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Council Agenda

Shire of Pingelly

Ordinary Council Meeting

20 September 2023

DISCLAIMER

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In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or limitation of approval made by a member or officer of the Shire of Pingelly during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of Pingelly. The Shire of Pingelly warns that anyone who has an application lodged with the Shire of Pingelly must obtain and only should rely on WRITTEN CONFIRMATION of the outcome of the application, and any conditions attaching to the decision made by the Shire of Pingelly in respect of the application.

MISSION STATEMENT

To enhance the quality of life for the people of Pingelly through the provision of leadership, services and infrastructure.

Shire of Pingelly



Notice of Meeting

Notice is given that a meeting of the Council will be held in the Council Chambers, 17 Queen Street, Pingelly on 20 September 2023, commencing at 2.00pm.

Your attendance is respectfully requested.

Disclaimer

The recommendations contained in this agenda are officers' recommendations only and should not be acted upon until Council has resolved to adopt those recommendations. The resolutions of Council should be confirmed by perusing the minutes of the Council meeting at which these recommendations were considered. Members of the public should also note that they act at their own risk if they enact any resolution prior to receiving official written notification of Councils decision.

A handwritten signature in black ink, appearing to be "Andrew Dover", written in a cursive style.

Andrew Dover
Chief Executive Officer

PUBLIC QUESTION TIME INFORMATION

The Shire of Pingelly welcomes community participation during public question time. This document is to be read in conjunction with the *Shire of Pingelly Standing Orders Local Law 2017* and the *Local Government Act 1995* and the *Local Government (Administration) Regulations 1996*.

1. A member of the public who raises a question during question time must:
 - a. be in attendance at the meeting;
 - b. first state their name and address;
 - c. direct the question to the Presiding Member;
 - d. ask the question briefly and concisely;
 - e. limit any preamble to matters directly relevant to the question; and
 - f. ensure that the question is not accompanied by any expression of opinion, statement of fact or other comment, except where necessary to explain the question.
2. Each member of the public with a question is entitled to ask up to 3 questions before other members of the public will be invited to ask their questions.
3. Where a member of the public seeks a written response to their questions to be tabled at a meeting, the member of the public must submit their questions to Council by no later than 12 noon on the day prior to the meeting date of which the response is to be tabled.
4. Where a member of the public submits their questions after 12 noon on the day prior to the meeting date of which the response is to be tabled, a written response may be provided at the discretion of the presiding member.
5. Where a member of the public submits a written question after 12 noon the day prior to the meeting at which they are to be tabled, a verbal response may be provided at the meeting.
6. A member of the public may ask questions without notice at a meeting, provided they present a written copy of their questions to Council prior to the commencement of the meeting.

Questions may be submitted by e-mail to admin@pingelly.wa.gov.au.

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1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Chairman to declare the meeting open.

2. ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Noongar people of this area and recognise their continuing connection to land, waters and community. We pay respect to both the Aboriginal and non-Aboriginal people past, present and emerging.

3. ANNOUNCEMENTS BY THE PRESIDING MEMBER

Please turn your mobile phones to silent, any calls are to be taken outside of the Chambers. Thank you.

4. RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

6. PUBLIC QUESTION TIME

Please see Public Question Time Information on page 3.

7. APPLICATIONS FOR LEAVE OF ABSENCE

8. DISCLOSURES OF INTEREST

9. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

9.1 Ordinary Meeting – 16 August 2023

Statutory Environment:

Section 5.22 of the *Local Government Act* provides that minutes of all meetings are to be kept and submitted to the next ordinary meeting of the council or the committee, as the case requires, for confirmation.

Voting Requirements:

Simple Majority

Recommendation:

That the Minutes of the Ordinary Meeting of the Council of the Shire of Pingelly held in the Council Chambers on 16 August 2023 be confirmed.

Moved: _____ Seconded: _____

9.2 Special Meeting – 25 August 2023

Voting Requirements:

Simple Majority

Recommendation:

That the Minutes of the Special Meeting of the Council of the Shire of Pingelly held in the Council Chambers on 25 August 2023 be confirmed.

Moved: _____ Seconded: _____

10. PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

11. ITEMS BOUGHT FORWARD DUE TO PERSONS ATTENDING

12. REPORTS OF COMMITTEES

12.1 Reports of Committees of Council

- Audit & Risk Committee Full Council
- Bush Fire Advisory Committee Member – Cr Narducci
Deputy – Cr Hotham
- Chief Executive Officer Performance Review Committee Member – Shire President
Member– Deputy President
Member – Cr Hotham

12.2 Reports of Council Delegates on External Committee

- Central Country Zone of WALGA Delegate – Shire President
Delegate – Deputy President
Deputy – Cr Wood
- Hotham-Dale Regional Road Sub-Group Delegate – Shire President
Deputy – Cr Oliveri
- Pingelly Recreation & Cultural Centre Board Member – Deputy President
Deputy – Shire President
- Development Assessment Panel Delegate – Shire President
Delegate – Cr Wood

Deputy – Oliveri
Deputy – Cr Hotham
- Pingelly Tourism Group Delegate – Cr Singh
Deputy – Cr Narducci
- Shires of Pingelly and Wandering Joint Local Emergency Management Committee Delegate – Shire President
Deputy – Deputy President
- Pingelly Youth Network Delegate – Cr Narducci
Deputy – Deputy President
- Pingelly Somerset Alliance Delegate – Shire President
Deputy – Deputy President
- Pingelly Early Years Network Delegate – Deputy President
- Pingelly Community Wellbeing Plan Working Group Delegate – Deputy President
- Pingelly Museum and Historical Group Delegate – Cr Hotham

13. REPORTS FROM COUNCILLORS

13.1 Cr William Mulroney (President)

AUGUST

22nd President, Deputy President and CEO regular meeting August OCM results of discussions and future planning from results of August Corporate discussions.

24th Meet and Greet WACHS board of Directors regarding any Health Issues and incentives to be implemented for Pingelly.

25th Final CCZ Meeting at Kulin for the President of Pingelly who is retiring. Attended with Deputy President Cr McBurney and CEO Andrew Dover

SEPTEMBER

12th Regular meeting President, Deputy President and CEO Meeting, Agenda Briefing and closed nominations for Council, initial meeting via Teams with Highfields Consultant for CEO's annual performance review.

17th WALGA Annual Convention, Mayors and President Forum, followed by Welcome Sundowner and Awards Presentation.

18th WALGA Annual convention- Keynote Speaker followed by WALGA State Council AGM

19th WALGA Convention – Breakfast with Michelle Payne, followed by Federal Minister Address, Diversity Panel Session, Plenary Sessions -Activity Mobility, Regional Housing, Closing Keynote Speaker

20th September OCM and Corporate Discussion.

13.2 Memorials

The Chairman to ask Councillors if there are any memorials or commemorations to be noted in the minutes.

- Flags were lowered for Cliff Ferguson, a long time Pingelly resident on 12 September 2023 on the day of his burial to mark the Shire's condolences to his family and friends.

14 OFFICE OF THE CHIEF EXECUTIVE OFFICER

14.1 Draft Local Heritage Survey and Heritage List

File Reference:	ADM0714
Location:	Not Applicable
Applicant:	Not Applicable
Author:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachments:	Appendix 1 – Draft Local Heritage Survey Consultant’s Report Appendix 2 – Local Heritage Survey Appendix 3 - Draft Heritage List Appendix 4 – Local Planning Policy for Heritage List Places Appendix 5 - Guidelines for the Assessment of Local Heritage Places
Previous Reference:	Nil

Summary

For Council to consider endorsing the draft Local Heritage Survey (LHS), Heritage List and Local Planning Policy for the purpose of undertaking public advertising.

Background

The purpose of the Heritage Survey is to identify the significant heritage places within the Shire of Pingelly. Inclusion in the Heritage Survey does require any modification or conservation to occur.

Drawn from the Heritage Survey is the Heritage List. The key purpose of a Heritage List is to identify 41 highly significant places on the Local Heritage Survey that are worthy of built heritage conservation. The Local Planning Policy for Heritage List Places protects the significant parts of these heritage places.

The Shire has been successful in applying for a grant for \$20,000 from the Department of Planning, Lands and Heritage for the review of our Municipal Heritage Inventory (now Local Heritage Survey) and Heritage List. These documents have not been reviewed since 1996.

Laura Gray from Heritage Intelligence has been engaged to review the Local Heritage Survey and Heritage List.

Comment

The review of the Local Heritage Survey and Heritage List is substantially overdue. This comprehensive review aligns these documents with the updated legislation as well as updating the relevant information for increased accuracy and adds new heritage places that have not been previously included. Overall, these documents are more comprehensive and useful than previously.

With regard to the Local Planning Policy, the introduction of a new Planning Policy will require development applications to be made for the changes to places which impact the structure or historical significance of a place.

Consultation

Heritage Intelligence has engaged with the community and with key stakeholders to develop this draft Local Heritage Survey and Heritage List.

Should Council endorse the draft Local Heritage Survey and Heritage List for public consultation, the documents will be advertised for a minimum of 21 days in accordance with

the Guidelines for Local Heritage Surveys (2022) and Planning and Development (Local Planning Schemes) Regulations 2015 by:

- Sending letters owners of places on the draft Local Heritage Survey and Heritage List.
- Placing a public notice on the Shire’s website and notice board and in the Pingelly Times
- Displaying information on the Shire of Pingelly website and Facebook page.

Officers will review the Local Heritage Survey and Heritage List in light of any submissions prior to presenting the document to Council for final adoption.

Statutory Environment

Heritage Act 2018 – Part 8 Local Heritage Surveys

The *Heritage Act 2018* requires a local government to prepare a Local Heritage Survey (previously known as a Heritage Inventory under the previous Act). The purpose of a Local Heritage Survey includes:

- (a) identifying and recording places that are, or may become, of cultural heritage significance in its district;
- (b) assisting the local government in making and implementing decisions that are in harmony with cultural heritage values;
- (c) providing a cultural and historical record of its district;
- (d) providing an accessible public record of places of cultural heritage significance to its district; and
- (e) assisting the local government in preparing a heritage list or list of heritage areas under a local planning scheme.

The adopted Local Heritage Survey must be made available to the public and provided to the Heritage Council.

Planning and Development (Local Planning Schemes) Regulations 2015 - Heritage List

Local Governments are required to establish and maintain a Heritage List under Part 3 of the Planning and Development (Local Planning Schemes) Regulations 2015. The purpose of the Heritage List is to identify and afford protection to places that are of considerable or exceptional cultural heritage significance.

Prior to adding, removing or amending a place on the Heritage List the owner and occupier of the place must be notified and provided a minimum of 21 days to make a submission. Following this consultation, a Council resolution is required to include, remove or amend a place on the Heritage List.

Provisions for developing a Heritage Listed Place

Any modifications to a place on the Heritage List, that are not considered maintenance, require development approval in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015. This allows for an assessment to be undertaken to determine the impact of the proposal on the heritage value of the place.

The Planning and Development (Local Planning Schemes) Regulations 2015 also allow local planning scheme provisions, such as setbacks or site cover, to be varied to facilitate the conservation of a heritage protected place or to enhance or preserve the heritage values of a heritage area.

Policy Implications

State Planning Policy 3.5 Historic Heritage Conservation

This Policy sets out the principles of sound and responsible planning for the conservation and protection of Western Australia’s historic heritage. It states that each local government should identify places of local heritage significance through a Heritage Inventory (now known as a Local Heritage Survey) in accordance with assessment criteria and other relevant guidelines

published by the Heritage Council. The local government survey may be used to assist in identifying places for inclusion in Heritage Lists and Heritage Area's under the Local Planning Scheme. The survey does not have statutory force and effect in terms of planning controls.

Guidelines for Local Heritage Surveys 2022

The Guidelines for Local Heritage Surveys 2022 contains information on the preparation and review of a Local Heritage Survey and is attached.

Financial Implications

Nil

Strategic Implications

This review is mandated by the Heritage Act 2018.

Risk Implications

Risk	Lack of compliance with the Heritage Act 2018. Some complaints regarding inclusion or exclusion from Heritage Survey or Heritage List.
Risk Rating (Prior to Treatment or Control)	4
Principal Risk Theme	Compliance, Reputational
Risk Action Plan (Controls or Treatment Proposed)	Consultation

Risk Matrix

Consequence Likelihood		Insignificant	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Almost Certain	5	Medium (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Medium (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Voting Requirements:

Simple Majority

Officer's Recommendation

That Council:

1. Endorse the draft Local Heritage Survey for public consultation in accordance with the Guidelines for Local Heritage Surveys 2022.
2. Endorse the draft Heritage List and Local Planning Policy for Heritage List Places for public consultation in accordance with the Planning and Development (Local Planning Scheme) Regulations 2015.

Moved: _____ Seconded: _____

SHIRE OF PINGELLY

LOCAL HERITAGE SURVEY 2023

Primary Report: refer to Appendices 1 and 2

A review of the 1996 Shire of Pingelly's Municipal Inventories of Heritage Places



**DRAFT FOR COMMUNITY CONSULTATION
September 2023**

HERITAGE INTELLIGENCE (WA)

Laura Gray JP M.ICOMOS B.Architecture (hons)

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1.0 INTRODUCTION

A review of the original 1996 Shire of Pingelly's Municipal Heritage Inventory of Heritage Places is a requirement of the Heritage Act 2018. Inventories are known known as "Local Heritage Surveys". This review is in accordance with the Part 8 of the Heritage Act 2018 that is essentially the same guidelines as the 1990 Heritage Act requirements, including the identification of the "Heritage List".

The review is undertaken in consideration of the updated Department of Planning, Lands and Heritage's guidelines; *Assessment of local heritage places* as recommended in *State Planning Policy 3.5 Historic Heritage Conservation*.

Assessments determine levels of significance for each place in consideration of the overall context of the Shire's towns and districts. The levels of significance are consistent with the required categories (Heritage Act 2018).

1.1 Review Summary

Understanding a place is the foundation for substantiation of the heritage value and inclusion in the Local Heritage Survey. Almost every place in the review has been photographed. Photographs are only taken from public space unless approval in advance on private properties. Some documentary research has been undertaken beyond the existing documentation, specifically with Russell Stewart. Attempts were made to connect with the local community.

The information has been interpreted and formatted and documented with references to the Department of Planning, Lands and Heritage's inHerit database number, and arranged in alphabetical order.

For each place deemed to be of heritage value, a level of significance and consequent category has been applied. The places with the highest level of significance are recommended for inclusion in the Shire of Pingelly's Heritage List that provides policies and the provisions of the Planning Scheme for future conservation.

The Heritage Council's inHerit database lists 71 places most of which are relevant to the Shire of Pingelly.

Of those listings:

There is 1 place entered on the State's Register of Heritage Places.

Pingelly Post Office and Telephone Exchange (former) and residence

The CBH bins were Registered but since removed from registration in July 2021.

The 2023 Local Heritage Survey lists 112 places.

Of the 112 places, 41 are new listings.

Of the 112 places, 41 are recommended for the Heritage List, that includes 2.category 1 places; one Registered and one recommended for the register.

The places recommended for the 2023 Heritage List are comprised of categories 1 and 2 in the Local Heritage Survey. Categories 3 and 4 are not included in the Heritage List and consequently have no implications. The majority of category 3 places are residential new listings in the recognition of the historical significance that they contribute to Pingelly.

The Local Heritage Survey references places by their original owner/operators where possible with (former) after the name indicating the former naming rather than recent naming that changes over time.

Community consultation is invaluable in providing local input to places and their histories to further build on the Local Heritage Survey and to engage and empower the community in recognition of their heritage.

The information in this report would not have been possible without the passionate, dedicated, generous and thorough assistance from Russell Stewart.

My sincere appreciation for his interest and enthusiasm and of course the many hours, memories and information he so generously shared.

2.0 INDICATORS FOR CULTURAL HERITAGE SIGNIFICANCE

Every place previously listed in the original 1996 and 1998 heritage inventories has been assessed within the Heritage Council's 2022 *Assessment of local heritage places*.

The five indicators of significance for the assessment are summarised hereunder:

2.1 Aesthetic Value:

It is significant in exhibiting particular aesthetic characteristics valued by the community

Overview

Aesthetic value is necessarily subjective and should not simply rely on a common perception or most popular view.

There is a need to consider aesthetics as understood by different community groups and cultures.

A place does not necessarily need to conform to prevailing 'good taste' or be architecturally designed to display aesthetic qualities. For example, vernacular buildings that sit well within their cultural landscape due to the use of local materials, form, scale, or massing, may also have aesthetic value.

The aesthetic qualities of gardens, plantings and cultural landscape settings should also be considered.

Indicators

Places demonstrating this value should have importance:

- to a community for aesthetic characteristics.
- for its ability through archaeological investigation to reveal obscured fabric due to subsequent alterations or additions and in so doing, reveal aesthetic characteristics of an earlier structure, either through design or setting aesthetic characteristics of an earlier
- for its creative, design or artistic excellence, innovation or achievement
- for its contribution to the aesthetic values of the setting demonstrated by a landmark quality or having impact on important vistas
- for its contribution to the aesthetic qualities of the cultural environs or the natural landscape within which it is located or importance for its contribution to the natural landscape as part of a cultural environment
- for the aesthetic character created by the individual components that collectively form a significant precinct; that is, streetscape, townscape, or cultural environment

Guidelines For Exclusion

A place will generally be excluded if:

- the aesthetic qualities of the place do not exceed those of the general class to which the place belongs
- its distinguishing features have been lost, irreversibly impacted, or compromised
- its landmark or scenic qualities have been irreversibly impacted by subsequent activities or development

2.2 Historic value:

It is significant in the evolution or pattern of the history of Western Australia

Overview

The historic values associated with a place should be explored with reference to the thematic history for the locality and/or region.

Indicators

Places demonstrating this value should have importance:

- for the density or diversity of cultural features illustrating the human occupation and evolution of the locality, or region
- in relation to an event, phase or activity of historic importance in the locality, or region
- for close association with an individual or individuals whose life, works or activities have been significant within the history of the locality or region
- as an example of technical, creative, design or artistic excellence, innovation or achievement in a particular period.

The associations should be strong and verified by evidence and will most often be supported in the fabric of the place.

However, consideration should also be given to places with little or no fabric such as archaeological sites, ruins, and sites of historical importance.

Guidelines For Exclusion

A place will generally be excluded if:

- no reliable or verifiable physical, documentary, or historical evidence exists to demonstrate the association of the place with an historical event or phase in the locality

2.3 Scientific value:

Potential to yield information that will contribute to an understanding of the history of the locality or region

Overview

These indicators will generally inform a determination of scientific value. They will commonly be used to assess significance of identified, or potential, archaeological deposits, or to identify places that through investigation may reveal earlier construction and design techniques.

Indicators

Places demonstrating this value should have importance:

- for information/archaeological material contributing to a wider understanding of cultural history by virtue of its use as a research site, teaching site, type locality, reference or benchmark site

2.4 Social value:

It is significant through association with a community or cultural group in the locality or region for social, cultural, educational, or spiritual reasons.

Overview

Places of social value are commonly, but not always, public places that make a positive contribution to the local 'sense of place' and identity. They may be symbolic or landmark places, and may include places of worship, community halls, or schools, as well as privately owned places such as hotels, cinemas, or sporting venues. However, more modest places such as private residences may also be of importance to a particular group within the local community.

Indicators

Places demonstrating this value should be:

- highly valued by a community or cultural group for reasons of social, cultural, religious, spiritual, aesthetic, or educational associations.

Places need not be valued by the entire community to be significant. For example, a place may be valued by a community or cultural group based on its associations with a particular group's ethnic identity, religious belief, or profession.

Guidelines For Exclusion

A place will not normally be considered if:

- the associations are not held very strongly or cannot be demonstrated satisfactorily to others
- the social value is historical rather than in the present day.

Care should be taken not to confuse cultural heritage significance with amenity or utility.

There must be evidence that the building/ place is valued over and above everyday activities that occur there.

2.5 Spiritual value:

It is significant because it embodies or evokes intangible values and meanings which give it importance in the spiritual identity, or the traditional knowledge, art, and practices of a cultural group.

Overview

Spiritual value refers to the intangible values and meanings embodied in or evoked by a place which give it importance in the spiritual identity, or the traditional knowledge, art and practices of a cultural group. Spiritual values may also be interdependent on the social values and physical properties of a place.

Indicators

Places demonstrating this value should have importance for:

- contributing to the spiritual identity or belief system of a cultural group
- being a repository of knowledge, traditional art or lore related to spiritual practice of a cultural group
- maintaining the spiritual health and wellbeing of a culture or group
- finding expression in cultural practices or human-made structures, or inspire creative works

A place will not normally be considered if:

- the associations are not held very strongly or cannot be demonstrated satisfactorily to others
- the spiritual value is historical rather than the present day.

2.6 Heritage Areas - an extra factor

A Heritage Area will be of significance for the local district if:

- it meets one or more of the values noted above in terms of aesthetic, historic, scientific, social, or spiritual significance; and,
- it demonstrates a unified or cohesive physical form in the public realm with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development.

Guidelines For Inclusion

A heritage area should have an overall theme or connecting heritage value that demonstrates a strong unifying character. It should always be established on the basis of a clear statement of significance, (that explains what is significant about an area and why) that describes its key features and elements. The individual components of a heritage area will collectively form a streetscape, townscape, or cultural environment with significant heritage characteristics, which may include architectural style, town planning or urban design excellence, landscape qualities, or strong historic associations.

In some cases, the development of a heritage area may span an extended period and include a variety of building types. In such cases it may be worthwhile to analyse the different phases of growth as part of the assessment, while also demonstrating the 'unifying thread' that holds the area together as a meaningful whole.

Guidelines For Exclusion

Heritage significance needs to be clearly distinguished from the broader concept of urban character, given that all areas or localities demonstrate some form of this. Heritage values can be conserved, diminished, destroyed, enhanced or restored, but (unlike other amenity values), cannot be replicated. Heritage Areas are select areas with special qualities and will generally be quite uncommon.

Further information on identification and adoption of heritage areas, as well as development of local planning policy for heritage areas, is included in separate guidelines.

Representative - importance in demonstrating the characteristics of a class of cultural places or environments in the local district.

Overview

This indicator explores how well a place would stand as a representative of others in its class. The analysis of representativeness provides information that helps to assess the relative merits of a place against its peers.

A place may demonstrate representativeness with respect to any of the values.

A place will generally be considered to be representative if it:

- provides a good example of its type
- is representative of a common building or construction type, a particular period or way of life, the work of a particular builder or architect, or an architectural style

To be considered a good representative example, the place should have a high level of authenticity.

Guidelines For Exclusion

A place would generally not be considered to be representative if:

- its characteristics do not clearly typify its class
- the representative qualities have been degraded or lost.

Substantiation of the heritage value of heritage places is the foundation for understanding a place and inclusion in the Local Heritage Survey.

For each place deemed to be of heritage value, a level of significance and consequent grade is applied.

3.0 LEVELS OF SIGNIFICANCE

For each place deemed to be of heritage value, a level of significance and consequent category is applied.

The following table from the Heritage Council's *Guide for assessment of local heritage places (2022)* illustrates the details to identify relevant categories for the identified places.

Each place was categorised on the basis of the following levels of significance:

LEVELS of SIGNIFICANCE	DESCRIPTION	DESIRED OUTCOME
<p>Category 1 Exceptional significance</p>	<p>Essential to the heritage of the locality Rare or outstanding example.</p>	<p>Register of Heritage Places The place should be retained and conserved. Any alterations or extensions should reinforce the significance of the place Refer to Heritage Council.</p>
<p>Category 2 Considerable significance</p>	<p>Very important to the heritage of the locality. High degree of integrity/authenticity.</p>	<p>HERITAGE LIST Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.</p>
<p>Category 3 Some/Moderate significance</p>	<p>Contributes to the heritage of the locality. Some altered or modified elements, not necessarily detracting from the overall significance of the item.</p>	<p>NO CONSTRAINTS Conservation of the place is desirable. Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item. Any alterations or extensions should reinforce the significance of the place. Original fabric should be retained where possible.</p>
<p>Category 4 Little significance</p>	<p>Has elements or values worth noting for community but otherwise makes little contribution</p>	<p>NO CONSTRAINTS Contributes to the history of the locality. Photographically record prior to any major development or demolition. Recognise and interpret the site.</p>

4.0 CATEGORIES

In line with Heritage Council's guidelines, Category 1 and 2 places are recommended to be included in the Local Heritage Survey to facilitate a level of management through the Local Planning Scheme that will provide guidance to the owners, managers, and statutory authority, to respond to that assessed significance.

Categories have been determined relevant to the assessed level of significance for each place. Implications for each recommendation are also summarised.

Category 1 Registered Places and those currently under consideration for the Register.

A place of exceptional cultural heritage significance to Shire of Pingelly and the state of Western Australia, that is either in the Heritage Council of Western Australia's Register of Heritage Places, or worthy of consideration for entry into the Register.

A place worthy of recognition and protection through provisions of the Shire of Pingelly's Planning Scheme.

Planning application needs to be submitted to Shire of Pingelly for any proposed development. A Heritage Impact Statement may be required.

Planning application referred for heritage comment and background information for Heritage Council of Western Australia (HCWA).

The development application needs to be submitted to HCWA for support for any proposed development, and Shire of Pingelly cannot approve contrary to HCWA recommendation.

Recommend: Maximum encouragement to owners to retain and conserve the place. Full consultation with property owner prior to making the recommendation.

IMPLICATIONS of REGISTRATION:

A Memorial is lodged on the Certificate of Title of the Registered place under the provisions of the *Heritage Act (2018)*.

By virtue of the *Heritage Act (2018)*, the owner is bound to conserve the place.

ALL development (including demolition) MUST be referred to Heritage Council for consideration PRIOR to undertaking any works.

The Shire of Pingelly cannot approve anything contrary to Heritage Council recommendations.

Private owners of Registered places qualify for the Heritage Council's Conservation Grants Funding. A Conservation Management Plan or Conservation Management Strategy is a pre-requisite for conservation works funding assistance from the Heritage Council.

Local Government, churches and community (not-for-profit) owners qualify for Lotterywest conservation funding. It is funded loosely on a \$ for \$ basis, although 'inkind' contributions are encouraged. Benefit to the community is a significant factor in assessment for funding. A Conservation Management Plan or Conservation Management Strategy is a pre-requisite for conservation works funding and can also be funded.

Local Government owned Registered places qualify to claim for \$10,000 per annum 'Disability allowance' through the Grants Commission. Up to a maximum of \$50,000 is allowed for 5 buildings or more.

Category 2 A place of considerable cultural heritage significance to Shire of Pingelly that is worthy of recognition and protection through provisions of the Shire of Pingelly's Planning Scheme.

Planning application needs to be submitted to Shire of Pingelly for any proposed development for particular consideration of the heritage impact.

Recommend:

Inclusion in the Heritage List

Retain and conserve the place.

Document the place prior to any development; and photographic archive report if retention is not possible.

IMPLICATIONS:

Planning applications must be submitted to Shire of Pingelly for approval prior to undertaking any works.

Private owners do not qualify for any funding.

Local Government, churches and community (not-for-profit) owners qualify for Lotterywest conservation funding. It is funded loosely on a \$ for \$ basis, although 'inkind' contributions are encouraged. Benefit to the community is a significant factor in assessment for funding. A Conservation Management Plan or Conservation Management Strategy is usually a pre-requisite for conservation works funding and may also be funded on same basis as works funding assistance.

Category 3

A place (including a site with no built remains) of some /moderate cultural heritage significance to Shire of Pingelly.

No constraints.

Some/moderate contribution to the heritage of the Shire of Pingelly.

No constraints.

Recommend: Encourage retention of the place, or where there are ruins, archaeological findings or no built remains: Interpret the place.

IMPLICATIONS:

If a planning application is submitted to the Shire of Pingelly for approval, if approved a condition of development will require documentation and a photographic record of the place prior to any development or if retention is not possible.

There are **no statutory requirements** pertaining to heritage issues.

Private owners do not qualify for any funding.

Local Government, churches and community (not-for-profit) owners qualify for Lotterywest conservation funding, although at a lower priority. It is funded loosely on a \$ for \$ basis, although 'inkind' contributions are encouraged. Benefit to the community is a significant factor in assessment for funding. A Conservation Management Plan or Conservation Management Strategy is usually a pre-requisite for conservation works funding and may also be funded on same basis as works funding assistance.

Category 4 A place (including a site with no built remains) of little cultural heritage significance to Shire of Pingelly.

No constraints.

Recommend: Encourage retention of the place, or where there are ruins, archaeological findings or no built remains: Interpret the place.

IMPLICATIONS:

If a planning application is submitted to the Shire of Pingelly for approval, if approved a condition of development will require documentation and a photographic record of the place prior to any development or if retention is not possible.

There are **no statutory requirements** pertaining to heritage issues.

Private owners do not qualify for any funding.

Local Government, churches and community (not-for-profit) owners qualify for Lotterywest conservation funding, although at a lower priority. It is funded loosely on a \$ for \$ basis, although 'inkind' contributions are encouraged. Benefit to the community is a significant factor in assessment for funding. A Conservation Management Plan or Conservation Management Strategy is usually a pre-requisite for conservation works funding and may also be funded on same basis as works funding assistance.

5.0 LOCAL HERITAGE SURVEY

A number of new places and sites have been identified and listed in the Local Heritage Survey.

The Local Heritage Survey List is presented in alphabetical order of towns and districts.

Refer to Appendix 1 for the detailed table of place records of the places listed hereunder.

Place No.	InHerit No.	Place	Address	Category
		PINGELLY TOWN		
1	5936	Harnleigh	33-35 Brown Street	3
2	5931	Pingelly Health Centre	Brown Street (main entry) (ne cnr Somerset Street)	4
3	5908	Pioneer Park	Brown Street	2
4	5928	SITE: School teacher residence (former)	8 Eliot Street	4
5	5937	Pingelly Cemetery	Great Southern Highway (nw cnr Review Street)	2
6	5934	Co-operative Bulk Handling (CBH) Bins (former)	Great Southern Highway	2
7	3628 24434 24496	Pingelly Railway Station & Crane Railway Station Crane SITE: East side of station Informal settlement: George Malakoff (GM) Sewell's wayside inn Holyoake blacksmith Smith's General Store Coffee place	Great Southern Highway	2
8	5922	General agent offices (former)	3 Parade Street	2
9	5909	Pingelly Pharmacy (former)	4A Parade Street	2

**Shire of Pingelly
LOCAL HERITAGE SURVEY 2023**

10	5910	Shops (mirror pair)	4B Parade Street	2
11	5921	Shops (mirror pair)	5A Parade Street	2
12		SITE: Monger & Moore's	5B Parade Street	4
13		SITE: Hunter's Garage	6 Parade Street	4
14	2251	Union Bank (former) and residence	7 Parade Street	2
15		SITE: Nicholson's Store Warehouse (1911) rear of the Site	8 Parade Street (NE corner Pasture Street) Rear along Quadrant Street cnr Pasture Street	2
16		Pingelly Post Office	9A Parade Street	4
17	2252	PINGELLY POST & TELEGRAPH OFFICE and residence (former)	9 Parade Street nw corner Pasture Street	1
18	2250	Pingelly Memorial Park & Memorial Rotunda	11 Parade Street	2
19	2246	Commercial Bank of Australia and residence (former)	12 Parade Street	2
20	5907	Ayton's Newsagency (former)	14 Parade Street	2
21	5907	McGorlick's shops (2) (former)	16 Parade Street	2
22	5907	Wilson's Drapery Shops (2) (former)	18 Parade Street	2
23	2245	Pingelly School (former)	13 Parade Street	2
24	5919	RJ Johnson: General Merchants, Grocers & Drapers (former)	15 Parade Street	2
25	5919	Grace Bros (former)	17 Parade Street	2
26	5919	Chemist shop (former)	19 Parade Street	3
27	2248	Pingelly Town Hall	20 Parade Street (north corner Hall Street)	2
28	5920	RH Thompson Butcher (former)	22 Parade Street (southeast corner Hall Street)	2
29	5917	Returned and Services League (RSL) Hall	23-25 Parade Street	2
30	5926	Country Women's Association (CWA) Rest Rooms (former)	29 Parade Street	3

**Shire of Pingelly
LOCAL HERITAGE SURVEY 2023**

31	5927	WH & MD Hodges Shop (former)	31 Parade Street	4
32	2254	Pingelly Family Church (Methodist- former)	27 Paragon Street	3
33	15154	Methodist Manse (former)	29 Paragon Street	4
34	2253	St Anne's Roman Catholic Church	33 Paragon Street	2
35		SITE original Showgrounds	Paragon Street (west end)	4
36	2247	Pingelly Hotel	Park & Quadrant Streets	2
37	5902	Three Shops	16 Park Street	2
38	2256	Commercial Bank of Australia (former)	18 Park Street	2
39	5903	Perry's Coffee Palace (former)	19 Park Street	2
40	2243	Roads Board Office (former)	21 Park Street	2
41	5904	Chemist Shop (former)	Park Street (nw corner 13 Queen Street)	2
42		Residence	22 Park Street	3
43		Shop (former) and residence	24 Park Street	3
44	2255	St Paul & St Luke Anglican Church	25 Park Street	2
45	5916	Pingelly Primary and District High Schools	39 Park Street	3
46		Headmaster's House (former)	49 Park Street	3
47		Residence	50 Park Street (ne cnr Stone Street)	3
48		Offices (pair)	12 Pasture Street	3
49		Store (former)	14 Pasture Street	3
50	14632	Pingelly Fire Station	Pasture Street	4
51	5923	Residence	36 Pitt Street	3
52		Residence	2 Princess Street	3

**Shire of Pingelly
LOCAL HERITAGE SURVEY 2023**

53		Residence	6 Princess Street	3
54		Watson's Service Station (former)	Quadrant & Parade streets	2
55	2249	Exchange Hotel (former)	Quadrant & Pasture streets (SW corner)	2
56		Residence	25 Quadrant Street (facing Sharow Street)	3
57		Residence	12 Quartz Street	3
58		Residence	30 Quartz Street	3
59	5905	Shire of Pingelly Administration and Council Chambers	17 Queen Street	3
60		Croquet Club and green (former)	18 Queen Street SE cnr Pemberton Street	2
61	17381	Pingelly Police Station SITE: Rink Theatre Picture Power House on south side (Queen Street)	25 Queen Street SW cnr Pasture Street	3
62		Residence	33 Queen Street	3
63		Residence	53 Queen Street	3
64		Residence	20 Raglan Street	3
65	5935	Residence	28 Raglan Street	3
66		Residence	58 Raglan Street	3
67		Residence	2 Shannon Street	3
68	2244	Baptist Church	33 Sharow Street	2
69		Residence	45 Sharow Street (sw cnr Queen Street)	3
70	5925	Residence	47 Sharow Street	3
71	5924	Residence	49 Sharow Street	3
72		PRACC (Pingelly Recreation & Cultural Centre)	Somerset Street	2

**Shire of Pingelly
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73		Residence	27 Somerset Street	3
74		Residence	29 Somerset Street	3
75		Residence	3 Stone Street	3
76		Residence	22 Stratford Street	3
77	5933	Kylin	23 Stratford Street	3
78		Residence	Stratford Street (cnr New Street) ??	3
79		Residence	37 Stratford Street	3
80		Residence	Stratford Street	3
81		Residence	Stratford Street	3
82	5932	Residence	41 Stratford Street (se cnr New Street)	3
83		Residence	45 Stratford Street	3
84	2257	Pingelly Masonic Lodge	49 Stratford Street	2
85	5930	St John Ambulance Australia	51-53 Stratford Street	4
86		Residence	67 Stratford Street (se cnr Shire Street)	3
87	5929	Adelaide House	75 Stratford Street	3
88		Residence	5 Taylor Street	3
89		Residence	7 Taylor Street	3
90		Residence	4 Webb Street	3
		PINGELLY DISTRICT		
91		SITE Pingelly Oscillator Roller Mills		4
92		SITE Aboriginal Reserve (27235 & 27236)		4
93		SITE Railway Camp	Boyes property	4

**Shire of Pingelly
LOCAL HERITAGE SURVEY 2023**

94		SITE Rifle Range		4
95		Percy Marshall Research Centre	Tutanning Reserve	3
96		SITE Waglyn Track		4
97		SITE Staunton Springs		4
98	26219	Bridge 3097 over Woyerling Brook	Bullaring - Pingelly Road	4
99	24485 2647 2648 4102 3160 4103 2354	Lonely Graves: William Morrison Frances Isabella Pumphrey Alfred Slingsby Tommy Orange Ben/Charlie Spencer Millie Reynolds	Glen Erne Farm North Wandering Road Hotham River Yealering Lake E Sandalwooders track Markegin Cemetery Wooderbulling Brooke	4
100	14565	Hotham River Road Bridge	Napping Pool Road	3
		DATTENING		
101		SITE Dattening townsite		4
102	5915	SITE Taylors Well Hall	North Wandering Road	4
103		SITE Taylors Well School	North Wandering Road	4
		MOORAMBINE		
104	2258 24530	St Patricks Anglican Church & Rectory (former) St Patrick's Church of England and Cemetery	Moorambine Road	1
105	24483	St Patrick's Church of England (former) Rectory	Moorambine Road	2
106	5913	Sandalwood Inn	Moorambine Road	2
107	5914	Atkins Cottage	Moorambine Road	2
108	5911	Beambine Homestead	Moorambine Road	2

**Shire of Pingelly
LOCAL HERITAGE SURVEY 2023**

109	5939	Ingram's Cottage (ruin)	Wickepin-Pingelly Road	3
110		SITE Moorambine School		4
111	5938	Grave: William Martin	Dunreath Far East Moorambine Road	4
		PUMPHREY		
112	3999	Staunton Springs (former)	Old York/Albany Road	3

6.0 HERITAGE LIST

Categories 1 & 2 places

An important part of the recognition and understanding of cultural heritage significance of a place, is that some guidance is provided to the owners, managers and statutory authority, to respond to that assessed significance.

Categories have been determined relevant to the assessed level of significance for each place. Implications for each recommendation are also summarised. The Heritage List is subject to the provisions of the Local Planning Policy.

The Heritage List is comprised of:

Category 1 A place of exceptional cultural heritage significance to Shire of Pingelly and the state of Western Australia, that is either in the Heritage Council of Western Australia's (HCWA) Register of Heritage Places (R) or worthy of consideration for entry into the Register.

Category 2 A place of considerable cultural heritage significance to Shire of Pingelly that is worthy of recognition and protection through provisions of the Shire of Pingelly's Planning Scheme.

Category 1 No. 17
No. 104 is recommendation for Category 1 assessment

Category 2 40 places

Refer to Appendix 2 for full details.

Place No.	InHerit No.	Place	Address	Category
		PINGELLY TOWN		
3	5908	Pioneer Park	Brown Street	2
5	5937	Pingelly Cemetery	Great Southern Highway (nw cnr Review Street)	2
6	5934	Co-operative Bulk Handling (CBH) Bins (former)	Great Southern Highway	2
7	3628 24434 24496	Pingelly Railway Station & Crane <u>SITE: East side of station</u> Informal settlement:	Great Southern Highway	2

**Shire of Pingelly
LOCAL HERITAGE SURVEY 2023**

		<p>George Malakoff (GM) Sewell's wayside inn Holyoake blacksmith Smith's General Store Coffee place</p>		
8	5922	General agent offices (former)	3 Parade Street	2
9	5909	Pingelly Pharmacy (former)	4A Parade Street	2
10	5910	Shops (mirror pair)	4B Parade Street	2
11	5921	Shops (mirror pair)	5A Parade Street	2
14	2251	Union Bank (former) and residence	7 Parade Street	2
15		<p>SITE: Nicholson's Store and warehouse Warehouse (1911) rear of the Site</p>	<p>8 Parade Street (NE corner Pasture Street) Rear along Quadrant Street cnr Pasture Street</p>	2
17	2252	PINGELLY POST & TELEGRAPH OFFICE (former) and residence	9 Parade Street nw corner Pasture Street	1
18	2250	Pingelly Memorial Park & Memorial Rotunda	11 Parade Street	2
19	2246	Commercial Bank of Australia and residence (former)	12 Parade Street	2
20	5907	Ayton's Newsagency (former)	14 Parade Street	2
21	5907	McGorlick's shops (2) (former)	16 Parade Street	2
22	5907	Wilson's Drapery Shops (2) (former)	18 Parade Street	2
23	2245	Pingelly School (former)	13 Parade Street	2
24	5919	RJ Johnson: General Merchants, Grocers & Drapers (former)	15 Parade Street	2
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27	2248	Pingelly Town Hall	20 Parade Street (north corner Hall Street)	2
28	5920	RH Thompson Butcher (former)	22 Parade Street (southeast corner Hall Street)	2
29	5917	Returned and Services League (RSL) Hall	23-25 Parade Street	2

**Shire of Pingelly
LOCAL HERITAGE SURVEY 2023**

34	2253	St Anne's Roman Catholic Church	33 Paragon Street	2
36	2247	Pingelly Hotel	Park & Quadrant Streets	2
37	5902	Three Shops	16 Park Street	2
38	2256	Commercial Bank of Australia (former)	18 Park Street	2
39	5903	Perry's Coffee Palace (former)	19 Park Street	2
40	2243	Roads Board Office (former)	21 Park Street	2
41	5904	Chemist Shop (former)	Park Street (nw corner 13 Queen Street)	2
44	2255	St Paul & St Luke Anglican Church	25 Park Street	2
54		Watson's Service Station (former)	Quadrant & Parade streets	2
55	2249	Exchange Hotel (former)	Quadrant & Pasture streets (SW corner)	2
60		Croquet Club and green (former)	18 Queen Street SE cnr Pemberton Street	2
68	2244	Baptist Church	33 Sharow Street	2
72		PRACC (Pingelly Recreation & Cultural Centre)	Somerset Street	2
84	2257	Pingelly Masonic Lodge	49 Stratford Street	2
		MOORAMBINE		
104	2258 24530	St Patrick's Church of England and Cemetery	Moorambine Road	1
105	24483	St Patrick's Church of England (former) Rectory	Moorambine Road	2
106	5913	Sandalwood Inn	Moorambine Road	2
107	5914	Atkins Cottage	Moorambine Road	2
108	5911	Beambine Homestead	Moorambine Road	2

7.0 FIRST NATION PEOPLES' HERITAGE

The Heritage Inventory under the requirements of the Heritage Act (2018) is relevant to places of historic cultural heritage significance to First Nation peoples relevant to the post-contact period only.

The Department of Aboriginal Affairs (DAA) oversees an “Aboriginal Sites Database” and works with First Nation peoples to protect their culture and to protect and manage places and objects of significance to cultural Aboriginal heritage.

8.0 CONCLUSION

The 2023 Local Heritage Survey reiterates the considerable significance of the rich heritage and history of Pingelly’s towns and districts and will provide strategic guidance to conserve those places of assessed as having a high level of cultural significance.

9.0 REFERENCES

Heritage Council’s Registration documentation for the registered places

10.0 APPENDICES

Appendix 1	<u>Local Heritage Survey DRAFT 2023</u>
Appendix 2	<u>Heritage List DRAFT 2023</u>
Appendix 3	Local Planning Policy DRAFT 2023
Appendix 4	Conservation recommendations
Appendix 5	DPLH’s Assessment of Local Heritage Places
Appendix 6	Burra Charter – Foundation of heritage and conservation

APPENDIX 1

SHIRE OF PINGELLY LOCAL HERITAGE SURVEY 2023

A review of the Shire of Pingelly's
1996 Municipal Inventory of Heritage Places



**DRAFT FOR COMMUNITY CONSULTATION
September 2023**

HERITAGE INTELLIGENCE (WA)

Laura Gray JP M.ICOMOS B.Architecture (hons)

LOCAL HERITAGE SURVEY



Refer to primary report for the overall context and further details pertaining to the relevant categories.


For each place deemed to be of heritage value, a level of significance and consequent category is applied. The following table illustrates the details to facilitate the draft proposed categories are listed against them.


In line with Heritage Council's guidelines, Categories 1 and 2 places are recommended to be included in the Shire of Pingelly's Heritage List (refer to Appendix 2) to provide a level of management through the Shire's Planning Scheme and local planning policies.

Each place was categorised on the basis of the following levels of significance:




<u>LEVELS OF SIGNIFICANCE</u>	<u>DESCRIPTION</u>	<u>DESIRED OUTCOME</u>
Category 1 Exceptional significance	Essential to the heritage of the locality Rare or outstanding example.	HERITAGE LIST Register of Heritage Places The place should be retained and conserved. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists for the place). Refer to Heritage Council. Planning Scheme provisions
Category 2 Considerable significance	Very important to the heritage of the locality. High degree of integrity/ authenticity.	HERITAGE LIST Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place. Planning Scheme provisions
Category 3 Some/Moderate significance	Contributes to the heritage of the local some altered or modified elements, not necessarily detracting from the overall significance of the item.	NO CONSTRAINTS Conservation of the place is desirable. Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item. Any alterations or extensions should reinforce the significance of the place. Original fabric should be retained where possible.
Category 4 Little significance	Some community interest to the history/heritage of the locality.	NO CONSTRAINTS Contributes to the history of the locality. Photographically record prior to any major development or demolition. Recognise and interpret the site.



PINGELLY TOWN	No.	InHerit	Place	Address	Significance	Cat
	1	5936	Harnleigh	33-35 Brown Street	<p><u>Significance</u></p> <p>Harnleigh at 33 Brown Street is of historical and aesthetic significance a fine representative example of Federation architecture detailed in original face brick in the English garden bond, demonstrating residential development in Pingelly in the early 1900s.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3
	2	5931	Pingelly Health Centre	Brown Street (main entry) (ne cnr Somerset Street)	<p><u>Significance</u></p> <p>Pingelly Health Centre, formerly Pingelly District Hospital is historically and socially significant for the establishment and ongoing development of health and medical services, and the interaction with generations of Pingelly's communities since 1928.</p> <p><u>History</u></p> <p>From 1915 midwives ran two cottage hospitals. In 1928, funds raised locally and equalled by a government grant, were acquired by a committee formed to establish a public hospital in the building on this site. The restored building opened in 1932 as Pingelly Public Hospital and the Hospital Board was formed with Chairman Mr W. O. Sewell. In 1939, a new building was erected on the same site with capacity for 20 beds. The hospital was further extended over the years including 1957.</p> <p>In 1962, day rooms for the general and maternity sections were opened, and in 1963, two new six-bed wards, three single rooms.</p>	4



				During 1977, a new wing on the corner, and extensive alterations to the existing building, increased the bed capacity to 36 beds. Since 1982, the hospital has a reduced capacity.		
	3	5908	Pioneer Park	Brown Street	<p><u>Significance</u></p> <p>Pioneer Park is of historical, social and aesthetic significance, as a place of community initiative, gathering, commemorating the pioneers and beginnings of Pingelly.</p> <p><u>History</u></p> <p>In 1964, Mrs E. Frusher suggested that the Shire clear the site for a park. Meetings were held during 1972 and 1973, and in 1974 a Tourist and Town Beautification Committee was formed. A survey of the town was undertaken and then a publicity campaign.</p> <p>The first objective was to gain control of the eight acres of Railway land to beautify and create a 'Pioneer Park' a memorial to the early settlers of Pingelly. WAGR vested the land to the Shire Council, and landscape architect, Mr Puik, work began on the site. Local citizens planted trees, a playground area and barbecue were erected.</p> <p>During 1978, while planning for the States 150th celebrations, an official opening of 'Pioneer Park' was included with the installation of fountains, and an imposing entrance and a fountain established in the centre of the lake. During 'Back to Pingelly Week' in 1979, the Hon. H. W. Gayfer MLA officially opened 'Pioneer Park'</p> <p>In 1980 the original town well was reconstructed in stonework, marking another historical site.</p>	2


	4	5928	SITE: School teacher residence (former)	8 Eliot Street	<p><u>Significance</u></p> <p>The site of the school residence is historically significant for the associations with Kulyaling School (Shire of Brookton), located to this site to provide a residence for the Pingelly school teacher in 1946.</p> <p><u>History</u></p> <p>Kulyaling's 1905, a one room school was replaced by a four-roomed timber school in c.1923. After the introduction of school buses in 1946 the timber framed school house was moved and rebuilt to house Bill Turton, the then resident teacher. The Education Department subsequently disposed of the place.</p>	4
	5	5937	Pingelly Cemetery	Great Southern Highway (nw cnr Review Street)	<p><u>Significance</u></p> <p>Pingelly Cemetery represents a significant record of generations of residents of the Pingelly town and district.</p> <p>The Cemetery evokes a sense of place, of commemoration. The memorials, palisades and railings evidence a range of designs and emotive inscriptions.</p> <p><u>History</u></p>	2


	6	5934	Co-operative Bulk Handling (CBH) Bins (former)	Great Southern Highway	<p><u>Significance</u></p> <p>The CBH bins at Pingelly are of considerable cultural heritage value for the history associated with the Great Southern Railway, agriculture in the region, and the introduction of bulk handling in the late 1930s.</p> <p>The bins are an impressive landmark on the north side of town and provide a significant introduction to the agricultural nature of the town and district of Pingelly.</p> <p>The significance to Pingelly and the state was recognised by the Heritage Council of Western Australia.</p> <p><u>History</u></p> <p>In 1936/37, the inconvenience of the need to truck bagged wheat was overcome by the introduction of bulk wheat handling facilities. At a time when more than 90% of Western Australia's farmers were unable to cover their production costs, the introduction of bulk handling of wheat, during the 1930s, was important in helping to reduce farm costs. Experimental bins for the bulk receipt of wheat were built by Wesfarmers for the 1932-32 season at five sidings. Cooperative Bulk Handling Limited (CBH) was formed by the Wheat Pool and Wesfarmers in April 1933, to take over the existing leases and sidings, and also to prepare for the installation of another 48 receipt points for the 1933/34 season. In 1935, a Royal Commission, looking at all aspects of handling the wheat harvest, concluded that it should be allowed to continue. This gave CBH the green light to extend its network of receipt centres, using loans repaid by tolls on deliveries by its members. The construction of the bins in 1936/37 at Pingelly was part of this expansion programme.</p>	2


	<p>7</p>	<p>3628 24434 24496</p>	<p>Pingelly Railway Station & Crane</p> <p>Railway Station Crane</p> <p><u>SITE: East side of station</u></p> <p>Informal settlement: George Malakoff (GM) Sewell's wayside inn Holyoake blacksmith Smith's General Store Coffee place</p>	<p>Great Southern Highway</p>	<p><u>Significance</u></p> <p>Pingelly Railway Station & Crane are all that remain of a busy railway station when the Great Southern Railway came through in 1889.</p> <p>The railway station and site of the railway yard and early settlement are of considerable historic significance. The railway station is integral in representing the beginnings of the town of Pingelly and the demise of Moorambine when the railway did not traverse to that settlement.</p> <p><u>History</u></p> <p>Integral to the railway were the workers and suppliers of goods and services.</p> <p>Immediately east of the railway line and station, a settlement developed with some service providers relocating from Moorambine. Holyoake, blacksmith was one that came from Moorambine, he was the original cartage contractor on the Wagulyrn Track to Parkers Range in the Yilgarn district.</p> <p>An original wayside inn transferred to Henry Israel.</p> <p>In August 1888, GM Sewell applied for a wayside inn licence. In May 1890 GM Sewell applied to relocate the licence for the Southern Cross Hotel to the west side of the railway line. He was granted approval in May 1890. In 1891, the Southern Cross Hotel transferred from Sewell.</p> <p>The wayside inn and Holyoake's business disappeared in the 1920s.</p>	<p>2</p>
 						


	8	5922	General agent offices (former)	3 Parade Street	<p><u>Significance</u></p> <p>GM Sewell's two-storey office building originally for general agents, strategically located in proximity to the railway station and hotel is historically, socially and aesthetically significant. It is a fine example of Federation Free Classical architecture designed by George Lavater, with dominant raised decorative pediments to both street frontages and the truncated corner, demonstrating landmark qualities. The services provided by the offices contribute to the social significance.</p> <p>It makes a considerable landmark contribution to the main street, townscape and historic fabric of the town of Pingelly.</p> <p><u>History</u></p> <p>J. Wild, a Narrogin builder, constructed the premises for GM Sewell who had engaged Architect George Lavater for the design. The original tenants included general agents; Abbott, JFW Schilling, Barlows, and Treasure whose father was an auctioneer who had the first Holden dealership in Pingelly. One of the parade frontage shops was a tearooms.</p>	2
						


	<p>9</p>	<p>5909</p>	<p>Pingelly Pharmacy (former)</p>	<p>4A Parade Street</p>	<p><u>Significance</u></p> <p>The former Pingelly Pharmacy at 4A Parade Street has historic significance as part of the main street development of Pingelly in the 1920s. It is a good intact example of a shop of the period with central truncated double entry, glazed tile dado, and a simple concrete parapet. The goods and services over the decades and community who acquired those services goes to the social value of the place.</p> <p>It is integral to the main street streetscape and makes a significant contribution to the history and townscape of Pingelly.</p> <p><u>History</u></p> <p>As the main town of Pingelly became established, the main shopping area was in Park Street west. However, Parade Street eventually took over with larger shops.</p> <p>Pingelly Pharmacy was Chas Porter's Chemist Shop was one of 3 shops established on lot 32. A.R. Nelson had almost completed the building for Chas Porter's Chemist Shop in October 1928. A chemist shop operated from this store until the early 1950s.</p> <p>The other two shops (4B Parade Street) are the mirror pair, located on the south side on the south side.</p>	<p>2</p>
 <p>CHAS. PORTER <i>Pharmaceutical Chemist,</i> Parade Street, PINGELLY</p> <p>PINGELLY PHARMACY</p> <p>Comprehensive Range of E.P. WARR, CRYSTAL and GLASSWARE Full Stocks of PHOTOGRAPHIC GOODS, CAMERAS, FILMS, etc. FILMS DEVELOPED. Complete Range of the Most VALUABLE REMEDIES. ANIMAL MEDICINES SUPPLIED. Telephone 75.</p>						




	10	5910	Shops (mirror pair)	4B Parade Street	<p><u>Significance</u></p> <p>The mirror pair of shops at 4B Parade Street has historic significance as part of the main street development of Pingelly in the 1930s. It is a good intact example of a shop of the period with truncated entries central to the building, with glazed tile dados, stepped parapet of metal sheeting, and suspended boxed canopy. The goods and services over the decades and community who acquired those services goes to the social value of the place.</p> <p>It is integral to the main street streetscape and makes a significant contribution to the history and townscape of Pingelly.</p> <p><u>History</u></p> <p>As the main town of Pingelly became established, the main shopping area was in Park Street west. However, Parade Street eventually took over with larger shops.</p> <p>The mirror pair of shops were the remainder of the 3 shops, together with Porters Chemist on the north side, constructed on the lot 32 in 1928.</p> <p>Mr AR Nelson's two new shops (October 1918) will be occupied by Mr Lampard, tailor, and Mr Tom Edmonson, bootmaker. Other occupants over time include a small grocery store, Elders G.M. Stock agent/farm supplies, and a Tax & general Accountant.</p>	2
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	11	5921	Shops (mirror pair)	5A Parade Street	<p><u>Significance</u></p> <p>The mirror pair of shops at 5A Parade Street has historic significance as part of the main street development of Pingelly in the c.1890s and for the association with Tozi who had one of the earliest establishments that catered to the requirements of the workers during the construction of the railway.</p> <p>It is a good intact example of a stone construction of the period with truncated entries on the outside edges of the building, with stepped entries to the elevated shops. A simple metal clad parapet extends across the frontage, above the bullnose veranda supported by timber post with decorative brackets. The goods and services over the decades and community who acquired those services goes to the social value of the place.</p> <p>It is integral to the main street streetscape and makes a significant contribution to the history and townscape of Pingelly.</p> <p><u>History</u></p> <p>This likely one of the earliest constructions in Parade street, located in close proximity to the railway, catering to the workers who constructed to the railway.</p>	2
	12		SITE: Monger & Moore's	5B Parade Street	<p><u>Significance</u></p> <p>The site of Monger & Moore's represents one of the earliest building in Parade Street.</p> <p><u>History</u></p> <p>Established for Monger and Moore. Moore being an importer with warehouses at Fremantle port and entrepreneurial Monger in the Avon Valley. Monger's son-in-law was Moore. Later known as Tozi's shop.</p>	4
	13		SITE: Hunter's Garage	6 Parade Street	<p><u>Significance</u></p>	4



					<p>Hunter's Garage has historic significance as part of the main street development of Pingelly in the c.1900s.</p> <p><u>History</u></p> <p>Lot 33 was the location of Hunter's Garage. It was also an agency for Chevrolet, Pontiac and Buicks. Later it was also a tyre service, hardware store and greengrocer's at various times.</p>	
	14	2251	<p>Union Bank (former) and residence</p>	7 Parade Street	<p><u>Significance</u></p> <p>The two-storey residence and former Union Bank building is strategically located in proximity to the Post office, in the centre of the main street. It is aesthetically significant as a fine example of Federation Free Classical architecture with Queen Anne elements of half-timbered gables that flank the central recessed entry, and tall chimneys dominating the skyline. The historical and social value of the prestige of the Bank Manager and the banking institution and his residence, and the reputable Architects of the day, are expressed in the building.</p> <p>The residence and former Union Bank makes a considerable landmark contribution to the main street, townscape and historic fabric of the town of Pingelly.</p> <p><u>History</u></p> <p>The best block in town was sought, next to the Post Office in the main street.</p> <p>The Union Bank and residence was constructed by George Boyne in 1912 to the design by Architects Hobbs, Smith and Forbes, using local bricks made by B. Rickards. Mr Walker was the first manager. In 1929 it was renovated.</p>	2

					<p>Aytons newsagency relocated to this place when the bank closed. Ayton Newsagency was owned, operated and resided at this place for many decades until the 1980s when it remained in family connections; Chapman and Sedgwick, and later a private residence.</p>	
	15		<p>SITE: Nicholson's Store and warehouse Warehouse (1911) rear of the Site</p>	<p>8 Parade Street (NE corner Pasture Street) Warehouse at rear along Quadrant Street cnr Pasture Street</p>	<p><u>Significance</u></p> <p>Nicholson's Store has historic significance as part of the main street development of Pingelly in the c.1900s.</p> <p>The warehouse is historically associated with Nicholson's store. It represents the commercial nature of the town's development, c.1900, strategically located in close proximity to the railway station and yard. It is a landmark in the town.</p> <p><u>History</u></p> <p>The site was first owned by Asher from Moorambine. James Nicholson, an ex convict and brickmaker from Williams and later from Moorambine, acquired the site and built the store in the late 1890s. Signwriting shows "Universal Provider": E (Elizabeth) Nicholson. James Nicholson had become a wealthy man with probate granting just over 5,400 pounds in his estate, after his death in c.1905. The store manager, RJ Pearson ran the store for Nicholson's widow Elizabeth until he sold in 1919.</p> <p>1909 a cooperative was established, based on a Tasmanian model.</p> <p>In December 1910, a storm destroyed the warehouse (grain shed) on the site, owned by Mrs Nicholson and used by RJ Pearson and Company. The existing warehouse was constructed of local bricks, in 1911.</p>	2

					<p>In 1919, Wesfarmers took over the cooperative Store.</p> <p>In 1928 the shop frontage was extended and interior was re-modelled. The original store no longer exists. The site remains as a supermarket with the original warehouse at the rear. In more recent decades it has become a supermarket.</p>	
	16		Pingelly Post Office	9A Parade Street	<p><u>Significance</u></p> <p>Pingelly Post Office is of some significance for its social and historical significance as an essential communication facility and a place of interaction. It makes little contribution to the main street streetscape.</p> <p><u>History</u></p> <p>Likely built c.1998, when the adjacent original post office and residence went into private ownership and the post office ceased to function at that site.</p>	4

	17	2252	PINGELLY POST & TELEGRAPH OFFICE and residence (former)	9 Parade Street nw corner Pasture Street	<p><u>Significance</u> Statement from Register</p> <p><i>Pingelly Post Office, comprising two distinct but conjoined single-storey brick and iron buildings, the earlier a George Temple Poole design, the later a Federation Free Style building, has cultural heritage significance for the following reasons:</i></p> <p><i>the place provides physical evidence of the growth and prosperity of the Pingelly township and surrounding agricultural areas during the period prior to World War One, as well as the austerities required immediately following;</i></p> <p><i>the place is an example of two post office buildings conjoined, the older building providing the residential component of the place;</i></p> <p><i>the place is a focal point for the Pingelly district where social interaction and communication takes place; and,</i></p> <p><i>the place contributes to the town, and surrounding agricultural community's sense of place.</i></p> <p><u>History</u></p> <p>Refer to Registration documentation.</p> <p>1893, 1910, 1918, 1961.</p>	1
						
						

		18	2250	Pingelly Memorial Park & Memorial Rotunda	11 Parade Street	<p><u>Significance</u></p> <p>Pingelly Memorial Park & Memorial Rotunda are of significant social, historic and aesthetic value. The aesthetic of the landscaped park with stone entry plinth and colonnade to the rotunda present a place of a respect. The history of the war time conflicts and those who served, creates a sense of place, and commemoration by the community at significant events.</p> <p><u>History</u></p> <p>In December 1909, Land agent auctioneered the sale of Lot 367, with Pingelly supply stores fronting the site, that had previously touted for a park reserve. The upset price was 350 pounds that was increased due to "spirited" competition, before Mrs E Nicholson for 661 pounds, that was thought to be the highest knock-down price in the Great Southern Region at the time.</p> <p>Mrs Nicholson, the widow from Nicholson Store, donated the land to the Road Board. The site remained a vacant lot, a short cut and general parking until 1922, when the Road board gave Stephen James the job of ploughing it. However, due to the constant use by people, vehicles and animals, it was too hard. A rotunda was constructed and used for the local brass band. Later it was developed as a Park, being a memorial to those who lost their lives in the World Wars.</p>	2
							

	19	2246	Commercial Bank of Australia and residence (former)	12 Parade Street	<p><u>Significance</u></p> <p>The two-storey former Commercial Bank of Australia (CBA) and residence is strategically located on a prominent corner of the main street diagonally opposite the Post Office. It is aesthetically significant as a very fine and uncommon example of Federation Academic architecture. The historical and social value of the prestige of the Bank Manager and the banking institution, his residence, and the reputable Architect of the day, are expressed in the building.</p> <p>The former CBA makes a considerable landmark contribution to the main street, townscape and historic fabric of Pingelly.</p> <p><u>History</u></p> <p>The CBA Bank originally leased Hedley Earnest Hardman's premises at 18 Park Street. After another lease, in 1910 the Bank purchased this site from James Edward Tregurtha and Benjamin Hughes for £700 who had acquired the site from the original owner, Loban, who was a blacksmith and wheelwright. The architects Cavanagh, Cavanagh and Parry designed the building and the contractor C. W. Arnott completed the construction in 1911. In 1974, a complete renovation and expansion took place.</p>	2
	20	5907	Ayton's Newsagency (former)	14 Parade Street	<p><u>Significance</u></p> <p>Former Ayton's Newsagency is the north most of five shops that form a continuum along the east side of the main street presenting five similar stepped parapets. Each parapet represents a separate shop, with the two south parapets comprising one building with two identical two shop fronts. Each shop demonstrates a different shop</p>	2



front of various periods of development from the 1920s.



The five shops are historically, socially and aesthetically significant for the goods and services they provide, the social connections in the provision of those services, from the early development of the town, and the contribution to the historic streetscape and townscape of Pingelly.

History

As the main town of Pingelly became established, the main shopping area was in Park Street west. However, Parade Street eventually took over with larger shops.




The site (Lot 69) was originally owned by Loban, who was a blacksmith and wheelwright. Tregurtha and Hughes, purchased the site, later selling to Ayton who built the store for his newsagency business, and has housed various business since that time.

Ayton relocated the newsagency business to the former Union Bank building when the bank closed.



	21	5907	McGorlick's shops (2) (former)	16 Parade Street	<p><u>Significance</u></p> <p>The former McGorlick's shops (2) are central of five shops that form a continuum along the east side of the main street presenting five similar stepped parapets. Each parapet represents a separate shop, with the two south parapets comprising one building with two identical two shop fronts. Each shop demonstrates a different shop front of various periods of development from the 1920s.</p> <p>The five shops are historically, socially and aesthetically significant for the goods and services they are provided, the social connections in the provision of those services, from the early development of the town, and the contribution to the historic streetscape and townscape of Pingelly.</p>	2
					<p><u>History</u></p> <p>As the main town of Pingelly became established, the main shopping area was in Park Street west. However, Parade Street eventually took over with larger shops.</p> <p>The site (lots 79 & 80) was owned by William McGorlick for his wife Annie who had successfully bid for the lots on their 1st release. McGorlick, was a residential builder in Pingelly and Narrogin. There was an arched doorway on the shared wall of the semidetached shops. They have had various business since that time including tearooms, deli and chemist, changing hands many times over the decades.</p>	






22	5907	Wilson's Drapery Shops (2) (former)	18 Parade Street	<p><u>Significance</u></p> <p>Former Wilson's Drapery shops (2) are at the south end of five shops that form a continuum along the east side of the main street presenting five similar stepped parapets. Formerly two shops it now has a single shop front under the two parapets. Each parapet represents a separate shop, with the two south parapets comprising one building with two identical two shop fronts. Each shop demonstrates a different shop front of various periods of development from the 1930s.</p> <p>The five shops are historically, socially and aesthetically significant for the goods and services they are provided, the social connections in the provision of those services, from the early development of the town, and the contribution to the historic streetscape and townscape of Pingelly.</p> <p><u>History</u></p> <p>As the main town of Pingelly became established, the main shopping area was in</p>	2

						<p>Park Street west. However, Parade Street eventually took over with larger shops.</p> <p>George Wilson had the first section of the commodious store specially built in 1910, after operating his Mutual Store on the other side of Parade Street. The second section of the store was built about 18 months after the initial build. It was a drapery store for approximately 75 years and has housed various business since that time.</p>	
	23	2245	Pingelly School (former)	13 Parade Street	<p><u>Significance</u></p> <p>The original Pingelly School (1898-1905) Courthouse (1906-c.1977), and Museum from c.1977 is of considerable historic significance for its association with education, and law and order in the early development of the town of Pingelly. In more recent decades, promoting the proud history of Pingelly in the Museum. The social significance of the interactions at the School, Courthouse and Museum are evident. The siting and the modest scale of face brick building make a considerable contribution to the historic main street context and townscape of Pingelly.</p> <p><u>History</u></p> <p>A small school at Moorambine provided educational facilities for the children of the district in the early days. Early in 1890, a small temporary school was erected at Pingelly, under the control of the Moorambine Education Board. The Board requested a new school and a site opposite</p>	2	

					<p>the Post office was suggested by the Secretary of the Board. Although the site was not allocated for a school, negotiations with the W.A. Land Company, resulted in a block exchange.</p> <p>The new school opened on 20 January 1898, by the Minister for Works. The lane, or roadway through the school grounds joining Pasture and Sharow Street was subsequently closed.</p> <p>In 1899, a new kitchen was added to the school house. By this time, the overflow of pupils was being taught in the Agricultural Hall. In 1905, a new school reserve No. 9903 of five acres was acquired in Park Street and in 1906, a new two room school and quarters were erected and opened with an enrolment of 77.</p> <p>In December 1906, alterations were undertaken by JF Jones, a builder from Perth, to convert the school room to a Court. He erected the courthouse fittings: platform, Magistrate's bench, prisoner's dock, witness box, and railings that divided the public and magistrate areas of the court. A new doorway was added to the west (rear) for use by alleged offenders. A weatherboard clad porch with a lean-to roof covered in cgi was added to the north elevation.</p> <p>In 1977 a new police complex with Courthouse was built in Queen Street and the Courthouse was relocated to that facility.</p> <p>Some-time after that, the Museum was established in the original school house</p>	
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	24	5919	RJ Johnson: General Merchants, Grocers & Drapers (former)	15 Parade Street	<p><u>Significance</u></p> <p>The shop at 15 Parade Street has historic significance as part of the main street development of Pingelly in the 1930s. It is an example of a shop of the period with considerable shopfront interventions and a very distinctive semi-circular flat metal parapet. The goods and services over the decades and community who acquired those services goes to the social value of the place. It is a landmark that makes a contribution to the main street streetscape to the history and townscape of Pingelly.</p> <p><u>History</u></p> <p>As the main town of Pingelly became established, the main shopping area was in Park Street west. However, Parade Street eventually took over with larger.</p> <p>This store was an addition on the north side of Grace Bros, constructed in 1906 by Ador & O'Brion.</p> <p>Grace Brothers were General Merchants, Iron Mongers, Drapers, Grocers, and had a Gallon Liquor Licence.</p> <p>The business sold to Cargeeg Bros in Dec 1906. Later sold to Richard Aston Johnson.</p>	2
						



	25	5919	Grace Bros (former)	17 Parade Street	<p><u>Significance</u></p> <p>The former Grace Bros at 17 Parade Street has some historic significance as part of the main street development of Pingelly in the 1920s. It is an example of a shop of the period with interventions, although the shopfront form of the central recessed entry flanked by shopfront gazing above a dado, is original. The provision of goods and services over the decades goes to the social value of the place.</p> <p>It makes some contribution to the main street streetscape and the historic townscape of Pingelly.</p> <p><u>History</u></p> <p>As the main town of Pingelly became established, the main shopping area was in Park Street west. However, Parade Street eventually took over with larger.</p> <p>This store was built in 1905 Davey & Trew for Thomas & Sylvester GRACE trading as "GRACE Bros. Grace Brothers were General Merchants, Iron Mongers, Drapers, Grocers, and had a Gallon Liquor Licence.</p> <p>An addition on the north side was constructed in 1906 by Ador & O'Brion.</p> <p>The business sold to Cargeeg Bros in Dec 1906.</p> <p>Later sold to Richard Aston Johnson.</p>	2
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	26	5919	Chemist shop (former)	19 Parade Street	<p><u>Significance</u></p> <p>The former chemist shop has some historic significance as part of the main street development of Pingelly in the 1920s. It is an example of a shop of the period with considerable interventions comprising a new shopfront, although the original flat metal parapet remains insitu.</p> <p>The provision of goods and services over the decades goes to the social value of the place. It makes some contribution to the main street streetscape and the historic townscape of Pingelly.</p> <p><u>History</u></p> <p>As the main town of Pingelly became established, the main shopping area was in Park Street west. However, Parade Street eventually took over with larger shops. Herman L Haas had the chemist shop in 1912.</p>	3
						





27	2248	Pingelly Town Hall	20 Parade Street (north corner Hall Street)	<p><u>Significance</u></p> <p>Pingelly Town Hall, also functioned as the Mechanic's Institute, is of historical, aesthetic and social value. It is a fine representative example of the architecture of George Lavater in the Federation Free Classical style. Associations with generations of the Pingelly community, and social events including the Mechanic's Institute and other functions are of social significance.</p> <p>Pingelly Town Hall makes a considerable contribution to the main street heritage townscape of Pingelly.</p> <p><u>History</u></p> <p>In 1907, members of the Agricultural Hall Committee and chairman of the trustees, visited the Minister for Works to request a new hall. and ask that a grant should be given to enable the committee to build a new hall. The Minister stated that if they raised £500 in the district, the Government match it. By mid 1907, tenders had been invited to purchase and remove of Agricultural Hall and tenders were invited for erection a new Hall design by Geo Lavater Architect and Engineer and bult by Nelson and Pearson.</p> <p>The Mechanic's Institute was located in the Town Hall.</p> <p>Extensive alterations and improvements were carried out to the building in 1935, under the direction of Architects Oldham, Boas and Ednie Brown and the contractor C. H. Hoskins of Narrogin. The works included renovation of the frontage and auditorium and the stage was extended 9 feet in depth. At the rear of the stage there is a Supper Room (Lesser Hall) half the size of the main hall. Works were again carried out in 1954. These included new flooring, renewal of windows,</p>	2
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				extensions to the kitchen and improved kitchen facilities by building contractors Messrs S. W. Hawkes & Sons of Narrogin.		
 	28	5920	RH Thompson Butcher (former)	22 Parade Street (southeast corner Hall Street)	<p><u>Significance</u></p> <p>The shop on the corner of Parade and Hall Street has historic significance as part of the main street development of Pingelly in the 1910s. It is an intact example of a corner shop of the period with entry on the truncated corner, a simple moulded parapet with an apex detail on the truncation, and a c.1950s suspended boxed awning about the corner. The goods and services over the decades and community who acquired those services goes to the social value of the place.</p> <p>It is integral to the main street streetscape and makes a significant contribution to the history and townscape of Pingelly.</p> <p><u>History</u></p> <p>As the main town of Pingelly became established, the main shopping area was in Park Street west. However, Parade Street eventually took over with larger shops and more services.</p> <p>George G Lavater, was a prolific architect of the period who designed many business premises and homes in the region, He designed this butcher shop that was built by March for RH Thompson. It was the first butcher shop outside of the metropolitan area to have refrigeration, in 1911. Thompson also had abattoirs at his farm property and yards and stables.</p>	2


	29	5917	Returned and Services League (RSL) Hall	23-25 Parade Street	<p><u>Statement</u></p> <p>The RSL building is a fine example of Inter-War Free Classical architecture that makes a considerable contribution to the main street of Pingelly. Flanked by pine trees it is a landmark in the streetscape. The association with the RSL is of significant importance for the members of that League, the events, and their service to the country.</p> <p>It is of considerable historical significance and makes a substantial contribution to the historic townscape of Pingelly</p> <p><u>History</u></p> <p>The Pingelly sub-branch of the Returned and Services League men was formed in 1922, celebrating 100 years in 2022.</p>	2
	30	5926	Country Women's Association of Western Australia (CWA) Rest Rooms (former)	29 Parade Street	<p><u>Significance</u></p> <p>The former CWA rest rooms are of considerable historic and social significance for the role they play in support of rural communities, particularly women and children. They are integral to the community.</p> <p>The CWA building a good example of post World War Two architecture that makes a statement about progress in Pingelly during that period and contributes to the Historic Pingelly townsite.</p> <p><u>History</u></p> <p>In 1934, Mrs Williams convened a meeting to form a Pingelly branch of the Country Women's Association (CWA). By 1936 there were 45 members and they needed a venue. venue was required. The Public Works Department agreed on a low rent for use of the Courthouse.</p> <p>A building fund was opened in 1948, in 1951 the land was purchased from the University of</p>	3


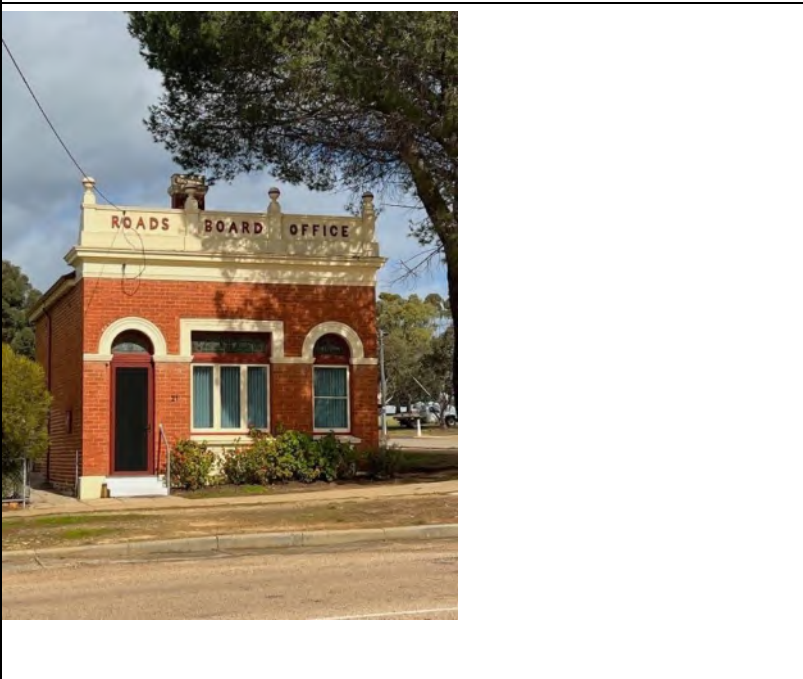
					<p>Western Australia for £30 and fund raising began.</p> <p>In 1953, the CWA purchased one of the Agricultural Bank's two-roomed cottages that became the branch's first owned restroom until they sold it in 1960.</p> <p>By 1958, the branch had raised £3,000 and obtained a £2,000 loan enabling plans to be made to erect a new rest room. The designer was S. Carr and the builder W. Gibbs of Northam. On 19 September 1960, the new modern rest room was officially opened by the CWA State President, Mrs Higgins. Costing £4,550/17/0, the brick structure with asbestos roof, consisted of a large kitchen, well equipped, large assembly room, quiet room for children, shower etc..</p>	
	31	5927	WH & MD Hodges Shop (former)	31 Parade Street	<p><u>Significance</u></p> <p>The commercial facility is historically significant in representing Post World War Two development in Pingelly.</p> <p><u>History</u></p>	4


