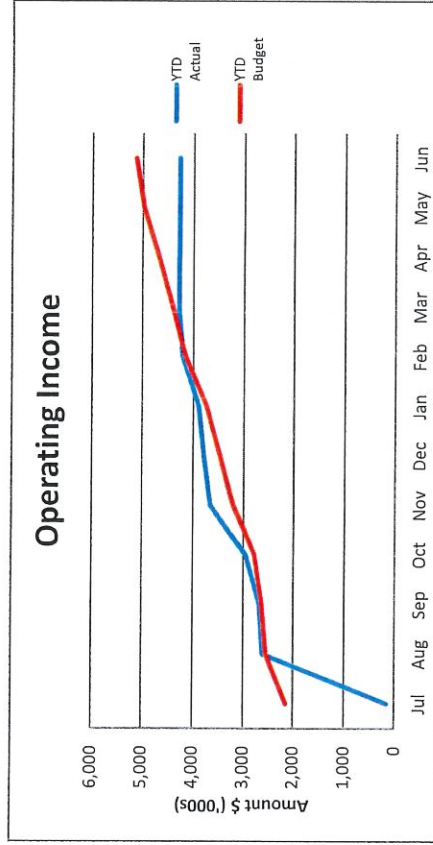
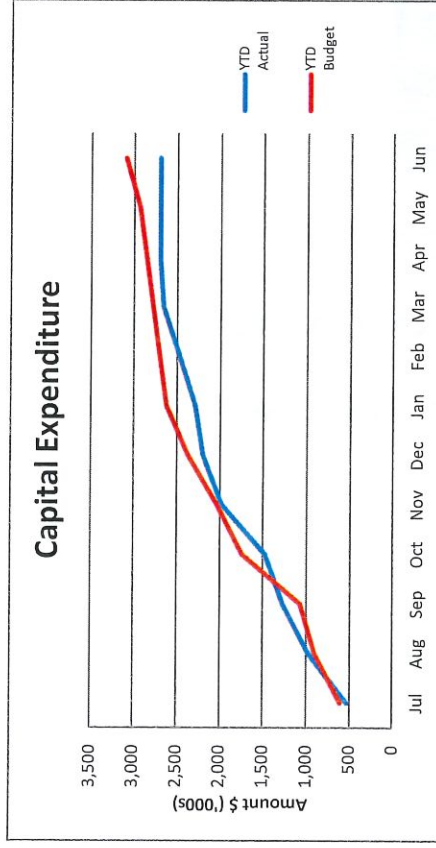
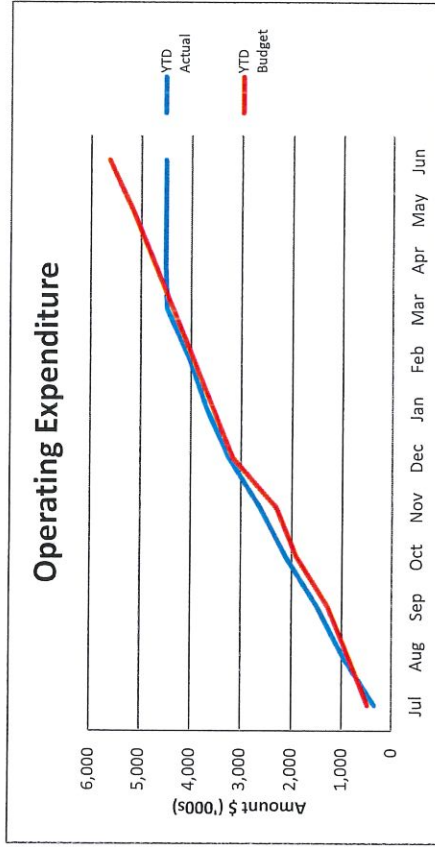


**SHIRE OF PINGELLY**  
**MONTHLY STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2018 TO 31 MARCH 2019**

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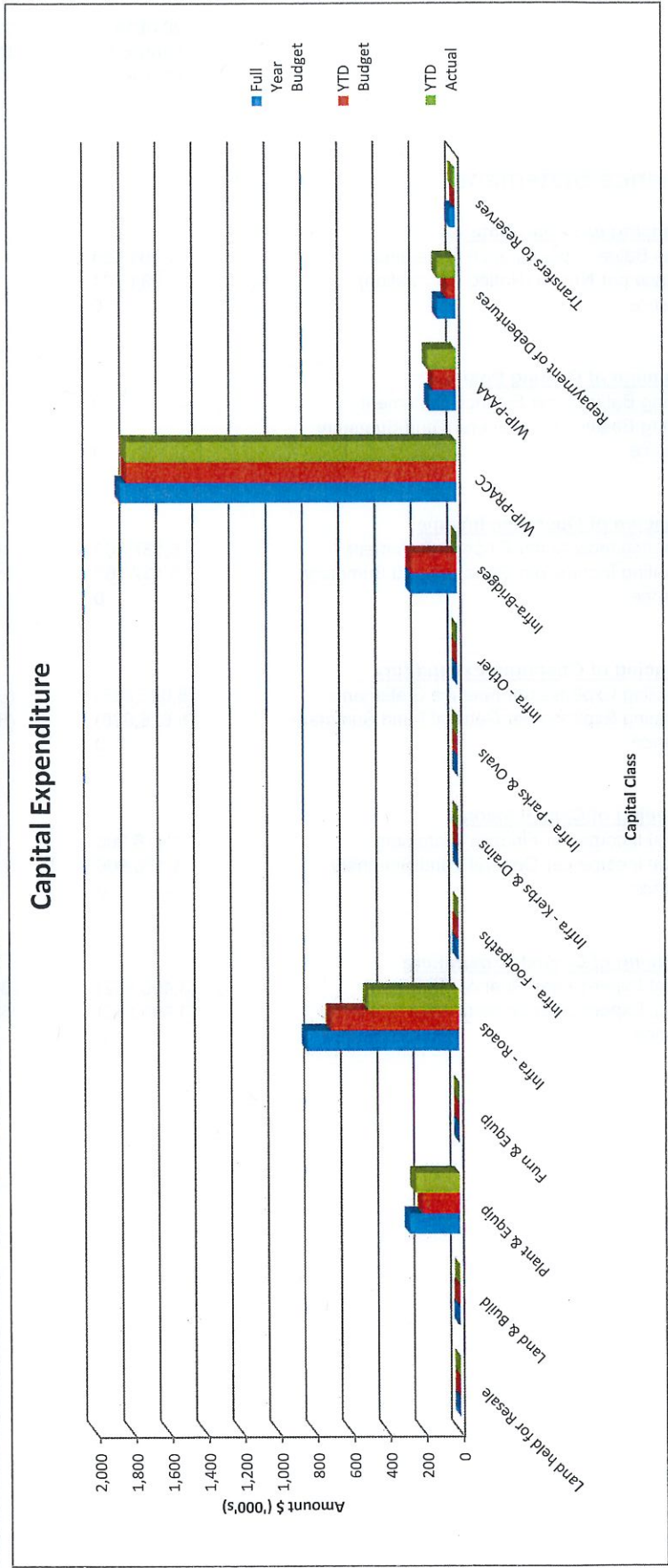
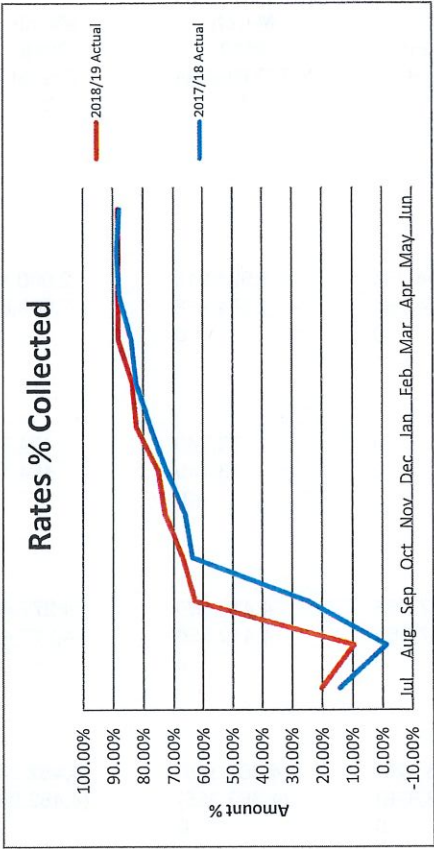
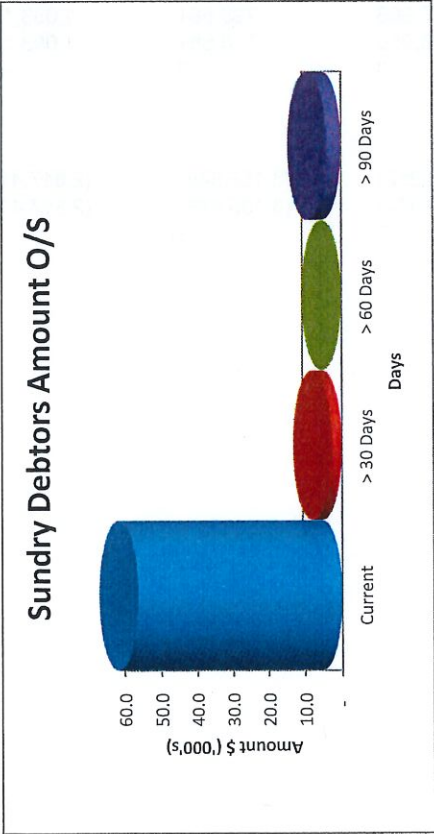
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# Income and Expenditure Graphs to 31 March 2019





Other Graphs to 31 March 2019



## SHIRE OF PINGELLY

### Summary of Balancing Contained Within The Monthly Reports

	2018/19 Adopted Budget \$	2018/19 Revised Budget \$	March 2019 Y-T-D Budget \$	March 2019 Actual \$
<b>Finance Statement</b>				
<b><u>Balancing to Rating Note</u></b>				
Rates Balance per Finance Statement	1,994,784	1,994,784	1,994,918	2,000,887
Balance per Note 6 (Rating Information)	1,994,784	1,994,784	1,994,918	2,000,889
Variance	0	0	0	(2)
<b><u>Balancing of Closing Position</u></b>				
Closing Balance per Finance Statement	0	0	73,749	454,770
Closing Balance per General Fund Summary	0	0	73,749	454,770
Variance	0	0	(0)	0
<b><u>Balancing of Operating Income</u></b>				
Operating Income per Finance Statement	5,137,563	5,137,563	4,410,590	4,277,424
Operating Income per General Fund Summary	5,137,563	5,137,563	4,410,590	4,277,422
Variance	0	0	0	2
<b><u>Balancing of Operating Expenditure</u></b>				
Operating Expense per Finance Statement	(5,626,626)	(5,626,626)	(4,363,355)	(4,482,242)
Operating Expense per General Fund Summary	(5,626,626)	(5,626,626)	(4,363,355)	(4,482,242)
Variance	0	0	0	(0)
<b><u>Balancing of Capital Income</u></b>				
Capital Income per Finance Statement	1,176,966	1,176,966	798,581	1,093,107
Capital Income per General Fund Summary	1,176,966	1,176,966	798,581	1,093,107
Variance	0	0	0	(0)
<b><u>Balancing of Capital Expenditure</u></b>				
Capital Expense per Finance Statement	(3,490,962)	(3,490,962)	(3,155,849)	(2,817,414)
Capital Expense per General Fund Summary	(3,490,962)	(3,490,962)	(3,155,849)	(2,817,415)
Variance	0	0	0	1



