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Council Agenda

Shire of Pingelly

Ordinary Council Meeting

Wednesday 15 October 2025

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Pingelly, positive by nature. Let's grow together!

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 on Wednesday the 15 October 2025, commencing at 2pm.

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.

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.

Risk Framework

Consequence Rating

Impact	Health	Financial	Service Interruption	Compliance	Reputational	Property	Environment
Insignificant	Negligible injuries	Less than $2,000	No material service interruption	No noticeable regulatory / statutory impact	Low impact, single complaint, low profile or 'no news' item	Inconsequential or no damage	Contained, reversible impact managed on site response
Minor	First aid injuries	$2,001 - $10,000	Short term temporary interruption – backlog cleared < 1 day	Some temporary non-compliance	Low impact, a small number of complaints	Localised damage rectified by routine internal procedures	Contained, reversible impact managed by internal response
Moderate	Medical type injuries <5 days	$10,001 - $50,000	Medium term temporary interruption – backlog cleared by additional resources < 1 week	Short term non-compliance but with significant regulatory requirements imposed	Public embarrassment, moderate impact, low or moderate news profile	Localised damage requiring external resources to rectify	Contained, reversible impact managed by external agencies
Major	Lost time injury >5 days	$50,001 - $200,000	Prolonged interruption of services – additional resources; performance affected < 1 month	Non-compliance results in termination of services or imposed penalties	Public embarrassment, high impact, high news profile, third party actions	Significant damage requiring internal & external resources to rectify	Uncontained, reversible impact managed by a coordinated response from external agencies
Catastrophic	Fatality, permanent disability	More than $200,000	Indeterminate prolonged interruption – non-performance > 1 month	Non-compliance results in litigation, criminal charges or significant damages	Public embarrassment, very high multiple impacts, high widespread multiple news profile, third party actions	Extensive damage requiring prolonged period of restitution. Complete loss of property	Uncontained, irreversible impact

Likelihood Rating

	Description
Almost Certain	The event is expected to occur in most circumstances | > once per year | > 90% chance of occurring
Likely	The event will probably occur in most circumstances | At least once per year | 60% - 90% chance of occurring
Possible	The event should occur at some time | At least once in 3 years | 40% - 60% chance of occurring
Unlikely	The event could occur at some time | At least once in 3 years | 10% - 40% chance of occurring
Rare	The event may only occur in exceptional circumstances | Less than once in 15 years | < 10% chance of occurring

Risk Matrix

Consequence / Likelihood	Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain	M (5)	H (10)	H (15)	E (20)	E (25)
Likely	L (4)	M (8)	H (12)	H (16)	E (20)
Possible	L (3)	M (6)	M (9)	H (12)	H (15)
Unlikely	L (2)	L (4)	M (6)	M (8)	H (10)
Rare	L (1)	L (2)	L (4)	L (4)	M (5)

Risk Acceptance Criteria

	Description	Criteria	Responsibility
Low (L)	Acceptable	Acceptable with adequate controls, managed by routine procedures and subject to annual monitoring	Staff Member
Moderate (M)	Monitor	Acceptable with adequate controls, managed by specific procedures, subject to semi-annual monitoring	Senior Manager
High (H)	Urgent action	Acceptable with effective controls, managed by senior management, subject to monthly monitoring	Senior Manager
Extreme (E)	Unacceptable	Only acceptable with excellent controls and all treatment plans to be explored and implemented where possible, managed by the CEO and subject to continuous monitoring	CEO

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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 Willman Noongar people of this area and recognise their continuing connection to land, waters and community. We pay respect to Elders 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
Nil

6. PUBLIC QUESTION TIME
Please see Public Question Time Information on page 3.

7. APPLICATIONS FOR LEAVE OF ABSENCE

8. DISCLOSURES OF INTEREST
Councillors/Staff are reminded of the requirements of *s5.65* of the *Local Government Act 1995*, to disclose any interest during the meeting when the matter is discussed, and also of the requirement to disclose an interest affecting impartiality under the Shire's Code of Conduct for Council Members, Committee Members and Candidates and the Code of Conduct for Employees.

9. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

9.1. Confirmation of Minutes of Previous Meetings – 17 September 2025

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 17 September 2025 be confirmed.