<p>A photograph of the Pingelly Family Church, a small brick building with a gabled roof and a central arched entrance. A sign in front reads 'Pingelly Family Church'.</p>	32	2254	Pingelly Family Church (Methodist- former)	27 Paragon Street	<p><u>Significance</u></p> <p>Pingelly Family Church has historical and social significance for the Methodist and later, the Family church's' role in the religious life of the community. The worship, events and community service are of considerable significance. The simple symmetry of the low-pitched gable roof and similar arched porch, contribute to the historic townscape of Pingelly.</p> <p><u>History</u></p> <p>The foundation stone for Pingelly Methodist Church was laid in April 1906. opened in 1907 Architect: J. McNeece of Fremantle. Contractor: Messrs O'Brien and Son. A new vestry, kitchen areas and toilets were built in 1969-70.</p>	3
<p>A photograph of the Methodist Manse, a single-story brick house with a tiled roof and a large tree in the foreground.</p>	33	15154	Methodist Manse (former)	29 Paragon Street	<p><u>Significance</u></p> <p>The manse of the Methodist Church has historical significance for the association with the Ministers of the church between 1907 and 1959. The post war architecture of the extensive addition in 1959, contributes to the historic townscape of Pingelly.</p> <p><u>History</u></p> <p>Pingelly Methodist Church opened in 1906. A manse for the adjacent Methodist Church was built in 1907. It was the home of many Ministers and their families until 1959, when it was enlarged and remodelled to comprise 8 rooms.</p>	4



	34	2253	St Anne's Roman Catholic Church	33 Paragon Street	<p><u>Significance</u></p> <p>St Anne's Roman Catholic Church has historical, social and aesthetic significance for the church's role in the religious life of the community. The worship, events and community service are of considerable significance. The symmetry of the gable roof, the staircase up to the gabled porch and the termination of the vista west in Sharow Street contribute to the historic townscape of Pingelly.</p> <p><u>History</u></p> <p>In January 1929, P. J. Humphrey won the tender to construct the church. The Roman Catholics had been holding their services in the Mechanics' Institute, until sufficient funds were available for a building Worthy of their sacred cause.</p>	2
	35		SITE original Showgrounds	Paragon Street (west end)	<p><u>Significance</u></p> <p>The site of the original showground represents social aspects of the early development of Pingelly.</p> <p><u>History</u></p> <p>A mud bat hall was at the showgrounds</p>	4
	36	2247	Pingelly Hotel	Park & Quadrant Streets	<p><u>Significance</u></p> <p>Pingelly Hotel has undergone considerable change over time, although original fabric is evident around the non-street sides. It is a corner landmark in the main street of the town, and strategically located opposite Pingelly Railway Station. It has considerable historic and social significance operating on the site since 1889, associations with GM Sewell and his Southern Cross Hotel.</p> <p><u>History</u></p>	2


					<p>The first hotel, the Southern Cross Hotel, was a one-storey structure erected for G. M. Sewell in 1889. The tender for construction was granted to Thorn, Bower and Stewart's first Liquor License was issued on Jan 1, 1890. In about 1904 George Murdock acquired the hotel. In 1905 alterations and additions of a top storey, were undertaken for HE Hardman, with drawings by Architect A Ochiltree. Soon after, the hotel was rebranded as the Pingelly Hotel.</p> <p>Other early license holders were Ernie Monger, Harold Sewell, John Elsegood, Frank Markwell Snr, John Moss, Douglas Markwell.</p> <p>Considerable change has taken place. Likely the 1960s or 1970s.</p>	
	37	5902	Three Shops	16 Park Street	<p><u>Significance</u></p> <p>The three adjoining shops were an integral part of the Park Street commercial centre, The burnt out shells remain as a nostalgic reminder of that history, making a strong statement in the streetscape and historic townscape of Pingelly.</p> <p><u>History</u></p> <p>It is noted that in 1905, HE Hardman had the Commercial Bank building and 3 shops designed by Architect J Ochiltree, constructed for him, as well as another 5 shops.</p> <p>The east shop was a former butcher shop that was destroyed by fire as well as the two adjoining shops in c 2010.</p>	2


	<p>38</p>	<p>2256</p>	<p>Commercial Bank of Australia (former)</p>	<p>18 Park Street</p>	<p><u>Significance</u></p> <p>The building that comprised the Commercial Bank of Australia prior to 1910, is historically, socially and aesthetically significant. Its associations with the bank and the prestige of the institution and its Manager is of social significance as well as various other uses and associations over time. The building is a fine example of Federation Academic architectural style evidencing the significance of the Park Street commercial strip and making a considerable contribution to the streetscape and the historic Pingelly townsite.</p> <p><u>History</u></p> <p>It is noted that in 1905, Hedley Earnest Hardman had the Commercial Bank building and 3 shops designed by Architect J Ochiltree, and constructed to be leased out. Earliest records indicate the Commercial Bank of Australia leased premises in Park Street from HE Hardman before seeking other sites to build their bank, in 1910.</p>	<p>2</p>
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	39	5903	Perry's Coffee Palace (former)	19 Park Street	<p><u>Significance</u></p> <p>The former Perry's Coffee Palace, two storey unadorned building, makes an aesthetic statement of respectability with simple form, verandas across the frontage and a parapet with pilasters forming four bays with moulded edges.</p> <p>The historical and social significance of a boarding house is considerable for associations with the boarders, owners and managers. Strategically placed, in the proximity of the Railway Station, hotel and commercial premises in Park Street, it makes a significant contribution to the streetscape and historic townscape of Pingelly.</p> <p><u>History</u></p> <p>The premises was constructed for GM Sewell in 1906.</p>	2
	40	2243	Roads Board Office (former)	21 Park Street	<p><u>Significance</u></p> <p>The former Roads Board office is of historical and aesthetic significance. It served as the centre of the administration of the roads board between 1909 and 1971 with a range of administration and civic associations and events. It is fine modest example of Federation Free Classical architecture, located central in the former Park Street commercial strip, making a considerable contribution to the streetscape and historic Pingelly town.</p> <p><u>History</u></p> <p>When first installed, the Board met at the residence of Mr C. Smith and other places, including the hotel, the ante-room of the Agricultural Hall, and a room adjoining Nicholson's store. By 1902, there were to seven members and the various location became inconvenient. The members agitated</p>	2



					<p>for Road Board Offices. The architect George Lavater designed the building that was officially opened on 2 October 1909, before the business of a meeting.</p> <p>In July 1961, the Local Government Act 1960, the 'Road Board' became known as Pingelly Shire Council, and the new Council offices officially opened on 6 July, 1961.</p>	
	41	5904	Chemist Shop (former)	Park Street (nw corner 13 Queen Street)	<p><u>Significance</u></p> <p>The former chemist shop is historically, socially and aesthetically significant. Its associations with the Chemist and the service he provided, is of social significance as well as various other uses and associations, including the Chemist, the "Pingelly Leader", and the Apex Club. The building is a fine example of a Federation shop despite its poor condition, typifying retailing in c.1900. It evidences the significance of the Park Street commercial strip and makes a considerable contribution to the streetscape and the historic Pingelly townsite.</p> <p><u>History</u></p> <p>As the town of Pingelly became established, the main shopping area was in Park Street west. Mr Thomas Arthur Laurence, a Chemist, had the shop built. He ran his pharmacy business from the shop, living in the adjacent house. Later, Mrs Eianor James conducted a mixed goods business and later the Pingelly Leader moved into the shop. At some time, the Apex Club moved into the building. Their inaugural dinner was held in the Pingelly Town Hall, 28 February 1959.</p>	2

	42	Residence	22 Park Street	<p><u>Significance</u></p> <p>Residence at 22 Park Street is of historical and aesthetic significance a representative example of Federation Bungalow architecture demonstrating residential development in Pingelly in the early 1900s.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>The chemist who had the shop next door lived here...???</p>	3
	43	Shop (former) and residence	24 Park Street	<p><u>Significance</u></p> <p>Residence and former shop at 24 Park Street is of historical and aesthetic significance as a representative example of Federation Bungalow residential architecture and an uncommon shop building at the front boundary. demonstrating residential development in Pingelly in the early 1900s.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3



	44	2255	St Paul & St Luke Anglican Church	25 Park Street	<p><u>Significance</u></p> <p>St Paul & St Luke Anglican Church is a fine example of Federation Ecclesiastical architecture with a steep pitched roof and low-pitched entry addition. The church is historically and socially significant for the worship and attendance by the Anglican community. It evokes a sense of place for the memories and events. It makes a considerable contribution to the historic significance of the town of Pingelly.</p> <p><u>History</u></p> <p>The building of St Luke's commenced with the laying of the first stone by Mrs George Malakoff Sewell. On 19 February 1902, the Church was consecrated by the Bishop of Perth, the Right Rev. Charles Owen Leaver Riley and named St Luke's. A residence was built on the eastern side of the Church to house the first Minister. In 1959, the Church was renovated and extended. A new Rectory was built on the west side of the Church in 1966. On completion of the renovations the Church was renamed, St Luke's and St Paul's Anglican Church.</p>	2
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	45	5916	Pingelly Primary and District High Schools	39 Park Street	<p><u>Significance</u></p> <p>Pingelly Primary and District High Schools are historically significant for the provision of education in Pingelly since 1905. The schools hold memories for generations of the Pingelly community</p> <p><u>History</u></p> <p>A small school at Moorambine provided educational facilities for the children of the district in the early days. Early in 1890, a small temporary school was erected at Pingelly, under the control of the Moorambine Education Board. The Board requested a new school and a site opposite the Post office was suggested by the Secretary of the Board. Although the site was not allocated for a school, negotiations with the W.A. Land Company, resulted in a block exchange.</p> <p>The new school opened on 20 January 1898, by the Minister for Works. The lane, or roadway through the school grounds joining Pasture and Sharow Street was subsequently closed.</p> <p>In 1899, a new kitchen was added to the school house. By this time, the overflow of pupils was being taught in the Agricultural Hall. In 1905, a new school reserve No. 9903 of five acres was acquired in Park Street and in 1906, a new two room school and quarters were erected and opened with 77 students. In 1909, increased enrolment resulted in the addition of another room and in 1913, when enrolment had climbed to 201, a fourth room was added. In 1916 a pavilion classroom was added and in 1947, when schools were closed at East Popanyinning and Kulyaling, school buses conveyed children from these areas to Pingelly. A 15.25 acre site was</p>	3
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					<p>acquired for recreational facilities for the children in 1950 and a Manual Training and Home Science Centre was opened. Pingelly became a Junior High School in 1954 with 310 primary and 44 post primary pupils. Further classrooms were added in 1959 and 1960 as class sizes continued to grow. In August 1972, enrolment included 297 primary students and 106 secondary with a staff total of 16. Six buses brought in children from surrounding districts.</p>	
	46		<p>Headmaster's House (former)</p>	49 Park Street	<p><u>Significance</u></p> <p>The former headmasters house in the School property, is historically significant in demonstrating a way of life no longer practiced when the school teacher lived in close proximity to the school</p> <p><u>History</u></p>	3


	47		Residence	50 Park Street NE cnr Stone Street	<p><u>Significance</u></p> <p>Residence, 50 Park Street is of historical and aesthetic significance a good representative example of Federation architecture, demonstrating residential development in Pingelly in the early 1900s.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3
	48		Offices (pair)	12 Pasture Street	<p><u>Significance</u></p> <p>The pair of offices in Pasture Street, behind the Post Office, likely dating from the 1930s or later, are a semidetached identical pair with symmetrical frontages. Each office with a recessed truncated single entry flanked by single tall double-hung sash windows. The office pair present and uncommon style making a significant contribution to the historic townscape of Pingelly.</p> <p><u>History</u></p>	3



	49		Store (former)	14 Pasture Street	<p><u>Significance</u></p> <p>The former store presents a commercial element to the town centre in proximity to the main street, it is of a warehouse nature making a contribution to the historic townscape of Pingelly.</p> <p><u>History</u></p>	3
	50	14632	Pingelly Fire Station	Pasture Street	<p><u>Significance</u></p> <p>Pingelly Fire Station demonstrates the development of fire services in the town and district that plays an important role in the future.</p> <p><u>History</u></p> <p>HCWA no info.. 1962</p>	4


	51	5923	Residence	36 Pitt Street	<p><u>Significance</u></p> <p>Residence, 36 Pitt Street is of historical and aesthetic significance a good representative example of Federation architecture, demonstrating residential development in Pingelly in the early 1900s.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3
	52		Residence	2 Princess Street	<p><u>Significance</u></p> <p>Residence, 2 Princess Street is of historical and aesthetic significance an example of a timber clad c.1890s residence with some interventions that demonstrates residential development in Pingelly in the early 1900s.</p> <p>It makes a contribution to the residential history and townscape of Pingelly.</p> <p><u>history</u></p> <p>No info</p>	3



	53		Residence	6 Princess Street	<p><u>Significance</u></p> <p>Residence, 6 Princess Street is of historical and aesthetic significance as an intact representative example of the 1890s, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3
	54		Watson's Service Station (former)	Quadrant & Parade streets	<p><u>Significance</u></p> <p>The former Watson's Service Station is of considerable historic significance for the services and functions provided in the early years of the town and development of motorised vehicles. The building is a fine example of Interwar architecture of a commercial building that makes a significant contribution to the townscape of Pingelly, particularly when approaching from the north as it terminates the view with Quadrant Street angled to the east and Parade Street similarly to the west.</p> <p><u>History</u></p> <p>Watson's Service Station was established in 1928.</p>	2



	55	2249	Exchange Hotel (former)	Quadrant & Pasture streets (SW corner)	<p><u>Significance</u></p> <p>The former Exchange Hotel, now Exchange Tavern, has considerable social and historical significance for the continuous hospitality function, events and socialising that provides a sense of place for generations of Pingelly community members, and associations with various owners, licensees, travellers and tenants since 1906. It demonstrates the development that occurred in Pingelly c.1900 as it became the service centre of the district.</p> <p>It is a good, relatively intact example of Federation Filigree architecture that is representative of the Australian pub tradition as a two-storey hotel with verandas, located on a prominent street corner. It is one of the few remaining operational country hotels that has retained its original double height corner verandas.</p> <p>The former Exchange Hotel is a dominant corner landmark in Quadrant and Pasture Street, in proximity and alignment with the railway station further north in Quadrant Street, contributing to both streetscapes, making a considerable contribution to the historic townscape of Pingelly.</p> <p><u>History</u></p> <p>In January 1906, Architect, John McNeece called for tenders for a large hotel at Pingelly, for T. J. Humphries Esq. In July 1906, shortly after its opening, the Beverley Times described the Exchange Hotel as <i>"one of the finest buildings in any agricultural town in the state"</i>. Mr W. McIntosh was the proprietor. Tenders for the erection of showrooms and alterations were called in June 1910. In 1911, London based world tourist agents, Thomas Cook and Associates appointed the</p>	2
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					<p>Pingelly Hotel as one “of their houses of accommodation.. Messrs Cook and Sons make every possible enquiry as to the conduct of the houses to which they recommend- travellers; as best hotels appear on their list. This is no slight honour, and Mr McIntosh, may be gratified at the recognition of the importance and up-to-dateness of his hostelry....”</p>	
	56		<p>Residence</p>	<p>25 Quadrant Street (facing Sharow Street)</p>	<p><u>Significance</u> Residence 25 Quadrant Street is of historical and aesthetic significance as an example of Federation bungalow architecture, with an addition, demonstrating residential development in Pingelly in the 1890s. It makes a contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u> No info</p>	3



	57		Residence	12 Quartz Street	<p><u>Significance</u></p> <p>Residence, 12 Quartz Street is of historical and aesthetic significance as a relatively intact representative example of the 1890s, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3
	58		Residence	30 Quartz Street	<p><u>Significance</u></p> <p>Residence, 30 Quartz Street is of historical and aesthetic significance as a relatively intact representative example of the early 1900s Federation bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3

	59	5905	Shire of Pingelly Administration and Council Chambers	17 Queen Street	<p><u>Significance</u></p> <p>The Shire buildings represent local government with the development in 1961 after legislation that superseded the Roads Boards. It is an example of the post war confidence in Pingelly and adds makes a statement to the historic townscape.</p> <p><u>History</u></p> <p>The Roads Board was established in... before the office was built in 1909. It operated from that building in Park Street until 1961 when the Local Government Act 1960, when the 'Roads Board' became known as Pingelly Shire Council, and the new Council offices officially opened on 6 July, 1961.</p> <p>Architects W. C. Bennett and Associates designed the building, constructed by A. V. Tyrer of Brookton.</p> <p>The changeover marked the first use of new offices and a free lending library and the swearing in of the Shire President and councillors.</p>	3
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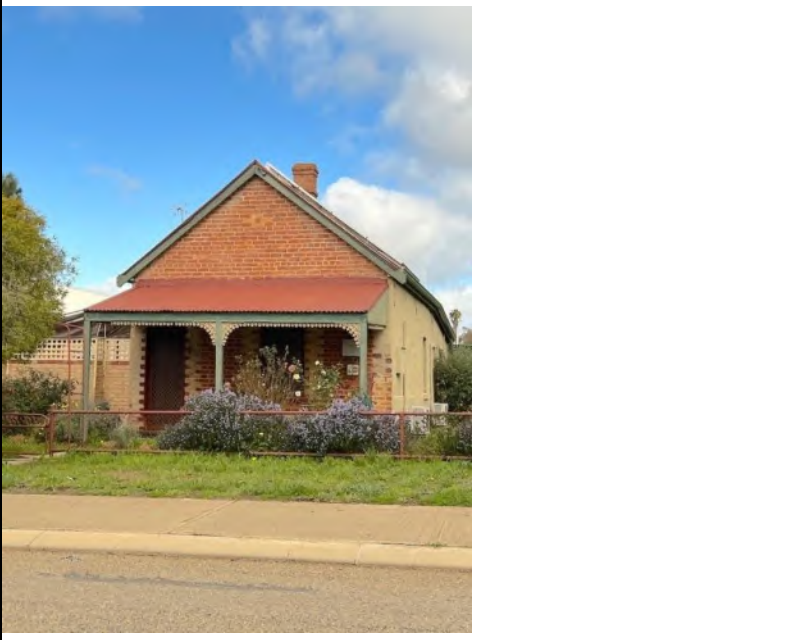
	60		Croquet Club and green (former)	18 Queen Street SE cnr Pemberton Street	<u>Significance</u> The timber framed and weatherboard clad building is of historical and social value, representing the former croquet club and adjoining green; a recreational and social activity in the development of the town of Pingelly. <u>History</u> No info	2
	61	17381	Pingelly Police Station SITE: Rink Theatre Picture and Power House on south side (Queen Street)	25 Queen Street SW cnr Pasture Street	<u>Significance</u> The Pingelly Police Station represents the continued development of law and order facilities in Pingelly. The site represents ways of life no longer practiced. <u>History</u> Built in 1977, replacing a previous Pingelly Police station that was at a different location.	3



	62		Residence	33 Queen Street	<p><u>Significance</u></p> <p>Residence, 33 Queen Street is of historical and aesthetic significance as a relatively intact representative example of the early 1900s Federation bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3
	63		Residence	53 Queen Street	<p><u>Significance</u></p> <p>Residence, 53 Queen Street is of historical and aesthetic significance as a relatively intact representative example of the early 1900s Federation bungalow with an addition of similar period, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3


	64		Residence	20 Raglan Street	<p><u>Significance</u></p> <p>Residence, 20 Raglan Street is of historical and aesthetic significance as an intact representative example of a late 1890s Federation bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3
	65	5935	Residence	28 Raglan Street	<p><u>Significance</u></p> <p>Residence, 28 Raglan Street is of historical and aesthetic significance as a good intact representative example of an 1890s Federation bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3

	66		Residence	58 Raglan Street	<p><u>Significance</u></p> <p>Residence, 58 Raglan Street is of historical and aesthetic significance as a good intact representative example of an 1890s bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3
	67		Residence	2 Shannon Street	<p><u>Significance</u></p> <p>Residence, 2 Shannon Street is of historical and aesthetic significance as a relatively intact representative example of an 1890s timber framed and weatherboard clad bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3



	68	2244	Baptist Church	33 Sharow Street	<p><u>Significance</u></p> <p>The Baptist Church is a fine example of stone construction of Federation Ecclesiastical architecture with the steep pitched roof and flat roofed entry. The church is historically and socially significant for the worship and attendance by the Baptist community. It evokes a sense of place for the memories and events and makes a considerable contribution to the historic significance of the town of Pingelly.</p> <p><u>History</u></p> <p>The first Baptist service was held on 24 March 1901, by a Home Missionary, Mr H. Horsey. The church opened in September 1904, reported; <i>Large congregations gathered, including representatives of churches and Christian Endeavourers, who arrived by train on the preceding day....At this service, the rev. gentleman gave a clear and lucid address on 'the teaching and practice of the Baptist Church', and conducted in the church the first baptismal service in Pingelly, by immersion, each of the candidates speaking to a large audience.</i></p> <p><i>...The church is built of granite stone, with brick quoins, and cemented copings. A large circular window of stained glass ornaments the front of the building. The windows are Gothic, and fitted with lead-lights.</i></p> <p>In 1909, a Manse was constructed nearby.</p>	2
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	69		Residence	45 Sharow Street (sw cnr Queen Street)	<p><u>Significance</u> Residence, 45 Sharow Street is of historical and aesthetic significance as an example of the early 1900s Federation bungalow with an addition, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u> No info</p>	3
	70	5925	Residence	47 Sharow Street	<p><u>Significance</u> Residence, 47 Sharow Street is of historical and aesthetic significance as a fine intact example of a c.1900 Federation bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u> No info</p>	3



	71	5924	Residence	49 Sharow Street	<p><u>Significance</u></p> <p>Residence, 49 Sharow Street is of historical and aesthetic significance as a relatively intact representative example of the early 1900s Federation bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3
	72		PRACC (Pingelly Recreation & Cultural Centre)	Somerset Street	<p><u>Significance</u></p> <p>The Pingelly Recreation & Cultural Centre is an outstanding example of contemporary architecture utilising pre-used and local timbers. Socially it is significant for the range of recreational and social activities provided for the town and district communities. Historically it represents the optimism for the future of Pingelly and its community.</p> <p><u>History</u></p> <p>Pingelly Recreation and Cultural Centre (PRACC) was constructed in 2018, opening in January 2019 as a facility for year-round sporting, recreation, and cultural purposes, creating a sustainable multipurpose building.</p> <p>Materials were salvaged from the former structure on the site, in addition to a supply of locally grown yellow stringy bark that would otherwise have been sold.</p>	2



					<p>Receiving the George Temple Poole Award at the 2020 Australian Institute of Architect's WA Awards, iredale, petersen hook architects and ARTC Studio quote this project as "<i>the largest timber building in Western Australia since World War two and the largest civic building since 1920</i>".</p> <p>At the same awards event, iredale, petersen hook architects and ARTC Studio also received the Wallace Greenham Award for Sustainable Architecture and the Architecture Award for Public Architecture.</p>	
	73		Residence	27 Somerset Street	<p><u>Significance</u></p> <p>Residence, 27 Somerset Street is of historical and aesthetic significance a fine intact representative example of Federation architecture, demonstrating residential development in Pingelly in the early 1900s. It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3

	74		Residence	29 Somerset Street	<p><u>Significance</u></p> <p>Residence, 29 Somerset Street is of historical and aesthetic significance a fine intact representative example of Federation architecture, demonstrating residential development in Pingelly in the early 1900s.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3
	75		Residence	3 Stone Street	<p><u>Significance</u></p> <p>Residence, 3 Stone Street is of historical and aesthetic significance a fine representative example of a c.1890 bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3

	76		Residence	22 Stratford Street	<p><u>Significance</u></p> <p>Residence, 22 Stratford Street is of historical and aesthetic significance a fine intact representative example of Federation architecture, demonstrating residential development in Pingelly in the early 1900s.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3
	77	5933	Kylin	23 Stratford Street	<p><u>Significance</u></p> <p>Residence, Stratford Street is of historical and aesthetic significance a fine representative example of a c.1890 bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3



	78		Residence	Stratford Street (cnr New Street) ??	<p><u>Significance</u></p> <p>Residence, Stratford Street is of historical and aesthetic significance as a relatively intact representative example of a c.1900 Federation bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3
	79		Residence	37 Stratford Street	<p><u>Significance</u></p> <p>Residence, 37 Stratford Street is of historical and aesthetic significance as a relatively intact representative example of a c.1900 Federation bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3



	80	Residence	Stratford Street Check number	<u>Significance</u> Residence, Stratford Street is of historical and aesthetic significance as a relatively intact representative example of a c.1900 Federation bungalow, demonstrating residential development in Pingelly. It makes a significant contribution to the residential history and townscape of Pingelly. <u>History</u> No info	3
	81	Residence	Stratford Street Check number	<u>Significance</u> Residence, Stratford Street is of historical and aesthetic significance as a relatively intact representative example of a c.1900 Federation bungalow, demonstrating residential development in Pingelly. It makes a significant contribution to the residential history and townscape of Pingelly. <u>History</u> No info	3



	82	5932	Residence	41 Stratford Street (se cnr New Street)	<p><u>Significance</u></p> <p>Residence, 41Stratford Street is of historical and aesthetic significance as a relatively intact representative example of a c.1890 bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3
	83		Residence	45 Stratford Street	<p><u>Significance</u></p> <p>Residence, 45 Stratford Street is of historical and aesthetic significance as a relatively intact representative example of a c.1900 Federation bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3

		84	2257	Pingelly Masonic Lodge	49 Stratford Street	<p><u>Significance</u></p> <p>Pingelly Masonic Lodge is of social and historical significance as a substantial institution respected in the community. The original building, a fine example of Federation Free Classical architecture, with face brick flanking additions and central porch, is of aesthetic significance. Pingelly Masonic Lodge makes a significant contribution to the historic townscape of Pingelly.</p> <p><u>History</u></p> <p>On 15 August 1905, the West Australian Freemason noted, "<i>On the recommendation of the Board of General Purposes, I have approved of Petitions from brethren resident at Pingelly and Nannine for the Constitution of Lodges at the places named...The Pingelly Lodge will be Consecrated on the 14th proximo by the deputy Grand master, Bro. T. F. Jolly, who will be assisted by Bro. Fred S. Finch, P. S. G. W., Grand Chaplain, and other Grand Officers.</i>"</p> <p>In November 1909, it was reported that plans had been submitted for new halls at Beverley, Pingelly and Bridgetown. The building, of a substantial nature, was erected by early 1910.</p>	2
							

	85	5930	St John Ambulance Australia	51-53 Stratford Street	<p><u>Significance</u></p> <p>The Pingelly facility of the St John Ambulance Australia is historically significant for the critical role it plays in the communities of Pingelly and district.</p> <p><u>History</u></p> <p>In 1951, about 75 people gathered in the Town Hall to further the push for the establishment of a branch in Pingelly. Mr Hilton of the Perth St John Ambulance advised the meeting of the issues. Local fund raising was soon underway for an ambulance, and soon after, provision for a garage shelter. The Committee secured a block of land opposite the hospital, an ideal situation for hospital co-operation.</p> <p>In 1953 a building was erected, Mr Arthur Shales being the contractor. However, it was soon realised that this was inadequate and plans for the building to be remodelled to include toilets and a lecture hall were prepared. On 19 May 1961, Dr B. C. Cohen, Vice President of St John Ambulance in WA, declared the enlarged centre open and Rev. John Vaughan performed a dedication ceremony. In 1979 a kitchen-storeroom was added to the building.</p>	4
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	86		Residence	67 Stratford Street (se cnr Shire Street)	<p><u>Significance</u></p> <p>Residence, 67 Stratford Street is of historical and aesthetic significance as a relatively intact timber framed and weatherboard clad representative example of a c.1900 bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3
	87	5929	Adelaide House	75 Stratford Street	<p><u>Significance</u></p> <p>Adelaide House is of historical and aesthetic significance as a relatively intact face stone example of a c.1900 bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3


	88	Residence	5 Taylor Street	<p><u>Significance</u></p> <p>Residence, 5 Taylor Street is of historical and aesthetic significance as a relatively intact representative example of a c.1900 bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3
	89	Residence	7 Taylor Street	<p><u>Significance</u></p> <p>Residence, 7 Taylor Street is of historical and aesthetic significance as a relatively intact representative example of a c.1900 bungalow with surrounding verandas, with sides and rear enclosed, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3


	90	Residence	4 Webb Street	<p><u>Significance</u></p> <p>Residence, 4 Webb Street is of historical and aesthetic significance as a good relatively intact representative example of a c.1890 bungalow, demonstrating residential development in Pingelly.</p> <p>It makes a significant contribution to the residential history and townscape of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	3
PINGELLY DISTRICT		PINGELLY DISTRICT			
	91	SITE Pingelly Oscillator Roller Mills		<p><u>Significance</u></p> <p>The site of the Pingelly Oscillator Roller Mills represents a significant industry associated with the agricultural farming in Pingelly.</p> <p><u>History</u></p>	4
	92	SITE Aboriginal Reserve (27235 & 27236)			2
	93	SITE Railway Camp	Boyes property		4
	94	SITE Rifle Range			4

	95		Percy Marshall Research Centre	Tutanning Reserve	<p><u>Significance</u></p> <p>Percy Marshall Research Centre is of historical and research significance as a research station providing facilities to facilitate research of the natural flora and fauna.</p> <p><u>History</u></p> <p>Research station was built in 1963, and opened in 1964 as the first biological research station and living Quarters in the Tutanning reserve. The Centre offers dormitory style accommodation (exclusive use of 1 room per family). Two rooms with bunks are used by field staff for research purposes. it a vital fauna refuge of natural original flora and fauna.</p>	3
	96		SITE Waglyn Track			4
	97		SITE Staunton Springs			4
	98	26219	Bridge 3097 over Woyerling Brook	Bullaring - Pingelly Road	HCWA No info	4
	99	24485 2647 2648 4102 3160 4103 2354	Lonely Graves: William Morrison Frances Isabella Pumphrey Alfred Slingsby Tommy Orange Ben/Charlie Spencer Millie Reynolds	Glen Erne Farm North Wandering Road Hotham River Yealering Lake E Sandalwooders track Markegin Cemetery Wooderbulling Brooke	HCWA No info Wagin Shire? Wickepin Boyup Brook	4
	100	14565	Hotham River Road Bridge	Napping Pool Road	HCWA No info	3
DATTENING						
	101		SITE Dattening townsite			4



	102	5915	SITE Taylors Well Hall	North Wandering Road	<p><u>Significance</u></p> <p>The site of Taylors Well Hall (1912-1976) is a reminder of the early development of the district, when small settlements developed and then diminished as Pingelly became the major service centre for the district.</p> <p><u>History</u></p> <p>1921- c.1936 living quarters for teacher- too small for the school. 1912- sold 1976</p>	4
	103		SITE Taylors Well School	North Wandering Road	<p><u>Significance</u></p> <p>The of Taylors Well School Is a reminder of the early development of the district, and provision of education for the children, when small settlements developed and then diminished as Pingelly became the major service centre for the district.</p> <p><u>History</u></p> <p>1912- c.1936 school.</p>	4

MOORAMBINE						
	104	2258 24530	St Patricks Anglican Church & Rectory (former) St Patrick's Church of England and Cemetery	Moorambine Road	<p><u>Significance</u></p> <p>St Patrick's Church of England (1873) is of considerable historical significance, as also the site of the original 1842 Church. It represents an integral part of the earliest settlement in the Pingelly area, and the Cemetery records many of those early settlers. The aesthetic of the Memorial stone entry, colonnade of trees to the Church, the Gothic form stone Church, and the surrounding Cemetery with historic palisades, memorials and railings, all overlooking the surrounding countryside, presents a significant picturesque country vista.</p> <p>St Patrick's Church of England and Cemetery evidence a high level of cultural heritage significance to the shire of Pingelly and the state.</p> <p><u>History</u></p> <p>St Patrick's Church of England, built by stonemason, William Atkins, was consecrated by the Lord Bishop of Perth, Right Rev. Matthew Blagden Hale, on 18 May 1873. A portion of the church land was allotted for a cemetery in which many of the districts early settlers are buried. The first church on the site was destroyed by fire in 1842. After the completion of the Great Southern Railway, the church was enlarged and a resident clergyman was appointed. In 1892, a new parish was formed and a Rectory built near the Church and from there Rev. Gillett presided over twelve churches, including Pingelly, until his death in 1904, after which his wife was granted ownership of the Rectory. He was never replaced as</p>	1
						

				Moorambine then came under the control of the Pingelly Minister.		
	105	24483	St Patrick's Church of England (former) Rectory	Moorambine Road	<p><u>Significance</u></p> <p>St Patrick's Church of England Rectory (former) is of considerable historic significance for the association with the Church, and Rectors, particularly Rector Gillet and family.</p> <p>It contributes to the overall country visit that includes the Church and Cemetery.</p> <p><u>History</u></p> <p>St Patrick's Church was completed in 1872 and consecrated in December 1873. At first there was no resident minister and communion was taken only twice a year. Two lay people took services on a regular basis until 1892 when the Rev. F.C. Gillett was appointed to look after the newly formed Parish of Moorambine.</p> <p>The Rectory was built at this time and was allocated to Rev. Gillett for the length of his lifetime. After his death in 1904 it was decided to grant ownership of the Rectory to his wife. For many years it remained in the Gillett family. His position became vacant after his death, as by this time, Pingelly has become the main economic and cultural centre of the district.</p>	2

	106	5913	Sandalwood Inne	Moorambine Road	<p><u>Significance</u></p> <p>Sandalwood Inne is of historical, social and aesthetic significance as a relatively intact representative example of an 1870s Colonial bungalow, that provided hospitality to travellers and postal communication to the settlers. It demonstrates the early settlement of the Pingelly district, in Moorambine.</p> <p><u>History</u></p> <p>This house was built around 1872 for Samuel Wright, a Beverley farmer and sandalwood cutter. The land was owned by John Sewell, a sheep farmer who sold part of it to Wright in 1882 and the adjoining section to William Atkins in 1884. The building was possibly an inne and a post office. Charles Chapman Smith and his brother George Beaumont Smith were postmasters, possibly here , between 1862 and 1876. Henry Hawkins Sewell is recorded as using the building as a store in 1876, and then as a hotel in 1882, selling rum.</p>	2
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	107	5914	Atkins Cottage	Moorambine Road	<p><u>Significance</u></p> <p>Atkins Cottage is of historical and aesthetic significance as a relatively intact representative example of an 1870s Colonial bungalow, demonstrating the early settlement of the Pingelly district, in Moorambine.</p> <p><u>History</u></p> <p>This cottage was built in 1872, by carpenter and stonemason William Atkins, who also built St Patrick's Church. That year, he and his wife Mary were the first couple to be married at the church, before it was consecrated. They moved into the two-roomed house and raised seven or eight children there. Additional rooms were added later. Underneath the house is a very large cellar that was used for storing food and drink. On the property just beyond the house is a large olive tree said to have been planted by Benedictine monks from New Norcia when they passed through the district around 1873.</p>	2
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	108	5911	Beambine Homestead	Moorambine Road	<p><u>Significance</u></p> <p>Beambine Homestead is of historical and aesthetic significance as the original property of Charles Chapman Smith, one of the first permanent settlers in Moorambine, who arrived in 1860. It is a representative example of an 1870s Colonial bungalow, demonstrating the early settlement of the Pingelly district, in Moorambine.</p> <p><u>History</u></p> <p>Former property of Charles Chapman Smith, one of the first permanent settlers in Moorambine, who arrived in 1860. Known today as 'Beambine', it is believed to be the first homestead block (100 acre) obtained, under the Homestead Act, adjacent to Moorambine spring.</p>	2
	109	5939	Ingram's Cottage (ruin)	Wickepin-Pingelly Road	<p><u>Significance</u></p> <p>Ingram's Cottage is of historical and aesthetic significance for association with Ingram, one of the earliest settlers in 1863. It is a representative example of an 1889 Colonial bungalow, demonstrating the early settlement of the Pingelly district, in Moorambine.</p> <p><u>History</u></p> <p>William Ingram built this cottage in 1889 using hand-made bricks fired on the site. Bush timber was used for the roof and floors. Ingram as one of the first permanent settlers in the district and was granted a 100 acre (40.5 hectare) homestead block in Moorambine in 1863. He and his wife Mary had arrived from Denton, England earlier that year. After building his new home, Ingram used the mud brick dwelling as a stable and also a blacksmith shop. Ingram worked for some time with Atkins and together they built</p>	3

					nearly all the stone buildings in Moorambine. William and Mary lived in the cottage, with their two children, until their deaths, Mary in 1918 aged 79 and William in 1926 aged 87.	
	110		SITE Moorambine School			4
	111	5938	Grave: William Martin	Dunreath Far East Moorambine Road	HCWA No info	2
			PUMPHREY			
	112	3999	Staunton Springs (former)	Old York/Albany Road	1856 no info Bostocks farm	3

APPENDIX 2

SHIRE OF PINGELLY HERITAGE LIST 2023

A review of the Shire of Pingelly's
1996 Municipal Inventory of Heritage Places



**DRAFT FOR COMMUNITY CONSULTATION
September 2023**

HERITAGE INTELLIGENCE (WA)

Laura Gray JP M.ICOMOS B.Architecture (hons)

HERITAGE LIST

Categories 1 & 2 places

An important part of the recognition and understanding of cultural heritage significance of a place, is that some guidance is provided to the owners, managers and statutory authority, to respond to that assessed significance.

Categories have been determined relevant to the assessed level of significance for each place. Implications for each recommendation are also summarised. The Heritage List is subject to the provisions of the Local Planning Policy.

The Heritage List is comprised of:

- Category 1** A place of exceptional cultural heritage significance to Shire of Pingelly and the state of Western Australia, that is either in the Heritage Council of Western Australia's (HCWA) [Register of Heritage Places](#) (R) or worthy of consideration for entry into the Register.
- Category 2** A place of considerable cultural heritage significance to Shire of Pingelly that is worthy of recognition and protection through provisions of the Shire of Pingelly's Planning Scheme.
- Category 1** No. 17
No. 104 is recommendation for Category 1 assessment
- Category 2** 39 places


INDEX



Place No.	InHerit No.	Place	Address	Category
		PINGELLY TOWN		
3	5908	Pioneer Park	Brown Street	2
5	5937	Pingelly Cemetery	Great Southern Highway (nw cnr Review Street)	2
6	5934	Co-operative Bulk Handling (CBH) Bins (former)	Great Southern Highway	2
7	3628 24434 24496	Pingelly Railway Station & Crane <u>SITE: East side of station</u> Informal settlement:	Great Southern Highway	2



		George Malakoff (GM) Sewell's wayside inn Holyoake blacksmith Smith's General Store Coffee place		
8	5922	General agent offices (former)	3 Parade Street	2
9	5909	Pingelly Pharmacy (former)	4A Parade Street	2
10	5910	Shops (mirror pair)	4B Parade Street	2
11	5921	Shops (mirror pair)	5A Parade Street	2
14	2251	Union Bank (former) and residence	7 Parade Street	2
15		SITE: Nicholson's Store and warehouse Warehouse (1911) rear of the Site	8 Parade Street (NE corner Pasture Street) Rear along Quadrant Street cnr Pasture Street	2
17	2252	PINGELLY POST & TELEGRAPH OFFICE (former) & residence	9 Parade Street nw corner Pasture Street	1
18	2250	Pingelly Memorial Park & Memorial Rotunda	11 Parade Street	2
19	2246	Commercial Bank of Australia and residence (former)	12 Parade Street	2
20	5907	Ayton's Newsagency (former)	14 Parade Street	2
21	5907	McGorlick's shops (2) (former)	16 Parade Street	2
22	5907	Wilson's Drapery Shops (2) (former)	18 Parade Street	2
23	2245	Pingelly School (former)	13 Parade Street	2
24	5919	RJ Johnson: General Merchants, Grocers & Drapers (former)	15 Parade Street	2
25	5919	Grace Bros (former)	17 Parade Street	2
27	2248	Pingelly Town Hall	20 Parade Street (north corner Hall Street)	2
28	5920	RH Thompson Butcher (former)	22 Parade Street (southeast corner Hall Street)	2
29	5917	Returned and Services League (RSL) Hall	23-25 Parade Street	2
34	2253	St Anne's Roman Catholic Church	33 Paragon Street	2



36	2247	Pingelly Hotel	Park & Quadrant Streets	2
37	5902	Three Shops	16 Park Street	2
38	2256	Commercial Bank of Australia (former)	18 Park Street	2
39	5903	Perry's Coffee Palace (former)	19 Park Street	2
40	2243	Roads Board Office (former)	21 Park Street	2
41	5904	Chemist Shop (former)	Park Street (nw corner 13 Queen Street)	2
44	2255	St Paul & St Luke Anglican Church	25 Park Street	2
54		Watson's Service Station (former)	Quadrant & Parade streets	2
55	2249	Exchange Hotel (former)	Quadrant & Pasture streets (SW corner)	2
60		Croquet Club and green (former)	18 Queen Street SE cnr Pemberton Street	2
68	2244	Baptist Church	33 Sharow Street	2
72		PRACC (Pingelly Recreation & Cultural Centre)	Somerset Street	2
84	2257	Pingelly Masonic Lodge	49 Stratford Street	2
		MOORAMBINE		
104	2258 24530	St Patricks Anglican Church & Rectory (former) St Patrick's Church of England and Cemetery	Moorambine Road	1
105	24483	St Patrick's Church of England (former) Rectory	Moorambine Road	2
106	5913	Sandalwood Inn	Moorambine Road	2
107	5914	Atkins Cottage	Moorambine Road	2
108	5911	Beambine Homestead	Moorambine Road	2



HERITAGE LIST

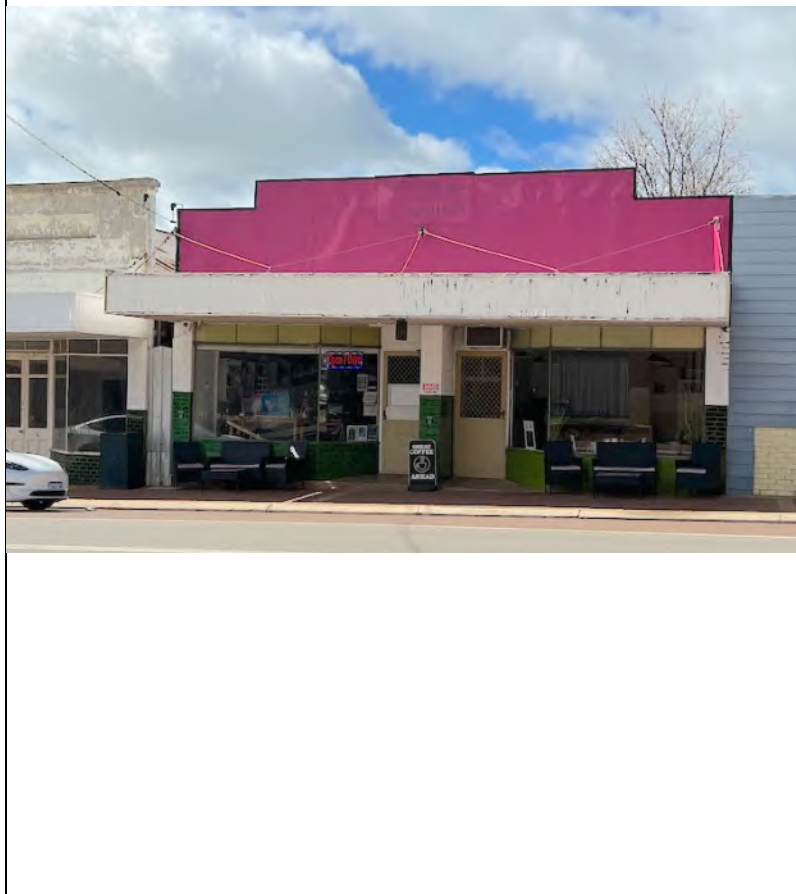
PINGELLY TOWN	No.	InHerit	Place	Address	Significance	Cat
	3	5908	Pioneer Park	Brown Street	<p><u>Significance</u></p> <p>Pioneer Park is of historical, social and aesthetic significance, as a place of community initiative, gathering, commemorating the pioneers and beginnings of Pingelly.</p> <p><u>History</u></p> <p>In 1964, Mrs E. Frusher suggested that the Shire clear the site for a park. Meetings were held during 1972 and 1973, and in 1974 a Tourist and Town Beautification Committee was formed. A survey of the town was undertaken and then a publicity campaign.</p> <p>The first objective was to gain control of the eight acres of Railway land to beautify and create a 'Pioneer Park' a memorial to the early settlers of Pingelly. WAGR vested the land to the Shire Council, and landscape architect, Mr Puik, work began on the site. Local citizens planted trees, a playground area and barbecue were erected.</p> <p>During 1978, while planning for the States 150th celebrations, an official opening of 'Pioneer Park' was included with the installation of fountains, and an imposing entrance and a fountain established in the centre of the lake. During 'Back to Pingelly Week' in 1979, the Hon. H. W. Gayfer MLA officially opened 'Pioneer Park'</p> <p>In 1980 the original town well was reconstructed in stonework, marking another historical site.</p>	2

	5	5937	Pingelly Cemetery	Great Southern Highway (nw cnr Review Street)	<p><u>Significance</u></p> <p>Pingelly Cemetery represents a significant record of generations of residents of the Pingelly town and district.</p> <p>The Cemetery evokes a sense of place, of commemoration. The memorials, palisades and railings evidence a range of designs and emotive inscriptions.</p> <p><u>History</u></p>	2
	6	5934	Co-operative Bulk Handling (CBH) Bins (former)	Great Southern Highway	<p><u>Significance</u></p> <p>The CBH bins at Pingelly are of considerable cultural heritage value for the history associated with the Great Southern Railway, agriculture in the region, and the introduction of bulk handling in the late 1930s.</p> <p>The bins are an impressive landmark on the north side of town and provide a significant introduction to the agricultural nature of the town and district of Pingelly.</p> <p>The significance to Pingelly and the state was recognised by the Heritage Council of Western Australia.</p> <p><u>History</u></p> <p>In 1936/37, the inconvenience of the need to truck bagged wheat was overcome by the introduction of bulk wheat handling facilities. At a time when more than 90% of Western Australia's farmers were unable to cover their production costs, the introduction of bulk handling of wheat, during the 1930s, was important in helping to reduce farm costs. Experimental bins for the bulk receipt of</p>	2


					<p>wheat were built by Wesfarmers for the 1932-32 season at five sidings. Cooperative Bulk Handling Limited (CBH) was formed by the Wheat Fool and Wesfarmers in April 1933, to take over the existing leases and sidings, and also to prepare for the installation of another 48 receival points for the 1933/34 season. In 1935, a Royal Commission, looking at all aspects of handling the wheat harvest, concluded that it should be allowed to continue. This gave CBH the green light to extend its network of receival centres, using loans repaid by tolls on deliveries by its members. The construction of the bins in 1936/37 at Pingelly was part of this expansion programme.</p>	
	7	<p>3628 24434 24496</p>	<p>Pingelly Railway Station & Crane</p> <p>Railway Station</p> <p>Crane</p> <p><u>SITE: East side of station</u></p> <p>Informal settlement:</p> <p>George Malakoff (GM)</p> <p>Sewell's wayside inn</p> <p>Holyoake blacksmith</p> <p>Smith's General Store</p> <p>Coffee place</p>	Great Southern Highway	<p><u>Significance</u></p> <p>Pingelly Railway Station & Crane are all that remain of a busy railway station when the Great Southern Railway came through in 1889.</p> <p>The railway station and site of the railway yard and early settlement are of considerable historic significance. The railway station is integral in representing the beginnings of the town of Pingelly and the demise of Moorambine when the railway did not traverse to that settlement.</p> <p><u>History</u></p> <p>Integral to the railway were the workers and suppliers of goods and services.</p> <p>Immediately east of the railway line and station, a settlement developed with some service providers relocating from Moorambine. Holyoake, blacksmith was one that came from Moorambine, he was the</p>	2



					<p>original cartage contractor on the Wagulyrn Track to Parkers Range in the Yilgarn district.</p> <p>An original wayside inn transferred to Henry Israel.</p> <p>In August 1888, GM Sewell applied for a wayside inn licence. In May 1890 GM Sewell applied to relocate the licence for the Southern Cross Hotel to the west side of the railway line. He was granted approval in May 1890. In 1891, the Southern Cross Hotel transferred from Sewell.</p> <p>The wayside inn and Holyoake's business disappeared in the 1920s.</p>	
	8	5922	General agent offices (former)	3 Parade Street	<p><u>Significance</u></p> <p>GM Sewell's two-storey office building originally for general agents, strategically located in proximity to the railway station and hotel is historically, socially and aesthetically significant. It is a fine example of Federation Free Classical architecture designed by George Lavater, with dominant raised decorative pediments to both street frontages and the truncated corner, demonstrating landmark qualities. The services provided by the offices contribute to the social significance.</p> <p>It makes a considerable landmark contribution to the main street, townscape and historic fabric of the town of Pingelly.</p> <p><u>History</u></p> <p>J. Wild, a Narrogin builder, constructed the premises for GM Sewell who had engaged</p>	2

					<p>Architect George Lavater for the design. The original tenants included general agents; Abbott, JFW Schilling, Barlows, and Treasure whose father was an auctioneer who had the first Holden dealership in Pingelly. One of the parade frontage shops was a tearooms.</p>	
	9	5909	Pingelly Pharmacy (former)	4A Parade Street	<p><u>Significance</u></p> <p>The former Pingelly Pharmacy at 4A Parade Street has historic significance as part of the main street development of Pingelly in the 1920s. It is a good intact example of a shop of the period with central truncated double entry, glazed tile dado, and a simple concrete parapet. The goods and services over the decades and community who acquired those services goes to the social value of the place.</p> <p>It is integral to the main street streetscape and makes a significant contribution to the history and townscape of Pingelly.</p> <p><u>History</u></p> <p>As the main town of Pingelly became established, the main shopping area was in Park Street west. However, Parade Street eventually took over with larger shops.</p> <p>Pingelly Pharmacy was Chas Porter's Chemist Shop was one of 3 shops established on lot 32. A.R. Nelson had almost completed the building for Chas Porter's Chemist Shop in October 1928. A chemist shop operated from this store until the early 1950s.</p>	2



					The other two shops (4B Parade Street) are the mirror pair, located on the south side on the south side.
10	5910	Shops (mirror pair)	4B Parade Street	<p><u>Significance</u></p> <p>The mirror pair of shops at 4B Parade Street has historic significance as part of the main street development of Pingelly in the 1930s. It is a good intact example of a shop of the period with truncated entries central to the building, with glazed tile dados, stepped parapet of metal sheeting, and suspended boxed canopy. The goods and services over the decades and community who acquired those services goes to the social value of the place.</p> <p>It is integral to the main street streetscape and makes a significant contribution to the history and townscape of Pingelly.</p> <p><u>History</u></p> <p>As the main town of Pingelly became established, the main shopping area was in Park Street west. However, Parade Street eventually took over with larger shops.</p> <p>The mirror pair of shops were the remainder of the 3 shops, together with Porters Chemist on the north side, constructed on the lot 32 in 1928.</p> <p>Mr AR Nelson's two new shops (October 1918) will be occupied by Mr Lampard, tailor, and Mr</p>	2

					Tom Edmonson, bootmaker. Other occupants over time include a small grocery store, Elders G.M. Stock agent/farm supplies, and a Tax & general Accountant.	
	11	5921	Shops (mirror pair)	5A Parade Street	<p><u>Significance</u></p> <p>The mirror pair of shops at 5A Parade Street has historic significance as part of the main street development of Pingelly in the c.1890s and for the association with Tozi who had one of the earliest establishments that catered to the requirements of the workers during the construction of the railway.</p> <p>It is a good intact example of a stone construction of the period with truncated entries on the outside edges of the building, with stepped entries to the elevated shops. A simple metal clad parapet extends across the frontage, above the bullnose veranda supported by timber post with decorative brackets. The goods and services over the decades and community who acquired those services goes to the social value of the place.</p> <p>It is integral to the main street streetscape and makes a significant contribution to the history and townscape of Pingelly.</p> <p><u>History</u></p> <p>This likely one of the earliest constructions in Parade street, located in close proximity to the railway, catering to the workers who constructed to the railway.</p>	2

	14	2251	Union Bank (former) and residence	7 Parade Street	<p><u>Significance</u></p> <p>The two-storey residence and former Union Bank building is strategically located in proximity to the Post office, in the centre of the main street. It is aesthetically significant as a fine example of Federation Free Classical architecture with Queen Anne elements of half-timbered gables that flank the central recessed entry, and tall chimneys dominating the skyline. The historical and social value of the prestige of the Bank Manager and the banking institution and his residence, and the reputable Architects of the day, are expressed in the building.</p> <p>The residence and former Union Bank makes a considerable landmark contribution to the main street, townscape and historic fabric of the town of Pingelly.</p> <p><u>History</u></p> <p>The best block in town was sought, next to the Post Office in the main street.</p> <p>The Union Bank and residence was constructed by George Boyne in 1912 to the design by Architects Hobbs, Smith and Forbes, using local bricks made by B. Rickards. Mr Walker was the first manager. In 1929 it was renovated.</p> <p>Aytos newsagency relocated to this place when the bank closed. Ayton Newsagency was owned, operated and resided at this place for many decades until the 1980s when it remained in family connections; Chapman and Sedgwick, and later a private residence.</p>	2
	15		SITE: Nicholson's Store and warehouse Warehouse (1911) rear of the Site	8 Parade Street (NE corner Pasture Street)	<p><u>Significance</u></p> <p>Nicholson's Store has historic significance as part of the main street development of Pingelly in the c.1900s.</p>	2



Warehouse at rear along Quadrant Street cnr Pasture Street

The warehouse is historically associated with Nicholson's store. It represents the commercial nature of the town's development, c.1900, strategically located in close proximity to the railway station and yard. It is a landmark in the town.

History




The site was first owned by Asher from Moorambine. James Nicholson, an ex convict and brickmaker from Williams and later from Moorambine, acquired the site and built the store in the late 1890s. Signwriting shows "Universal Provider": E (Elizabeth) Nicholson. James Nicholson had become a wealthy man with probate granting just over 5,400 pounds in his estate, after his death in c.1905. The store manager, RJ Pearson ran the store for Nicholson's widow Elizabeth until he sold in 1919.



1909 a cooperative was established, based on a Tasmanian model.



In December 1910, a storm destroyed the warehouse (grain shed) on the site, owned by Mrs Nicholson and used by RJ Pearson and Company. The existing warehouse was constructed of local bricks, in 1911.

In 1919, Wesfarmers took over the cooperative Store.

In 1928 the shop frontage was extended and interior was re-modelled. The original store no longer exists. The site remains as a supermarket with the original warehouse at the rear. In more recent decades it has become a supermarket.

	17	2252	PINGELLY POST & TELEGRAPH OFFICE and residence (former)	9 Parade Street nw corner Pasture Street	<p><u>Significance</u> Statement from Register</p> <p><i>Pingelly Post Office, comprising two distinct but conjoined single-storey brick and iron buildings, the earlier a George Temple Poole design, the later a Federation Free Style building, has cultural heritage significance for the following reasons:</i></p> <p><i>the place provides physical evidence of the growth and prosperity of the Pingelly township and surrounding agricultural areas during the period prior to World War One, as well as the austerities required immediately following;</i></p> <p><i>the place is an example of two post office buildings conjoined, the older building providing the residential component of the place;</i></p> <p><i>the place is a focal point for the Pingelly district where social interaction and communication takes place; and,</i></p> <p><i>the place contributes to the town, and surrounding agricultural community's sense of place.</i></p> <p><u>History</u></p> <p>Refer to Registration documentation.</p> <p>1893, 1910, 1918, 1961.</p>	1
						
						

		18	2250	Pingelly Memorial Park & Memorial Rotunda	11 Parade Street	<p><u>Significance</u></p> <p>Pingelly Memorial Park & Memorial Rotunda are of significant social, historic and aesthetic value. The aesthetic of the landscaped park with stone entry plinth and colonnade to the rotunda present a place of a respect. The history of the war time conflicts and those who served, creates a sense of place, and commemoration by the community at significant events.</p> <p><u>History</u></p> <p>In December 1909, Land agent auctioneered the sale of Lot 367, with Pingelly supply stores fronting the site, that had previously touted for a park reserve. The upset price was 350 pounds that was increased due to “spirited” competition, before Mrs E Nicholson for 661 pounds, that was thought to be the highest knock-down price in the Great Southern Region at the time.</p> <p>Mrs Nicholson, the widow from Nicholson Store, donated the land to the Road Board. The site remained a vacant lot, a short cut and general parking until 1922, when the Road board gave Stephen James the job of ploughing it. However, due to the constant use by people, vehicles and animals, it was too hard. A rotunda was constructed and used for the local brass band. Later it was developed as a Park, being a memorial to those who lost their lives in the World Wars.</p>	2
							

	19	2246	Commercial Bank of Australia and residence (former)	12 Parade Street	<p><u>Significance</u></p> <p>The two-storey former Commercial Bank of Australia (CBA) and residence is strategically located on a prominent corner of the main street diagonally opposite the Post Office. It is aesthetically significant as a very fine and uncommon example of Federation Academic architecture. The historical and social value of the prestige of the Bank Manager and the banking institution, his residence, and the reputable Architect of the day, are expressed in the building.</p> <p>The former CBA makes a considerable landmark contribution to the main street, townscape and historic fabric of Pingelly.</p> <p><u>History</u></p> <p>The CBA Bank originally leased Hedley Earnest Hardman's premises at 18 Park Street. After another lease, in 1910 the Bank purchased this site from James Edward Tregurtha and Benjamin Hughes for £700 who had acquired the site from the original owner, Loban, who was a blacksmith and wheelwright. The architects Cavanagh, Cavanagh and Parry designed the building and the contractor C. W. Arnott completed the construction in 1911. In 1974, a complete renovation and expansion took place.</p>	2
	20	5907	Ayton's Newsagency (former)	14 Parade Street	<p><u>Significance</u></p> <p>Former Ayton's Newsagency is the north most of five shops that form a continuum along the east side of the main street presenting five similar stepped parapets. Each parapet represents a separate shop, with the two south parapets comprising one building with two identical two shop fronts. Each shop demonstrates a different shop</p>	2



front of various periods of development from the 1920s.



The five shops are historically, socially and aesthetically significant for the goods and services they provide, the social connections in the provision of those services, from the early development of the town, and the contribution to the historic streetscape and townscape of Pingelly.

History

As the main town of Pingelly became established, the main shopping area was in Park Street west. However, Parade Street eventually took over with larger shops.




The site (Lot 69) was originally owned by Loban, who was a blacksmith and wheelwright. Tregurtha and Hughes, purchased the site, later selling to Ayton who built the store for his newsagency business, and has housed various business since that time.

Ayton relocated the newsagency business to the former Union Bank building when the bank closed.



	21	5907	McGorlick's shops (2) (former)	16 Parade Street	<p><u>Significance</u></p> <p>The former McGorlick's shops (2) are central of five shops that form a continuum along the east side of the main street presenting five similar stepped parapets. Each parapet represents a separate shop, with the two south parapets comprising one building with two identical two shop fronts. Each shop demonstrates a different shop front of various periods of development from the 1920s.</p> <p>The five shops are historically, socially and aesthetically significant for the goods and services they are provided, the social connections in the provision of those services, from the early development of the town, and the contribution to the historic streetscape and townscape of Pingelly.</p> <p><u>History</u></p> <p>As the main town of Pingelly became established, the main shopping area was in Park Street west. However, Parade Street eventually took over with larger shops.</p> <p>The site (lots 79 & 80) was owned by William McGorlick for his wife Annie who had successfully bid for the lots on their 1st release. McGorlick, was a residential builder in Pingelly and Narrogin. There was an arched doorway on the shared wall of the semidetached shops. They have had various business since that time including tearooms, deli and chemist, changing hands many times over the decades.</p>	2
						




22	5907	Wilson's Drapery Shops (2) (former)	18 Parade Street	<p><u>Significance</u></p> <p>Former Wilson's Drapery shops (2) are at the south end of five shops that form a continuum along the east side of the main street presenting five similar stepped parapets. Formerly two shops it now has a single shop front under the two parapets. Each parapet represents a separate shop, with the two south parapets comprising one building with two identical two shop fronts. Each shop demonstrates a different shop front of various periods of development from the 1930s.</p> <p>The five shops are historically, socially and aesthetically significant for the goods and services they are provided, the social connections in the provision of those services, from the early development of the town, and the contribution to the historic streetscape and townscape of Pingelly.</p> <p><u>History</u></p> <p>As the main town of Pingelly became established, the main shopping area was in</p>	2

						<p>Park Street west. However, Parade Street eventually took over with larger shops.</p> <p>George Wilson had the first section of the commodious store specially built in 1910, after operating his Mutual Store on the other side of Parade Street. The second section of the store was built about 18 months after the initial build. It was a drapery store for approximately 75 years and has housed various business since that time.</p>	
	23	2245	Pingelly School (former)	13 Parade Street	<p><u>Significance</u></p> <p>The original Pingelly School (1898-1905) Courthouse (1906-c.1977), and Museum from c.1977 is of considerable historic significance for its association with education, and law and order in the early development of the town of Pingelly. In more recent decades, promoting the proud history of Pingelly in the Museum. The social significance of the interactions at the School, Courthouse and Museum are evident. The siting and the modest scale of face brick building make a considerable contribution to the historic main street context and townscape of Pingelly.</p> <p><u>History</u></p> <p>A small school at Moorambine provided educational facilities for the children of the district in the early days. Early in 1890, a small temporary school was erected at Pingelly, under the control of the Moorambine Education Board. The Board requested a new school and a site opposite</p>	2	


					<p>the Post office was suggested by the Secretary of the Board. Although the site was not allocated for a school, negotiations with the W.A. Land Company, resulted in a block exchange.</p> <p>The new school opened on 20 January 1898, by the Minister for Works. The lane, or roadway through the school grounds joining Pasture and Sharow Street was subsequently closed.</p> <p>In 1899, a new kitchen was added to the school house. By this time, the overflow of pupils was being taught in the Agricultural Hall. In 1905, a new school reserve No. 9903 of five acres was acquired in Park Street and in 1906, a new two room school and quarters were erected and opened with an enrolment of 77.</p> <p>In December 1906, alterations were undertaken by JF Jones, a builder from Perth, to convert the school room to a Court. He erected the courthouse fittings: platform, Magistrate's bench, prisoner's dock, witness box, and railings that divided the public and magistrate areas of the court. A new doorway was added to the west (rear) for use by alleged offenders. A weatherboard clad porch with a lean-to roof covered in cgi was added to the north elevation.</p> <p>In 1977 a new police complex with Courthouse was built in Queen Street and the Courthouse was relocated to that facility.</p> <p>Some-time after that, the Museum was established in the original school house</p>	
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	24	5919	RJ Johnson: General Merchants, Grocers & Drapers (former)	15 Parade Street	<p><u>Significance</u></p> <p>The shop at 15 Parade Street has historic significance as part of the main street development of Pingelly in the 1930s. It is an example of a shop of the period with considerable shopfront interventions and a very distinctive semi-circular flat metal parapet. The goods and services over the decades and community who acquired those services goes to the social value of the place.</p> <p>It is a landmark that makes a contribution to the main street streetscape to the history and townscape of Pingelly.</p> <p><u>History</u></p> <p>As the main town of Pingelly became established, the main shopping area was in Park Street west. However, Parade Street eventually took over with larger.</p> <p>This store was an addition on the north side of Grace Bros, constructed in 1906 by Ador & O'Brion.</p> <p>Grace Brothers were General Merchants, Iron Mongers, Drapers, Grocers, and had a Gallon Liquor Licence.</p> <p>The business sold to Cargeeg Bros in Dec 1906. Later sold to Richard Aston Johnson.</p>	2
						



	25	5919	Grace Bros (former)	17 Parade Street	<p><u>Significance</u></p> <p>The former Grace Bros at 17 Parade Street has some historic significance as part of the main street development of Pingelly in the 1920s. It is an example of a shop of the period with interventions, although the shopfront form of the central recessed entry flanked by shopfront gazing above a dado, is original. The provision of goods and services over the decades goes to the social value of the place.</p> <p>It makes some contribution to the main street streetscape and the historic townscape of Pingelly.</p> <p><u>History</u></p> <p>As the main town of Pingelly became established, the main shopping area was in Park Street west. However, Parade Street eventually took over with larger.</p> <p>This store was built in 1905 Davey & Trew for Thomas & Sylvester GRACE trading as "GRACE Bros. Grace Brothers were General Merchants, Iron Mongers, Drapers, Grocers, and had a Gallon Liquor Licence.</p> <p>An addition on the north side was constructed in 1906 by Ador & O'Brion.</p> <p>The business sold to Cargeeg Bros in Dec 1906.</p> <p>Later sold to Richard Aston Johnson.</p>	2
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27	2248	Pingelly Town Hall	20 Parade Street (north corner Hall Street)	<p><u>Significance</u></p> <p>Pingelly Town Hall, also functioned as the Mechanic's Institute, is of historical, aesthetic and social value. It is a fine representative example of the architecture of George Lavater in the Federation Free Classical style. Associations with generations of the Pingelly community, and social events including the Mechanic's Institute and other functions are of social significance.</p> <p>Pingelly Town Hall makes a considerable contribution to the main street heritage townscape of Pingelly.</p> <p><u>History</u></p> <p>In 1907, members of the Agricultural Hall Committee and chairman of the trustees, visited the Minister for Works to request a new hall. and ask that a grant should be given to enable the committee to build a new hall. The Minister stated that if they raised £500 in the district, the Government match it. By mid 1907, tenders had been invited to purchase and remove of Agricultural Hall and tenders were invited for erection a new Hall design by Geo Lavater Architect and Engineer and bult by Nelson and Pearson.</p> <p>The Mechanic's Institute was located in the Town Hall.</p> <p>Extensive alterations and improvements were carried out to the building in 1935, under the direction of Architects Oldham, Boas and Ednie Brown and the contractor C. H. Hoskins of Narrogin. The works included renovation of the frontage and auditorium and the stage was extended 9 feet in depth. At the rear of the stage there is a Supper Room (Lesser Hall) half the size of the main hall. Works were again carried out in 1954. These included new flooring, renewal of windows,</p>	2
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					<p>extensions to the kitchen and improved kitchen facilities by building contractors Messrs S. W. Hawkes & Sons of Narrogin.</p>	
	28	5920	<p>RH Thompson Butcher (former)</p>	<p>22 Parade Street (southeast corner Hall Street)</p>	<p><u>Significance</u></p> <p>The shop on the corner of Parade and Hall Street has historic significance as part of the main street development of Pingelly in the 1910s. It is an intact example of a corner shop of the period with entry on the truncated corner, a simple moulded parapet with an apex detail on the truncation, and a c.1950s suspended boxed awning about the corner. The goods and services over the decades and community who acquired those services goes to the social value of the place.</p> <p>It is integral to the main street streetscape and makes a significant contribution to the history and townscape of Pingelly.</p> <p><u>History</u></p> <p>As the main town of Pingelly became established, the main shopping area was in Park Street west. However, Parade Street eventually took over with larger shops and more services.</p> <p>George G Lavater, was a prolific architect of the period who designed many business premises and homes in the region, He designed this butcher shop that was built by March for RH Thompson. It was the first butcher shop outside of the metropolitan area to have refrigeration, in 1911. Thompson also had abattoirs at his farm property and yards and stables.</p>	2


	29	5917	Returned and Services League (RSL) Hall	23-25 Parade Street	<p><u>Statement</u></p> <p>The RSL building is a fine example of Inter-War Free Classical architecture that makes a considerable contribution to the main street of Pingelly. Flanked by pine trees it is a landmark in the streetscape. The association with the RSL is of significant importance for the members of that League, the events, and their service to the country.</p> <p>It is of considerable historical significance and makes a substantial contribution to the historic townscape of Pingelly</p> <p><u>History</u></p> <p>The Pingelly sub-branch of the Returned and Services League men was formed in 1922, celebrating 100 years in 2022.</p>	2
	34	2253	St Anne's Roman Catholic Church	33 Paragon Street	<p><u>Significance</u></p> <p>St Anne's Roman Catholic Church has historical, social and aesthetic significance for the church's role in the religious life of the community. The worship, events and community service are of considerable significance. The symmetry of the gable roof, the staircase up to the gabled porch and the termination of the vista west in Sharow Street contribute to the historic townscape of Pingelly.</p> <p><u>History</u></p> <p>In January 1929, P. J. Humphrey won the tender to construct the church. The Roman Catholics had been holding their services in the Mechanics' Institute, until sufficient funds were available for a building Worthy of their sacred cause.</p>	2


	36	2247	Pingelly Hotel	Park & Quadrant Streets	<p><u>Significance</u></p> <p>Pingelly Hotel has undergone considerable change over time, although original fabric is evident around the non-street sides. It is a corner landmark in the main street of the town, and strategically located opposite Pingelly Railway Station. It has considerable historic and social significance operating on the site since 1889, associations with GM Sewell and his Southern Cross Hotel.</p> <p><u>History</u></p> <p>The first hotel, the Southern Cross Hotel, was a one-storey structure erected for G. M. Sewell in 1889. The tender for construction was granted to Thorn, Bower and Stewart's first Liquor License was issued on Jan 1, 1890. In about 1904 George Murdock acquired the hotel. In 1905 alterations and additions of a top storey, were undertaken for HE Hardman, with drawings by Architect A Ochiltree. Soon after, the hotel was rebranded as the Pingelly Hotel.</p> <p>Other early license holders were Ernie Monger, Harold Sewell, John Elsegood, Frank Markwell Snr, John Moss, Douglas Markwell.</p> <p>Considerable change has taken place. Likely the 1960s or 1970s.</p>	2
						



	37	5902	Three Shops	16 Park Street	<p><u>Significance</u></p> <p>The three adjoining shops were an integral part of the Park Street commercial centre, The burnt out shells remain as a nostalgic reminder of that history, making a strong statement in the streetscape and historic townscape of Pingelly.</p> <p><u>History</u></p> <p>It is noted that in 1905, HE Hardman had the Commercial Bank building and 3 shops designed by Architect J Ochiltree, constructed for him, as well as another 5 shops.</p> <p>The east shop was a former butcher shop that was destroyed by fire as well as the two adjoining shops in c 2010.</p>	2
	38	2256	Commercial Bank of Australia (former)	18 Park Street	<p><u>Significance</u></p> <p>The building that comprised the Commercial Bank of Australia prior to 1910, is historically, socially and aesthetically significant. Its associations with the bank and the prestige of the institution and its Manager is of social significance as well as various other uses and associations over time. The building is a fine example of Federation Academic architectural style evidencing the significance of the Park Street commercial strip and making a considerable contribution to the streetscape and the historic Pingelly townsite.</p> <p><u>History</u></p> <p>It is noted that in 1905, Hedley Earnest Hardman had the Commercial Bank building and 3 shops designed by Architect J Ochiltree, and constructed to be leased out. Earliest records indicate the Commercial Bank of Australia leased premises in Park</p>	2

				Street from HE Hardman before seeking other sites to build their bank, in 1910.		
	39	5903	Perry's Coffee Palace (former)	19 Park Street	<p><u>Significance</u></p> <p>The former Perry's Coffee Palace, two storey unadorned building, makes an aesthetic statement of respectability with simple form, verandas across the frontage and a parapet with pilasters forming four bays with moulded edges.</p> <p>The historical and social significance of a boarding house is considerable for associations with the boarders, owners and managers. Strategically placed, in the proximity of the Railway Station, hotel and commercial premises in Park Street, it makes a significant contribution to the streetscape and historic townscape of Pingelly.</p> <p><u>History</u></p> <p>The premises was constructed for GM Sewell in 1906.</p>	2



	40	2243	Roads Board Office (former)	21 Park Street	<p><u>Significance</u></p> <p>The former Roads Board office is of historical and aesthetic significance. It served as the centre of the administration of the roads board between 1909 and 1971 with a range of administration and civic associations and events. It is fine modest example of Federation Free Classical architecture, located central in the former Park Street commercial strip, making a considerable contribution to the streetscape and historic Pingelly town.</p> <p><u>History</u></p> <p>When first installed, the Board met at the residence of Mr C. Smith and other places, including the hotel, the ante-room of the Agricultural Hall, and a room adjoining Nicholson's store. By 1902, there were to seven members and the various location became inconvenient. The members agitated for Road Board Offices. The architect George Lavater designed the building that was officially opened on 2 October 1909, before the business of a meeting.</p> <p>In July 1961, the Local Government Act 1960, the 'Road Board' became known as Pingelly Shire Council, and the new Council offices officially opened on 6 July, 1961.</p>	2
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	41	5904	Chemist Shop (former)	Park Street (nw corner 13 Queen Street)	<p><u>Significance</u></p> <p>The former chemist shop is historically, socially and aesthetically significant. Its associations with the Chemist and the service he provided, is of social significance as well as various other uses and associations, including the Chemist, the “Pingelly Leader”, and the Apex Club. The building is a fine example of a Federation shop despite its poor condition, typifying retailing in c.1900. It evidences the significance of the Park Street commercial strip and makes a considerable contribution to the streetscape and the historic Pingelly townsite.</p> <p><u>History</u></p> <p>As the town of Pingelly became established, the main shopping area was in Park Street west. Mr Thomas Arthur Laurence, a Chemist, had the shop built. He ran his pharmacy business from the shop, living in the adjacent house. Later, Mrs Eianor James conducted a mixed goods business and later the Pingelly Leader moved into the shop. At some time, the Apex Club moved into the building. Their inaugural dinner was held in the Pingelly Town Hall, 28 February 1959.</p>	2
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	44	2255	St Paul & St Luke Anglican Church	25 Park Street	<p><u>Significance</u></p> <p>St Paul & St Luke Anglican Church is a fine example of Federation Ecclesiastical architecture with a steep pitched roof and low-pitched entry addition. The church is historically and socially significant for the worship and attendance by the Anglican community. It evokes a sense of place for the memories and events. It makes a considerable contribution to the historic significance of the town of Pingelly.</p> <p><u>History</u></p> <p>The building of St Luke's commenced with the laying of the first stone by Mrs George Malakoff Sewell. On 19 February 1902, the Church was consecrated by the Bishop of Perth, the Right Rev. Charles Owen Leaver Riley and named St Luke's. A residence was built on the eastern side of the Church to house the first Minister. In 1959, the Church was renovated and extended. A new Rectory was built on the west side of the Church in 1966. On completion of the renovations the Church was renamed, St Luke's and St Paul's Anglican Church.</p>	2
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	54		Watson's Service Station (former)	Quadrant & Parade streets	<p><u>Significance</u></p> <p>The former Watson's Service Station is of considerable historic significance for the services and functions provided in the early years of the town and development of motorised vehicles. The building is a fine example of Interwar architecture of a commercial building that makes a significant contribution to the townscape of Pingelly, particularly when approaching from the north as it terminates the view with Quadrant Street angled to the east and Parade Street similarly to the west.</p> <p><u>History</u></p> <p>Watson's Service Station was established in 1928.</p>	2
	55	2249	Exchange Hotel (former)	Quadrant & Pasture streets (SW corner)	<p><u>Significance</u></p> <p>The former Exchange Hotel, now Exchange Tavern, has considerable social and historical significance for the continuous hospitality function, events and socialising that provides a sense of place for generations of Pingelly community members, and associations with various owners, licensees, travellers and tenants since 1906. It demonstrates the development that occurred in Pingelly c.1900 as it became the service centre of the district.</p> <p>It is a good, relatively intact example of Federation Filigree architecture that is representative of the Australian pub tradition as a two-storey hotel with verandas, located on a prominent street corner. It is one of the few remaining operational country hotels that has retained its original double height corner verandas.</p>	2


					<p>The former Exchange Hotel is a dominant corner landmark in Quadrant and Pasture Street, in proximity and alignment with the railway station further north in Quadrant Street, contributing to both streetscapes , making a considerable contribution to the historic townscape of Pingelly.</p> <p><u>History</u></p> <p>In January 1906, Architect, John McNeece called for tenders for a large hotel at Pingelly, for T. J. Humphries Esq. In July 1906, shortly after its opening, the Beverley Times described the Exchange Hotel as "<i>one of the finest buildings in any agricultural town in the state</i>". Mr W. McIntosh was the proprietor. Tenders for the erection of showrooms and alterations were called in June 1910. In 1911, London based world tourist agents, Thomas Cook and Associates appointed the Pingelly Hotel as one "<i>of their houses of accommodation.. Messrs Cook and Sons make every possible enquiry as to the conduct of the houses to which they recommend- travellers; as best hotels appear on their list. This is no slight honour, and Mr McIntosh, may be gratified at the recognition of the importance and up-to-dateness of his hostelry....</i>"</p>
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	60		Croquet Club and green (former)	18 Queen Street SE cnr Pemberton Street	<p><u>Significance</u></p> <p>The timber framed and weatherboard clad building is of historical and social value, representing the former croquet club and adjoining green; a recreational and social activity in the development of the town of Pingelly.</p> <p><u>History</u></p> <p>No info</p>	2
	68	2244	Baptist Church	33 Sharow Street	<p><u>Significance</u></p> <p>The Baptist Church is a fine example of stone construction of Federation Ecclesiastical architecture with the steep pitched roof and flat roofed entry. The church is historically and socially significant for the worship and attendance by the Baptist community. It evokes a sense of place for the memories and events and makes a considerable contribution to the historic significance of the town of Pingelly.</p> <p><u>History</u></p> <p>The first Baptist service was held on 24 March 1901, by a Home Missionary, Mr H. Horsey. The church opened in September 1904, reported; <i>Large congregations gathered, including representatives of churches and Christian Endeavourers, who arrived by train on the preceding day....At this</i></p>	2


					<p>service, the rev. gentleman gave a clear and lucid address on 'the teaching and practice of the Baptist Church', and conducted in the church the first baptismal service in Pingelly, by immersion, each of the candidates speaking to a large audience.</p> <p>...The church is built of granite stone, with brick quoins, and cemented copings. A large circular window of stained glass ornaments the front of the building. The windows are Gothic, and fitted with lead-lights.</p> <p>In 1909, a Manse was constructed nearby.</p>	
	72		<p>PRACC (Pingelly Recreation & Cultural Centre)</p>	Somerset Street	<p><u>Significance</u></p> <p>The Pingelly Recreation & Cultural Centre is an outstanding example of contemporary architecture utilising pre-used and local timbers. Socially it is significant for the range of recreational and social activities provided for the town and district communities. Historically it represents the optimism for the future of Pingelly and its community.</p> <p><u>History</u></p> <p>Pingelly Recreation and Cultural Centre (PRACC) was constructed in 2018, opening in January 2019 as a facility for year-round sporting, recreation, and cultural purposes, creating a sustainable multipurpose building.</p> <p>Materials were salvaged from the former structure on the site, in addition to a supply of locally grown yellow stringy bark that would otherwise have been sold.</p> <p>Receiving the George Temple Poole Award at the 2020 Australian Institute of Architect's WA Awards, iredale, petersen hook architects and ARTC Studio quote this project as "<i>the largest timber building in Western Australia since World War two and the largest civic building since 1920</i>".</p>	2


					<p>At the same awards event, Iredale, Petersen Hook Architects and ARTC Studio also received the Wallace Greenham Award for Sustainable Architecture and the Architecture Award for Public Architecture.</p>	
	84	2257	Pingelly Masonic Lodge	49 Stratford Street	<p><u>Significance</u></p> <p>Pingelly Masonic Lodge is of social and historical significance as a substantial institution respected in the community. The original building, a fine example of Federation Free Classical architecture, with face brick flanking additions and central porch, is of aesthetic significance. Pingelly Masonic Lodge makes a significant contribution to the historic townscape of Pingelly.</p> <p><u>History</u></p> <p>On 15 August 1905, the West Australian Freemason noted, "On the recommendation of the Board of General Purposes, I have approved of Petitions from brethren resident at Pingelly and Nannine for the Constitution of Lodges at the places named...The Pingelly Lodge will be Consecrated on the 14th proximo by the deputy Grand master, Bro. T. F. Jolly, who will be assisted by Bro. Fred S. Finch, P. S. G. W., Grand Chaplain, and other Grand Officers."</p> <p>In November 1909, it was reported that plans had been submitted for new halls at Beverley, Pingelly and Bridgetown. The building, of a substantial nature, was erected by early 1910.</p>	2

MOORAMBINE						
	104	2258 24530	St Patricks Anglican Church & Rectory (former) St Patrick's Church of England and Cemetery	Moorambine Road	<p><u>Significance</u></p> <p>St Patrick's Church of England (1873) is of considerable historical significance, as also the site of the original 1842 Church. It represents an integral part of the earliest settlement in the Pingelly area, and the Cemetery records many of those early settlers. The aesthetic of the Memorial stone entry, colonnade of trees to the Church, the Gothic form stone Church, and the surrounding Cemetery with historic palisades, memorials and railings, all overlooking the surrounding countryside, presents a significant picturesque country vista.</p> <p>St Patrick's Church of England and Cemetery evidence a high level of cultural heritage significance to the shire of Pingelly and the state.</p> <p><u>History</u></p> <p>St Patrick's Church of England, built by stonemason, William Atkins, was consecrated by the Lord Bishop of Perth, Right Rev. Matthew Blagden Hale, on 18 May 1873. A portion of the church land was allotted for a cemetery in which many of the districts early settlers are buried. The first church on the site was destroyed by fire in 1842. After the completion of the Great Southern Railway, the church was enlarged and a resident clergyman was appointed. In 1892, a new parish was formed and a Rectory built near the Church and from there Rev. Gillett presided over twelve churches, including Pingelly, until his death in 1904, after which his wife was granted ownership of the Rectory. He was never replaced as</p>	Rec1
						

					Moorambine then came under the control of the Pingelly Minister.	
	105	24483	St Patrick's Church of England (former) Rectory	Moorambine Road	<p><u>Significance</u></p> <p>St Patrick's Church of England Rectory (former) is of considerable historic significance for the association with the Church, and Rectors, particularly Rector Gillet and family.</p> <p>It contributes to the overall country visit that includes the Church and Cemetery.</p> <p><u>History</u></p> <p>St Patrick's Church was completed in 1872 and consecrated in December 1873. At first there was no resident minister and communion was taken only twice a year. Two lay people took services on a regular basis until 1892 when the Rev. F.C. Gillett was appointed to look after the newly formed Parish of Moorambine.</p> <p>The Rectory was built at this time and was allocated to Rev. Gillett for the length of his lifetime. After his death in 1904 it was decided to grant ownership of the Rectory to his wife. For many years it remained in the Gillett family. His position became vacant after his death, as by this time, Pingelly has become the main economic and cultural centre of the district.</p>	2

	106	5913	Sandalwood Inne	Moorambine Road	<p><u>Significance</u></p> <p>Sandalwood Inne is of historical, social and aesthetic significance as a relatively intact representative example of an 1870s Colonial bungalow, that provided hospitality to travellers and postal communication to the settlers. It demonstrates the early settlement of the Pingelly district, in Moorambine.</p> <p><u>History</u></p> <p>This house was built around 1872 for Samuel Wright, a Beverley farmer and sandalwood cutter. The land was owned by John Sewell, a sheep farmer who sold part of it to Wright in 1882 and the adjoining section to William Atkins in 1884. The building was possibly an inne and a post office. Charles Chapman Smith and his brother George Beaumont Smith were postmasters, possibly here , between 1862 and 1876. Henry Hawkins Sewell is recorded as using the building as a store in 1876, and then as a hotel in 1882, selling rum.</p>	2
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	107	5914	Atkins Cottage	Moorambine Road	<p><u>Significance</u></p> <p>Atkins Cottage is of historical and aesthetic significance as a relatively intact representative example of an 1870s Colonial bungalow, demonstrating the early settlement of the Pingelly district, in Moorambine.</p> <p><u>History</u></p> <p>This cottage was built in 1872, by carpenter and stonemason William Atkins, who also built St Patrick's Church. That year, he and his wife Mary were the first couple to be married at the church, before it was consecrated. They moved into the two-roomed house and raised seven or eight children there. Additional rooms were added later. Underneath the house is a very large cellar that was used for storing food and drink. On the property just beyond the house is a large olive tree said to have been planted by Benedictine monks from New Norcia when they passed through the district around 1873.</p>	2
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	108	5911	Beambine Homestead	Moorambine Road	<p><u>Significance</u></p> <p>Beambine Homestead is of historical and aesthetic significance as the original property of Charles Chapman Smith, one of the first permanent settlers in Moorambine, who arrived in 1860. It is a representative example of an 1870s Colonial bungalow, demonstrating the early settlement of the Pingelly district, in Moorambine.</p> <p><u>History</u></p> <p>Former property of Charles Chapman Smith, one of the first permanent settlers in Moorambine, who arrived in 1860. Known today as 'Beambine', it is believed to be the first homestead block (100 acre) obtained, under the Homestead Act, adjacent to Moorambine spring.</p>	2
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LPP For Heritage List Places

1. PURPOSE

- 1.1. To conserve and protect places of heritage significance.
- 1.2. To ensure that development does not adversely impact the significance of heritage places.
- 1.3. To ensure that heritage significance is given due regard in local planning decision making.
- 1.4. To provide certainty to landowners and community about the planning processes for identification and protection of places identified in the Heritage List.