## SHIRE OF PINGELLY

## STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 31 MARCH 2019

	NOTE	2018/19 Adopted Budget \$	2018/19 Revised Budget \$	March 2019 Y-T-D Budget \$	March 2019 Actual \$	Variances Actuals to Budget \$	Variances Actual Budget to Y-T-D %	
<b>Operating</b>								
<b>Revenues/Sources</b>								
Governance		85,669	85,669	64,277	57,505	(6,772)	(10.54%)	▼
General Purpose Funding		696,301	696,301	524,282	455,254	(69,028)	(13.17%)	▼
Law, Order, Public Safety		65,902	65,902	35,738	75,758	40,020	111.98%	▲
Health		6,936	6,936	5,184	1,476	(3,708)	(71.53%)	
Education and Welfare		11,175	11,175	8,046	10,675	2,629	32.67%	
Community Amenities		343,650	343,650	297,099	196,061	(101,038)	(34.01%)	▼
Recreation and Culture		712,454	712,454	593,476	695,492	102,016	17.19%	▲
Transport		1,118,892	1,118,892	811,277	738,944	(72,333)	(8.92%)	
Economic Services		24,050	24,050	18,018	15,002	(3,016)	(16.74%)	
Other Property and Services		77,750	77,750	58,275	30,368	(27,907)	(47.89%)	▼
		3,142,779	3,142,779	2,415,672	2,276,535	(139,137)	(5.76%)	
<b>(Expenses)/(Applications)</b>								
Governance		(677,507)	(677,507)	(609,739)	(424,104)	185,635	30.44%	▼
General Purpose Funding		(225,373)	(225,373)	(163,035)	(126,199)	36,836	22.59%	▼
Law, Order, Public Safety		(207,056)	(207,056)	(158,855)	(188,729)	(29,874)	(18.81%)	▲
Health		(121,072)	(121,072)	(91,137)	(84,419)	6,718	7.37%	
Education and Welfare		(119,003)	(119,003)	(88,949)	(41,757)	47,192	53.06%	▼
Community Amenities		(408,119)	(408,119)	(301,524)	(274,634)	26,890	8.92%	
Recreation & Culture		(1,338,540)	(1,338,540)	(1,021,381)	(922,918)	98,463	9.64%	
Transport		(2,225,141)	(2,225,141)	(1,676,827)	(2,180,383)	(503,556)	(30.03%)	▲
Economic Services		(264,077)	(264,077)	(199,879)	(172,502)	27,377	13.70%	▼
Other Property and Services		(40,738)	(40,738)	(52,029)	(66,597)	(14,568)	(28%)	▲
		(5,626,626)	(5,626,626)	(4,363,355)	(4,482,242)	(118,887)	2.72%	
<b>Net Operating Result Excluding Rates</b>		<b>(2,483,847)</b>	<b>(2,483,847)</b>	<b>(1,947,683)</b>	<b>(2,205,707)</b>	<b>(258,024)</b>	<b>13.25%</b>	
<b>Adjustments for Non-Cash</b>								
<b>(Revenue) and Expenditure</b>								
(Profit)/Loss on Asset Disposals	2	308,049	308,049	327,549	(73,572)	(401,121)	122.46%	▼
Movement in Deferred Pensioner Rates/ESL		0	0	0	0	0	0.00%	
Movement in Employee Benefit Provisions		0	0	0	0	0	0.00%	
Adjustments in Fixed Assets		0	0	0	0	0	0.00%	
Rounding		0	0	0	0	0	0.00%	
Depreciation on Assets		1,755,000	1,755,000	1,316,223	1,717,459	401,236	(30.48%)	▲
<b>Capital Revenue and (Expenditure)</b>								
Purchase Land Held for Resale	1	0	0	0	0	0	0.00%	
Purchase of Land and Buildings	1	(5,000)	(5,000)	(3,744)	0	3,744	100.00%	
Purchase of Furniture & Equipment	1	0	0	0	0	0	0.00%	
Purchase of Plant & Equipment	1	(273,000)	(273,000)	(204,750)	(240,840)	(36,090)	(17.63%)	▲
Purchase of WIP - PP & E	1	0	0	0	0	0	0.00%	
Purchase of Infrastructure Assets - Roads	1	(833,572)	(833,572)	(703,410)	(498,105)	205,305	29.19%	▼
Purchase of Infrastructure Assets - Footpaths	1	(6,000)	(6,000)	(4,491)	0	4,491	100.00%	
Purchase of Infrastructure Assets - Kerbs & Drains	1	0	0	0	0	0	0.00%	
Purchase of Infrastructure Assets - Parks & Ovals	1	0	0	0	0	0	0.00%	
Purchase of Infrastructure Assets - Bridges	1	(252,000)	(252,000)	(251,998)	(1,290)	250,708	99.49%	▼
Purchase of Infrastructure Assets - Other	1	0	0	0	0	0	0.00%	
Purchase of WIP Recreation and Culture	1	(1,849,533)	(1,849,533)	(1,814,391)	(1,816,676)	(2,285)	(0.13%)	
Purchase of WIP Aged Accommodation	1	(144,525)	(144,525)	(123,897)	(154,300)	(30,403)	(24.54%)	▲
Proceeds from Disposal of Assets	2	113,600	113,600	88,644	92,669	4,025	4.54%	
Repayment of Debentures	3	(98,336)	(98,336)	(49,168)	(98,336)	(49,168)	(100.00%)	▲
Proceeds from New Debentures	3	700,000	700,000	700,000	700,000	0	0.00%	
Self-Supporting Loan Principal Income		7,598	7,598	3,799	7,598	3,799	99.99%	
Transfer from Restricted Asset -Unspent Loans		0	0	0	0	0	0.00%	
Transfers to Restricted Assets (Reserves)	4	(28,996)	(28,996)	0	(7,867)	(7,867)	0.00%	
Transfers from Restricted Asset (Reserves)	4	355,768	355,768	6,138	292,840	286,702	4670.94%	▲
ADD Net Current Assets July 1 B/Fwd	5	740,010	740,010	740,010	740,010	(0)	0.00%	
LESS Net Current Assets Year to Date	5	0	0	73,749	454,770	381,021	(516.65%)	▼
<b>Amount Raised from Rates</b>		<b>(1,994,784)</b>	<b>(1,994,784)</b>	<b>(1,994,918)</b>	<b>(2,000,887)</b>	<b>(5,969)</b>	<b>0.30%</b>	

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

**Material Variances Symbol**

Above Budget Expectations Greater than 10% and \$5,000 ▲  
Below Budget Expectations Less than 10% and \$5,000 ▼

**SHIRE OF PINGELLY**  
**FOR THE PERIOD 1 JULY 2018 TO 31 MARCH 2019**  
**Report on Significant variances Greater than 10% and \$5,000**

**Purpose**

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

**REPORTABLE OPERATING REVENUE VARIATIONS**

<b>Governance - variance below budget expectations</b>		(6,772)
Admin Reimbursements and rebates yet to be received as per budget forecast (Timing Difference)	(6,017)	
<b>General Purpose Funding - variance below budget expectations</b>		(69,028)
Movement in Excess Rates - YTD Budget nil compared to YTD Actual (Permanent Difference) EOY adj	(44,826)	
Interest on investment done quarterly and yet to be raised (Timing Difference)	(18,200)	
<b>Law Order and Public Safety - variance above budget expectations</b>		40,020
ESL SES grants - YTD Higher than budgeted (Timing difference) received early Q1 Instal in June 17/18	8,060	
ESL BFB grants - YTD Higher than budgeted (Timing difference) received early Q1 Instal in June 17/18	14,974	
Bring to Account DFES Appliance Grant for GST	19,546	
<b>Community Amenities</b>		(101,038)
Waste Tipping Charges Pingelly Tip Site YTD Actuals less than YTD Budget (Old Hospital Demolition Waste)	(116,532)	
<b>Recreation and Culture - variance above budget expectations</b>		102,016
PRACC Grants YTD Actual less than YTD Budget - NSRF (Timing Difference) claim 2 Raised in July 2017		
\$1,466,579, claim 3 raised April \$1,291,008.00	63,519	
PRACC Grants YTD Actual more than YTD Budget - Bendigo Bank (Timing Difference)	8,335	
<b>Transport - variance above budget expectations</b>		(72,333)
Regional Road Group funding Actual YTD received less than budget YTD (Timing Difference)	(97,658)	
State Blackspot Funding Actual YTD more than YTD Budget (Timing Difference)	(17,960)	
MRWA Direct Road Grant Actual YTD more than YTD Budget (Permanent Difference) State Govt Agreement delay	5,125	
WANDRAA Funding Storm Damage - YTD Actual more than YTD Budget (Timing Difference)	19,791	
<b>Other Property and Services - variance below budget expectations</b>		(27,907)
Private Works - more than anticipated - Income based on previous year (Timing Difference)	(35,329)	
Fuel Tax Credits Actual YTD less than Budget YTD	(3,491)	

**REPORTABLE OPERATING EXPENSE VARIATIONS**

<b>Governance - variance above budget expectations</b>		185,635
Audit fees Budget YTD less than Actuals YTD (Timing Difference)	16,700	
Loss On Disposal Of Assets YTD Budget more than YTD Actual (Timing Difference)	382,383	
Administration Allocated more YTD actual than YTD budget (Timing Difference)	(246,051)	
Members subscriptions Actual YTD lower than YTD budget (Timing Difference)	1,209	
Refreshments - YTD Actual more than YTD Budget for this reporting period (Timing Difference)	8,247	
Donations - Less than anticipated - None paid under this schedule (Timing Difference)	250	
Admin Salaries and Wages Actual YTD less than budget YTD (Timing Difference)	(25,451)	
Admin Membership Actual YTD less than budget YTD (Timing Difference)	3,279	
Depreciation YTD Actual less than YTD Budget (Timing Difference)	22,634	
<b>General Purpose Funding - variance below budget expectations</b>		36,836
Administration Allocated less YTD actual than YTD Budget (Timing Difference)	19,678	
<b>Law, Order, Public Safety - variance below budget expectations</b>		(29,874)
Fire Fighting Expenditure - Less than anticipated (Timing Difference)	(3,977)	
LOPS - Depreciation YTD Actual more than YTD Budget (Timing difference)	(21,183)	
<b>Education and Welfare - variances below budget expectations</b>		47,192
Education - Depreciation YTD less than Budget YTD (Timing difference)	22,143	
<b>Transport - variance below budget expectations</b>		(503,556)
Road Maintenance YTD Actual less than YTD Budget (Timing Difference)	91,329	
Transport - Depreciation YTD Actual more than Budget YTD - (Timing difference)	(472,640)	
<b>Economic Services - variance below budget expectations</b>		27,377
Tourism and Area Promotion - YTD Actual less than YTD Budget (Timing Difference)	14,600	
OES - Community Grants Program YTD Actual less than YTD Budget (Timing Difference)	13,019	
OES Depreciation YTD Actuals more than YTD Budget - (Timing difference)	(13,219)	
<b>Other Property and Services - variance below budget expectations</b>		(14,568)
Private Works - YTD Actual higher than YTD Budget (Timing Difference)	21,887	
Public Works O/heads - Allocated to Works & Svcs - YTD Actuals less than YTD Budget under allocated YTD (Timing Difference) Manual allocation required.	(35,240)	
Plant Op Costs - Allocated to Works & Services - YTD Actual less than YTD Budget under allocated (Timing Difference) Manual Allocation required.	(12,531)	
Plant Op Costs - Fuel and Oil YTD Actuals less than YTD Budget (Timing Difference)	(960)	
Plant Op Costs - Parts and Repairs YTD Actual more than YTD Budget-Grader Major repair early in year	57,427	
Plant Op Costs - Depreciation YTD Actual less than YTD Budget (Timing difference)	24,751	
Salaries & Wages - Gross Salaries and Wages - YTD Actual more than YTD Budget (Timing Difference)	(25,214)	