Moved: _____ Seconded: _____

10. PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

11. ITEMS BROUGHT 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 Hotham Deputy – Deputy President
• CEO Performance Review Committee	Member – Shire President Member – Deputy President Member – Cr Cheney Member – Cr Hotham

12.2. Reports of Council Delegates on External Committee

• Central Country Zone of WALGA	Delegate – Shire President Delegate – Deputy President
• Hotham-Dale Regional Road Sub-Group	Delegate – Shire President Deputy – Deputy President
• Pingelly Recreation & Cultural Centre Board	Member – Shire President
• Development Assessment Panel	Delegate – Shire President Delegate – Cr Cheney Deputy – Cr Hotham Deputy – Cr Singh
• Pingelly Tourism Group	Delegate – Cr Singh Deputy – Shire President
• Shires of Pingelly and Wandering Joint Local Emergency Management Committee	Delegate – Shire President Delegate – Deputy President Deputy – Cr Cheney
• Pingelly Early Years Network	Delegate – Shire President Deputy – Cr Trethewey
• Pingelly Community Wellbeing Plan Working Group	Delegate – Shire President Deputy – Cr Hotham
• Pingelly Museum and Historical Group	Delegate – Cr Hotham Deputy – Cr Singh Deputy – Cr Trethewey

13. REPORTS OF COUNCILLORS

13.1. Reports of President

OCTOBER
1st Corporate Discussion Site Visit
3rd Strategic Workshop with Council
10th Interviews for PRACC Manager
13th East Pingelly Pre Fire Season Meeting
14th Interviews for PRACC Manager
15th Pingelly Heritage Festival Meeting
15th Corporate Discussion
15th Ordinary Council Meeting

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

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

14. OFFICE OF THE CHIEF EXECUTIVE OFFICER
Nil

15. DIRECTORATE OF CORPORATE AND COMMUNITY SERVICES

15.1. Monthly Statement of Financial Activity – September 2025

File Reference: **ADM0075**
Location: **Not Applicable**
Applicant: **Not Applicable**
Author: **Accountant**
Disclosure of Interest: **Nil**
Attachments: **15.1 (i) Monthly Statement of Financial Activity.**
15.1 (ii) Variances at Sub Program Level
15.1 (iii) 2025 2026 Rates Levied
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 Statement of Financial Activity for the month of September 2025 is 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 September 2025.

Income is down on expectations by 0.23%, and expenditure down by 7.70% on YTD Budget expected at this stage of the year.
Current situation is very similar to this time last year as comparison shown.

	Sept 2025	Sept 2024
Unrestricted Cash	2,609,966	2,813,803
Reserve Fund	1,238,050	1,122,768
Current Surplus	3,939,305	3,965,050

Capital expenditure is greater than anticipated and a detailed look can be found in Note 5.

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
The report and Officer recommendation is consistent with Council's adopted Budget 2024/25.

Strategic Implications
Business as usual.

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.		
Consequence Theme:	Reputational / Compliance	**Impact:**	Minor
Consequence:	Low impact, a small number of complaints. Some temporary non-compliance		
Likelihood Rating:	Unlikely	**Risk Matrix:**	Low (4)
Action Plan:	Risk is acceptable with adequate controls, managed by routine procedures and subject to annual monitoring.		

Voting Requirements:
Simple Majority

Officers Recommendation:

That with respect to the Monthly Statements of Financial Activity for the month ending 30 September 2025 be accepted and material variances be noted.

Moved: _____ Seconded: _____

SHIRE OF PINGELLY

MONTHLY FINANCIAL REPORT

(Containing the required statement of financial activity and statement of financial position)

For the period ended 30 September 2025

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

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SHIRE OF PINGELLY
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