2. SCOPE

- 2.1. This Policy is applicable to the Shire of Pingelly and its operations.

3. DEFINITIONS

Nil

4. POLICY STATEMENT

- 4.1. Development approval is required for any of the following modifications to places on the Shire of Pingelly's adopted Heritage List:
 - 4.1.1. All structural modifications;
 - 4.1.2. Modifications to the public facing exterior of the place;
 - 4.1.3. Modifications which impact on any elements which contribute to the significance of the place;
 - 4.1.4. Modifications to the historical fabric or form of the place; and
 - 4.1.5. Full or partial demolition.
- 4.2. Notwithstanding clause 4.1, development approval is not required for repairs of an element of the place if:
 - 4.2.1. It is less than 10% of the element (e.g. 10% of the roof) and is completed by a skilled practitioner using like for like materials;
 - 4.2.2. Minor works;
 - 4.2.3. Painting; or
 - 4.2.4. Signage where otherwise exempted by the Local Planning Scheme or Deemed Provisions.
- 4.3. In an instance of doubt regarding if development approval is required, the owner should seek written advice from the Shire of Pingelly. This request should include full details of the proposal and may involve a site visit. The written advice provided will state if a development approval is required or not and is binding on the Shire of Pingelly.
- 4.4. An applicant may be required to provide additional information to assist in the determination of a development application. This may include a Heritage Impact Statement (HIS) at the absolute discretion of the Shire of Pingelly.
- 4.5. If a Heritage Impact Statement is required, it will consider if a proposal will have a substantial impact on the exterior fabric or form of a place in the Heritage List. It must address the following three main questions:
 - How will the proposed development affect the significance of the place?
 - What alternatives have been considered to minimise any adverse impacts?

Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

- 4.6. A structural condition assessment is required in the case of proposed demolition if structural failure is cited as a justification for the demolition of a place in the Heritage List. The structural evidence should be provided by a registered structural engineer to substantiate that the structural integrity of the building has failed and cannot be rectified without removal of a majority of its original fabric that would impact the significance of the place.
- 4.7. If the proposed demolition application of a place in the Heritage List or Local Heritage Survey, is approved, a condition of approval, may require the applicant to submit an archival record of the place, prior to the commencement of development.
The archival record is to be in accordance with the Heritage Council's standard for archival recording.
- 4.8. If a proposal affects a place that is entered in the Register of Heritage Places, the Shire will refer the development application to the Heritage Council.
- 4.9. The assessment of a development application will include consideration of the heritage significance of the place and any actions which can be undertaken to mitigate any adverse impacts.
- 4.10. The below table outlines the levels of heritage significance for each place within the Local Heritage Survey for the purposes of the assessment of a development application:

LEVEL OF SIGNIFICANCE	DESCRIPTION	DESIRED OUTCOME
Exceptional significance HERITAGE LIST <u>Category 1 (LHS)</u>	Essential to the heritage of the locality Rare or outstanding example.	The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists).
Considerable significance HERITAGE LIST <u>Category 2 (LHS)</u>	Very important to the heritage of the locality. High degree of integrity/authenticity.	Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
Some/Moderate significance	Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item. Does not fulfil the criteria for entry in the Heritage List	Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Photographically record prior to major development or demolition. Recognise and interpret the site if possible.
Little significance	Does not fulfil the criteria for entry in the Heritage List	Photographically record prior to major development or demolition. Recognise and interpret the site if possible.

5. RELATED DOCUMENTATION / LEGISLATION

- 5.1. The Local Heritage Survey 2023
- 5.2. Heritage List 2023

6. REVIEW DETAILS

Review Frequency	Bi-Annually
Council Adoption	



HERITAGE
COUNCIL



GUIDELINES FOR
**ASSESSMENT OF
LOCAL HERITAGE PLACES**

NOVEMBER 2022

PART ONE: CONTEXT

1 Introduction

1.1 Purpose

These guidelines provide advice and information on the process of assessing places for their cultural heritage significance. They are not intended as a full and comprehensive tool for undertaking heritage assessments but will assist in guiding standard approaches and terminology for assessing local heritage and recording this in a standardised format. They support the publication *Guidelines for local heritage surveys*.

1.2 Overview

These guidelines are primarily intended to inform the development or review of a local heritage survey (LHS), although the assessment process is relevant in any situation where an understanding of cultural heritage significance is required. They identify best practice and encourage consistency in undertaking heritage assessments across the State. The material derived from them can assist in supporting elected members, as well as the community, local government officers, and property owners in understanding the assessment process.

PART TWO: ASSESSMENT

2 Assessing local heritage places

2.1 Initiating an assessment

The most common requirement for undertaking a heritage assessment is when assessing places for entry or review in a LHS. However, heritage assessments may also be required in response to a development proposal, or for the preparation of a heritage impact statement, conservation plan or other matter.

Heritage assessments can be carried out by professional heritage consultants or trained and experienced local government staff and can have input from various groups or individuals with relevant knowledge. The use of an independent heritage consultant is recommended to advise on key elements of the process, in particular the classification of places under the LHS, and to give general advice and support to the process. Where necessary, further specialist advice should be sought on aspects such as archaeology, landscape, gardens, and plantings.

As noted above, commissioning a heritage professional at the early stage of project planning is recommended, as they can assist in the development of appropriate communications, an achievable schedule, and overall project plan. Community engagement at the early stage in the process can also play an important role in identifying places of local heritage significance and may assist in revealing more places than would be identified by following a narrower investigative approach.

As part of the assessment process, consultation should be undertaken with relevant stakeholders. A draft of the assessment should be made available to the property owner and any group or individual that has a direct interest in the place. While property owners should be advised of the assessment process and invited to participate, the assessment of a place should not be conditional on owner support.

Guidance on engaging a heritage consultant and a checklist for commissioning or updating a LHS is available from the Department of Planning, Lands and Heritage. Funding for local governments undertaking this process may also be available.

2.2 Defining a place

The concept of 'place' is clearly defined in the *Heritage Act 2018* (Heritage Act) and given further consideration in the *Guidelines for local heritage surveys*. As noted in these documents, a place can include buildings, monuments, gardens, landscapes and archaeological sites, groups, or precincts.

The definition of 'place' also includes heritage areas, which can include any number of lots in different ownership. Heritage areas typically contain a large number of built elements that demonstrate a unified or cohesive physical form in the public realm with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development. Heritage areas will generally be quite uncommon within a locality.

Each heritage place includes a setting, which is the immediate and extended area around a place that is part of or contributes to its cultural heritage significance. This may include the visual setting, including views to and from the place, or natural elements such as land, or water. However, a setting is not limited to structures, it can be both tangible and intangible, and include other sensory aspects such as smells and sounds, or be associated with social and spiritual practices, important to a local group or community.

The assessment of a place should also consider its setting, and this should be mapped accordingly, by defining a 'curtilage'. This assists in mapping the place and determines what is included and excluded as part of the place record. As a minimum, the curtilage should include all elements that contribute to the cultural

heritage significance of the place, as well as any notable landscape features, and should consider any important views and vistas.

In practical terms, most heritage places in urban environments are defined by the lot within which they sit. However, places may cover many lots, or be part of a lot. When defining the curtilage, the boundaries should be clearly stated, either through reference to lot numbers, or identified on a clear map, diagram, or plan. When creating a record for a new place, the curtilage should include sufficient information to enable the mapping of the place.

2.3 Assessing significance

Cultural heritage significance may be embodied in a place itself and in any of its fabric, setting, use, associations, meanings, records, related places, and related objects.

The assessment of significance – understanding the cultural values and historical importance of a place – is the basis of all good heritage decisions. This is the first step of the conservation management process identified in the Australia ICOMOS *Charter for places of cultural heritage significance* (the Burra Charter 2013), which guides best heritage practice.

The first step in the assessment process is to gather documentary and physical evidence for the place. This evidence includes factual information that will inform a series of value statements that define the significance of the place. These statements and the supporting information are used to create a place record, which is the primary document for sharing information on a heritage place.

Part 3 of these guidelines identifies a series of statements that can be used to test for the values. A practice note entitled [Understanding and assessing cultural significance](#) accompanies the Burra Charter and provides additional questions that can be used to consider each of the values, as well as further guidance on the assessment process. The factors identified in s.38 of the Heritage Act may also assist in determining values.

2.4 Heritage values

The cultural heritage significance of a place is determined by its cultural heritage values. Each place is unique and has its own combination of values that are assessed against various criteria. The assessment of a place should address the following values:

- aesthetic
- historic
- scientific
- social
- spiritual.

and be guided by a thematic history of the local district or region. A thematic history of the local district or region provides an understanding of its history and development. It uses the Western Australian heritage themes to categorise the history by themes. A thematic history should be written or reviewed by a historian. These themes will be used in the assessment of significance of a place.

2.5 Archaeological potential and significance

The assessment of archaeological sites in Western Australia follows the same process applied to other places of cultural significance. Advice from a qualified and experienced historical archaeologist should be sought in the early stages of the LHS compilation or review process, where there are known or suspected archaeological sites within the survey area. This will assist in identifying the potential for archaeology to be present in and around built heritage fabric, as well as advising processes for assessment and survey in relation to archaeology.

Archaeological sites can include visible features (e.g building remnants) as well as sub-surface deposits and ruins. It is common that many archaeological sites tend to focus on scientific values, in terms of their research potential, but consideration should also be given to whether a site has aesthetic qualities; is associated with a particular person, group or event; or has social value related to the archaeology.

3 Indicators for cultural heritage significance

Cultural heritage significance is assessed through consideration of the values below. A place does not need to demonstrate all values – it may be of cultural heritage significance if it meets any one of these. An assessment should consider the indicators in full and include any relevant information.

3.1 Aesthetic Value: It is significant in exhibiting particular aesthetic characteristics valued by the community

OVERVIEW

Aesthetic value is necessarily subjective and should not simply rely on a common perception or most popular view. There is a need to consider aesthetics as understood by different community groups and cultures. A place does not necessarily need to conform to prevailing 'good taste' or be architecturally designed to display aesthetic qualities. For example, vernacular buildings that sit well within their cultural landscape due to the use of local materials, form, scale, or massing, may also have aesthetic value. The aesthetic qualities of gardens, plantings and cultural landscape settings should also be considered.

INDICATORS

Places demonstrating this value should have importance:

- to a community for aesthetic characteristics.
- for its ability through archaeological investigation to reveal obscured fabric due to subsequent alterations or additions and in so doing, reveal aesthetic characteristics of an earlier structure, either through design or setting

- for its creative, design or artistic excellence, innovation or achievement
- for its contribution to the aesthetic values of the setting demonstrated by a landmark quality or having impact on important vistas
- for its contribution to the aesthetic qualities of the cultural environs or the natural landscape within which it is located or importance for its contribution to the natural landscape as part of a cultural environment
- for the aesthetic character created by the individual components that collectively form a significant precinct; that is, streetscape, townscape, or cultural environment

GUIDELINES FOR EXCLUSION

A place will generally be excluded if:

- the aesthetic qualities of the place do not exceed those of the general class to which the place belongs
- its distinguishing features have been lost, irreversibly impacted, or compromised
- its landmark or scenic qualities have been irreversibly impacted by subsequent activities or development

EXAMPLES (INCLUSION)

Example One: St Edmunds's Anglican Church, Wembley

The place has aesthetic value as a good example of a post-war international style ecclesiastical building that makes a striking contribution to the streetscape through its design, scale and setting.



Example Two: Mechanics Institute, Guildford

The place, constructed in 1865, has aesthetic value as a fine example of architect Richard Roach Jewell's vernacular Free Gothic architectural style, and exhibits his distinctive polychrome brickwork. The place is a visually pleasing element in the Meadow Street streetscape.



3.2 Historic value: It is significant in the evolution or pattern of the history of Western Australia

OVERVIEW

The historic values associated with a place should be explored with reference to the thematic history for the locality and/or region.

INDICATORS

Places demonstrating this value should have importance:

- for the density or diversity of cultural features illustrating the human occupation and evolution of the locality, or region
- in relation to an event, phase or activity of historic importance in the locality, or region
- for close association with an individual or individuals whose life, works or activities have been significant within the history of the locality or region
- as an example of technical, creative, design or artistic excellence, innovation or achievement in a particular period.

The associations should be strong and verified by evidence and will most often be supported in the fabric of the place. However, consideration should also be given to places with little or no fabric such as archaeological sites, ruins, and sites of historical importance.

GUIDELINES FOR EXCLUSION

A place will generally be excluded if:

- no reliable or verifiable physical, documentary, or historical evidence exists to demonstrate the association of the place with an historical event or phase in the locality

- the place has an association with, or demonstrates evidence of, an historical event, phase etc that is of low or questionable historical importance in the locality
- there is only an incidental or distant association with local historically important activities, processes, people, or events.

EXAMPLES (INCLUSION)

Example One: Old Throssell Emporium, Northam

The place has historic value for its association with George Throssell, an influential Northam identity who became Premier of Western Australia in 1901. The emporium was one of his earliest commercial ventures in the district.



Example Two: Wandina Station

Wandina Station (c1880 -1920) has historic value as one of the early stations established in the Mullewa and Murchison district that illustrates the development of the pastoral industry in the region at this time.



3.3 Scientific value: Potential to yield information that will contribute to an understanding of the history of the locality or region

OVERVIEW

These indicators will generally inform a determination of scientific value. They will commonly be used to assess significance of identified, or potential, archaeological deposits, or to identify places that through investigation may reveal earlier construction and design techniques.

INDICATORS

Places demonstrating this value should have importance:

- for information/archaeological material contributing to a wider understanding of cultural history by virtue of its use as a research site, teaching site, type locality, reference or benchmark site

- for its potential to yield information contributing to a wider understanding of the history of human occupation of the locality or region
- in demonstrating technical innovation or achievement

Places may include former industrial sites, or archaeological sites that can be important benchmark, research, or reference sites.

GUIDELINES FOR EXCLUSION

A place will generally be excluded if:

- no reliable or verifiable physical, documentary, or historical evidence exists to indicate that physical evidence of investigative potential may be present
- the information the place might yield is likely to be of low or questionable historical importance to the locality or region
- the physical evidence has been so disturbed by subsequent activities that any research potential is compromised.

EXAMPLES (INCLUSION)

Example One: Peel Town Archaeological Site

The site has scientific value as a very early colonial settlement area that has the potential, through archaeological investigation, to reveal evidence of the way of life of some of the earliest settlers in the locality.



Image: Shane Burke

Example Two: Canning Dam

The place has scientific value through its demonstration of innovative structural and hydraulic design and is considered a benchmark site in the construction of concrete gravity dams in Western Australia.



- ### 3.4 Social value:
- It is significant through association with a community or cultural group in the locality or region for social, cultural, educational, or spiritual reasons.

OVERVIEW

Places of social value are commonly, but not always, public places that make a positive contribution to the local 'sense of place' and identity. They may be symbolic or landmark places, and may include places of worship, community halls, or schools, as well as privately owned places such as hotels, cinemas, or sporting venues. However, more modest places such as private residences may also be of importance to a particular group within the local community.

INDICATORS

Places demonstrating this value should be:

- highly valued by a community or cultural group for reasons of social, cultural, religious, spiritual, aesthetic, or educational associations.

Places need not be valued by the entire community to be significant. For example, a place may be valued by a community or cultural group based on its associations with a particular group's ethnic identity, religious belief, or profession.

GUIDELINES FOR EXCLUSION

A place will not normally be considered if:

- the associations are not held very strongly or cannot be demonstrated satisfactorily to others
- the social value is historical rather than in the present day.

Care should be taken not to confuse cultural heritage significance with amenity or utility. There must be evidence that the building/place is valued over and above everyday activities that occur there.

EXAMPLES (INCLUSION)

Example One: CWA Centre, Shoalwater

The Safety Bay CWA Hall was constructed in 1952 through the efforts of local volunteers with funds raised by CWA members. The place remains in use and has social value to local CWA members.



Example Two: Roleystone Theatre

The place is associated with the Roleystone Choral and Dramatic Society, which was formed in 1933 and has used the Roleystone Theatre since that time. The place continues to hold social value for the local community as a long-standing venue for entertainment and social functions.



Example Three: Forrestdale Lake

The place has social value as a popular educational site and for bush walking and bird-watching. It is also valued by local Aboriginal communities as it is of historical-mythological significance, and was known as the 'place of the whistling kite' (Jandakot).



3.5 Spiritual value:
It is significant because it embodies or evokes intangible values and meanings which give it importance in the spiritual identity, or the traditional knowledge, art, and practices of a cultural group.

OVERVIEW

Spiritual value refers to the intangible values and meanings embodied in or evoked by a place which give it importance in the spiritual identity, or the traditional knowledge, art and practices of a cultural group. Spiritual values may also be interdependent on the social values and physical properties of a place.

INDICATORS

Places demonstrating this value should have importance for:

- contributing to the spiritual identity or belief system of a cultural group
- being a repository of knowledge, traditional art or lore related to spiritual practice of a cultural group
- maintaining the spiritual health and wellbeing of a culture or group
- finding expression in cultural practices or human-made structures, or inspire creative works

A place will not normally be considered if:

- the associations are not held very strongly or cannot be demonstrated satisfactorily to others
- the spiritual value is historical rather than in the present day.

EXAMPLE (INCLUSION)

Mosque, Katanning

Constructed in 1980 by the local Islamic community, the place has spiritual value to Islamic migrants in Katanning, many of whom originated from the Christmas and Cocos (Keeling) Islands. In recent times, the congregation has grown to include people from countries such as Afghanistan, Myanmar, the Congo, and China, and illustrates the diversity of the Katanning community.



3.6 Heritage Areas – an extra factor

A Heritage Area will be of significance for the local district if:

- it meets one or more of the values noted above in terms of aesthetic, historic, scientific, social, or spiritual significance; and,
- it demonstrates a unified or cohesive physical form in the public realm with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development.

GUIDELINES FOR INCLUSION

A heritage area should have an overall theme or connecting heritage value that demonstrates a strong unifying character. It should always be established on the basis of a clear statement of significance, (that explains what is significant about an area and why) that describes its key features and elements. The individual components of a heritage area will collectively form a streetscape, townscape, or cultural environment with significant heritage characteristics, which may include architectural style, town planning or urban design excellence, landscape qualities, or strong historic associations.

In some cases, the development of a heritage area may span an extended period and include a variety of building types. In such cases it may be worthwhile to analyse the different phases of growth as part of the assessment, while also demonstrating the 'unifying thread' that holds the area together as a meaningful whole.

EXAMPLE (INCLUSION)

Central York Heritage Area - comprises a number of substantial commercial buildings as well as single storey residences along Avon Terrace and the north and west edges of the town centre, that illustrate the development of the town from its early establishment in the 1860's and 1870's, through to the gold boom period, the 1930's and later decades.



GUIDELINES FOR EXCLUSION

Heritage significance needs to be clearly distinguished from the broader concept of urban character, given that all areas or localities demonstrate some form of this. Heritage values can be conserved, diminished, destroyed, enhanced or restored, but (unlike other amenity values), cannot be replicated. Heritage Areas are select areas with special qualities and will generally be quite uncommon.

Further information on identification and adoption of heritage areas, as well as development of local planning policy for heritage areas, is included in separate guidelines.

4 The statement of cultural heritage significance

4.1 Writing a statement of cultural heritage significance

Every assessment document should include a statement of significance, which is a summary of the values that together best define the cultural heritage significance of the place. The statement should list the values in descending order of importance, ensuring that the primary contributors to the heritage significance of the place are read first. Not all the associated values need to be included in the statement.

4.2 Determining a level of significance

Typically, the assessment process will be guided by a thematic history of the local district or region, which should identify the historic themes relevant to a particular area. This will enable the identification of a wide variety of places that demonstrate the unique story of the locality, and which in the view of the local government are, or may become, of cultural heritage significance. It is worth noting that not every place which is 'old' is likely to demonstrate values relevant to local significance.

For each place that demonstrates one or more of the above values a level of significance should be determined, giving due regard to the additional qualities of rarity and representativeness.

4.2.1 Rarity - importance in demonstrating uncommon, rare, or endangered aspects of local heritage

OVERVIEW

A place may demonstrate rarity with respect to any of the values (aesthetic, historic, scientific, social, or spiritual). This encompasses places that either are

rare from the time of their construction, or subsequently become rare due to the loss of similar places or areas.

INDICATORS

Places demonstrating rarity should:

- provide evidence of a defunct custom, way of life or process
- demonstrate a custom, way of life or process that is in danger of being lost
- demonstrate a building function, design or technique of exceptional interest.

GUIDELINES FOR EXCLUSION

A place would generally not be considered to be rare if:

- it is not rare in the locality
- it appears rare only because research has not been undertaken to determine otherwise
- the analysis of rarity is dependent upon too many qualifiers. (e.g., the only brick house - with a tile roof - in the Federation style - designed by Charlie Bloggs)
- its distinguishing features have been degraded or compromised.

EXAMPLE (INCLUSION)

The Bungalow Cottage, Bunbury

The cottage is rare as a residence constructed using Bunbury Basalt, a material that was quarried locally and fashioned into building blocks.



4.2.2 Representative - importance in demonstrating the characteristics of a class of cultural places or environments in the local district.

OVERVIEW

This indicator explores how well a place would stand as a representative of others in its class. The analysis of representativeness provides information that helps to assess the relative merits of a place against its peers. A place may demonstrate representativeness with respect to any of the values.

A place will generally be considered to be representative if it:

- provides a good example of its type
- is representative of a common building or construction type, a particular period or way of life, the work of a particular builder or architect, or an architectural style

To be considered a good representative example, the place should have a high level of authenticity.

GUIDELINES FOR EXCLUSION

A place would generally not be considered to be representative if:

- its characteristics do not clearly typify its class
- the representative qualities have been degraded or lost.

EXAMPLE (INCLUSION)

Marginata Crescent Precinct, Dwellingup

The place is a good representative example of an intact group of government-designed early twentieth century timber workers' cottages that illustrate the provision of government housing for local timber mill employees.



Once the values and the additional qualities of rarity and representativeness have been defined for a place or area, a level of significance should be determined, giving due regard to these. This will result in the place being graded with one of the levels of significance, or classification, identified in Table 1. A place with exceptional significance may demonstrate either a particularly strong response to one value, or a range of responses to several. A place that responds in a minimal way to only a few values would have lower significance.

Table 1 – Levels of significance and classification

LEVEL OF SIGNIFICANCE TO THE LOCAL AREA	CLASSIFICATION	DESCRIPTION
Exceptional	Category 1	Essential to the heritage of the locality. Rare or outstanding example.
Considerable	Category 2	Very important to the heritage of the locality.
Some/moderate	Category 3	Contributes to the heritage of the locality.
Little	Category 4	Has elements or values worth noting for community interest but otherwise makes little contribution.

4.3 A note on integrity and authenticity

Authenticity and Integrity are aspects about the physical evidence of a place that can help understand its cultural significance. They are useful factors to take into consideration in relation to managing change to heritage places and assessing impacts to heritage values. These terms are not, however, defined in the Heritage Act, nor are they used within the Burra Charter.

The Heritage Council defines these terms as follows:

- Integrity - explains the extent to which the fabric is in its original state.
- Authenticity - explains the extent to which the original intention is evident, and the compatibility of current use.

Use levels of high, moderate, and low to describe the degree of integrity/authenticity and explain why.

Condition is another consideration that helps to determine if a place is a good, fine, or excellent example of its type.

5 Creating the place record

The preferred format for recording and storing heritage data is in the inHerit online Historic Heritage Places database.

This provides a central resource for heritage information across the State and initiates the mapping of places for inclusion in the State's land information services. For access and further information on administration of local heritage data in inHerit, please contact the Department of Planning, Lands and Heritage.

A full list of the fields included in a place record is included in the *Guidelines for Local Heritage Surveys*. Additional information has been provided for some of these fields below. For further information on completion of a place record, either within inHerit or generally, please contact the Department of Planning, Lands and Heritage.

5.1 Place name – standard conventions

The name for a place should be a unique identifier, notwithstanding that some information will be duplicated within the place record. While this may result in place names being longer and more complex, this is of great benefit when browsing through lists and tables of place names.

The place record includes a field to record alternative names for a place. This should include any name by which a place may have been known at any time in its past, or the current name if not indicated in the place name. The following statements should be used to guide determination of a name for any heritage place:

- The name of a place should, where possible, reflect the primary or original reason for its significance.
- For a place with no specific association or name to identify it, for example a simple residence, this will mean incorporating the street address and suburb into the name (e.g., House, 3 Suburban Street, Sampletown).

- Where a place has a distinct name, it will usually still be necessary to note the suburb (e.g., St Mark's Church, Smallplace), unless the name is itself unique in the State (e.g., Big Pointy Mountain).
- If the suburb is already integrated into the name of a place, it is not necessary to repeat it (e.g., Metrocity Town Hall).
- Where there has been a change of use or association, the original use will commonly (but not always), be more related to the significance of the place. Provided that the earlier physical fabric has been retained, a designation of '(fmr)' should be added to the name to indicate this earlier use. For example, a residence that was built for a prominent family but has been converted for office use would be listed as 'Sample Family Residence (fmr), 12 Old Street, Sampletown'.
- In instances where the primary significance does not relate to the original use, the name can reflect a later use. For example, 'Bunbury Women's Club' was formerly a rectory but has greater significance for its current use as a club, with the name reflecting this.
- Where there is little to distinguish between the significance of different uses, the place name would generally derive from the longest association.
- If a significant building has been demolished but is still the primary reason for listing a site, it is appropriate to use a place name (e.g., 'St Mark's Church (demolished), Smallplace').
- If the term 'demolished' is not appropriate, but physical traces of the former use have been largely removed, the term 'site of' can be used (e.g., Countrytown Cricket Pitch (site of)).
- If the place is listed as a ruin, this should be noted in the name (e.g., Bell Cottage (ruin), Rockingham).
- Where the significance of a place relates to its association with an event, the name should relate to the event and include the term 'site' (e.g., Site of First Town Fair).

5.2 Sites

A site is generally a place that has few visible material remains that relate to its former use and significance. It may be the location of a former industrial site or building, an old settlement, or an historic local event, and the land may have been redeveloped for an alternative use. For a site that has cultural heritage significance, the name should give a clear indication that this will not be found in its original built form. For example:

5.3 Recognising Aboriginal names

The inclusion of an Aboriginal name for a place of historic heritage significance may be relevant for a number of different reasons, but in general it would be considered where there is a known Aboriginal name for the site.

Aboriginal names should always be identified in consultation with traditional custodians and used only with their approval.

6 Groups and precincts

A group consists of two or more places that have a common association and share cultural heritage significance, but with boundaries that may or may not coincide. This could, for example, include a homestead group that includes associated buildings such as stables and shearing sheds or archaeological sites with a related theme, such as a group of wells, kilns, or quarries. The name should reflect the reason for defining the group and include the term 'Group' (e.g., Art Deco Cinemas Group, Metrocity).

A precinct is a defined area that contains multiple contributory elements with a uniting theme, usually on multiple lots, such as a series of buildings built to provide housing for timber workers, or a railway precinct that includes various structures and elements relating to the function of the railway. The area covered by a precinct should be contiguous. This is likely to result in the inclusion of elements that do not contribute to the significance of the place, and these should be identified as such within the listing. The term 'Precinct' should be included in the name within the LHS.

The term 'Heritage Precinct' is not preferred, i.e., use 'Main Street Precinct' not 'Main Street Heritage Precinct'. The term 'Heritage Area' should be reserved only for a place that has been adopted as such under the local planning scheme.

7 Location

7.1 Address

The address used should be the verified Landgate address, as shown on the tenure data for the place. If there no street address is available, then the location can be identified by reference to Lot on Plan.

Street names should use the correct abbreviation and format as identified in the current Land Tenure Data Dictionary from Landgate. For example, St George's Terrace, Perth, would be St Georges Tce (without an apostrophe, and with the abbreviated road name format).

If the place is not the whole lot, this would be identified in the mapping for the place and be clearly described as a part lot. When providing information to the Heritage Council, the mapping needs to be given in a Shape file, or a clear drawn map where this is not available. The drawn map should have reference to cadastral lots, roads and/or places of interest, so the place can be easily identifiable in spatial context.

Where there is a heritage place that occupies multiple street numbers, the address can be described as, for example: 1-3 New St, New Town. If the place occupies space on multiple streets e.g., a corner, each street address should be noted, with an additional location description noting the area as being on the corner of street A and street B.

Precincts should be defined in a similar way to places that occupy multiple lots. The main difference is that a precinct is usually centred around or along a road. When describing a precinct, the main road can be used, as well as named local roads within the precinct and the LGA name. The boundary should be clearly defined using a map that shows the whole precinct area and the roads contained. An example of a precinct address is: Throssell Street Precinct (between Mungilup Rd and Steere St South).



7.2 Location Description

This field can be used where there is no simple Landgate address, or where the place is known, or has previously been known, by a different address. The location description can also be used to compliment the address because it contains a lot more detail that accurately describes a place spatially.

Examples may include:

PLACE	ADDRESS	LOCATION DESCRIPTION
St Joseph's Convent (fmr)	142-152 Aberdeen St, Albany	
Balladong Farm Group		Cnr Avon Terrace and Parker Road, York
Ascot Residential & Stables Precinct		Bounded by Grandstand Rd, Gt Eastern Hwy, Davis St & Swan River Ascot
Oyster Harbour Fish Trap Site (Albany Fish Traps)		North End of Oyster Harbour, 10km NE of Albany, Albany
Rose Avenue Group	5, 5A, 16-18 Rose Ave Bayswater	

8. Related Documents

The following documents relate to this guideline:

- Guidelines for local heritage surveys (2022)
- Practice Note – Understanding and assessing cultural significance (Australia ICOMOS, 2013)
- Australia ICOMOS Charter for places of cultural significance, 2013
- Guidelines for heritage areas (2022)
- Guidelines for establishing a heritage list (2021)



The Department of Planning, Lands and Heritage acknowledges the traditional owners and custodians of land and waterways across Western Australia. The Department is committed to reconciliation to improve outcomes for Aboriginal and Torres Strait Islander peoples and to work together to provide a culturally-safe and inclusive environment.

Disclaimer

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15. DIRECTORATE OF CORPORATE AND COMMUNITY SERVICES

15.1 Monthly Statement of Financial Activity – July and August 2023

File Reference:	ADM0075
Location:	Not Applicable
Applicant:	Not Applicable
Author:	Executive Manager Corporate Services
Disclosure of Interest:	Nil
Attachments:	Monthly Statements of Financial Activity for the period 1 July 2023 to 31 July 2023 and 1 August 2023 to 31 August 2023
Previous Reference:	Nil

Summary

In Accordance with the *Local Government Act 1995* Section 5.25 (1) and *Local Government (Financial Management) Regulations 1996*, Monthly Financial Statements are required to be presented to Council, in order to ensure that income and expenditure is in keeping with budget forecasts.

The Monthly Statements of Financial Activity for the month of July 2022 and August 2022 are attached for Council consideration and adoption. This report now incorporates new Australian Accounting Standards Board (AASB) requirements effective from 1 July 2019. AASB 15 Revenue from Contracts with Customers (IFRS 15), AASB 1058 Income for Not-for Profit Entities, AASB 16 Lease replaces AASB 117 (IFRS 16).

Background

In order to prepare the monthly statements, the following reconciliations have been completed and verified:

- Reconciliation of assets, payroll and taxation services;
- Reconciliation of all shire's bank accounts, including term deposits;
- Reconciliation of Rates, including outstanding debtors;
- Reconciliation of Sundry Creditors and Debtors;

Comment

The Monthly Financial report has been prepared in accordance with statutory requirements and provides council with their financial position as at 30 July 2023 and 31 August 2023.

Council have invoiced the Regional Roads Group, and Main Roads direct grant in August 2023.

Consultation

Nil

Statutory Environment

Local Government Act 1995;

Local Government (Financial Management) Regulations 1996

Section 34: Financial Reports to be Prepared

(1) A local government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail -

- (a) Annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1) (b) or (c);
- (b) Budget estimates to the end of the month to which the statement relates;
- (c) Actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;
- (d) Material variances between the comparable amounts referred to in paragraphs (b) and (c); and

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

Policy Implications

There are no policy implications.

Financial Implications

There are no strategic implications. This matter is considered business as usual.

Strategic Implications

Bu	Innovation Leadership and Governance
Outcome 5.6	Financial systems are effectively managed
Strategy 5.6.1	Financial management and reporting systems are able to deliver on all administrative and management functions (including reporting) and long-term financial planning requirements

Risk Implications

Risk	Failure to monitor the Shire’s ongoing financial performance would increase the risk of a negative impact on the Shire’s financial position. As the monthly report is a legislative requirement, non-compliance may result in a qualified audit.
Risk Rating (Prior to Treatment or Control)	Low (2)
Principal Risk Theme	Reputational / Legislative
Risk Action Plan (Controls or Treatment Proposed)	Nil

Risk Matrix

Consequence Likelihood		Insignificant	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Almost Certain	5	Medium (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Medium (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Voting Requirements:

Simple Majority

Recommendation:

That with respect to the Monthly Statements of Financial Activity for the month ending 30 July 2023 and 31 August 2023 be accepted and material variances be noted.

Moved: _____ Seconded: _____



SHIRE OF PINGELLY
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD TO 31 JULY 2023

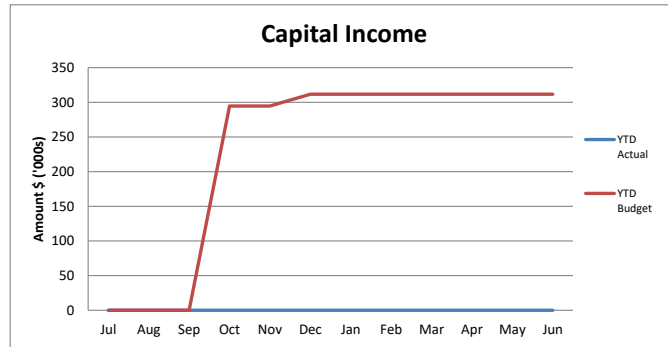
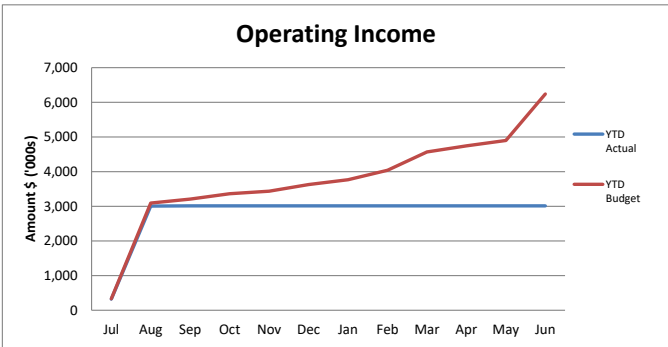
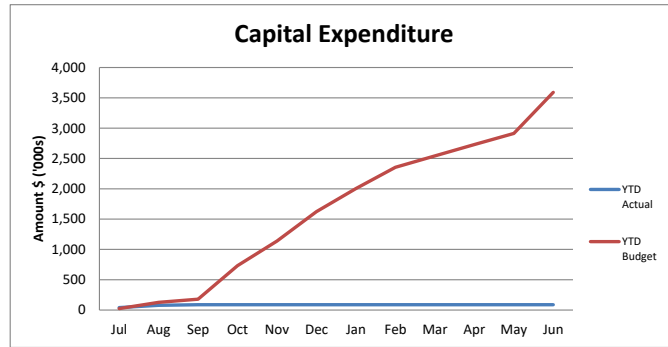
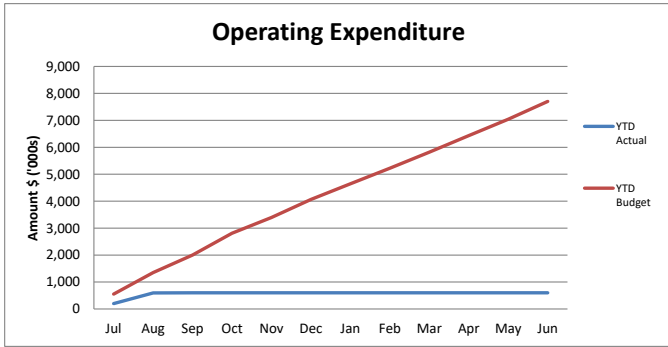
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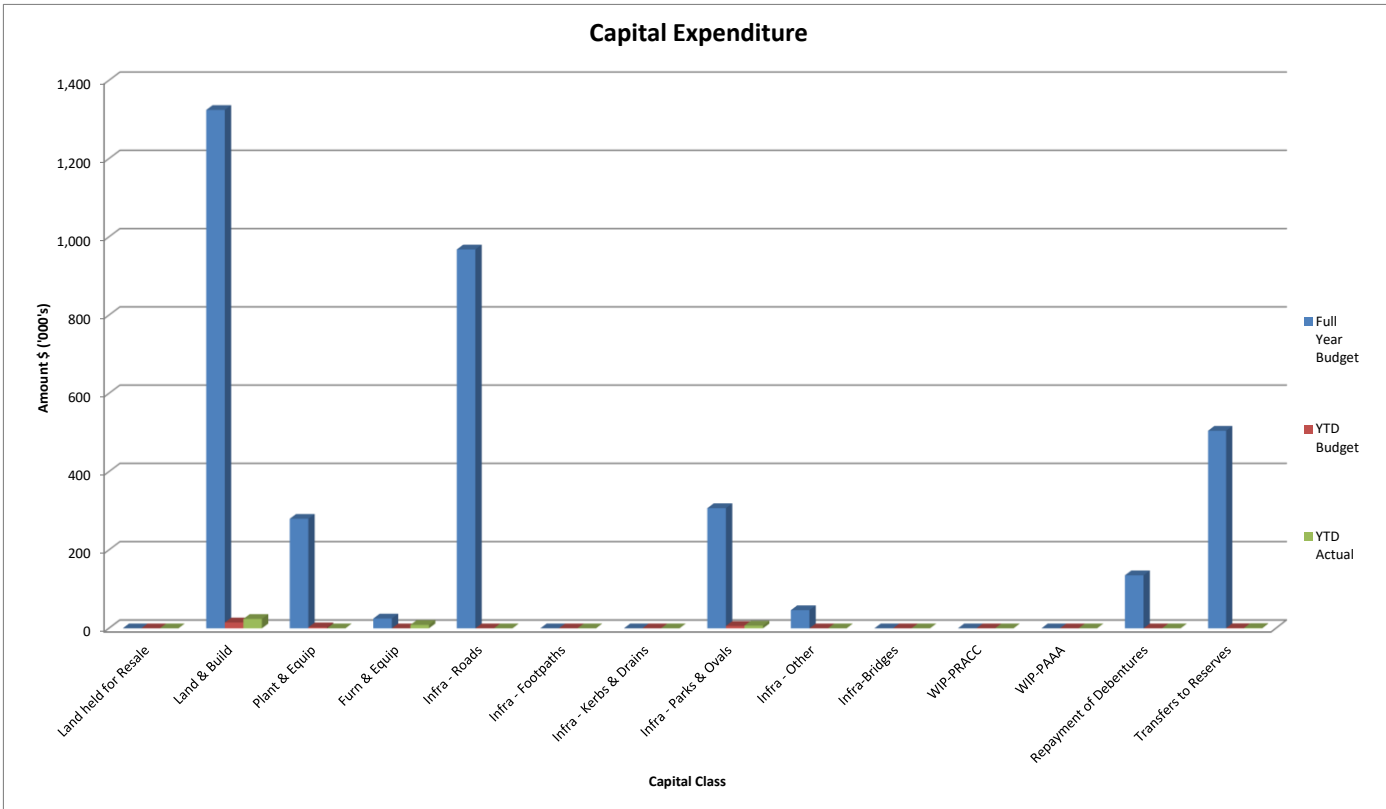
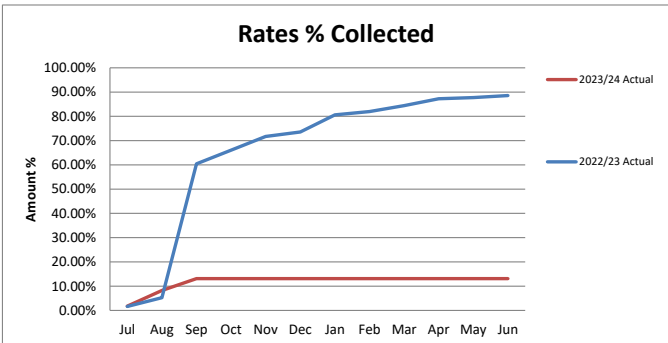
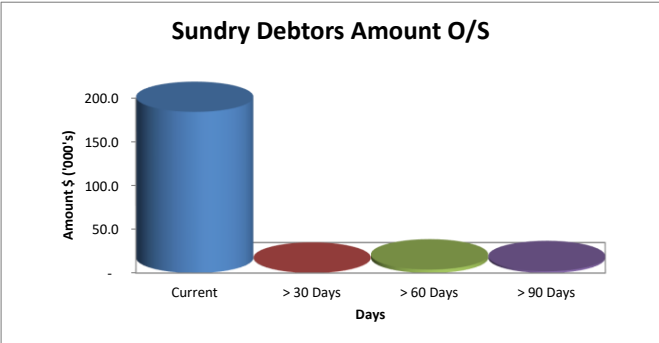
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Income and Expenditure Graphs to 31 July 2023



This is adjusted in line with accounting standards to capital grants expenditure
 To date no transfers have been made from reserves

Other Graphs to 31 July 2023



SHIRE OF PINGELLY

STATEMENT OF FINANCIAL ACTIVITY BY NATURE

FOR THE PERIOD TO 31 JULY 2023

	NOTE	2023/24 Adopted Budget \$	July 2023 YTD Budget \$	July 2023 Actual \$	Variances Actuals to Budget \$	Variances Actual Budget to Y-T-D %	
OPERATING ACTIVITIES							
Revenue from operating activities							
Rates		2,446,730	0	0	0	0%	
Grants, subsidies and contributions		619,746	113,053	136,843	23,790	21%	▲
Fees and charges		427,668	20,722	13,805	(6,917)	-33%	
Interest revenue		48,997	2,836	2,333	(503)	-18%	
Other revenue		89,221	5,450	8,942	3,492	64%	
Profit on asset disposal		2,000	0	0	0	0%	
		<u>3,634,362</u>	<u>142,061</u>	<u>161,923</u>	<u>19,862</u>	<u>14%</u>	
Expenditure from operating activities							
Employee costs		(2,149,081)	(157,217)	(139,842)	17,375	11%	▼
Materials & Contracts		(2,012,475)	(126,832)	(48,661)	78,171	62%	▼
Utility charges		(183,147)	(15,246)	0	15,246	100%	▼
Insurance charges		(231,841)	0	0	0	0%	
Finance costs		(89,641)	(1,813)	(8,967)	(7,154)	-395%	
Depreciation		(2,933,590)	(244,462)	0	244,462	100%	▼
Other Expenditure		(93,111)	(6,073)	(2,522)	3,551	58%	
Loss on Asset Disposal		(9,300)	(333)	0	0	100%	
		<u>(7,702,186)</u>	<u>(551,976)</u>	<u>(199,992)</u>	<u>351,651</u>	<u>-64%</u>	
Operating activities excluded from budget							
(Profit)/Loss on Asset Disposals	2	7,300	333	0	(333)	100%	
Adjustments in Fixed Assets		0	0	0	0	0%	
Add back Depreciation		2,933,590	244,462	0	(244,462)	100%	▼
		<u>2,940,890</u>	<u>244,795</u>	<u>0</u>	<u>(244,795)</u>	<u>-100%</u>	▼
Amount attributable to operating activities		(1,126,934)	(165,120)	(38,069)	127,051	77%	▼
INVESTING ACTIVITIES							
Inflows from investing activities							
Capital grants, subsidies and contributions		2,606,381	190,089	159,631	(30,458)	16%	▼
Proceeds from Disposal of Assets	2	42,000	0	0	0	0%	
Proceeds from financial assets at amortised cost - self supporting loans		21,230	0	0	0	0%	
		<u>2,669,611</u>	<u>190,089</u>	<u>159,631</u>	<u>(392,664)</u>	<u>-16%</u>	
Outflows from investing activities							
Purchase Land Held for Resale	1	0	0	0	0	0%	
Purchase of Land and Buildings	1	(1,324,477)	(15,022)	(24,034)	(9,012)	-60%	
Purchase of Furniture & Equipment	1	(25,000)	0	(8,719)	(8,719)	0%	
Purchase of Right of Use Asset - Furniture & Equipment	1	0	0	0	0	0%	
Purchase of Right of Use Asset - Plant & Equipment	1	0	0	0	0	0%	
Purchase of Right of Use Asset - Buildings	1	0	0	0	0	0%	
Purchase of Plant & Equipment	1	(279,691)	(2,500)	0	2,500	100%	
Purchase of WIP - PP & E	1	0	0	0	0	0%	
Purchase of Infrastructure Assets - Roads	1	(967,970)	0	0	0	0%	
Purchase of Infrastructure Assets - Footpaths	1	0	0	0	0	0%	
Purchase of Infrastructure Assets - Kerbs & Drains	1	0	0	0	0	0%	
Purchase of Infrastructure Assets - Parks & Ovals	1	(306,899)	(6,000)	(6,901)	(901)	-15%	
Purchase of Infrastructure Assets - Bridges	1	0	0	0	0	0%	
Purchase of Infrastructure Assets - Other	1	(46,293)	0	0	0	0%	
		<u>(2,950,330)</u>	<u>(23,522)</u>	<u>(39,654)</u>	<u>(16,132)</u>	<u>69%</u>	▲
Amount attributable to investing activities		(280,719)	166,567	119,977	(46,590)	-28%	▼
FINANCING ACTIVITIES							
Inflows from financing activities							
Transfers from Restricted Asset (Reserves)	4	269,691	0	0	0	0%	
		<u>269,691</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0%</u>	
Outflows from financing activities							
Repayment of Borrowings	3	(135,336)	0	0	0	0%	
Payments for principal portion of lease liabilities	3	(98,891)	(13,747)	(13,266)	481	-3%	
Transfers to Restricted Assets (Reserves)	4	(504,638)	(500)	(828)	(328)	-66%	
		<u>(738,865)</u>	<u>(14,247)</u>	<u>(14,094)</u>	<u>153</u>	<u>1%</u>	
Amount attributable to financing activities		(469,174)	(14,247)	(14,094)	153	1%	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year	5	1,876,827	1,876,827	1,876,827	0	0%	
Amount attributable to operating activities		(1,126,934)	(165,120)	(38,069)	127,051	77%	▼
Amount attributable to investing activities		(280,719)	166,567	119,977	(46,590)	-28%	▼
Amount attributable to financing activities		(469,174)	(14,247)	(14,094)	153	1%	
Surplus or deficit at the end of the financial year	5	(0)	1,864,027	1,944,640	80,613	-4%	

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

1. Please note that the rates were raised in August but this schedule is not date sensitive**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 TO 31 JULY 2023
Report on Significant variances Greater than 10% and \$5,000

Purpose

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date. The material variance adopted by Council for the current year is an Actual Variance exceeding 10% and a value greater than \$5,000. Items in bold are additions not previously included in reporting

NATURE AND TYPE VARIATIONS

REPORTABLE OPERATING REVENUE VARIATIONS

Operating Grants & Subsidies

ESL Grant subsidies	23,790	23,790	21% ▲
---------------------	--------	--------	-------

Capital Grants (Non Operating)

LRCl, Town Hall (Election Promise)LRCl, Mainroads Grain Freight Network	(30,458)	(30,458)	16% ▼
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REPORTABLE OPERATING EXPENSE VARIATIONS

Employee Costs

End of Financial Year accrual yet to be reversed	20,272	17,375	11%
--	--------	--------	-----

Materials and Contracts

Computer and office equipment	10,511	78,171	62% ▼
Consultants	3,644		
Internet	1,870		
ESL Expenditure	5,289		
Subscriptions	4,736		
Refuse Site collection and Tip Site maintenance	15,036		
PRACC Building maintenance	9,203		
Fuels & oils, and parts and repairs offset by mechanic capital work	7,324		
Management Fee to CRC	1,705		
SES	2,058		
Contract Health	9,588		
Rural Road, Town Road maintenance & bridges	3,280		
Area Promotion	4,458		

Utility charges

No utility charges were received for July 2023

Depreciation

Depreciation charges will not be charged this financial year until the fair valuation to June 2023 is complete.

REPORTABLE CAPITAL EXPENDITURE VARIATIONS

There was only minor capital expenditure undertaken for carried forward projects.

SHIRE OF PINGELLY
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD TO 31 JULY 2023

	2023/24 Adopted Budget \$	2023/24 YTD Budget \$	July 2023 YTD Actual \$
1. ACQUISITION OF ASSETS			
The following assets have been acquired during the period under review:			
By Program			
Governance			
<i>Administration</i>			
Furniture And Equipment	25,000	0	8,719
Building Purchase Level 3 - Schedule 4	65,000	0	0
Capex - Admin Plant Purchases	46,872	0	0
Law, Order & Public Safety			
<i>Fire Prevention</i>			
Plant Purchase - Weather Stations X 3	15,000	0	0
Building Purchase Schedule 5	765,814	0	0
Building Purchase Schedule 5	371,000	0	0
Education & Welfare			
<i>Education</i>			
Building Purchase - Education Schedule 8	55,194	9,199	3,614
Recreation and Culture			
<i>Public Halls & Civic Centres</i>			
Town Hall - State Election Promise	17,469	5,823	20,420
<i>Swimming Areas & Beaches</i>			
Youth Precinct	267,597	0	0
Capex - Infra Parks & Ovals	33,302	0	0
Pingelly Pocket Park - Expenditure	6,000	6,000	6,901
Pracc Generator	30,000	0	0

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD TO 31 JULY 2023

	2023/24 Adopted Budget \$	2023/24 YTD Budget \$	July 2023 Actual \$
1. ACQUISITION OF ASSETS (Continued)			
Transport			
<i>Construction - Roads, Bridges, Depots</i>			
Roads Construction			
Somerset Street	50,000	0	0
Yenellin Road - Expenditure (Lrci 4 Roads Grant)	154,355	0	0
Capex - Rrg Wickopin Pingelly Slk 7.9-9.0	598,615	0	0
Capex - Rrg North Bannister Pingelly Road	165,000	0	0
<i>Road Plant Purchases</i>			
High Pressure Cleaner Jet Rodder	12,000	0	0
Capex - Skip Trailers	15,000	1,250	0
Squirrell Ewp	10,000	0	0
Capex - Parks And Gardens - Kubota F2280	15,000	1,250	0
Mower/ Flail Mower/ Billy Goat	70,000	0	0
Loader Tip Second Hand	70,000	0	0
Capex - Isuzu Dmax 3L Auto Diesel Crew	33,182	0	0
Cab 4 X 2	33,182	0	0
Forestry Mulching Head	32,637	0	0
Economic Services			
<i>Tourism & Area Promotion</i>			
Caravan Park Improvements - Chalets	50,000	0	0
Signage & Streetscape	34,293	0	0
<i>Other Economic Services</i>			
Infrastructure Economic Services	12,000	0	0
	<u>2,950,330</u>	<u>23,522</u>	<u>39,654</u>
By Class			
Buildings	1,324,477	15,022	24,034
Furniture & Equipment	25,000	0	8,719
Plant & Equipment	279,691	2,500	-
Infrastructure - Roads	967,970	0	-
Infrastructure - Parks & Ovals	306,899	6,000	6,901
Infrastructure - Other	46,293	0	-
	<u>2,950,330</u>	<u>23,522</u>	<u>39,654</u>

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD TO 31 JULY 2023

2. DISPOSALS OF ASSETS

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

Asset No	By Program	Written Down Value		Sale Proceeds		Profit(Loss)	
		2023/24	July 2023	2023/24	July 2023	2023/24	July 2023
		Budget \$	Actual \$	Budget \$	Actual \$	Budget \$	Actual \$
PM4	Governance PM4 Mazda CX5	29,000		25,000		(4,000)	0
PSM01	Transport Building Services Ute	10,000		12,000		2,000	0
PT20		10,300		5,000		(5,300)	0
		49,300	0	42,000	0	(7,300)	0

Asset No	By Class of Asset	Written Down Value		Sale Proceeds		Profit(Loss)	
		2023/24	July 2023	2023/24	July 2023	2023/24	July 2023
		Budget \$	Actual \$	Budget \$	Actual \$	Budget \$	Actual \$
PSM01	Plant & Equipment Building Services Ute	10,000	0	12,000	0	2,000	0
PT20		10,300	0	5,000	0	(5,300)	0
PM4		29,000	0	25,000	0	(4,000)	0
		49,300	0	42,000	0	(7,300)	0

Summary

Profit on Asset Disposals
Loss on Asset Disposals

2023/24 Adopted Budget \$	July 2023 Actual \$
2,000	0
(9,300)	0
(7,300)	0

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD TO 31 JULY 2023

3. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-23	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		2023/24 Budget \$	2023/24 Actual \$	2023/24 Budget \$	2023/24 Actual \$	2023/24 Budget \$	2023/24 Actual \$	2023/24 Budget \$	2023/24 Actual \$
Education & Welfare									
Loan 120 - SSL Pingelly Cottage Homes *	93,669	0	0	21,230	0	72,439	93,669	5,722	513
Recreation & Culture									
Loan 123 - Recreation and Cultural Centre	1,739,757	0	0	114,106	0	1,625,651	1,739,757	72,055	6,170
	1,833,426	0	0	135,336	0	1,698,090	1,833,426	77,777	6,683

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

3. INFORMATION ON LEASES

(b) Lease Repayments

Particulars	Principal 1-Jul-23	New Lease		Lease Principal Repayments		Lease Principal Outstanding		Lease Interest Repayments	
		2023/24 Budget \$	2023/24 Actual \$	2023/24 Budget \$	2023/24 Actual \$	2023/24 Budget \$	2023/24 Actual \$	2023/24 Budget \$	2023/24 Actual \$
Administration									
Photocopier Lease	13,005	0	0	3,421	0	9,584	13,005	587	0
Solar System-Admin Office	5,492	0	0	3,612	885	1,880	4,607	225	74
Server Lease	24,010	0	0	9,242	2,267	14,768	21,743	1,045	305
CCTV Server Lease	12,330	0	0	4,216	1,031	8,114	11,299	643	184
Grader Lease	170,834	0	0	62,421	5,128	108,414	165,706	4,400	440
Loader Lease	71,356	0	0	15,979	3,956	55,377	67,400	4,964	1,280
	297,027	0	0	98,891	13,266	198,137	283,761	11,864	2,283

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD TO 31 JULY 2023

	2023/24 Adopted Budget \$	July 2023 Actual \$
4. RESERVES		
Cash Backed Reserves		
(a) Leave Reserve		
Opening Balance	198,012	198,012
Amount Set Aside / Transfer to Reserve	275	171
Amount Used / Transfer from Reserve	0	0
	<u>198,287</u>	<u>198,183</u>
(b) Plant Reserve		
Opening Balance	165,988	165,988
Amount Set Aside / Transfer to Reserve	329,054	144
Amount Used / Transfer from Reserve	(269,691)	0
	<u>225,351</u>	<u>166,132</u>
(c) Building and Recreation Reserve		
Opening Balance	378,019	378,019
Amount Set Aside / Transfer to Reserve	56,077	327
Amount Used / Transfer from Reserve	0	0
	<u>434,096</u>	<u>378,346</u>
(d) Electronic Equipment Reserve		
Opening Balance	53,094	53,094
Amount Set Aside / Transfer to Reserve	24,663	46
Amount Used / Transfer from Reserve	0	0
	<u>77,757</u>	<u>53,140</u>
(e) Community Bus Reserve		
Opening Balance	64,342	64,342
Amount Set Aside / Transfer to Reserve	50,328	56
Amount Used / Transfer from Reserve	0	0
	<u>114,670</u>	<u>64,398</u>
(f) Swimming Pool Reserve		
Opening Balance	38,345	38,345
Amount Set Aside / Transfer to Reserve	40,247	33
Amount Used / Transfer from Reserve	0	0
	<u>78,592</u>	<u>38,378</u>
(g) Refuse Site Rehab/Closure Reserve		
Opening Balance	16,370	16,370
Amount Set Aside / Transfer to Reserve	1,122	14
Amount Used / Transfer from Reserve	0	0
	<u>17,492</u>	<u>16,384</u>
(h) Tutanning Nature Reserve		
Opening Balance	2,013	2,013
Amount Set Aside / Transfer to Reserve	1,682	2
Amount Used / Transfer from Reserve	0	0
	<u>3,695</u>	<u>2,015</u>
(i) Wheatbelt Secondary Freight Network Reserve		
Opening Balance	40,329	40,329
Amount Set Aside / Transfer to Reserve	1,190	35
Amount Used / Transfer from Reserve	0	0
	<u>41,519</u>	<u>40,364</u>
Total Cash Backed Reserves	<u>1,191,459</u>	<u>957,340</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 TO 31 JULY 2023

	2023/24 Adopted Budget \$	July 2023 Actual \$
4. RESERVES (Continued)		
Cash Backed Reserves (Continued)		
Summary of Transfers To Cash Backed Reserves		
Transfers to Reserves		
Leave Reserve	275	171
Plant Reserve	329,054	144
Building and Recreation Reserve	56,077	327
Electronic Equipment Reserve	24,663	46
Community Bus Reserve	50,328	56
Swimming Pool Reserve	40,247	33
Refuse Site Rehab/Closure Reserve	1,122	14
Tutanning Nature Reserve	1,682	2
Wheatbelt Secondary Freight Network Reserve	1,190	35
	<u>504,638</u>	<u>828</u>
Transfers from Reserves		
Leave Reserve	0	0
Plant Reserve	(269,691)	0
Building Reserve	0	0
Electronic Equipment Reserve	0	0
Community Bus Reserve	0	0
Swimming Pool Reserve	0	0
Refuse Site Rehab/Closure Reserve	0	0
Tutanning Nature Reserve	0	0
Wheatbelt Secondary Freight Network Reserve	0	0
	<u>(269,691)</u>	<u>0</u>
Total Transfer to/(from) Reserves	<u>234,947</u>	<u>828</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.