**REPORTABLE NON-CASH VARIATIONS**

<b>(Profit)/Loss on Asset Disposals - below budget expectations</b>		
DTS Holden captiva sold at auction (Timing Difference) loss on sale to book Written Down Value	3,666	
Webb St Block not sold/disposed YTD (Timing Difference) waiting Settlement with Agent	-	(401,121)
CAT Front end loader changed over with new CASE loader (Timing Difference) profit on sale to book WDV	(77,238)	
<b>Depreciation on Assets - below budget expectations</b>		401,236
Depreciation now run/calculated and assets rolled over after auditor's final audit in December 2018 (Timing difference)		

**REPORTABLE CAPITAL EXPENDITURE VARIATIONS**

<b>Purchase of Plant &amp; Equipment - below budget expectations</b>		
Purchase of Plant & Equipment YTD Actuals above YTD Budget (Timing difference)	240,840	(36,090)
<b>Purchase of Road Infrastructure Assets - below budget expectations</b>		205,305
Road Infrastructure YTD Actuals less than YTD Budget (Timing Difference)		
SBS01 Capex - Sbs Bodey Street And Harper Street (Timing Difference)	57,744	
RRGA7 Capex - Rrg York Williams Rd Reseal & Regravel (Timing Difference)	73,131	
RRG09 Yenellin Road Upgrade Rrg (Timing Difference)	140,634	
RRG11 Capex - Rrg Review Street (Timing Difference)	(45,799)	
RRG12 Capex - Rrg Bullaring Road (Timing Difference)	(18,350)	
<b>Purchase of Works in Progress Assets - PAAA - above budget expectations</b>		
PAAA Project Expenditure YTD Actuals more than YTD Budget - (Timing Difference)		(30,403)
<b>Repayment of Debentures - Variance below budget expectations.</b>		
Repayment of Debentures - YTD Actual more than YTD Budget (Timing Difference)		(49,168)



SHIRE OF PINGELLY  
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD 1 JULY 2018 TO 31 MARCH 2019

	2018/19 Adopted Budget \$	2018/19 Revised Budget \$	2018/19 YTD Budget \$	March 2019 YTD Actual \$
<b>1. ACQUISITION OF ASSETS</b>				
The following assets have been acquired during the period under review:				
<b><u>By Program</u></b>				
<b>Education &amp; Welfare</b>				
<u>Other Aged &amp; Disabled Services</u>				
Capex - Paaa Architects & Consultants	9,745	9,745	9,744	4,901.90
Capex - Paaa Building Construction	19,580	19,580	19,580	20,141.82
Capex - Paaa Utility Services	18,000	18,000	18,000	23,313.35
Capex - Paaa Construction Community	19,000	19,000	18,999	13,538.87
Capex - Paaa Landscaping Soft & Hard	7,000	7,000	6,998	7,112.37
Capex - Paaa Landscaping Sensory Garden	71,200	71,200	50,576	85,291.69
<b>Recreation and Culture</b>				
<u>Swimming Areas &amp; Beaches</u>				
Swimming Pool Buildings Capital	5,000	5,000	3,744	0.00
<u>Works in Progress - Recreation Centre</u>				
Capex - Pracc Project Manager	76,900	76,900	55,625	40,228.01
Capex - Pracc Architects & Consultants	41,906	41,906	29,330	27,127.87
Capex - Praac Building Construction	1,079,802	1,079,802	1,079,802	1,080,157.16
Capex - Pracc Utility Services	4,300	4,300	3,010	3,298.23
Capex - Pracc Carpark And Drainage	56,025	56,025	56,025	72,066.49
Capex - Pracc Landscaping Soft & Hard	19,000	19,000	19,000	17,856.92
Capex - Pracc Playground	35,000	35,000	35,000	34,438.00
Capex - Pracc Opening & Promotion	2,500	2,500	2,500	2,921.26
Capex - Pracc Fit Out Furniture	15,000	15,000	15,000	11,682.86
Capex - Pracc Bowling Green	503,100	503,100	503,099	506,131.75
Capex - Pracc Footpaths	16,000	16,000	16,000	20,735.46

## SHIRE OF PINGELLY

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 31 MARCH 2019

	2018/19 Adopted Budget \$	2018/19 Revised Budget \$	2018/19 YTD Budget \$	March 2019 Actual \$
<b>1. ACQUISITION OF ASSETS (Continued)</b>				
<b>Transport</b>				
<i>Construction - Roads, Bridges, Depots</i>				
<b>Bridges Purchase - Schedule 12</b>				
Capex - Bridge - Replace Box Culverts	252,000	252,000	251,998	1,290.00
<b>Roads Construction</b>				
Capex - Sbs Bodey Street And Harper Street	77,000	77,000	57,744	0.00
Capex - Rrg York Williams Rd Reseal & Regravel	172,500	172,500	172,500	99,369.16
Capex - Rrg Yenellin Road Upgrade	140,635	140,635	140,634	0.00
Capex - Rrg Review Street	273,500	273,500	205,119	250,918.13
Capex - Rrg Bullaring Road	67,000	67,000	50,229	68,579.24
10 Shaddick Rd Realine & Regravel - Crsf	102,937	102,937	77,184	79,238.85
Footpath - Upgrade Apex Hill	6,000	6,000	4,491	0.00
<i>Road Plant Purchases</i>				
Capex - Front End Loader	243,000	243,000	182,250	240,840.00
Capex - Flail Mower	30,000	30,000	22,500	0.00
	<u>3,363,630</u>	<u>3,363,630</u>	<u>3,106,681</u>	<u>2,711,211.61</u>
<b>By Class</b>				
Land	0	0	0	0.00
Buildings	5,000	5,000	3,744	0.00
Furniture & Equipment	0	0	0	0.00
Plant & Equipment	273,000	273,000	204,750	240,840.00
Work in Progress - PPE	0	0	0	0.00
Infrastructure - Roads	833,572	833,572	703,410	498,105.38
Infrastructure - Footpaths	6,000	6,000	4,491	0.00
Infrastructure - Kerbs & Drains	0	0	0	0.00
Infrastructure - Parks & Ovals	0	0	0	0.00
Infrastructure - Bridges	252,000	252,000	251,998	1,290.00
Infrastructure - Other	0	0	0	0.00
Works in Progress - Recreation Centre	1,849,533	1,849,533	1,814,391	1,816,676.23
Works in Progress - Aged Care Accommodation	144,525	144,525	123,897	154,300.00
	<u>3,363,630</u>	<u>3,363,630</u>	<u>3,106,681</u>	<u>2,711,211.61</u>



## SHIRE OF PINGELLY

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 31 MARCH 2019

## 2. DISPOSALS OF ASSETS

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

<b>By Program</b>		Written Down Value		Sale Proceeds		Profit(Loss)	
		2018/19 Budget \$	March 2019 Actual \$	2018/19 Budget \$	March 2019 Actual \$	2018/19 Budget \$	March 2019 Actual \$
<b>Asset No</b>							
	<b>Governance</b>						
1037	5 Webb St (Land)	32,000	0.00	20,000	0.00	(12,000)	0.00
EMCCS02	EMEDS02 - DTS Vehicle PN725	10,500	10,335.22	7,600	6,669.09	(2,900)	(3,666.13)
10180	CRC Lot 2 (18) Parade Street-Spec Building	230,600.00	0.00	0	0.00	(230,600)	0.00
10191	CRC Lot 2 (18) Parade Street-Land	16,000.00	0.00	0	0.00	(16,000)	0.00
10173	Lot 602 (38) Sharow St Land	4,753	0.00	0	0.00	(4,753)	0.00
10174	Lot 603(36) Sharow St Land	4,753	0.00	0	0.00	(4,753)	0.00
10289A	Lot 602 (38) and Lot 603 (4 Units only)	115,043	0.00	0	0.00	(115,043)	0.00
	<b>Transport</b>						
PL5	2003 CAT Front End Loader-PN430	8,000	8,762.21	86,000	86,000.00	78,000	77,237.79
		421,649	19,097.43	113,600	92,669.09	(308,049)	73,571.66

<b>By Class of Asset</b>		Written Down Value		Sale Proceeds		Profit(Loss)	
		2018/19 Budget \$	March 2019 Actual \$	2018/19 Budget \$	March 2019 Actual \$	2018/19 Budget \$	March 2019 Actual \$
<b>Asset No</b>							
	<b>Plant &amp; Equipment</b>						
EMCCS02	EMEDS02 - DTS Vehicle PN725	10,500	10,335.22	7,600	6,669	(2,900)	(3,666.13)
PL5	2003 CAT Front End Loader-PN430	8,000	8,762.21	86,000	86,000.00	78,000	77,237.79
	<b>Land &amp; Buildings</b>						
10180	CRC Lot 2 (18) Parade Street-Spec Building	230,600	0.00	0	0	(230,600)	0.00
10191	CRC Lot 2 (18) Parade Street-Land	16,000	0.00	0	0	(16,000)	0.00
10173	Lot 602 (38) Sharow St Land	4,753	0.00	0	0	(4,753)	0.00
10174	Lot 603(36) Sharow St Land	4,753	0.00	0	0	(4,753)	0.00
10289A	Lot 602 (38) and Lot 603 (4 Units only)	115,043	0.00	0	0	(115,043)	0.00
1037	5 Webb St (Land)	32,000	0.00	20,000	0.00	(12,000)	0.00
		421,649	19,097.43	113,600	92,669.09	(308,049)	73,571.66

**Summary**

Profit on Asset Disposals  
Loss on Asset Disposals

2018/19 Adopted Budget \$	March 2019 Actual \$
78,000	77,237.79
(386,049)	(3,666.13)
(308,049)	73,571.66

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 31 MARCH 2019

3. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-18	New Loans		Principal Repayments			Principal Outstanding			Interest Repayments		
		2018/19 Budget \$	2018/19 Actual \$	2018/19 Budget \$	2017/18 Revised Budget	2018/19 Actual \$	2018/19 Budget \$	2017/18 Revised Budget	2018/19 Actual \$	2018/19 Budget \$	2017/18 Revised Budget	2018/19 Actual \$
<b>Education &amp; Welfare</b>												
Loan 120 - SSL Pingelly Cottage Homes	181,717	0	0	7,598	7,598	7,598	174,119	174,119	174,119	5,879	5,879	5,814
<b>Recreation &amp; Culture</b>												
Loan 123 - Recreation and Cultural Centre	2,289,025		0	90,738	90,738	90,738	2,198,287	2,198,287	2,198,287	95,423	95,423	46,982
Loan 124 - Recreation and Cultural Centre			0	0	0	0	0	0	0	0	0	0
WATC Short Term Facility	500,000	700,000	700,000	0	0	0	1,200,000	1,200,000	1,200,000	28,320	28,320	4,335
	2,970,742	700,000	700,000	98,336	98,336	98,336	3,572,406	3,572,406	3,572,406	129,622	129,622	57,131

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

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 31 MARCH 2019

	2018/19 Adopted Budget \$	March 2019 Actual \$
<b>4. RESERVES</b>		
<b>Cash Backed Reserves</b>		
<b>(a) Leave Reserve</b>		
Opening Balance	113,223	113,223
Amount Set Aside / Transfer to Reserve	2,430	1,688
Amount Used / Transfer from Reserve	<u>(80,000)</u>	<u>(80,000)</u>
	<u>35,653</u>	<u>34,911</u>
<b>(b) Plant Reserve</b>		
Opening Balance	246,256	246,256
Amount Set Aside / Transfer to Reserve	5,285	3,672
Amount Used / Transfer from Reserve	<u>(186,500)</u>	<u>(184,840)</u>
	<u>65,041</u>	<u>65,088</u>
<b>(c) Building and Recreation Reserve</b>		
Opening Balance	31,202	31,202
Amount Set Aside / Transfer to Reserve	20,185	465
Amount Used / Transfer from Reserve	<u>(28,000)</u>	<u>(28,000)</u>
	<u>23,387</u>	<u>3,667</u>
<b>(d) Electronic Equipment Reserve</b>		
Opening Balance	6,280	6,280
Amount Set Aside / Transfer to Reserve	7	94
Amount Used / Transfer from Reserve	<u>(3,200)</u>	<u>0</u>
	<u>3,087</u>	<u>6,374</u>
<b>(e) Community Bus Reserve</b>		
Opening Balance	11,419	11,419
Amount Set Aside / Transfer to Reserve	25	170
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>11,444</u>	<u>11,589</u>
<b>(f) Swimming Pool Reserve</b>		
Opening Balance	51,095	51,095
Amount Set Aside / Transfer to Reserve	495	762
Amount Used / Transfer from Reserve	<u>(5,000)</u>	<u>0</u>
	<u>46,590</u>	<u>51,857</u>
<b>(g) Joint Venture Housing Reserve</b>		
Opening Balance	52,544	52,544
Amount Set Aside / Transfer to Reserve	523	784
Amount Used / Transfer from Reserve	<u>(53,068)</u>	<u>0</u>
	<u>(1)</u>	<u>53,328</u>
<b>(h) Refuse Site Rehab/Closure Reserve</b>		
Opening Balance	15,556	15,556
Amount Set Aside / Transfer to Reserve	46	232
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>15,602</u>	<u>15,788</u>
<b>Total Cash Backed Reserves</b>	<u><u>200,803</u></u>	<u><u>242,602</u></u>

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

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 31 MARCH 2019

	2018/19 Adopted Budget \$	March 2019 Actual \$
<b>4. RESERVES (Continued)</b>		
<b>Cash Backed Reserves (Continued)</b>		
<b>Summary of Transfers To Cash Backed Reserves</b>		
<b>Transfers to Reserves</b>		
Leave Reserve	2,430	1,688
Plant Reserve	5,285	3,672
Building and Recreation Reserve	20,185	465
Electronic Equipment Reserve	7	94
Community Bus Reserve	25	170
Swimming Pool Reserve	495	762
Joint Venture Housing Reserve	523	784
Refuse Site Rehab/Closure Reserve	46	232
	<u>28,996</u>	<u>7,867</u>
<b>Transfers from Reserves</b>		
Leave Reserve	(80,000)	(80,000)
Plant Reserve	(186,500)	(184,840)
Building Reserve	(28,000)	(28,000)
Electronic Equipment Reserve	(3,200)	0
Community Bus Reserve	0	0
Swimming Pool Reserve	(5,000)	0
Joint Venture Housing Reserve	(53,068)	0
Refuse Site Rehab/Closure Reserve	0	0
	<u>(355,768)</u>	<u>(292,840)</u>
<b>Total Transfer to/(from) Reserves</b>	<u>(326,772)</u>	<u>(284,973)</u>

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

**Leave Reserve**

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

**Plant Reserve**

- to be used for the purchase of major plant.

**Building and Recreation Reserve**

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

**Electronic Equipment Reserve**

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

**Community Bus Reserve**

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

**Swimming Pool Reserve**

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

**Joint Venture Housing Reserve**

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

**Refuse Site Rehab/Closure Reserve**

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



**SHIRE OF PINGELLY**

**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**

**FOR THE PERIOD 1 JULY 2018 TO 31 MARCH 2019**

	2017/18 B/Fwd Per 2018/19 Budget \$	2017/18 B/Fwd Per Financial Report \$	March 2019 Actual \$
<b>5. NET CURRENT ASSETS</b>			
<b>Composition of Estimated Net Current Asset Position</b>			
<b>CURRENT ASSETS</b>			
Cash - Unrestricted	631,596	631,595	(16,747)
Cash - Restricted Unspent Grants	229,139	229,139	187,243
Cash - Restricted Unspent Loans	(314,353)	(314,353)	(0)
Cash - Restricted Reserves	527,575	527,575	242,602
Receivables (Budget Purposes Only)	0	0	0
Rates Outstanding	220,559	220,559	233,852
Sundry Debtors	100,719	100,719	75,628
Provision for Doubtful Debts	(3,519)	(3,519)	(3,519)
Gst Receivable	151,014	151,014	26,018
Loans - clubs/institutions	7,598	7,598	0
Accrued Income/Payments In Advance	1,958	1,958	0
Investments	0	0	0
Inventories	8,380	8,380	8,809
	<u>1,560,666</u>	<u>1,560,666</u>	<u>753,886</u>
<b>LESS: CURRENT LIABILITIES</b>			
Payables and Provisions (Budget Purposes Only)	0	0	0
Sundry Creditors	(113,407)	(113,407)	(17,168)
Accrued Interest On Loans	(49,507)	(49,507)	0
Accrued Salaries & Wages	(19,658)	(19,658)	0
Income In Advance	0	0	0
Gst Payable	(50,973)	(50,973)	(5,614)
Payroll Creditors	0	0	0
Accrued Expenses	(15,733)	(15,733)	0
PAYG Liability	(32,720)	(32,720)	(28,620)
Other Payables	(3,487)	(3,487)	(5,113)
Current Employee Benefits Provision	(303,871)	(303,871)	(303,871)
Current Loan Liability	(598,336)	(98,336)	(500,000)
	<u>(1,187,692)</u>	<u>(687,691)</u>	<u>(860,386)</u>
<b>NET CURRENT ASSET POSITION</b>	<b>372,974</b>	<b>872,976</b>	<b>(106,499)</b>
Less: Cash - Reserves - Restricted	(527,575)	(527,575)	(242,602)
Less: Cash - Unspent Grants/Loans - Fully Restricted	0	0	0
Less: Current Loans - Clubs / Institutions	(7,598)	(7,598)	0
Less: Investments	0	0	0
Add Back : Component of Leave Liability not Required to be Funded	303,871	303,871	303,871
Add Back : Current Loan Liability	598,336	98,336	500,000
Adjustment for Trust Transactions Within Muni	0	0	0
<b>ESTIMATED SURPLUS/(DEFICIENCY) C/FWD</b>	<u><b>740,010</b></u>	<u><b>740,010</b></u>	<u><b>454,770</b></u>

# SHIRE OF PINGELLY

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 31 MARCH 2019

### 6. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2018/19 Rate Revenue \$	2018/19 Interim Rates \$	2018/19 Back Rates \$	2018/19 Total Revenue \$	2018/19 Budget \$
<b>General Rate</b>								
GRV - Residential	0.130220	321	3,135,172	408,262	5,053	53.46	413,368	407,247
GRV - Rural Residential	0.130220	69	719,124	93,644	535	53	94,233	93,644
GRV - Commercial/Industrial	0.130220	33	463,424	60,249	13	3	60,266	60,249
GRV - Townsites	0.130220	12	128,440	16,725	900	0	17,625	16,725
UV - Broadacre Rural	0.010469	250	123,477,000	1,292,681	(1,484)	(0)	1,291,196	1,292,478
<b>Sub-Totals</b>		685	127,923,160	1,871,562	5,017	110	1,876,688	1,870,343
<b>Minimum Rates</b>	<b>Minimum \$</b>							
GRV - Residential	900	58	121,945	52,200	0	0	52,200	52,200
GRV - Rural Residential	900	20	69,600	18,000	0	0	18,000	18,000
GRV - Commercial/Industrial	900	8	28,385	7,200	0	0	7,200	7,200
GRV - Townsites	900	7	20,270	6,300	0	0	6,300	6,300
UV - Broadacre Rural	900	45	2,709,500	40,500	0	0	40,500	40,500
<b>Sub-Totals</b>		138	2,949,700	124,200	0	0	124,200	124,200
Ex Gratia Rates							2,000,889	1,994,543
Movement in Excess Rates							233	241
<b>Total Amount of General Rates Specified Area Rates</b>							(44,826)	0
<b>Total Rates</b>							1,956,296	1,994,784
							0	0
							1,956,296	1,994,784

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

The general rates detailed above for the 2018/19 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also bearing considering the extent of any increase in rating over the level adopted in the previous year.