Tutanning Nature Reserve

- to be used for the operations, improvements and promotion of the Tutanning Nature Reserve

Wheatbelt Secondary Freight Network Reserve

- to be used for the Shire of Pingelly's contribution for Infrastructure renewal for future Wheatbelt Secondary Freight network capital renewal

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD TO 31 JULY 2023

	2022/23 June Actual \$	July 2023 Actual \$
5. NET CURRENT ASSETS		
Composition of Estimated Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	2,141,062	1,546,836
Cash - Restricted Unspent Grants		498,428
Cash - Restricted Unspent Loans	0	(0)
Cash - Restricted Bonds & Deposits	14,787	12,713
Cash - Restricted Reserves	956,511	957,340
Receivables (Budget Purposes Only)	0	0
Rates Outstanding	253,259	248,839
Sundry Debtors	193,271	227,806
Provision for Doubtful Debts	(1,003)	(1,003)
Gst Receivable	51,643	0
Contract Asset	0	0
Loans - clubs/institutions	0	0
Accrued Income/Payments In Advance	51,273	49,542
Investments	5,000	5,000
Inventories	2,105	7,265
	<u>3,667,909</u>	<u>3,552,767</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions (Budget Purposes Only)	0	-
Sundry Creditors	(204,258)	(31,699)
Accrued Interest On Loans	(232)	(6,915)
Accrued Salaries & Wages	0	-
Bonds & Deposits Held	(14,787)	(12,713)
Income In Advance *	(45,924)	(45,924)
Gst Payable	(14,764)	-
Payroll Creditors	0	-
Contract Liabilities	0	-
Performance Obligation Liability	(453,504)	(453,504)
Prepaid Rates Liability	(46,325)	(49,304)
Current Lease Liability	(5,039)	8,227
Accrued Expenses	(12,499)	(1,098)
PAYG Liability	(29,468)	-
Other Payables	(7,808)	(44,631)
Current Employee Benefits Provision	(373,024)	(373,024)
Current Loan Liability	0	-
	<u>(1,207,633)</u>	<u>(1,010,584)</u>
NET CURRENT ASSET POSITION	2,460,276	2,542,183
Less: Cash - Reserves - Restricted	(956,511)	(957,340)
Less: Cash - Unspent Grants/Loans - Fully Restricted	0	0
Less: Current Loans - Clubs / Institutions	0	0
Less: Investments	(5,000)	(5,000)
Add Back : Component of Leave Liability not Required to be Funded	373,024	373,024
Add Back : Current Loan Liability	0	0
Add Back : Current Lease Liability	5,039	(8,227)
Adjustment in Accounting policies	0	0
Adjustment for Trust Transactions Within Muni	0	0
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	<u>1,876,827</u>	<u>1,944,640</u>

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD TO 31 JULY 2023

6. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2023/24 Rate Revenue \$	2023/24 Interim Rates \$	2023/24 Back Rates \$	2023/24 Total Revenue \$	2023/24 Adopted Budget \$
General Rate								
GRV - Residential	0.14090	321	3,661,944	515,968	0		515,968	515,968
GRV - Rural Residential	0.14090	65	807,924	113,836			113,836	113,836
GRV - Commercial/Industrial	0.14090	28	396,080	55,808			55,808	55,808
GRV - Townsites	0.14090	13	155,480	21,907			21,907	21,907
UV - Broadacre Rural	0.007294	238	214,707,000	1,566,073	0		1,566,073	1,566,073
Non Rateable								
Sub-Totals		665	219,728,428	2,273,592	0	0	2,273,592	2,273,592
Minimum Rates	Minimum \$							
GRV - Residential	1043	61	82,646	63,623			63,623	63,623
GRV - Rural Residential	1043	23	55,170	23,989			23,989	23,989
GRV - Commercial/Industrial	1043	13	55,980	13,559			13,559	13,559
GRV - Townsites	1043	7	15,685	7,301			7,301	7,301
UV - Broadacre Rural	1043	62	5,573,662	64,666			64,666	64,666
Sub-Totals		166	5,783,143	173,138	0	0	173,138	173,138
Ex Gratia Rates							2,446,730	2,446,730
Movement in Excess Rates							0	0
Total Amount of General Rates							2,446,730	2,446,730
Specified Area Rates							0	0
Ex Gratia Rates							0	0
Total Rates							2,446,730	2,446,730

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 2023/24 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 TO 31 JULY 2023

7. OPERATING STATEMENT

	July 2023 Actual \$	2023/24 July Ytd Budget \$	2023/24 Adopted Budget \$	2022/23 Actual \$
OPERATING REVENUES				
Governance	8,616	5,531	95,260	62,186
General Purpose Funding	3,173	5,835	2,569,697	4,460,761
Law, Order, Public Safety	23,815	185	1,584,093	847,981
Health	27	223	2,694	2,682
Education and Welfare	0	14,273	68,925	64,781
Housing	0	-	0	0
Community Amenities	1,817	9,874	242,730	229,919
Recreation and Culture	4,911	3,752	350,509	367,969
Transport	272,684	286,433	1,123,765	1,435,597
Economic Services	4,500	4,378	136,843	82,071
Other Property and Services	2,011	1,666	66,227	49,534
TOTAL OPERATING REVENUE	321,554	332,150	6,240,743	7,603,481
		-		
OPERATING EXPENSES				
Governance	21,552	19,348	678,281	477,943
General Purpose Funding	10,798	34,879	240,620	234,827
Law, Order, Public Safety	5,815	29,682	696,320	383,215
Health	4,940	16,628	201,126	182,723
Education and Welfare	3,384	7,965	110,229	110,174
Housing	0	-	0	0
Community Amenities	9,294	36,412	439,224	389,612
Recreation & Culture	26,938	112,255	1,631,589	1,538,031
Transport	69,152	258,185	3,231,052	2,672,023
Economic Services	16,520	37,483	467,466	437,052
Other Property and Services	31,600	(861)	6,279	51,526
TOTAL OPERATING EXPENSE	199,992	551,976	7,702,186	6,477,126
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	121,562	(219,826)	(1,461,443)	1,126,355

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD TO 31 JULY 2023

8. STATEMENT OF FINANCIAL POSITION

	July 2023 Actual \$	2022/23 Actual \$
CURRENT ASSETS		
Cash and Cash Equivalents	3,002,604	3,097,573
Investments Current	5,000	5,000
Trade and Other Receivables	525,185	548,443
Inventories	7,265	2,105
Restricted Cash - Bonds & Deposits	12,713	14,787
TOTAL CURRENT ASSETS	3,552,767	3,667,908
NON-CURRENT ASSETS		
Other Receivables	168,110	168,110
Inventories	0	0
Property, Plant and Equipment Infrastructure	23,993,586	23,960,833
	86,794,777	86,787,876
Investments Non Current	58,353	58,353
TOTAL NON-CURRENT ASSETS	111,014,826	110,975,172
TOTAL ASSETS	114,567,593	114,643,080
CURRENT LIABILITIES		
Trade and Other Payables	624,846	819,821
Long Term Borrowings	0	0
Provisions	373,024	373,024
Bonds & Deposits Liability	12,713	14,787
TOTAL CURRENT LIABILITIES	1,010,583	1,207,632
NON-CURRENT LIABILITIES		
Trade and Other Payables	300,338	300,338
Long Term Borrowings	1,833,427	1,833,427
Provisions	23,656	23,656
TOTAL NON-CURRENT LIABILITIES	2,157,421	2,157,421
TOTAL LI/ 10	3,168,004	3,365,053
NET ASSETS	111,399,589	111,278,027
EQUITY		
Retained Surplus	33,689,189	33,608,785
Reserves - Cash Backed	957,340	916,182
Revaluation Surplus	76,753,060	76,753,060
TOTAL EQUITY	111,399,589	111,278,027



SHIRE OF PINGELLY
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD TO 31 AUGUST 2023

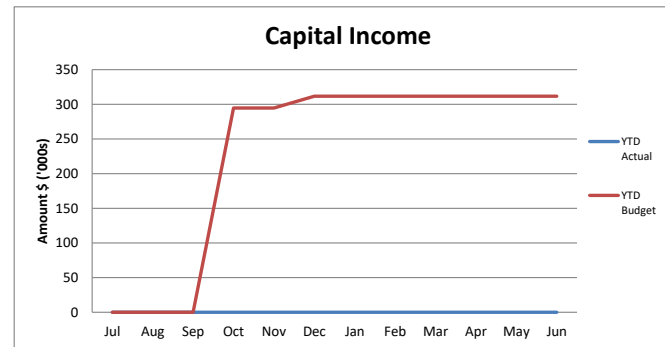
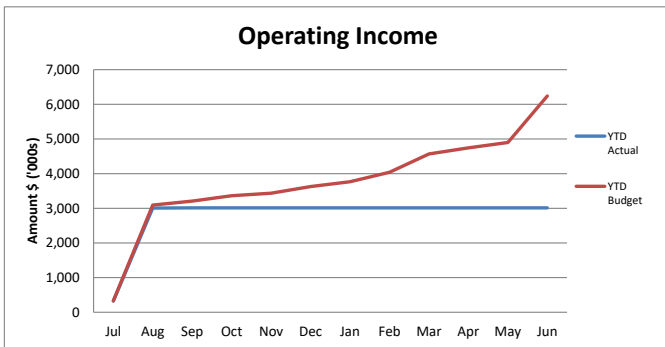
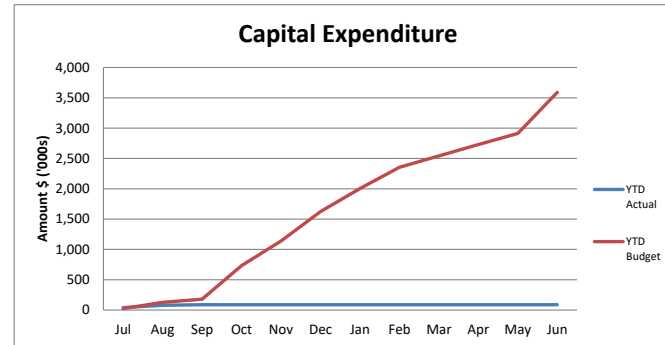
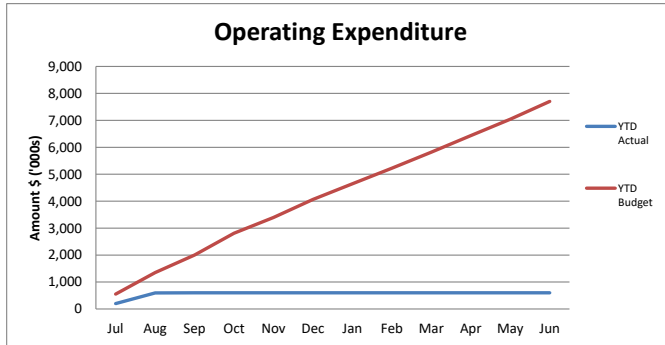
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Report on Significant Variances

Notes to and Forming Part of the Statement

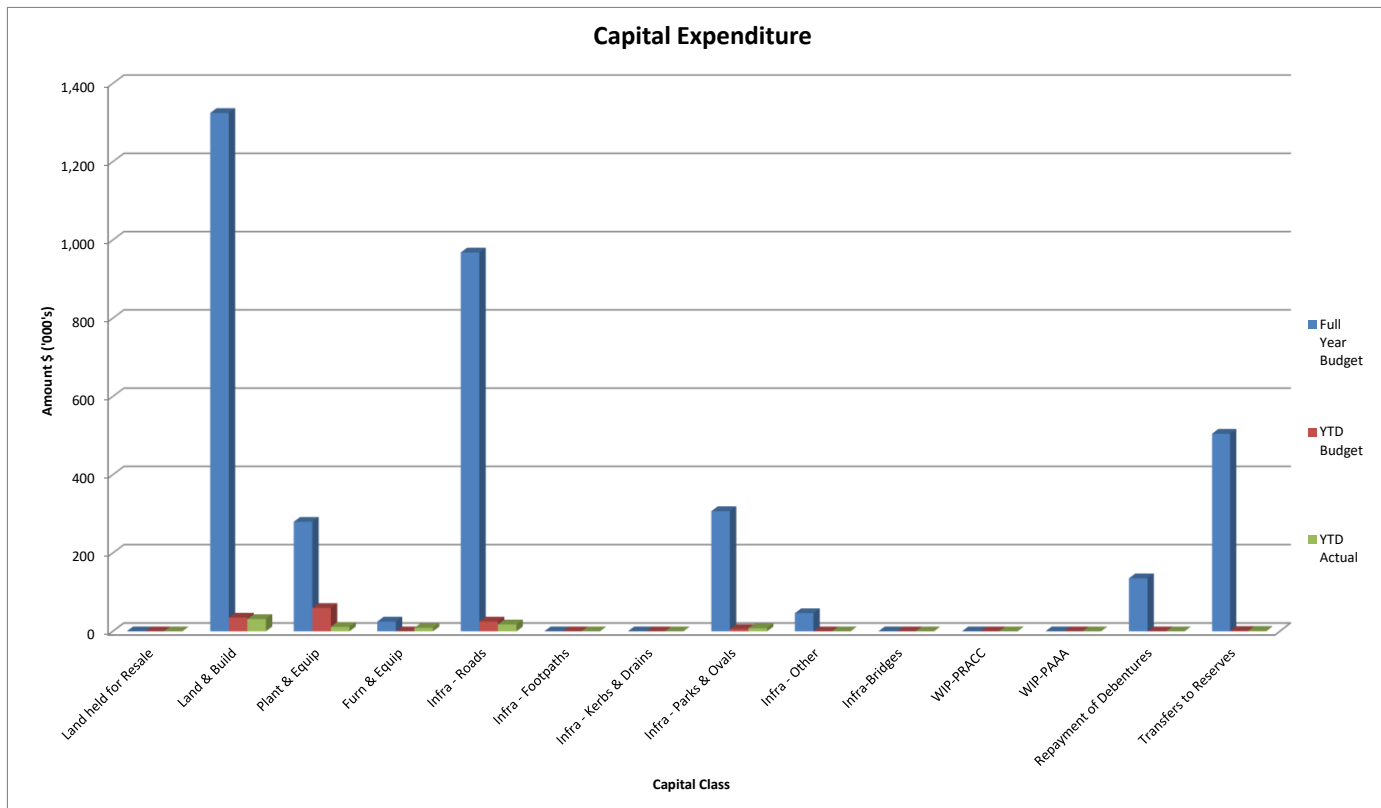
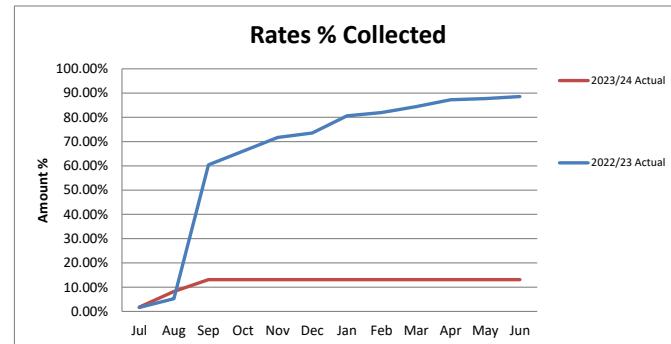
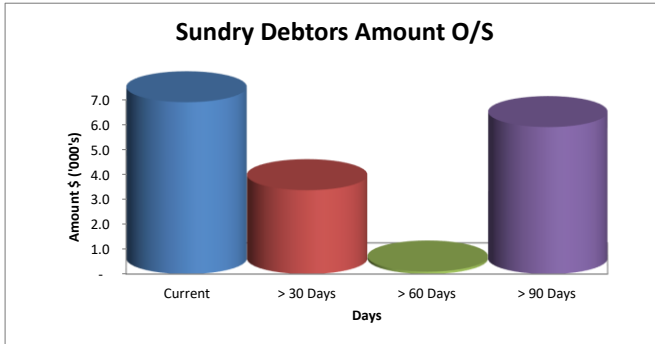
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- 2 Disposal of Assets
- 3 Information on Borrowings
- 4 Reserves
- 5 Net Current Assets
- 6 Rating Information
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- 8 Statement of Financial Position
- 9 Restricted Funds Summary

Income and Expenditure Graphs to 31 August 2023



This is adjusted in line with accounting standards to capital grants expenditure
To date no transfers have been made from reserves

Other Graphs to 31 August 2023



SHIRE OF PINGELLY

STATEMENT OF FINANCIAL ACTIVITY BY NATURE

FOR THE PERIOD TO 31 AUGUST 2023

	NOTE	2023/24 Adopted Budget \$	August 2023 YTD Budget \$	August 2023 Actual \$	Variances Actuals to Budget \$	Variances Actual Budget to Y-T-D %	
OPERATING ACTIVITIES							
Revenue from operating activities							
Rates		2,446,730	2,446,730	2,446,730	0	0%	
Grants, subsidies and contributions		619,746	177,612	154,944	(22,668)	-13%	▼
Fees and charges		427,668	232,091	224,648	(7,443)	-3%	
Interest revenue		48,997	5,672	5,291	(381)	-7%	
Other revenue		89,221	11,136	15,617	4,481	40%	
Profit on asset disposal		2,000	0	0	0	0%	
		<u>3,634,362</u>	<u>2,873,241</u>	<u>2,847,230</u>	<u>(26,011)</u>	<u>-1%</u>	
Expenditure from operating activities							
Employee costs		(2,149,081)	(392,519)	(364,075)	28,444	7%	
Materials & Contracts		(2,012,475)	(293,113)	(205,833)	87,280	30%	▼
Utility charges		(183,147)	(30,492)	(18,101)	12,391	41%	▼
Insurance charges		(231,841)	(128,680)	0	128,680	100%	▼
Finance costs		(89,641)	(2,385)	(2,710)	(325)	-14%	
Depreciation		(2,933,590)	(488,924)	0	488,924	100%	▼
Other Expenditure		(93,111)	(14,046)	(5,168)	8,878	63%	
Loss on Asset Disposal		(9,300)	(666)	0	0	100%	
		<u>(7,702,186)</u>	<u>(1,350,825)</u>	<u>(595,887)</u>	<u>754,272</u>	<u>-56%</u>	
Operating activities excluded from budget							
(Profit)/Loss on Asset Disposals	2	7,300	666	0	(666)	100%	
Adjustments in Fixed Assets		0	0	0	0	0%	
Add back Depreciation		2,933,590	488,924	0	(488,924)	100%	▼
		<u>2,940,890</u>	<u>489,590</u>	<u>0</u>	<u>(489,590)</u>	<u>-100%</u>	▼
Amount attributable to operating activities		(1,126,934)	2,012,006	2,251,342	239,336	-12%	▲
INVESTING ACTIVITIES							
Inflows from investing activities							
Capital grants, subsidies and contributions		2,606,381	220,548	159,631	(60,917)	28%	▼
Proceeds from Disposal of Assets	2	42,000	0	0	0	0%	
Proceeds from financial assets at amortised cost - self supporting loans		21,230	0	0	0	0%	
		<u>2,669,611</u>	<u>220,548</u>	<u>159,631</u>	<u>(800,095)</u>	<u>-28%</u>	
Outflows from investing activities							
Purchase Land Held for Resale	1	0	0	0	0	0%	
Purchase of Land and Buildings	1	(1,324,477)	(35,044)	(24,396)	10,648	30%	▼
Purchase of Furniture & Equipment	1	(25,000)	0	(8,719)	(8,719)	0%	
Purchase of Right of Use Asset - Furniture & Equipment	1	0	0	0	0	0%	
Purchase of Right of Use Asset - Plant & Equipment	1	0	0	0	0	0%	
Purchase of Right of Use Asset - Buildings	1	0	0	0	0	0%	
Purchase of Plant & Equipment	1	(279,691)	(59,637)	(11,364)	48,273	81%	▼
Purchase of WIP - PP & E	1	0	0	0	0	0%	
Purchase of Infrastructure Assets - Roads	1	(967,970)	(24,999)	(24,547)	452	2%	
Purchase of Infrastructure Assets - Footpaths	1	0	0	0	0	0%	
Purchase of Infrastructure Assets - Kerbs & Drains	1	0	0	0	0	0%	
Purchase of Infrastructure Assets - Parks & Ovals	1	(306,899)	(6,000)	(8,013)	(2,013)	-34%	
Purchase of Infrastructure Assets - Bridges	1	0	0	0	0	0%	
Purchase of Infrastructure Assets - Other	1	(46,293)	0	0	0	0%	
		<u>(2,950,330)</u>	<u>(125,680)</u>	<u>(77,038)</u>	<u>48,642</u>	<u>-39%</u>	▼
Amount attributable to investing activities		(280,719)	94,868	82,592	(12,276)	-13%	▼
FINANCING ACTIVITIES							
Inflows from financing activities							
Transfers from Restricted Asset (Reserves)	4	269,691	0	0	0	0%	
		<u>269,691</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0%</u>	
Outflows from financing activities							
Repayment of Borrowings	3	(135,336)	0	0	0	0%	
Payments for principal portion of lease liabilities	3	(98,891)	(19,233)	(18,408)	825	-4%	
Transfers to Restricted Assets (Reserves)	4	(504,638)	(1,000)	(1,119)	(119)	-12%	
		<u>(738,865)</u>	<u>(20,233)</u>	<u>(19,527)</u>	<u>706</u>	<u>3%</u>	
Amount attributable to financing activities		(469,174)	(20,233)	(19,527)	706	3%	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year	5	1,876,827	1,876,827	1,876,827	0	0%	
Amount attributable to operating activities		(1,126,934)	2,012,006	2,251,342	239,336	-12%	▲
Amount attributable to investing activities		(280,719)	94,868	82,592	(12,276)	-13%	▼
Amount attributable to financing activities		(469,174)	(20,233)	(19,527)	706	3%	
Surplus or deficit at the end of the financial year	5	(0)	3,963,468	4,191,235	227,767	-6%	

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

1. Please note that the rates were raised in August but this schedule is not date sensitive**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 TO 31 AUGUST 2023
Report on Significant variances Greater than 10% and \$5,000

Purpose

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date.
The material variance adopted by Council for the current year is an Actual Variance exceeding 10% and a value greater than \$5,000.
Items in bold are additions not previously included in reporting

NATURE AND TYPE VARIATIONS

REPORTABLE OPERATING REVENUE VARIATIONS

Operating Grants & Subsidies

Additional FAGS Grant Funding 23/24	5,844	(22,668)	-13% ▼
ESL BFB & SES under budget ytd (profile timing) Fire Mitigation Adjustment on acquittal	23,790		
West Pingelly Fireshed budget timing	(52,302)		

Capital Grants (Non Operating)

LRCI, Town Hall (Election Promise)LRCI , Mainroads Grain Freight Network		(60,917)	28% ▼
--	--	----------	-------

REPORTABLE OPERATING EXPENSE VARIATIONS

Materials and Contracts

Computer and office equipment	19,917	87,280	30% ▼
Consultants	(898)		
Internet	6,545		
Minor plant and equipment	6,400		
ESL Expenditure	10,124		
Bush Fire Mitigation	52,302		
Subscriptions	5,218		
Refuse Site collection and Tip Site maintenance	15,488		
Contract Health paid to September 2023	(9,558)		
PRACC Building maintenance Curcuit Failure - Insurance Claim to be reimbursed	(20,202)		
Fuels & oils, and parts and repairs offset by mechanic capital work	8,056		
Management Fee to CRC	3,410		
Rural Road, Town Road maintenance & bridges	4,022		
Area Promotion	8,916		
PWO non cash	(18,082)		

Utilities

We have received fewer that anticipated utility charges. Timing of the Pool utilities and Street light billing		12,391	41% ▼
--	--	--------	-------

Depreciation

Depreciation charges will not be charged this financial year until the fair valuation to June 2023 is complete		488924	100% ▼
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Insurance Charges

The first installment of insurance is to be processed in September		128,680	100% ▼
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REPORTABLE CAPITAL EXPENDITURE VARIATIONS

There was only minor capital expenditure undertaken for carried forward projects.

SHIRE OF PINGELLY
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD TO 31 AUGUST 2023

	2023/24 Adopted Budget \$	2023/24 YTD Budget \$	August 2023 YTD Actual \$
1. ACQUISITION OF ASSETS			
The following assets have been acquired during the period under review:			
<u>By Program</u>			
Governance			
<i>Administration</i>			
Furniture And Equipment	25,000	0	8,719
Building Purchase Level 3 - Schedule 4	65,000	0	-
Capex - Admin Plant Purchases	46,872	0	-
Law, Order & Public Safety			
<i>Fire Prevention</i>			
Plant Purchase - Weather Stations X 3	15,000	0	-
Building Purchase Schedule 5	765,814	0	-
Building Purchase Schedule 5	371,000	0	-
Education & Welfare			
<i>Education</i>			
Building Purchase - Education Schedule 8	55,194	18,398	6,978
Recreation and Culture			
<i>Public Halls & Civic Centres</i>			
Town Hall - State Election Promise	17,469	11,646	17,418
<i>Swimming Areas & Beaches</i>			
Youth Precinct	267,597	0	-
Capex - Infra Parks & Ovals	33,302	0	-
Pingelly Pocket Park - Expenditure	6,000	6,000	8,013
Pracc Generator	30,000	0	-
Transport			
<i>Construction - Roads, Bridges, Depots</i>			
Roads Construction			
Somerset Street	50,000	24,999	15,047
Yenellin Road - Expenditure (Lrci 4 Roads Grant	154,355	0	-
Capex - Rrg Wickopin Pingelly Slk 7.9-9.0	598,615	0	9,500
Capex - Rrg North Bannister Pingelly Road	165,000	0	-
<i>Road Plant Purchases</i>			
High Pressure Cleaner Jet Rodder	12,000	12,000	11,364
Capex - Skip Trailers	15,000	2,500	-
Squirrell Ewp	10,000	10,000	-
Capex - Parks And Gardens - Kubota F2280			
Mower/ Flail Mower/ Billy Goat	15,000	2,500	-
Loader Tip Second Hand	70,000	0	-
Capex - Isuzu Dmax 3L Auto Diesel Crew			
Cab 4 X 2	33,182	0	-
Forestry Mulching Head	32,637	32,637	-
Economic Services			
<i>Tourism & Area Promotion</i>			
Caravan Park Improvements - Chalets	50,000	5,000	-
Signage & Streetscape	34,293	0	-
<i>Other Economic Services</i>			
Infrastructure Economic Services	12,000	0	-
	2,950,330	125,680	77,038
<u>By Class</u>			
Buildings	1,324,477	35,044	24,396
Furniture & Equipment	25,000	0	8,719
Plant & Equipment	279,691	59,637	11,364
Infrastructure - Roads	967,970	24,999	24,547
Infrastructure - Parks & Ovals	306,899	6,000	8,013
Infrastructure - Other	46,293	0	-
	2,950,330	125,680	77,038

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD TO 31 AUGUST 2023

2. DISPOSALS OF ASSETS

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

Asset No	By Program	Written Down Value		Sale Proceeds		Profit(Loss)	
		2023/24	August 2023	2023/24	August 2023	2023/24	August 2023
		Budget \$	Actual \$	Budget \$	Actual \$	Budget \$	Actual \$
PM4	Governance PM4 Mazda CX5	29,000		25,000		(4,000)	0
PSM01	Transport Building Services Ute	10,000		12,000		2,000	0
PT20		10,300		5,000		(5,300)	0
		49,300	0	42,000	0	(7,300)	0

Asset No	By Class of Asset	Written Down Value		Sale Proceeds		Profit(Loss)	
		2023/24	August 2023	2023/24	August 2023	2023/24	August 2023
		Budget \$	Actual \$	Budget \$	Actual \$	Budget \$	Actual \$
PSM01	Plant & Equipment Building Services Ute	10,000	0	12,000	0	2,000	0
PT20		10,300	0	5,000	0	(5,300)	0
PM4		29,000	0	25,000	0	(4,000)	0
		49,300	0	42,000	0	(7,300)	0

Summary

Profit on Asset Disposals
Loss on Asset Disposals

2023/24 Adopted Budget \$	August 2023 Actual \$
2,000	0
(9,300)	0
(7,300)	0

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD TO 31 AUGUST 2023

3. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-23	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		2023/24 Budget \$	2023/24 Actual \$	2023/24 Budget \$	2023/24 Actual \$	2023/24 Budget \$	2023/24 Actual \$	2023/24 Budget \$	2023/24 Actual \$
Education & Welfare									
Loan 120 - SSL Pingelly Cottage Homes *	93,669	0	0	21,230	0	72,439	93,669	5,722	0
Recreation & Culture									
Loan 123 - Recreation and Cultural Centre	1,739,757	0	0	114,106	0	1,625,651	1,739,757	72,055	0
	1,833,426	0	0	135,336	0	1,698,090	1,833,426	77,777	0

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

3. INFORMATION ON LEASES

(b) Lease Repayments

Particulars	Principal 1-Jul-23	New Lease		Lease Principal Repayments		Lease Principal Outstanding		Lease Interest Repayments	
		2023/24 Budget \$	2023/24 Actual \$	2023/24 Budget \$	2023/24 Actual \$	2023/24 Budget \$	2023/24 Actual \$	2023/24 Budget \$	2023/24 Actual \$
Administration									
Photocopier Lease	13,005	0	0	3,421	0	9,584	13,005	587	0
Solar System-Admin Office	5,492	0	0	3,612	885	1,880	4,607	225	74
Server Lease	24,010	0	0	9,242	2,267	14,768	21,743	1,045	305
CCTV Server Lease	12,330	0	0	4,216	1,031	8,114	11,299	643	184
Grader Lease	170,834	0	0	62,421	10,270	108,414	160,564	4,400	867
Loader Lease	71,356	0	0	15,979	3,956	55,377	67,400	4,964	1,280
	297,027	0	0	98,891	18,408	198,137	278,619	11,864	2,710

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD TO 31 AUGUST 2023

	2023/24 Adopted Budget \$	August 2023 Actual \$
4. RESERVES		
Cash Backed Reserves		
(a) Leave Reserve		
Opening Balance	198,012	198,012
Amount Set Aside / Transfer to Reserve	275	232
Amount Used / Transfer from Reserve	0	0
	<u>198,287</u>	<u>198,244</u>
(b) Plant Reserve		
Opening Balance	165,988	165,988
Amount Set Aside / Transfer to Reserve	329,054	194
Amount Used / Transfer from Reserve	(269,691)	0
	<u>225,351</u>	<u>166,182</u>
(c) Building and Recreation Reserve		
Opening Balance	378,019	378,019
Amount Set Aside / Transfer to Reserve	56,077	442
Amount Used / Transfer from Reserve	0	0
	<u>434,096</u>	<u>378,461</u>
(d) Electronic Equipment Reserve		
Opening Balance	53,094	53,094
Amount Set Aside / Transfer to Reserve	24,663	62
Amount Used / Transfer from Reserve	0	0
	<u>77,757</u>	<u>53,156</u>
(e) Community Bus Reserve		
Opening Balance	64,342	64,342
Amount Set Aside / Transfer to Reserve	50,328	75
Amount Used / Transfer from Reserve	0	0
	<u>114,670</u>	<u>64,417</u>
(f) Swimming Pool Reserve		
Opening Balance	38,345	38,345
Amount Set Aside / Transfer to Reserve	40,247	45
Amount Used / Transfer from Reserve	0	0
	<u>78,592</u>	<u>38,390</u>
(g) Refuse Site Rehab/Closure Reserve		
Opening Balance	16,370	16,370
Amount Set Aside / Transfer to Reserve	1,122	19
Amount Used / Transfer from Reserve	0	0
	<u>17,492</u>	<u>16,389</u>
(h) Tutanning Nature Reserve		
Opening Balance	2,013	2,013
Amount Set Aside / Transfer to Reserve	1,682	2
Amount Used / Transfer from Reserve	0	0
	<u>3,695</u>	<u>2,015</u>
(i) Wheatbelt Secondary Freight Network Reserve		
Opening Balance	40,329	40,329
Amount Set Aside / Transfer to Reserve	1,190	47
Amount Used / Transfer from Reserve	0	0
	<u>41,519</u>	<u>40,376</u>
Total Cash Backed Reserves	<u>1,191,459</u>	<u>957,630</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 TO 31 AUGUST 2023

	2023/24 Adopted Budget \$	August 2023 Actual \$
4. RESERVES (Continued)		
Cash Backed Reserves (Continued)		
Summary of Transfers To Cash Backed Reserves		
Transfers to Reserves		
Leave Reserve	275	232
Plant Reserve	329,054	194
Building and Recreation Reserve	56,077	442
Electronic Equipment Reserve	24,663	62
Community Bus Reserve	50,328	75
Swimming Pool Reserve	40,247	45
Refuse Site Rehab/Closure Reserve	1,122	19
Tutanning Nature Reserve	1,682	2
Wheatbelt Secondary Freight Network Reserve	1,190	47
	<u>504,638</u>	<u>1,118</u>
Transfers from Reserves		
Leave Reserve	0	0
Plant Reserve	(269,691)	0
Building Reserve	0	0
Electronic Equipment Reserve	0	0
Community Bus Reserve	0	0
Swimming Pool Reserve	0	0
Refuse Site Rehab/Closure Reserve	0	0
Tutanning Nature Reserve	0	0
Wheatbelt Secondary Freight Network Reserve	0	0
	<u>(269,691)</u>	<u>0</u>
Total Transfer to/(from) Reserves	<u>234,947</u>	<u>1,118</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.

Tutanning Nature Reserve

- to be used for the operations, improvements and promotion of the Tutanning Nature Reserve

Wheatbelt Secondary Freight Network Reserve

- to be used for the Shire of Pingelly's contribution for Infrastructure renewal for future Wheatbelt Secondary Freight network capital renewal

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD TO 31 AUGUST 2023

	2022/23 June Actual \$	August 2023 Actual \$
5. NET CURRENT ASSETS		
Composition of Estimated Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	2,141,062	1,583,337
Cash - Restricted Unspent Grants		498,428
Cash - Restricted Unspent Loans	0	(0)
Cash - Restricted Bonds & Deposits	14,787	12,954
Cash - Restricted Reserves	956,511	957,630
Receivables (Budget Purposes Only)	0	0
Rates Outstanding	253,259	2,656,546
Sundry Debtors	193,271	78,984
Provision for Doubtful Debts	(1,003)	(1,003)
Gst Receivable	51,643	17,345
Contract Asset	0	0
Loans - clubs/institutions	0	0
Accrued Income/Payments In Advance	51,273	49,542
Investments	5,000	5,000
Inventories	2,105	17,915
	<u>3,667,909</u>	<u>5,876,679</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions (Budget Purposes Only)	0	-
Sundry Creditors	(204,258)	(147,956)
Accrued Interest On Loans	(232)	(232)
Accrued Salaries & Wages	0	-
Bonds & Deposits Held	(14,787)	(12,954)
Income In Advance *	(45,924)	(45,924)
Gst Payable	(14,764)	(1,159)
Payroll Creditors	0	-
Contract Liabilities	0	-
Performance Obligation Liability	(453,504)	(453,504)
Prepaid Rates Liability	(46,325)	(5,472)
Current Lease Liability	(5,039)	13,369
Accrued Expenses	(12,499)	(2,195)
PAYG Liability	(29,468)	(45,279)
Other Payables	(7,808)	(8,139)
Current Employee Benefits Provision	(373,024)	(373,024)
Current Loan Liability	0	-
	<u>(1,207,633)</u>	<u>(1,082,469)</u>
NET CURRENT ASSET POSITION	2,460,276	4,794,210
Less: Cash - Reserves - Restricted	(956,511)	(957,630)
Less: Cash - Unspent Grants/Loans - Fully Restricted	0	0
Less: Current Loans - Clubs / Institutions	0	0
Less: Investments	(5,000)	(5,000)
Add Back : Component of Leave Liability not Required to be Funded	373,024	373,024
Add Back : Current Loan Liability	0	0
Add Back : Current Lease Liability	5,039	(13,369)
Adjustment in Accounting policies	0	0
Adjustment for Trust Transactions Within Muni	0	0
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	<u>1,876,827</u>	<u>4,191,235</u>

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD TO 31 AUGUST 2023

6. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2023/24 Rate Revenue \$	2023/24 Interim Rates \$	2023/24 Back Rates \$	2023/24 Total Revenue \$	2023/24 Adopted Budget \$
General Rate								
GRV - Residential	0.14090	321	3,661,944	515,968			515,968	515,968
GRV - Rural Residential	0.14090	65	807,924	113,836			113,836	113,836
GRV - Commercial/Industrial	0.14090	28	396,080	55,808			55,808	55,808
GRV - Townsites	0.14090	13	155,480	21,907			21,907	21,907
UV - Broadacre Rural	0.007294	238	214,707,000	1,566,073			1,566,073	1,566,073
Non Rateable								
Sub-Totals		665	219,728,428	2,273,592	0	0	2,273,592	2,273,592
Minimum Rates	Minimum \$							
GRV - Residential	1043	61	82,646	63,623			63,623	63,623
GRV - Rural Residential	1043	23	55,170	23,989			23,989	23,989
GRV - Commercial/Industrial	1043	13	55,980	13,559			13,559	13,559
GRV - Townsites	1043	7	15,685	7,301			7,301	7,301
UV - Broadacre Rural	1043	62	5,573,662	64,666			64,666	64,666
Sub-Totals		166	5,783,143	173,138	0	0	173,138	173,138
Ex Gratia Rates							2,446,730	2,446,730
Movement in Excess Rates							0	0
Total Amount of General Rates							2,446,730	2,446,730
Specified Area Rates							0	0
Ex Gratia Rates							0	0
Total Rates							2,446,730	2,446,730

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 2023/24 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 TO 31 AUGUST 2023

7. OPERATING STATEMENT

	August 2023 Actual \$	2023/24 August Ytd Budget \$	2023/24 Adopted Budget \$	2022/23 Actual \$
OPERATING REVENUES				
Governance	11,898	11,670	95,260	62,186
General Purpose Funding	2,472,522	2,471,702	2,569,697	4,460,761
Law, Order, Public Safety	24,904	52,672	1,584,093	847,981
Health	164	446	2,694	2,682
Education and Welfare	1,682	28,546	68,925	64,781
Community Amenities	200,628	208,978	242,730	229,919
Recreation and Culture	11,128	7,504	350,509	367,969
Transport	272,684	300,183	1,123,765	1,435,597
Economic Services	9,239	8,756	136,843	82,071
Other Property and Services	2,011	3,332	66,227	49,534
TOTAL OPERATING REVENUE	3,006,860	3,093,789	6,240,743	7,603,481
OPERATING EXPENSES		-		
Governance	8,024	157,309	678,281	477,943
General Purpose Funding	46,795	38,696	240,620	234,827
Law, Order, Public Safety	25,287	137,562	696,320	383,215
Health	45,754	33,801	201,126	182,723
Education and Welfare	16,994	18,620	110,229	110,174
Community Amenities	49,458	73,834	439,224	389,612
Recreation & Culture	105,418	251,604	1,631,589	1,538,031
Transport	203,864	533,968	3,231,052	2,672,023
Economic Services	68,398	75,993	467,466	437,052
Other Property and Services	25,896	29,438	6,279	51,526
TOTAL OPERATING EXPENSE	595,887	1,350,825	7,702,186	6,477,126
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	2,410,973	1,742,964	(1,461,443)	1,126,355

SHIRE OF PINGELLY

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD TO 31 AUGUST 2023

8. STATEMENT OF FINANCIAL POSITION

	August 2023 Actual \$	2022/23 Actual \$
CURRENT ASSETS		
Cash and Cash Equivalents	3,039,396	3,097,573
Investments Current	5,000	5,000
Trade and Other Receivables	2,801,415	548,443
Inventories	17,915	2,105
Restricted Cash - Bonds & Deposits	12,954	14,787
TOTAL CURRENT ASSETS	5,876,680	3,667,908
NON-CURRENT ASSETS		
Other Receivables	168,110	168,110
Inventories	0	0
Property, Plant and Equipment	24,012,312	23,960,833
Infrastructure	86,813,435	86,787,876
Investments Non Current	58,353	58,353
TOTAL NON-CURRENT ASSETS	111,052,210	110,975,172
TOTAL ASSETS	116,928,890	114,643,080
CURRENT LIABILITIES		
Trade and Other Payables	696,491	819,821
Long Term Borrowings	0	0
Provisions	373,024	373,024
Bonds & Deposits Liability	12,954	14,787
TOTAL CURRENT LIABILITIES	1,082,469	1,207,632
NON-CURRENT LIABILITIES		
Trade and Other Payables	300,338	300,338
Long Term Borrowings	1,833,427	1,833,427
Provisions	23,656	23,656
TOTAL NON-CURRENT LIABILITIES	2,157,421	2,157,421
TOTAL LI/ 10	3,239,890	3,365,053
NET ASSETS	113,689,000	111,278,027
EQUITY		
Retained Surplus	35,978,310	33,608,785
Reserves - Cash Backed	957,630	916,182
Revaluation Surplus	76,753,060	76,753,060
TOTAL EQUITY	113,689,000	111,278,027

SHIRE OF PINGELLY
RESTRICTED CASH RECONCILIATION
31 August 2023

9. Restricted Grants/Funds Received	Projects	GL/Job Account	Total Restricted Funds	Year to date expenditure year to 30 June 2022	Actual Expenditure current year 2022/23	Restricted Funds Remaining
Review Street Bridge Special Funding	Transport	BR005	136,000	-	136,000	-
PRACC Lighting, Drainage & Landscaping (LRCI 3)	Recreation & Culture	LP001	67,500	-	67,500	-
Sulkies and Buggies (LRCI 3)	Recreation & Culture	11ES	54,000	-	54,000	-
Youth Precinct, Memorial Park & Pump Track (LRCI 4)	Recreation & Culture	IP008	-	-	-	-
Signage Streetscape Upgrades (LRCI 3)	Tourism	SS001	36,000	-	5,707	30,293
Caravan Park Improvements (LRCI 3)	Tourism	BU046	45,000	-	-	45,000
Wickepin Pingelly Seal (LRCI 3)	Transport	RRG05	117,000	-	117,000	-
Somerset Street upgrade (LRCI 3)	Transport	CC89	117,175	-	-	117,175
Childcare Upgrade	Education & Welfare	0833	45,000	-	45,000	-
Roads to Recovery Cfwd plus 22/23 receipt	Transport	RRG05	166,461	-	137,132	29,329
WA Cycle Network All Aged shared path	Department of Transport	BIC01	137,132	-	137,132	-
Pingelly Pocket Park - RAC	Recreation & Culture	IP007	31,000	-	31,000	-
DFES West Pingelly Fireshed	Law Order & Public Safety	0596	231,707	-	-	231,707
Heritage Survey & Listing (Dept Planning)	Recreation & Culture	135C	20,000	-	4,559	15,441
Regional Childcare attraction and retention grant	Other Economic Services	CG027	18,250	-	-	18,250
Pingelly Youth Strategy	Other Economic Services	CG009	10,000	-	4,766	5,234
Queens Jubilee Tree Planting	Recreation & Culture	TG9	20,000	-	20,000	-
Live & Local Music	Recreation & Culture	CG022	13,000	4,786	8,214	-
Keep Australia Beautiful Butt Poles (Dept Environment)	Recreation & Culture	CD033	4,920	-	4,920	-
RACIP(Regional Arts and Cultural Investment Program) Leveraged Cultural Planning	Recreation & Culture	135C	50,000	25,000	25,000	-
People of Pingelly Past and Present	Other Communitites	CG026	44,895	19,000	25,895	-
Seniors Weeks	Other Communitites	0805	1,000	-	-	1,000.00
Age is just a number	Recreation & Culture	CD032	5,000	-	5,000	-
Tutanning Walk Trails	Department of Communities	113440.03	5,000	-	-	5,000.00
Australia Day	National Australia Day Council	EV001	23,998	-	23,998	-
Naidoc Week	National Indeigenous Australians Agency	EV006	1,000	-	-	1,000.00
Sub Total						498,428
Total Restricted Grant Funds						498,428
Available Cash		GL/Job Account	Interest Rate			Balance
Municipal Bank	Muni Fund Bank	0111	0			2,049,797.94
Municipal Bank	Muni Fund Interest Bearing A/C	0111	0.05%			31,417.40
Municipal Bank	Till Float SES	0112				50.00
Municipal Bank	Till Float	0113				200.00
Municipal Bank	Petty Cash on hand	0114				300.00
Total Cash						2,081,765.34
Less Restricted Cash						(498,428.46)
Total Unrestricted Cash						1,583,336.88

SHIRE OF PINGELLY
RESTRICTED CASH RECONCILIATION
31 July 2023

9. Restricted Grants/Funds Received	Projects	GL/Job Account	Total Restricted Funds	Year to date expenditure year to 30 June 2022	Actual Expenditure current year 2022/23	Restricted Funds Remaining
Review Street Bridge Special Funding	Transport	BR005	136,000	-	136,000	-
PRACC Lighting, Drainage & Landscaping (LRCI 3)	Recreation & Culture	LP001	67,500	-	67,500	-
Sulkies and Buggies (LRCI 3)	Recreation & Culture	11ES	54,000	-	54,000	-
Youth Precinct, Memorial Park & Pump Track (LRCI 4)	Recreation & Culture	IP008	-	-	-	-
Signage Streetscape Upgrades (LRCI 3)	Tourism	SS001	36,000	-	5,707	30,293
Caravan Park Improvements (LRCI 3)	Tourism	BU046	45,000	-	-	45,000
Wickepin Pingelly Seal (LRCI 3)	Transport	RRG05	117,000	-	117,000	-
Somerset Street upgrade (LRCI 3)	Transport	CC89	117,175	-	-	117,175
Childcare Upgrade	Education & Welfare	0833	45,000	-	45,000	-
Roads to Recovery Cfwd plus 22/23 receipt	Transport	RRG05	166,461	-	137,132	29,329
WA Cycle Network All Aged shared path	Department of Transport	BIC01	137,132	-	137,132	-
Pingelly Pocket Park - RAC	Recreation & Culture	IP007	31,000	-	31,000	-
DFES West Pingelly Fireshed	Law Order & Public Safety	0596	231,707	-	-	231,707
Heritage Survey & Listing (Dept Planning)	Recreation & Culture	135C	20,000	-	4,559	15,441
Regional Childcare attraction and retention grant	Other Economic Services	CG027	18,250	-	-	18,250
Pingelly Youth Strategy	Other Economic Services	CG009	10,000	-	4,766	5,234
Queens Jubilee Tree Planting	Recreation & Culture	TG9	20,000	-	20,000	-
Live & Local Music	Recreation & Culture	CG022	13,000	4,786	8,214	-
Keep Australia Beautiful Butt Poles (Dept Environment)	Recreation & Culture	CD033	4,920	-	4,920	-
RACIP(Regional Arts and Cultural Investment Program) Leveraged Cultural Planning	Recreation & Culture	135C	50,000	25,000	25,000	-
People of Pingelly Past and Present	Other Communitites	CG026	44,895	19,000	25,895	-
Seniors Weeks	Other Communitites	0805	1,000	-	-	1,000.00
Age is just a number	Recreation & Culture	CD032	5,000	-	5,000	-
Tutanning Walk Trails	Department of Communities	113440.03	5,000	-	-	5,000.00
Australia Day	National Australia Day Council	EV001	23,998	-	23,998	-
Naidoc Week	National Indeigenous Australians Agency	EV006	1,000	-	-	1,000.00
Sub Total						498,428
Total Restricted Grant Funds						498,428
Available Cash		GL/Job Account	Interest Rate			Balance
Municipal Bank	Muni Fund Bank	0111	0			2,013,335.93
Municipal Bank	Muni Fund Interest Bearing A/C	0111	0.05%			31,378.36
Municipal Bank	Till Float SES	0112				50.00
Municipal Bank	Till Float	0113				200.00
Municipal Bank	Petty Cash on hand	0114				300.00
Total Cash						2,045,264.29
Less Restricted Cash						(498,428.46)
Total Unrestricted Cash						1,546,835.83

15.2 Accounts Paid by Authority – August 2023

File Reference:	ADM0066
Location:	Not Applicable
Applicant:	Not Applicable
Author:	Finance Officer
Disclosure of Interest:	Nil
Attachments:	Accounts Paid Presented for Endorsement August 2023
Previous Reference:	Nil

Summary

Council is requested to receive the list of accounts paid by authority for the month of August 2023.

Background

In accordance with *Local Government (Financial Management) Regulations 1996 Clause 13*

- (1) schedules of all payments made through Council's bank accounts are presented to the Committee and to Council.

Comment

Unless otherwise identified, all payments have been made in accordance with Council's adopted 2023/2024 Budget.

Consultation

Nil

Statutory Environment

Regulation 12 of the *Local Government (Financial Management) Regulations* provides that:

- (1) A payment may only be made from the municipal fund or the trust fund —
 - (a) if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or
 - (b) otherwise, if the payment is authorised in advance by a resolution of the council.
- (2) The council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to the council.

Regulation 13 of the *Local Government (Financial Management) Regulations* provides that:

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

Policy Implications

There are no policy implications arising from this amendment.

Financial Implications

There are no known financial implications upon either the Council’s current budget or long-term financial plan.

Strategic Implications

There are no strategic implications. This matter is considered business as usual.

Risk Implications

Risk	Failure to present a detailed listing of payments in the prescribed form would result in non-compliance with the Local Government (Financial Management) Regulations 1996, which may result in a qualified audit.
Risk Rating (Prior to Treatment or Control)	Low (2)
Principal Risk Theme	Reputational / Legislative
Risk Action Plan (Controls or Treatment Proposed)	Nil

Risk Matrix

Consequence Likelihood		Insignificant 1	Minor 2	Moderate 3	Major 4	Catastrophic 5
Almost Certain	5	Medium (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Medium (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Voting Requirements:

Simple Majority

Recommendation:

That Council receive the Accounts for Payments for August 2023 as authorised under delegated authority and in accordance with the Local Government (Financial Management) Regulations 1996:

To 31 August 2023:

Municipal Account	\$265,650.46
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Moved: _____ Seconded: _____

SHIRE OF PINGELLY

ACCOUNTS PAID PRESENTED FOR ENDORSEMENT AUGUST 2023

EFT NUMBER	DATE	CREDITOR	INVOICE DESCRIPTION	BANK CODE	INVOICE AMOUNT	TOTAL
EFT10277	11/08/2023	ARROW BRONZE	NICHE WALL PLAQUE	1		379.56
INV 739686	12/07/2023	ARROW BRONZE	NICHE WALL PLAQUE - PUSEY		379.56	
EFT10278	11/08/2023	MAJOR MOTORS PTY LTD	PARTS FOR PLANT	1		222.49
INV 1391635	12/07/2023	MAJOR MOTORS PTY LTD	5L X ISUZU COOLANT - 5L X ISUZU ATM OIL, 1 X TURNING LENS, 1 X TURNING LENS, OVERHEAD CONSOLE NET - ISUZU TIPPER PT22		222.49	
EFT10279	11/08/2023	CONSTRUCTION TRAINING FUND	BCITF COLLECTIONS	1		81.75
INV 189802-G8V7H1	28/07/2023	CONSTRUCTION TRAINING FUND	2.23/24 3351/1763 NORTH BANNISTER PINGELLY ROAD WEST PINGELLY		81.75	
EFT10280	11/08/2023	GREAT SOUTHERN FUEL SUPPLIES	BULK DIESEL	1		16,632.00
INV D2149352	05/07/2023	GREAT SOUTHERN FUEL SUPPLIES	BULK DIESEL 10,000L DELIVERED TO SHIRE DEPOT		16,632.00	
EFT10281	11/08/2023	BEST OFFICE SYSTEMS	CESM PHOTOCOPIER CHARGES	1		388.95
INV 619597	24/07/2023	BEST OFFICE SYSTEMS	20/06/2023 TO 20/07/2023, BLACK AND WHITE - 2,956, COLOUR - 2,651		388.95	
EFT10282	11/08/2023	OFFICEWORKS LTD	GENERAL STATIONERY ORDER	1		441.26
INV 607819637	03/06/2023	OFFICEWORKS LTD	ASSORTED STATIONERY ITEMS		249.38	
INV 608482905	11/07/2023	OFFICEWORKS LTD	ASSORTED STATIONERY ITEMS		191.88	
EFT10283	11/08/2023	MCINTOSH & SON WA	PARTS FOR PLANT	1		474.99
INV 1793470	05/04/2023	MCINTOSH & SON WA	ADJUSTMENT - SEGMENT CASE LOADER PL8		-657.23	
INV 1808030	18/05/2023	MCINTOSH & SON WA	GASKET AND SEAL - CASE LOADER PL6		101.26	
INV 1823687	07/07/2023	MCINTOSH & SON WA	GAS STRUT - CASE SKID STEER PL9		71.61	
INV 1824754	13/07/2023	MCINTOSH & SON WA	FILTERS AND OIL - CASE LOADER PL8		959.35	
EFT10284	11/08/2023	SHIRE OF BEVERLEY	IM ALERT SAFETY PROGRAM SUBSCRIPTION	1		82.50
INV 9482	19/07/2023	SHIRE OF BEVERLEY	1/4 OF PAYMENT DUE TO SHARED SERVICES - EHO		82.50	
EFT10285	11/08/2023	WA CONTRACT RANGER SERVICES	RANGER SERVICES	1		836.00

INV 4913	30/07/2023	WA CONTRACT RANGER SERVICES	19 & 27 JULY 2023		836.00	
EFT10286	11/08/2023	MIDALIA STEEL (INFRABUILD)	CONSUMABLES	1		758.93
INV 64244164	17/07/2023	MIDALIA STEEL (INFRABUILD)	SL81 REINFORCING MESH - DWARLAKING ROAD		758.93	
EFT10287	11/08/2023	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	2023/2024 LG SUBSCRIPTION	1		550.00
INV 32388	03/07/2023	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	2023/24 BRONZE LOCAL GOVERNMENT SUBSCRIPTION		550.00	
EFT10288	11/08/2023	NUTRIEN AG SOLUTIONS	CONSUMABLES	1		1,681.19
INV 909169510	04/07/2023	NUTRIEN AG SOLUTIONS	1 X BOTTLE OF GAS - TOYOTA FORKLIFT P104		82.17	
INV 909186237	07/07/2023	NUTRIEN AG SOLUTIONS	PALLET QUICK SET CONCRETE - RURAL ROAD MAINTENANCE		539.00	
INV 909186238	07/07/2023	NUTRIEN AG SOLUTIONS	PPLU SCEPTOR VENTED FUEL CAN 5L X 3 - SMALL PLANT		54.81	
INV 909231206	17/07/2023	NUTRIEN AG SOLUTIONS	2 X PHILMAC JOINERS - SOUTH KWEDA ROAD MAINTENANCE		35.05	
INV 909264371	24/07/2023	NUTRIEN AG SOLUTIONS	SEAT COVERS - ISUZU DMAX PC24		970.16	
EFT10289	11/08/2023	NARROGIN EARTHMOVING AND CONCRETE	CONCRETE SUPPLY AND CARTAGE	1		2,911.70
INV 10197	14/07/2023	NARROGIN EARTHMOVING AND CONCRETE	5.8M S40 CONCRETE - DWARLAKING ROAD		1,421.64	
INV 2416	25/07/2023	NARROGIN EARTHMOVING AND CONCRETE	3.4 LOADS OF 40MPA CONCRETE - DWARLAKING ROAD		1,490.06	
EFT10290	11/08/2023	ABCO PRODUCTS	CLEANING SUPPLIES	1		841.67
INV 883503	12/07/2023	ABCO PRODUCTS	ASSORTED CLEANING SUPPLIES - VARIOUS SHIRE PROPERTIES		841.67	
EFT10291	11/08/2023	MATILDA AUTO PARTS	PARTS FOR PLANT & CONSUMABLES	1		771.10
INV 266668	04/07/2023	MATILDA AUTO PARTS	1 X SET OF FILTERS - ISUZU TRUCK PT19, 1 X SET OF FILTERS - TOYOTA COASTER BUS PCB4		166.10	
INV 266734	05/07/2023	MATILDA AUTO PARTS	FUEL FILTER - ISUZU TRUCK PT19		33.00	
INV 267038	19/07/2023	MATILDA AUTO PARTS	DIFF OIL - CASE LOADER PL8		143.00	
INV 267120	21/07/2023	MATILDA AUTO PARTS	DIFF OIL - CASE LOADER PL8		429.00	
EFT10292	11/08/2023	PINGELLY TYRE SERVICE	TYRE SERVICES	1		506.00
INV 9490	31/07/2023	PINGELLY TYRE SERVICE	SUPPLY AND FIT 2 X 245/70R 16 TYRES - HOLDEN COLORADO PSM01		506.00	
EFT10293	11/08/2023	WOODLANDS DISTRIBUTORS & AGENCIES PTY LTD	CONSUMABLES	1		1,604.24

INV 5886	27/07/2023	WOODLANDS DISTRIBUTORS & AGENCIES PTY LTD	GALVANISED DOG BAG DISPENSERS, B350L COMPOSTABLE BAGS X 4 CTNS - REC GROUNDS		1,604.24	
EFT10294	11/08/2023	PINGELLY IGA EXPRESS	CONSUMABLES	1		21.81
INV 03/2577	24/07/2023	PINGELLY IGA EXPRESS	TENNIS BALLS - YOUTH SPORTS ACTIVITIES		7.95	
INV 03/3797	28/07/2023	PINGELLY IGA EXPRESS	ALUMINIUM PADLOCK - MITSUBISHI TRITON		13.86	
EFT10295	11/08/2023	TOLL TRANSPORT PTY LTD	FREIGHT CHARGES	1		23.05
INV 0501	03/07/2023	TOLL TRANSPORT PTY LTD	19/06/2023 FROM HERSEY'S SAFETY		20.80	
INV 0502	16/07/2023	TOLL TRANSPORT PTY LTD	29/06/2023 FROM EASTERN HILLS SAWS & MOWERS, 12/07/2023 FROM MAJOR MOTORS		43.29	
INV 0501 - 896989	19/07/2023	TOLL TRANSPORT PTY LTD	CREDIT FOR UNDELIVERED FREIGHT FROM HERSEY'S SAFETY - INVOICE 0501		-20.80	
INV 0502/897493	26/07/2023	TOLL TRANSPORT PTY LTD	CREDIT FOR UNDELIVERED FREIGHT, ORIGINAL INVOICE NUMBER 0502		-20.24	
EFT10296	11/08/2023	CORSIGN WA	CUSTOM SIGNAGE	1		60.50
INV 76946	05/07/2023	CORSIGN WA	SIGN AND FIXINGS - LONG VEHICLES		60.50	
EFT10297	11/08/2023	6 SEASONS CAFE	CATERING SERVICES	1		140.00
INV 1026	01/07/2023	6 SEASONS CAFE	FIRE CONTROL OFFICERS TRAINING 29/06/2023		140.00	
EFT10298	11/08/2023	WHEATBELT BUSINESS NETWORK	MEMBERSHIP	1		220.00
INV 3104	01/07/2023	WHEATBELT BUSINESS NETWORK	MICRO MEMBERSHIP - WHEATBELT BUSINESS NETWORK		220.00	
EFT10299	11/08/2023	SW TAYLOR PROMPT SAFETY SOLUTIONS	TRAFFIC MANAGEMENT PLAN & CONTRACT SERVICES	1		3,960.00
INV 69	31/07/2023	SW TAYLOR PROMPT SAFETY SOLUTIONS	GENERIC TRAFFIC MANAGEMENT PLAN		2,750.00	
INV 640	31/07/2023	SW TAYLOR PROMPT SAFETY SOLUTIONS	QUARTERLY WHS SERVICE & TOOLBOX MEETING		1,210.00	
EFT10301	18/08/2023	AUSTRALIAN TAXATION OFFICE	GST LIABILITY	1		36,916.00
INV 18082023	18/08/2023	AUSTRALIAN TAXATION OFFICE	JULY 2023		36,916.00	
EFT10302	25/08/2023	TELSTRA	TELEPHONE AND INTERNET CHARGES	1		786.97
INV K827943311-1	18/07/2023	TELSTRA	11/07/2023 TO 10/08/2023		786.97	
EFT10303	25/08/2023	AIR RESPONSE PTY LTD	AIR CONDITIONER REPAIRS	1		484.44
INV 156610A	03/08/2023	AIR RESPONSE PTY LTD	INVESTIGATE & REPAIR AIR CONDITIONER - TOWN HALL		484.44	
EFT10304	25/08/2023	IT VISION	ANNUAL LICENCE FEES	1		44,733.23

INV 38654	01/07/2023	IT VISION	RENEW SYNERGYSOFT & UNIVERSE LICENSE FEES - 01/07/2023 TO 30/06/2024, IT VISION SOFTWARE SYSTEM, SYNERGYSOFT PER USER, ADDITIONAL USERS, CORE FINANCIALS, ASSET MANAGEMENT, CAT CONTROL, CUSTOMER SERVICE, DOG CONTROLL, EXCEL INTERGRATION, LOANS, MAPPING ENQUIRY, PAYROLL, PURCHASE ORDERING, RATES & PROPERTY, RECEIPTING, RECORDS, RECORDS OFFICE INTERGRATION, REPORT MANAGER		44,733.23	
EFT10305	25/08/2023	BUNNINGS BUILDING SUPPLIES	MATERIALS FOR WORKS	1		72.41
INV 2130/0101411	04/08/2023	BUNNINGS BUILDING SUPPLIES	ABRASIVE BELT CLOTH, TAPE MEASURE, DRILL BIT, ANCOR SLEEVE MACSIM - CHILDCARE BUILDING		61.20	
INV 2130/0097019	11/08/2023	BUNNINGS BUILDING SUPPLIES	TARPAULIN, ROPES - COVER FOR TRANSPORTING SEEDLINGS		11.21	
EFT10306	25/08/2023	GREAT SOUTHERN FUEL SUPPLIES	FUEL CARD CHARGES	1		1,425.94
INV 31072023	31/07/2023	GREAT SOUTHERN FUEL SUPPLIES	JULY 2023		1,425.94	
EFT10307	25/08/2023	BEST OFFICE SYSTEMS	ADMIN PRINTING CHARGES	1		1,058.71
INV 619834	27/07/2023	BEST OFFICE SYSTEMS	20/06/2023 TO 20/07/2023, COLOUR - 5767, BLACK AND WHITE - 8173		1,058.71	
EFT10308	25/08/2023	B.W. JAMES TRANSPORT PTY LTD	FREIGHT CHARGES	1		331.98
INV 201665	27/07/2023	B.W. JAMES TRANSPORT PTY LTD	FROM WOODLANDS MALAGA		27.50	
INV J205145	03/08/2023	B.W. JAMES TRANSPORT PTY LTD	FROM SAMI KWINANA, ASPHALT IN A BAG CARLISLE		304.48	
EFT10309	25/08/2023	BROOKTON PLUMBING	PLUMBING SERVICES	1		2,532.20
INV 6962	11/08/2023	BROOKTON PLUMBING	CUT OUT DAMAGED PIPE AND DRAIN PIPE, REPLACE WITH NEW - CHILDCARE BUILDING		462.00	
INV 6963	11/08/2023	BROOKTON PLUMBING	EMERGENCY REPAIRS TO DAMAGED WATER PIPE - STONE STREET		299.20	
INV 6970	11/08/2023	BROOKTON PLUMBING	INSTALL NEW SINK, RELOCATION OF WATER SERVICE, INSTALL NEW TAP - TOWN HALL KITCHEN		1,771.00	
EFT10310	25/08/2023	WHEATBELT ELECTRICS	ELECTRICAL SERVICES	1		22,928.40
INV 4913	24/07/2023	WHEATBELT ELECTRICS	ELECTRICAL REPAIRS TO MAIN SWITCHBOARD - PRACC		22,928.40	
EFT10311	25/08/2023	MORNINGSIDE PRINTERS & GRAPHICS	ENVELOPES	1		318.00
INV 25291	27/07/2023	MORNINGSIDE PRINTERS & GRAPHICS	1500 DLX WINDOW FACE, 1 COLOUR, 1 SIDE SELF SEAL, FREIGHT		318.00	
EFT10312	25/08/2023	PINGELLY GP UNITY TRUST	MEDICAL SERVICE CHARGES	1		28,764.71
INV 74354	03/08/2023	PINGELLY GP UNITY TRUST	JULY TO SEPTEMBER 2023		28,764.71	
EFT10313	25/08/2023	HARE & FORBES	CONSUMABLES	1		160.60
INV 2781031	25/07/2023	HARE & FORBES	PLASMA CUTER PARTS - ELECTRODE EXTENDED VIPER, CUTTING TIP VIPER, SWIRL RING VIPER		130.90	
INV 2781031A	25/07/2023	HARE & FORBES	PLASMA CUTER PARTS - RETAINING CAP		29.70	

EFT10314	25/08/2023	CTI SECURITY SERVICES PTY LTD	ALARM MONITORING CHARGES	1		164.59
INV CINS3148023	01/07/2023	CTI SECURITY SERVICES PTY LTD	ALARM MONITORING - ADMIN BUILDING, 01/07/2023 TO 30/09/2023			164.59
EFT10315	25/08/2023	WA CONTRACT RANGER SERVICES	RANGER SERVICES	1		731.50
INV 49.23	09/08/2023	WA CONTRACT RANGER SERVICES	2 & 7 AUGUST 2023			731.50
EFT10316	25/08/2023	WALLIS COMPUTER SOLUTIONS	TECHNICAL SUPPORT	1		299.99
INV 25136	28/04/2023	WALLIS COMPUTER SOLUTIONS	MICROSOFT 365 LICENCE - EMW			299.99
EFT10317	25/08/2023	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	PROGRAM REGISTRATION & MEMBERSHIPS	1		1,280.00
INV 32305	03/07/2023	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	2023/2024 YOUNG PROFESSIONALS MEMBERSHIP - CDO			150.00
INV 33036	05/07/2023	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	2023/2024 AFFILIATE MEMBERSHIP - GEO			185.00
INV 36943	10/08/2023	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	LG PRO CONTRACT MANAGEMENT WORKSHOP - 28TH & 29TH AUG 2023 - CEO			945.00
EFT10318	25/08/2023	IT VISION USER GROUP INC	2023/2024 MEMBERSHIP SUBSCRIPTION	1		770.00
INV 924	10/07/2023	IT VISION USER GROUP INC	IT VISION USER GROUP			770.00
EFT10319	25/08/2023	NARROGIN EARTHMOVING AND CONCRETE	MATERIAL FOR WORKS	1		1,416.36
INV 2391	07/07/2023	NARROGIN EARTHMOVING AND CONCRETE	CONCRETE FOR CULVERT REPAIRS - YENELLIN ROAD			1,416.36
EFT10320	25/08/2023	AUSTRALASIAN PERFORMING ARTS ASSOC LTD T/A ONE MUSIC AUSTRALIA	MUSIC FOR COUNCILS LICENSING	1		364.00
INV 369558	04/07/2023	AUSTRALASIAN PERFORMING ARTS ASSOC LTD T/A ONE MUSIC AUSTRALIA	01/07/2023 TO 30/06/2024			364.00
EFT10321	25/08/2023	PINGELLY TYRE SERVICE	TYRE SERVICES	1		7,287.95
INV 9531	10/08/2023	PINGELLY TYRE SERVICE	SUPPLY RIM AND TYRE - CASE LOADER PL8			5,973.00
INV 9546	10/08/2023	PINGELLY TYRE SERVICE	SUPPLY AND FIT TYRES - MITSUBISHI TRITON UTE PC23			1,160.00
INV 9552	14/08/2023	PINGELLY TYRE SERVICE	HYDRAULIC HOSE - HAULMARK TIPPER PT23, HYDRAULIC HOSE - KOMATSU LOADER PBH3			154.95
EFT10322	25/08/2023	SAFETY & RESCUE EQUIPMENT	HEIGHT SAFETY INSPECTION	1		1,826.00
INV 10173	02/08/2023	SAFETY & RESCUE EQUIPMENT	PINGELLY RECREATION AND CULTURAL CENTRE, OLD ROADS BOARD BUILDING,			1,826.00

EFT10323	25/08/2023	DELTA AGRIBUSINESS WA PTY LTD T/A BROOKTON RURAL TRADERS	CONSUMABLES	1		520.22
INV DI25021647	23/06/2023	DELTA AGRIBUSINESS WA PTY LTD T/A BROOKTON RURAL TRADERS	WALLPLUGS & STAIN - TOWN HALL		65.10	
INV DI25022136	13/07/2023	DELTA AGRIBUSINESS WA PTY LTD T/A BROOKTON RURAL TRADERS	BRACKET & HINGE - TOWN HALL		47.11	
INV DI25022301	19/07/2023	DELTA AGRIBUSINESS WA PTY LTD T/A BROOKTON RURAL TRADERS	DYNABOLT HEX GALV, TRADECUT BLADE - DEPOT MAINTENANCE		60.46	
INV DI25022577	31/07/2023	DELTA AGRIBUSINESS WA PTY LTD T/A BROOKTON RURAL TRADERS	PRO TRADE SILICONE, HASP & STAPLE SAFETY - CHILDCARE BUILDING		18.25	
INV DI25022608	01/08/2023	DELTA AGRIBUSINESS WA PTY LTD T/A BROOKTON RURAL TRADERS	10 X CANS EXPANDA FOAM - SOMERSET STREET		254.10	
INV DI25022851	09/08/2023	DELTA AGRIBUSINESS WA PTY LTD T/A BROOKTON RURAL TRADERS	SANDER BELTS - CHILDCARE BUILDING		75.20	
EFT10324	25/08/2023	PINGELLY IGA EXPRESS	CONSUMABLES	1		35.20
INV 03/5764	05/07/2023	PINGELLY IGA EXPRESS	LATEX GLOVES, ANTI BACTERIAL REFILL - CARAVAN PARK MAINTENANCE		21.40	
INV 03/6099	03/08/2023	PINGELLY IGA EXPRESS	PLASTIC CONTAINERS - DEPOT BUILDING		13.80	
EFT10325	25/08/2023	TOLL TRANSPORT PTY LTD	FREIGHT CHARGES	1		29.78
INV 0503	23/07/2023	TOLL TRANSPORT PTY LTD	12/07/2023 FROM HERSEY'S SAFETY, 13/07/2023 TO STATE LIBRARY		56.19	
INV 898602/0503	10/08/2023	TOLL TRANSPORT PTY LTD	CREDIT FOR UNDELIVERED FREIGHT		-26.41	
EFT10326	25/08/2023	ELDERS RURAL SERVICES	CONSUMABLES	1		27.25
INV I112392	27/07/2023	ELDERS RURAL SERVICES	PLUMBING FITTINGS - PAAA		27.25	
EFT10327	25/08/2023	AUTOPRO NORTHAM	PARTS FOR PLANT	1		166.74
INV 1070498	07/06/2023	AUTOPRO NORTHAM	2 X BEAM INSERTS - MITSUBISHI FUSO PT16		166.74	
EFT10328	25/08/2023	UNIFORMS AT WORK	STAFF UNIFORM ORDERS	1		972.00
INV 1300043	30/06/2023	UNIFORMS AT WORK	EMCS		465.20	
INV 1300044	30/06/2023	UNIFORMS AT WORK	SFO		83.80	
INV 1300045	30/06/2023	UNIFORMS AT WORK	DEC		223.35	
INV 1300046	30/06/2023	UNIFORMS AT WORK	CEO		199.65	

EFT10329	25/08/2023	6 SEASONS CAFE	CATERING	1		250.00
INV 1027	06/07/2023	6 SEASONS CAFE	BFB TRAINING 4 & 5TH JULY 2023		250.00	
EFT10330	25/08/2023	PYNC INVASIVE ANIMAL CONTROL	FERAL ANIMAL CONTROL	1		247.50
INV 13	31/07/2023	PYNC INVASIVE ANIMAL CONTROL	PEST CONTROL AT THE PINGELLY WASTE MANAGEMENT SITE		247.50	
EFT10331	25/08/2023	NUPIPE WA PTY LTD	PURCHASE OF PLANT	1		12,500.00
INV 4811	22/08/2023	NUPIPE WA PTY LTD	PURCHASE OF JETTING MACHINE, TRAILER, COVER - EP008		12,500.00	
EFT10332	25/08/2023	LESLIE FRANCIS MARSHALL	REIMBURSEMENT	1		779.00
INV 2510082444	09/08/2023	LESLIE FRANCIS MARSHALL	CHEF FREESTANDING GAS COOKER - TUTANNING RESEARCH CENTRE		779.00	
EFT10334	25/08/2023	COMPELLING ECONOMICS PTY LTD T/AS REMPLAN	ANNUAL SUBSCRIPTION FEE	1		5,500.00
INV 4168	12/07/2023	COMPELLING ECONOMICS PTY LTD T/AS REMPLAN	REMPAN SUITE ANNUAL SUBSCRIPTION - TO AUGUST 2024		5,500.00	
TOTAL EFT						209,271.36

CHEQUE NUMBER	DATE	CREDITOR	INVOICE DESCRIPTION	BANK CODE	INVOICE AMOUNT	TOTAL
24942	11/08/2023	WATER CORPORATION	WATER ACCOUNT CHARGES & TRADE WASTE PERMIT	1		6,729.72
INV 0007	18/07/2023	WATER CORPORATION	TRADE WASTE PERMIT 59682 - 16 SOMERSET STREET, ANNUAL CHARGE 01/07/2023 TO 30/06/2024 PLUS FIXTURES AND FITTINGS		344.51	
INV WAT - MAY 23 TO JUL 23	18/07/2023	WATER CORPORATION	WATER USAGE AND SERVICE CHARGES - 09//05/2023 TO 17/07/2023 - VARIOUS SHIRE PROPERTIES		6,385.21	
24943	11/08/2023	SYNERGY	SYNERGY ACCOUNT CHARGES	1		12,887.62
INV SYN - MAY 23 TO JUL 23	25/07/2023	SYNERGY	POWER USAGE AND SUPPLY CHARGES - 17/05/2023 TO 13/07/2023 - VARIOUS SHIRE PROPERTIES		7,466.58	
INV SYN - MAY 23 TO JUL 23	25/07/2023	SYNERGY	POWER USAGE AND SUPPLY CHARGES - 17/05/2023 TO 13/07/2023 - VARIOUS SHIRE PROPERTIES		2,204.38	
INV 2089858719	01/08/2023	SYNERGY	SHIRE STREETLIGHT CHARGES - 25/06/2023 TO 24/07/2023 198 LIGHTS		3,216.66	
24944	25/08/2023	WATER CORPORATION	TRADE WASTE PERMIT	1		246.16
INV 0028	01/08/2023	WATER CORPORATION	TRADE WASTE ANNUAL CHARGES - LOT 151-1 QUADRANT STREET		246.16	
TOTAL CHEQUE						19,863.50

CREDIT CARDS	DATE	CREDITOR	INVOICE DESCRIPTION	BANK CODE	INVOICE AMOUNT	TOTAL
DD13696.1	14/08/2023	BENDIGO BANK CREDIT CARDS	EMCS CREDIT CARD RECONCILIATION - JULY 2023	1		24.20
INV 31072023	31/07/2023	BENDIGO BANK CREDIT CARDS	26/07/2023 NORTHAM CAR WASH - ULTIMATE WASH, EMCS CAR \$20.20, 30/07/2023 BENDIGO BANK - CREDIT CARD FEE \$4.00	1	24.20	
DD13697.1	14/08/2023	BENDIGO BANK CREDIT CARDS	CEO CREDIT CARD RECONCILIATION - JULY 2023	1		2,699.51
INV 31072023	31/07/2023	BENDIGO BANK CREDIT CARDS	01/07/2023 PLANNING INSTITUTE OF AUSTRALIA - FULL MEMBERSHIP, CEO \$693.00, 01/07/2023 LUCINDA EVERLASTINGS - BULK EVERLASTING SEEDS, FAM FESTIVAL \$300.00, 01/07/2023	1	2,699.51	
TOTAL CREDIT						2,723.71
PAYROLL	DATE	CREDITOR	INVOICE DESCRIPTION	BANK CODE	INVOICE AMOUNT	TOTAL
EFT10300	11/08/2023	WEST AUSTRALIAN SHIRE COUNCILS & MUNICIPAL ROAD BOARDS AND PARKS LGRCEU	PAYROLL DEDUCTIONS	1		132.00
EFT10333	25/08/2023	WEST AUSTRALIAN SHIRE COUNCILS & MUNICIPAL ROAD BOARDS AND PARKS LGRCEU	PAYROLL DEDUCTIONS	1		132.00
DD13684.1	01/08/2023	AWARE SUPER	PAYROLL DEDUCTIONS	1		7,514.48
DD13684.2	01/08/2023	REST INDUSTRY SUPER	SUPERANNUATION CONTRIBUTIONS	1		126.78
DD13684.3	01/08/2023	COLONIAL FIRSTSTATE FIRSTCHOICE PERSONAL SUPER	SUPERANNUATION CONTRIBUTIONS	1		525.50
DD13684.4	01/08/2023	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	1		1,205.38
DD13684.5	01/08/2023	HESTA SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	1		372.04
DD13684.6	01/08/2023	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	1		268.54
DD13684.7	01/08/2023	HOSTPLUS	SUPERANNUATION CONTRIBUTIONS	1		367.10
DD13684.8	01/08/2023	AMP SUPER FUND	SUPERANNUATION CONTRIBUTIONS	1		261.49
DD13684.9	01/08/2023	MLC	SUPERANNUATION CONTRIBUTIONS	1		274.07
DD13698.1	15/08/2023	AWARE SUPER	PAYROLL DEDUCTIONS	1		7,433.71
DD13698.2	15/08/2023	REST INDUSTRY SUPER	SUPERANNUATION CONTRIBUTIONS	1		126.78
DD13698.3	15/08/2023	COLONIAL FIRSTSTATE FIRSTCHOICE PERSONAL SUPER	SUPERANNUATION CONTRIBUTIONS	1		525.50

DD13698.4	15/08/2023	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	1		1,195.45
DD13698.5	15/08/2023	HESTA SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	1		384.69
DD13698.6	15/08/2023	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	1		261.49
DD13698.7	15/08/2023	HOSTPLUS	SUPERANNUATION CONTRIBUTIONS	1		367.10
DD13698.8	15/08/2023	AMP SUPER FUND	SUPERANNUATION CONTRIBUTIONS	1		443.25
DD13698.9	15/08/2023	MLC	SUPERANNUATION CONTRIBUTIONS	1		274.07
DD13709.1	29/08/2023	AWARE SUPER	PAYROLL DEDUCTIONS	1		7,562.68
DD13709.2	29/08/2023	REST INDUSTRY SUPER	SUPERANNUATION CONTRIBUTIONS	1		126.78
DD13709.3	29/08/2023	MERCER	SUPERANNUATION CONTRIBUTIONS	1		217.16
DD13709.4	29/08/2023	COLONIAL FIRSTSTATE FIRSTCHOICE PERSONAL SUPER	SUPERANNUATION CONTRIBUTIONS	1		550.98
DD13709.5	29/08/2023	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	1		1,205.68
DD13709.6	29/08/2023	HESTA SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	1		384.69
DD13709.7	29/08/2023	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	1		261.49
DD13709.8	29/08/2023	HOSTPLUS	SUPERANNUATION CONTRIBUTIONS	1		367.10
DD13709.9	29/08/2023	AMP SUPER FUND	SUPERANNUATION CONTRIBUTIONS	1		261.49
DD13717.1	29/08/2023	AUSTRALIAN RETIREMENT TRUST	SUPERANNUATION CONTRIBUTIONS	1		137.10
DD13684.10	01/08/2023	AUSTRALIAN RETIREMENT TRUST	SUPERANNUATION CONTRIBUTIONS	1		83.75
DD13698.10	15/08/2023	AUSTRALIAN RETIREMENT TRUST	SUPERANNUATION CONTRIBUTIONS	1		83.75
DD13709.10	29/08/2023	MLC	SUPERANNUATION CONTRIBUTIONS	1		274.07
DD13709.11	29/08/2023	AUSTRALIAN RETIREMENT TRUST	SUPERANNUATION CONTRIBUTIONS	1		83.75
TOTAL PAYROLL						33,791.89
GRAND TOTAL						265,650.46

16. DIRECTORATE OF WORKS

16.1 Scheme Amendment No. 6 to Shire of Pingelly Local Planning Scheme No. 3 (omnibus amendment to the Scheme text)

File Reference:	ADM0101
Location:	Applies throughout the Shire
Applicant:	Not Applicable
Author:	Chief Executive Officer and Consultant Planner
Disclosure of Interest:	Nil
Attachments:	16.1.1 Scheme Amendment No. 6 documentation
	16.1.2 Shire of Pingelly Local Planning Scheme No. 3 text showing proposed amendments in highlight and strikeout
	16.1.3 Environmental Protection Authority Determination
	16.1.4 Schedule of Submissions
	16.1.5 Schedule of Modifications
Previous Reference:	12956 Local Planning Scheme Report of Review (17 February 2021)
	13193 Scheme Amendment No. 6 (16 November 2022)

Purpose

For Council to adopt Scheme Amendment No. 6 (subject to minor modifications) and advise the Minister for Planning to approve Amendment No. 6.

Background

The *Shire of Pingelly Local Planning Scheme No. 3* (LPS3) provides the statutory basis for Council regulating development and land use proposals. LPS3 was gazetted on 5 May 2008.

Based on the Western Australian Planning Commission's (WAPC) approval of the Report of Review, Amendment No. 6 seeks to ensure LPS3 is consistent with changes to the 'Deemed Provisions' along with being consistent with the Model Scheme Text as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* (the 'Regulations').

There are various sections of the LPS3 text that are now redundant and have been replaced by clauses in the deemed provisions of the Regulations.

- Based on the approved Report of Review, Amendment No. 6 also updates other sections of the LPS3 text to address emerging planning issues, and to promote an effective and efficient local planning system.

The purpose of Amendment No. 6 is to modify the LPS3 text to:

- Ensure consistency with the deemed provisions in Schedule 2 of the Regulations;
- Ensure consistency with Schedule 1 - Model provisions for local planning schemes (Model Scheme Text) in the Regulations;
- Update the Zoning Table;
- Delete superfluous definitions and land uses and introduce new definitions and land uses;
- Insert provisions relating to the Commercial, Mixed Use, Residential, Rural Residential, Rural, General Industry and Urban Development zones;
- Insert provisions relating to amenity, servicing and natural resource management;
- Modify Development Table – General;
- Introduce Schedule A – Supplemental Provisions;
- Ensure zone and reserve names are consistent with the Regulations; and
- Review opportunities to create an effective and efficient local planning system.

The publicly advertised Scheme Amendment No. 6 documentation is outlined in Attachment 16.1.1

Attachment 16.1.2 outlines proposed modifications to the LPS3 text (recently advertised) with new sections highlighted and deleted sections in ~~strikeout~~. The aqua highlighted text are from the Model Scheme Text, green highlighted text are proposed new provisions, while white text are retained provisions from LPS3.

At the Council's Ordinary Meeting on 16 November 2022, the Council passed the following motion:

Resolution Number: 13193

That Council:

1. Agrees to adopt an amendment to the *Shire of Pingelly Local Planning Scheme No. 3*, pursuant to section 75 of the *Planning and Development Act 2005*, through modifying the Scheme text as outlined in Attachment 16.1.1.
2. Determines that Amendment No. 6 is standard under part (f) and (g) of the standard amendment definition contained in Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
3. Authorises the Shire President and the Chief Executive Officer to execute the Scheme Amendment No. 6 documents as outlined in Attachment 16.1.1.
4. Notes the Shire will refer Scheme Amendment No. 6 to the Environmental Protection Authority for assessment pursuant to section 81 of the *Planning and Development Act 2005*. Should the Environmental Protection Authority advise that the amendment does not require assessment, advertise the amendment in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.
5. Authorises the Chief Executive Officer to progress and address matters with the Environmental Protection Authority, Department of Planning, Lands and Heritage and the Western Australian Planning Commission.

Following the Council resolution, the Environmental Protection Authority (EPA) determined that the scheme amendment should not be assessed via an environmental impact assessment (see Attachment 16.1.3). The EPA decision effectively gave its environmental clearance to Amendment No. 6. The EPA additionally provided some advice. It is recommended that Clause 51(a) be modified as per the EPA advice. Schedule A in the amended LPS3 text proposes to exempt dams on Rural zoned land.

The Shire met the requirements of the Regulations through seeking public comment on Amendment No. 6 for a period of 42 days through:

- Writing to relevant State Government, servicing agencies and stakeholders;
- Placing public notices in the local paper;
- Details being on the Shire's website and on the Shire's Facebook page; and
- Having information available at the Shire office.

Additionally, there was a Drop-In session with the Consultant Planner on 14 August 2023.

The Shire received 7 submissions on Amendment No. 6, all from government agencies. There are no objections, while some agencies have provided advice.

The associated Schedule of Submissions is set out in Attachment 16.1.4. This includes the local government response and the local government recommendation on the submissions. As a result of the submissions, minor modifications are proposed to the advertised document set out in Attachment 16.1.5.

Comment

It is recommended that Council resolves to support Amendment No. 6, as outlined in Attachment 16.1.1, with minor modifications (outlined in Attachment 16.1.5) to the version considered by the Council on 16 November 2022 and which was subject to community and stakeholder advertising. The modifications seek to address the EPA advice and the submissions.

Some submissions do not require modification to the Amendment No. 6 documentation. Some matters raised can be addressed through other planning, building and environmental health processes or through the separate review of the Local Planning Strategy.

Subject to the Council's decision, copies of the submissions, the Schedule of Submissions and the amendment documentation will be forwarded to the WAPC who will assess the scheme amendment request with the final decision made by the Minister for Planning.

Consultation

Amendment No. 6 was publicly advertised in accordance with the Regulations.

In addition, a public invitation was issued to the community at large to discuss these changes and any concerns with the Shire's Consultant Planner in person. This additional consultation took place on 14 August 2023. A number of people responded to this invitation and discussed the changes with the Consultant Planner and other staff and were satisfied with the responses provided.

Statutory Environment

Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015, and Shire of Pingelly Local Planning Scheme No. 3

Policy Implications

Changes to the Local Planning Scheme will necessitate several policy amendments and/or additions. There will be a separate requirement to update the Local Planning Strategy to address the WAPC's approval of the Report of Review.

Financial Implications

This is included within the existing budget.

Strategic Implications

Outcome 6	A great place to live
Objective 6.1	Provide responsible planning and development.
Action 6.1.1	Review the Local Planning Framework to ensure adequate land supply to meet growing and changing land use needs

Approval of Scheme Amendment No. 6 will assist in improving the efficiency and effectiveness of the planning system.