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

# SHIRE OF PINGELLY

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 31 MARCH 2019

### 7. TRUST FUNDS

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

Detail	Balance 01-Jul-18 \$	Amounts Received \$	Amounts Paid (\$)	Balance \$
Transport Licensing	0	312,559	(312,559)	0
BCITF Levy	0	0	0	0
Rates	0	0	0	0
Funds Held on Behalf of Groups	40	0	0	40
Unclaimed Monies	100	952	0	1,052
Builders Registration Board	0	0	0	0
Social Club	0	0	0	0
Nomination Deposits	80	0	(80)	0
Bond Monies (Including Key Deposits)	4,040	7,110	(4,100)	7,050
	4,260	320,621	(316,739)	8,142

## SHIRE OF PINGELLY

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 31 MARCH 2019

## 8. OPERATING STATEMENT

	March 2019 Actual \$	2018/19 Revised Budget \$	2018/19 Adopted Budget \$	2017/18 Actual \$
<b>OPERATING REVENUES</b>				
Governance	57,505	85,669	85,669	105,617
General Purpose Funding	2,456,143	2,691,085	2,691,085	3,174,924
Law, Order, Public Safety	75,758	65,902	65,902	454,910
Health	1,476	6,936	6,936	8,283
Education and Welfare	10,675	11,175	11,175	635,719
Housing	0	0	0	0
Community Amenities	196,061	343,650	343,650	174,268
Recreation and Culture	695,492	712,454	712,454	4,055,949
Transport	738,944	1,118,892	1,118,892	1,188,399
Economic Services	15,002	24,050	24,050	43,885
Other Property and Services	30,368	77,750	77,750	108,329
<b>TOTAL OPERATING REVENUE</b>	<b>4,277,424</b>	<b>5,137,563</b>	<b>5,137,563</b>	<b>9,950,283</b>
<b>OPERATING EXPENSES</b>				
Governance	424,104	677,507	677,507	556,517
General Purpose Funding	126,199	225,373	225,373	176,753
Law, Order, Public Safety	188,729	207,056	207,056	200,344
Health	84,419	121,072	121,072	109,345
Education and Welfare	41,757	119,003	119,003	42,882
Housing	0	0	0	0
Community Amenities	274,634	408,119	408,119	370,813
Recreation & Culture	922,918	1,338,540	1,338,540	949,218
Transport	2,180,383	2,225,141	2,225,141	1,796,546
Economic Services	172,502	264,077	264,077	231,661
Other Property and Services	66,597	40,738	40,738	87,172
<b>TOTAL OPERATING EXPENSE</b>	<b>4,482,242</b>	<b>5,626,626</b>	<b>5,626,626</b>	<b>4,521,251</b>
<b>CHANGE IN NET ASSETS RESULTING FROM OPERATIONS</b>	<b><u>(204,818)</u></b>	<b><u>(489,063)</u></b>	<b><u>(489,063)</u></b>	<b><u>5,429,032</u></b>



# SHIRE OF PINGELLY

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 31 MARCH 2019

### 9. STATEMENT OF FINANCIAL POSITION

	March 2019 Actual \$	2017/18 Actual \$
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	413,098	1,073,956
Investments Current	5,000	5,000
Trade and Other Receivables	331,979	478,330
Inventories	8,809	8,380
Trust at Bank	8,142	4,260
<b>TOTAL CURRENT ASSETS</b>	<b>767,028</b>	<b>1,569,926</b>
<b>NON-CURRENT ASSETS</b>		
Other Receivables	231,478	231,478
Inventories	0	0
Property, Plant and Equipment	20,373,458	18,436,371
Infrastructure	67,463,045	68,425,477
Investments Non Current	46,400	46,400
<b>TOTAL NON-CURRENT ASSETS</b>	<b>88,114,381</b>	<b>87,139,726</b>
<b>TOTAL ASSETS</b>	<b>88,881,409</b>	<b>88,709,652</b>
<b>CURRENT LIABILITIES</b>		
Trade and Other Payables	56,515	285,484
Long Term Borrowings	500,000	98,336
Provisions	303,871	303,871
Trust Liability	8,142	4,260
<b>TOTAL CURRENT LIABILITIES</b>	<b>868,528</b>	<b>691,951</b>
<b>NON-CURRENT LIABILITIES</b>		
Trade and Other Payables	0	0
Long Term Borrowings	3,072,406	2,872,406
Provisions	53,186	53,186
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>3,125,592</b>	<b>2,925,592</b>
<b>TOTAL LIABILITIES</b>	<b>3,994,120</b>	<b>3,617,543</b>
<b>NET ASSETS</b>	<b>84,887,289</b>	<b>85,092,109</b>
<b>EQUITY</b>		
Retained Surplus	33,020,881	32,940,728
Reserves - Cash Backed	242,602	527,575
Revaluation Surplus	51,623,806	51,623,806
<b>TOTAL EQUITY</b>	<b>84,887,289</b>	<b>85,092,109</b>

# SHIRE OF PINGELLY

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2018 TO 31 MARCH 2019

### 10. FINANCIAL RATIOS

	2019 YTD	2018	2017	2016
Current Ratio	0.60	4.05	2.03	1.05
Operating Surplus Ratio	(0.49)	(0.26)	(0.60)	(0.72)

The above ratios are calculated as follows:

#### Current Ratio

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

#### Purpose:

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

#### Standards:

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

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

A ratio less than 1:1 means that a local government does not have sufficient assets that can be quickly converted into cash to meet its immediate cash commitments.

This may arise from a budget deficit from the past year, a Council decision to operate an overdraft or a decision to fund leave entitlements from next year's revenues.

Below Std

Std met

#### Operating Surplus Ratio

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

#### Purpose:

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

#### Standards:

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

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

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

Below Std

Basic Std

Adv Std

SHIRE OF PINGELLY RESTRICTED CASH RECONCILIATION 31 March 2019								
Restricted Grants/Funds Received	Projects	GL/Job Account	Total Restricted Funds	Actual Expenditure previous year 2015/16	Actual Expenditure previous year 2016/17	Actual Expenditure current year 2017/18	Actual Expenditure current year 2018/19	Restricted Funds Remaining
WDC Community Chest Funding-Sensory Garden	Aged Approp Accom Units	0861	10,000.00	0.00	0.00	0.00	10,000.00	0.00
Lotterywest Grant-Aged Sensory Space	Aged Approp Accom Units	PAA02	50,000.00	0.00	0.00	8,861.32	41,138.68	0.00
National Stronger Regions Funds - final claim 4	Recreation & Cultural Centre	11PR/PR01	353,289.00	0.00	0.00	0.00	353,289.00	0.00
Dept of Sport & Rec \$350,000 - final claim 3 25%	Recreation & Cultural Centre	11PR/PR03	87,500.00	0.00	0.00	0.00	87,500.00	0.00
Bendigo Bank-Pingelly Community Financial Services	Recreation & Cultural Centre	11PR/PR04	150,000.00	0.00	0.00	100,000.00	50,000.00	0.00
Focus Group Grain contribution to PRACC	Recreation & Cultural Centre	11PR/PR07	4,323.00	0.00	0.00	0.00	4,323.00	0.00
CBH Contribution Grass Roots Fund -playground	Recreation & Cultural Centre	11PR/PR11	10,000.00	0.00	0.00	0.00	10,000.00	0.00
DSR CSRFF Grant Bowling Rink	Recreation & Cultural Centre	11PR/PR03	108,275.50	0.00	0.00	0.00	108,275.50	0.00
Pingelly Bowling Club contribution Bowling Rink	Recreation & Cultural Centre	11PR/PR10	70,000.00	0.00	0.00	0.00	70,000.00	0.00
WATC S/T Loan Facility PRACC claim 2-Bowls	Recreation & Cultural Centre	1704	200,000.00	0.00	0.00	0.00	200,000.00	0.00
WATC S/T Loan Facility PRACC claim 2-PRACC	Recreation & Cultural Centre	1704	500,000.00	0.00	0.00	314,353.36	185,646.64	0.00
Harper St Bodey St State Blackspot SBS01	Transport	1235	20,533.20	0.00	0.00	0.00	0.00	20,533.20
York Williams Rd Reseal & Regravel RRG07	Transport	1230	92,000.00	0.00	0.00	0.00	92,000.00	0.00
Yenellin Road Upgrade RRG09	Transport	1230	0.00	0.00	0.00	0.00	0.00	0.00
Review Street RRG11	Transport	1230	156,000.00	0.00	0.00	0.00	156,000.00	0.00
Bullaring Road RRG12	Transport	1230	45,000.00	0.00	0.00	0.00	45,000.00	0.00
Shaddick Rd Realine & Regravel - Crsf Funding 2017	Transport	1230	0.00	0.00	0.00	0.00	0.00	0.00
Main Roads Bullaring rd Bridge Funding 18/19 c/fwd	Transport	1250	168,000.00	0.00	0.00	0.00	1,290.00	166,710.00
Sub Total								187,243.20
Total Restricted Grant Funds								187,243.20
Available Cash								Balance
Municipal Bank	Muni Fund Bank	0111	Interest Rate Variable	Term Ongoing	Maturing N.A.			169,746.18
Municipal Bank	Till Float SES	0112						50.00
Municipal Bank	Till Float	0113						200.00
Municipal Bank	Petty Cash on hand	0114						500.00
Total Cash								170,496.18
Less Restricted Cash								(187,243.20)
Total Unrestricted Cash								(16,747.02)





# **Attachment 3**



# Development control policy 1.1

## subdivision of land - general principles

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WESTERN AUSTRALIAN  
PLANNING COMMISSION

## **Background notes**

1. This policy sets out the general principles, which will be used by the Western Australian Planning Commission (WAPC) in determining applications for the subdivision of land. It indicates the WAPC's basic requirements for the creation of new lots as well as the procedures it will follow in processing subdivision applications.
2. The context to this policy is provided by *Statement of Planning Policy No. 1 State Planning Framework*, the *State Planning Strategy* and the principles for sustainable land use and development contained in the *State Sustainability Strategy* released in September 2003.
3. The policy is complemented by other policies which are concerned with the more detailed aspects of lot creation for particular land uses. The general principles should be read together with the relevant use-specific policy to give a comprehensive coverage of the WAPC's policy requirements for any particular use.
4. The policy was originally adopted by the WAPC in July 1988. The policy was updated in May 1998, to include the WAPC's policy on "superlot" subdivision of land holdings and further updated in June 2004, to reflect refinements and revisions to other WAPC policies.



## 1. Introduction

1.1 This policy is primarily concerned with those matters contained in Part III of the *Town Planning and Development Act 1928* and the *Town Planning and Development (Subdivision) Regulations 2000*, which deal with the subdivision of land alienated from the Crown. The policy sets out the general principles which will guide the WAPC in determining applications for subdivision. For the purpose of the policy, subdivision includes the creation of a new lot or lots, the amalgamation of existing lots, and any other dealings in land which require the approval of the WAPC and includes the creation of green title, strata and survey strata lots.

1.2 In its determination of applications the WAPC will seek to ensure that the broad objectives contained in section 2 of this policy are met. If the objectives cannot be complied with then the applications will not be approved. The WAPC may, however, impose conditions on an approval to secure its objectives.

## 2. Policy objectives

- To control the subdivision of land within the framework of the relevant legislation and regulations.
- To ensure that the subdivision of land is consistent with *Statement of Planning Policy No. 1 State Planning Framework (SPP No. 1)* and relevant WAPC policies and plans.
- To ensure that all lots created have regard to the provisions of the relevant local government town planning scheme.
- To ensure a comprehensive and co-ordinated approach to the subdivision of urban expansion areas in metropolitan Perth, regional centres and country towns.
- To ensure the subdivision pattern is responsive to the characteristics of the site and the local planning context.
- To ensure that the subdivision is consistent with orderly and proper planning and the character of the area.
- To facilitate development which achieves appropriate community standards of health, safety and amenity.

- To facilitate appropriate access and movement systems for all modes of transport.
- To ensure constructed vehicle access from the gazetted public road system to each new lot.
- To create lots that are capable of lawful development and, at the same time, ensure that existing lots or the development upon them is not rendered illegal.
- To secure public utility services to each new lot appropriate for intended use of the lot.
- To make appropriate arrangements for development contributions, where necessary and relevant, for the orderly and proper planning of the locality containing the subdivision.
- To make appropriate arrangements, where necessary for planning purposes, for the ceding or transfer of land.

## 3. Policy measures

### 3.1 Consistency with long-term planning goals

3.1.1 SPP No. 1 sets out the general principles for planning and brings together the WAPC's statements of planning policy, regional strategies, regional and sub-regional structure plans and operational policies into a single policy framework. SPP No. 1 together with any applicable region scheme and the relevant local government town planning scheme, including any local planning strategy (pursuant to the *Model Scheme Text* as set out in the *Town Planning Amendment Regulations 1999*), provide the planning policy direction which guides the WAPC in determining subdivision applications. These provisions will not only reflect the broader, long-term land use proposals for an area but also contain a level of land use detail and carry sufficient statutory acceptance to support a decision on subdivision.

### 3.2 Context and site analysis

3.2.1 Subdivision applications should be submitted with such detail as is necessary to enable the WAPC to make a determination on the application. Form 1A Application to Western Australian Planning Commission for Approval

of Plan of Subdivision, Amalgamation or Survey Strata, sets out the information required to accompany a subdivision and survey strata application.

3.2.2 For larger scale subdivisions, for example, major urban expansion areas or new industrial subdivisions, a more detailed context and site analysis may be necessary.

3.2.3 The purpose of a context analysis is to ensure that new subdivision and development is connected to and integrated with surrounding natural and developed areas, including planned and committed development for adjacent sites. The context analysis also identifies key opportunities and constraints presented by the context of the site.

3.2.4 The WAPC will require sufficiently detailed assessment of the site and its immediate surrounds, in accordance with the relevant policies of the WAPC, demonstrating:

- a sustainable and environmentally site responsive design;
- the creation of a positive sense of place and identity based upon natural and cultural assets; and
- compatible integration of interfaces between the development site and neighbouring land use and development.

### 3.3 Structure plans

3.3.1 Structure planning is a process of developing a framework for the integrated subdivision and development of a major residential, commercial or industrial area, or activity centre. Structure plans are particularly useful for co-ordinating subdivision and development in areas of fragmented ownership. They have also been known as outline development plans and comprehensive development plans.

3.3.2 District scale and local scale structure plans may be required under the provisions of a local government scheme or may be prepared as a non-statutory plan. Where a structure plan is a requirement of a local government scheme, it must be prepared in accordance with the scheme provisions and have regard to the provisions of any regional or sub-regional structure plan. The WAPC has adopted model provisions for the approval and adoption of structure plans under local government schemes.

3.3.3 Structure plans may also be accompanied by cost-sharing arrangements between landowners for the provision of common infrastructure. The WAPC has an adopted policy on the scope of developer contributions and has also adopted model provisions for developer contributions.

3.3.4 The WAPC will have regard to any adopted structure plan and developer contribution arrangement when considering subdivision applications submitted within an area covered by the structure plan or developer contribution arrangement.

### 3.4 "Superlot" subdivisions

3.4.1 There is a presumption against "superlot" subdivision of land holdings which are identified or zoned for future urban purposes and which are already of a size suitable for that purpose (i.e. generally less than 150 hectares) where this could prejudice the orderly and proper planning of the land.

3.4.2 However, where it can be demonstrated that a superlot subdivision of a large land holding will not be contrary to the orderly and proper planning of the land, a superlot subdivision may be supported subject to:

- (1) The land being zoned "Urban", "Industrial" or "Central City Area" in the Metropolitan Region Scheme or regional planning scheme and appropriately zoned in the local government town planning scheme.
- (2) The original land holding being given subdivision approval for at least the first stage of development and actual development having commenced.
- (3) The preparation of a comprehensive local structure plan in liaison with the local government and to the satisfaction of the WAPC. The structure plan shall be accompanied by a report, which clearly indicates the development contributions, capabilities and obligations of each superlot.
- (4) Development contributions, capabilities and obligations referred to in (3) being the subject of a record on title pursuant to section 70A of the *Transfer of Land Act 1993*, or a legal agreement with the WAPC and/or any other relevant public authority which shall be binding on subsequent owners and supported by caveats lodged by the WAPC to ensure that prospective purchasers are aware of the commitments.

3.4.3 Depending on the degree of need to maintain flexibility in the planning of the original land holding, the WAPC may approve the excision of only one superlot to incorporate the first stage(s) of development, or up to a maximum of the subdivision of the whole of the land holding into superlots where arrangements regarding infrastructure have been established. The minimum size of superlots should be 20 hectares.

3.4.4 Where development contributions can be conveniently made at the time of a superlot subdivision, the WAPC will require that these be ceded as conditions of subdivision, to be either transferred to the Crown at that time, or to be the subject of a separate legal agreement which ensures the transfer of a site at some future nominated time.

### 3.5 Lawful development

3.5.1 Local government town planning schemes usually incorporate standards governing the development of lots, most commonly through lot size minima for different uses. Also relevant, however, will be minimum frontage requirements, the need to meet setback requirements, compliance with open space provisions etc. In areas not subject to an operational scheme, similar requirements may be contained in local laws made under the *Local Government Act 1995*. For residential development, the *Residential Design Codes* provide guidance on the minimum and average lot sizes which the WAPC will have regard to.

3.5.2 Lots which cannot be developed in accordance with relevant statutory requirements will not be approved. The WAPC will also ensure that, by creating a new lot, it does not render an existing lot or development upon that lot illegal in terms of statutory requirements. Such matters may include lot sizes, car parking, setbacks or the provision of services.

### 3.6 Public utility services

3.6.1 The WAPC will ensure that each new lot is provided with a standard of public utility services, or that provided by a licensed private service provider, appropriate for its intended use. The level of such services will be determined by the WAPC in the light of the intended use, the size of the lot, soil conditions, the provisions of the town planning scheme and the *Government Sewerage Policy - Perth Metropolitan Region* and the *Country Sewerage Policy*, together with the provisions of any other published policy that may be relevant.

3.6.2 Subdivision is often proposed for land across which there is an existing public utility easement or facility (such as high voltage electricity transmission and distribution lines, natural gas pipelines, gas distribution systems and the major water and sewerage mains). In such instances the subdivider should negotiate with the service agency concerned before lodging an application with the WAPC and, if possible, reach agreement on both:

- the surrender of the existing easements; and
- the way in which the particular facility will be protected and/or relocated upon subdivision.

A letter from the agency confirming the arrangements should be supplied with the subdivision application. Where this is not supplied by the applicant, the WAPC will normally impose a condition requiring certification from the servicing agency concerned that both the surrender of existing easements and protection of the facility will be undertaken to the satisfaction of the agency. This condition will normally be imposed unless the WAPC is satisfied that the requirement of the servicing agency is unreasonable.

3.6.3 It has been determined from the Department of Land Information that services placed in pedestrian access ways and rights-of-way cannot be formally protected by virtue of the operation of section 167A of the *Transfer of Land Act 1993*. To afford that protection in future, the WAPC will impose a condition on each diagram or plan of survey on which one or more right-of-way or pedestrian access way are shown to state that:

“The applicant is advised that any diagram or plan of survey showing a pedestrian access way(s)/right(s)-of-way should carry the following inscription:

Pedestrian access way(s)/right(s)-of-way shown on this plan/diagram to vest in the Crown under section 20A of the *Town Planning and Development Act 1928* and the provisions of section 167A of the *Transfer of Land Act 1993* shall not apply.”

### **3.7 Vehicular access**

- 3.7.1 New green title lots will be created only where each lot has, or can be, provided with direct frontage access to a constructed public road, which is connected to the road system of the locality. This is to ensure the provision of public utility and other services as well as to provide vehicular and pedestrian access to the lot.
- 3.7.2 Where new roads are needed, the subdivider will be required to dedicate, construct and drain these roads to the specifications and satisfaction of the WAPC on the advice of the local government. The WAPC may also require existing roads or rights-of way to be widened, constructed, upgraded or dedicated to ensure compliance with this policy.

### **3.8 Suitability for development**

- 3.8.1 The WAPC considers that all new lots should be physically capable of development for their intended purpose. Prospective purchasers of such lots should be reasonably assured that the lot is suitable in physical terms for development, and that there is a degree of assurance that the lot will so remain.
- 3.8.2 To this end, the WAPC may require such action as the land being filled and drained, connection to an external system of drainage or construction of a driveway, before the lot is created.

### **3.9 Developer contributions**

- 3.9.1 The WAPC may impose conditions requiring developer contributions (including the ceding of land) for the provision of infrastructure and services which are necessary and relevant to the subdivision.

These contributions may be in the form of:

- ceding of land for roads, public open space, primary school sites, drainage and other public works;
- construction of infrastructure works which are transferred to public authorities on completion;
- monetary contributions to acquire land or undertake works by public authorities or others.

The scope and arrangements for developer contributions are set out in WAPC policies.

### **3.10 Other policy requirements**

- 3.10.1 The WAPC's *Development Control (including subdivision) Policy Manual* includes other operational policies dealing with the subdivision of land into lots for specific land uses. The policies contain the requirements of the WAPC and should be read together with this policy.

## **4. Implementation of policy**

### **4.1 Procedures**

- 4.1.1 Applications for the subdivision of land to the WAPC should be made on the appropriate form and include such information as is required, having regard to the scale and content of the proposal. As required by the relevant legislation, the WAPC will forward a copy of each application to any local government, public body or government department whose powers or functions may be affected for objections and recommendations. These matters will be considered by the WAPC in making a decision on the application.

### **4.2 Appeals**

- 4.2.1 Under the relevant legislation there is a right of appeal against the decision of the WAPC. Appeals can be made to the Town Planning Appeal Tribunal within the periods prescribed by the legislation.

### **4.3 Fulfilment of approvals**

- 4.3.1 Following an approval being granted, the applicant should make arrangements in liaison with relevant government agencies, local government and the utility providers, with regard to the fulfilment of conditions. The WAPC must be satisfied in this regard that all conditions have been fulfilled, including the construction of subdivision works, arrangements for the ceding or transfer of any land to the Crown and other subdivision requirements. When the WAPC is satisfied, it will endorse the diagram of survey, prior to the issue of titles by the Registrar of Titles.





# Harley Dykstra

PLANNING & SURVEY SOLUTIONS

DEPARTMENT OF PLANNING, LANDS  
AND HERITAGE

DATE  
28-Feb-2019

FILE  
157802

## Proposed Boundary Realignment

Lots 6358, 7394, 7485 and 7484 Bullaring Road, East Pingelly

Prepared by Harley Dykstra Pty Ltd for *Darren Gardner*

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FS 536019



## DOCUMENT CONTROL

Control Version	Date	Status	Distribution	Comment
A	21/02/2019	Draft	Internal	Draft for QA
B				
C				

Prepared for: Darren Gardner  
Prepared by: DL  
Reviewed by: SB  
Date: 26 February 2019  
Job No: 21823  
Version: A

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## 1 PROPOSAL

This report forms part of the application for the proposed boundary realignment subdivision of Lots 6358, 7394, 7485 and 7484 (referred to within as 'the property').