Risk Implications

Risk	The key risk in relation to an outdated Local Planning Scheme, that is not in line with the model provisions, is that decisions by the Shire may be inconsistent with those made by the WAPC, or may be difficult to apply new and emergency land uses.
Risk Rating (Prior to Treatment or Control)	Medium (9)
Principal Risk Theme	Reputational
Risk Action Plan (Controls or Treatment Proposed)	Nil

Risk Matrix

Consequence Likelihood		Insignificant	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Almost Certain	5	Medium (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Medium (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Voting Requirements:

Simple Majority

Officer’s Recommendation:

That Council:

1. Pursuant to Regulation 50(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* endorse the ‘Local Government Recommendation’ in the Schedule of Submissions relating to Amendment No. 6 as provided in Attachment 16.1.4.
2. Pursuant to Regulation 50(3)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015* endorse the Schedule of Modifications relating to Amendment No. 6 as attached at 16.1.5 and request these be incorporated into Amendment No. 6 by the Minister for Planning.
3. Pursuant to section 75 of the *Planning and Development Act 2005* and Regulation 50(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and subject to addressing modifications in Attachment 16.1.5, adopts Amendment No. 6 and seeks final approval from the Minister for Planning.
4. Authorises the Shire President and the Chief Executive Officer to execute the Scheme Amendment No. 6 documents.

Moved: _____ Seconded: _____



Shire of Pingelly Local Planning Scheme No. 3 Scheme Amendment No. 6

Omnibus amendment to the Scheme Text

Prepared by Edge Planning & Property for the Shire of Pingelly

www.edgeplanning.com.au

June 2022

Planning and Development Act 2005

RESOLUTION TO PREPARE AMENDMENT TO TOWN PLANNING SCHEME

**SHIRE OF PINGELLY LOCAL PLANNING SCHEME No. 3
AMENDMENT No. 6**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amends the above Local Planning Scheme by:

1. Deleting Parts 1 (other than clause 1.5), 2, 3, 4, 5, 6 (part), 7, 8, 9, 10 and 11 and replacing with Parts 1, 2, 3, 4, 5 and 6 from Model Provisions for Local Planning Schemes set out in Schedule 1 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (Model Scheme Text).
2. Deleting Schedules One to Ten inclusive from the Scheme text.
3. Rewording and extending Part 6 – Special Control Areas (proposed Part 5).
4. Rewording Schedule Eleven – Rural Residential Zones and Provisions (proposed Schedule 2).
5. Deleting, modifying and adding definitions from Schedule One, Dictionary of Defined Words and Expressions, as they have been superseded by the definitions set out in the Model Scheme Text. Adding the Model Scheme Text definitions, plus adding other definitions to Part 6.
6. Extending and modifying the Aims of the Scheme in clause 1.6 (new clause 9).
7. Deleting the Zoning Table and replacing with a new Zoning Table with new land uses and modified permissibility.
8. Modifying references of 'Town Centre' zone to 'Commercial' zone, 'General Agriculture' zone to 'Rural' zone, 'Industry' zone to 'General Industry' zone, 'Development' zone to 'Urban Development' zone.
9. Deleting references to 'Special Use' zone.
10. Inserting provisions relating to the Commercial, Mixed Use, Residential, Rural Residential, Rural, General Industry and Urban Development zones and inserting provisions relating to dual residential density codes, general appearance of buildings and preservation of amenity, development of land without constructed/dedicated road frontage or access, repurposed dwellings and second-hand dwellings, derelict vehicles, machinery and objects, use of setback area, commercial vehicle parking, landscaping, car parking, traffic management, natural resource management, waterway resource management and protection, ancillary dwellings, caretaker's dwellings, workforce accommodation, dwellings without reticulated mains water supply, servicing, mining operations, waste and resource recovery facilities, signage and advertisements, and restrictive covenants.

11. Modifying Table 6 – Development Table – General to Table 5 Site and development standards.
12. Rewording Schedule 2 – Additional Uses including replacing Additional Use No. 2 and relocating to proposed clause 19.
13. Inserting Schedule A – Supplementary provisions to the deemed provisions.
14. Adding Schedule 1 – Exempted Signage and Advertisements.
15. Addressing administrative anomalies.
16. Renumbering the scheme provisions and schedules sequentially and updating any cross referencing.
17. Updating the Table of Contents.
18. Modifying the scheme maps through changing zone and reserve names to align with Schedule 3 – Legends used in Scheme from the *Planning and Development (Local Planning Scheme) Regulations 2015*.
19. Deleting the preamble.

The amendment is a standard amendment in accordance with part (f) and (g) of the standard amendment definition contained in Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Dated this 28..... day of November..... 20 22.....

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 CHIEF EXECUTIVE OFFICER

Contents

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Attachment

1	Shire of Pingelly Local Planning Scheme No. 3 text showing proposed amendments in highlight and strikeout	
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PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

LOCAL GOVERNMENT	Shire of Pingelly
DESCRIPTION OF LOCAL PLANNING SCHEME	Shire of Pingelly Local Planning Scheme No. 3
TYPE OF SCHEME	District Scheme
SERIAL NO. OF AMENDMENT	6
PROPOSAL	Undertake various amendments to the scheme text to ensure consistency with the deemed provisions, address the Model Scheme Text, address emerging planning issues and assist in creating an effective and efficient local planning system.

REPORT BY THE SHIRE OF PINGELLY

1. INTRODUCTION

The purpose of this Amendment is to modify the *Shire of Pingelly Local Planning Scheme No. 3 (LPS3)* to:

- Ensure consistency with the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the 'Regulations');
- Ensure consistency with Schedule 1 - Model provisions for local planning schemes (Model Scheme Text) in the Regulations;
- Update the Zoning Table;
- Delete superfluous definitions and land uses and introduce new definitions and land uses;
- Insert provisions relating to the Commercial, Mixed Use, Residential, Rural Residential, Rural, General Industry and Urban Development zones;
- Insert provisions relating to amenity, servicing and natural resource management;
- Modify Development Table – General;
- Introduce Schedule A – Supplemental Provisions;
- Ensure zone and reserve names are consistent with the Regulations; and
- Review opportunities to create an effective and efficient local planning system.

The Amendment is a standard amendment in accordance with part (f) and (g) of the standard amendment definition contained in Regulation 34 of the Regulations.

2. BACKGROUND

LPS3 was gazetted on 5 May 2008. Based on the approved Report of Review, this Amendment seeks to ensure LPS3 is consistent with recent changes to the deemed provisions along with consistency with the Model Scheme Text.

The Regulations were gazetted on 25 August 2015. The Regulations, made under the *Planning and Development Act 2005* (the 'Act'), govern the way in which local planning schemes are prepared and amended.

Schedule 2 of the Regulations titled 'Deemed provisions for local planning schemes' apply to all planning schemes and prevail over schemes including LPS3. The deemed provisions are 'read into' schemes automatically under Section 257B of the Act. Provisions in LPS3, which are inconsistent with the deemed provisions, ceased to apply as of gazettal of the Regulations.

The deemed provisions address a range of matters including uniform processes and procedures to schemes, such as structure plan preparation and development assessment. The Regulations are a major part of Western Australia's planning reform agenda.

As a result of changes to the Regulations, various parts of LPS3 are now superfluous. This Amendment is now pursued to remove provisions which have been replaced by the deemed provisions, along with addressing the Model Scheme Text.

The local government has audited LPS3 (see Attachment 1) to determine which provisions are now superseded by the deemed provisions and Model Scheme Text. Accordingly, the Amendment also seeks consistency with Schedule 1 of the Regulations to address the Model Scheme Text.

Based on the approved Report of Review, the Amendment also updates other sections of the LPS3 text to address emerging planning issues, and to promote an effective and efficient local planning system. These are outlined in Attachment 1.

3. PROPOSED AMENDMENTS AND RATIONALE

The following matters have been identified as requiring modification to ensure LPS3 is consistent with the Regulations and to reflect the needs of the local community:

- Ensure consistency with the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the 'Regulations');
- Ensure consistency with Schedule 1 - Model provisions for local planning schemes (Model Scheme Text) in the Regulations;
- Update the Zoning Table to provide sufficient controls but also to provide flexibility for a range of appropriate uses in the different zones as expected in a rural context;
- Insert provisions relating to the Commercial, Mixed Use, Residential, Rural Residential, Rural, General Industry and Urban Development zones;
- Insert provisions relating to dual residential density codes, general appearance of buildings and preservation of amenity, development of land without constructed/dedicated road frontage or access, repurposed dwellings and second-hand dwellings, derelict vehicles, machinery and objects, use of setback area, commercial vehicle parking, landscaping, car parking, traffic management, natural resource management, waterway resource management and protection, ancillary dwellings, caretaker's dwellings, workforce accommodation, dwellings without reticulated mains water supply, servicing,

mining operations, waste and resource recovery facilities, signage and advertisements, and restrictive covenants;

- Delete superfluous definitions and land uses and introduce new definitions and land uses;
- Modify Development Table – General;
- Introduce Schedule A – Supplemental Provisions;
- Review opportunities to create an effective and efficient local planning system; and
- Ensure zone and reserve names, including on the scheme maps, are consistent with the Regulations.

Attachment 1 outlines proposed modifications to the LPS3 text with new sections highlighted and deleted sections in strikeout. The aqua highlighted text are from the WAPC's Model Scheme Text, green highlighted text are proposed new provisions, while white text are retained provisions from LPS3.

4. CONCLUSION

The proposed amendments to the LPS3 text seek to ensure consistency with the Regulations, to address emerging issues and to assist in making LPS3 a more effective and efficient planning tool.

The support of the Western Australian Planning Commission and the approval of the Minister for Planning are respectfully requested.

Planning and Development Act 2005

SHIRE OF PINGELLY

LOCAL PLANNING SCHEME No. 3

AMENDMENT No. 6

That the Shire of Pingelly, 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. Deleting Parts 1 (other than clause 1.5), 2, 3, 4, 5, 6 (part), 7, 8, 9, 10 and 11 and replacing with Parts 1, 2, 3, 4, 5 and 6 from Model Provisions for Local Planning Schemes set out in Schedule 1 of the *Planning and Development (Local Planning Scheme) Regulations 2015 (Model Scheme Text)*, along with the following:
 - Adding 'any supplemental provisions to the deemed provisions outlined in Schedule A of the scheme text;' in sub-clause 7(1)(b); and
 - Modifying 'Department of Main Road' to 'Main Roads Western Australia' in sub-clause 14(1).
2. Deleting Schedules One to Ten inclusive from the Scheme text.
3. Rewording and extending Part 6 – Special Control Areas (proposed Part 5) as follows:

Special control areas

- (1) Special control areas are marked on the Scheme Map according to the legend on the Scheme Map.
- (2) The purpose, objectives and additional provisions that apply to each special control area is set out in Table 7.

Table 7 – Special control areas in the Scheme area

Name of area	Purpose	Objectives	Additional provisions
SCA 1	Waste Water Treatment Plant Odour Buffer	<ol style="list-style-type: none"> 1. Protect the long-term operation of the water treatment plant which provides an essential service to the community through the treatment, re-use and safe disposal of the town's treated waste water. 2. Recognise the potential impacts on amenity from the wastewater treatment plant, including odour 	<ol style="list-style-type: none"> 1. Despite the land use permissibility indicated in Table 3 or any provisions elsewhere in the Scheme, a Development Application is required for any proposed use or development within the Special Control Area as depicted on the Scheme Map. 2. When determining applications for development within the Special Control Area, the local government shall: <ol style="list-style-type: none"> (a) Consider the compatibility of the use or development with waste water treatment infrastructure having regard to potential odour and noise

		<p>and noise nuisance.</p> <p>3. Avoid the development of incompatible and odour sensitive land uses within the buffer area.</p> <p>4. Where necessary and appropriate control development and land use within the buffer area.</p>	<p>emissions from the waste water treatment plant;</p> <p>(b) Consider whether the use or development would have a detrimental impact on the long-term operation of the waste water treatment plant;</p> <p>(c) Obtain and have regard to the advice and recommendations of the Water Corporation, Department of Water and Environment Regulation, Western Australian Planning Commission; and any other relevant authorities, and any policies related thereto;</p> <p>(d) Impose conditions as appropriate to any development approval to attenuate or minimise odour and noise impacts; and</p> <p>(e) Notwithstanding clause 18, not approve any development application within the buffer that, in the opinion of the local government, would suffer unacceptable impacts from odour or noise emissions, or which by its nature may adversely impact on the continued operation of the waste water treatment plant.</p>
SCA2	Moorumbine townsite and Dattening townsite	<p>Guide development in an orderly manner:</p> <p>(a) in accordance with and consistent with the limitations of existing infrastructure;</p> <p>(b) Council's settlement hierarchy;</p> <p>(c) the natural resource management provisions of this Scheme;</p> <p>(d) the general land use allocations indicated in Council's policy plan for each area.</p>	<p>1. The base zoning for each special control area is "Rural Residential". Reserves are allocated to specific purposes.</p> <p>2. An application for planning approval is required for all development within the special control area.</p> <p>3. An application for development approval for any use other than residential needs to demonstrate how its operation and location will be compatible with existing residences.</p> <p>4. An application for a use which would otherwise not be permitted in the Scheme for the particular zone or reserve may be approved by the local government having regard to the following criteria and only</p>

			<p>after following the procedure set in clause 64 of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>5. An application for development approval will, where appropriate, be referred to the servicing agencies to establish the need for, or adequacy of infrastructure to satisfactorily service the development.</p> <p>6. No additional lots shall be created unless with a minimum area of 1.5 ha but the local government may recommend approval and the Commission may approve the adjustment of boundaries between lots or the amalgamation of lots.</p>
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4. Rewording Schedule Eleven – Rural Residential Zones and Provisions (proposed Schedule 2) as follows:

Description of Location	Provisions
Aldersyde Road Avon Location 4925 (RR1)	All lots of less than 2 ha shall be connected to a reticulated public water supply as a condition of subdivision.
Pingelly Townsite (RR2)	No additional lots shall be created unless with a minimum area of 1.5 ha but the Council may recommend approval and the Commission may approve the adjustment of boundaries between lots or the amalgamation of lots.
Yenellin Road Portion of Lot 5209 and portion of Lot 3902, Pingelly (RR3)	<ol style="list-style-type: none"> 1. Development (including subdivision) shall be generally in accordance with a Structure Plan adopted by Council and endorsed by the Western Australian Planning Commission. 2. A minimum lots size of 1 ha shall apply. 3. All lots are required to be connected to a reticulated water supply by a licensed provider. 4. Approved dwellings need to be connected to alternative onsite effluent disposal systems to prevent pollution of groundwater. Prospective purchasers should be advised of this requirement. 5. No lots shall have direct vehicular access to Bullaring-Pingelly Road. 6. A Revegetation Implementation Plan is to be prepared with a minimum of ten percent (10%) of the development area revegetated with native species to the satisfaction of the local government and the Department of Water and Environmental Conservation. 7. The balance of title for Lot 5209 is to be amalgamated with the adjoining Lot 3902.

5. Deleting, modifying and adding definitions from Schedule One, Dictionary of Defined Words and Expressions, as they have been superseded by the definitions set out in the Model Scheme Text. Adding Model Scheme Text definitions, plus adding other definitions to Part 6. In particular:
- Deleting agroforestry, aquaculture, dog kennels, industry-general, industry-mining, industry-service, plantation, showroom, and storage;
 - Adding ancillary dwelling, art gallery, brewery, bulky goods showroom, commercial vehicle parking, garden centre, grouped dwelling, holiday accommodation, holiday house, independent living complex, industry, industry – primary production, liquor store – large, liquor store – small, mining operations, renewable energy facility, repurposed dwelling, residential aged care facility, resource recovery centre, second-hand dwelling, serviced apartment, single house, small bar, trade supplies, transport depot, tree farm, waste disposal facility, waste storage facility, wind farm, and workforce accommodation; and
 - Adding the following:

Part 6 — Terms referred to in Scheme
Division 1 — General definitions used in Scheme

64. Terms used

(1) If a word or expression used in this Scheme is listed in this clause, its meaning is as follows —

building envelope means the area of land within which all buildings and effluent disposal facilities on a lot must be contained;

cabin means a dwelling forming part of a tourist development or caravan park that is —

- (a) an individual unit other than a chalet; and
- (b) designed to provide short-term accommodation for guests;

chalet means a dwelling forming part of a tourist development or caravan park that is —

- (a) a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and
- (b) designed to provide short-term accommodation for guests;

commercial vehicle means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including —

- (a) a utility, van, truck, tractor, bus or earthmoving equipment; and
- (b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a);

floor area has meaning given in the Building Code;

minerals has the meaning given in the *Mining Act 1978* section 8(1);

plot ratio means the ratio of the floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located;

precinct means a definable area where particular planning policies, guidelines or standards apply;

predominant use means the primary use of premises to which all other uses carried out on the premises are incidental;

retail means the sale or hire of goods or services to the public;

Scheme commencement day means the day on which this Scheme comes into effect under section 87(4) of the Act;

short-term accommodation means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period;

wholesale means the sale of goods or materials to be sold by others.

- (2) A word or expression that is not defined in this Scheme —
- (a) has the meaning it has in the *Planning and Development Act 2005*; or
 - (b) if it is not defined in that Act — has the same meaning as it has in the R-Codes.

65. Land use terms used

If this Scheme refers to a category of land use that is listed in this provision, the meaning of that land use is as follows —

abattoir means premises used commercially for the slaughtering of animals for the purposes of consumption as food products;

agriculture — extensive means premises used for the raising of stock or crops including outbuildings and earthworks, but does not include agriculture — intensive or animal husbandry — intensive;

agriculture — intensive means premises used for commercial production purposes, including outbuildings and earthworks, associated with any of the following —

- (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
- (b) the establishment and operation of plant or fruit nurseries;
- (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms);
- (d) aquaculture;

amusement parlour means premises —

- (a) that are open to the public; and
- (b) that are used predominantly for amusement by means of amusement machines including computers; and
- (c) where there are 2 or more amusement machines;

ancillary dwelling has the meaning given in the R-Codes;

animal establishment means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry — intensive or veterinary centre;

animal husbandry — intensive means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) or other livestock in feedlots, sheds or rotational pens;

art gallery means premises —

- (a) that are open to the public; and
- (b) where artworks are displayed for viewing or sale;

bed and breakfast means a dwelling —

- (a) used by a resident of the dwelling to provide short-term accommodation, including breakfast, on a commercial basis for not more than 4 adult persons or one family; and
- (b) containing not more than 2 guest bedrooms;

betting agency means an office or totalisator agency established under the *Racing and Wagering Western Australia Act 2003*;

brewery means premises the subject of a producer's licence authorising the production of beer, cider or spirits granted under the *Liquor Control Act 1988*;

bulky goods showroom means premises —

- (a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes —

- (i) automotive parts and accessories;
- (ii) camping, outdoor and recreation goods;
- (iii) electric light fittings;
- (iv) animal supplies including equestrian and pet goods;
- (v) floor and window coverings;
- (vi) furniture, bedding, furnishings, fabrics, manchester and homewares;
- (vii) household appliances, electrical goods and home entertainment goods;
- (viii) party supplies;
- (ix) office equipment and supplies;
- (x) babies' and children's goods, including play equipment and accessories;
- (xi) sporting, cycling, leisure, fitness goods and accessories;
- (xii) swimming pools; or
- (b) used to sell by retail goods and accessories by retail if —
 - (i) a large area is required for the handling, display or storage of the goods; or
 - (ii) vehicular access is required to the premises for the purpose of collection of purchased goods;

caravan park means premises that are a caravan park as defined in the *Caravan Parks and Camping Grounds Act 1995* section 5(1);

caretaker's dwelling means a dwelling on the same site as a building, operation or plant used for industry, and occupied by a supervisor of that building, operation or plant;

car park means premises used primarily for parking vehicles whether open to the public or not but does not include —

- (a) any part of a public road used for parking or for a taxi rank; or
- (b) any premises in which cars are displayed for sale;

child care premises means premises where —

- (a) an education and care service as defined in the *Education and Care Services National Law (Western Australia)* section 5(1), other than a family day care service as defined in that section, is provided; or
- (b) a child care service as defined in the *Child Care Services Act 2007* section 4 is provided;

cinema/theatre means premises where the public may view a motion picture or theatrical production;

civic use means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes;

club premises means premises used by a legally constituted club or association or other body of persons united by a common interest;

commercial vehicle parking means premises used for parking of one or 2 commercial vehicles but does not include —

- (a) any part of a public road used for parking or for a taxi rank; or
- (b) parking of commercial vehicles incidental to the predominant use of the land;

community purpose means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit;

consulting rooms means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care;

convenience store means premises —

- (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and
- (b) operated during hours which include, but may extend beyond, normal trading hours; and
- (c) the floor area of which does not exceed 300 m² net lettable area;

corrective institution means premises used to hold and reform persons committed to it by a court, such as a prison or other type of detention facility;

educational establishment means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution;

exhibition centre means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum;

family day care means premises where a family day care service as defined in the *Education and Care Services National Law (Western Australia)* is provided;

fast food outlet means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten —

- (a) without further preparation; and
- (b) primarily off the premises;

fuel depot means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel but does not include premises used —

- (a) as a service station; or
- (b) for the sale of fuel by retail into a vehicle for use by the vehicle;

funeral parlour means premises used —

- (a) to prepare and store bodies for burial or cremation;
- (b) to conduct funeral services;

garden centre means premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticulture and gardens;

grouped dwelling has the meaning given in the R-Codes;

holiday accommodation means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot;

holiday house means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast;

home business means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession —

- (a) does not involve employing more than 2 people who are not members of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 50 m²; and
- (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and
- (g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;

home occupation means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that —

- (a) does not involve employing a person who is not a member of the occupier's household; and

- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 20 m²; and
- (d) does not involve the display on the premises of a sign with an area exceeding 0.2 m²; and
- (e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (f) does not —
 - (i) require a greater number of parking spaces than normally required for a single dwelling; or
 - (ii) result in an increase in traffic volume in the neighbourhood; and
- (g) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and
- (h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and
- (i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;

home office means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation —

- (a) is solely within the dwelling; and
- (b) does not entail clients or customers travelling to and from the dwelling; and
- (c) does not involve the display of a sign on the premises; and
- (d) does not require any change to the external appearance of the dwelling;

home store means a shop attached to a dwelling that —

- (a) has a net lettable area not exceeding 100 m²; and
- (b) is operated by a person residing in the dwelling;

hospital means premises used as a hospital as defined in the *Health Services Act 2016* section 8(4);

hotel means premises the subject of a hotel licence other than a small bar or tavern licence granted under the *Liquor Control Act 1988* including any betting agency on the premises;

independent living complex means a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, but does not include a development which includes these features as a component of a residential aged care facility;

industry means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or 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;
- (c) the selling of goods by wholesale or retail;
- (d) the provision of amenities for employees;
- (e) incidental purposes;

industry – cottage means a trade or light industry producing arts and crafts goods which does not fall within the definition of a home occupation and which -

- (a) does not cause injury to or adversely affect the amenity of the neighbourhood;
- (b) where operated in a residential zone, does not employ any person other than a member of the occupier's household;

- (c) is conducted in an out-building which is compatible with the principal uses to which land in the zone in which it is located may be put;
- (d) does not occupy an area in excess of 50 square metres; and
- (e) does not display a sign exceeding 0.2 square metres in area;

industry — extractive means premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ripping, blasting or dredging and may include facilities for any of the following purposes —

- (a) the processing of raw materials including crushing, screening, washing, blending or grading;
- (b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, loading, transportation, maintenance and administration;

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 — primary production means premises used —

- (a) to carry out a primary production business as that term is defined in the *Income Tax Assessment Act 1997* (Commonwealth) section 995-1; or
- (b) for a workshop servicing plant or equipment used in primary production businesses;

industry — rural means premises used for an industry that —

- (a) supports and/or is associated with primary production; or
- (a) services plant or equipment used in primary production;

liquor store — large means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of more than 300 m²;

liquor store — small means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of not more than 300 m²;

lunch bar means premises or part of premises used for the sale of takeaway food (in a form ready to be consumed without further preparation) within industrial or commercial areas;

market means premises used for the display and sale of goods from stalls by independent vendors;

medical centre means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care;

mining operations means premises where mining operations, as that term is defined in the *Mining Act 1978* section 8(1) is carried out;

motel means premises, which may be licensed under the *Liquor Control Act 1988* —

- (a) used to accommodate guests in a manner similar to a hotel; and
- (b) with specific provision for the accommodation of guests with motor vehicles;

motor vehicle, boat or caravan sales means premises used to sell or hire motor vehicles, boats or caravans;

motor vehicle repair means premises used for or in connection with —

- (a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or
- (b) repairs to tyres other than recapping or re-treading of tyres;

motor vehicle wash means premises primarily used to wash motor vehicles;

nightclub means premises the subject of a nightclub licence granted under the *Liquor Control Act 1988*;

office means premises used for administration, clerical, technical, professional or similar business activities;

park home park means premises used as a park home park as defined in the *Caravan Parks and Camping Grounds Regulations 1997* Schedule 8;

place of worship means premises used for religious activities such as a chapel, church, mosque, synagogue or temple;

reception centre means premises used for hosted functions on formal or ceremonial occasions;

recreation — private means premises that are —

- (a) used for indoor or outdoor leisure, recreation or sport; and
- (b) not usually open to the public without charge;

renewable energy facility means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary;

repurposed dwelling means a building or structure not previously used as a single house which has been repurposed for use as a dwelling;

residential building has the meaning given in the R-Codes;

residential aged care facility means a residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent persons which, as well as accommodation, includes:

- (a) appropriate staffing to meet the nursing and personal care needs of residents
- (b) meals and cleaning services
- (c) furnishings, furniture and equipment.

This may consist of multiple components that include communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short-term) care, and/or an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility;

resource recovery centre means premises other than a waste disposal facility used for the recovery of resources from waste;

restaurant/cafe means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the *Liquor Control Act 1988*;

restricted premises means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of —

- (a) publications that are classified as restricted under the *Classification (Publications, Films and Computer Games) Act 1995* (Commonwealth); or
- (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or
- (c) smoking-related implements;

rural home business means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or occupation if the carrying out of the business, service or occupation —

- (a) does not involve employing more than 2 people who are not members of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 200 m²; and
- (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and

- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle of more than 30 tonnes gross weight;

rural pursuit/hobby farm means any premises, other than premises used for agriculture — extensive or agriculture — intensive, that are used by an occupier of the premises to carry out any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household —

- (a) the rearing, agistment, stabling or training of animals;
- (b) the keeping of bees;
- (c) the sale of produce grown solely on the premises;

Second-hand dwelling means a dwelling that has been in a different location, and has been dismantled and transported to another location, but does not include a modular home or transportable dwelling;

serviced apartment means a group of units or apartments providing —

- (a) self-contained short stay accommodation for guests; and
- (b) any associated reception or recreational facilities;

service station means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for —

- (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or
- (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles;

shop means premises other than a bulky goods showroom, a liquor store — large or a liquor store — small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services;

single house has the meaning given in the R-Codes;

small bar means premises the subject of a small bar licence granted under the *Liquor Control Act 1988*;

tavern means premises the subject of a tavern licence granted under the *Liquor Control Act 1988*;

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;

trade display means premises used for the display of trade goods and equipment for the purpose of advertisement;

trade supplies means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for the following purposes including goods which may be assembled or manufactured off the premises —

- (a) automotive repairs and servicing;
- (b) building including repair and maintenance;
- (c) industry;
- (d) landscape gardening;
- (e) provision of medical services;
- (f) primary production;
- (g) use by government departments or agencies, including local government;

transport depot means premises used primarily for the parking or garaging of 3 or more commercial vehicles including —

- (a) any ancillary maintenance or refuelling of those vehicles; and

(b) any ancillary storage of goods brought to the premises by those vehicles; and

(c) the transfer of goods or persons from one vehicle to another;

tree farm means land used commercially for tree production where trees are planted in blocks of more than one hectare, including land in respect of which a carbon right is registered under the *Carbon Rights Act 2003* section 5;

veterinary centre means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders;

warehouse/storage means premises including indoor or outdoor facilities used for —

(a) the storage of goods, equipment, plant or materials; or

(b) the display or sale by wholesale of goods;

waste disposal facility means premises used —

(a) for the disposal of waste by landfill; or

(b) the incineration of hazardous, clinical or biomedical waste;

waste storage facility means premises used to collect, consolidate, temporarily store or sort waste before transfer to a waste disposal facility or a resource recovery facility on a commercial scale;

wind farm means premises used to generate electricity by wind force and any associated turbine, building or other structure but does not include anemometers or turbines used primarily to supply electricity for a domestic property or for private rural use;

winery means premises used for the production of viticultural produce and associated sale of the produce;

workforce accommodation means premises, which may include modular or relocatable buildings, used —

(a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and

(b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

6. Extending and modifying the Aims of the Scheme in clause 1.6 (new clause 9) through:

- Deleting 'The aims of the Scheme are through the zoning and reserving of land in appropriate locations' and replacing with 'The aims of the Scheme are to';
- Deleting 'To' at the start of each bullet point;
- Deleting 'To improve the management of the natural resources of the Scheme Area.'
- Adding the following:
 - (h) encourage the sustainable development and expansion of the Pingelly townsite to improve service viability while conserving or enhancing a strong sense of community.
 - (i) ensure that future subdivision and development within and near the Pingelly townsite provide a broad range of housing and lifestyle choices that enhance the environment and character of the townsite.
 - (j) provide opportunities for planned, contained and sustainable rural residential development with access to services and infrastructure within and abutting the Pingelly town site.
 - (k) assist employment and economic growth by facilitating the timely provision of suitable land for commercial, industrial and tourist development, as well as providing opportunities for home-based employment.
 - (l) encourage economic growth in rural areas by facilitating the more intensive and diversified use of rural land in appropriate areas for high value products

which are compatible with surrounding farm practices and encouraging processing and value adding industries to be located within the Shire.

- (m) protect good quality agricultural soils suitable for sustainable production from inappropriate subdivision and development for non-agricultural purposes.
- (n) promote the sustainable management of natural resources including energy, water, land, minerals and basic raw materials by preventing land degradation and integrating land and catchment management with land use planning.
- (o) protect the natural environment and biodiversity whilst ensuring appropriate development opportunities within the Shire are realised.
- (p) manage the use and development of land by means of zoning and development controls to achieve compatibility between land uses, and the preservation, and where possible the enhancement of visual amenity of urban and rural uses.
- (q) safeguard and enhance the character and amenity of the built and natural environment of the Scheme Area.

7. Deleting the Zoning Table and replacing with a new Zoning Table with new land uses and modified permissibility as follows:

Table 3 – Zoning Table

LANDUSE	Commercial	Mixed Use	Residential	Rural Residential	Rural	General Industry	Urban Development
Abattoir	X	X	X	X	A	A	See Clause 41
Agriculture – extensive	X	X	X	X	P	X	
Agriculture – intensive	X	X	X	X	A	X	
Amusement parlour	D	A	X	X	X	X	
Ancillary dwelling	D	D	P	D	D	X	
Animal establishment	X	X	X	A	D	A	
Animal husbandry – intensive	X	X	X	A	A	X	
Art gallery	D	D	X	I	D	D	
Bed and breakfast	P	D	A	D	D	X	
Betting agency	D	D	X	X	X	X	
Brewery	D	D	X	X	A	A	
Bulky goods showroom	A	D	X	X	X	A	
Caravan park	A	A	X	X	A	X	
Caretaker's dwelling	D	D	X	X	D	D	
Car park	D	D	X	X	X	D	
Child care premises	D	D	X	X	X	X	
Cinema/theatre	D	A	X	X	X	X	
Civic use	D	A	A	A	A	X	
Club premises	D	A	X	X	D	X	
Commercial vehicle parking	X	D	A	A	P	P	
Community purpose	D	D	A	D	D	X	
Consulting rooms	D	D	A	X	X	X	
Convenience store	D	A	A	X	X	X	
Corrective institution	X	X	X	X	A	X	
Educational establishment	D	A	A	X	A	A	
Exhibition centre	D	A	X	A	D	X	
Family day care	D	D	D	D	X	X	
Fast food outlet	A	A	X	X	X	X	
Fuel depot	A	A	X	X	D	D	
Funeral parlour	D	D	X	X	X	D	
Garden centre	D	D	X	A	D	D	
Grouped dwelling	D	P	P	X	D	X	
Holiday accommodation	A	A	X	X	A	X	
Holiday house	D	D	A	A	D	X	
Home business	P	P	A	A	A	X	
Home occupation	P	P	A	A	A	X	
Home office	P	P	P	P	P	X	
Home store	D	D	A	X	X	X	
Hospital	D	D	X	X	X	X	
Hotel	A	A	X	X	X	X	
Independent living complex	X	X	D	X	X	X	
Industry	X	X	X	X	A	D	
Industry – cottage	P	D	A	A	D	D	

Industry – extractive	X	X	X	X	D	A
Industry – light	A	D	X	X	X	P
Industry – primary production	X	X	X	X	D	D
Industry – rural	X	X	X	X	D	D
Liquor store - large	A	A	X	X	X	X
Liquor store – small	D	A	X	X	X	X
lunch bar	P	D	X	X	X	D
Market	D	D	X	X	D	X
Medical centre	P	D	A	X	X	X
Mining operations	D	D	D	D	D	D
Motel	D	A	X	X	X	X
Motor vehicle, boat or caravan sales	A	D	X	X	X	A
Motor vehicle repair	A	A	X	X	X	P
Motor vehicle wash	A	A	X	X	X	P
Nightclub	A	A	X	X	X	A
Office	P	D	X	X	X	X
Park home park	X	A	X	X	X	X
Place of worship	P	A	A	A	X	X
Reception centre	A	A	X	X	I	X
Recreation – private	D	X	X	X	A	A
Renewable energy facility	X	X	X	X	A	A
Repurposed dwelling	D	D	D	D	D	X
Residential building	D	D	A	X	A	X
Residential aged care facility	A	X	D	A	X	X
Resource recovery centre	X	A	X	X	X	D
Restaurant/café	P	D	X	X	I	X
Restricted premises	A	X	X	X	X	X
Rural home business	X	X	X	A	D	X
Rural pursuit/hobby farm	X	X	X	D	P	X
Second-hand dwelling	D	D	D	D	D	X
Serviced apartment	D	D	X	X	X	X
Service station	D	A	X	X	X	A
Shop	P	D	X	X	X	X
Single house	D	P	P	P	P	X
Small bar	P	A	X	X	I	X
Tavern	D	A	X	X	X	X
Telecommunications infrastructure	D	D	A	D	D	D
Trade display	A	D	X	X	X	D
Trade supplies	A	D	X	X	X	D
Transport depot	X	X	X	X	X	D
Tree farm	X	X	X	A	A	X
Veterinary centre	D	A	X	X	A	A
Warehouse/storage	A	D	X	X	X	D
Waste disposal facility	X	X	X	X	A	X
Waste storage facility	D	D	X	X	A	D
Wind farm	X	X	X	X	A	A
Winery	X	X	X	X	A	A
Workforce accommodation	A	A	X	X	I	X

8. Modifying references of 'Town Centre' zone to 'Commercial' zone, 'General Agriculture' zone to 'Rural' zone, 'Industry' zone to 'General Industry' zone, 'Development' zone to 'Urban Development' zone.
9. Deleting references to 'Special Use' zone.
10. Inserting provisions relating to the Commercial, Mixed Use, Residential, Rural Residential, Rural, General Industry and Urban Development zones and inserting provisions relating to dual residential density codes, general appearance of buildings and preservation of amenity, development of land without constructed/dedicated road frontage or access, repurposed dwellings and second-hand dwellings, derelict vehicles, machinery and objects, use of setback area, commercial vehicle parking, landscaping, car parking, traffic management, natural resource management, waterway resource management and protection, ancillary dwellings, caretaker's dwellings, workforce accommodation, dwellings without reticulated mains water supply, servicing, mining operations, waste and resource recovery facilities, signage and advertisements, and restrictive covenants as follows:

26. Modification of R-Codes

Dual Residential Density Codes

- (1) Where on the Scheme Map an area is identified as having a dual density coding in the form of a split R-Code (e.g. R10/20), when considering an application for development approval, or when making a recommendation to the Commission in respect of subdivision, the local government is to apply the lower of the two R-Codes to the proposal unless —
 - (a) it is consistent with all relevant planning instruments governing the control of the development to the satisfaction of the local government; and
 - (b) the lot is connected to reticulated sewerage.

32. Additional Site and Development Requirements

- (1) Clauses 34-60 set out requirements relating to development that are additional to those set out in the R-Codes, precinct structure plans, local development plans or State or local planning policies.
- (2) To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes, a precinct structure plan, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails.

33. Additional Site and Development Requirements for Areas Covered by Structure Plan or Local Development Plan

There are no additional requirements that apply to this Scheme.

34. Site and Development Standards – General

Unless otherwise provided by this Scheme, subdivision and development is required to comply with the requirements of Table 5 as follows:

35. Development in all zones

- (a) In considering an application for development approval (including additions and alterations to existing development) in all zones, the local government shall have regard to the criteria and design guidelines

contained in any local planning policy which has effect pursuant to the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

- (b) Development proposals shall recognise the preservation of areas or buildings of architectural or historic interest and the development of land abutting the same.

36. Development in the Commercial Zone

- (a) Residential development in the Commercial Zone shall be in accordance with the density code (R-Code) depicted on the Scheme Map. Where the Scheme Map does not indicate an R-Code residential development shall be in accordance with the R40 density code, unless otherwise indicated by a provision(s) of this Scheme.
- (b) For mixed use development, comprising a combination of residential and non-residential uses, the relevant provisions of the R-Codes shall apply to the residential component of the development in accordance with the applicable density code, and the provisions of this Scheme to the non-residential component of the development.
- (c) Notwithstanding the development standards set out above and in Table 5, when considering an application for development approval for non-residential development in the Commercial Zone the local government may approve variations, including the following:
 - (i) An increase in plot ratio of 20% may be granted where the local government is satisfied that the functioning of public open space areas, courtyards or colonnades, or setback areas; or the preservation of heritage buildings warrants an increase to the permissible plot ratio;
 - (ii) Site coverage of up to 100% where the local government is satisfied that adequate arrangements have been made in regard to access, car parking, circulation of traffic, safety, servicing, loading and unloading, stormwater drainage, effluent disposal and any other matter which the local government deems necessary;
 - (iii) A zero building setback from the front boundary where landscape and paved pedestrian areas are existing or (are to be provided adjacent to the front boundary (within the road reserve) and the local government is satisfied that adequate arrangements have been made in regard to access, car parking, circulation of traffic, safety, servicing and loading and unloading.

37. Development in the Mixed Use Zone

- (a) Residential development in the Mixed Use Zone shall be in accordance with the density code (R-Code) depicted on the Scheme Map. Where the Scheme Map does not indicate an R-Code residential development shall be in accordance with the R40 density code, unless otherwise indicated by a provision(s) of this Scheme.
- (b) For mixed use development, comprising a combination of residential and non-residential uses, the relevant provisions of the R-Codes shall apply to the residential component of the development in accordance with the applicable density code, and the provisions of this Scheme to the non-residential component of the development.

38. Development in the General Industry Zone

- (a) In considering an application for development approval in the General Industry Zone, the local government shall have regard for the:
 - (i) compatibility of the proposed use(s) with other surrounding uses;
 - (ii) potential impact of the proposal on the efficient and effective operations of existing and planned industry, infrastructure or public purposes; and
 - (iii) risks, hazards, health and amenity associated with the proposed use being located in proximity to existing and planned industry, infrastructure or public purpose or any other use.
- (b) Buildings may abut one side boundary, provided vehicular access to the rear of the lot is maintained.

39. Development in the Rural Residential Zone

- (a) The local government may approve the development of one (1) ancillary dwelling on a lot in the Rural Residential Zone providing it is located within the same building envelope as the primary dwelling or, where there is no building envelope, within 50m of the primary dwelling.
- (b) The local government may approve the development of an outbuilding on a vacant lot in the Rural Residential Zone subject to written commitment from the applicant that they will undertake substantial commencement of a single house within 2 years. The development approval for the outbuilding is conditional that the single house is substantially constructed on the lot within 2 years of the outbuilding approval.

40. Development in the Rural Zone

- (a) In considering applications for development and/or subdivision approval in the Rural Zone, the local government will consider the following:
 - (i) the availability of services required to support the proposed development or subdivision and the economic impact of the provision of, extension or upgrading of those services that may be required;
 - (ii) the adequacy of the roads, existing or proposed in the area which may be needed to support the amount of road traffic expected to be generated by the development or subdivision; and
 - (iii) the need to enforce such conditions as the local government deems appropriate in order to minimise any adverse effect the development may have on the general environment of the area.
- (b) The local government may grant approval of up to two dwellings on any lot in the Rural Zone, provided the lot exceeds 40ha in area, where the land is managed for agricultural production, tourism, or education purposes and where the occupants are engaged in those specified predominant land uses or activities.
- (c) The existence of more than one dwelling on a lot in the Rural Zone shall not be construed as a basis for the local government's support to the subdivision of the lot.
- (d) The local government shall refuse an application for planning approval where in its opinion the proposed development will adversely affect the rural landscape or will adversely impact upon the agricultural use of the land.

- (e) In the Rural Zone there shall be a presumption against the subdivision of land unless the local government is satisfied one or more of the following exceptional circumstances apply:
 - (i) to realign lot boundaries with no increase in the number of lots, where the resultant lots will not adversely affect rural land uses;
 - (ii) to protect and actively conserve places of cultural and natural heritage;
 - (iii) to allow for the efficient provision of utilities and infrastructure and/or for access to natural resources;
 - (iv) to provide for the creation of a homestead lot to allow for the continued occupation of existing homesteads when they are no longer used as part of a farming operation; and
 - (v) for other unusual or unanticipated purposes which, in the opinion of the local government, do not conflict with this and other relevant policies and are necessary to the public interest.
- (f) The local government will not support subdivision in the Rural Zone which in its opinion will have the potential to adversely affect the rural landscape or be prejudicial to the agricultural use of the land.

41. Development in the Urban Development Zone

- (a) Prior to the commencement of subdivision or development in the Urban Development Zone, the local government may require a structure plan to be prepared and approved in accordance with Part 4 of the deemed provisions.
- (b) Subdivision and development in the Urban Development Zone will be subject to:
 - (i) adequate services being supplied to accommodate the intended land use;
 - (ii) lots being connected to the reticulated sewerage network where it is available and, in the local governments opinion, feasible to do so;
 - (iv) where connection to the reticulated sewerage network is not feasible, the preparation of a site and soil evaluation to confirm that each lot can accommodate on-site sewage disposal in accordance with *AS/NZS 1547 On-Site Domestic Wastewater Management (Standards Australia/New Zealand Standard, 2012) (AS/NZS 1547)*;
 - (v) for lots in a designated bushfire prone area, the preparation of a bushfire hazard level assessment and/or bushfire management plan.
- (c) Development standards and land uses permitted in the Urban Development Zone will accord with those applying to the equivalent zone for the designated primary use unless varied by the provisions of a structure plan.

42. General appearance of buildings and preservation of amenity

The local government may place conditions on any development approval granted to ensure the development will not have an adverse impact on the character of the area or the amenity and landscape quality of the locality which may address matters including:

- (i) the design and appearance of the development;
- (ii) the colour or type of materials to be used on exposed surfaces;
- (iii) the height, bulk and massing of any building;

- (iv) screening of any areas used for servicing, storage and waste management;
- (v) managing and controlling impacts of development.

43. Development of land without constructed/dedicated road frontage or access

- (a) Notwithstanding any other provision of the Scheme, development approval is required for any development on land abutting an unconstructed road or a lot or location which does not have frontage to a dedicated road. In considering such an application, the local government may:
 - (i) place conditions on any development approval granted requiring the construction of and/or access by means of a dedicated road is provided; or
 - (ii) require other legal arrangements to be made for permanent legal access, to the satisfaction of the local government; or
 - (iii) where dedicated road access is available, grant development approval subject to a condition requiring the applicant to pay a sum of money for the cost of constructing the road or part thereof or construct the road to the local government's road construction standards.
- (b) The local government is to be satisfied that vehicular access points are suitable for the existing or proposed land use, including:
 - (i) the location and construction, with regard to the impact of the proposed land use and expected traffic volume and composition on local traffic flow and safety;
 - (ii) the character and function of the road;
 - (iii) the volume of traffic on the road and the width of the carriageway and visibility;
 - (iv) the ultimate volume and type of traffic generated by the development.

44. Repurposed dwellings and second-hand dwellings

The local government may only approve a development application for the erection of a repurposed dwelling or a second-hand dwelling on a lot where:

- (i) in its opinion such dwelling is in a satisfactory condition and the design and location of the dwelling is to the satisfaction of the local government, and will not adversely affect the amenity of the locality; and
- (ii) the proposal complies with the provisions of this Scheme and any local planning policy which has effect pursuant to the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

45. Derelict vehicles, machinery and objects

The storage of any materials, including derelict vehicles, sea containers or machinery, is not permitted without the development approval of the local government. The local government shall generally not approve the storage of any materials where it is visible from any road or public open space area and/or where, in the opinion of the local government, it detracts from the amenity of the landscape.

46. Use of setback areas

- (a) No person shall use the setback area between the building line and the street alignment for any purpose other than one or more of the following:

- (i) a means of access;
 - (ii) the daily parking of vehicles;
 - (iii) loading and unloading of vehicles;
 - (iv) trade display only with the approval of the local government;
 - (v) alfresco or other uses approved by the local government;
 - (vi) gardens and other landscaping;
 - (vii) maintenance of facades.
- (b) Outdoor displays, industrial hire services, storage facilities, depots, lay-down areas and any other open area shall be sealed, paved or landscaped to the satisfaction of local government and maintained in good condition to the satisfaction of the local government.

47. Commercial vehicle parking

- (a) In the Residential, Commercial, Mixed Use, Urban Development and Rural Resident zones the parking of a commercial vehicle in excess of 4.5 tonnes tare weight on a lot requires development approval.
- (b) For assessing a development approval, commercial vehicle parking shall comply with the following:
- (i) no part of the vehicle is parked on any portion of a right-of-way or public road contiguous with the lot;
 - (ii) the vehicle forms an essential part of the lawful occupation of an occupant of the lot and that occupation if undertaken upon the lot does not contravene the Scheme;
 - (iii) the vehicle is not to be used to carry livestock, hazardous materials, or controlled waste as it is defined by the *Environmental Protection (Controlled Waste) Regulations 2004*;
 - (iv) the vehicle is parked behind the front building line;
 - (v) any noise created by the vehicle within the lot does not contravene the *Environmental Protection (Noise) Regulations 1997*;
 - (vi) major repairs to the vehicle are not undertaken on the lot;
 - (vii) any minor repairs, servicing or cleaning of the vehicle are carried out in an area which is effectively screened from view from the public road system or a public place;
 - (viii) the vehicle is not brought to or taken from the lot between the hours of midnight and 6.00am.

48. Landscaping

- (a) In considering applications for development approval the local government shall require landscaping be provided in accordance with Table 5 - Site and development standards, or as otherwise varied by the provisions of this Scheme.
- (b) The landscaping requirements shown in Table 5 - Site and development standards or referred to in the Scheme means an open area designed, developed and maintained as garden planting and areas for pedestrian use. At the discretion of the local government natural bushland, swimming pools and areas under covered ways may be included within the landscaping requirement, however garbage collection and handling spaces, and other open storage areas shall not be included.
- (c) Access driveways between a street alignment and any buildings may be included in the landscaping requirement but other car parking areas and driveways shall not be included.

- (d) Landscaping required pursuant to this Scheme or pursuant to a conditional planning approval shall be carried out at the time of the development or at such other time as may be agreed in writing between the developer and the local government and shall thereafter be permanently maintained to the satisfaction of the local government.
- (e) No person shall, unless the local government otherwise approves, occupy any buildings forming part of an approved development until the required landscaping has been constructed and planted.
- (f) To improve the environmental amenity of areas that the local government considers deficient in tree cover, it may require as a condition of any development approval the planting of such trees and/or groups of trees and species as specified by the local government, and may include native vegetation re-establishment and/or drainage measures where considered necessary by the local government or relevant public agency.
- (g) No retaining wall shall be constructed which alters the contours of the natural surface by more than 0.5 metres without the approval of the local government.

49. Car parking

- (a) In considering applications for development approval the local government shall require off-street car parking be provided in accordance with Table 6 - Car parking requirements, or as otherwise varied by the provisions of this Scheme.
- (b) Where land is to be developed or used for purposes not mentioned in Table 6 - Car parking requirements, or where a standard or requirement is not specified in the Scheme, the local government shall determine in each case the number of off-street car parking spaces to be provided on the land having due regard to the:
 - (i) nature of the proposed development;
 - (ii) number of employees or others likely to be employed or engaged in the use of the land;
 - (iii) anticipated demand for visitor parking;
 - (iv) orderly, proper and sustainable planning of the area.
- (c) Where off-street car parking is required it shall be provided on the site the subject of the proposed development or land use, or in the immediate vicinity thereof provided that arrangements for the permanent retention of that parking can be set in place to the satisfaction of the local government.
- (d) Where an applicant can demonstrate to the satisfaction of the local government that there is not the demand for the number of off street car parking spaces specified in Table 6 - Car parking requirements, or that other off-street parking facilities are available and that these facilities can be shared with a nearby land use, the local government may vary this standard and/or require that an equivalent area of landscaping be provided in lieu.
- (e) Where the local government is satisfied that an application for development approval cannot provide the minimum off-street car parking requirements on site, the local government may accept a cash payment in lieu of the provision of car parking spaces.
- (f) Where it can be demonstrate that other off-street parking facilities are available to be shared with other land uses operating at different times,

the local government may approve a development with less than the required number of off-street car parking bays provided that:

- (i) it is satisfied that no conflict will occur in the operation of land uses for which the joint use of parking facilities is proposed; and
 - (ii) the landowners who request sharing of parking facilities enter into a legal agreement to the local government's satisfaction for reciprocal rights to parking facilities.
- (g) All off-street car parking spaces and manoeuvring areas shall be designed in accordance with Australian Standard AS 2890.1 *Off-street parking*, and paved, kerbed, drained and marked to the satisfaction of the local government.
- (h) All off-street car parking, loading and access areas shall be constructed prior to occupation of the development or at such time as may be agreed in writing between the local government and the proponent. Such areas shall be maintained by the landowner to the satisfaction of the local government.
- (i) Where a development provides eight (8) or more off-street car parking spaces one (1) large canopy shade tree, with sufficient soil and soft landscaping to permit water absorption and root growth, shall be provided for every four (4) car parking bays.

Table 6: Car parking requirements

Use	Minimum Number of Parking Spaces to be Provided
Bed and Breakfast	1 per bedroom
Caravan Park	1.25 per unit, bay or tent site
Civic Use	1 per 40m ² Gross Floor Area (GFA)
Club Premises	1 per 50m ² GFA, or where licensed: 1 per 5m ² and other activity area
Consulting Rooms / Medical Centre	4 per practitioner for the first practitioner and 2 bays for each practitioner thereafter
Family Day Care	1 per staff member + 2 extra spaces for the picking up and setting down of persons
Fast Food Outlet/Lunch Bar	1 per 4 seated patrons additional drive through/takeaway 1 per 3 persons
Recreation – private	1 per 40m ² GFA
Hotel	1 per 5m ² public area + 1 per bedroom
Industry	1 per 100m ² GFA
Industry - light	1 per 50m ² GFA
Liquor Store	1 per 40m ² GFA
Motel	1 per unit + 1 per 25m ² service area 1.25 per unit
Office	1 per 40m ² GFA
Cinema / theatre	1 per 4 seats provided
Place of Worship	1 per 4 seats provided
Residential	As per the Residential Design Codes
Restaurant/café	1 per 4 patrons 1 per 3 persons
Service Station	1 per 200m ² gross site area 1.5 per fuel point
Shop	1 per 40m ² GFA
Bulky goods showroom	1 per 50m ² GFA
Tourist Development	1 per unit or dwelling + 1 space per staff member
Tavern	1 per 5m ² public area
Veterinary Centre	4 per practitioner
Warehouse / storage	1 per 100m ² GFA
Other Uses Not Listed	Determined by the local government after consideration of the parking need generated by the use and/or outlined in a Local Planning Policy.

50. Traffic management

- (a) Parking, loading and unloading and access, complete with necessary drainage, signs and marking as required by the local government shall be provided prior to occupation of the development or at such time as may be agreed in writing between the local government and the developer. Such areas shall be maintained to the satisfaction of the local government.

Traffic entrances

- (b) The local government may limit access to a lot to a single entry/exit point or may require separate entrances and exits, or may require that entrances and exits be placed in positions nominated by it, if it considers such provision necessary to avoid or to reduce traffic hazards.
- (c) Access to a lot for vehicles shall not be permitted directly to or from major roads where access is available from side or rear streets.
- (d) Where access to a lot abutting a major road outside of the Commercial Zone is available only from that road, parking, servicing, and circulation areas within the lot shall be designed and constructed so as to allow unhindered movement within the lot and to enable vehicles to enter and leave the site in forward gear.
- (e) In the case of access to any road which is the responsibility of Main Roads Western Australia, that department is to be consulted prior to the construction/modification or closure of any vehicular access to such road.

Visual truncations

- (f) Except with the approval of the local government, no building, or fence or other form of visual obstruction greater than 0.75m in height, measured from the natural ground level at the boundary, shall be constructed or placed on a lot within a 15 metre truncation of a street corner or within a 3 metre by 1.5 metre truncation of a vehicular access way.

Access for loading and unloading vehicles

- (g) In non-residential zones access for loading and unloading vehicles shall ensure the following:
- (a) No land or buildings shall be developed unless provision is made for an area clear of the street for the purpose of loading and/or unloading goods and/or materials.
 - (b) The local government may require vehicle access and circulation to be designed so that all vehicles can leave the site in forward gear.
 - (c) Access ways shall be not less than 4.5 metres wide. The local government may in exceptional circumstances permit an access way of lesser width, to a minimum of 3.0 metres, only when a one-way system can be established.

51. Natural resource management

- (a) Notwithstanding the specific provisions of this Scheme or any Local Planning Policies, Council shall in considering any development proposal have regard to any threatened or priority ecological community as may be identified by the Environmental Protection Authority and/or any Drainage Plan and/or Soil Conservation Plan which relates to land within the Scheme area.

Tree planting/vegetation corridors/greenbelt

- (b) In order to improve the environmental amenity of areas that the local government considers deficient in tree cover, it may require as a condition of any planning approval, the planting of such trees and/or groups of trees and species as specified by the local government.

52. Waterway resource management and protection

- (a) In considering a development application which may have an impact on any water resources including waterways such as rivers, creeks, drainage lines, swamps and other wetlands, the local government shall have regard to:
 - (b) managing water balance;
 - (c) maintaining and where possible enhancing water quality;
 - (d) encouraging water conservation;
 - (e) maintaining and where possible enhancing water related environmental values, recreational and cultural values;
 - (f) advice from relevant government agencies;
 - (g) stormwater capture;
 - (h) on-site wastewater disposal systems not to be a minimum of 100 metres from waterways.
- (b) The local government may require proponents to:
 - (a) prepare a foreshore management plan, drainage strategy or other document to manage impacts of proposed development and subdivision and will require the proponent, or other agreed party, to appropriately implement the plan or strategy to the satisfaction of the local government;
 - (b) undertake appropriate pre-development and post development monitoring and undertake measures deemed appropriate by the local government to address water management and protection issues.

53. Ancillary dwellings

An ancillary dwelling on land where the R-Codes do not apply shall comply with the following:

- i. be no greater than 100m² in area;
- ii. be collocated with the single house;
- iii. be constructed to a standard that ensures the visual amenity of the area is not adversely impacted to the satisfaction of the local government;
- iv. in the Rural Zone, allow for the continued use of the lot for rural purposes and not limit the use of neighbouring Rural Zoned land.

54. Caretaker's dwellings

A caretaker's dwelling shall comply with the following:

- i. be limited to one (1) per lot;
- ii. have a maximum plot ratio area of 100m²;
- iii. be incidental to the predominant use of the site.

55. Workforce accommodation

An application for development approval for workforce accommodation shall address the following:

- (a) demonstrate a need for workers accommodation necessary for the continued operation of an industry;
- (b) the suitability of the site to be developed for the proposed use;
- (c) the suitable siting of the land use in the context of surrounding existing and proposed land uses to avoid landscape impacts and land use conflicts;
- (d) all services to the dwellings from the lot boundary (including access and egress by vehicles and pedestrians) are to be shared, where applicable;
- (e) be located to minimise any amenity impacts from noise, dust, odour and light spill from the predominant land use;
- (f) maintain the amenity of the locality;
- (g) comply with the development standards of this Scheme or any R-code standards applicable;

- (h) appropriate facility design and use including provision and/or access to recreation, entertainment and community services.

56. Dwellings without reticulated mains water supply

- (1) Where any dwelling is proposed to be constructed on a lot which cannot be connected to a reticulated mains water supply, that dwelling shall be provided with sufficient roof catchment or other methods acceptable to the local government and the provision of a rainwater tank with a minimum capacity of 135,000 litres prior to occupation unless alternative arrangements are made to the satisfaction of the local government for a supply of potable water.
- (2) Where additional water supplies are required for fire-fighting purposes, the capacity of the rainwater tank shall be a minimum of 10,000 litres in addition to the minimum tank size specified in sub-clause (1) along with sufficient roof catchment or other methods of water capture acceptable to the local government.
- (3) Water supply tanks for firefighting purposes are to be provided with a metal 50mm male camlock coupling with full flow valve fitting.

57. Servicing

All development is to be serviced with power, water supply and wastewater (effluent disposal) and stormwater to a level commensurate with the intended land use, with arrangements in place to the satisfaction of the responsible authority and relevant agencies and in accordance with this Scheme.

58. Mining operations

In considering proposals to commercially extract minerals, the local government may, in keeping with s120 of the *Mining Act 1978*, exercise its discretion to inform the Minister for Mines and the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme and the Local Planning Strategy.

59. Waste and resource recovery facilities

An application for development approval for waste and resource recovery facilities shall address the following:

- i. facilities shall be located on a main road or on a road that is of a suitable standard and treatment, to accommodate significant increase in traffic volumes and freight tasks which may be generated by the proposal;
- ii. facilities shall contain, or satisfactorily manage, potential environmental (including water resources), noise, amenity and air quality impacts within the landholding without affecting nearby land uses;
- iii. facilities shall not be visually dominant within key viewsheds, and should be visually compatible with surrounding land uses and development;
- iv. facilities shall be provided with essential services commensurate with the intended land use.

60. Signage and advertisements

- (1) All advertisements require an application for development approval, unless exempted by deemed provisions (Schedule 2) contained in the *Planning and Development (Local Planning Schemes) Regulations 2015* or in Schedule 1 – Exempted Signage and Advertisements of this Scheme.
- (2) Advertisements that advertise goods or services which are not produced, displayed or offered for sale, or which is otherwise not relevant to, the land upon which the advertisement is located, are prohibited.

- (3) Despite subclause 60 (1) and (2), the local government will consider applications for development approval for advertisements on 'third party land' for a temporary period. The local government will have regard to the relevant Local Planning Policy.

62. Restrictive Covenants

- (1) A restrictive covenant affecting land in the Scheme area that would have the effect of limiting the number of residential dwellings which may be constructed on the land is extinguished or varied to the extent that the number of residential dwellings that may be constructed is less than the number that could be constructed on the land under this Scheme.
- (2) If subclause (1) operates to extinguish or vary a restrictive covenant —
- development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and
 - the local government must not grant development approval for the construction of the residential dwelling unless it advertises the application for development approval in accordance with clause 64 of the deemed provisions.

11. Modifying Table 6 – Development Table – General to Table 5 Site and development standards as follows:

Table 5 - Site and development standards

Land Use Zones	Min Lot Area (m ²)	Min Effect Frontage (m)	Min Boundary Setbacks (m)			Maximum Plot Ratio	Min Landscaping (% of Site)
			Front	Rear	Side		
Commercial	n/a	n/a	As determined by the local government			0.8	As determined by the local government
Mixed Use	1000	20	5	3	3	0.75	15
General Industry	4000	50	15	5	3	0.70	15
Residential	In accordance with the Residential Design Codes as varied by Scheme provisions						
Rural Residential	1 to 4ha	25	15	10	10	n/a	As determined by the local government
Rural	n/a	n/a	50	50	50	n/a	As determined by the local government.
Urban Development	See Clause 41						

Footnotes

- (1) Development standards may be varied by the local government at its discretion under Clause 61 and in accordance with Scheme provisions.
- (2) Side setbacks in the General Industry Zone and the Mixed Use Zone may be reduced to zero subject to the agreement of the adjoining owner and the construction of a parapet wall to the local government's satisfaction.

12. Rewording Schedule 2 – Additional Uses including replacing Additional Use No. 2 and relocating to proposed clause 19 as follows:

Table 4 - Specified additional uses for zoned land in Scheme area

No.	Description of land	Additional use	Conditions
1	Milton Road East Pingelly	Transport depot including the storage of grains in bulk and the garaging, maintenance, management, and repair of machinery used for the storage and/or transport of grain.	As determined by the local government.
2	Location 3524 – 50 Aviation Street	Transport depot and the garaging maintenance and repair of transport vehicles and future sheds for hay storage.	As determined by the local government.

13. Inserting Schedule A – Supplementary provisions to the deemed provisions as follows:

Schedule A - Supplemental provisions to the deemed provisions

These provisions are to be read in conjunction with the deemed provisions (Schedule 2) contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

61. Development for which Development Approval Not Required

- (1) Development approval is not required for works if -
- the works are of a class specified in Column 1 of an item in the Table; and
 - if conditions are set out in Column 2 of the Table opposite that item - all of those conditions are satisfied in relation to the works.

Table

	Table Column 1 Works	Column 2 Conditions
22.	The erection or extension of a single house on a lot if a single house.	Is a permitted ("P") use in the zone where the R Codes do not apply, in which that lot is located and where the development standards set out in the Scheme for that particular zone (including boundary setbacks) are satisfied, unless the development is located in a place that is: <ol style="list-style-type: none"> entered in the Register of Heritage Places under the Heritage Act 2018; or the subject of an order under the Heritage Act 2018 Part 4; or included on a heritage list prepared in accordance with this Scheme; or within an area designated under the Scheme as a heritage area; or the subject of a heritage agreement entered into under the Heritage Act 2018 section 90; or a Special Control Area under Part 5 of this Scheme; or abutting an unconstructed road reserve or a lot which does not have direct frontage to a gazetted road reserve.

23.	The erection or extension of an external fixture, boundary wall or fence, patio, pergola, veranda, outbuilding, garage, carport, water tank, or swimming pool.	On the same lot as a single house if a single house is a permitted use ("P") in the zone where the R Codes do not apply and where the development standards set out in the Scheme for that particular zone (including boundary setbacks) are satisfied, unless the development is located in a place that is: (i) entered in the Register of Heritage Places under the Heritage Act 2018; or (ii) the subject of an order under the Heritage Act 2018 Part 4; or (iii) included on a heritage list prepared in accordance with this Scheme; or (iv) within an area designated under the Scheme as a heritage area; or (v) the subject of a heritage agreement entered into under the Heritage Act 2018 section 90.
24.	The erection of a windmill and the construction of water tanks, gully dams and soaks.	That are incidental and complementary to existing or approved agricultural use(s) being undertaken on land, within the Rural zone and where the applicable Rural zone development standards (including boundary setbacks) are satisfied.
25.	The carrying out of works by the local government.	That are wholly located on a reserve managed by the local government, except where the works involve the clearing of native vegetation.

(2)(h) Pursuant to deemed provision clause 61 (2)(h) development approval is not required for the following uses if –

- (a) the use is of a class specified in Column 1 of an item in the Table;
- (b) the zone is of a class set out in Column 2 of the Table opposite that item; and
- (c) if conditions are set out in Column 3 of the Table opposite that item - all of those conditions are satisfied in relation to the use.

Table

	Column 1 Use	Column 2 Zones	Column 3 Conditions
10	The use of local reserve managed by the local government for the provision of a service to the community if the proposed use.	All reserves	(i) meets the reserve objectives; and (ii) complements the existing and predominant use of the reserve.

14. Adding Schedule 1 – Exempted Signage and Advertisements as follows:

Schedule 1 - Exempted Signage and Advertisements

Land use/works	Exempted sign type and number (includes the change of posters on poster signs and applies to non-illuminated signs unless otherwise stated)	Maximum area of exempted sign
Dwellings	One professional name-plate as appropriate.	0.2m ²
Bed and Breakfast, Home Occupation, Holiday House, Family Day Care, Industry-Cottage, and other business operating from a dwelling	One advertisement describing the nature of the business operating from a dwelling.	0.2m ²
Community Purpose, Place of Worship and community related use	One advertisement detailing the function and/or the activities of the use/institution concerned.	0.2m ²
Exhibition Centre	Two signs (illuminated or non-illuminated) detailing the entertainment being presented from time to time at the venue upon which the signs are displayed.	Each advertisement sign not to exceed 5m ²
Bulky Goods Showroom, Shop, Convenience Store and other commercial uses	All advertisements affixed to the building below the top of the awning or, in the absence of an awning, below a line measured at 2.5 metres from the ground level of the building subject to compliance with Local Planning Policy	N/A
Industrial and Warehouse/Storage premises	A maximum of 4 advertisements applied to or affixed to the walls of the building but not including signs which project above the eaves or the ridge of the roof of the building, and excluding signs projecting from a building whether or not those signs are connected to a pole, wall or other building. A maximum of two free-standing advertisement signs not exceeding 5m in height above ground level.	Total area of any such advertisements shall not exceed 15m ² . Maximum permissible total area shall not exceed 10m ² and individual advertisement signs shall not exceed 6m ² .
Public Places and Reserves	a) Advertisement signs (illuminated and non-illuminated) relating to the functions of government a public authority or the local government of a municipality excluding those of a promotional nature constructed or exhibited by, or on behalf of any such body;	N/A
	b) Advertisement signs (illuminated and non-illuminated) required for the management	N/A

	or control of traffic on any public road, car park, cycleway, railway or waterway where such advertisement has been constructed or exhibited by or at the direction of a government department, public authority or the local government of a municipality; and	
	c) Advertisement signs (illuminated and non-illuminated) required to be exhibited by or pursuant to any statute or regulation or the like made pursuant to powers contained within a statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein.	N/A
Advertisements within Buildings	All advertisements placed or displayed within buildings which cannot ordinarily be seen by a person outside of those buildings.	N/A
All classes of buildings other than single house	One advertisement sign containing the name, number and address of the building, the purpose for which the building is used or the name and address of the managing agent thereof.	0.2m ²
Temporary Signs	a) Advertising signs associated with traffic management for events provided signs are – (i) not placed on the road reserve (with the exception of directional signs); (ii) displayed for a period not exceeding 8 weeks; (iii) located to promote the safety of motorists, pedestrians and cyclists. b) Advertising signs associated with traffic management for works on roads.	N/A
Building Construction Sites (advertisement signs displayed only for the duration of the construction) for dwellings and grouped dwellings	One advertisement per street frontage containing details of the project and the contractors undertaking the construction work.	2m ²
Property Transactions Advertisement signs displayed for the duration of a period over which property transactions are offered and negotiated.	One sign per street frontage for each property relating to the sale, leasing or impending auction of the property at or upon which the sign is or the signs are displayed.	Each sign shall not exceed an area of 2m ² .
Shop	All advertisements affixed to the building below the top of the awning, or in the absence of an awning, below a line measured at 5 metres from the ground floor level of the building.	N/A

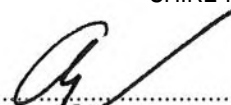
15. Addressing administrative anomalies.
16. Renumbering the scheme provisions and schedules sequentially and updating any cross referencing.
17. Updating the Table of Contents.
18. Modifying the scheme maps through changing zone and reserve names to align with Schedule 3 – Legends used in Scheme from the *Planning and Development (Local Planning Scheme) Regulations 2015*.
19. Deleting the preamble.

COUNCIL ADOPTION FOR ADVERTISING

Adopted for advertising by resolution of the Council of the Shire of Pingelly at the Ordinary Meeting of the Council held on the ...16 November 2022.....



SHIRE PRESIDENT



CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL

Supported for submission to the Minister for Planning for approval by resolution of the Shire of Pingelly at the Ordinary Meeting of the Council held on the and the Common Seal of the Shire of Pingelly was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDED/SUBMITTED FOR APPROVAL

.....
DELEGATED UNDER S.16 OF THE
PLANNING AND DEVELOPMENT ACT 2005

DATE.....

APPROVAL GRANTED

.....
MINISTER FOR PLANNING
S.87 OF THE *PLANNING AND DEVELOPMENT ACT 2005*

DATE.....

SHIRE OF PINGELLY

LOCAL PLANNING SCHEME NO. 3

Updated to include AMD 5 GG 29/03/18



Prepared by the
Department of Planning, Lands and Heritage
Original Town Planning Scheme Gazettal
5 May 2008

SHIRE OF PINGELLY

LOCAL PLANNING SCHEME NO. 3

Preamble

~~This Local Planning Scheme of the Shire of Pingelly consists of this Scheme Text and the Scheme Maps. The Scheme Text should be read with the Local Planning Strategy for the Shire.~~

~~Part 2 of the Scheme Text sets out the Local Planning Framework. At the core of this Framework is the Local Planning Strategy which sets out the long-term planning directions for the local government, applies State and regional planning policies and provides the rationale for the zones and other provisions of the Scheme. In addition to the Local Planning Strategy, the Framework provides for Local Planning Policies, which set out the general policies of the local government on matters within the Scheme.~~

~~The Scheme divides the local government district into zones to identify areas for particular uses and identifies land reserved for public purposes. Most importantly, the Scheme controls the types of uses and development allowed in different zones. There are particular controls included for heritage and special control areas. The Scheme text also sets out the requirements for planning approval, enforcement of the Scheme provisions and nonconforming uses.~~

Scheme Details

The Shire of Pingelly

Local Planning Scheme No. 3.

The Shire of Pingelly under the powers conferred by the *Planning and Development Act 2005* makes the following Local Planning Scheme.

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Part 1 - Preliminary

1. Citation

~~1.1.1 The Shire of Pingelly Scheme No. 3 ("the Scheme") comes into operation on its Gazetted date.~~

~~1.1.2 The following Scheme is revoked —~~

Name	Gazetted Date
Shire of Pingelly Town Planning Scheme No. 2	27 July 1993

This local planning scheme is the Shire of Pingelly Local Planning Scheme No. 3.

2. Commencement

Under section 87(4) of the Act, this local planning scheme comes into operation on the day on which it is published in the Gazette.

3. Scheme Revoked

The following local planning scheme is revoked —

Shire of Pingelly Local Planning Scheme No. 2 gazetted on 27 July 1993.

4. Notes do not form part of the Scheme

Notes, and instructions printed in italics, do not form part of this Scheme.

Note: The Interpretation Act 1984 section 32 makes provision in relation to whether headings form part of the written law.

5. Responsibility for Scheme

The Shire of Pingelly is the local government responsible for the enforcement and implementation of this Scheme and the execution of any works required to be executed under this Scheme.

6. Scheme area

This Scheme applies to the area shown on the Scheme Map.

7. Contents of Scheme

(1) In addition to the provisions set out in this document (the scheme text), this Scheme includes the following —

- (a) the deemed provisions (set out in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2);
- (b) any supplemental provisions to the deemed provisions outlined in Schedule A of the scheme text;
- (c) the Scheme Map.

(2) This Scheme is to be read in conjunction with any local planning strategy for the Scheme area.

8. Purposes of Scheme

The purposes of this Scheme are to —

- (a) set out the local government's planning aims and intentions for the Scheme area; and
- (b) set aside land as local reserves for public purposes; and
- (c) zone land within the Scheme area for the purposes defined in this Scheme; and
- (d) control and guide development including processes for the preparation of structure plans and local development plans; and
- (e) set out procedures for the assessment and determination of development applications; and
- (f) set out procedures for contributions to be made for the costs of providing infrastructure in connection with development through development contribution plans; and
- (g) make provision for the administration and enforcement of this Scheme; and
- (h) address other matters referred to in Schedule 7 of the Act.

9. The Aims of the Scheme

The aims of the Scheme are ~~to~~ through the zoning and reserving of land in appropriate locations:

- (a) ~~To~~ maintain and protect valuable areas of agricultural production.
- (b) ~~To~~ provide opportunities for planned, contained and sustainable settlements in accordance with the regional settlement hierarchy.
- (c) ~~To~~ provide the opportunities to improve the economic base for the Scheme Area through the mixing of compatible uses as recognised in the zoning and development tables.
- (d) ~~To~~ encourage a better utilisation of existing infrastructure including the increased usage of sustainable energy sources.
- (e) ~~To~~ protect existing local heritage.
- (f) ~~To~~ maintain the positive aspects of a country lifestyle enjoyed by the inhabitants of the Scheme Area through appropriate control over the layout and design of developed areas.
- (g) ~~To improve the management of the natural resources of the Scheme Area.~~
- (h) encourage the sustainable development and expansion of the Pingelly townsite to improve service viability while conserving or enhancing a strong sense of community.
- (i) ensure that future subdivision and development within and near the Pingelly townsite provide a broad range of housing and lifestyle choices that enhance the environment and character of the townsite.
- (j) provide opportunities for planned, contained and sustainable rural residential development with access to services and infrastructure within and abutting the Pingelly town site.
- (k) assist employment and economic growth by facilitating the timely provision of suitable land for commercial, industrial and tourist development, as well as providing opportunities for home-based employment.
- (l) encourage economic growth in rural areas by facilitating the more intensive and diversified use of rural land in appropriate areas for high value products which are compatible with surrounding farm practices and encouraging processing and value adding industries to be located within the Shire.
- (m) protect good quality agricultural soils suitable for sustainable production from inappropriate subdivision and development for non-agricultural purposes.
- (n) promote the sustainable management of natural resources including energy, water, land, minerals and basic raw materials by preventing land degradation and integrating land and catchment management with land use planning.
- (o) protect the natural environment and biodiversity whilst ensuring appropriate development opportunities within the Shire are realised.
- (p) manage the use and development of land by means of zoning and development controls to achieve compatibility between land uses, and the preservation, and where possible the enhancement of visual amenity of urban and rural uses.
- (q) safeguard and enhance the character and amenity of the built and natural environment of the Scheme Area.

10. Relationship with local laws

Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency.

11. Relationship with other local planning schemes

There are no other local planning schemes of the Shire of Pingelly which apply to the Scheme area.

12. Relationship with region planning scheme

There are no region planning schemes which apply to the Scheme area.

1.2 — RESPONSIBLE AUTHORITY

The Shire of Pingelly is the responsible authority for implementing the Scheme.

1.3 — SCHEME AREA

The Scheme applies to the Scheme area, which covers all of the local government district of the Shire as shown on the Scheme Map.

1.4 — CONTENTS OF SCHEME

The Scheme comprises—

- (a) the Scheme Text;
- (b) the Scheme Map (sheets 1 – 3)

The Scheme is to be read in conjunction with the Local Planning Strategy.

Note: The Scheme Maps comprise sheets 1 to 3 depicting the reservation of land for public purposes and the zoning and density coding of remaining land within the Scheme Area.

1.5 — PURPOSES OF SCHEME

The purposes of the Scheme are to—

- (a) set out the local government's planning aims and intentions for the Scheme area;
- (b) set aside land reserves for public purposes;
- (c) zone land within the Scheme area for the purposes defined in the Scheme;
- (d) control and guide land use and development;
- (e) set out procedures for the assessment and determination of planning applications;
- (f) make provision for the administration and enforcement of the Scheme; and
- (g) address other matters set out in the Schedule Seven to the Planning and Development Act.

1.6 — THE AIMS OF THE SCHEME

The aims of the Scheme are through the zoning and reserving of land in appropriate locations:

- To maintain and protect valuable areas of agricultural production.
- To provide opportunities for planned, contained and sustainable settlements in accordance with the regional settlement hierarchy.
- To provide the opportunities to improve the economic base for the Scheme Area through the mixing of compatible uses as recognised in the zoning and development tables.
- To encourage a better utilisation of existing infrastructure including the increased usage of sustainable energy sources.
- To protect existing local heritage.
- To maintain the positive aspects of a country lifestyle enjoyed by the inhabitants of the Scheme Area through appropriate control over the layout and design of developed areas.
- To improve the management of the natural resources of the Scheme Area.

1.7 — DEFINITIONS

1.7.1 Unless the context otherwise requires, words and expressions used in the Scheme have the same meaning as they have—

- (a) in the Planning and Development Act; or
- (b) if they are not defined in that Act—

(i) in the Dictionary of defined words and expressions in Schedule 1; or (ii) in the Residential Design Codes.