The purpose of this report is to present the justification for the boundary realignment as proposed and to assist decision-makers and service authorities to consider this application.

The boundary realignment proposal aims to achieve a number of outcomes:

1. One new title combining part Lot 6358 (32.1ha) and part Lot 7394 (85.2ha) to a total of 117.3ha along the northern side of Bullaring Road;
2. A second title part being the balance of Lot 6358 to the south (170.2ha);
3. The third title, being part Lot 7394 (52.3ha) and part Lot 7485 (52.2ha) to a total of 104.5ha;
4. Finally, a fourth title joining part Lot 7485 (9.6ha) with Lot 7484 (59.6ha).

The boundary realignment is shown on the attached **Plan of Subdivision** (Drawing 21823-01) and the proposal is outlined in more detail below.

## 2 BACKGROUND & SITE CONTEXT

### 2.1 Land Details

All four lots are in the same ownership with the details of the current landholdings included in the table below.

Lot	Certificate of Title	Ownership
Lot 6358	Volume 900, Folio 168	Noelbri Farm Holdings Pty Ltd
Lot 7394	Volume 1272, Folio 169	Noelbri Farm Holdings Pty Ltd
Lot 7485	Volume 1272, Folio 169	Noelbri Farm Holdings Pty Ltd
Lot 7484	Volume 1126, Folio 431	Macnamara Oldfields Homestead Pty Ltd

### 2.2 Zoning

The property is currently zoned 'General Agriculture' by Shire of Pingelly's Local Planning Scheme No. 3.

### 2.3 Location

The property is located approximately 37km east of the Pingelly townsite.



## 2.4 Surrounding Land Use

The property is situated in a rural area with all adjoining land being similarly zoned 'General Agriculture'. The surrounding landuses are all for the purposes of board acre farming typically found within the general agricultural zone.

## 2.5 Topography

The topography of each lot is demonstrated on the attached Plan of Subdivision attached at **APPENDIX B**. Generally, the land slopes towards the creek lines located central to proposed Lots B and C and the northern portion of proposed Lot A, with flow typically in a north eastern direction.

## 2.6 Vegetation

No remnant vegetation of a riparian quality is proposed to be altered as part of this boundary rationalisation. The proposed boundaries respect vegetation lines and allow for the majority of the cleared, functioning farmland to remain for the purpose of board acre cropping.

## 2.7 Existing Buildings & Structures

All existing dwellings (1 dwelling) and structures (5 outbuildings) onsite are to be retained as part of this subdivision as shown on the attached Plan of subdivision at **APPENDIX B**.

# 3 SERVICING

The proposal is for the existing four lots to be modified. No additional lots are proposed. The subdivision proposal aims to achieve the following main outcomes:

- Re-configure the lot boundaries to better reflect the current fencing, vegetation lines and land use.
- Allow for each lot to have access to standard services inclusive of road access and power.

A power connection is in place to the existing homestead. It is therefore noted that no modifications are required in terms of the servicing of the proposed new lots. All lots exceed 50Ha in size and no additional power connections are required.

# 4 PLANNING FRAMEWORK

## 4.1 Shire of Pingelly Local Planning Scheme No.3 (LPS 3)

The property is currently zoned 'General Agriculture' by Shire of Pingelly's LPS 3. The proposed boundary realignment allows for the existing general agricultural land uses to continue.

It is noted that LPS 3 in clause 5.20.1 sets out the following matters which the Shire are to consider when assessing a subdivision application within the general agricultural zone. These include:

1. *The ability of services required to support the proposed development or subdivision and the economic impact of the provision of/extension or upgrading of those services.*

As detailed within this report, no additional servicing infrastructure is required to support this boundary realignment.

2. *The adequacy of the roads, existing or proposed in the area which may be needed to support the amount of road traffic expected to be generated by the development or subdivision.*

No roads are proposed to be constructed as part of this subdivision application. Existing roads provide adequate legal road frontage for each of the proposed lots.

3. *The need to enforce such conditions as council deems appropriate in order to minimize any adverse effects the development or subdivision may have on the general environment of the area.*

Since the subdivision seeks to keep all existing vegetation with no changes to the current landuse, it is requested that the shire support this application to be approved unconditionally.

Further, section 5.23.3 lists the criteria which the Shire Council must be satisfied to meet in order for this subdivision application to be approved. Within this clause, the Scheme allows for a boundary realignment subdivision of 'General Agricultural' zoned land where adjustment of lot boundaries is proposed for farm rationalisation purposes, and where no additional lots are created or any changes to the farming operations of the land are proposed. Therefore, the proposed subdivision application meets the requirements of the Shire of Pingelly's LPS 3.

#### 4.2 WAPC DC Policy 3.4 'Subdivision of Rural Land'

WAPC Development Control Policy 3.4 Subdivision of Rural Land and its parent State Planning Policy No.2.5 provide guidance on the subdivision of rural land. Section 6.3 of the Policy relates to boundary realignments.

The Policy allows for multiple lots in one ownership to be rationalised in order to achieve better land management or create access to landlocked lots. The proposed boundary realignment meets the requirements of the Policy in that:

- No additional lots are proposed to be created;
- The new boundaries are logical and allow for safer and improved land management; and
- No new roads are proposed to be created and the property does not front any State roads.

The proposed boundary realignment therefore meets the requirements of the WAPC DC Policy 3.4. It is also noted that WAPC DC Policy 3.4 states that,

*"In instances where a subdivision only proposes to realign existing lot boundaries, where no change to the land use and/or landform is proposed, and no additional development is proposed, applications for property rationalisation may be unconditionally approved".*



We request therefore that this proposed be approval unconditionally.

#### **4.3 WAPC SPP 3.7 'Planning in Bushfire Prone Areas'**

The subject land is located within a bushfire prone area, as designated by the Department of Fire and Emergency Commissioner. However no detailed fire assessment is required as outlined below.

Planning Bulletin 111/2016 states that State Planning Policy 3.7 applies to applications for subdivision except for amalgamations or boundary realignments. Since this proposed boundary realignment will not result in an increased bushfire risk, no detailed fire assessment is required at this stage. Any potential future development on the site will require appropriate assessment at that time.

#### **4.4 WAPC DC Policy 1.1 'Subdivision of Land – General Subdivision Principles'**

The subdivision as proposed meets the general subdivision principles as outlined in DC 1.1. It is noted that in particular, the subdivision meets:

- Section 3.2 as this report sets out the site context;
- Section 3.5 as it is lawful development; and
- Section 3.7 as the proposed new lots will front constructed public roads.

## **5 CONCLUSION**

The proposed boundary realignment represents a logical subdivision for the purposes of lot rationalisation and is justified on the following grounds:

1. The proposal is for the existing four lots to be modified. No additional lots are proposed;
2. The proposal new boundaries allow for safer and improved land management;
3. The proposal is consistent with Shire of Pingelly's Local Planning Scheme No. 3 and WAPC Development Control Policy's 1.1 and 3.4 and SPP 3.7; and
4. The proposed subdivision will not result in any loss of agricultural land but will allow existing rural uses to continue.

The Commission's unconditional approval of the proposed boundary realignment is respectfully requested.

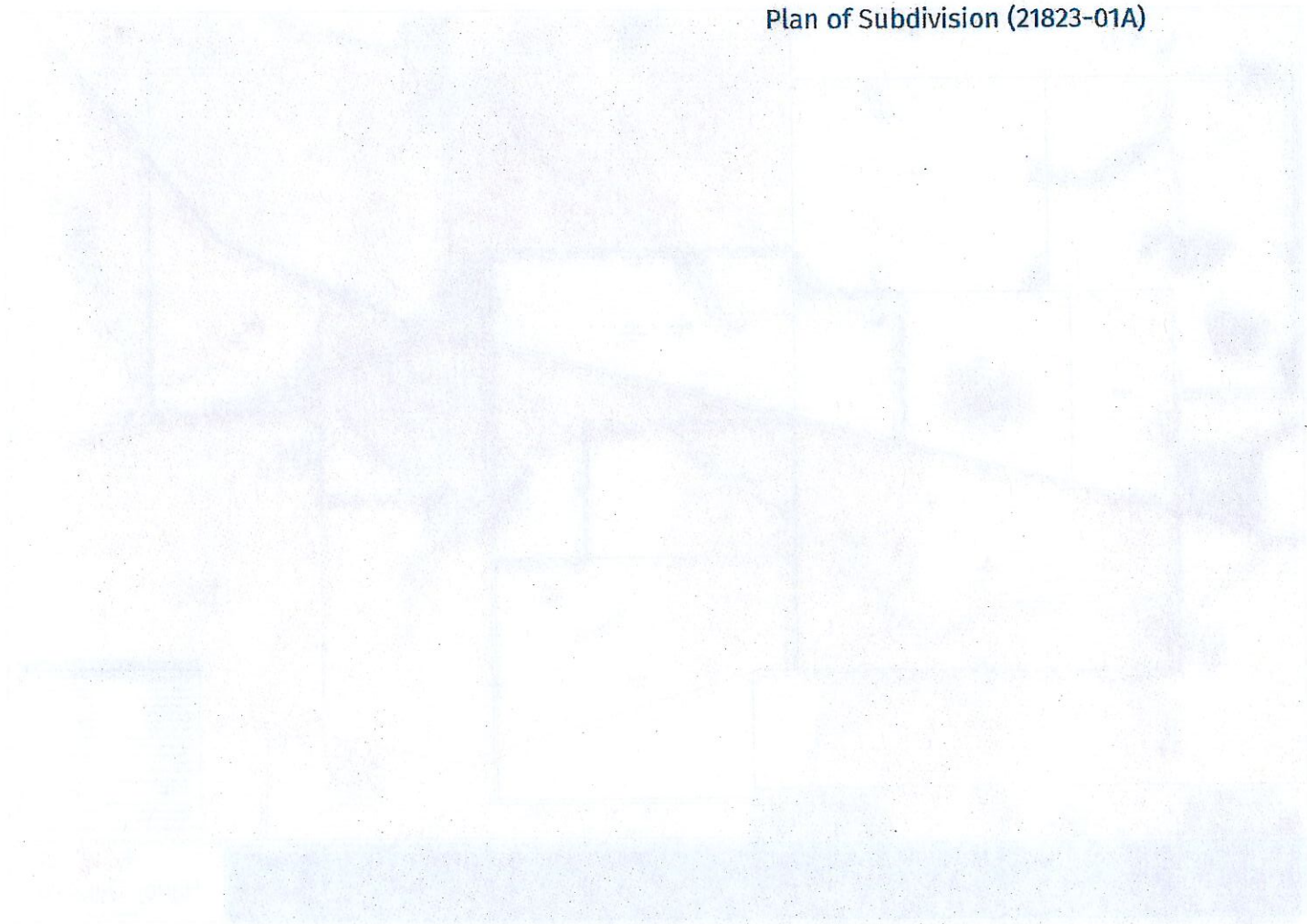
## **APPENDIX A**

### Certificates of Title



## **APPENDIX B**

Plan of Subdivision (21823-01A)



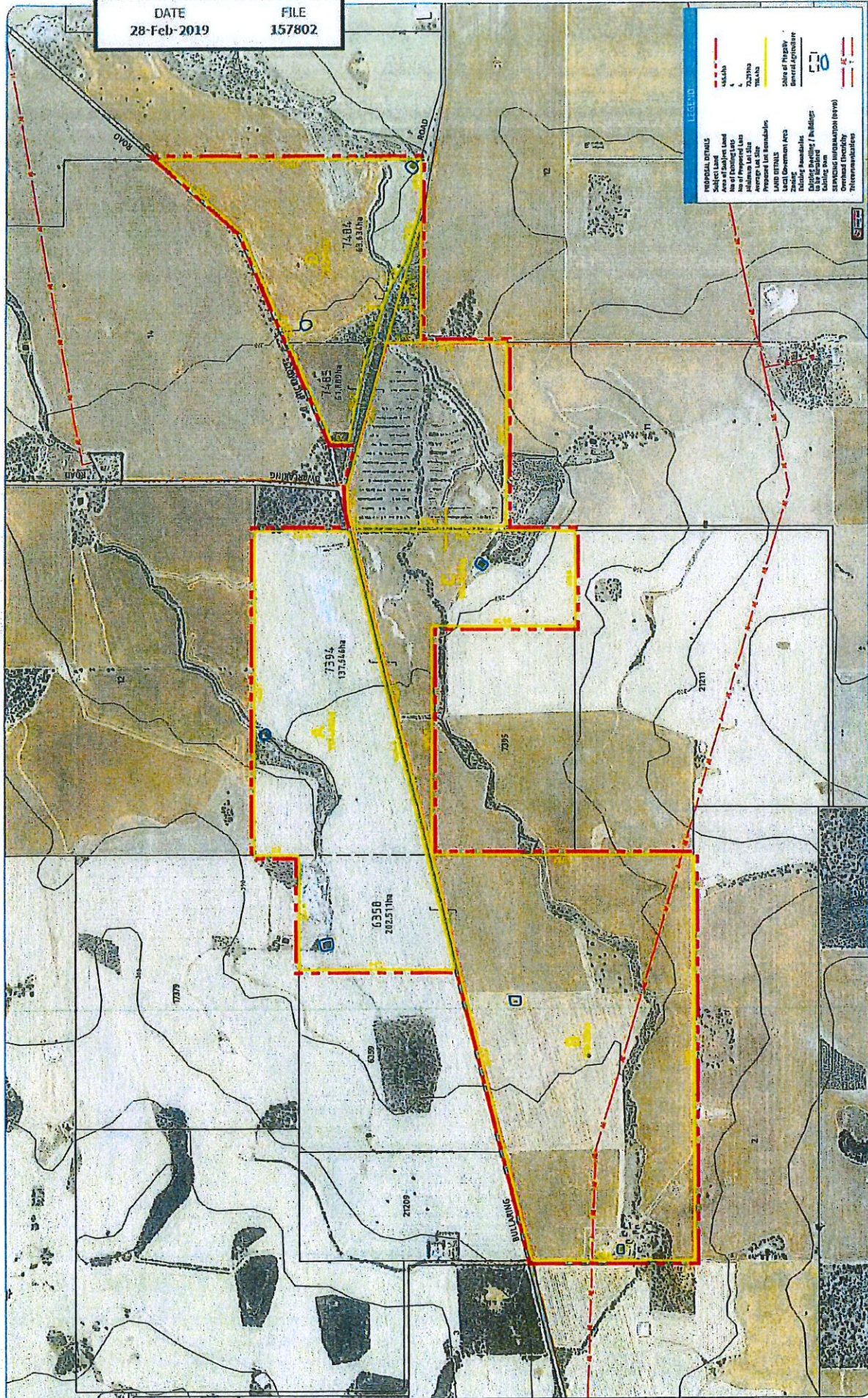




DEPARTMENT OF PLANNING, LANDS  
AND HERITAGE

DATE  
28-Feb-2019

FILE  
157802



**Harley Dykstra**  
PLANNING & SURVEY SOLUTIONS

**PLAN OF SUBDIVISION**  
Lot 6358 on DP 114361, Lot 7394 on DP 118750, Lot 7484 on DP 118758 & Lot 7485 on DP 118759  
Bullaring Road, EAST PINGELLY





General Enquiry Details - Internet Explorer

https://www.landgate.wa.gov.au/land/gov/wa/di/en/web/pd132/show/A3900-PostDetail.ro

Identified by Digicert

Landgate

LAND ENQUIRY

59048714

General Enquiry Details [1200L]

Page OptionsOrder OptionsEnquiry OptionsBack

Certificate of Title  
TIP Information

2121-123  
REGISTER IS NOT MARKED OUT OF FILE

Document Number  
Document Type  
Date of Execution  
Consideration

0883896  
Application Affecting Ownership  
21/01/1998  
\$ 0

Purchasers Caveat

No Purchasers Caveat Recorded

Document Number  
Document Type  
Date of Execution  
Consideration

Lot 567 On Plan 190483

L 567 PHILLIP ST

PINGELLY 8308

PINGELLY ABORIGINAL PROGRESS ASSOCIATION

This product is for information purposes only. A search of the original documentation is required for all legal purposes  
Western Australian Land Information Authority (Landgate)

125%





## **Attachment 4**



TYPE

CROWN

68A 456/ND

PURPOSE

SUBDIVISION

PLAN OF

LOT 3002 AND ROAD WIDENING (LOT 3003)

FORMER TENURE

LOT 3001 ON DP50195 LR3139 - 781

LOCAL AUTHORITY

SHIRE OF PINGELLY

LOCALITY

PINGELLY

D.O.L. FILE

10850 - 1904

FIELD RECORD

144292

SURVEYORS CERTIFICATE - Reg 54

I, P. H. GOW, hereby certify that this plan is accurate and is a correct representation of the (a) "survey and/or (b) "calculations from measurements recorded in the field records, and that I am a duly qualified and licensed surveyor (as required by the provisions of the Survey Act 1960) and that I am duly qualified and licensed to undertake the purposes of this plan and that it complies with the relevant written laws in relation to which it is lodged.

Licensed Surveyor

Date

LOGGED

DATE

4/6/2010

4/6/2010

I.S.C.

EXAMINED

FILE

WESTERN AUSTRALIAN PLANNING COMMISSION

EXEMPT FROM WAPC APPROVAL

DELEGATED UNDER S.16 OF THE P & O ACT 2005

DATE

SUBJECT TO

IN ORDER FOR DEALINGS

FOR INSPECTOR OF PLANS & SURVEYS

DATE

APPROVED

INSPECTOR OF PLANS & SURVEYS (S.16 LICENSED SURVEYORS ACT 1960)

DATE

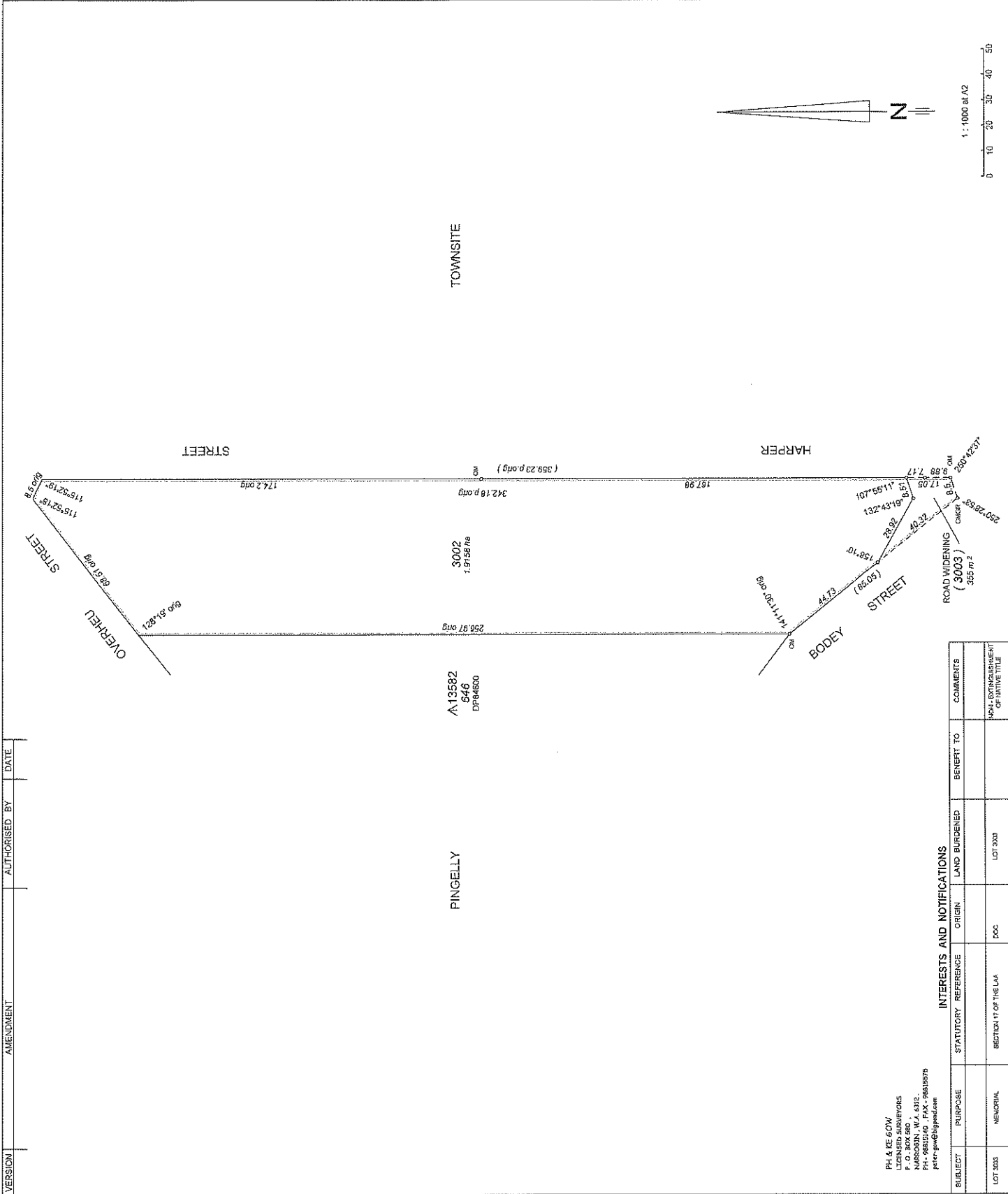
LANDGATE

DEPOSITED PLAN

414147

SHEET 1 OF 1

VERSION



PH & KE GOW  
LICENSED SURVEYORS  
110/111 BROADWAY  
NARRAGOON, W.A. 5312  
PH - 98815140, FAX - 98815575  
peter.gow@landgate.com

INTERESTS AND NOTIFICATIONS				
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED
LOT 3003	MEMORIAL	SECTION 17 OF THE L.A.	DOC	LOT 3003
			BENEFIT TO	COMMENTS
				NOT - EXTINGUISHMENT OF NATIVE TITLE