1.7.2 If there is a conflict between the meaning of a word or expressions in the Dictionary of defined words and expressions in Schedule 1 and the meaning of that word or expression in the Residential Design Codes—

- (a) in the case of a residential development, the definition in the Residential Design Codes prevails; and
- (b) in any other case the definition in the Dictionary prevails.

— 1.7.3 — Notes and instructions printed in italics, are not part of the Scheme.

1.8 — RELATIONSHIP WITH LOCAL LAWS

Where a provision of the Scheme is inconsistent with a local law, the provision of the Scheme prevails.

1.9 — RELATIONSHIP WITH OTHER SCHEMES

There are no other Schemes of the Shire of Pingelly, which apply to the Scheme area.

PART 2 — LOCAL PLANNING POLICY FRAMEWORK

2.1 — SCHEME DETERMINATIONS TO CONFORM WITH LOCAL PLANNING STRATEGY

Except to the extent that the Local Planning Strategy is inconsistent with the Scheme, determinations of the local government under the Scheme are to be consistent with the Local Planning Strategy.

(A Local Planning Strategy has been prepared and endorsed under the Town Planning Regulations 1967.)

2.2 — LOCAL PLANNING POLICIES

The local government may prepare a Local Planning Policy in respect of any matter related to the planning and development of the Scheme area so as to apply—

- (a) generally or for a particular class or classes of matters; and
- (b) throughout the Scheme area or in one or more parts of the Scheme area,

and may amend or add to or rescind the Policy.

2.3 — RELATIONSHIP OF LOCAL PLANNING POLICIES TO SCHEME

~~2.3.1 If a provision of a Local Planning Policy is inconsistent with the Scheme, the Scheme prevails.~~

~~2.3.2 A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.~~

Note: Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. Although Local Planning Policies are not part of the Scheme they must be consistent with, and cannot vary, the intent of the Scheme provisions, including the Residential Design Codes. In considering an application for planning approval, the local government must have due regard to relevant Local Planning Policies as required under clause 10.2.

2.4 — PROCEDURE FOR MAKING OR AMENDING A LOCAL PLANNING POLICY

~~2.4.1 If a local government resolves to prepare a Local Planning Policy, the local government —~~

~~(a) is to publish a notice of the proposed Policy once a week for 2 consecutive weeks in a newspaper circulating in the Scheme area, giving details of—~~

- ~~(i) where the draft Policy may be inspected;~~
- ~~(ii) the subject and nature of the draft Policy; and~~
- ~~(iii) in what form and during what period (being not less than 21 days from the day the notice is published) submissions may be made;~~

~~(b) may publish a notice of the proposed Policy in such other manner and carry out such other consultation as the local government considers appropriate.~~

~~2.4.2 After the expiry of the period within which submissions may be made, the local government is to—~~

- ~~(a) review the proposed Policy in the light of any submissions made; and~~
- ~~(b) resolve to adopt the Policy with or without modification, or not to proceed with the Policy.~~

~~2.4.3 If the local government resolves to adopt the policy, the local government is to—~~

- ~~(a) publish notice of the Policy once in a newspaper circulating in the Scheme area; and~~
- ~~(b) if, in the opinion of the local government, the Policy affects the interests of the Commission, forward a copy of the Policy to the Commission.~~

~~2.4.4 A policy has effect on publication of a notice under clause 2.4.3 (a).~~

~~2.4.5 A copy of each Local Planning Policy, as amended from time to time, is to be kept and made available for public inspection during business hours at the offices of the local government.~~

2.4.6 Clauses 2.4.1 to 2.4.5, with any necessary changes, apply to the amendment of a Local Planning Policy.

2.5 — REVOCATION OF LOCAL PLANNING POLICY

A Local Planning Policy may be revoked by—

- (a) the adoption by a local government of a new Policy under clause 2.4 that is expressed to supersede the existing Local Planning Policy; or
- (b) publication of a notice of revocation by the local government once a week for 2 consecutive weeks in a newspaper circulating in the Scheme area.

Part 2 - Reserves

13. Regional Reserves

There are no regional reserves in the Scheme area.

14. Local reserves

(1) In this clause —

~~Department of Main Road~~ **Main Roads Western Australia** means the department principally assisting in the administration of the *Main Roads Act 1930*;

Western Australian Road Hierarchy means the document of that name available on the website maintained by the ~~Department of Main Roads~~ **Main Roads Western Australia**.

(2) Local reserves are shown on the Scheme Map according to the legend on the Scheme Map.

(3) The objectives of each local reserve are as follows —

Table 1 - Reserve objectives

Reserve name	Objectives
Public Open Space	<ul style="list-style-type: none"> • To set aside areas for public open space, particularly those established under the <i>Planning and Development Act 2005</i> s. 152. • To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.
Environmental conservation	<ul style="list-style-type: none"> • To identify areas with biodiversity and conservation value, and to protect those areas from development and subdivision. • To identify and protect areas of biodiversity conservation significance within National Parks and State and other conservation reserves.
State Forest	<ul style="list-style-type: none"> • To identify areas of State Forest.
Civic and Community	<ul style="list-style-type: none"> • To provide for a range of community facilities which are compatible with surrounding development. • To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community benefit.
Public Purposes	<ul style="list-style-type: none"> • To provide for a range of essential physical and community infrastructure.

Reserve name	Objectives
Medical Services	• Public Purposes which specifically provide for a range of essential medical services.
Infrastructure Services	• Public Purposes which specifically provide for a range of essential infrastructure services.
Education	• Public Purposes which specifically provide for a range of essential education facilities.
Emergency Services	• Public Purposes which specifically provide for a range of essential emergency services.
Government Services	• Public Purposes which specifically provide for a range of government services.
Recreational	• Public Purposes which specifically provide for a range of public recreational facilities.
Cemetery	• To set aside land required for a cemetery.
Drainage / Waterway	• To set aside land required for significant waterways and drainage.
Railways	• To set aside land required for passenger rail and rail freight services.
Primary Distributor Road	• To set aside land required for a primary distributor road being a road classified as a Regional Distributor or Primary Distributor under the Western Australian Road Hierarchy.
Local Distributor Road	• To set aside land required for a local distributor road being a road classified as a Local Distributor under the Western Australian Road Hierarchy.
Local Road	• To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy.
Special Purpose Reserve	• To set aside land for a special purpose. • Purposes that do not comfortably fit in any other reserve classification.

15. Additional uses for local reserves

There are no additional uses for land in local reserves that apply to this Scheme.

3.1 RESERVES

Certain lands within the Scheme area are classified as Local Reserves.

3.2 REGIONAL RESERVES

There are no regional reserves in the Scheme area.

3.3 LOCAL RESERVES

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- (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-

Civic and Community – Social Care Facilities

- Civic and community purposes which specifically provide for a range of essential social care facilities.

~~Public Purposes – Medical Services~~

- ~~Public purposes which specifically provide for a range of essential medical services.~~

~~3.4 USE AND DEVELOPMENT OF LOCAL RESERVES.~~

~~3.4.1 A person must not –~~

- ~~(a) use a Local Reserve; or~~
 - ~~(b) commence or carry out development on a Local Reserve,~~
- ~~without first having obtained planning approval under Part 9 of the Scheme.~~

~~3.4.2 In determining an application for planning approval the local government is to have due regard to –~~

- ~~(a) the matters set out in clause 10.2; and~~
- ~~(b) the ultimate purpose intended for the Reserve.~~

~~3.4.3 In the case of land reserved for the purposes of a public authority, the local government is to consult with that authority before determining an application for planning approval.~~

Part 3 – Zones and use of land

16. Zones

- (1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.
- (2) The objectives of each zone are as follows –

Table 2 - Zone objectives

Zone Name	Objectives
Commercial	<ul style="list-style-type: none"> 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.
Mixed Use	<ul style="list-style-type: none"> To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels. To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.
Residential	<ul style="list-style-type: none"> To provide for a range of housing and a choice of residential densities to meet the needs of the community. To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. To provide for a range of non-residential uses, which are compatible with and complementary to residential development.

Rural Residential	<ul style="list-style-type: none"> • To provide for lot sizes in the range of 1 ha to 4 ha. • To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. • To set aside areas for the retention of vegetation and landform or other features which distinguish the land.
Rural	<ul style="list-style-type: none"> • To provide for the maintenance or enhancement of specific local rural character. • To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use. • To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage. • To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone. • To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.
General Industry	<ul style="list-style-type: none"> • To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses. • To accommodate industry that would not otherwise comply with the performance standards of light industry. • Seek to manage impacts such as noise, dust and odour within the zone.
Urban Development	<ul style="list-style-type: none"> • To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme. • To provide for a range of residential densities to encourage a variety of residential accommodation. • To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development.

17. Zoning table

The zoning table for this Scheme is as follows —

Table 3 – Zoning Table

LANDUSE	Town-Centre Commercial	Mixed Use	Residential	Rural Residential	General-Agriculture Rural	General Industry	Urban Development	Special-Use
Abattoir	X	X	X	X	A	A		
Agriculture – extensive	X	X	X	X	P	X		
Agriculture – intensive	X	X	X	X	A	X		
agroforestry	X	X	X	X	A	X		
Amusement parlour	D	A	X	X	X	X		
Ancillary dwelling	D	D	P	D	D	X		
Animal establishment	X	X	X	A	D	A		
Animal husbandry – intensive	X	X	X	X-A	A	X		
aquaculture	X	X	X	A	D	A		
Art gallery	D	D	X	I	D	D		
Bed and breakfast	P	D	A	D	P-D	X		
Betting agency	D	D	X	X	X	X		
Brewery	D	D	X	X	A	A		
Bulky goods showroom	A	D	X	X	X	A		
Caravan park	A	A	X	X	A	X		
Caretaker's dwelling	D	D	X	A-X	D	D		
Car park	D	D	X	X	X	D		
Child care premises	D	D	D-X	D-X	D-X	X	See Clause 41	See Schedule-4
Cinema/theatre	D	A	X	X	X	X		
Civic use	D	A	A	A	A	X		
Club premises	D	A	X	X	D	X		
Commercial vehicle parking	X	D	A	A	P	P		
Community purpose	D	D	A	D	D	X		
Consulting rooms	D	D	A	X	X	X		
Convenience store	D	A	A	X	X	X		
Corrective institution	X	X	X	X	A	X		
dog kennels <small>AMD 4 GG 5/7/13</small>	X	X	X	X	A	X		
Educational establishment	D	A	A	X	A	A		
Exhibition centre	D	A	X	D-A	D	X		
Family day care	D	A-D	D	D	X	X		
Fast food outlet	A	X-A	X	X	X	X		
Fuel depot	A	A	X	X	D	D		
Funeral parlour	D	D	X	X	X	X-D		
Garden centre	D	D	X	A	D	D		
Grouped dwelling	D	P	P	A-X	X-D	X		
Holiday accommodation	A	A	X	X	A	X		
Holiday house	D	D	A	A	D	X		
Home business	D-P	D-P	A	A	A	X		
Home occupation	D-P	D-P	A	A	P-A	X		

Home office	P	P	P	P	P	X
Home store	D	D	A	X	X	X
Hospital	D	D	X	X	X	X
Hotel	A	X-A	X	X	X	X
Independent living complex	X	X	D	X	X	X
Industry	X	X	X	X	A	D
Industry – cottage	P	D	A	D-A	D	X-D
Industry – extractive	X	X	X	X	D	A
industry – general	X	X	X	X	X	P
Industry – light	D-A	D	X	X	X	P
industry – mining	X	X	X	X	P	X
Industry – primary production	X	X	X	X	D	D
Industry – rural	X	X	X	X	D	P-D
Industry – service	P	D	X	X	X	D
Liquor store - large	A	A	X	X	X	X
Liquor store – small	D	A	X	X	X	X
lunch bar	P	D	X	X	X	D
Market	D	D	X	X	D	X
Medical centre	P	D	A	X	X	X
Mining operations	D	D	D	D	D	D
Motel	D	A	X	X	X	X
Motor vehicle, boat or caravan sales	D-A	D	X	X	X	A
Motor vehicle repair	A	A	X	X	X	P
Motor vehicle wash	D-A	A	X	X	X	P
Nightclub	D-A	X-A	X	X	X	X-A
Office	P	D	X	X	X	X
Park home park	X	A	A-X	A-X	A-X	X
Place of worship	P	A	A	A	X	X
plantation	X	X	X	X	A	X
Reception centre	A	A	X	A-X	A-I	X
Recreation – private	D	A-X	A-X	D-X	D-A	A
Renewable energy facility	X	X	X	X	A	A
Repurposed dwelling	D	D	D	D	D	X
Residential building	D	D	P-A	P-X	P-A	X
Residential aged care facility	A	X	D	A	X	X
Resource recovery centre	X	A	X	X	X	D
Restaurant/café	D-P	A-D	A-X	X	A-I	X
Restricted premises	D-A	X	X	X	X	X
Rural home business	X	X	X	A	D	X
Rural pursuit/hobby farm	X	X	X	A-D	P	X
Second-hand dwelling	D	D	D	D	D	X
Serviced apartment	D	D	X	X	X	X
Service station	D	A	X	X	X	A
Shop	D-P	A-D	X	X	X	X
showroom	D	D	X	X	X	A
Single dwelling house	D	P	P	P	P	X
Small bar	P	A	X	X	I	X

storage	A	D	X	X	D	P
Tavern	D	X-A	X	X	X	X
Telecommunications infrastructure	A-D	A-D	X-A	D	D	D
Trade display	D-A	A-D	X	X	X	A-D
Trade supplies	A	D	X	X	X	D
Transport depot	X	X	X	X	X	D
Tree farm	X	X	X	A	A	X
Veterinary centre	D	A	X	A-X	A	A
Warehouse/storage	A	D	X	X	X	P-D
Waste disposal facility	X	X	X	X	A	X
Waste storage facility	D	D	X	X	A	D
Wind farm	X	X	X	X	A	A
Winery	X	X	X	A-X	A	X-A
Workforce accommodation	A	A	X	X	I	X

18. Interpreting zoning table

(1) The permissibility of uses of land in the various zones in the Scheme area is determined by cross-reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table.

(2) The symbols used in the zoning table have the following meanings —

P means that the use is permitted if it complies with all relevant development standards and requirements of this Scheme;

I means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with all relevant development standards and requirements of this Scheme;

D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;

A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising the application in accordance with clause 64 of the deemed provisions;

X means that the use is not permitted by this Scheme.

Notes for this clause:

1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances 1 application is made for both the carrying out of works on, and the use of, land.

2. Under clause 61 of the deemed provisions, certain works and uses are exempt from the requirement for development approval.

3. Clause 67 of the deemed provisions deals with the consideration of applications for development approval by the local government. Under that clause, development approval cannot be granted for development that is a class X use in relation to the zone in which the development is located, except in certain circumstances where land is being used for a non-conforming use.

(3) A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.

- (4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table —
- (a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or
 - (b) determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or
 - (c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.
- (5) If a use of land is identified in a zone as being a class P or class I use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.
- (6) If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land —
- (a) a structure plan;
 - (b) a local development plan

19. Additional uses

- (1) The Table sets out —
- (a) classes of use for specified land that are additional to the classes of use that are permissible in the zone in which the land is located; and
 - (b) the conditions that apply to that additional use.

Table 4 - Specified additional uses for zoned land in Scheme area

No.	Description of land	Additional use	Conditions
1	Milton Road East Pingelly CG6310	Transport depot including the storage of grains in bulk and the garaging, maintenance, management, and repair of machinery used for the storage and/or transport of grain.	As determined by the local government, Council
2	Reserve No. 27461, corner Stone and Prestige Streets, Pingelly	Animal Shelter — Marsupial Retreat	As determined by Council
2	Location 3524 – 50 Aviation Street	Transport depot and the garaging maintenance and repair of transport vehicles and future sheds for hay storage.	As determined by the local government.

- (2) Despite anything contained in the zoning table, land that is specified in the Table to subclause (1) may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use.

20. Restricted uses

There are no restricted uses which apply to this Scheme.

21. Special use zones

There are no special use zones which apply to this Scheme.

22. Non-conforming uses

- (1) Unless specifically provided, this Scheme does not prevent —
- (a) the continued use of any land, or any structure or building on land, for the purpose for which it was being lawfully used immediately before the commencement of this Scheme; or
 - (b) the carrying out of development on land if —
 - (i) before the commencement of this Scheme, the development was lawfully approved; and
 - (ii) the approval has not expired or been cancelled.
- (2) Subclause (1) does not apply if —
- (a) the non-conforming use of the land is discontinued; and
 - (b) a period of 6 months, or a longer period approved by the local government, has elapsed since the discontinuance of the non-conforming use.
- (3) Subclause (1) does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government —
- (a) purchases the land; or
 - (b) pays compensation to the owner of the land in relation to the non-conforming use.

23. Changes to non-conforming use

- (1) A person must not, without development approval —
- (a) alter or extend a non-conforming use of land; or
 - (b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or
 - (c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or
 - (d) change the use of land from a non-conforming use to another use that is not permitted by the Scheme.
- (2) An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.
- (3) A local government may only grant development approval for a change of use of land referred to in subclause (1)(d) if, in the opinion of the local government, the proposed use —
- (a) is less detrimental to the amenity of the locality than the existing non-conforming use; and
 - (b) is closer to the intended purpose of the zone in which the land is situated.

24. Register of non-conforming uses

- (1) The local government may prepare a register of land within the Scheme area that is being used for a non-conforming use.
- (2) A register prepared by the local government must set out the following —
 - (a) a description of each area of land that is being used for a non-conforming use;
 - (b) a description of any building on the land;
 - (c) a description of the non-conforming use;
 - (d) the date on which any discontinuance of the non-conforming use is noted.
- (3) If the local government prepares a register under subclause (1) the local government —
 - (a) must ensure that the register is kept up-to-date; and
 - (b) must ensure that an up-to-date copy of the register is published in accordance with clause 87 of the deemed provisions.
- (3A) Subclause (3)(b) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.
- (4) An entry in the register in relation to land that is being used for a non-conforming use is evidence of the matters set out in the entry, unless the contrary is proved.

4.1 — ZONES

4.1.1 The Scheme area is classified into zones shown on the Scheme Map.

4.1.2 The zones are delineated and depicted on the Scheme Map according to the legend on the Scheme Map.

4.2 — OBJECTIVES OF THE ZONES

The objectives of the zones are—

(a) — Town Centre Zone

- To provide for a consolidated, accessible, safe and vibrant town centre with a mix of compatible uses.
- To protect, maintain and enhance where possible the visual and heritage elements of the town.
- To maintain the attractive features of a rural town lifestyle.

(b) — Mixed Use Zone

- To provide for a range of commercial activities including showrooms and other forms of bulk retailing/display in strategically located areas.
- To ensure an orderly transition from and compatibility with existing residential uses.

(c) — Industry Zone

- To encourage the consolidation of industrial development into areas which have been appropriately located for that purpose.
- To improve the amenity and visual appearance of industrial areas through appropriate landscaping.
- To protect the amenity of zones abutting the Industry Zone.

~~———— (d) ——— Residential Zone~~

- ~~• To provide for a range of housing choice with high level of amenity in residential areas and which reflects a rural lifestyle.~~

~~———— (e) ——— Rural Residential Zone~~

- ~~• To provide opportunities for planned, contained and sustainable low density living environments in locations which do not adversely impact upon general agriculture production and/or town development and in accordance with the regional settlement hierarchy.~~
- ~~• To provide for a range of rural lifestyle opportunities such as hobby farms, horse breeding, rural retreats.~~
- ~~• To ensure rural residential development is managed to minimise impacts on the natural environment and to enhance natural resource management.~~
- ~~• To ensure that all lots are adequately serviced with the necessary infrastructure;~~

~~———— (f) ——— General Agriculture Zone~~

- ~~• To protect areas of broadacre agricultural significance for sustainable production.~~
- ~~• To encourage processing and value adding industries to be located within the Zone.~~
- ~~• To encourage intensive agriculture where it can be demonstrated that off-site impacts (if any) will not adversely affect existing agricultural activities.~~
- ~~• To protect and enhance rural landscapes.~~
- ~~• To protect the natural environment and biodiversity while ensuring appropriate development opportunities within the Zone are realised.~~
- ~~• To promote the sustainable management of natural resources including energy, water, land, minerals and basic raw materials by preventing land degradation and integrating land and catchment management with land use planning.~~

~~———— (g) ——— Development Zone~~

- ~~• To make provision for future residential and industrial development.~~
- ~~• To ensure that development zoned areas are developed in an orderly manner in accordance with an approved Outline Development Plan.~~

4.3 ZONING TABLE

4.3.1 The Zoning Table indicates, subject to the provisions of the Scheme, uses permitted in the Scheme area in the various zones. The permissibility of any uses is determined by cross reference between the list of use classes on the left hand side of the Zoning Table and the list of zones at the top of the Zoning Table.

4.3.2 The symbols used in the cross reference in the zoning Table have the following meanings—

- ~~‘P’ means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;~~
- ~~‘D’ means that the use is not permitted unless the local government has exercised its discretion by granting planning approval;~~
- ~~‘A’ means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4;~~

‘X’ means a use that is not permitted by the Scheme.

TABLE 1: ZONING TABLE

LANDUSE	Town Centre	Mixed Use	Residential	Rural Residential	General Agriculture	Industry	Development	Special Use
abattoir	X	X	X	X	A	A	See Clause 5.22.2	See Schedule 4
agriculture – extensive	X	X	X	X	P	X		
agriculture – intensive	X	X	X	X	A	X		
agroforestry	X	X	X	X	A	X		
amusement parlour	D	A	X	X	X	X		
animal establishment	X	X	X	A	D	A		
animal husbandry – intensive	X	X	X	X	A	X		
aquaculture	X	X	X	A	D	A		
bed & breakfast	P	D	A	D	P	X		
betting agency	D	D	X	X	X	X		
caravan park	A	A	X	X	A	X		
caretaker’s dwelling	D	D	X	A	D	D		
car park	D	D	X	X	X	D		
childcare premises	D	D	D	D	D	X		
cinema/theatre	D	A	X	X	X	X		
civic use	D	A	A	A	A	X		
club premises	D	A	X	X	D	X		
community purpose	D	D	A	D	D	X		
consulting rooms	D	D	A	X	X	X		
convenience store	D	A	A	X	X	X		
corrective institution	X	X	X	X	A	X		
dog kennels <small>AMD-4/GG-57/13</small>	X	X	X	X	A	X		
educational establishment	D	A	A	X	A	A		
exhibition centre	D	A	X	D	D	X		
family day care	D	A	D	D	X	X		
fast food outlet	A	X	X	X	X	X		
fuel depot	A	A	X	X	D	D		
funeral parlour	D	D	X	X	X	X		
grouped dwelling	D	P	P	A	X	X		
home business	D	D	A	A	A	X		
home occupation	D	D	A	A	P	X		
home office	P	P	P	P	P	X		
home store	D	D	A	X	X	X		
hospital	D	D	X	X	X	X		
hotel	A	X	X	X	X	X		

industry – cottage	P	D	A	D	D	X		
industry – extractive	X	X	X	X	D	A		
industry – general	X	X	X	X	X	P		
industry – light	D	D	X	X	X	P		
industry – mining	X	X	X	X	P	X		
industry – rural	X	X	X	X	D	P		
LANDUSE	Town Centre	Mixed Use	Residential	Rural Residential	General Agriculture	Industry	Development	Special Use
industry – service	P	D	X	X	X	D	See Clause 5.2.2.2	
lunch bar	P	D	X	X	X	D		
market	D	D	X	X	D	X		
medical centre	P	D	A	X	X	X		
motel	D	A	X	X	X	X		
motor vehicle, boat or caravan sales	D	D	X	X	X	A		
motor vehicle repair	A	A	X	X	X	P		
motor vehicle wash	D	A	X	X	X	P		
nightclub	D	X	X	X	X	X		
office	P	D	X	X	X	X		
park home park	X	A	A	A	A	X		
place of worship	P	A	A	A	X	X		
plantation	X	X	X	X	A	X		
reception centre	A	A	X	A	A	X		
recreation – private	D	A	A	D	D	A		
residential building	D	D	P	P	P	X		
restaurant	D	A	A	X	A	X		
restricted premises	D	X	X	X	X	X		
rural home business	X	X	X	A	D	X		
rural pursuit	X	X	X	A	P	X		
service station	D	A	X	X	X	A		
shop	D	A	X	X	X	X		
showroom	D	D	X	X	X	A		
single dwelling	D	P	P	P	P	X		
storage	A	D	X	X	D	P		
tavern	D	X	X	X	X	X		
telecommunications infrastructure	A	A	X	D	D	D		
trade display	D	A	X	X	X	A		
veterinary centre	D	A	X	A	A	A		
warehouse	A	D	X	X	X	P		
winery	X	X	X	A	A	X	See Schedule 4	

~~4.3.3—A change in the use of land from one use to another is permitted if—~~

- ~~(a) the local government has exercised its discretion by granting planning approval;~~
- ~~(b) the change is to a use which is designated with the symbol 'P' in the cross reference to that zone in the Zoning Table and the proposed use complies with all the relevant development standards and any requirements of the Scheme;~~
- ~~(c) the change is an extension of a use within the boundary of the lot which does not change the predominant use of the lot; or~~
- ~~(d) the change is to an incidental use that does not change the predominant use of the land.~~

~~Note: 1. The planning approval of the local government is required for the development of land in addition to any approval granted for the use of the land. In normal circumstances one application is made for both the use and development of land.~~

~~2. The local government will not refuse a 'P' use because of the unsuitability of the use for the zone but may impose conditions on the use of the land to comply with any relevant development standards or requirements of the Scheme, and may refuse or impose conditions on any development of the land.~~

~~3. In considering a 'D' or 'A' use, the local government will have regard to the matters set out in clause 10.2.~~

~~4. The local government must refuse to approve any 'X' use of land. Approval to an 'X' use of land may only proceed by way of an amendment to the Scheme.~~

~~4.4—INTERPRETATION OF THE ZONING TABLE~~

~~4.4.1 Where a specific use is mentioned in the Zoning Table, it is deemed to be excluded from the general terms used to describe any other use.~~

~~4.4.2 If a person proposes to carry out on land any use that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category the local government may—~~

- ~~(a) determine that the use is consistent with the objectives of the particular zone and is therefore permitted;~~
- ~~(b) determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 9.4 in considering an application for planning approval; or~~
- ~~(c) determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.~~

~~4.5—ADDITIONAL USES~~

~~Despite anything contained in the Zoning Table, the land specified in Schedule 2 may be used for the specific use or uses that are listed in addition to any uses permissible in the zone in which the land is situated subject to the conditions set out in Schedule 2 with respect to that land.~~

~~Note: An additional use is a land use that is permitted on a specific portion of land in addition to the uses already permissible in that zone that applies to the land.~~

~~4.6—RESTRICTED USES~~

~~Despite anything contained in the Zoning Table, the land specified in Schedule 3 may only be used for the specific use or uses that are listed and subject to the conditions set out in Schedule 3 with respect to that land.~~

~~Note: A restricted use is the only use or uses that is permitted on a specific portion of land and other uses that would otherwise be permissible in the zone are not permitted.~~

~~4.7 — SPECIAL USE ZONES~~

~~4.7.1 Special use zones are set out in Schedule 4 and are in addition to the zones in the Zoning Table.~~

~~4.7.2 A person must not use any land, or any structure or buildings on land, in a special use zone except for the purpose set out against that land in Schedule 4 and subject to compliance with any conditions set out in Schedule 4 with respect to that land.~~

~~Note: Special use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.~~

~~4.8 — NON-CONFORMING USES~~

~~Except as otherwise provided in the Scheme, no provision of the Scheme is to be taken to prevent —~~

- ~~(a) the continued use of any land for the purpose for which it was being lawfully used immediately prior to the Gazettal date;~~
- ~~(b) the carrying out of any development on that land for which, immediately prior to the Gazettal date, an approval or approvals, lawfully required to authorize the development to be carried out, were duly obtained and are current; or~~
- ~~(c) subject to clause 11.2.1, the continued display of advertisements, which were lawfully erected, placed or displayed prior to the Gazettal date.~~

~~Note: "Land" has the same meaning as in the Planning and Development Act and includes houses, buildings and other works and structures.~~

~~4.9 — EXTENSIONS AND CHANGES TO A NON-CONFORMING USE~~

~~4.9.1 A person must not —~~

- ~~(a) alter or extend a non-conforming use;~~
- ~~(b) erect, alter or extend a building used in conjunction with or in furtherance of a non-conforming use; or~~
- ~~(c) change the use of land from a non-conforming use to another nonconforming use,~~

~~without first having applied for and obtained planning approval under the Scheme.~~

~~4.9.2 An application for planning approval under this clause is to be advertised in accordance with clause 9.4.~~

~~4.9.3 Where an application is for a change of use from an existing non-conforming use to another non-conforming use, the local government is not to grant it planning approval unless the proposed use is less detrimental to the amenity of the locality than the existing non-conforming use and is, in the opinion of the local government, closer to the intended purpose of the zone.~~

~~4.10 — DISCONTINUANCE OF NON-CONFORMING USE~~

~~Where a non-conforming use of any land has been discontinued for a period of 6 months the land must not be used after that period otherwise than in conformity with the provisions of the Scheme.~~

~~4.11 — TERMINATION OF A NON-CONFORMING USE~~

~~The local government may effect the discontinuance of a non-conforming use by the purchase of the land, or by the payment of compensation to the owner or occupier or to both the owner and occupier of that land, and may enter into an agreement with the owner for that purpose.~~

~~Note: Sections 190 and 191 of the Planning and Development Act enables the local government to purchase, or, with the consent of the Governor, compulsorily acquire land for the purpose of a local planning scheme, subject to Part 9 of the *Land Administration Act 1997*, that section and the Scheme.~~

~~4.12 — DESTRUCTION OF NON-CONFORMING USE BUILDINGS~~

~~If a building used for a non-conforming use is destroyed to 75% or more of its value, the building is not to be repaired, rebuilt, altered or added to for the purpose of being used for a non-conforming use or in a manner not permitted by the Scheme, except with the planning approval of the local government.~~

Part 4 – General Development Requirements

25. R-Codes

- (1) The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.
- (2) The local government must ensure that the R-Codes are published in accordance with clause 87 of the deemed provisions.
- (2A) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.
- (3) The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within the boundaries of the area shown on the Scheme Map.
- (4) The R-Codes apply to an area if —
 - (a) the area has a coding number superimposed on it in accordance with subclause (3); or
 - (b) a provision of this Scheme provides that the R-Codes apply to the area.

26. Modification of R-Codes

Dual Residential Density Codes

- (1) Where on the Scheme Map an area is identified as having a dual density coding in the form of a split R-Code (e.g. R10/20), when considering an application for development approval, or when making a recommendation to the Commission in respect of subdivision, the local government is to apply the lower of the two R-Codes to the proposal unless —
 - (a) it is consistent with all relevant planning instruments governing the control of the development to the satisfaction of the local government; and
 - (b) the lot is connected to reticulated sewerage.

27. State Planning Policy 3.6 to be read as part of Scheme

- (1) State Planning Policy 3.6 — Development Contributions for Infrastructure, modified as set out in clause 28, is to be read as part of this Scheme.
- (2) The local government must ensure that State Planning Policy 3.6 is published in accordance with clause 87 of the deemed provisions.
- (3) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.

28. Modification of State Planning Policy 3.6

There are no modifications to State Planning Policy 3.6.

29. Other State planning policies to be read as part of Scheme

There are no other State planning policies that are to be read as part of the Scheme.

30. Modification of State planning policies

There are no modifications to a State planning policy that, under clause 29 is to be read as part of the Scheme.

31. Environmental conditions

There are no environmental conditions imposed under the Environmental Protection Act 1986 that apply to this Scheme.

32. Additional Site and Development Requirements

- (1) Clauses 34-60 set out requirements relating to development that are additional to those set out in the R-Codes, precinct structure plans, local development plans or State or local planning policies.
- (2) To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes, a precinct structure plan, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails.

33. Additional Site and Development Requirements for Areas Covered by Structure Plan or Local Development Plan

There are no additional requirements that apply to this Scheme.

34. Site and Development Standards – General

Unless otherwise provided by this Scheme, subdivision and development is required to comply with the requirements of Table 5 as follows:

Table 5 - Site and development standards

Table 6 – Development Table - General⁽¹⁾

Land Use Zones	Min Lot Area (m ²)	Min Effect Frontage (m)	Min Boundary Setbacks (m)			Maximum Plot Ratio ⁽⁴⁾	Min-Car-Parking Spaces ⁽⁶⁾
			Front ⁽²⁾	Rear	Side ⁽³⁾		
Town Centre⁽⁶⁾ Commercial	-	-	As determined by the local government Council			0.8	1/15m ² of GLA for retail/commercial; 1/ GLA for office; 2/practitioner for co-rooms; 1/5m ² of public areas; 1/bedroom accommodation; or combination of ab determined by Council.
Mixed Use	1000	20	11 5	7.5 3	5 3	0.75	
General Industry	4000	50	15	5	3	0.70	
Warehouses	1000	25	15	7.5	5	0.60	
Light	1000	25	11	7.5	5	0.60	
Factory Units	2000	30	11	5.0	5	0.60	
General	2000	30	15	7.5	5	0.50	
Residential	In accordance with the Residential Design Codes as varied by Scheme provisions						
Rural Residential	1 to 4ha	25	15	10	10	Residences, outbuildings within defined building envelopes or as determined by Council n/a	n/a
General Agriculture Rural	n/a	n/a	50 20 (50 to major road)	20 50	20 50	n/a	n/a
Urban Development	See Clause 5.22.2 41						
Special Use	As determined by Council.						

Footnotes

- (1) Development standards may be varied by Council the local government at its discretion under Clause 5.5 61 and in accordance with Scheme provisions.
- (2) Where a lot has more than one street frontage, Council may reduce the minimum setback to the secondary street (as determined by Council) by not more than 50% subject to Clause 5.19.5 in the Rural Residential Zone.
- (3) Side setbacks in the General Industry Zone and the Mixed Use Zone may be reduced to zero subject to the agreement of the adjoining owner and the construction of a parapet wall to Council's the local government's satisfaction.
- (4) Maximum plot ratio may be varied in accordance with the provisions of Clause 5.5.3.
- (5) The car parking requirement may be varied in accordance with the provisions of Clause 5.12.3 and/or 5.12.5.
- (6) Development standards for the Town Centre Zone may be varied in accordance with the provisions of Clause 5.17.2.
- (7) Council may vary landscaping requirements for development in the Mixed Use Zone where it abuts a highway or major road.

35. Development in all zones

- (a) In considering an application for development approval (including additions and alterations to existing development) in all zones, the local government shall have regard to the criteria and design guidelines contained in any local planning policy which has effect pursuant to the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- (b) Development proposals shall recognise the preservation of areas or buildings of architectural or historic interest and the development of land abutting the same.

36. Development in the Commercial Zone

- (a) Residential development in the Commercial Zone shall be in accordance with the density code (R-Code) depicted on the Scheme Map. Where the Scheme Map does not indicate an R-Code residential development shall be in accordance with the R40 density code, unless otherwise indicated by a provision(s) of this Scheme.
- (b) For mixed use development, comprising a combination of residential and non-residential uses, the relevant provisions of the R-Codes shall apply to the residential component of the development in accordance with the applicable density code, and the provisions of this Scheme to the non-residential component of the development.
- (c) Notwithstanding the development standards set out above and in Table 5, when considering an application for development approval for non-residential development in the Commercial Zone the local government may approve variations, including the following:
 - (i) An increase in plot ratio of 20% may be granted where the local government is satisfied that the functioning of public open space areas, courtyards or colonnades, or setback areas; or the preservation of heritage buildings warrants an increase to the permissible plot ratio;
 - (ii) Site coverage of up to 100% where the local government is satisfied that adequate arrangements have been made in regard to access, car parking, circulation of traffic, safety, servicing, loading and unloading, stormwater drainage, effluent disposal and any other matter which the local government deems necessary;
 - (iii) A zero building setback from the front boundary where landscape and paved pedestrian areas are existing or (are to be provided adjacent to the front boundary (within the road reserve) and the local government is satisfied that adequate arrangements have been made in regard to access, car parking, circulation of traffic, safety, servicing and loading and unloading.

37. Development in the Mixed Use Zone

- (a) Residential development in the Mixed Use Zone shall be in accordance with the density code (R-Code) depicted on the Scheme Map. Where the Scheme Map does not indicate an R-Code residential development shall be in accordance with the R40 density code, unless otherwise indicated by a provision(s) of this Scheme.
- (b) For mixed use development, comprising a combination of residential and non-residential uses, the relevant provisions of the R-Codes shall apply to the residential component of the development in accordance with the applicable density code, and the provisions of this Scheme to the non-residential component of the development.

38. Development in the General Industry Zone

- (a) In considering an application for development approval in the General Industry Zone, the local government shall have regard for the:
 - (i) compatibility of the proposed use(s) with other surrounding uses;
 - (ii) potential impact of the proposal on the efficient and effective operations of existing and planned industry, infrastructure or public purposes; and
 - (iii) risks, hazards, health and amenity associated with the proposed use being located in proximity to existing and planned industry, infrastructure or public purpose or any other use.
- (b) Buildings may abut one side boundary, provided vehicular access to the rear of the lot is maintained.

39. Development in the Rural Residential Zone

- (a) The local government may approve the development of one (1) ancillary dwelling on a lot in the Rural Residential Zone providing it is located within the same building envelope as the primary dwelling or, where there is no building envelope, within 50m of the primary dwelling.
- (b) The local government may approve the development of an outbuilding on a vacant lot in the Rural Residential Zone subject to written commitment from the applicant that they will undertake substantial commencement of a single house within 2 years. The development approval for the outbuilding is conditional that the single house is substantially constructed on the lot within 2 years of the outbuilding approval.

40. Development in the Rural Zone

- (a) In considering applications for development and/or subdivision approval in the Rural Zone, the local government will consider the following:
 - (i) the availability of services required to support the proposed development or subdivision and the economic impact of the provision of, extension or upgrading of those services that may be required;
 - (ii) the adequacy of the roads, existing or proposed in the area which may be needed to support the amount of road traffic expected to be generated by the development or subdivision; and
 - (iii) the need to enforce such conditions as the local government deems appropriate in order to minimise any adverse effect the development may have on the general environment of the area.
- (b) The local government may grant approval of up to two dwellings on any lot in the Rural Zone, provided the lot exceeds 40ha in area, where the land is managed for agricultural production, tourism, or education purposes and where the occupants are engaged in those specified predominant land uses or activities.
- (c) The existence of more than one dwelling on a lot in the Rural Zone shall not be construed as a basis for the local government's support to the subdivision of the lot.
- (d) The local government shall refuse an application for planning approval where in its opinion the proposed development will adversely affect the rural landscape or will adversely impact upon the agricultural use of the land.
- (e) In the Rural Zone there shall be a presumption against the subdivision of land unless the local government is satisfied one or more of the following exceptional circumstances apply:
 - (i) to realign lot boundaries with no increase in the number of lots, where the resultant lots will not adversely affect rural land uses;
 - (ii) to protect and actively conserve places of cultural and natural heritage;
 - (iii) to allow for the efficient provision of utilities and infrastructure and/or for access to natural resources;
 - (iv) to provide for the creation of a homestead lot to allow for the continued occupation of existing homesteads when they are no longer used as part of a farming operation; and
 - (v) for other unusual or unanticipated purposes which, in the opinion of the local government, do not conflict with this and other relevant policies and are necessary to the public interest.
- (f) The local government will not support subdivision in the Rural Zone which in its opinion will have the potential to adversely affect the rural landscape or be prejudicial to the agricultural use of the land.

41. Development in the Urban Development Zone

- (a) Prior to the commencement of subdivision or development in the Urban Development Zone, the local government may require a structure plan to be prepared and approved in accordance with Part 4 of the deemed provisions.
- (b) Subdivision and development in the Urban Development Zone will be subject to:
 - (i) adequate services being supplied to accommodate the intended land use;
 - (ii) lots being connected to the reticulated sewerage network where it is available and, in the local governments opinion, feasible to do so;
 - (iv) where connection to the reticulated sewerage network is not feasible, the preparation of a site and soil evaluation to confirm that each lot can accommodate on-site sewage disposal

in accordance with *AS/NZS 1547 On-Site Domestic Wastewater Management (Standards Australia/New Zealand Standard, 2012) (AS/NZS 1547)*;

- (v) for lots in a designated bushfire prone area, the preparation of a bushfire hazard level assessment and/or bushfire management plan.
- (c) Development standards and land uses permitted in the Urban Development Zone will accord with those applying to the equivalent zone for the designated primary use unless varied by the provisions of a structure plan.

42. General appearance of buildings and preservation of amenity

The local government may place conditions on any development approval granted to ensure the development will not have an adverse impact on the character of the area or the amenity and landscape quality of the locality which may address matters including:

- (i) the design and appearance of the development;
- (ii) the colour or type of materials to be used on exposed surfaces;
- (iii) the height, bulk and massing of any building;
- (iv) screening of any areas used for servicing, storage and waste management;
- (v) managing and controlling impacts of development.

43. Development of land without constructed/dedicated road frontage or access

(a) Notwithstanding any other provision of the Scheme, development approval is required for any development on land abutting an un-constructed road or a lot or location which does not have frontage to a dedicated road. In considering such an application, the local government may:

- (i) place conditions on any development approval granted requiring the construction of and/or access by means of a dedicated road is provided; or
- (ii) require other legal arrangements to be made for permanent legal access, to the satisfaction of the local government; or
- (iii) where dedicated road access is available, grant development approval subject to a condition requiring the applicant to pay a sum of money for the cost of constructing the road or part thereof or construct the road to the local government's road construction standards.

(b) The local government is to be satisfied that vehicular access points are suitable for the existing or proposed land use, including:

- (i) the location and construction, with regard to the impact of the proposed land use and expected traffic volume and composition on local traffic flow and safety;
- (ii) the character and function of the road;
- (iii) the volume of traffic on the road and the width of the carriageway and visibility;
- (iv) the ultimate volume and type of traffic generated by the development.

44. Repurposed dwellings and second-hand dwellings

The local government may only approve a development application for the erection of a repurposed dwelling or a second-hand dwelling on a lot where:

- (i) in its opinion such dwelling is in a satisfactory condition and the design and location of the dwelling is to the satisfaction of the local government, and will not adversely affect the amenity of the locality; and
- (ii) the proposal complies with the provisions of this Scheme and any local planning policy which has effect pursuant to the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

45. Derelict vehicles, machinery and objects

The storage of any materials, including derelict vehicles, sea containers or machinery, is not permitted without the development approval of the local government. The local government shall generally not approve the storage of any materials where it is visible from any road or public open space area and/or where, in the opinion of the local government, it detracts from the amenity of the landscape.

46. Use of setback areas

(a) No person shall use the setback area between the building line and the street alignment for any purpose other than one or more of the following:

- (i) a means of access;
 - (ii) the daily parking of vehicles;
 - (iii) loading and unloading of vehicles;
 - (iv) trade display only with the approval of the local government;
 - (v) alfresco or other uses approved by the local government;
 - (vi) gardens and other landscaping;
 - (vii) maintenance of facades.
- (b) Outdoor displays, industrial hire services, storage facilities, depots, lay-down areas and any other open area shall be sealed, paved or landscaped to the satisfaction of local government and maintained in good condition to the satisfaction of the local government.

47. Commercial vehicle parking

- (a) In the Residential, Commercial, Mixed Use, Urban Development and Rural Resident zones the parking of a commercial vehicle in excess of 4.5 tonnes tare weight on a lot requires development approval.
- (b) For assessing a development approval, commercial vehicle parking shall comply with the following:
- (i) no part of the vehicle is parked on any portion of a right-of-way or public road contiguous with the lot;
 - (ii) the vehicle forms an essential part of the lawful occupation of an occupant of the lot and that occupation if undertaken upon the lot does not contravene the Scheme;
 - (iii) the vehicle is not to be used to carry livestock, hazardous materials, or controlled waste as it is defined by the *Environmental Protection (Controlled Waste) Regulations 2004*;
 - (iv) the vehicle is parked behind the front building line;
 - (v) any noise created by the vehicle within the lot does not contravene the *Environmental Protection (Noise) Regulations 1997*;
 - (vi) major repairs to the vehicle are not undertaken on the lot;
 - (vii) any minor repairs, servicing or cleaning of the vehicle are carried out in an area which is effectively screened from view from the public road system or a public place;
 - (viii) the vehicle is not brought to or taken from the lot between the hours of midnight and 6.00am.

48. Landscaping

- (a) In considering applications for development approval the local government shall require landscaping be provided in accordance with Table 5 - Site and development standards, or as otherwise varied by the provisions of this Scheme.
- (b) The landscaping requirements shown in Table 5 - Site and development standards or referred to in the Scheme means an open area designed, developed and maintained as garden planting and areas for pedestrian use. At the discretion of the local government natural bushland, swimming pools and areas under covered ways may be included within the landscaping requirement, however garbage collection and handling spaces, and other open storage areas shall not be included.
- (c) Access driveways between a street alignment and any buildings may be included in the landscaping requirement but other car parking areas and driveways shall not be included.
- (d) Landscaping required pursuant to this Scheme or pursuant to a conditional planning approval shall be carried out at the time of the development or at such other time as may be agreed in writing between the developer and the local government and shall thereafter be permanently maintained to the satisfaction of the local government.
- (e) No person shall, unless the local government otherwise approves, occupy any buildings forming part of an approved development until the required landscaping has been constructed and planted.
- (f) To improve the environmental amenity of areas that the local government considers deficient in tree cover, it may require as a condition of any development approval the planting of such trees and/or groups of trees and species as specified by the local government, and may include native vegetation re-establishment and/or drainage measures where considered necessary by the local government or relevant public agency.
- (g) No retaining wall shall be constructed which alters the contours of the natural surface by more than 0.5 metres without the approval of the local government.

49. Car parking

- (a) In considering applications for development approval the local government shall require off-street car parking be provided in accordance with Table 6 - Car parking requirements, or as otherwise varied by the provisions of this Scheme.
- (b) Where land is to be developed or used for purposes not mentioned in Table 6 - Car parking requirements, or where a standard or requirement is not specified in the Scheme, the local government shall determine in each case the number of off-street car parking spaces to be provided on the land having due regard to the:
- (i) nature of the proposed development;
 - (ii) number of employees or others likely to be employed or engaged in the use of the land;
 - (iii) anticipated demand for visitor parking;
 - (iv) orderly, proper and sustainable planning of the area.
- (c) Where off-street car parking is required it shall be provided on the site the subject of the proposed development or land use, or in the immediate vicinity thereof provided that arrangements for the permanent retention of that parking can be set in place to the satisfaction of the local government.
- (d) Where an applicant can demonstrate to the satisfaction of the local government that there is not the demand for the number of off street car parking spaces specified in Table 6 - Car parking requirements, or that other off-street parking facilities are available and that these facilities can be shared with a nearby land use, the local government may vary this standard and/or require that an equivalent area of landscaping be provided in lieu.
- (e) Where the local government is satisfied that an application for development approval cannot provide the minimum off-street car parking requirements on site, the local government may accept a cash payment in lieu of the provision of car parking spaces.
- (f) Where it can be demonstrate that other off-street parking facilities are available to be shared with other land uses operating at different times, the local government may approve a development with less than the required number of off-street car parking bays provided that:
- (i) it is satisfied that no conflict will occur in the operation of land uses for which the joint use of parking facilities is proposed; and
 - (ii) the landowners who request sharing of parking facilities enter into a legal agreement to the local government's satisfaction for reciprocal rights to parking facilities.
- (g) All off-street car parking spaces and manoeuvring areas shall be designed in accordance with Australian Standard AS 2890.1 *Off-street parking*, and paved, kerbed, drained and marked to the satisfaction of the local government.
- (h) All off-street car parking, loading and access areas shall be constructed prior to occupation of the development or at such time as may be agreed in writing between the local government and the proponent. Such areas shall be maintained by the landowner to the satisfaction of the local government.
- (i) Where a development provides eight (8) or more off-street car parking spaces one (1) large canopy shade tree, with sufficient soil and soft landscaping to permit water absorption and root growth, shall be provided for every four (4) car parking bays.

Table 6: Car parking requirements

Use	Minimum Number of Parking Spaces to be Provided
Bed and Breakfast	1 per bedroom
Caravan Park	1.25 per unit, bay or tent site
Civic Use	1 per 40m ² Gross Floor Area (GFA)
Club Premises	1 per 50m ² GFA, or where licensed: 1 per 5m ² and other activity area
Consulting Rooms / Medical Centre	4 per practitioner for the first practitioner and 2 bays for each practitioner thereafter
Family Day Care	1 per staff member + 2 extra spaces for the picking up and setting down of persons
Fast Food Outlet/Lunch Bar	1 per 4 seated patrons additional drive through/takeaway 1 per 3 persons
Recreation – private	1 per 40m ² GFA

Hotel	1 per 5m ² public area + 1 per bedroom
Industry	1 per 100m ² GFA
Industry - light	1 per 50m ² GFA
Liquor Store	1 per 40m ² GFA
Motel	1 per unit + 1 per 25m ² service area 1.25 per unit
Office	1 per 40m ² GFA
Cinema / theatre	1 per 4 seats provided
Place of Worship	1 per 4 seats provided
Residential	As per the Residential Design Codes
Restaurant/café	1 per 4 patrons 1 per 3 persons
Service Station	1 per 200m ² gross site area 1.5 per fuel point
Shop	1 per 40m ² GFA
Bulky goods showroom	1 per 50m ² GFA
Tourist Development	1 per unit or dwelling + 1 space per staff member
Tavern	1 per 5m ² public area
Veterinary Centre	4 per practitioner
Warehouse / storage	1 per 100m ² GFA
Other Uses Not Listed	Determined by the local government after consideration of the parking need generated by the use and/or outlined in a Local Planning Policy.

50. Traffic management

- (a) Parking, loading and unloading and access, complete with necessary drainage, signs and marking as required by the local government shall be provided prior to occupation of the development or at such time as may be agreed in writing between the local government and the developer. Such areas shall be maintained to the satisfaction of the local government.
- Traffic entrances*
- (b) The local government may limit access to a lot to a single entry/exit point or may require separate entrances and exits, or may require that entrances and exits be placed in positions nominated by it, if it considers such provision necessary to avoid or to reduce traffic hazards.
- (c) Access to a lot for vehicles shall not be permitted directly to or from major roads where access is available from side or rear streets.
- (d) Where access to a lot abutting a major road outside of the Commercial Zone is available only from that road, parking, servicing, and circulation areas within the lot shall be designed and constructed so as to allow unhindered movement within the lot and to enable vehicles to enter and leave the site in forward gear.
- (e) In the case of access to any road which is the responsibility of Main Roads Western Australia, that department is to be consulted prior to the construction/modification or closure of any vehicular access to such road.
- Visual truncations*
- (f) Except with the approval of the local government, no building, or fence or other form of visual obstruction greater than 0.75m in height, measured from the natural ground level at the boundary, shall be constructed or placed on a lot within a 15 metre truncation of a street corner or within a 3 metre by 1.5 metre truncation of a vehicular access way.
- Access for loading and unloading vehicles*
- (g) In non-residential zones access for loading and unloading vehicles shall ensure the following:
- No land or buildings shall be developed unless provision is made for an area clear of the street for the purpose of loading and/or unloading goods and/or materials.
 - The local government may require vehicle access and circulation to be designed so that all vehicles can leave the site in forward gear.
 - Access ways shall be not less than 4.5 metres wide. The local government may in exceptional circumstances permit an access way of lesser width, to a minimum of 3.0 metres, only when a one-way system can be established.

51. Natural resource management

- (a) Notwithstanding the specific provisions of this Scheme or any Local Planning Policies, Council shall in considering any development proposal have regard to any threatened or priority ecological community as may be identified by the Environmental Protection Authority and/or any Drainage Plan and/or Soil Conservation Plan which relates to land within the Scheme area.
Tree planting/vegetation corridors/greenbelt
- (b) In order to improve the environmental amenity of areas that the local government considers deficient in tree cover, it may require as a condition of any planning approval, the planting of such trees and/or groups of trees and species as specified by the local government.

52. Waterway resource management and protection

- (a) In considering a development application which may have an impact on any water resources including waterways such as rivers, creeks, drainage lines, swamps and other wetlands, the local government shall have regard to:
- (a) managing water balance;
 - (b) maintaining and where possible enhancing water quality;
 - (c) encouraging water conservation;
 - (d) maintaining and where possible enhancing water related environmental values, recreational and cultural values;
 - (e) advice from relevant government agencies;
 - (f) stormwater capture;
 - (g) on-site wastewater disposal systems not to be a minimum of 100 metres from waterways.
- (b) The local government may require proponents to:
- (a) prepare a foreshore management plan, drainage strategy or other document to manage impacts of proposed development and subdivision and will require the proponent, or other agreed party, to appropriately implement the plan or strategy to the satisfaction of the local government;
 - (b) undertake appropriate pre-development and post development monitoring and undertake measures deemed appropriate by the local government to address water management and protection issues.

53. Ancillary dwellings

An ancillary dwelling on land where the R-Codes do not apply shall comply with the following:

- i. be no greater than 100m² in area;
- ii. be collocated with the single house;
- iii. be constructed to a standard that ensures the visual amenity of the area is not adversely impacted to the satisfaction of the local government;
- iv. in the Rural Zone, allow for the continued use of the lot for rural purposes and not limit the use of neighbouring Rural Zoned land.

54. Caretaker's dwellings

A caretaker's dwelling shall comply with the following:

- i. be limited to one (1) per lot;
- ii. have a maximum plot ratio area of 100m²;
- iii. be incidental to the predominant use of the site.

55. Workforce accommodation

An application for development approval for workforce accommodation shall address the following:

- (a) demonstrate a need for workers accommodation necessary for the continued operation of an industry;
- (b) the suitability of the site to be developed for the proposed use;
- (c) the suitable siting of the land use in the context of surrounding existing and proposed land uses to avoid landscape impacts and land use conflicts;
- (d) all services to the dwellings from the lot boundary (including access and egress by vehicles and pedestrians) are to be shared, where applicable;

- (e) be located to minimise any amenity impacts from noise, dust, odour and light spill from the predominant land use;
- (f) maintain the amenity of the locality;
- (g) comply with the development standards of this Scheme or any R-code standards applicable;
- (h) appropriate facility design and use including provision and/or access to recreation, entertainment and community services.

56. Dwellings without reticulated mains water supply

- (1) Where any dwelling is proposed to be constructed on a lot which cannot be connected to a reticulated mains water supply, that dwelling shall be provided with sufficient roof catchment or other methods acceptable to the local government and the provision of a rainwater tank with a minimum capacity of 135,000 litres prior to occupation unless alternative arrangements are made to the satisfaction of the local government for a supply of potable water.
- (2) Where additional water supplies are required for fire-fighting purposes, the capacity of the rainwater tank shall be a minimum of 10,000 litres in addition to the minimum tank size specified in sub-clause (1) along with sufficient roof catchment or other methods of water capture acceptable to the local government.
- (3) Water supply tanks for firefighting purposes are to be provided with a metal 50mm male camlock coupling with full flow valve fitting.

57. Servicing

All development is to be serviced with power, water supply and wastewater (effluent disposal) and stormwater to a level commensurate with the intended land use, with arrangements in place to the satisfaction of the responsible authority and relevant agencies and in accordance with this Scheme.

58. Mining operations

In considering proposals to commercially extract minerals, the local government may, in keeping with s120 of the *Mining Act 1978*, exercise its discretion to inform the Minister for Mines and the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme and the Local Planning Strategy.

59. Waste and resource recovery facilities

An application for development approval for waste and resource recovery facilities shall address the following:

- i. facilities shall be located on a main road or on a road that is of a suitable standard and treatment, to accommodate significant increase in traffic volumes and freight tasks which may be generated by the proposal;
- ii. facilities shall contain, or satisfactorily manage, potential environmental (including water resources), noise, amenity and air quality impacts within the landholding without affecting nearby land uses;
- iii. facilities shall not be visually dominant within key viewsheds, and should be visually compatible with surrounding land uses and development;
- iv. facilities shall be provided with essential services commensurate with the intended land use.

60. Signage and advertisements

- (1) All advertisements require an application for development approval, unless exempted by deemed provisions (Schedule 2) contained in the *Planning and Development (Local Planning Schemes) Regulations 2015* or in Schedule 1 – Exempted Signage and Advertisements of this Scheme.
- (2) Advertisements that advertise goods or services which are not produced, displayed or offered for sale, or which is otherwise not relevant to, the land upon which the advertisement is located, are prohibited.
- (3) Despite subclause 60 (1) and (2), the local government will consider applications for development approval for advertisements on 'third party land' for a temporary period. The local government will

have regard to the relevant Local Planning Policy.

61.33. Variations to site and development requirements

- (1) In this clause —
additional site and development requirements means requirements set out in **clauses 32 and 33.**
- (2) The local government may approve an application for a development approval that does not comply with an additional site and development requirements.
- (3) An approval under subclause (2) may be unconditional or subject to any conditions the local government considers appropriate.
- (4) If the local government is of the opinion that the non-compliance with an additional site and development requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development the local government must —
 - (a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64(4) of the deemed provisions; and
 - (b) have regard to any expressed views prior to making its determination to grant development approval under this clause.
- (5) The local government may only approve an application for development approval under this clause if the local government is satisfied that —
 - (a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67(2) of the deemed provisions; and
 - (b) the non-compliance with the additional site and development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

62. Restrictive Covenants

- (1) A restrictive covenant affecting land in the Scheme area that would have the effect of limiting the number of residential dwellings which may be constructed on the land is extinguished or varied to the extent that the number of residential dwellings that may be constructed is less than the number that could be constructed on the land under this Scheme.
- (2) If subclause (1) operates to extinguish or vary a restrictive covenant —
 - (a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and
 - (b) the local government must not grant development approval for the construction of the residential dwelling unless it advertises the application for development approval in accordance with clause 64 of the deemed provisions.

~~5.1 — COMPLIANCE WITH DEVELOPMENT STANDARDS AND REQUIREMENTS~~

~~5.1.1 Any development of land is to comply with the provisions of the Scheme.~~

~~5.1.2 For the purposes of this Scheme, “development” has the meaning as defined in the Planning and Development Act.~~

5.2 — RESIDENTIAL DESIGN CODES

~~5.2.1 Unless otherwise provided for in the Scheme, the development of land for any of the residential purposes dealt with by the Residential Design Codes is to conform with the provisions of those Codes.~~

~~5.2.2 For the purposes of this Scheme, the Residential Design Codes are those adopted as a State planning policy under Section 25 of the Planning and Development Act and which replace the 1991 Residential Planning Codes.~~

~~5.2.3 A copy of the Residential Design Codes is to be kept and made available for public inspection at the offices of the local government.~~

~~5.2.4 The Residential Design Codes density applicable to land within the Scheme area is to be determined by reference to the Residential Design Codes density number superimposed on the particular areas contained within the borders shown on the Scheme Map or where such an area abuts another area having a Residential Design Code density, as being contained within the area defined by the centre-line of those borders.~~

5.3 — SPECIAL APPLICATION OF RESIDENTIAL DESIGN CODES

~~5.3.1 Where a dual code is indicated on the Scheme Map, the higher density code will only be considered where the development can be connected to reticulated sewerage.~~

~~5.3.2 Council may refuse planning approval for any residential development where in its opinion, provision cannot be made for the adequate disposal of liquid waste from that development.~~

5.4 — RESTRICTIVE COVENANTS

~~5.4.1 Subject to clause 5.4.2, a restrictive covenant affecting any land in the Scheme area by which, or effect of which is that, the number of residential dwellings which may be constructed on the land is limited or restricted to less than that permitted by the Scheme, is hereby extinguished or varied to the extent that it is inconsistent with the provisions of the Residential Design Codes which apply under the Scheme.~~

~~5.4.2 Where clause 5.4.1 operates to extinguish or vary a restrictive covenant the local government is not to grant planning approval to the development of the land which would, but for the operation of clause 5.4.1, have been prohibited unless the application has been dealt with as an 'A' use and has complied with all of the advertising requirements of clause 9.4.~~

5.5 — VARIATIONS TO SITE AND DEVELOPMENT STANDARDS AND REQUIREMENTS

~~5.5.1 Except for development in respect of which the Residential Design Codes apply, if a development is the subject of an application for planning approval and does not comply with a standard or requirement prescribed under the Scheme, the local government may, despite the non-compliance, approve the application unconditionally or subject to such conditions as the local government thinks fit.~~

~~5.5.2 In considering an application for planning approval under this clause, where, in the opinion of the local government, the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is the subject of consideration for the variation, the local government is to —~~

- ~~(a) consult the affected parties by following one or more of the provisions for advertising uses under clause 9.4; and~~
- ~~(b) have regard to any expressed views prior to making its determination to grant the variation.~~

~~5.5.3 Notwithstanding the standards contained in the Development Table – General and the variations to plot ratio available in the Town Centre Zone (Clause 5.17.2) the Council shall consider the following when contemplating varying maximum plot ratios:~~

- ~~(a) the proportion of the site area to be covered by building;~~
- ~~(b) any area of public space in relation to the site area; (c) the amalgamation of the site area with adjacent allotments; (d) conformity with the Scheme objectives for the particular zone.~~

~~5.5.4 The power conferred by this clause may only be exercised if the local government is satisfied that—~~

- ~~(a) approval of the proposed development would be appropriate having regard to the criteria set out in clause 10.2; and~~
- ~~(b) the non-compliance will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.~~

~~5.5.5 Except where otherwise provided in the Scheme, development standards and requirements shall be in accordance with the Development Table – General. (Table 2)~~

~~5.5.6 Notwithstanding any other provisions of this Scheme, development in the Residential Zone or the Town Centre Zone shall be connected to a comprehensive sewerage system. Where such a connection is not available, and cannot reasonably be made available, the development will be assessed in accordance with the provisions of the Government Sewerage Policy.~~

~~5.5.7 Except as specified elsewhere in the Scheme or in the Residential Design Codes, no person shall use the land between the street alignment and the front setback, other than for:~~

- ~~(a) gardens and other landscaping;~~
- ~~(b) access driveways; and~~
- ~~(c) the parking of any motor vehicle or caravan for periods of not more than eight (8) hours consecutively.~~

~~5.6 ENVIRONMENTAL CONDITIONS~~

~~5.6.1 Environmental conditions to which the Scheme is, or amendments to the Scheme are, subject are incorporated into the Scheme by Schedule 10 of the Scheme.~~

~~5.6.2 Where appropriate, the environmental conditions are indicated on the Scheme Map by the symbol EC to indicate that environmental conditions apply to the land.~~

~~5.6.3 The local government is to—~~

- ~~(a) maintain a register of all relevant statements published under sections 48F and 48G of the EP Act; and~~
- ~~(b) make statements available for public inspection at the offices of the local government.~~

~~Note: Environmental conditions are those required to be incorporated into a Scheme or an amendment to a Scheme following assessment under the *Environmental Protection Act 1986*.~~

~~5.7 Development of land without constructed/dedicated road frontage or access~~

~~Notwithstanding any other provision of the Scheme, the Councils planning approval is required for any development on land abutting an un-constructed road or a lot or location which does not have frontage to a dedicated road. In considering such an application, the Council may:—~~

- (a) ~~refuse the application until the road has been constructed and access by means of a dedicated road is provided; or~~
- (b) ~~require other legal arrangements to be made for permanent legal access, to the satisfaction of the Council local government; or~~
- (c) ~~where dedicated road access is available grant approval to the application subject to a condition requiring the applicant to pay a sum of money in or towards the cost of constructing the road or part thereof and any other condition it considers fit to impose.~~

~~5.8 Categories of development or development in areas affected by local planning policies~~

~~5.8.1 Where Council adopts a Local Planning Policy under the provisions of Part 2 of the Scheme, the Council shall have due regard to the provisions of such a policy affecting a specific area or development type in determining applications for planning approval in addition to the relevant provisions of the Scheme.~~

~~5.9 Outline development plans~~

~~Council will require an Outline Development Plan to be prepared, prior to its consideration of an application to subdivide in the Development Zone. The local government may require a Structure Plan to be prepared in other and in the Rural Residential, Industry and Residential zones, when the proposed development proposes to create more than five (5) lots or an area greater than 10 ha is to be subdivided.~~

~~5.10 Amenity provisions~~

~~5.10.1 Relocated Second-hand buildings~~

~~Council may permit the erection of a transported building on a lot where:~~

- (a) ~~in its opinion such building is in a satisfactory condition and the design and location of the building is to the satisfaction of the local government Council, and will not adversely affect the amenity of the locality;~~
- (b) ~~the proposal complies with the provisions of Council's Local Planning Policy – Relocated Buildings.~~

~~5.10.2 Derelict Vehicles, Machinery and Objects~~

~~Council shall not permit the storage and/or wrecking of derelict vehicles, sea containers or machinery or the storage of any materials within any zone if it is visible from any road or where, in the opinion of Council, it detracts from the amenity of the landscape.~~

~~5.10.3 Use of Setback Areas~~

~~In the Town Centre Zone and the Industry Zone, no person shall use the setback area between the building line and the street alignment for any purpose other than one or more of the following:~~

- (a) ~~a means of access;~~
- (b) ~~the daily parking of vehicles;~~
- (c) ~~loading and unloading of vehicles;~~
- (d) ~~trade display only with the consent of the Local government; and~~
- (e) ~~landscaping.~~

~~5.10.4 Outdoor displays, industrial hire services, storage facilities, depots, laydown areas and any other open area shall be sealed, paved or landscaped to the satisfaction of local government and maintained in good condition.~~

5.10.5 Parking and Repair of Commercial Vehicles in Residential Areas

~~The parking of a commercial vehicle in excess of 3 tonnes tare weight shall not be permitted on any Residential zoned lot without the approval of the local government Council except for the purpose of delivering or loading normally associated with domestic residential uses. Any such approval shall be valid for a period of 12 months only and will be subject to renewal by Council at 12 monthly intervals thereafter.~~

5.11 Landscaping

~~5.11.1 The landscaping requirement for particular developments and land uses are listed in the Development Table – General (Table 2) or as varied by the provisions of this Scheme.~~

~~5.11.2 The landscaping requirement shown in the Development Table – General (Table 2) or referred to in the Scheme means an open area designed, developed and maintained as garden planting and areas for pedestrian use. At the discretion of Council natural bushland, swimming pools and areas under covered ways may be included within the landscaping requirement, however garbage collection and handling spaces, and other open storage areas shall not be included.~~

~~5.11.3 In considering the landscaping requirement of any application for planning approval, Council will have due regard to Council's Local Planning Policy – Landscaping.~~

~~5.11.4 Access driveways between a street alignment and any buildings may be included in the landscaping requirement but other car parking areas and driveways shall not be included.~~

~~5.11.5 Landscaping required pursuant to this Scheme or pursuant to a conditional planning approval shall be carried out at the time of the development or at such other time as may be agreed in writing between the developer and the Council and shall thereafter be permanently maintained to the satisfaction of the local government Council.~~

~~5.11.6 No person shall, unless the Council otherwise approves, occupy any buildings forming part of an approved development until the required landscaping has been constructed and planted.~~

~~5.11.7 Retaining Walls/Screen Walls~~

~~No retaining wall shall be constructed which alters the contours of the natural surface by more than 0.6 metres without the approval of Council.~~

5.12 Car parking

~~5.12.1 The off street car parking requirements for particular developments and land uses are listed in the Development Table – General. (Table 2) or as varied by the provisions of this Scheme.~~

~~5.12.2 Subject to the provisions of this Clause, the car parking requirements shall be provided on the site which is the subject of the proposed development, or with the approval of Council in the immediate vicinity thereof.~~

~~5.12.3 Where an applicant for planning approval can demonstrate to the satisfaction of the Council that there is not the demand for the number of parking spaces specified in Table No. 2, landscaping may be provided in lieu of car parking spaces not constructed and the landscaping shall be included in calculations as car parking not as landscaping.~~

~~5.12.4 Where the maximum dimension of an open car parking area exceeds 20 m in length or width, one parking space in every 20 shall be used for garden and planting of native plants and trees to provide visual relief and so long as the garden and planting areas are maintained in good order, those parking spaces shall be included in calculations as landscaping and not as car parking.~~

~~5.12.5 Where an applicant for planning approval can demonstrate that other off-street parking facilities are available to be shared with other land uses operating at different times, Council may approve a development with less than the required number of onsite car bays provided:~~

- ~~(a) the Council is satisfied that no conflict will occur in the operation of land uses for which the joint use of parking facilities is proposed; and~~
- ~~(b) landowners who request sharing of parking facilities enter into a legal agreement to Council's satisfaction for reciprocal rights to parking facilities.~~

5.13 Traffic management

~~5.13.1 Parking, loading and unloading and access, complete with necessary drainage, signs and marking as required by Council shall be provided prior to any occupation of the development or at such time as may be agreed in writing between Council and the developer. Such areas shall be maintained to the satisfaction of Council.~~

~~5.13.2 Traffic Entrances~~

- ~~(a) Council may limit access to a lot to a single entry/exit point or may require separate entrances and exits, or may require that entrances and exits be placed in positions nominated by it, if it considers such provision necessary to avoid or to reduce traffic hazards.~~
- ~~(b) Access to a lot for vehicles shall not be permitted directly to or from major roads where access is available from side or rear streets.~~
- ~~(c) Where access to a lot abutting a major road outside of the Town Centre Zone is available only from that road, parking, servicing, and circulation areas within the lot shall be designed and constructed so as to allow unhindered movement within the lot and to enable vehicles to enter and leave the site in forward gear.~~
- ~~(d) In the case of access to any road which is the responsibility of Main Roads Western Australia, that department is to be consulted prior to the construction/modification or closure of any vehicular access to such road.~~

~~5.13.3 Visual Truncations~~

~~Except with the approval of Council, no building, or fence or other form of visual obstruction greater than 0.75m in height, measured from the natural ground level at the boundary, shall be constructed or placed on a lot within a 15m truncation of a street corner or within a 3m by 1.5m truncation of a vehicular access way.~~

~~5.13.4 Access for Loading and Unloading Vehicles~~

~~In non-residential zones~~

- ~~(d) No land or buildings shall be developed unless provision is made for an area clear of the street for the purpose of loading or unloading goods or materials.~~
- ~~(e) The Council will seek to ensure that the majority of servicing vehicles will be able to leave and enter the street in a forward direction.~~
- ~~(f) It is expected that any access way shall be not less than 4.5 metres wide but in exceptional circumstances the Council may permit an access way of lesser width but not less than 3.0 metres and then only when a one-way system can be established.~~

5.14 Advertisements

~~For the purpose of this Scheme, the erection, placement and display of advertisements and the use of land and buildings for that purpose is development within the definition of the Town Planning and Development Act and requires the planning approval of Council in accordance with the provisions of Part 9 of the Scheme, unless an exempted advertisement as listed in Schedule 5.~~

5.15 — HOME OCCUPATION/HOME BUSINESS/HOME OFFICE

~~5.15.1 A planning approval is not required to conduct a home office as defined in the Scheme.~~

~~5.15.2 Where Council issues an approval to conduct a home occupation or a home business, the approval relates to a specific occupier of a particular parcel of land. It shall not be transferred or assigned to any other person, and shall not be transferred from the land in respect of which it was granted. Should there be a change in the occupier of the land in respect of which a home occupation or home business approval is issued, the approval is cancelled.~~

~~5.15.3 If in the opinion of the Council, a home occupation or home business is causing a nuisance or annoyance to owners or occupiers of land in the locality, the Council may rescind the approval.~~

~~5.15.4 An approval to conduct a home occupation or home business is issued subject to an annual permit which may be renewed by application to the Council for planning approval.~~

~~5.15.5 In considering an application for home occupation or home business Council will have regard for the provisions of Council's Local Planning Policy – Home Occupation/Home Business.~~

5.16 Natural resource management

~~5.16.1 Notwithstanding the specific provisions of the Scheme or any Local Planning Policies detailed within the Scheme, Council shall in considering any development proposal have regard to any systems areas designated by the Environmental Protection Authority and/or any Drainage Plan and/or Soil Conservation Plan which relates to land within the Scheme area.~~

5.16.2 Tree Planting/Vegetation Corridors/Greenbelt

~~In order to improve the environmental amenity of areas that Council considers deficient in tree cover, Council may require as a condition of any planning approval, the planting of such trees and/or groups of trees and species as specified by Council.~~

~~5.16.3 Council may also require on the advice of Landcare Groups, Agriculture WA or the Water and Rivers Commission, tree planting and/or drainage measures in designated areas through its Local Planning Policy – Natural Resource Management.~~

5.17 Development in the Town Centre Zone

~~5.17.1 In considering an application for planning approval for a proposed development (including additions and alterations to existing development) in the Town Centre Zone, Council shall have regard to the criteria and design guidelines contained in Council's Local Planning Policy – Town Centre Design and Townscape Guidelines.~~

~~5.17.2 Notwithstanding the development standards set out in Table 2 Council may approve the following variations within the Town Centre Zone for non-residential development.~~

- ~~(a) An increase in plot ratio of 20% may be granted where Council is satisfied that public open areas, courtyards or colonnades or other setbacks or preservation of heritage buildings warrants an increase to the permissible plot ratio;~~
- ~~(b) Site coverage of up to 100% where Council is satisfied that adequate arrangements have been made in regard to access, car parking, circulation of traffic, safety, servicing, loading and~~

unloading, stormwater drainage, effluent disposal and any other matter which Council deems necessary; and

- (c) A zero building setback from the front boundary where landscape and paved pedestrian areas are to be provided adjacent to the front boundary and Council is satisfied that adequate arrangements have been made in regard to access, car parking, circulation of traffic, safety, servicing and loading and unloading.
- (d) Development shall not exceed 2 storeys in height except where Council considers that particular circumstances may warrant an exception and provided Council is satisfied that the proposal is compatible with the objectives for the zone; and
 - i) will not restrict light, sunshine and natural ventilation enjoyed by surrounding properties;
 - ii) will not intrude upon the privacy enjoyed by surrounding properties with overview;
 - iii) will not diminish views or outlook available from surrounding properties;
 - iv) is sympathetic with the townscape and character of the surrounding built environment.

5.17.3 Where residential development is proposed in the Town Centre Zone, and an R Code is not indicated on the Scheme Map and where other provisions of the Scheme do not prevail, the R20 Code will apply for a single residential dwelling and the R30 Code will apply for duplexes or other attached houses which Council may approve subject to conditions and at its discretion.

5.17.4 For mixed use development comprising a combination of residential and non-residential uses, the provisions of Part 4.2 of the Residential Design Codes will apply to the residential component of the development (at R25 code), and the provisions of this Scheme to the non-residential component of the development.

5.17.5 Development proposals shall recognise the preservation of areas or buildings of architectural or historic interest and the development of land abutting the same.

5.17.6 Council will not support commercial or industrial uses in the Town Centre Zone where the predominant established use is for residential purposes unless their impacts can be adequately buffered.

5.18 Development in the mixed use zone

5.18.1 Development in the Mixed Use Zone shall be in accordance with the standards indicated in the Development Table – General unless varied by the provisions of the Scheme.

5.18.2 Where residential development is proposed in the Mixed Use Zone, and an R Code is not indicated on the Scheme Map and where other provisions of the Scheme do not prevail, the R20 Code will apply for a single residential dwelling and the R30 Code will apply for duplexes or other attached houses which Council may approve subject to conditions and at its discretion.

5.18.3 For mixed use development comprising a combination of residential and non-residential uses, the provisions of Part 4.2 of the Residential Design Codes will apply to the residential component of the development (at R25 code), and the provisions of this Scheme to the non-residential component of the development.

5.18.4 Council will not support commercial or industrial uses in the Mixed Use Zone where the predominant established use is for residential purposes unless their impacts can be adequately buffered.

5.18.5 Change of Use to Existing Premises

Within the Mixed Use Zone, the Council at its discretion may vary the application of the relevant development standards in respect of any development involving a change of land use of an existing building.

5.19 — Development in the rural residential zone

~~5.19.1 Only one dwelling will be permitted on any lot in the Rural Residential Zone.~~

~~5.19.2 Council may permit ancillary accommodation providing it is located within the same building envelope or building clearance area as the first or primary dwelling, or otherwise complies with the Residential Design Codes.~~

~~5.19.3 Outbuildings will not be granted planning approval on any lot within the Rural Residential zone, unless a single dwelling exists on the lot, or is to be constructed as the first stage of the development proposal.~~

~~5.19.4 The minimum setbacks for dwellings, outbuildings, or any other structure shall be in accordance with the Development Table – General (Table 2) or as varied by the provisions of this Scheme.~~

~~5.19.5 In the case where a lot has more than one street frontage, Council may at its discretion permit the construction of buildings nearer to the secondary street frontage nominated by Council, but not nearer than 10m to that street or streets.~~

~~5.19.6 For the purposes of guiding subdivision and development in specific rural residential zones, the provisions set out in Schedule 11 (where different to Scheme Provisions) shall apply to the specified zones. Future subdivision will be required to generally accord with an Outline Development Plan prepared for the specified area referred to in Schedule 11 and such a plan of subdivision shall form part of the Scheme.~~

~~5.19.7 Proposals for Rural Residential Zones shall have due regard to Council's Local Planning Policy – Rural Residential Development.~~

5.20 — Development in the general agriculture zone

~~5.20.1 In assessing applications for development and/or subdivision within the General Agriculture Zone, Council will consider the following:~~

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

~~5.20.2 Council may grant approval of up to two dwellings on any lot, provided the lot exceeds 40ha in area, where the land is managed for agricultural production, tourism, or education purposes and where the occupants are engaged in those specified predominant land uses or activities.~~

~~5.20.3 The minimum setbacks for dwellings, outbuildings, or any other structure are as indicated in the Development Table – General (Table 2).~~

~~5.20.4 Council shall refuse an application for planning approval where in its opinion the proposed development will adversely affect the rural landscape or will adversely impact upon the agricultural use of the land.~~

~~5.20.5 An application for planning approval for intensive agriculture in the General Agriculture Zone shall be assessed by Council in accordance with Council's Local Planning Policy – Intensive Agriculture.~~

~~5.20.6 A proposal which in the opinion of Council does not adversely affect neighbouring properties and complies with the provisions of Council's Intensive Agriculture Policy and Natural Resource Management Policy will be considered "permitted development" under the provisions of Clause 8.2 of this Scheme.~~

~~5.21 Development in the industry zone~~

~~5.21.1 Development in the Industry Zone shall be in accordance with the Development Table – General (Table 2) or as varied by the provisions of this Scheme.~~

~~5.21.2 In considering planning applications within the Industry Zone, the local government shall have regard for the:~~

- ~~(a) compatibility of the proposed uses with other surrounding uses;~~
- ~~(b) potential impact of the proposal on the efficient and effective operations of existing and planned industry, infrastructure or public purposes; and~~
- ~~(c) risks, hazards, health and amenity associated with the proposed use being located in proximity to existing and planned industry, infrastructure or public purpose or any other use.~~

~~5.21.3 Notwithstanding any provision of the Building Code of Australia the local government may, if it considers the proposal appropriate, approve buildings which abut one side boundary, provided vehicular access to the rear of the lot is maintained.~~

~~5.21.4 Where a use in the Industry Zone is defined as a Prescribed Premises in the Regulations to the Environmental Protection Act 1987 (as amended) or an Offensive Trade under the Health Act 1911 (as amended), the Local Government shall advertise the proposal as set out in Clause 9.4 and may notify the Environmental Protection Authority and/or the Health Department and seek comment or advice before considering the matter in the light of such comment or advice.~~

~~5.21.5 Factory Unit Development~~

~~Land in the Industry and Mixed Use Zones may be used for a Factory Unit development, provided that:~~

- ~~(a) there is no more than one occupancy for each factory unit;~~
- ~~(b) no industrial unit is used for machinery or automotive wrecking or for the sale of motor vehicles or caravans;~~
- ~~(c) factory units shall be separated from each other by an internal wall or walls constructed of brick, stone or concrete in accordance with the Building Code of Australia and shall not be altered, moved or removed without the consent of the local government; and~~
- ~~(d) the factory unit complies with local government's policy for factory units as amended from time to time.~~

~~5.22 Development in the development zone~~

~~5.22.1 Development in the Development Zone will be subject to:~~

- ~~(a) The availability of services adequate to accommodate the proposed development.~~

~~The preparation of an Outline Development Plan prepared in accordance with the provisions of Sub-Clause 5.9 and approved by Council.~~

~~The carrying out of the procedures for adoption of the Outline Development Plan in accordance with the provisions of Part 2 of the Scheme as though it were a Local Planning Policy.~~

- (b) ~~The endorsement by the WAPC of a subdivision guide plan.~~

~~5.22.2 Development standards and uses permitted in the Development Zone will accord with those permitted for the equivalent zone for the designated primary use unless varied by the provisions of the Outline Development Plan.~~

~~5.23 Subdivision~~

~~5.23.1 The approval to subdivide/amalgamate lots is granted by the Western Australian Planning Commission (WAPC) in accordance with the provisions of the Residential Design Codes and the principles of Liveable Neighbourhoods in Residential Zones and in accordance with WAPC policy (particularly SPP No. 11 "Agricultural and Rural Land Use Planning", in the General Agriculture Zone) and in accordance with the Scheme Provisions in all zones, including Special Use Zones and Special Control Areas, and where relevant, adopted Outline Development Plans.~~

~~5.23.2 In assessing subdivision applications for Residential areas, Council will have due regard to the WAPC guidelines indicated in Clause 5.21.1 and in particular the principles relating to climate and site responsive design (Element 3) and water sensitive urban water management practices (Element 5) of Liveable Neighbourhoods.~~

~~5.23.3 In the General Agriculture zone there shall be a presumption against the subdivision of land unless the Council is satisfied:~~

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

~~5.23.4 Council will not support subdivision in the General Agriculture Zone which in its opinion will have the potential to adversely affect the rural landscape or be prejudicial to the agricultural use of the land.~~

~~5.23.5 Council shall not recognise the surrounding historic pattern of settlement alone as justification to support a subdivision proposal.~~

Part 6 5 – Special Control Areas

63. Special control areas

- (1) Special control areas are marked on the Scheme Map according to the legend on the Scheme Map.
 (2) The purpose, objectives and additional provisions that apply to each special control area is set out in Table 7.

Table 7 – Special control areas in the Scheme area

Name of area	Purpose	Objectives	Additional provisions
SCA 1	Waste Water Treatment Plant Odour Buffer	<ol style="list-style-type: none"> 1. Protect the long-term operation of the water treatment plant which provides an essential service to the community through the treatment, re-use and safe disposal of the town's treated waste water. 2. Recognise the potential impacts on amenity from the wastewater treatment plant, including odour and noise nuisance. 3. Avoid the development of incompatible and odour sensitive land uses within the buffer area. 4. Where necessary and appropriate control development and land use within the buffer area. 	<ol style="list-style-type: none"> 1. Despite the land use permissibility indicated in Table 3 or any provisions elsewhere in the Scheme, a Development Application is required for any proposed use or development within the Special Control Area as depicted on the Scheme Map. 2. When determining applications for development within the Special Control Area, the local government shall: <ol style="list-style-type: none"> (a) Consider the compatibility of the use or development with waste water treatment infrastructure having regard to potential odour and noise emissions from the waste water treatment plant; (b) Consider whether the use or development would have a detrimental impact on the long-term operation of the waste water treatment plant; (c) Obtain and have regard to the advice and recommendations of the Water Corporation, Department of Water and Environment Regulation, Western Australian Planning Commission; and any other relevant authorities, and any policies related thereto; (d) Impose conditions as appropriate to any development approval to attenuate or minimise odour and noise impacts; and (e) Notwithstanding clause 18, not approve any development application within the buffer that, in the opinion of the local government, would suffer unacceptable impacts from odour or noise emissions, or which by its nature may adversely impact on the continued operation of the waste water treatment plant.
SCA2	Moorumbine townsite and Dattening townsite	<p>Guide development in an orderly manner:</p> <ol style="list-style-type: none"> (a) in accordance with and consistent with the limitations of existing infrastructure; 	<ol style="list-style-type: none"> 1. The base zoning for each special control area is "Rural Residential". Reserves are allocated to specific purposes. 2. An application for planning approval is required for all development within the special control area.

		<p>(b) Council's settlement hierarchy;</p> <p>(c) the natural resource management provisions of this Scheme;</p> <p>(d) the general land use allocations indicated in Council's policy plan for each area.</p>	<p>3. An application for development approval for any use other than residential needs to demonstrate how its operation and location will be compatible with existing residences.</p> <p>4. An application for a use which would otherwise not be permitted in the Scheme for the particular zone or reserve may be approved by the local government having regard to the following criteria and only after following the procedure set in clause 64 of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>5. An application for development approval will, where appropriate, be referred to the servicing agencies to establish the need for, or adequacy of infrastructure to satisfactorily service the development.</p> <p>6. No additional lots shall be created unless with a minimum area of 1.5 ha but the local government may recommend approval and the Commission may approve the adjustment of boundaries between lots or the amalgamation of lots.</p>
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6.1 OPERATION OF SPECIAL CONTROL AREA

6.1.1 The following special control areas are shown on the Scheme Maps:

- Moorumbine townsite;—
- Dattening townsite;

6.1.2 The base zoning for each special control area is "Rural Residential". Reserves are allocated to specific purposes.

6.1.3 Council may prepare a Local Planning Policy and/or Plan for all or part of each special control area and development within the area will be in accordance with Policy provisions and/or the Plan as well as relevant Scheme provisions.

6.1.4 The purpose of the special control area in each case is to guide development in an orderly manner:

- (e) in accordance with and consistent with the limitations of existing infrastructure;
- (f) Councils regional settlement hierarchy;
- (g) the natural resource management provisions of this Scheme;
- (h) the general land use allocations indicated in Council's policy plan for each area.

6.1.5 An application for planning approval is required for all development within the special control area.

6.1.6 An application for planning approval for any use other than residential needs to demonstrate how its operation and location will be compatible with existing residences.

6.1.7 An application for a use which would otherwise not be permitted in the Scheme for the particular zone or reserve may be approved by Council having regard to the following criteria and only after following the procedure set down in Clause 9.4:

- the consistency of the proposal with the regional settlement hierarchy;
- the adequacy of existing infrastructure to accommodate the proposal;
- the compatibility of the proposal with existing residential development;
- the protection of heritage sites;
- the protection of environmental features/values;
- the compatibility of the proposal with Reserve purposes.

6.1.8 An application for planning approval will, where appropriate, be referred to the servicing agencies to establish the need for, or adequacy of infrastructure to satisfactorily service the development.

6.1.9 No additional lots shall be created unless with a minimum area of 1.5 ha but the Council may recommend approval and the Commission may approve the adjustment of boundaries between lots or the amalgamation of lots.

Part 6 — Terms referred to in Scheme

Division 1 — General definitions used in Scheme

64. Terms used

(1) If a word or expression used in this Scheme is listed in this clause, its meaning is as follows —

building envelope means the area of land within which all buildings and effluent disposal facilities on a lot must be contained;

cabin means a dwelling forming part of a tourist development or caravan park that is —

- (a) an individual unit other than a chalet; and
- (b) designed to provide short-term accommodation for guests;

chalet means a dwelling forming part of a tourist development or caravan park that is —

- (a) a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and
- (b) designed to provide short-term accommodation for guests;

commercial vehicle means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including —

- (a) a utility, van, truck, tractor, bus or earthmoving equipment; and
- (b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a);

floor area has meaning given in the Building Code;

minerals has the meaning given in the *Mining Act 1978* section 8(1);

plot ratio means the ratio of the floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located;

precinct means a definable area where particular planning policies, guidelines or standards apply;

predominant use means the primary use of premises to which all other uses carried out on the premises are incidental;

retail means the sale or hire of goods or services to the public;

Scheme commencement day means the day on which this Scheme comes into effect under section 87(4) of the Act;

short-term accommodation means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period;

wholesale means the sale of goods or materials to be sold by others.

(2) A word or expression that is not defined in this Scheme —

- (a) has the meaning it has in the *Planning and Development Act 2005*; or
- (b) if it is not defined in that Act — has the same meaning as it has in the R-Codes.

65. Land use terms used

If this Scheme refers to a category of land use that is listed in this provision, the meaning of that land use is as follows —

abattoir means premises used commercially for the slaughtering of animals for the purposes of consumption as food products;

agriculture — extensive means premises used for the raising of stock or crops including outbuildings and earthworks, but does not include agriculture — intensive or animal husbandry — intensive;

agriculture — intensive means premises used for commercial production purposes, including outbuildings and earthworks, associated with any of the following —

- (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
- (b) the establishment and operation of plant or fruit nurseries;
- (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms);
- (d) aquaculture;

amusement parlour means premises —

- (a) that are open to the public; and
- (b) that are used predominantly for amusement by means of amusement machines including computers; and
- (c) where there are 2 or more amusement machines;

ancillary dwelling has the meaning given in the R-Codes;

animal establishment means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry — intensive or veterinary centre;

animal husbandry — intensive means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) or other livestock in feedlots, sheds or rotational pens;

art gallery means premises —

- (a) that are open to the public; and
- (b) where artworks are displayed for viewing or sale;

bed and breakfast means a dwelling —

- (a) used by a resident of the dwelling to provide short-term accommodation, including breakfast, on a commercial basis for not more than 4 adult persons or one family; and
- (b) containing not more than 2 guest bedrooms;

betting agency means an office or totalisator agency established under the *Racing and Wagering Western Australia Act 2003*;

brewery means premises the subject of a producer's licence authorising the production of beer, cider or spirits granted under the *Liquor Control Act 1988*;

bulky goods showroom means premises —

- (a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes —
 - (i) automotive parts and accessories;
 - (ii) camping, outdoor and recreation goods;
 - (iii) electric light fittings;
 - (iv) animal supplies including equestrian and pet goods;
 - (v) floor and window coverings;
 - (vi) furniture, bedding, furnishings, fabrics, manchester and homewares;
 - (vii) household appliances, electrical goods and home entertainment goods;
 - (viii) party supplies;
 - (ix) office equipment and supplies;
 - (x) babies' and children's goods, including play equipment and accessories;
 - (xi) sporting, cycling, leisure, fitness goods and accessories;
 - (xii) swimming pools; or
- (b) used to sell by retail goods and accessories by retail if —
 - (i) a large area is required for the handling, display or storage of the goods; or

- (ii) vehicular access is required to the premises for the purpose of collection of purchased goods;

caravan park means premises that are a caravan park as defined in the *Caravan Parks and Camping Grounds Act 1995* section 5(1);

caretaker's dwelling means a dwelling on the same site as a building, operation or plant used for industry, and occupied by a supervisor of that building, operation or plant;

car park means premises used primarily for parking vehicles whether open to the public or not but does not include —

- (a) any part of a public road used for parking or for a taxi rank; or
- (b) any premises in which cars are displayed for sale;

child care premises means premises where —

- (a) an education and care service as defined in the *Education and Care Services National Law (Western Australia)* section 5(1), other than a family day care service as defined in that section, is provided; or
- (b) a child care service as defined in the *Child Care Services Act 2007* section 4 is provided;

cinema/theatre means premises where the public may view a motion picture or theatrical production;

civic use means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes;

club premises means premises used by a legally constituted club or association or other body of persons united by a common interest;

commercial vehicle parking means premises used for parking of one or 2 commercial vehicles but does not include —

- (a) any part of a public road used for parking or for a taxi rank; or
- (b) parking of commercial vehicles incidental to the predominant use of the land;

community purpose means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit;

consulting rooms means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care;

convenience store means premises —

- (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and
- (b) operated during hours which include, but may extend beyond, normal trading hours; and
- (c) the floor area of which does not exceed 300 m² net lettable area;

corrective institution means premises used to hold and reform persons committed to it by a court, such as a prison or other type of detention facility;

educational establishment means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution;

exhibition centre means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum;

family day care means premises where a family day care service as defined in the *Education and Care Services National Law (Western Australia)* is provided;

fast food outlet means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten —

- (a) without further preparation; and
- (b) primarily off the premises;

fuel depot means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel but does not include premises used —

- (a) as a service station; or
- (b) for the sale of fuel by retail into a vehicle for use by the vehicle;

funeral parlour means premises used —

- (a) to prepare and store bodies for burial or cremation;
- (b) to conduct funeral services;

garden centre means premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticulture and gardens;

grouped dwelling has the meaning given in the R-Codes;

holiday accommodation means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot;

holiday house means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast;

home business means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession —

- (a) does not involve employing more than 2 people who are not members of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 50 m²; and
- (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and
- (g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;

home occupation means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that —

- (a) does not involve employing a person who is not a member of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 20 m²; and
- (d) does not involve the display on the premises of a sign with an area exceeding 0.2 m²; and
- (e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (f) does not —
 - (i) require a greater number of parking spaces than normally required for a single dwelling; or
 - (ii) result in an increase in traffic volume in the neighbourhood; and
- (g) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and
- (h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and
- (i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;

home office means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation —

- (a) is solely within the dwelling; and
- (b) does not entail clients or customers travelling to and from the dwelling; and
- (c) does not involve the display of a sign on the premises; and
- (d) does not require any change to the external appearance of the dwelling;

home store means a shop attached to a dwelling that —

- (a) has a net lettable area not exceeding 100 m²; and
- (b) is operated by a person residing in the dwelling;

hospital means premises used as a hospital as defined in the *Health Services Act 2016* section 8(4);

hotel means premises the subject of a hotel licence other than a small bar or tavern licence granted under the *Liquor Control Act 1988* including any betting agency on the premises;

independent living complex means a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, but does not include a development which includes these features as a component of a residential aged care facility;

industry means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or 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;
- (c) the selling of goods by wholesale or retail;
- (d) the provision of amenities for employees;
- (e) incidental purposes;

industry – cottage means a trade or light industry producing arts and crafts goods which does not fall within the definition of a home occupation and which -

- (a) does not cause injury to or adversely affect the amenity of the neighbourhood;
- (b) where operated in a residential zone, does not employ any person other than a member of the occupier's household;
- (c) is conducted in an out-building which is compatible with the principal uses to which land in the zone in which it is located may be put;
- (d) does not occupy an area in excess of 50 square metres; and
- (e) does not display a sign exceeding 0.2 square metres in area;

industry – extractive means premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ripping, blasting or dredging and may include facilities for any of the following purposes —

- (a) the processing of raw materials including crushing, screening, washing, blending or grading;
- (b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, loading, transportation, maintenance and administration;

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 – primary production means premises used —

- (a) to carry out a primary production business as that term is defined in the *Income Tax Assessment Act 1997* (Commonwealth) section 995-1; or
- (b) for a workshop servicing plant or equipment used in primary production businesses;

industry – rural means premises used for an industry that —

- (a) supports and/or is associated with primary production; or
- (a) services plant or equipment used in primary production;

liquor store – large means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of more than 300 m²;

liquor store – small means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of not more than 300 m²;

lunch bar means premises or part of premises used for the sale of takeaway food (in a form ready to be consumed without further preparation) within industrial or commercial areas;

market means premises used for the display and sale of goods from stalls by independent vendors;

medical centre means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care;

mining operations means premises where mining operations, as that term is defined in the *Mining Act 1978* section 8(1) is carried out;

motel means premises, which may be licensed under the *Liquor Control Act 1988* —

- (a) used to accommodate guests in a manner similar to a hotel; and
- (b) with specific provision for the accommodation of guests with motor vehicles;

motor vehicle, boat or caravan sales means premises used to sell or hire motor vehicles, boats or caravans;

motor vehicle repair means premises used for or in connection with —

(a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or

(b) repairs to tyres other than recapping or re-treading of tyres;

motor vehicle wash means premises primarily used to wash motor vehicles;

nightclub means premises the subject of a nightclub licence granted under the *Liquor Control Act 1988*;

office means premises used for administration, clerical, technical, professional or similar business activities;

park home park means premises used as a park home park as defined in the *Caravan Parks and Camping Grounds Regulations 1997* Schedule 8;

place of worship means premises used for religious activities such as a chapel, church, mosque, synagogue or temple;

reception centre means premises used for hosted functions on formal or ceremonial occasions;

recreation — private means premises that are —

(a) used for indoor or outdoor leisure, recreation or sport; and

(b) not usually open to the public without charge;

renewable energy facility means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary;

repurposed dwelling means a building or structure not previously used as a single house which has been repurposed for use as a dwelling;

residential building has the meaning given in the R-Codes;

residential aged care facility means a residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent persons which, as well as accommodation, includes:

(a) appropriate staffing to meet the nursing and personal care needs of residents

(b) meals and cleaning services

(c) furnishings, furniture and equipment.

This may consist of multiple components that include communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short-term) care, and/or an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility;

resource recovery centre means premises other than a waste disposal facility used for the recovery of resources from waste;

restaurant/cafe means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the *Liquor Control Act 1988*;

restricted premises means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of —

(a) publications that are classified as restricted under the *Classification (Publications, Films and Computer Games) Act 1995* (Commonwealth); or

(b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or

(c) smoking-related implements;

rural home business means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or occupation if the carrying out of the business, service or occupation —

(a) does not involve employing more than 2 people who are not members of the occupier's household; and

(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and

(c) does not occupy an area greater than 200 m²; and

(d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and

- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle of more than 30 tonnes gross weight;

rural pursuit/hobby farm means any premises, other than premises used for agriculture — extensive or agriculture — intensive, that are used by an occupier of the premises to carry out any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household —

- (a) the rearing, agistment, stabling or training of animals;
- (b) the keeping of bees;
- (c) the sale of produce grown solely on the premises;

Second-hand dwelling means a dwelling that has been in a different location, and has been dismantled and transported to another location, but does not include a modular home or transportable dwelling;

serviced apartment means a group of units or apartments providing —

- (a) self-contained short stay accommodation for guests; and
- (b) any associated reception or recreational facilities;

service station means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for —

- (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or
- (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles;

shop means premises other than a bulky goods showroom, a liquor store — large or a liquor store — small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services;

single house has the meaning given in the R-Codes;

small bar means premises the subject of a small bar licence granted under the *Liquor Control Act 1988*;

tavern means premises the subject of a tavern licence granted under the *Liquor Control Act 1988*;

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;

trade display means premises used for the display of trade goods and equipment for the purpose of advertisement;

trade supplies means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for the following purposes including goods which may be assembled or manufactured off the premises —

- (a) automotive repairs and servicing;
- (b) building including repair and maintenance;
- (c) industry;
- (d) landscape gardening;
- (e) provision of medical services;
- (f) primary production;
- (g) use by government departments or agencies, including local government;

transport depot means premises used primarily for the parking or garaging of 3 or more commercial vehicles including —

- (a) any ancillary maintenance or refuelling of those vehicles; and
- (b) any ancillary storage of goods brought to the premises by those vehicles; and
- (c) the transfer of goods or persons from one vehicle to another;

tree farm means land used commercially for tree production where trees are planted in blocks of more than one hectare, including land in respect of which a carbon right is registered under the *Carbon Rights Act 2003* section 5;

veterinary centre means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders;

warehouse/storage means premises including indoor or outdoor facilities used for —

(a) the storage of goods, equipment, plant or materials; or

(b) the display or sale by wholesale of goods;

waste disposal facility means premises used —

(a) for the disposal of waste by landfill; or

(b) the incineration of hazardous, clinical or biomedical waste;

waste storage facility means premises used to collect, consolidate, temporarily store or sort waste before transfer to a waste disposal facility or a resource recovery facility on a commercial scale;

wind farm means premises used to generate electricity by wind force and any associated turbine, building or other structure but does not include anemometers or turbines used primarily to supply electricity for a domestic property or for private rural use;

winery means premises used for the production of viticultural produce and associated sale of the produce;

workforce accommodation means premises, which may include modular or relocatable buildings, used —

(a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and

(b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors. [Clause 38 amended: SL 2020/252 r. 43.]

Schedule A - Supplemental provisions to the deemed provisions

These provisions are to be read in conjunction with the deemed provisions (Schedule 2) contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

61. Development for which Development Approval Not Required

- (1) Development approval is not required for works if -
- the works are of a class specified in Column 1 of an item in the Table; and
 - if conditions are set out in Column 2 of the Table opposite that item - all of those conditions are satisfied in relation to the works.

Table

	Table Column 1 Works	Column 2 Conditions
22.	The erection or extension of a single house on a lot if a single house.	Is a permitted ("P") use in the zone where the R Codes do not apply, in which that lot is located and where the development standards set out in the Scheme for that particular zone (including boundary setbacks) are satisfied, unless the development is located in a place that is: <ol style="list-style-type: none"> entered in the Register of Heritage Places under the Heritage Act 2018; or the subject of an order under the Heritage Act 2018 Part 4; or included on a heritage list prepared in accordance with this Scheme; or within an area designated under the Scheme as a heritage area; or the subject of a heritage agreement entered into under the Heritage Act 2018 section 90; or a Special Control Area under Part 5 of this Scheme; abutting an unconstructed road reserve or a lot which does not have direct frontage to a gazetted road reserve.
23.	The erection or extension of an external fixture, boundary wall or fence, patio, pergola, veranda, outbuilding, garage, carport, water tank, or swimming pool.	On the same lot as a single house if a single house is a permitted use ("P") in the zone where the R Codes do not apply and where the development standards set out in the Scheme for that particular zone (including boundary setbacks) are satisfied, unless the development is located in a place that is: <ol style="list-style-type: none"> entered in the Register of Heritage Places under the Heritage Act 2018; or the subject of an order under the Heritage Act 2018 Part 4; or included on a heritage list prepared in accordance with this Scheme; or within an area designated under the Scheme as a heritage area; or the subject of a heritage agreement entered into under the Heritage Act 2018 section 90.
24.	The erection of a windmill and the construction of water tanks, gully dams and soaks.	That are incidental and complementary to existing or approved agricultural use(s) being undertaken on land, within the Rural zone and where the applicable Rural zone development standards (including boundary setbacks) are satisfied.
25.	The carrying out of works by the local government.	That are wholly located on a reserve managed by the local government, except where the works involve the clearing of native vegetation.

(2)(h) Pursuant to deemed provision clause 61(2)(h) development approval is not required for the following uses if –

- (a) the use is of a class specified in Column 1 of an item in the Table;
- (b) the zone is of a class set out in Column 2 of the Table opposite that item; and
- (c) if conditions are set out in Column 3 of the Table opposite that item - all of those conditions are satisfied in relation to the use.

Table

	Column 1 Use	Column 2 Zones	Column 3 Conditions
10	The use of local reserve managed by the local government for the provision of a service to the community if the proposed use.	All reserves	(i) meets the reserve objectives; and (ii) complements the existing and predominant use of the reserve.

Schedule 1 - Exempted Signage and Advertisements

Land use/works	Exempted sign type and number (includes the change of posters on poster signs and applies to non-illuminated signs unless otherwise stated)	Maximum area of exempted sign
Dwellings	One professional name-plate as appropriate.	0.2m ²
Bed and Breakfast, Home Occupation, Holiday House, Family Day Care, Industry-Cottage, and other business operating from a dwelling	One advertisement describing the nature of the business operating from a dwelling.	0.2m ²
Community Purpose, Place of Worship and community related use	One advertisement detailing the function and/or the activities of the use/institution concerned.	0.2m ²
Exhibition Centre	Two signs (illuminated or non-illuminated) detailing the entertainment being presented from time to time at the venue upon which the signs are displayed.	Each advertisement sign not to exceed 5m ²
Bulky Goods Showroom, Shop, Convenience Store and other commercial uses	All advertisements affixed to the building below the top of the awning or, in the absence of an awning, below a line measured at 2.5 metres from the ground level of the building subject to compliance with Local Planning Policy	N/A
Industrial and Warehouse/Storage premises	<p>A maximum of 4 advertisements applied to or affixed to the walls of the building but not including signs which project above the eaves or the ridge of the roof of the building, and excluding signs projecting from a building whether or not those signs are connected to a pole, wall or other building.</p> <p>A maximum of two free-standing advertisement signs not exceeding 5m in height above ground level.</p>	<p>Total area of any such advertisements shall not exceed 15m².</p> <p>Maximum permissible total area shall not exceed 10m² and individual advertisement signs shall not exceed 6m².</p>
Public Places and Reserves	a) Advertisement signs (illuminated and non-illuminated) relating to the functions of government a public authority or the local government of a municipality excluding those of a promotional nature constructed or exhibited by, or on behalf of any such body;	N/A

	b) Advertisement signs (illuminated and non-illuminated) required for the management or control of traffic on any public road, car park, cycleway, railway or waterway where such advertisement has been constructed or exhibited by or at the direction of a government department, public authority or the local government of a municipality; and	N/A
	c) Advertisement signs (illuminated and non-illuminated) required to be exhibited by or pursuant to any statute or regulation or the like made pursuant to powers contained within a statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein.	N/A
Advertisements within Buildings	All advertisements placed or displayed within buildings which cannot ordinarily be seen by a person outside of those buildings.	N/A
All classes of buildings other than single house	One advertisement sign containing the name, number and address of the building, the purpose for which the building is used or the name and address of the managing agent thereof.	0.2m ²
Temporary Signs	a) Advertising signs associated with traffic management for events provided signs are – (i) not placed on the road reserve (with the exception of directional signs); (ii) displayed for a period not exceeding 8 weeks; (iii) located to promote the safety of motorists, pedestrians and cyclists. b) Advertising signs associated with traffic management for works on roads.	N/A
Building Construction Sites (advertisement signs displayed only for the duration of the construction as follows):		
(i) Dwellings and grouped dwellings	One advertisement per street frontage containing details of the project and the contractors undertaking the construction work.	2m ²
Property Transactions Advertisement signs displayed for the duration of a period over which property transactions are offered and negotiated as follows.		

(a) Dwellings	One sign per street frontage for each property relating to the sale, leasing or impending auction of the property at or upon which the sign is or the signs are displayed.	Each sign shall not exceed an area of 2m ² .
Shop	All advertisements affixed to the building below the top of the awning, or in the absence of an awning, below a line measured at 5 metres from the ground floor level of the building.	N/A

PART 7 – HERITAGE PROTECTION

7.1 — HERITAGE LIST

~~7.1.1 The local government is to establish and maintain a Heritage List to identify those places within the Scheme area which are of cultural heritage significance and worthy of conservation under the provisions of the Scheme, together with a description of each place and the reasons for its entry.~~

~~7.1.2 In the preparation of the Heritage List the local government is to —~~

- ~~(a) have regard to the municipal inventory prepared by the local government under section 45 of the *Heritage of Western Australia Act 1990*; and~~
- ~~(b) include on the Heritage List such entries on the municipal inventory as it considers to be appropriate.~~

~~7.1.3 In considering a proposal to include a place on the Heritage List the local government is to —~~

- ~~(a) notify in writing the owner and occupier of the place and provide them with a copy of the description proposed to be used under clause 7.1.1 and the reasons for the proposed entry;~~
- ~~(b) invite submissions on the proposal from the owner and occupier of the place within 21 days of the day the notice is served;~~
- ~~(c) carry out such other consultation as it thinks fit; and~~
- ~~(d) consider any submissions made and resolve to enter the place on the Heritage List with or without modification or reject the proposal after consideration of the submissions.~~

~~7.1.4 Where a place is included on the Heritage List, the local government is to give notice of the inclusion to the Commission, the Heritage Council of Western Australia and to the owner and occupier of the place.~~

~~7.1.5 The local government is to keep a copy of the Heritage List with the Scheme documents for public inspection.~~

~~7.1.6 The local government may remove or modify the entry of a place on the Heritage List by following the procedures set out in clause 7.1.3.~~

~~Note: 1. The purpose and intent of the heritage provisions are —~~

- ~~(a) to facilitate the conservation of places of heritage value; and~~
- ~~(b) to ensure as far as possible that development occurs with due regard to heritage values.~~

~~2. A “place” is defined in Schedule 1 and may include works, buildings and contents of buildings.~~

7.2 — DESIGNATION OF A HERITAGE AREA

~~7.2.1 If, in the opinion of the local government, special planning control is needed to conserve and enhance the cultural heritage significance and character of an area, the local government may, by resolution, designate that area as a heritage area.~~

~~7.2.2 The local government is to —~~

- ~~(a) adopt for each heritage area a Local Planning Policy which is to comprise — (i) a map showing the boundaries of the heritage area;~~

- ~~(ii) a record of places of heritage significance; and~~
- ~~(iii) objectives and guidelines for the conservation of the heritage area;~~

~~and~~

- ~~(b) keep a copy of the Local Planning Policy for any designated heritage area with the Scheme documents for public inspection.~~

~~7.2.3 If a local government proposes to designate an area as a heritage area, the local government is to —~~

- ~~(a) notify in writing each owner of land affected by the proposed designation and provide the owner with a copy of the proposed Local Planning Policy for the heritage area;~~

- ~~(b) advertise the proposal by —~~

- ~~(i) publishing a notice of the proposed designation once a week for 2 consecutive weeks in a newspaper circulating in the Scheme area;~~

- ~~(ii) erecting a sign giving notice of the proposed designation in a prominent location in the area that would be affected by the designation; and~~

~~(ii) such other methods as the local government considers appropriate to ensure widespread notice of the proposal;~~

~~and~~

- ~~(c) carry out such other consultation as the local government considers appropriate.~~

~~———— 7.2.4 ——— Notice of the proposal under clause 7.2.3(b) is to specify —~~

- ~~(a) the area subject of the proposed designation;~~

- ~~(b) where the proposed Local Planning Policy which will apply to the proposed heritage area may be inspected; and~~

- ~~(c) in what form and what period (being not less than 21 days from the day the notice is published or the sign is erected, as the case requires) submissions may be made.~~

~~7.2.5 After the expiry of the period within which submissions may be made, the local government is to —~~

- ~~(a) review the proposed designation in the light of any submissions made; and~~

- ~~(b) resolve to adopt the designation with or without modification, or not to proceed with the designation.~~

~~7.2.6 If the local government resolves to adopt the designation, the local government is to forward a copy of the designation to the Heritage Council of Western Australia, the Commission and each owner of land affected by the designation.~~

~~———— 7.2.7 ——— The local government may modify or revoke a designation of a heritage area.~~

~~7.2.8 Clause 7.2.3 to 7.2.6 apply, with any necessary changes, to the amendment of a designation of a heritage area.~~

~~7.3 — HERITAGE AGREEMENTS~~

~~The local government may, in accordance with the *Heritage of Western Australia Act 1990*, enter into a heritage agreement with an owner or occupier of land or a building for the purpose of binding the land or affecting the use of the land or building insofar as the interest of that owner or occupier permits.~~

~~Note: 1. A heritage agreement may include a covenant intended to run with the land relating to the development or use of the land or any part of the land.~~

~~2. Detailed provisions relating to heritage agreements are set out in the *Heritage of Western Australia Act 1990*.~~

7.4 — HERITAGE ASSESSMENT

~~Despite any existing assessment on record, the local government may require a heritage assessment to be carried out prior to the approval of any development proposed in a heritage area or in respect of a heritage place listed on the Heritage List.~~

7.5 — VARIATIONS TO SCHEME PROVISIONS FOR A HERITAGE PLACE OR HERITAGE AREA

~~Where desirable to—~~

~~(a) facilitate the conservation of a heritage place entered in the Register of Places under the *Heritage of Western Australia Act 1990* or listed in the Heritage List under clause 7.1.1; or~~

~~(b) enhance or preserve heritage values in a heritage area designated under clause 7.2.1,~~

~~the local government may vary any site or development requirement specified in the Scheme or the Residential Design Codes by following the procedures set out in clause 5.5.5.~~

~~7.6 Notwithstanding the provisions of this part of the Scheme, Council may maintain a list of the places of heritage value and natural beauty which wherever possible should be conserved and preserved.~~

PART 8 — DEVELOPMENT OF LAND

8.1 — REQUIREMENT FOR APPROVAL TO COMMENCE DEVELOPMENT

~~Subject to clause 8.2, all development on land zoned and reserved under the Scheme requires the prior approval of the local government. A person must not commence or carry out any development without first having applied for and obtained a planning approval of the local government under Part 9.~~

~~Note: 1. The planning approval of the local government is required for both the development of land (subject of this Part) and the use of the land (subject of Part 4).~~

~~2. Development includes erection, placement and display of any advertisements.~~

8.2 — PERMITTED DEVELOPMENT

~~Except as otherwise provided for in the Scheme, for the purposes of the Scheme, the following development does not require the planning approval of local government—~~

~~(a) the carrying out of any building or work which affects only the interior of a building and which does not materially affect the external appearance of the building except where the building is—~~

~~(i) located in a place that has been entered in the register of Heritage Places under the *Heritage of Western Australia Act 1990*;~~

- (ii) ~~the subject of an order under Part 6 of the *Heritage of Western Australia Act 1990*; or~~
 - (iii) ~~included on the Heritage List under clause 7.1 of the Scheme.~~
- (b) ~~the erection on a lot of a single house including any extension, ancillary outbuildings and swimming pools, except where—~~
- (i) ~~the proposal requires the exercise of a discretion by the local government under the Scheme to vary the provisions of the Residential Design Codes or the Development Table – General;~~
 - (ii) ~~the development will be located in a heritage area designated under the Scheme;~~
 - (iii) ~~the proposed development comprises transportable buildings;~~
 - (iv) ~~the proposed development comprises a relocated second hand building or part thereof;~~
 - (v) ~~outbuildings associated with a dwelling are proposed on a lot of 2 hectares or less and are outside a defined building envelope accepted by Council;~~
 - (vi) ~~the proposed dwelling (or outbuildings) are on land which is zoned Rural Residential and a building envelope has not been formally identified for the lot;~~
 - (vii) ~~the proposed dwelling is to be located in a local policy area declared by Council under the provisions of Part 2 of the Scheme;~~
 - (viii) ~~the proposed dwelling abuts a major road reserved in the Scheme;~~
 - (ix) ~~the proposed dwelling is on a lot or location which does not have access to a dedicated and constructed road.~~
- (c) ~~the demolition of any building or structure except where the building or structure is—~~
- (i) ~~located in a place that has been entered in the Register of Places under the *Heritage of Western Australia Act 1990*;~~
 - (ii) ~~the subject of an order under Part 6 of the *Heritage of Western Australia Act 1990*;~~
 - (iii) ~~included on the Heritage List under clause 7.1 of the Scheme; or~~
 - (iv) ~~located within a heritage area designated under the Scheme;~~
- (d) ~~a home office;~~
- (e) ~~any works which are temporary and in existence for less than 48 hours or such longer time as the local government agrees;~~
- (f) ~~any of the exempted classes of advertisements listed in Schedule 5 except in respect of a place included in the Heritage List or in a heritage area;~~
- (g) ~~agriculture – extensive, home occupation and rural pursuit in the General Agriculture Zone;~~
- (h) ~~the erection of a boundary fence or screen wall except where or within 0.9m of a dividing boundary and/or to a height of greater than 1.8m above natural ground level;~~
- (i) ~~the carrying out of any works on, in, over or under a street or road by a public authority acting in pursuant of its statutory obligations;~~
 - (j) ~~the carrying out of works urgently required for public safety or for the safety or security of plant or equipment or for the maintenance of essential services~~
- (k) ~~the use of land in a reserve, where such land is vested in Council or vested in a Public Authority:~~
- (i) ~~for the purpose for which the land is reserved under the Scheme; or~~
 - (ii) ~~in the case of land vested in a public authority, for any purpose for which such land may be lawfully used by that authority;~~

~~provided the development complies with the provisions of the Development Table – General for the surrounding or relevant land use zone as determined by Council.~~

Note: Development carried out in accordance with a subdivision approval granted by the Commission is exempt under Section 157 of the Planning and Development Act.

~~8.3 — AMENDING OR REVOKING A PLANNING APPROVAL~~

~~The local government may, on written application from the owner of land in respect of which planning approval has been granted, revoke or amend the planning approval, prior to the commencement of the use or development subject of the planning approval.~~

~~8.4 — UNAUTHORIZED EXISTING DEVELOPMENTS~~

~~8.4.1 The local government may grant planning approval to a use or development already commenced or carried out regardless of when it was commenced or carried out, if the development conforms to the provisions of the Scheme.~~

~~8.4.2 Development which was unlawfully commenced is not rendered lawful by the occurrence of any subsequent event except the granting of planning approval, and the continuation of the development unlawfully commenced is taken to be lawful upon the grant of planning approval.~~

~~———— Note: ——— 1. ——— Applications for approval to an existing development are made under Part 9.~~

~~2. The approval by the local government of an existing development does not affect the power of the local government to take appropriate action for a breach of the Scheme or the Act in respect of the commencement or carrying out of development without planning approval.~~

PART 9 – APPLICATIONS FOR PLANNING APPROVAL

9.1 FORM OF APPLICATION

~~9.1.1 An application for approval for one or more of the following –~~

- ~~(a) a use or commencement of development on a Local reserve under clause 3.4;~~
- ~~(b) commencement of a ‘P’ use which does not comply with all relevant development standards and requirements of the Scheme as referred to in clause 4.3.2, and/or is not considered “permitted development” under clause 8.2;~~
- ~~(c) commencement of a ‘D’ use or an ‘A’ use as referred to in clause 4.3.2;~~
- ~~(d) commencement of a use not listed in the Zoning Table under clause 4.4.2(b);~~
- ~~(e) alteration or extension of a non-conforming use under clause 4.9;~~
- ~~(f) a change of a non-conforming use under clause 4.9;~~
- ~~(g) continuation of a non-conforming use under clause 4.12;~~
- ~~(h) variation of a site or development requirement under clause 5.5;~~
- ~~(i) commencement of development under clause 8.1;~~
- ~~(j) continuation of development already commenced or carried out under clause 8.4;~~
- ~~(k) a subsequent planning approval pursuant to an approval under clause 10.8.1; and~~
- ~~(l) the erection, placement or display of an advertisement,~~

~~is, subject to clause 9.1.2 to be made in the form prescribed in Schedule 6 and is to be signed by the owner, and accompanied by such plans and other information as is required under the Scheme.~~

~~9.1.2 An application for the erection, placement or display of an advertisement is to be accompanied by the additional information set out in the form prescribed in Schedule 7.~~

9.2 ACCOMPANYING MATERIAL

~~Unless the local government waives any particular requirement every application for planning approval is to be accompanied by –~~

- ~~(a) a plan or plans to scale of not less than 1:500 showing:
 - ~~(i) the location of the site including street names, lot numbers, north point and the dimensions of the site;~~~~

- (ii) ~~the existing and proposed ground levels over the whole of the land the subject of the application and the location, height and type of all existing structures, and structures and vegetation proposed to be removed;~~
- (iii) ~~the existing and proposed use of the site, including proposed hours of operation, and buildings and structures to be erected on the site;~~
- (iv) ~~the existing and proposed means of access for pedestrians and vehicles to and from the site;~~
- (v) ~~the location, number, dimensions and layout of all car parking spaces intended to be provided;~~
- (vi) ~~the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;~~
- (vii) ~~the location, dimensions and design of any open storage or trade display area and particulars of the manner in which it is proposed to develop the same; and~~
- (viii) ~~the nature and extent of any open space and landscaping proposed for the site;~~
- (b) ~~plans, elevation and sections of any building proposed to be erected or altered and of any building it is intended to retain;~~
- (c) ~~any specialist studies that local government may require the applicant to undertake in support of the application such as traffic, heritage, environmental, engineering or urban design studies; and~~
- (d) ~~any other plan or information that the local government may require to enable the application to be determined.~~

9.3 — ADDITIONAL MATERIAL FOR HERITAGE MATTERS

~~Where an application relates to a place entered on the Heritage List or within a heritage area, the local government may require an applicant to provide one or more of the following to assist the local government in its determination of the application —~~

- (a) ~~street elevations drawn to a scale not smaller than 1:100 showing the proposed development and the whole of the existing development on each lot immediately adjoining the land the subject of the application, and drawn as one continuous elevation;~~
- (b) ~~a detailed schedule of all finishes, including materials and colours of the proposed development and, unless the local government exempts the applicant from the requirement or any part of it, the finishes of the existing developments on the subject lot and on each lot immediately adjoining the subject lot.~~

9.4 — ADVERTISING OF APPLICATIONS

~~9.4.1 Where an application is made for planning approval to commence a use or commence or carry out development which involves a use which is —~~

- (a) ~~an 'A' use as referred to in clause 4.3.2; or~~
- (b) ~~a use not listed in the Zoning Table,~~

~~the local government is not to grant approval to that application unless notice is given in accordance with clause 9.4.3.~~

~~9.4.2 Despite clause 9.4.1, where application is made for a purpose other than a purpose referred to in that clause, the local government may require notice be given in clause 9.4.3.~~

~~9.4.3 The local government may give notice or require the applicant to give notice of an application for planning approval in one or more of the following ways—~~

~~(a) notice of the proposed use or development served on nearby owners and occupiers who, in the opinion of the local government, are likely to be affected by the granting of planning approval, stating that submissions may be made to the local government by a specified date being not less than 14 days from the day the notice is served;~~

~~(b) notice of the proposed use or development published in a newspaper circulating in the Scheme area stating that submissions may be made to the local government by a specified day being not less than 14 days from the day the notice is published;~~

~~(c) a sign or signs displaying notice of the proposed use or development to be erected in a conspicuous position on the land for a period of not less than 14 days from the day the notice is erected.~~

~~9.4.4 The notice referred to in clause 9.4.3(a) and (b) is to be in the form prescribed in Schedule 8 with such modifications as are considered appropriate by the local government.~~

~~9.4.5 Any person may inspect the application for planning approval referred to in the notice and the material accompanying that application at the offices of the local government.~~

~~9.4.6 After the expiration of the specified period from the serving of notice of the application for planning approval, the publication of the notice or the erection of a sign or signs, whichever is the later, the local government is to consider and determine the application.~~

~~9.5 — THE NEED FOR APPROVAL FROM THE MINISTER FOR INDIGENOUS AFFAIRS~~

~~In addition to planning approval, an applicant may require the consent of the Minister for Indigenous Affairs under the Aboriginal Heritage Act 1972 before commencing development for which planning approval has been granted.~~

~~PART 10 — PROCEDURE FOR DEALING WITH APPLICATIONS~~

~~10.1 — CONSULTATION WITH OTHER AUTHORITIES~~

~~10.1.1 In considering an application for planning approval the local government may consult with any other statutory, public or planning authority it considers appropriate.~~

~~10.1.2 In the case of land reserved under the Scheme for the purposes of a public authority, the local government is to consult that authority before making its determination.~~

~~10.2 — MATTERS TO BE CONSIDERED BY LOCAL GOVERNMENT~~

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

~~(a) the aims and provisions of the Scheme and any other relevant local planning schemes operating within the Scheme area;~~

- ~~(b) the requirements of orderly and proper planning including any relevant proposed new local planning scheme or amendment, or region scheme or amendment, which has been granted consent for public submissions to be sought;~~
- ~~(c) any approved statement of planning policy of the Commission;~~
- ~~(d) any approved environmental protection policy under the *Environmental Protection Act 1986*;~~
- ~~(e) any relevant policy or strategy of the Commission and any relevant policy adopted by the Government of the State;~~
- ~~(f) any Local Planning Policy adopted by the local government under clause 2.4, any heritage policy statement for a designated heritage area adopted under clause 7.2.2, and any other plan or guideline adopted by the local government under the Scheme;~~
- ~~(g) in the case of land reserved under the Scheme, the ultimate purpose intended for the reserve;~~
- ~~(h) the conservation of any place that has been entered in the Register within the meaning of the *Heritage of Western Australia Act 1990*, or which is included in the Heritage list under clause 7.1, and the effect of the proposal on the character or appearance of a heritage area;~~
- ~~(i) the compatibility of a use or development with its setting;~~
- ~~(j) any social issues that have an effect on the amenity of the locality;~~
- ~~(k) the cultural significance of any place or area affected by the development;~~
- ~~(l) the likely effect of the proposal on the natural environment and any means that are proposed to protect or to mitigate impacts on the natural environment;~~
- ~~(m) whether the land to which the application relates is unsuitable for the proposal by reason of it being, or being likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire or any other risk;~~
- ~~(n) the preservation of the amenity of the locality;~~
- ~~(o) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;~~
- ~~(p) whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles;~~
- ~~(q) the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;~~
- ~~(r) whether public transport services are necessary and, if so, whether they are available and adequate for the proposal;~~
- ~~(s) whether public utility services are available and adequate for the proposal;~~
- ~~(t) whether adequate provision has been made for access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);~~
- ~~(u) whether adequate provision has been made for access by disabled persons;~~

- (v) ~~whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;~~
- (w) ~~whether the proposal is likely to cause soil erosion or land degradation;~~
- (x) ~~the potential loss of any community service or benefit resulting from the planning approval;~~
- (y) ~~any relevant submissions received on the application;~~
- (z) ~~the comments or submissions received from any authority consulted under clause 10.1.1;~~
- ~~———— (za) ——— any other planning consideration the local government considers relevant.~~

~~10.3 — DETERMINATION OF APPLICATIONS~~

~~In determining an application for planning approval the local government may —~~

- (a) ~~grant its approval with or without conditions; or~~
- (b) ~~refuse to grant its approval.~~

~~10.4 — FORM AND DATE OF DETERMINATION~~

~~10.4.1 As soon as practicable after making a determination in relation to the application, the local government is to convey its determination to the applicant in the form prescribed in Schedule 9 and the date of determination is to be the date given in the notice of the local government's determination.~~

~~10.4.2 Where the local government refuses an application for planning approval the local government is to give reasons for its refusal.~~

~~10.5 — TERM OF PLANNING APPROVAL~~

~~10.5.1 Where the local government grants planning approval for the development of land —~~

- (a) ~~the development approved is to be substantially commenced within 2 years, or such other period as specified in the approval, after the date of the determination; and~~
- (b) ~~the approval lapses if the development has not substantially commenced before the expiration of that period.~~

~~10.5.2 A written request may be made to the local government for an extension of the term of planning approval at any time prior to the expiry of the approval period in clause 10.5.1.~~

~~10.6 — TEMPORARY PLANNING APPROVAL~~

~~Where the local government grants planning approval, the local government may impose conditions limiting the period of time for which the approval is granted.~~

~~Note: A temporary planning approval is where the local government grants approval for a limited period, for example, where the land may be required for some other purpose in the future, and is different to the term of the planning approval which is the period within which the development must commence.~~

~~10.7 — SCOPE OF PLANNING APPROVAL~~

~~Planning approval may be granted —~~

- (a) ~~for the use or development for which the approval is sought;~~
- (b) ~~for that use or development, except for a specified part or aspect of that use or development; or~~
- (c) ~~for a specified part or aspect of that use or development.~~

10.8 — APPROVAL SUBJECT TO LATER APPROVAL OF DETAILS

~~10.8.1 Where an application is for development that includes the carrying out or any building or works, the local government may grant approval subject to matters requiring the subsequent planning approval of the local government. These matters may include the siting, design, external appearance of the buildings, means of access, landscaping, and such other matters as the local government thinks fit.~~

~~10.8.2 In respect of an approval requiring subsequent planning approval, the local government may require such further details as it thinks fit prior to considering the application.~~

~~10.8.3 Where the local government has granted approval subject to matters requiring the later planning approval of the local government, an application for approval of those matters must be made no later than 2 years after the date of the determination of the first approval, or such other period as is specified in the approval.~~

10.9 — DEEMED REFUSAL

~~10.9.1 Subject to clause 10.9.2, an application for planning approval is deemed to have been refused if a determination in respect of that application is not conveyed to the applicant by the local government within 60 days of the receipt of the application by the local government, or within such further time as is agreed in writing between the applicant and the local government.~~

~~10.9.2 An application for planning approval which is the subject of a notice under clause 9.4 is deemed to be refused where a determination in respect of that application is not conveyed to the applicant by the local government within 90 days of the receipt of the application by the local government, or within such further time as is agreed in writing between the applicant and the local government.~~

~~10.9.3 Despite an application for planning approval being deemed to have been refused, the local government may issue a determination in respect of the application at any time after the expiry of the period specified in clause 10.9.1. or 10.9.2, as the case requires, and that determination is as valid and effective from the date of determination as if it had been made before the period expired.~~

10.10 RIGHT OF REVIEW

~~An applicant aggrieved by the determination of the local government in respect of the exercise of a discretionary power under the Scheme may make application for review under Part 14 of the Planning and Development Act.~~

~~PART 11 – ENFORCEMENT AND ADMINISTRATION~~

~~11.1 – POWERS OF THE LOCAL GOVERNMENT~~

~~11.1.1 The local government in implementing the Scheme has the power to –~~

- ~~(a) enter into an agreement with an owner, occupier or other person having an interest in land affected by the provisions of the Scheme in respect of any matter pertaining to the Scheme;~~
- ~~(b) acquire any land or buildings within the Scheme area under the provisions of the Scheme or the Planning and Development Act; and~~
- ~~(c) deal with or dispose of any land which it has acquired under the provisions of the Scheme or the Planning and Development Act in accordance with the law and for such purpose may make such agreements with other owners as it considers fit.~~

~~11.1.2 An employee of the local government authorized by the local government may, at all reasonable times and with such assistance as may be required, enter any building or land for the purpose of ascertaining whether the provisions of the Scheme are being observed.~~

~~11.2 – REMOVAL AND REPAIR OF EXISTING ADVERTISEMENTS~~

~~11.2.1 Where an existing advertisement at, or at any time after, the coming into force of the Scheme, is, in the opinion of the local government, in conflict with the amenity of the locality, the local government may by written notice (giving clear reasons) require the advertiser to remove, relocate, repair, adapt or otherwise modify the advertisement.~~

~~11.2.2 Where, in the opinion of the local government, an advertisement has deteriorated to a point where it is in conflict with the aims of the Scheme or it ceases to be effective for the purpose for which it was erected or displayed, the local government may by written notice require the advertiser to –~~

- ~~(a) repair, repaint or otherwise restore the advertisement to a standard specified by the local government in the notice; or~~
- ~~(b) remove the advertisement.~~

~~11.2.3 For the purpose of clauses 11.2.1 and 11.2.2 any notice is to be served on the advertiser and is to specify –~~

- ~~(a) the advertisement the subject of the notice;~~
- ~~(b) full details of the action or alternative courses of action to be taken by the advertiser to comply with the notice; and~~
- ~~(c) the period, being not less than 60 days from the date of the local government's determination, within which the action specified is to be completed by the advertiser.~~

~~11.2.4 A person on whom notice is served under this clause may make application for review under Part 14 of the Planning and Development Act against the determination of the local government.~~

~~11.3 – DELEGATION OF FUNCTIONS~~

~~11.3.1 The local government may, in writing and either generally or as otherwise provided by the instrument of delegation, delegate to a committee or the CEO, within the meaning of these expressions under the~~

~~Local Government Act 1995, the exercise of any its powers or the discharge of any of its duties under the Scheme, other than this power of delegation.~~

~~11.3.2 The CEO may delegate to any employee of the local government the exercise of any of the CEO's powers or the discharge of any of the CEO's duties under clause 11.3.1.~~

~~11.3.3 The exercise of the power of delegation under clause 11.3.1 requires a decision of an absolute majority as if the power had been exercised under the Local Government Act 1995.~~

~~11.3.4 Sections 5.45 and 5.46 of the Local Government Act 1995 and the regulations referred to in section 5.46 apply to a delegation made under this clause as if the delegation were a delegation under Division 4 of Part 5 of that Act.~~

11.4 — PERSON MUST COMPLY WITH PROVISIONS OF SCHEME

A person must not —

- (a) ~~contravene or fail to comply with the provisions of the Scheme;~~
- (b) ~~use any land or commence or continue to carry out any development within the Scheme area —~~
 - (i) ~~otherwise than in accordance with the Scheme;~~
 - (ii) ~~unless all approvals required by the Scheme have been granted and issued;~~
 - (iii) ~~otherwise than in accordance with any conditions imposed upon the grant and the issue of any approval required by the Scheme; and~~
 - (iv) ~~otherwise than in accordance with any standards laid down and any requirements prescribed by the Scheme or determined by the local government under the Scheme with respect to that building or that use.~~

~~Note: Section 218 of the Planning and Development Act provides that a person who (a) contravenes or fails to comply with the provisions of a local planning scheme; or (b) commences or continues to carry out any development which is required to comply with a local planning scheme otherwise than in accordance with that scheme or otherwise than in accordance with any condition imposed with respect to the development by the responsible authority pursuant to its powers under that scheme,~~

~~is guilty of an offence.~~

~~Penalty: \$50,000, and a daily penalty of \$5,000~~

11.5 — COMPENSATION

~~11.5.1 A person whose land or property is injuriously affected by the making or amendment of the Scheme may make a claim for compensation under section 11(1) of the Town Planning Act —~~

- (a) ~~in any case, within 6 months of the date of publication of notice of the approval of the Scheme or the amendment, as the case requires, in accordance with the Town Planning Regulations 1967; or~~
- (b) ~~where the land has been reserved for a public purpose and —~~
 - (i) ~~an application made under the Scheme for the approval to carry out development on the land is refused; or~~
 - (ii) ~~an application made under the Scheme for approval to carry out development on the land is granted subject to conditions that have the effect of permitting the land to be used or developed for no purpose other than a public purpose,~~

~~no later than 6 months after the application is refused or the permission granted.~~

~~11.5.2 A person whose land or property is injuriously affected by the making of a Scheme may not claim compensation for that injurious affection more than once under Clause 11.5.1.~~

~~Note: A claim for compensation under Section 173 of the Planning and Development Act may be made in the Form No. 7 in Appendix A of the *Town Planning Regulations 1967*.~~

~~11.6 PURCHASE OR TAKING OF LAND~~

~~11.6.1 If, where compensation for injurious affection is claimed under the Planning and Development Act, the local government elects to purchase or take the land compulsorily the local government is to give written notice of that election to the claimant within 3 months of the claim for compensation being made.~~

~~11.6.2 The local government may deal with or dispose of land acquired by it for the purpose of a Local Reserve upon such terms and conditions as it thinks fit but the land must be used, and preserved, for a use compatible with the purpose for which it is reserved.~~

~~Note: Sections 190 and 191 of the Planning and Development Act empowers the local government to purchase or compulsorily acquire land comprised in a scheme.~~

~~11.7 NOTICE FOR REMOVAL OF CERTAIN BUILDINGS~~

~~11.7.1 Under Section 214 of the Planning and Development Act, 28 days written notice is prescribed as the notice to be given for the removal of a building or other work referred to in that subsection.~~

~~11.7.2 The local government may recover expenses under Section 214 of the Planning and Development Act in a court of competent jurisdiction.~~

SCHEDULES

~~Schedule 1 Dictionary of defined word and expressions~~

~~General definitions~~

~~Land use definitions~~

~~Schedule 2 Additional Uses~~

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~~SCHEDULE ONE — DICTIONARY OF DEFINED WORDS AND EXPRESSIONS~~

~~1. — General definitions~~

~~In the Scheme—~~

~~“advertisement” means any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and includes any hoarding or similar structure used, or adapted for use, for the display of advertisements. The term includes any airborne device anchored to any land or building and any vehicle or trailer or other similar object placed or located so as to serve the purpose of advertising;~~

~~“amenity” means all those factors which combine to form the character of an area and include the present and likely future amenity;~~

~~“building envelope” means an area of land within a lot marked on a plan approved by the responsible authority within which all buildings and effluent disposal facilities on the lot must be contained;~~

~~“conservation” has the same meaning as in the *Heritage of Western Australia Act 1990*;~~

~~“cultural heritage significance” has the same meaning as the *Heritage of Western Australia Act 1990*;~~

~~“floor area” has the same meaning as in the *Building Code of Australia 1996* published by the Australian Building Codes Board;~~

~~“frontage” when used in relation to a building that is used for—~~

- ~~(a) residential purposes, has the same meaning as in the Residential Design Codes; and~~
- ~~(b) purposes other than residential purposes, means the road alignment at the front of a lot and, if a lot abuts 2 or more roads, the one to which the building or proposed building faces;~~

~~“Gazettal date” in relation to a Scheme, means the date on which the Scheme is published in the *Gazette* under Section 87 of the Planning and Development Act;~~

~~“height” when used in relation to a building that is used for— residential purposes, has the same meaning as in the Residential Design Codes; or purposes other than residential purposes, means the maximum vertical distance between the ground level and the finished roof height directly above;~~

~~“incidental use” means a use of premises which is ancillary and subordinate to the predominant use;~~

~~“local government” means the Shire of Pingelly.~~

~~“Local Planning Strategy” means the Local Planning Strategy in respect of the Scheme, as endorsed by the Commission under regulation 12B of the *Town Planning Regulations 1967* and amended from time to time;~~

~~“lot” has the same meaning as in the Planning and Development Act but does not include a strata or survey strata lot;~~

~~“minerals” has the same meaning as in the *Mining Act 1978*;~~

“net lettable area (nla)”— means the area of all floors within the internal finished surfaces of permanent walls but excludes the following areas—

- (a) all stairs, toilets, cleaner’s cupboards, lift shafts and motor rooms, escalators, tea rooms and plant rooms, and other service areas;
- (b) lobbies between lifts facing other lifts serving the same floor;
- (c) areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building;
- (d) areas set aside for the provision of facilities or services to the floor or building where such facilities are not for the exclusive use of occupiers of the floor or building;

“non-conforming use”— has the same meaning as it has in Section 172 of the Planning and Development Act;

“owner”— in relation to any land, includes the Crown and every person who jointly or severally whether at law or in equity—

- (a) is entitled to the land for an estate in fee simple in possession;
- (b) is a person to whom the Crown has lawfully contracted to grant the fee simple of that land;
- (c) is a lessor or licensee from the Crown; or
- (d) is entitled to receive or is in receipt of, or if the land were let to a tenant, would be entitled to receive, the rents and profits from the land, whether as beneficial owner, trustee, mortgagee in possession or otherwise;

“place”— in Part 7 (Heritage Protection) has the same meaning as it has in the *Heritage of Western Australia Act 1990*;

“Planning and Development Act”— means the Planning and Development Act 2005;

“plot ratio”— in the case of residential dwellings has the same meaning as in the Residential Design Codes;

“precinct”— means a definable area where particular planning policies, guidelines or standards apply;

“predominant use”— means the primary use of premises to which all other uses carried out on the premises are subordinate, incidental or ancillary;

“premises”— means land or buildings;

“region scheme”— means a regional planning scheme made under the *Western Australian Planning Commission Act 1985*, as amended from time to time;

“Residential Design Codes”— means the Residential Design Codes in Appendix 2 to the Western Australian Planning Commission Statement of Planning Policy No. 1, as amended from time to time;

“retail”— means the sale or hire of goods or services to the public;

“substantially commenced”— means that work or development the subject of planning approval has been begun by the performance of some substantial part of that work or development;

“wholesale”— means the sale of good or materials to be sold by others;

“zone”— means a portion of the Scheme area shown on the map by distinctive colouring, patterns, symbols, hatching or edging for the purpose of indicating the restrictions imposed by the Scheme on the use and development of land, but does not include a reserve or special control area.

2. Land use definitions

In the Scheme—

“abattoir”— means land and buildings for the slaughter of animals for human consumption and the treatment of carcasses, offal and by-products;

“agriculture — extensive”— means premises used for the raising of stock or crops but does not include agriculture — intensive or animal husbandry — intensive;

“agriculture — intensive”— means premises used for trade or commercial purposes, including outbuildings and earthworks, associated with the following—

- (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
- (b) the establishment and operation of plant or fruit nurseries;
- (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms); or
- (d) aquaculture;

“agroforestry”— means land used commercially for tree production and agriculture where trees are planted in blocks of more than one hectare;

“amusement parlour”— means premises open to the public, where the predominant use is for amusement by means of amusement machines and where there are more than 2 amusement machines operating within the premises;

“animal establishment”— means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry — intensive, veterinary centre or dog kennels;

“animal husbandry — intensive”— means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock feedlots;

“aquaculture”— means any fish farming operation for which a Fish Farm license issued pursuant to the provisions of Part V of the Fisheries Act, 1905 (as amended), and the Fisheries Regulations, 1938 (as amended), is required

“bed and breakfast”— means a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a shortterm commercial basis and includes the provision of breakfast;

“betting agency”— means an office or totalisator agency established under the *Totalisator Agency Board Betting Act 1960*;

“caravan park”— has the same meaning as in the *Caravan Parks and Camping Grounds Act 1995*;

“caretaker’s dwelling”— means a dwelling on the same site as a building, operation, or plant, and occupied by a supervisor of that building, operation or plant;

“car park”— means premises used primarily for parking vehicles whether open to the public or not but does not include any part of a public road used for parking or for a taxi rank, or any premises in which cars are displayed for sale;

“child care premises”— has the same meaning as in the *Community Services (Child Care) Regulations 1988*;

“cinema/theatre”— means premises where the public may view a motion picture or theatrical production;

“civic use”— means premises used by the government department, an instrumentality of the Crown, or the local government, for administrative, recreational or other purposes;

“club premises”— means premises used by a legally constituted club or association or other body of persons united by a common interest;

“community purpose”— means the use of premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organizations involved in activities for community benefit;

“consulting rooms”— means premises used by no more than 2 health consultants for the investigation or treatment of human injuries or ailments and for general outpatient care;

“convenience store”— means premises —

- (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents, or the retail sale of petrol and those convenience goods;
- (b) operated during hours which include, but may extend beyond, normal trading hours;
- (c) which provide associated parking; and
- (d) the floor area of which does not exceed 300 square metres net lettable area;

“corrective institution”— means premises used to hold and reform persons committed to it by a court, such as a prison or other type of detention facility;

“dog kennels”— means any land or buildings used for breeding, boarding, training or caring of dogs for commercial purposes;

“educational establishment”— means premises used for the purposes of education and includes a school, tertiary institution, business college, academy or other educational centre;

“exhibition centre”— means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature, and includes a museum or art gallery;

“family day care”— means premises used to provide family day care within the meaning of the *Community Services (Child Care) Regulation 1988*;

“fast food outlet”— means premises used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation, primarily off the premises, but does not include a lunch bar;

“fuel depot”— means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel, but does not include a service station and specifically excludes the sale by retail into a vehicle for final use of such fuel from the premises;

“funeral parlour”— means premises used to prepare and store bodies for burial or cremation;

“home business”— means a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which —

- (a) does not employ more than 2 people not members of the occupier’s household;
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood;
- (c) does not occupy an area greater than 50 square metres;

- (d) does not involve the retail sale, display or hire of goods of any nature;
- (e) in relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and
- (f) does not involve the use of an essential service of greater capacity than normally required in the zone;

“home occupation”—means an occupation carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which—

- (a) does not employ any person not a member of the occupier’s household;
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood;
- (c) does not occupy an area greater than 20 square metres;
- (d) does not display a sign exceeding 0.2 square metres;
- (e) does not involve the retail sale, display or hire of goods of any nature;
- (f) in relation to vehicles and parking, does not result in the requirement for a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles; and
- (g) does not involve the use of an essential service of greater capacity than normally required in the zone;

“home office”—means a home occupation limited to a business carried out solely within a dwelling by a resident of the dwelling but which does not—

- (a) entail clients or customers travelling to and from the dwelling;
- (b) involve any advertising signs on the premises; or
- (c) require any external change to the appearance of the dwelling;

“home store”—means any shop with a net lettable area not exceeding 100 square metres attached to a dwelling and which is operated by a person resident in the dwelling;

“hospital”—means premises in which persons are admitted and lodged for medical treatment or care and includes a maternity hospital;

“hotel”—means premises providing accommodation the subject of a hotel license under the *Liquor Licensing Act 1988*, and may include a betting agency on those premises, but does not include a tavern or motel;

“industry”—means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes premises on the same land used for—

- (a) the storage of goods;
- (b) the work of administration or accounting;
- (c) the selling of goods by wholesale or retail; or
- (d) the provision of amenities for employees,

incidental to any of those industrial operations;

“industry – cottage”—means a trade or light industry producing arts and crafts goods which does not fall within the definition of a home occupation and which—

- (a) does not cause injury to or adversely affect the amenity of the neighbourhood;
- (b) where operated in a residential zone, does not employ any person other than a member of the occupier’s household;

- (c) is conducted in an out-building which is compatible with the principal uses to which land in the zone in which it is located may be put;
- (d) does not occupy an area in excess of 50 square metres; and
- (e) does not display a sign exceeding 0.2 square metres in area;

“industry – extractive”—means an industry which involves the extraction, quarrying or removal of sand, gravel, clay, hard rock, stone or similar material from the land and includes the treatment and storage of those materials, the manufacture of products from those materials on, or adjacent to, the land from which the materials are extracted, but does not include industry-mining;

“industry – general”—means an industry other than a cottage, extractive, light, mining, rural or service industry;

“industry – light”—means an industry—

- (a) in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises do not cause any injury to or adversely affect the amenity of the locality;
- (b) the establishment or conduct of which does not, or will not, impose an undue load on any existing or proposed service for the supply or provision of essential services;

“industry – mining”—means land used commercially to extract minerals from the land;

“industry – rural”—means—

- (a) an industry handling, treating, processing or packing rural products; or (b) a workshop servicing plant or equipment used for rural purposes;

“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 front and used as a depot for receiving goods to be serviced;

“lunch bar”—means premises or part or premises used for the sale of takeaway food (in a form ready to be consumed without further preparation) within industrial or commercial areas;

“market”—means premises used for the display and sale of goods from stalls by independent vendors;

“medical centre”—means premises, other than a hospital, used by one or more health consultant(s) for the investigation or treatment of human injuries or ailments and for general outpatient care (including preventative care, diagnosis, medical and surgical treatment, and counselling);

“motel”—means premises used to accommodate patrons in a manner similar to a hotel but in which specific provision is made for the accommodation of patrons with motor vehicles and may comprise premises licensed under the *Liquor Licensing Act 1988*;

“motor vehicle, boat or caravan sales”—means premises used to sell or hire motor vehicles, boats or caravans;

“motor vehicle repair”—means premises used for or in connection with—

- a) electrical and mechanical repairs, or overhauls, to vehicles; or
- b) repairs to tyres;

but does not include premises used for recapping or retreading of tyres, panel beating, spray painting or chassis reshaping;

“motor vehicle wash”— means premises where the primary use is the washing of motor vehicles;

“night club”— means premises—

- (a) used for entertainment with or without eating facilities; and
- (b) licensed under the *Liquor Licensing Act 1988*;

“office”— means premises used for administration, clerical, technical, professional or other like business activities;

“park home park”— has the same meaning as in the *Caravan Parks and Camping Grounds Regulations 1997*;

“place of worship”— means premises used for religious activities such as a church, chapel, mosque, synagogue or temple;

“plantation”— has the same meaning as in the *Code of Practice for Timber Plantations in Western Australia* (1997) published by the Department of Conservation and Land Management and the Australian Forest Growers;

“reception centre”— means premises used for functions on formal or ceremonial occasions but not for unhosted use for general entertainment purposes;

“recreation — private”— means premises used for indoor or outdoor leisure, recreation or sport which are not usually open to the public without charge;

“residential building”— has the same meaning as in the Residential Design Codes;

“restaurant”— means premises where the predominant use is the sale and consumption of food and drinks on the premises and where seating is provided for patrons, and includes a restaurant licensed under the *Liquor Licensing Act 1988*;

“restricted premises”— means premises used for the sale by retail or wholesale, or the offer by hire, loan or exchange, or the exhibition, display or delivery of—

- (a) publications that are classified as restricted under the *Censorship Act 1996*;
- (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity;

“rural home business”— means a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which—

- a) does not employ more than 5 people not members of the occupier's household;
- b) will not cause injury to or adversely affect the amenity of the neighbourhood;
- c) does not occupy an area greater than 200 square metres;
- d) in relation to vehicles and parking does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of more than 3 vehicles of more than 3.5 tonnes tare weight; and
- e) does not involve the use of an essential service of greater capacity than normally required in the zone.

“rural pursuit”— means any premises used for—

- (a) the rearing or agistment of animals;
- (b) the stabling, agistment or training of horses;

- (c) ~~the growing of trees, plants, shrubs or flowers for replanting in domestic, commercial or industrial gardens; or~~
- (d) ~~the sale of produce grown solely on the lot;~~

~~but does not include agriculture—extensive or agriculture—intensive;~~

~~“**service station**” — means premises used for—~~

- (a) ~~the retail sale of petroleum products, motor vehicle accessories and goods of an incidental/convenience retail nature; and~~
- (b) ~~the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles;~~

~~but does not include premises used for a transport depot, panel beating, spray painting, major repairs or wrecking;~~

~~“**shop**” — means premises used to sell goods by retail, hire goods, or provide services of a personal nature (including a hairdresser or beauty therapist) but does not include a showroom or fast food outlet;~~

~~“**showroom**” — means premises used to display, sell by wholesale or retail, or hire, automotive parts and accessories, camping equipment, electrical light fittings, equestrian supplies, floor coverings, furnishings, furniture, household appliances, party supplies, swimming pools or goods of a bulky nature;~~

~~“**storage**” — means premises used for the storage of goods, equipment, plant or materials;~~

~~“**tavern**” — means premises licensed as a tavern under the *Liquor Licensing Act 1988* and used to sell liquor for consumption on the premises;~~

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

~~“**trade display**” — means premises used for the display of trade goods and equipment for the purpose of advertisement;~~

~~“**transportable structures/dwellings**” — means a structure for ease of transporting from one location to another, and includes structures such as “Donga” units with skid mountings, metal sandwich panel and flat roof design, and other proprietary names like “Durabuilt”, “Atco” and the like;~~

~~“**veterinary centre**” — means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders;~~

~~“**warehouse**” — means premises used to store or display goods and may include sale by wholesale;~~

~~“**winery**” — means premises used for the production of viticulture produce and may include sale of the produce.~~

SCHEDULE TWO — ADDITIONAL USES

No.	Description of land	Additional use	Conditions
1	Milton Road East Pingelly CG6310	Transport depot including the storage of grains in bulk and the garaging, maintenance, management, and repair of machinery used for the storage and/or transport of grain.	As determined by Council
2	Reserve No. 27461, corner Stone and Prestige Streets, Pingelly	Animal Shelter — Marsupial Retreat	As determined by Council

SCHEDULE THREE RESTRICTED USES

No.	Description of land	Restricted use	Conditions

SCHEDULE FOUR SPECIAL USE ZONES

No.	Description of land	Special use	Conditions

SCHEDULE FIVE — EXEMPTED ADVERTISEMENTS

Land use and/or development	Exempted sign	Maximum size
Dwellings	One professional name plate	0.2m ²
Home Occupation	One advertisement describing the nature of the home occupation.	0.2m ²
Places of Worships, meeting halls and places of public assembly	One advertisement detailing the function and/or the activities of the institution concerned.	0.2m ²
Shops, showrooms and other uses appropriate to the town site area	All advertisements affixed to the building below the top of the awning, or in the absence of an awning, below a line measured at 5 metres from the ground floor level of the building.	N/A
Industrial	A maximum of 4 advertisements applied to or affixed to the wall of the building.	

SCHEDULE SIX — FORM OF APPLICATION FOR PLANNING APPROVAL

Shire of Pingelly Local Planning Scheme No. 3 Application for Planning Approval

Owner details:		
Name:		
Address:		
		Postcode:
Phone:		FAX:
Home:	Work:	Email:
Mobile:		
Contact Person:		
Signature:		Date:
Signature:		Date:
The signature of the owner(s) is required on all applications. This application will not proceed without that signature.		

Applicant details:		
Name:		
Address:		
		Postcode:
Phone:		FAX:
Home:	Work:	Email:
Mobile:		
Contact Person for Correspondence:		
Signature:		Date:

Part 2

Property details:		
Lot No.:	House/Street No.:	Location No.:
Diagram or Plan No.:	Certificate of Title Vol. No.:	Folio:
Diagram or Plan No.:	Certificate of Title Vol. No.:	Folio:

Title encumbrances (e.g. easements, restrictive covenants):	
Street name:	Suburb:
Nearest Street Intersection:	

Existing building/land use:
Description of proposed development and/or use:
Nature of any existing buildings and/or use:
Approximate cost of proposed development:
Estimated time of completion:

Office Use Only	Date Received:
Acceptance Officer's initials:	
Local Government Reference No:	

SCHEDULE SEVEN ADDITIONAL INFORMATION FOR SIGNS (ADVERTISEMENTS)

Note: To be completed in addition to the Application for Planning Approval form

1. Description of property upon which advertisement is to be displayed including full details of its proposed position within that property:

.....

2. Details of proposed sign:

(a) Type of structure on which advertisement is to be erected (i.e. free standing, wall mounted, other):

(b) Height:..... Width..... Depth:.....

(c) Colours to be used:.....

(d) Height above ground level – (to top of advertisement):.....

(e) Materials to be used:.....

.....

Illuminated: ~~Yes / No~~

~~If yes, state whether steady, moving flashing, alternating, digital, animated or scintillating and state intensity of light source:.....~~

3. ~~Period of time for which advertisement is required:.....~~

4. ~~Details of signs (if any) to be removed if this application is approved:~~

~~Note: This application should be supported by a photograph or photographs of the premises showing superimposed thereon the proposed position for the advertisement and those advertisements to be removed detailed in 4 above.~~

~~Signature of advertiser(s):..... (if different from landowners).....~~

~~Date:.....~~

SCHEDULE EIGHT NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL

(cl. 9.4.4) Planning and Development Act 2005 Shire of Pingelly

NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL

The local government has received an application to use and/or develop land for the following purpose and public comments are invited.

Lot No: _____ Street: _____

Locality: _____

Proposal: _____

Details of the proposal are available for inspection at the local government office. Comments on the proposal may be submitted to the local government in writing on or before the day of _____

Signed: _____ Dated: _____

for and of behalf of the Shire of Pingelly.

SCHEDULE NINE NOTICE OF DETERMINATION ON APPLICATION FOR PLANNING APPROVAL

Planning and Development Act 2005 Shire of Pingelly

Determination on Application for Planning Approval

Location:

Lot: _____ Plan/Diagram:

Vol. No: _____ Folio No:

Application Date: _____ Received on:

Description of proposed development:.....

.....
 The application for planning approval is:

Granted subject to the following conditions:

Refused for the following reason(s)

Conditions/reasons for refusal:

.....

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.

Note 3: If an applicant is aggrieved by this determination there is a right of review under Part 14 of the Planning and Development Act 2005. An application for review must be lodged within 28 days of the determination.

Signed: _____ Dated:

..... for and on behalf of the Shire of Pingelly.

SCHEDULE TEN ENVIRONMENTAL CONDITIONS

(Does not apply to this Scheme)

Scheme or Amendment No.	Gazetta Date	Environmental Conditions
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SCHEDULE 2 RURAL RESIDENTIAL ZONES AND PROVISIONS

Description of Location	Provisions
Aldersyde Road Avon Location 4925 (RR1)	1. All lots of less than 2 ha shall be connected to a reticulated public water supply as a condition of subdivision.
Pingelly Townsite (RR2)	1. No additional lots shall be created unless with a minimum area of 1.5 ha but the Council may recommend approval and the Commission may approve the adjustment of boundaries between lots or the amalgamation of lots.

<p>Yenellin Road Portion of Lot 5209 and portion of Lot 3902, Pingelly (RR3)</p>	<ol style="list-style-type: none"> 1. Development (including subdivision) shall be generally in accordance with an Outline Development Structure Plan adopted by Council and endorsed by the Western Australian Planning Commission. 2. A minimum lots size of 1 ha shall apply. 3. All lots are required to be connected to a reticulated water supply by a licensed provider. 4. Approved dwellings need to be connected to alternative onsite effluent disposal systems to prevent pollution of groundwater. Prospective purchasers should be advised of this requirement. 5. No lots shall have direct vehicular access to Bullaring-Pingelly Road. 6. A Revegetation Implementation Plan is to be prepared with a minimum of ten percent (10%) of the development area revegetated with native species to the satisfaction of Council and the Department of Environment and Conservation. 7. The balance of title for Lot 5209 is to be amalgamated with the adjoining Lot 3902.
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ADOPTION

Adopted by resolution of the Council of the SHIRE OF PINGELLY at the meeting of the Council held on the _____ day of _____ 20____ and the Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

PRESIDENT _____

CHIEF EXECUTIVE OFFICER _____

FINAL APPROVAL

Adopted for final approval by resolution of the Council of the SHIRE OF PINGELLY at the meeting of the Council held on the _____ day of _____ 20____ and the Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

PRESIDENT _____

DATE: _____

CHIEF EXECUTIVE OFFICER _____

DATE: _____

Recommended for Final Approval

For Chairman of the Western Australian Planning Commission
Delegated under S16 of PD Act 2005

SIGNED: _____

DATE: _____

Final Approval Granted

_____ A MACTIERNAN, Minister for Planning and Infrastructure

DATE: _____



Environmental Protection Authority

s.48A Referrals

Title: Shire of Pingelly Local Planning Scheme 3 Amendment 6 - Omnibus

Location: Whole of scheme area

Description: The amendment is proposed to ensure the Scheme Text is revised to be consistent with the Model Provisions and Deemed Provisions contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*, to introduce a Special Control Area for the Wastewater treatment plant buffer area, extend and modify the aims of the scheme, introduce an additional use for Location 3524- 50 Aviation Street, insert provisions for zones and general provisions for the whole scheme area, and to modify the scheme maps accordingly.

Ref ID: APP-0000351

Date Received: 27/04/2023 **Date Sufficient Information Received:** 05/05/2023

Responsible Authority: Shire of Pingelly, 17 Queen Street, PINGELLY, WA 6308

Contact: Andrew Dover

Preliminary Environmental Factors: Flora and vegetation, Terrestrial fauna, Inland waters and Social surroundings

Potential Significant Effects: Clearing of vegetation and impacts to surface water quality.

Protection: Impacts can be managed through proposed scheme text provisions. Environmental Protection Authority (EPA) advice is also provided recommending changes and additions to Scheme Text for consideration by the Shire.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme/Scheme Amendment Not to be Assessed under Part IV of the EP Act. Advice Given. (Not Appealable).**

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

This Determination is not appealable.

Chair's Initials:

Date: 31 May 2023

**Shire of Pingelly Local Planning Scheme No. 3
Scheme Amendment No. 6 – Schedule of Submissions**

No.	Name & Address of Submitter	Summary of Submissions	Local Government Comments	Local Government Recommendation
1	<p>Michael Ball Senior Land Use Planning Officer Department of Fire and Emergency Services 20 Stockton Bend Cockburn Central WA 6164</p>	<p>It is unclear from the documentation provided if the Shire has applied State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) to this proposal.</p> <p>Exemptions from the requirements of SPP 3.7 should be applied pragmatically by the decision maker and are identified in Guidelines for Planning in Bushfire Prone Areas (section 2.6).</p> <p>Should SPP 3.7 be applied, then it is requested the relevant information pursuant to this policy be forwarded to DFES to allow review and comment prior to the Shire’s endorsement of the proposed amendments.</p> <p>Amendment 6 proposes changes to the Scheme Text which do not align with the application of SPP 3.7 and the associated guidelines. DFES notes comments such as point 56 – a requirement to include an additional 10,000L of rainwater in tanks (understood to be drinking water tanks) in bushfire prone areas. If the intention is for this tank to be used as a firefighting source this would not be consistent with the Bushfires Act 1954. It is unclear if the drinking tank is to be provided in</p>	<p>The Shire has considered SPP3.7 and the Guidelines for Planning in Bushfire Prone Areas (the Guidelines) in considering amendments to the Local Planning Scheme No. 3 (LPS3) text.</p> <p>Noted. Where lots are not serviced by a scheme water system, the Guidelines set out a requirement for a 10,000 litre tank per habitable building. Accordingly, support rewording of clause 56(2) as follows:</p> <p>Where water supplies are required for fire-fighting purposes, a separate tank of at least 10,000 litres is provided per habitable building with a required connection for emergency vehicles.</p>	<p>Modify the Amendment as set out in the ‘Local Government Comments’ column.</p>

		<p>addition to a dedicated firefighting water tank, or if this would remove the need for a dedicated firefighting water source.</p> <p>Point 41 notes requirements for the submission of a BHL and/or a BMP, however it is unclear if the proposed wording is consistent with the requirements of the Guidelines.</p> <p>It is requested that the Shire provide a detailed list of changes that will impact, or be impacted by bushfire, to allow DFES to provide a clear response to each proposed change.</p> <p>Due to the volume of changes proposed, DFES is unable to provide a full review of the omnibus.</p> <p>DFES notes that DPLH should be consulted to ensure consistency with any new versions with the Guidelines in draft.</p>	<p>Scheme Amendment No. 6 proposes to change the zone name from 'Development' to 'Urban Development' to reflect the Planning Regulations. Separately /concurrently, Scheme Amendment No. 7 proposes to amend the zoning of land currently zoned 'Development' to other zones to reflect current land use. This will practically mean there will be no land zoned 'Urban Development' in the Shire.</p> <p>The DPLH will be assessing Scheme Amendment No. 6.</p>	
2	<p>Greg Doncon Research Officer Land & Water Assessment Fisheries & Agriculture Resource Management Department of Primary Industries and Regional Development PO Box 432 Merredin WA 6415</p>	<p>DPIRD notes that for the Rural zone in the zoning table, the 'I' permissibility of use applies to four land uses in the Rural zone: Reception centre, Restaurant/café, Small bar and Workforce accommodation. It is not clear how these uses relate or naturally attach to the permitted rural uses. The four uses are sensitive uses which require careful planning to avoid land use conflict and possible restrictions being imposed on farmers' agricultural operations</p>	<p>Support DPIRD's comments.</p>	<p>Modify the Amendment as set out in the 'Local Government Comments' column.</p>

		<p>such as seeding and harvesting, spreading fertiliser and spraying crops or moving livestock or machinery.</p> <p>DPIRD questions if the proposed use of 'I' provides the Shire of Pingelly with the necessary powers to control and manage large workforce accommodation developments in the Rural zone. The use of discretionary powers would assist the Shire to control these land uses in this zone. DPIRD recommends the above land uses should be listed as a 'D' use.</p> <p>DPIRD notes the 'wind farm' land use is captured in the renewable energy facility definition. It also notes that 'wind farm' and 'renewable energy facility' have the same permissibility class within the Zone Table. DPIRD suggests that 'wind farm' is removed from the Zone Table.</p>	<p>Support the DPIRD's comments.</p> <p>Support the DPIRD's comments.</p>	
3	<p>Kate Customer Service Coordinator Planning and Land Development Customer Connection Services Western Power 363 Wellington St. Perth 6000</p>	<p>Western Power notes where WP assets are present, continued physical access for maintenance and emergency response must be provided. If this is not via the original road path, changed access conditions should be communicated via the Land Entry Preferences form.</p>	<p>The Shire is unaware of any Western Power assets or infrastructure that require relocation, removal or re-alignment in the proposed amendments. No transmission assets are affected, and no roads are being closed. No developments are occurring or being requested.</p>	<p>No modification to the amendment is required.</p>
4	<p>Steven Batty Senior Geologist Geological Survey and Resource Strategy Division</p>	<p>DMIRS recommends that Councils adopt the following strategies regarding mineral resources in its planning.</p>	<p>Noted. The strategies relating to mineral resources are best dealt with through a separate review of the Local Planning Strategy.</p>	<p>No modification to the amendment is required.</p>

	<p>Department of Mines, Industry Regulation and Safety 100 Plain Street East Perth WA 6004</p>	<ol style="list-style-type: none"> 1. Operating mines and quarries should be protected from sterilization or hindrance by encroachment of incompatible adjacent development. 2. Known resources and areas of identified high resource potential should not be unnecessarily sterilized by inappropriate zoning or development. 3. Access to land for exploration and possible development should be maintained over as much of the planning area as possible. <p>Consistent with Section 5.7 of State Planning Policy No. 2 Environment and Natural Resources the important mineral resources and basic raw materials within the Shire should be identified and protected.</p> <p><u>Mining Act</u> DMIRS recommend that no comments be made in the Local Planning Scheme 3, in regard to constraining or providing for mining operations, although it will be important to identify particular areas of known resources.</p> <p><u>Zoning Tables</u> DMIRS recommend that no comments be made in the scheme, or zoning table in regard to constraining or providing for mining operations table unless there are pre-1899 'mineral-to-owner' lands within the Shire. In these</p>	<p>The Amendment proposes to add text supporting the sustainable management of natural resources through a new aim of the Scheme (Clause 9n).</p> <p>Noted. Proposed Clause 58 mining operations assist to provide clarity.</p> <p>Mining operations are proposed to be a 'D' (discretionary) use in all zones.</p>	
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		<p>circumstances, DMIRS recommends a clear statement that this only applies to those freehold lands where the mineral rights are owned by the land owner not the Crown.</p> <p>DMIRS recommends that 'Industry-Extractive' be noted in the Shire's Zoning Table as a 'P - Permitted' use for all areas zoned rural.</p>	<p>Currently, industry – extractive is a 'D' use. The Shire continues to require a Development Application for future industry – extractive proposals on Rural zoned land.</p>	
5	<p>Brett Coombes Senior Planner Land Use Planning Development Services Water Corporation 629 Newcastle Street Leederville WA 6007</p>	<p>It is noted the text amendments are unlikely to impact on the Water Corporation's assets or planning.</p>	<p>Noted.</p>	<p>No modification to the amendment is required.</p>
6	<p>Bree Lyons Senior Natural Resource Management Officer Department of Water and Environmental Regulation 7 Ellam Street Victoria Park WA 6100</p>	<p>The Department of Water and Environmental Regulation have no objection to the proposed Amendment</p>	<p>Noted</p>	<p>No modification to the amendment is required.</p>
7	<p>Department of Jobs, Tourism, Science and Innovation 1 William Street, Level 11 Perth WA 6000</p>	<p>No Comment</p>	<p>Noted</p>	<p>No modification to the amendment is required.</p>

**Shire of Pingelly Local Planning Scheme No. 3
Scheme Amendment No. 6 – Schedule of Modifications**

Modification No.	Background	Proposed Modification						
1	EPA advice	<p>Reword Clause 51(a) as follows:</p> <p>Notwithstanding the specific provisions of this Scheme or any Local Planning Policy, the local government shall in considering any development proposal have regard to remnant vegetation, threatened and priority flora, and threatened and priority ecological community including as identified under the <i>Biodiversity Conservation Act 2016</i> which relates to land within the Scheme area.</p> <p>Add Clause 51(b) as follows:</p> <p>The local government may require applicants to retain and/or manage remnant vegetation.</p> <p>Renumber Clause 51(b) to Clause 51(c).</p>						
2	DFES advice	<p>Reword clause 56(2) as follows:</p> <p>Where water supplies are required for fire-fighting purposes, a separate tank of at least 10,000 litres is provided per habitable building with a required connection for emergency vehicles.</p>						
3	DPIRD advice	In Table 3 - Zoning Table, change the permissibility of reception centre, restaurant/café, small bar and workforce accommodation in the Rural Zone from 'I' (incidental use) to 'D' (discretionary use).						
4	DPIRD advice	Delete 'wind farm' from Table Use – Zoning Table and from Land Use Terms (definitions).						
5	Shire assessment	<p>In Schedule A – add to Works as point 26:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">No.</th> <th style="text-align: center;">Table Column 1 Works</th> <th style="text-align: center;">Column 2 Conditions</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">26</td> <td style="text-align: center;">Shed</td> <td>On Rural zoned land, provided development standards (including boundary setbacks) are satisfied and the lot has legal and practical vehicle access to the satisfaction of the local government.</td> </tr> </tbody> </table>	No.	Table Column 1 Works	Column 2 Conditions	26	Shed	On Rural zoned land, provided development standards (including boundary setbacks) are satisfied and the lot has legal and practical vehicle access to the satisfaction of the local government.
No.	Table Column 1 Works	Column 2 Conditions						
26	Shed	On Rural zoned land, provided development standards (including boundary setbacks) are satisfied and the lot has legal and practical vehicle access to the satisfaction of the local government.						

16.2 Scheme Amendment No. 7 to Shire of Pingelly Local Planning Scheme No. 3 (omnibus amendment to Scheme map for the Pingelly townsite)

File Reference:	ADM0101
Location:	Various properties in the Pingelly townsite
Applicant:	Not Applicable
Author:	Chief Executive Officer and Consultant Planner
Disclosure of Interest:	Edge Planning & Property receive payment for Planning advice to the Shire and declare a Financial Interest (section 5.70 of the Local Government Act 1995)
Attachments:	16.2.1 Scheme Amendment No. 7 maps 16.2.2 Environmental Protection Authority Determination 16.2.3 Public Submissions 16.2.4 Schedule of Submissions 16.2.5 Schedule of Modifications
Previous Reference:	13208 Scheme Amendment 7 (16 December 2022)

Summary

For Council to consider endorsing the draft Scheme Amendment No. 7 (subject to minor modifications) and advise the Minister for Planning to approve Amendment No. 7.

Background

The *Shire of Pingelly Local Planning Scheme No. 3* (LPS3) provides the statutory basis for Council regulating development and land use proposals. LPS3 was gazetted on 5 May 2008.

The purpose of Amendment No. 7 is to modify the LPS3 maps for various properties in the Pingelly townsite. The reasons for the Amendment include removing the requirement to prepare a structure plan for the Development zone, consolidating the town centre and promoting additional housing. The reasons are expanded in the Amendment documentation.

At the Council's Ordinary Meeting on 14 December 2022, the Council passed the following motion:

Resolution Number: 13208

That Council:

1. Agrees to adopt an amendment to the *Shire of Pingelly Local Planning Scheme No. 3*, pursuant to section 75 of the *Planning and Development Act 2005*, through modifying the Scheme text as outlined in Attachment 16.1.6 by:
 - A) Rezoning portion of Lot 501 Stone Street from 'Development' zone to 'Residential R10' zone.
 - B) Rezoning Lot 822 (Reserve 26413) Paragon Street, Lot 827 (Reserve 27839) Paragon Street and Lot 856 Stone Street from 'Development' zone to 'Industry' zone.
 - C) Rezoning Lots 11, 12, 13, 14, 15, 23, 24, 25 and 26 Dickens Street and Lots 27 and 28 Quartz Street from 'Mixed Use' zone to 'Residential R12.5/25' zone.
 - D) Rezoning Lots 29, 36, 37, 40 (Reserve 5000), 56, 57 and 58 Queen Street, Lots 41 and 59 Eliot Street, Lots 5, 38, 39 and 60 Quadrant Street, Lots 4, 62, 123, 124 and Vacant Crown Land (ID Land No. 1984316) Park Street from 'Town Centre' zone to 'Mixed Use' zone.
 - E) Rezoning Lots 5, 6 and 7 Queen Street, Lots 900 and 901 Parade Street and Lots 100, 101, 154, 155 (Reserve 8087) and 156 Sharow Street, from 'Town Centre' zone to 'Mixed Use' zone.
 - F) Rezoning Lots 163 and 881 Quadrant Street, Lot 200 Parade Street, Lots 10, 160, 161, 162, 165, 166, 167, 168, 169 and 201 Taylor Street and Lots 201,

- 202, 203, 204 and 205 Pitt Street from 'Mixed Use' zone to 'Residential R12.5/25' zone.
- G) Rezoning Lots 475 and 476 Pitt Street, Lots 904 and 905 Quadrant Street, Lots 2, 900 and 901 Kelvin Street and Lot 903 Great Southern Highway from 'Development' zone to 'Rural Residential' zone.
- H) Amending the Scheme Map accordingly.
2. Determines that Amendment No. 7 is standard under part (a), (e), (f) and (g) of the standard amendment definition contained in Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
 3. Authorises the Shire President and the Chief Executive Officer to execute the Scheme Amendment No. 7 documents as outlined in Attachment 16.1.6.
 4. Notes the Shire will refer Scheme Amendment No. 7 to the Environmental Protection Authority for assessment pursuant to section 81 of the *Planning and Development Act 2005*. Should the Environmental Protection Authority advise that the amendment does not require assessment, advertise the amendment in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.
 5. Authorises the Chief Executive Officer to progress and address matters with the Environmental Protection Authority, Department of Planning, Lands and Heritage and the Western Australian Planning Commission.

Following the Council resolution, the Environmental Protection Authority (EPA) determined that the scheme amendment should not be assessed via an environmental impact assessment (see Attachment 16.2.2). The EPA decision effectively gave its environmental clearance to Amendment No. 7.

The Shire met the requirements of the Regulations through seeking public comment on Amendment No. 7 for a period of 42 days through:

- Writing to relevant State Government, servicing agencies and stakeholders;
- Writing to 65 landowners;
- Placing public notices in the local paper;
- Details being on the Shire's website and on the Shire's Facebook page; and
- Having information available at the Shire office.

Additionally, there was a Drop-In session with Consultant Planner on 14 August 2023.

The Shire received 8 submissions on Amendment No. 7, 7 from government agencies and 1 from a landholder (see Attachment 16.2.3). These submissions have been taken into consideration and relevant modifications made where appropriate.

The associated Schedule of Submissions is set out in Attachment 16.2.4. This includes the local government response and the local government recommendation on the submissions.

Comment

It is recommended that Council resolves to support Amendment No. 7, as outlined in Attachment 16.2.1, with minor modifications (outlined in Attachment 16.2.5) to the version considered by the Council on 14 December 2022 and which was subject to community and stakeholder advertising. The modifications address the submissions.

Some submissions do not require modification to the Amendment No. 7 documentation. Some matters raised by these agencies can be addressed through other planning, building and environmental health processes or through the separate review of the Local Planning Strategy.

Subject to the Council’s decision, copies of the submissions, the Schedule of Submissions and the amendment documentation will be forwarded to the WAPC who will assess the scheme amendment request with the final decision made by the Minister for Planning.

Karen Eldridge discussed the Amendments No. 6 and 7 with staff in relation the impact of these proposals on 2 Eliot Street (Pingelly Motel and Roadhouse). Amendment No. 7 rezones this property from ‘Town Centre’ to ‘Mixed Use’. Most of the changes are minor, however there is additional setback requirements in the Mixed Use Zone which would impact upon any new canopy for the roadhouse. These setbacks can be varied by Council when considering a development application and it is considered appropriate to vary these requirements for canopies, however development applications must be assessed on a case by case basis.

Consultation

Amendment No. 7 was publicly advertised in accordance with the Regulations.

In addition, a public invitation was issued to the community at large to discuss these changes and any concerns with the Shire’s Consultant Planner in person. This additional consultation took place on 14 August 2023. A number of people responded to this invitation and discussed the changes with the Consultant Planner and other staff and were satisfied with the responses provided.

Statutory Environment

Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015, and Shire of Pingelly Local Planning Scheme No. 3 (LPS3)

Policy Implications

Nil in terms of Shire of Pingelly policies. Various State Planning Policies have been given due consideration in relation to this Amendment including:

- State Planning Policy No. 2: Environment and Natural Resources Policy
- State Planning Policy No. 2.9: Water Resources
- State Planning Policy No. 3: Urban Growth and Settlement
- State Planning Policy 3.7: Planning in Bushfire Prone Areas.

Financial Implications

This is included within the existing budget.

Strategic Implications

Outcome 6	A great place to live
Objective 6.1	Provide responsible planning and development.
Action 6.1.1	Review the Local Planning Framework to ensure adequate land supply to meet growing and changing land use needs

Approval of Scheme Amendment No. 7 will assist to facilitate development, including simplifying matters through no longer requiring the preparation of a structure plan in the Development zone.

The Amendment is generally consistent with the Local Planning Strategy.

Risk Implications

Risk	Gaining agency, stakeholder and landowner support.
Risk Rating (Prior to Treatment or Control)	Medium (9)
Principal Risk Theme	Reputational
Risk Action Plan (Controls or Treatment Proposed)	Nil

Risk Matrix

Consequence Likelihood		Insignificant	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Almost Certain	5	Medium (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Medium (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Voting Requirements:

Simple Majority

Officer’s Recommendation:

That Council:

1. Pursuant to Regulation 50(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* endorse the ‘Local Government Recommendation’ in the Schedule of Submissions relating to Amendment No. 7 as provided in Attachment 16.2.4.
2. Pursuant to Regulation 50(3)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015* endorse the Schedule of Modifications relating to Amendment No. 7 as attached at 16.2.5 and request these be incorporated into Amendment No. 7 by the Minister for Planning.
3. Pursuant to section 75 of the *Planning and Development Act 2005* and Regulation 50 (3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and subject to addressing modifications in Attachment 16.2.5, adopts Amendment No. 7 and seeks final approval from the Minister for Planning.
4. Authorises the Shire President and the Chief Executive Officer to execute the Scheme Amendment No. 7 documents.

Moved: _____ Seconded: _____



Shire of Pingelly Local Planning Scheme No. 3 Scheme Amendment No. 7

Omnibus amendment to Scheme Map for the Pingelly townsite

Prepared by Edge Planning & Property for the Shire of Pingelly

www.edgeplanning.com.au

December 2022

RESOLUTION TO PREPARE AMENDMENT TO TOWN PLANNING SCHEME

**SHIRE OF PINGELLY LOCAL PLANNING SCHEME No. 3
AMENDMENT No. 7**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amends the above Local Planning Scheme by:

1. Rezoning portion of Lot 501 Stone Street from 'Development' zone to 'Residential R10' zone.
2. Rezoning Lot 822 (Reserve 26413) Paragon Street, Lot 827 (Reserve 27839) Paragon Street and Lot 856 Stone Street from 'Development' zone to 'Industry' zone.
3. Rezoning Lots 11, 12, 13, 14, 15, 23, 24, 25 and 26 Dickens Street and Lots 27 and 28 Quartz Street from 'Mixed Use' zone to 'Residential R12.5/25' zone.
4. Rezoning Lots 29, 36, 37, 40 (Reserve 5000), 56, 57 and 58 Queen Street, Lots 41 and 59 Eliot Street, Lots 5, 38, 39 and 60 Quadrant Street, Lots 4, 62, 123, 124 and Vacant Crown Land (ID Land No. 1984316) Park Street from 'Town Centre' zone to 'Mixed Use' zone.
5. Rezoning Lots 5, 6 and 7 Queen Street, Lots 900 and 901 Parade Street and Lots 100, 101, 154, 155 (Reserve 8087) and 156 Sharow Street, from 'Town Centre' zone to 'Mixed Use' zone.
6. Rezoning Lots 163 and 881 Quadrant Street, Lot 200 Parade Street, Lots 10, 160, 161, 162, 165, 166, 167, 168, 169 and 201 Taylor Street and Lots 201, 202, 203, 204 and 205 Pitt Street from 'Mixed Use' zone to 'Residential R12.5/25' zone.
7. Rezoning Lots 475 and 476 Pitt Street, Lots 904 and 905 Quadrant Street, Lots 2, 900 and 901 Kelvin Street and Lot 903 Great Southern Highway from 'Development' zone to 'Rural Residential' zone.
8. Amending the Scheme Map accordingly.

The amendment is a standard amendment in accordance with part (a), (e), (f) and (g) of the standard amendment definition contained in Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Dated this day of20.....

.....
CHIEF EXECUTIVE OFFICER

Contents

Section No.	Heading	Page No.
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3	Planning Framework	5
4	Amendment Proposal	8
5	Planning Considerations and Planning Justification	8
6	Conclusion	11
Attachments		
1	Location Plan	
2	Context Plan	
3	Shire of Pingelly Local Planning Strategy – Pingelly townsite	

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

LOCAL GOVERNMENT	Shire of Pingelly
DESCRIPTION OF LOCAL PLANNING SCHEME	Shire of Pingelly Local Planning Scheme No. 3
TYPE OF SCHEME	District Scheme
SERIAL NO. OF AMENDMENT	7
PROPOSAL	Omnibus amendment to Scheme Map for the Pingelly townsite.

REPORT BY THE SHIRE OF PINGELLY

1. INTRODUCTION

The Shire of Pingelly seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to rezone various lots in the Pingelly townsite. In this report, the various properties will be called the 'sites'.

The purpose of this report and associated plans are to explain and set out the planning merits of the Amendment. Rezoning the sites will facilitate new development opportunities and remove the requirement to prepare a structure plan on some properties.

2. BACKGROUND

2.1 Property Address

The Amendment proposes to rezone various properties which are grouped into precincts based on the proposed Scheme Amendment Map:

- Lot 501 Stone Street (portion);
- Lot 822 (Reserve 26413) Paragon Street, Lot 827 (Reserve 27839) Paragon Street and Lot 856 Stone Street;
- Lots 11, 12, 13, 14, 15, 23, 24, 25 and 26 Dickens Street and Lots 27 and 28 Quartz Street;
- Lots 29, 36, 37, 40 (Reserve 5000), 56, 57 and 58 Queen Street, Lots 41 and 59 Eliot Street, Lots 5, 38, 39 and 60 Quadrant Street, Lots 4, 62, 123, 124 and Vacant Crown Land (ID Land No. 1984316) Park Street;
- Lots 5, 6 and 7 Queen Street, Lots 900 and 901 Parade Street and Lots 100, 101, 154, 155 (Reserve 8087) and 156 Sharow Street;
- Lots 163 and 881 Quadrant Street, Lot 200 Parade Street, Lots 10, 160, 161, 162, 165, 166, 167, 168, 169 and 201 Taylor Street and Lots 201, 202, 203, 204 and 205 Pitt Street; and
- Lots 475 and 476 Pitt Street, Lots 904 and 905 Quadrant Street, Lots 2, 900 and 901 Kelvin Street and Lot 903 Great Southern Highway.

2.2 Regional Context

The sites are situated in the Shire of Pingelly. The Pingelly townsite is located 158 kilometres south-east of Perth. Pingelly is in the southern Wheatbelt Region and it provides various services and facilities to residents and visitors.

2.3 Local Context

The sites form part of the Pingelly townsite and are located between 0 – 1000 metres from the town centre (see Attachment 1).

Attachment 2 shows the Context Plan. There are a range of land uses nearby including residential, rural residential, open space, community, commercial and industry. The range of land uses is reflective of most country towns.

There are a range of residential densities in the Pingelly townsite.

2.4 Physical Characteristics

The sites are generally cleared and gently sloping.

The sites are used for residential, rural residential, mixed use or industrial purposes while other parts are undeveloped. The proposed rezoning addresses the site's context, characteristics and capability. The proposed zoning, in most cases, reflects the predominant use of the land.

The site's physical features present no constraints to the Amendment.

2.5 Services

The sites are provided with standard 'hard' infrastructure including reticulated (scheme) water, power, telecommunications, drainage and sealed roads. Some sites are connected to the reticulated sewerage system while other properties rely on on-site wastewater disposal.

2.6 Heritage

There is no registered Aboriginal heritage site on the subject land area as set out on the Department of Planning, Lands and Heritage inquiry system. While noting this, landowners and developers have an obligation under the *Aboriginal Heritage Act 1972* and the *Aboriginal Cultural Heritage Act 2021* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

The sites contain various structures or places of heritage significance on the Shire's Municipal Inventory (Local Heritage Survey).

3. PLANNING FRAMEWORK

3.1 Overview

The following section will outline how the Amendment suitably addresses relevant planning policies, strategies, plans and LPS3. In summary, the Amendment is consistent with the State, regional and local planning framework.

3.2 State Planning Framework

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

- *State Planning Strategy 2050* - sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The Strategy promotes regional development, a range of housing, liveability and making efficient use of land and infrastructure. The Amendment is consistent with the Strategy given it promotes infill residential development, near a town centre and near facilities in an established town.
- *State Planning Policy 1 State Planning Framework Policy (2006)* - identifies that the primary aim of planning is to provide for the sustainable use and development of land.
- *State Planning Policy No. 2.9 Water Resources* - development is required to adopt water sensitive urban design principles.
- *State Planning Policy No. 3* - the Policy sets out the principles and considerations which apply for urban growth and settlement in Western Australia. The Policy promotes a sustainable settlement pattern, promoting development on 'brownfield' (previously developed) land, supports building on existing communities and seeks convenient access to employment and services. The Amendment is consistent with SPP 3 given the sites are near the town centre and other facilities.
- *State Planning Policy 3.7 Planning in Bushfire Prone Areas (2015)* – some properties are within a Bushfire Prone Area as shown at <https://maps.slip.wa.gov.au/landgate/bushfireprone> while other properties are not in the Bushfire Prone Area.
- *State Planning Policy 5.4 Road and Rail Noise* – various properties are within the 'trigger distance'.
- *Liveable Neighbourhoods* - promotes walkable neighbourhoods, mixed uses, the provision of a range of housing types and lot sizes, and to efficiently use land. A general principle is to plan residential neighbourhoods around existing/planned activity centres. The Amendment is generally consistent with Liveable Neighbourhoods given most residential properties are within 400 metres from the town centre and are within walking distance of other facilities.
- *Government Sewerage Policy* – the sites are not within a sewerage sensitive area.

3.3 Regional Planning Framework

3.3.1 Wheatbelt Regional Planning and Infrastructure Framework (2015)

The Framework establishes the vision, objectives, planning approach and sets out key regional infrastructure projects. The Framework supports a diverse economic base and seeks to focus new housing in established towns to support services and facilities.

3.3.2 Wheatbelt Regional Investment Blueprint (2015)

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

Complementing the Blueprint is the *Wheatbelt South Sub-Regional Economic Strategy (2014)*.

3.4 Local Planning Framework

3.4.1 Shire of Pingelly Local Planning Strategy

The Strategy Plan from the *Shire of Pingelly Local Planning Strategy*, for the Pingelly townsite, is outlined in Attachment 3.

The Strategy, endorsed by the WAPC on 27 March 2007 seeks to provide a range of residential, rural living and employment opportunities.

The Amendment is broadly consistent with the Local Planning Strategy noting it supports infill development, a range of residential densities to support varying housing needs of the community and facilitates job creation.

The Amendment, on some minor components, differs to what is shown in Figure 25 of the Local Planning Strategy. While recognising this, the Amendment will not have a major impact on surrounding land noting the current zoning. It is noted, for instance, that the existing zoning including 'Development' zone includes the potential for industrial uses. Previous planning has considered suitable land use separations and buffers.

3.4.2 Shire of Pingelly Local Planning Scheme No. 3

LPS3 is the principal statutory tool for achieving the Shire's aims and objectives, with respect to the development mainly from a land use, development control and infrastructure coordination perspective. The existing zoning of the Amendment sites is shown on the Existing Scheme Maps.

The Amendment is consistent with the aims of the scheme (clause 1.6) and the objectives for the Residential, Mixed Use, Industry and Rural Residential Zone in clause 4.2.

3.4.3 Local Planning Policies

There are no Local Planning Policies that directly relate to the Amendment. At future development stages, relevant policies will guide future use and development of the sites.

3.4.4 Shire of Pingelly Strategic Community Plan

The Strategic Community Plan sets the community's vision for the future and it is the principal strategic guide for the Council's future planning and activities. The vision for the town is:

'Growing, inclusive and resilient'

The Strategic Community Plan promotes population growth, a growing and more diverse economy, supporting local facilities and protecting key environmental assets.

3.5 Planning Framework Implications for the Amendment

Common themes of the planning framework and their implications for the Amendment include:

- Promoting a greater range of lot sizes to facilitate greater for housing choice, affordability and to cater for increasingly diverse household types;
- Supporting infill development and promoting new housing;
- Addressing land use compatibility;
- Addressing key environmental assets;
- Addressing bushfire risks;
- Addressing landscape impact;
- Supporting local communities and local economies; and
- Appropriate servicing.

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

4. AMENDMENT PROPOSAL

The Amendment proposes to rezone various properties in the Pingelly townsite.

Based on the site's context, characteristics and capability, it is anticipated that there are limited planning considerations with matters to be addressed at the subdivision and/or development stage. The modest changes proposed by the Amendment generally reflect the current land uses.

Future development and uses will be subject to gaining necessary approvals from the WAPC and local government.

Rezoning the sites will facilitate new development opportunities including promoting residential development.

The Shire has identified that there is insufficient serviced land available for residential purposes in the Pingelly townsite. The Amendment provides an opportunity for infill residential development.

The proposal to consolidate the town centre has planning merit. There is a generous amount of land zoned 'Town Centre' and 'Mixed Use' in Pingelly. The Shire considers there is scope to consolidate/condense the town centre with a corresponding increase in residential land.

It is considered beneficial to delete the Development zone from the Scheme and rezone these areas to Residential, Industry and Rural Residential. This in part removes the need to prepare a structure plan for these properties. Structure planning is not required for these small precincts given servicing and access issues are capable of being addressed at subdivision and development stage.

5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

5.1 Overview

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

5.2 Appropriate Location for Rezoning

The sites are suitable and capable of the proposed rezoning. This includes:

- It is consistent with the planning framework;
- The sites are close to the town centre and near other facilities;
- The uses are compatible with adjoining and nearby development;
- The sites have manageable bushfire risks;
- The sites are appropriately serviced;
- The sites have minimal environmental assets and future development will create manageable adverse environmental impacts; and
- It encourages a mix of lot sizes and promotes affordability and choice in housing by encouraging a range of housing types.

In particular:

- Lot 501 Stone Street (Development zone to Residential R10): this is logical, with clearing and servicing able to be dealt with at subdivision;
- Lots 822, 827 and 856 Stone/Paragon Street (Development zone to Industry): this is logical and reflects the current use of the land including the Shire depot;
- Dickens and Quartz Streets (Mixed use zone to Residential R12.5/25): this is logical and reflects the current use of the land. It maintains the encouragement to connect to the reticulated sewerage network;
- Queen, Eliot, Quadrant and Park Streets (Town Centre zone to Mixed Use): this reflects the predominant use and consolidates the town centre;
- Queen, Parade and Sharow Streets (Town Centre zone to Mixed Use): this reflects the predominant uses and consolidates the town centre;
- Quadrant, Parade, Taylor and Pitt Streets (Mixed Use to Residential R12.5/25): this reflects the current use; and
- Pitt, Quadrant and Kelvin Streets (Development zone to Rural Residential): this reflects the current land use.

5.3 Compatibility with Adjoining and Nearby Land Uses

Noting the existing zoning, there are modest proposed zoning changes. The proposed zoning will be compatible with adjoining and nearby land uses/development. Accordingly, the Amendment will retain the area's character.

5.4 Bushfire Management

Given the existing zoning, there is limited intensification of land uses and development. Based on preliminary Department of Planning, Lands and Heritage advice, there is no requirement to prepare a Bushfire Management Plan to support the Amendment.

It is noted that a bushfire hazard level assessment is not required for the proposed changes to the Town Centre/Mixed Use zone as it would not intensify land use or increase bushfire risk. Nor would it be required for the industrial proposals as it is not introducing sensitive land uses and it is expected that development could be sited appropriately to address bushfire risk.

There may be a requirement to prepare a fit-for-purpose bushfire assessment to support future subdivision and/or development applications.

5.5 Environmental Impact

The Amendment will create minimal environmental impacts. For instance:

- The sites have been previously cleared of native vegetation;

- Most sites will be connected to reticulated sewerage; and
- Appropriate stormwater outcomes can be achieved.

Given some sites are near Quadrant Street and the railway line, there may be a need for 'quiet' house principles to be implemented at the Development Application/Building Permit stages.

5.6 Greater Range of Housing Choice

The Amendment, in part, proposes to rezone various properties to the Residential zone. This will assist to facilitate additional housing land and the potential for a different choice for those people who are considering moving or investing in Pingelly. The provision of a variety of lot sizes and housing types, that increasingly cater to the housing needs of the community, is consistent with the planning framework and assists to support local facilities and services.

5.7 Supporting the Local Economy

As previously outlined, the Amendment is consistent with the planning framework. Approval and implementation of the Amendment will assist to encourage investment and development on various sites. This includes removing the planning impediment to prepare a structure plan for land currently zoned 'Development'.

The Amendment will assist with job creation which will have various economic benefits. This includes it will support local employment, assist in a more sustainable local economy and it will add to Pingelly's overall viability, vitality and prosperity.

5.8 Planning Justification

The planning justification for the Amendment is summarised below in Table 1:

Table 1 – Summarised Planning				
Strategic	Land Use Planning	Environment, Landscape and Heritage	Transport and Servicing	Economic and Community
<p>The Amendment is consistent with the State, regional and local planning framework including that it promotes a range of residential development and seeks to facilitate new industrial development.</p> <p>Future development will reinforce Pingelly as the key centre within the Shire of Pingelly.</p>	<p>The sites are well located for proposed development including it is compatible with adjoining and nearby uses.</p> <p>The sites are suitable and capable for proposed development.</p> <p>Development will be effectively controlled through LPS3 provisions.</p>	<p>The sites contain minimal environmental assets and will not create adverse environmental impacts.</p> <p>The sites have manageable bushfire risks.</p> <p>There are minimal landscape impacts.</p>	<p>Traffic impacts can be readily accommodated on local or State roads.</p> <p>Car parking can be contained on-site.</p> <p>The sites are centrally located and is highly accessible. There are accordingly various opportunities to promote walking and cycling to/from the site given it is close to the town centre and other facilities.</p> <p>The sites are appropriately serviced.</p>	<p>It will promote job creation by supporting the development of Pingelly.</p> <p>The proposal will assist in enhancing Pingelly as a district centre.</p> <p>The proposal will assist to enhance Pingelly through adding to its overall viability, vitality and prosperity and adding to the range of services that can be provided.</p>

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

6. CONCLUSION

This report confirms that the Amendment is consistent with the planning framework, the sites are suitable to accommodate proposed development.

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

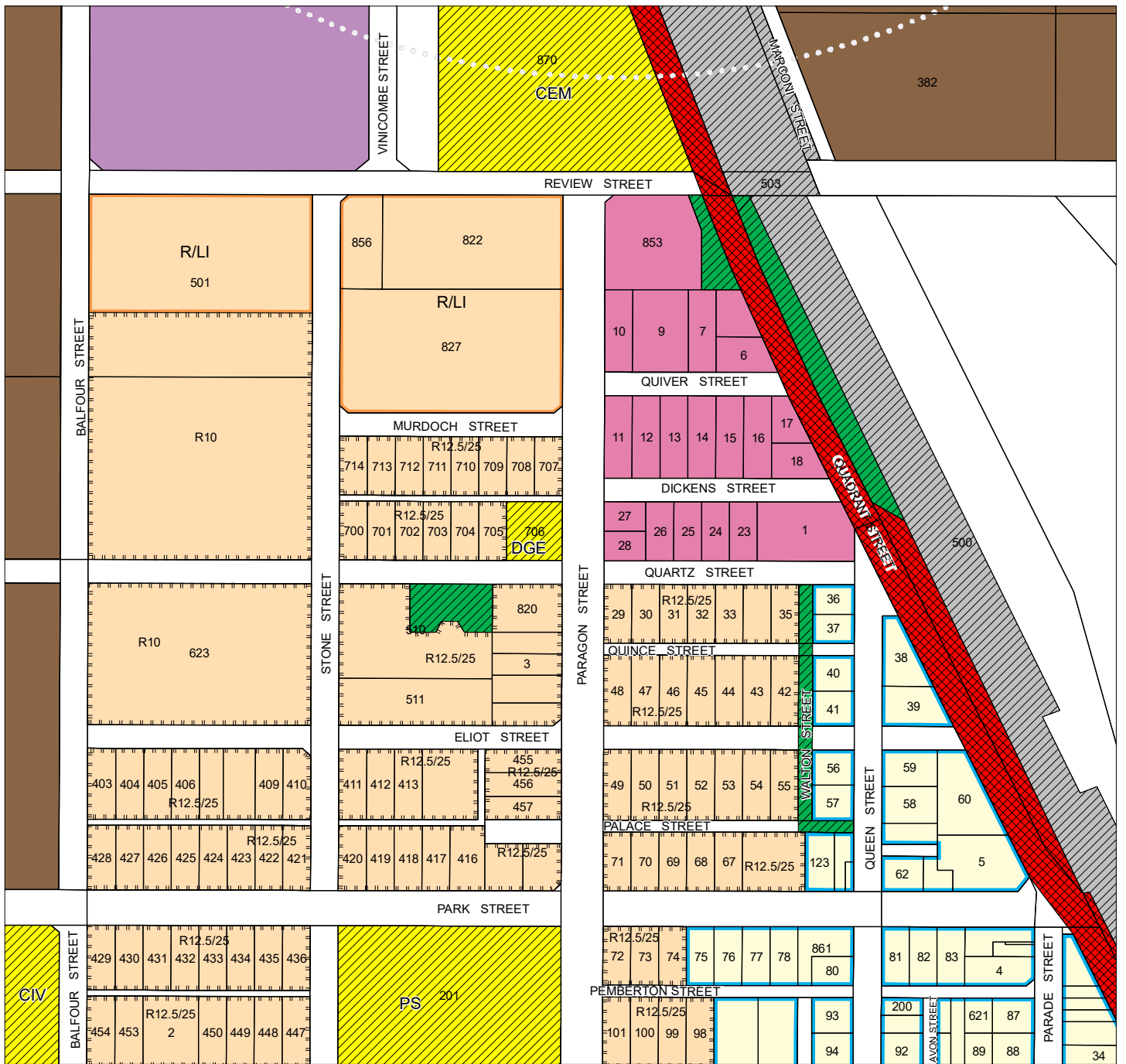
SHIRE OF PINGELLY

LOCAL PLANNING SCHEME No. 3

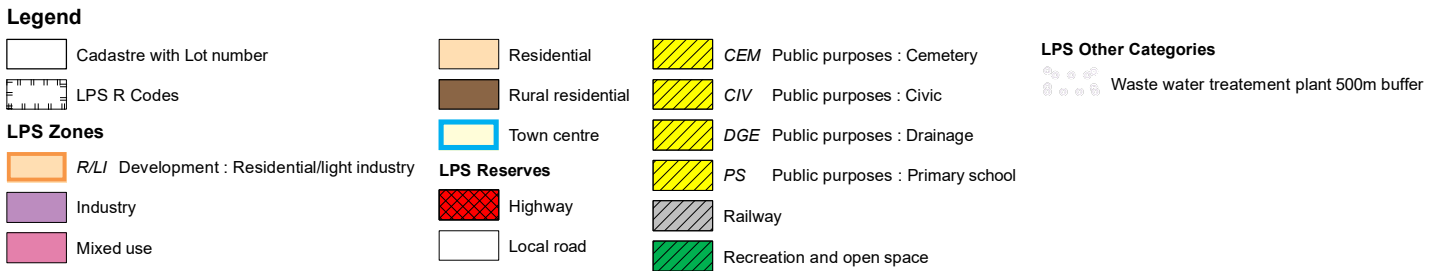
AMENDMENT No. 7

That the Shire of Pingelly, 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 portion of Lot 501 Stone Street from 'Development' zone to 'Residential R10' zone.
2. Rezoning Lot 822 (Reserve 26413) Paragon Street, Lot 827 (Reserve 27839) Paragon Street and Lot 856 Stone Street from 'Development' zone to 'Industry' zone.
3. Rezoning Lots 11, 12, 13, 14, 15, 23, 24, 25 and 26 Dickens Street and Lots 27 and 28 Quartz Street from 'Mixed Use' zone to 'Residential R12.5/25' zone.
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5. Rezoning Lots 5, 6 and 7 Queen Street, Lots 900 and 901 Parade Street and Lots 100, 101, 154, 155 (Reserve 8087) and 156 Sharow Street, from 'Town Centre' zone to 'Mixed Use' zone.
6. Rezoning Lots 163 and 881 Quadrant Street, Lot 200 Parade Street, Lots 10, 160, 161, 162, 165, 166, 167, 168, 169 and 201 Taylor Street and Lots 201, 202, 203, 204 and 205 Pitt Street from 'Mixed Use' zone to 'Residential R12.5/25' zone.
7. Rezoning Lots 475 and 476 Pitt Street, Lots 904 and 905 Quadrant Street, Lots 2, 900 and 901 Kelvin Street and Lot 903 Great Southern Highway from 'Development' zone to 'Rural Residential' zone.
8. Amending the Scheme Map accordingly.
















EXISTING SCHEME MAP





EXISTING SCHEME MAP

Legend

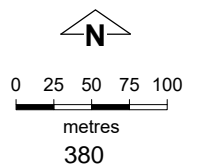
-  Cadastre with Lot number
-  LPS R Codes
- LPS Zones**
-  R/LI Development : Residential/light industry
-  General agriculture
-  Mixed use
-  Residential
-  Rural residential
-  Town centre
- LPS Reserves**
-  Highway
-  Local road
-  COM Public purposes : Community
-  Railway
-  Recreation and open space

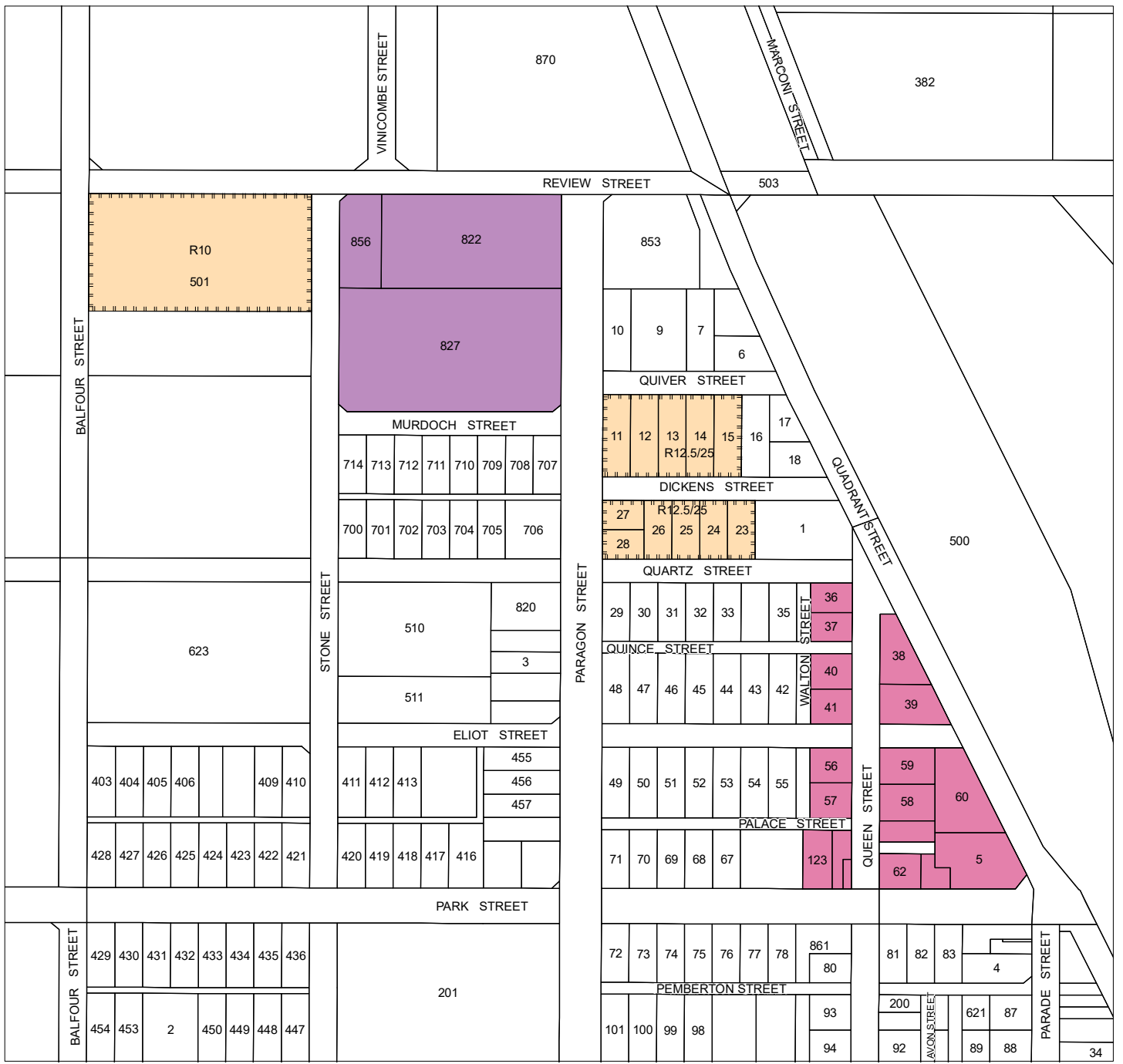


Department of Planning,
Lands and Heritage

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

Shire of Pingelly
Local Planning Scheme No. 3
Amendment No. 7





PROPOSED SCHEME AMENDMENT MAP

Legend

Cadastre with Lot number

R Codes Amendments

LPS Zones and Reserves Amendments

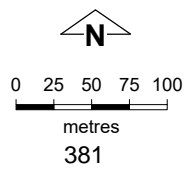
Industry

Mixed use

Residential



Shire of Pingelly
Local Planning Scheme No. 3
Amendment No. 7



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



PROPOSED SCHEME AMENDMENT MAP

Legend

Cadastre with Lot number

R Codes Amendments

LPS Zones and Reserves Amendments

Mixed use

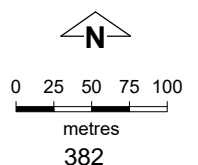
Residential

Rural residential



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

Shire of Pingelly
 Local Planning Scheme No. 3
 Amendment No. 7



COUNCIL ADOPTION FOR ADVERTISING

Adopted for advertising by resolution of the Council of the Shire of Pingelly at the Ordinary Meeting of the Council held on the

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL

Supported for submission to the Minister for Planning for approval by resolution of the Shire of Pingelly at the Ordinary Meeting of the Council held on the and the Common Seal of the Shire of Pingelly was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDED/SUBMITTED FOR APPROVAL

.....

DELEGATED UNDER S.16 OF THE
PLANNING AND DEVELOPMENT ACT 2005

DATE.....

APPROVAL GRANTED

.....

MINISTER FOR PLANNING
S.87 OF THE PLANNING AND DEVELOPMENT ACT 2005





DATE.....

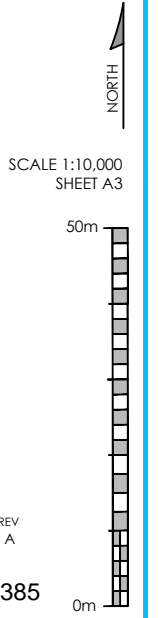
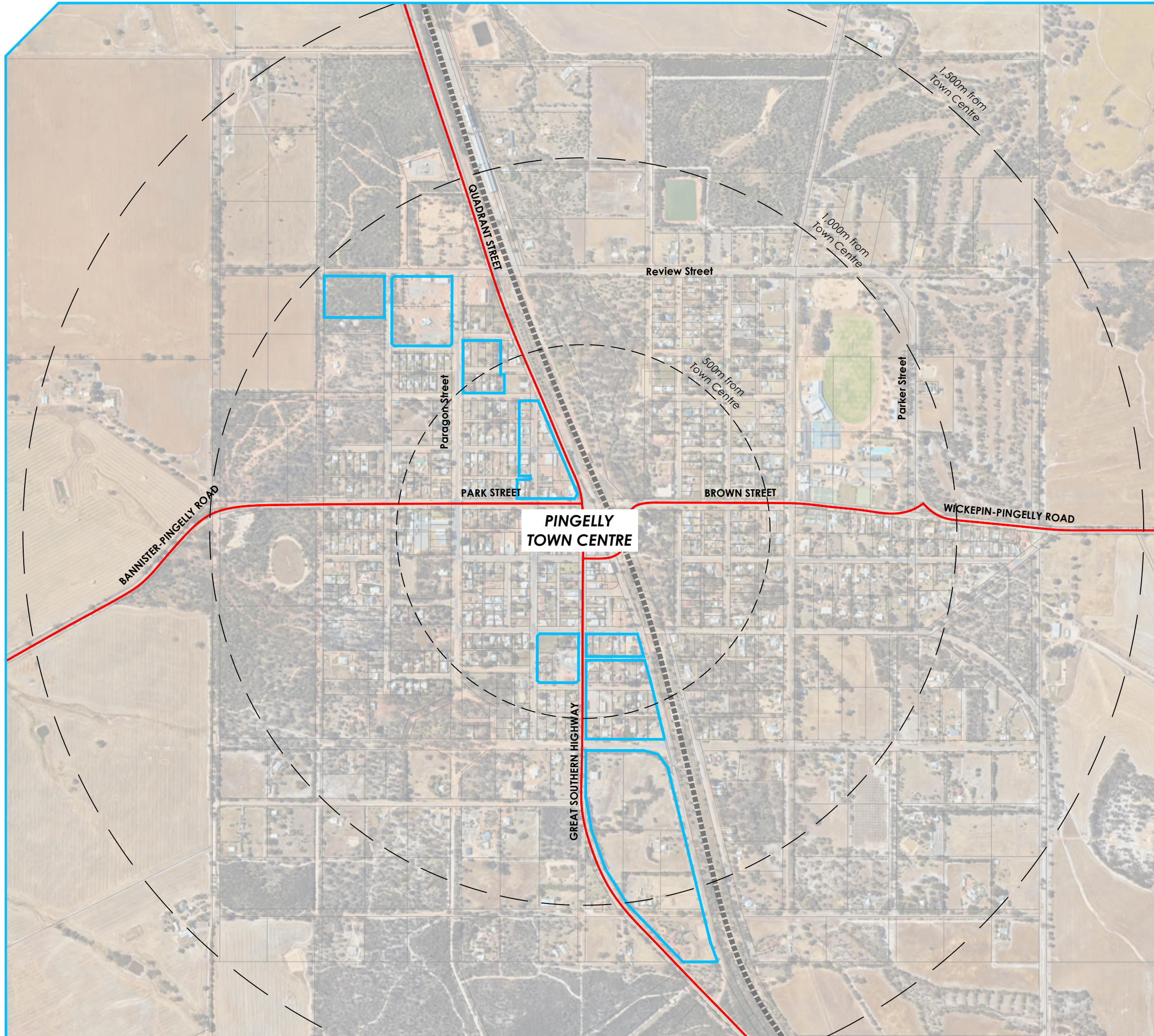
ATTACHMENT 1

LOCATION PLAN

Local Planning Scheme No. 3
Amendment No. 7
Townsite of Pingelly

LEGEND

-  Amendment Areas
-  Lot Boundary
-  Major Road
-  Railway



SCALE 1:10,000
SHEET A3

A LOCATION PLAN
REV DESCRIPTION
221128 ST
YYMMDD APPRVD



Edge Planning & Property
134 Hare Street, Mount Clarence
ALBANY WA 6330
E: steve@edgeplanning.com.au
M: 0409 107 336

DRAWING NUMBER
EP 221010 01
REV
A

Issued for design intent only.
All areas and dimensions are
subject to detail design + survey.

385

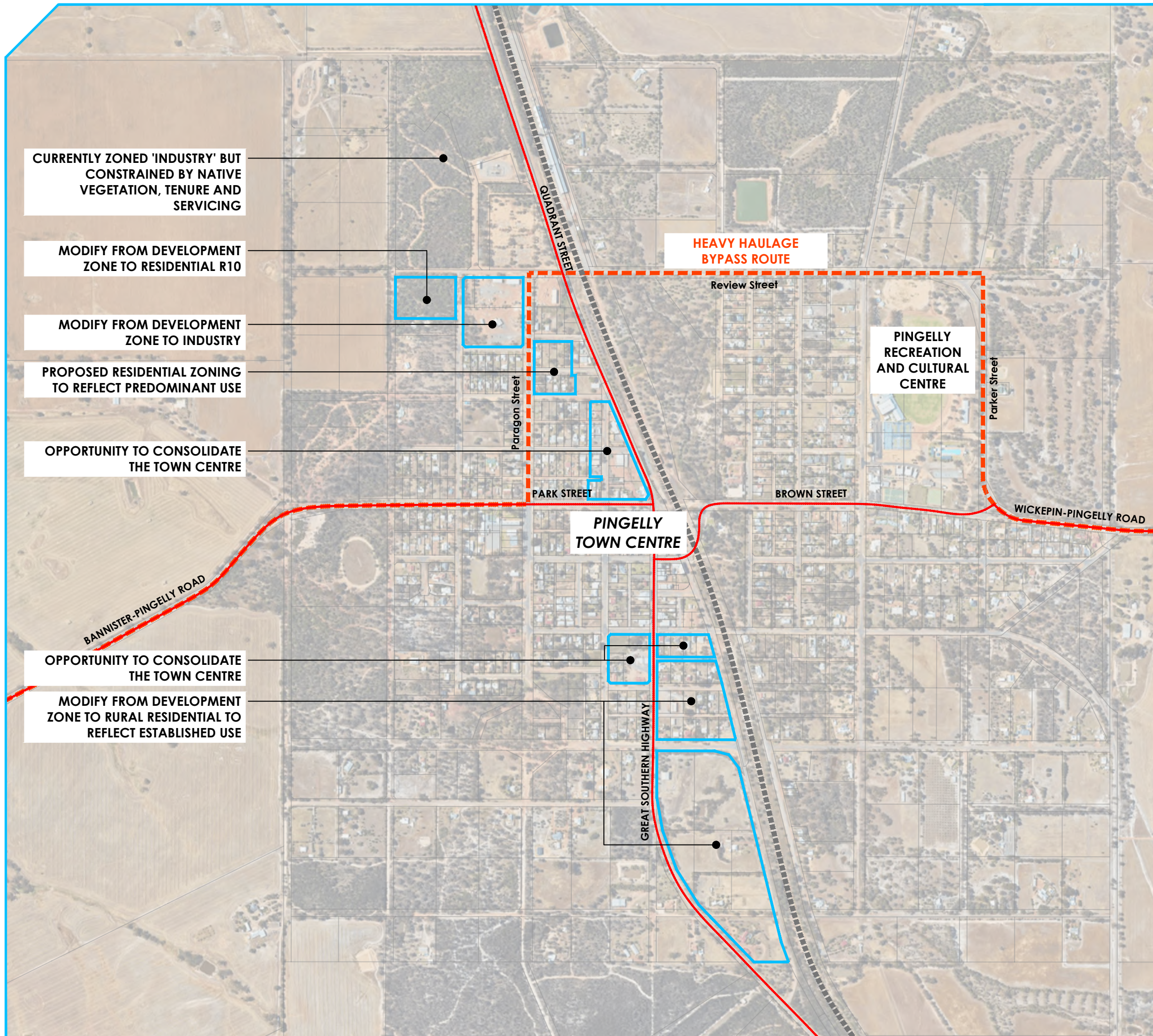
ATTACHMENT 2

CONTEXT PLAN

Local Planning Scheme No. 3
Amendment No. 7
Townsite of Pingelly

LEGEND

- Amendment Areas
- Lot Boundary
- Major Road
- Railway
- Heavy Haulage Bypass Route



CURRENTLY ZONED 'INDUSTRY' BUT
CONSTRAINED BY NATIVE
VEGETATION, TENURE AND
SERVICING

MODIFY FROM DEVELOPMENT
ZONE TO RESIDENTIAL R10

MODIFY FROM DEVELOPMENT
ZONE TO INDUSTRY

PROPOSED RESIDENTIAL ZONING
TO REFLECT PREDOMINANT USE

OPPORTUNITY TO CONSOLIDATE
THE TOWN CENTRE

OPPORTUNITY TO CONSOLIDATE
THE TOWN CENTRE

MODIFY FROM DEVELOPMENT
ZONE TO RURAL RESIDENTIAL TO
REFLECT ESTABLISHED USE

HEAVY HAULAGE
BYPASS ROUTE

PINGELLY
RECREATION
AND CULTURAL
CENTRE

PINGELLY
TOWN CENTRE

A	CONTEXT PLAN	221128	ST
REV	DESCRIPTION	YYMMDD	APPRVD

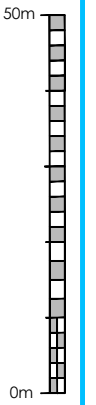


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DRAWING NUMBER	REV
EP 221010 02	A

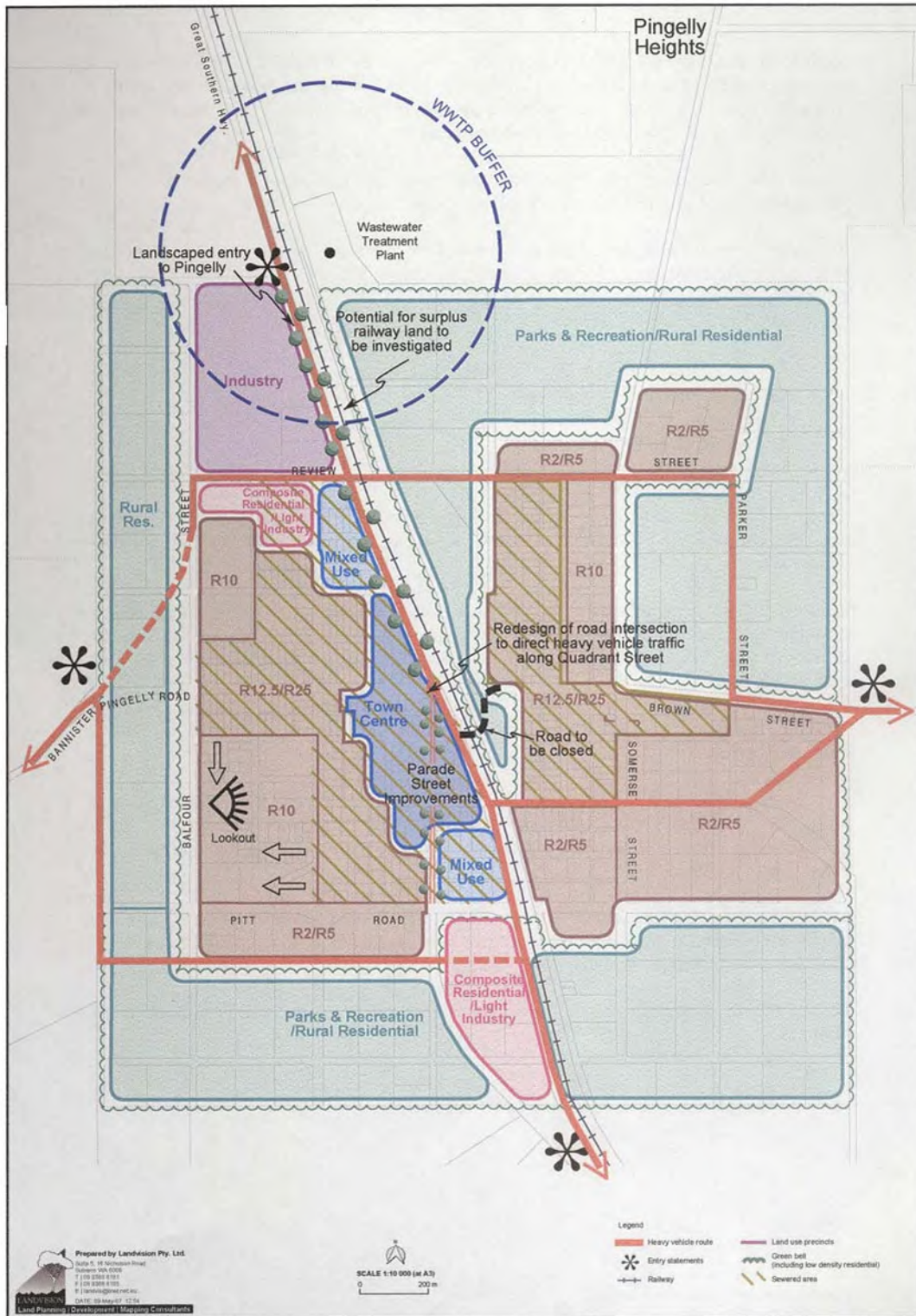
Issued for design intent only.
All areas and dimensions are
subject to detail design + survey.

SCALE 1:10,000
SHEET A3



ATTACHMENT 3

FIGURE 25: PINGELLY TOWNSITE - LOCAL PLANNING STRATEGY





Environmental Protection Authority

s.48A Referrals

Title: Shire of Pingelly Local Planning Scheme 3 Amendment 7- Omnibus

Location: Various lots within the townsite of Pingelly

Description: The amendment proposes to rezone various lots within the townsite of Pingelly to reflect current and/or predominant use of the site and for the consolidation of the townsite.

Ref ID: APP-0000352

Date Received: 27/04/2023 **Date Sufficient Information Received:** 27/04/2023

Responsible Authority: Shire of Pingelly, 17 Queen Street, PINGELLY WA 6308

Contact: Andrew Dover

Preliminary Environmental Factors: Flora and vegetation, Terrestrial fauna and Social surroundings


Potential Significant Effects: The lots within Amendment 7 are mostly cleared, with scattered vegetation, except for Lot 501 Stone Street, which consists of mostly native vegetation. Implementation of the scheme amendment may result in clearing of vegetation and fauna habitat. Sensitive land uses may be impacted by adjacent existing and future industrial land uses.

Protection: The Environmental Protection Authority (EPA) expects that remnant vegetation is retained (where possible). The EPA recommends that relevant State Planning Polices and EPA's Guidance Statement No. 3- Separation distances between industrial and sensitive land uses are applied in the scheme area.

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

The 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: 23 May 2023

FROM: N+T SHEPHERD
OWNERS 9 Taylor Street.

Date: 01.09.2023

Page: 1 of 1

Shire of Pingelly

re: Town Planning - LOTS 168 and 169

Attn Julie Christensen.

In response to request for Correspondence as to why we would like lots 168 and 169 to remain as mixed use we would note the following:

We bought the block as mixed use with the thought to start a new business or lease to an existing business after we finished renovating our other mixed use block currently leased by Nutrien.

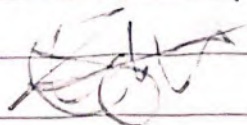
The block is perfect for mixed use ie Main Road frontage, access by road to three sides and industrial sized shed on property.

We have no desire to demolish industrial shed and develop land into residential blocks both from a monetary P.O.V as well as a practical one.

Block is situated amongst other large blocks that are currently mixed use.

As articulated above we would request blocks remain mixed use for the foreseeable future.

Kind Regards Noel Shepherd



**Shire of Pingelly Local Planning Scheme No. 3
Scheme Amendment No. 7 – Schedule of Submissions**

No.	Name & Address of Submitter	Summary of Submissions	Local Government Comments	Local Government Recommendation
1	<p>Michael Ball Senior Land Use Planning Officer Department of Fire and Emergency Services 20 Stockton Bend Cockburn Central WA 6164</p>	<p>It is unclear from the documentation provided if the Shire has applied State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) to this proposal.</p> <p>Exemptions from the requirements of SPP 3.7 should be applied pragmatically by the decision maker and are identified in Guidelines for Planning in Bushfire Prone Areas (section 2.6).</p> <p>DFES notes that Amendment 7 includes several changes to zoning that permit an increased intensity of development in bushfire prone areas, however a BMP has not been prepared to assess the appropriateness of each of these changes. DFES notes that 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.</p> <p>Should SPP 3.7 be applied, then it is requested the relevant information pursuant to this policy</p>	<p>The Shire has considered SPP3.7 and the Guidelines for Planning in Bushfire Prone Areas (the Guidelines).</p> <p>Given the existing zoning, there is limited intensification of land uses and development. Based on preliminary Department of Planning, Lands and Heritage (DPLH) advice, there is no requirement to prepare a Bushfire Management Plan to support the Amendment.</p> <p>It is noted that a bushfire hazard level assessment is not required for the proposed changes to the Town Centre/Mixed Use zone as it would not intensify land use or increase bushfire risk. Nor would it be required for the industrial proposals as it is not introducing sensitive land uses and it is expected that development could be sited</p>	<p>No modification to the amendment is required.</p>

		<p>be forwarded to DFES to allow review and comment prior to the Shire's endorsement of the proposed amendments.</p> <p>It is requested that the Shire provide a detailed list of changes that will impact, or be impacted by bushfire, to allow DFES to provide a clear response to each proposed change. Due to the volume of changes proposed, DFES is unable to provide a full review of the omnibus.</p> <p>DFES notes that DPLH should be consulted to ensure consistency with any new versions with the Guidelines in draft.</p>	<p>appropriately to address bushfire risk.</p> <p>There may be a requirement to prepare a fit-for-purpose bushfire assessment to support future subdivision and/or development applications.</p> <p>The DPLH will be assessing Scheme Amendment No. 7.</p>	
2	<p>Greg Doncon Research Officer Land & Water Assessment Fisheries & Agriculture Resource Management Department of Primary Industries and Regional Development PO Box 432 Merredin WA 6415</p>	<p>DPIRD has no objections to the proposed rezoning of the Lots within the Town boundaries and the amendments to the Scheme maps.</p>	<p>Noted.</p>	<p>No modification to the amendment is required.</p>
3	<p>Steven Batty Senior Geologist Geological Survey and Resource Strategy Division Department of Mines, Industry Regulation and Safety 100 Plain Street East Perth WA 6004</p>	<p>DMIRS recommends that Councils adopt the following strategies regarding mineral resources in its planning.</p> <ol style="list-style-type: none"> 1. Operating mines and quarries should be protected from sterilization or hindrance by encroachment of incompatible adjacent development. 2. Known resources and areas of identified high resource potential 	<p>Noted. The strategies relating to mineral resources are best dealt with through a separate review of the Local Planning Strategy.</p>	<p>No modification to the amendment is required.</p>

		<p>should not be unnecessarily sterilized by inappropriate zoning or development.</p> <p>3. Access to land for exploration and possible development should be maintained over as much of the planning area as possible.</p> <p>Consistent with Section 5.7 of State Planning Policy No. 2 Environment and Natural Resources the important mineral resources and basic raw materials within the Shire should be identified and protected.</p>		
4	<p>Brett Coombes Senior Planner Land Use Planning Development Services Water Corporation 629 Newcastle Street Leederville WA 6007</p>	<p>The Water Corporation has no objections to the intent of the amendments.</p> <p>Development of some of the amendment sites will likely require water and sewerage extensions to be constructed by the proponents at the subdivision and/or building stages. In some areas the mains are undersized and will need to be upgraded to provide adequate service capacity.</p> <p>The proposal to replace the 'Development' zone and thereby remove the requirement to prepare a local structure plan is noted. The Shire is advised to direct proponents to request and obtain servicing advice from the Water Corporation as early as possible prior to formally lodging subdivision or development applications.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>No modification to the amendment is required.</p>

6	Bree Lyons Senior Natural Resource Management Officer Department of Water and Environmental Regulation 7 Ellam Street Victoria Park WA 6100	The Department of Water and Environmental Regulation have no objection to the proposed Amendment	Noted	No modification to the amendment is required.
7	Department of Jobs, Tourism, Science and Innovation 1 William Street, Level 11 Perth WA 6000	No Comment	Noted	No modification to the amendment is required.
8	Noel Sheperd (Landowner) 9 Taylor Street Pingelly WA 6308	<p>Lot 168 and Lot 169 (9) Taylor Street</p> <p>The proposal to rezone from 'Mixed Use' to 'Residential' reduces the landholder's capacity to start a business or lease the premises as a business in line with current zoning conditions which was the intent of the original purchase.</p> <p>Maintenance of 'mixed use' on this site is supported by quality access points, three bounding roads and a large established industrial shed.</p> <p>There is no landholder intent to demolish existing industrial infrastructure and establish residential lots.</p>	Lot 200 Parade Street, Lots 160, 168, 169 and 201 Taylor Street and Lots 201, 202 Pitt Street have been identified as a group of properties for which the current zoning is considered appropriate.	Modify the Amendment as set out in the 'Local Government Comments' column.

**Shire of Pingelly Local Planning Scheme No. 3
Scheme Amendment No. 7 – Schedule of Modifications**

Modification No.	Background	Proposed Modification
1	Letter from Noel Sheperd in relation to 9 Taylor Street, Pingelly	<p>Retain Lot 200 Parade Street, Lots 160, 168, 169 and 201 Taylor Street and Lots 201, 202 Pitt Street as Mixed Use rather than the advertised version to amend zoning to Residential.</p> <p>The diagram illustrates a street grid with the following details:</p> <ul style="list-style-type: none"> Streets: SMITH STREET, TAYLOR STREET, SHADDICK STREET, and PITT STREET. Lot Numbers: 100, 101, 156, 155, 154 (north of Smith Street); 160, 161, 162, 163 (between Smith and Taylor); 169, 168, 167, 166, 165 (between Taylor and Shaddick); 201, 202, 203, 204, 205, 881 (south of Shaddick). Other Lots: 71, 170 (west of Taylor Street); 99, 200 (west of Pitt Street). Zoning: R12.5/25 is indicated for lots 160, 161, 162, 163, 169, 168, 167, 166, 165, 201, 202, 203, 204, 205, and 881. Highlight: A red rectangular box encloses the area containing lots 160-163, 169-165, and 201-205, 881.
2		
3		
4		

17. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

18. NEW OR URGENT BUSINESS INTRODUCED BY DECISION OF THE MEETING

New business of an urgent nature introduced by decision of the meeting. Best practice provides that Council should only consider items that have been included on the Agenda (to allow ample time for Councillors to research prior to the meeting) and which have an Officer Report (to provide the background to the issue and a recommended decision).

19. CONFIDENTIAL ITEMS

Recommendation:

That pursuant to Section 5.23 of the Local Government Act 1995 these items be dealt with, with the public excluded as the item deals with matters of a confidential nature.

Moved: _____ Seconded: _____

19.1 2023-24 Community & Events Grant Scheme Round 1

Voting Requirements:

Simple Majority

Officer's Recommendation:

Council is requested to approve the:

- 1. Community & Events Grant Scheme Application from the Pingelly Museum and Historical Group for \$3,750.08;**
- 2. Community & Events Grant Scheme Application from the Pingelly Community Craft Centre for \$1,350;**
- 3. Community & Events Grant Scheme Application from the Pingelly Community Garden for \$1,500**

and advise each applicant that subsequent applications for similar materials will not be supported.

Moved: _____ Seconded: _____

19.2 Staffing Update

<p>Voting Requirements: Simple Majority</p> <p>Officer’s Recommendation:</p> <p>That Council note the update on staffing matters.</p> <p>Moved: _____ Seconded: _____</p>
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<p>Recommendation:</p> <p>That the meeting be re-opened to the public.</p> <p>Moved: _____ Seconded: _____</p>
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20. CLOSURE OF MEETING

The Chairman to declare the meeting closed.