	Note	Adopted Budget Estimates (a)	YTD Budget Estimates (b)	YTD Actual (c)	Variance* $ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
		$	$	$	$	%	
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates		2,617,583	2,617,583	**2,617,461**	(122)	(0.00%)	
Grants, subsidies and contributions		1,423,690	461,106	**443,438**	(17,668)	(3.83%)	
Fees and charges		438,360	267,101	**285,016**	17,915	6.71%	
Interest revenue		107,839	15,392	**9,327**	(6,065)	(39.40%)	
Other revenue		89,750	23,812	**6,920**	(16,892)	(70.94%)	▼
Profit on asset disposals		18,000	0	**15,043**	15,043	0.00%	
		4,695,222	**3,384,994**	**3,377,205**	**(7,789)**	(0.23%)	
Expenditure from operating activities							
Employee costs		(2,301,955)	(554,464)	**(630,703)**	(76,239)	(13.75%)	▼
Materials and contracts		(1,692,581)	(543,113)	**(338,271)**	204,842	37.72%	▲
Utility charges		(236,575)	(59,151)	**(25,887)**	33,264	56.24%	▲
Depreciation		(3,303,900)	(832,764)	**(838,669)**	(5,905)	(0.71%)	
Finance costs		(87,746)	(1,223)	**(1,788)**	(565)	(46.20%)	
Insurance		(241,847)	(123,399)	**(125,750)**	(2,351)	(1.91%)	
Other expenditure		(78,981)	(24,043)	**(12,452)**	11,591	48.21%	▲
Loss on asset disposals		(18,522)	0	**0**	0	0.00%	
		(7,962,107)	**(2,138,157)**	**(1,973,520)**	**164,637**	7.70%	
Non cash amounts excluded from operating activities	2(c)	3,304,422	832,764	**823,626**	(9,138)	(1.10%)	
Amount attributable to operating activities		**37,537**	**2,079,601**	**2,227,311**	**147,710**	7.10%	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions		1,478,828	142,395	**210,395**	68,000	47.75%	▲
Proceeds from disposal of assets		60,500	18,000	**15,043**	(2,957)	(16.43%)	
Proceeds from financial assets at amortised cost - self supporting loans		25,699	0	**0**	0	0.00%	
		1,565,027	**160,395**	**225,438**	**65,043**	40.55%	
Outflows from investing activities							
Acquisition of property, plant and equipment		(1,288,350)	(645,750)	**(132,526)**	513,224	79.48%	▲
Acquisition of infrastructure		(2,314,782)	(209,926)	**(174,415)**	35,511	16.92%	▲
		(3,603,132)	**(855,676)**	**(306,941)**	**548,735**	64.13%	
Amount attributable to investing activities		**(2,038,105)**	**(695,281)**	**(81,503)**	**613,778**	88.28%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Transfer from reserves		294,000	0	**0**	0	0.00%	
		294,000	**0**	**0**	**0**	0.00%	
Outflows from financing activities							
Payments for principal portion of lease liabilities		(78,289)	(19,373)	**(19,373)**	0	0.00%	
Repayment of borrowings		(241,805)	0	**0**	0	0.00%	
Transfer to reserves		(41,499)	0	**0**	0	0.00%	
		(361,593)	**(19,373)**	**(19,373)**	**0**	0.00%	
Amount attributable to financing activities		**(67,593)**	**(19,373)**	**(19,373)**	**0**	0.00%	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year	2(a)	2,068,161	2,068,161	**1,812,870**	(255,291)	(12.34%)	▼
Amount attributable to operating activities		37,537	2,079,601	**2,227,311**	147,710	7.10%	
Amount attributable to investing activities		(2,038,105)	(695,281)	**(81,503)**	613,778	88.28%	▲
Amount attributable to financing activities		(67,593)	(19,373)	**(19,373)**	0	0.00%	
Surplus or deficit after imposition of general rates		**0**	**3,433,108**	**3,939,305**	**506,197**	14.74%	▲

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.
▲ Indicates a variance with a positive impact on the financial position.
▼ Indicates a variance with a negative impact on the financial position.
Refer to Note 3 for an explanation of the reasons for the variance.

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

SHIRE OF PINGELLY
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

	Actual 30 June 2025	Actual as at 30 September 2025
	$	$
CURRENT ASSETS		
Cash and cash equivalents	2,760,522	3,848,016
Trade and other receivables	1,073,740	1,932,504
Other financial assets	85,414	85,414
Inventories	5,637	(2,177)
TOTAL CURRENT ASSETS	3,925,313	5,863,757
NON-CURRENT ASSETS		
Trade and other receivables	72,645	72,645
Property, plant and equipment	29,166,160	29,097,439
Infrastructure	85,202,681	84,750,881
Right-of-use assets	306,228	295,023
TOTAL NON-CURRENT ASSETS	114,747,714	114,215,988
TOTAL ASSETS	118,673,027	120,079,745
CURRENT LIABILITIES		
Trade and other payables	293,652	91,661
Contract liabilities	294,117	308,117
Capital grant/contributions liabilities	175,977	175,977
Lease liabilities	78,232	58,859
Borrowings	196,352	196,352
Employee related provisions	281,753	281,753
TOTAL CURRENT LIABILITIES	1,320,083	1,112,719
NON-CURRENT LIABILITIES		
Lease liabilities	18,881	18,881
Borrowings	1,815,001	1,815,001
Employee related provisions	68,562	68,562
TOTAL NON-CURRENT LIABILITIES	1,902,444	1,902,444
TOTAL LIABILITIES	3,222,527	3,015,163
NET ASSETS	**115,450,500**	**117,064,582**
EQUITY		
Retained surplus	31,576,256	33,190,336
Reserve accounts	1,238,050	1,238,050
Revaluation surplus	82,636,194	82,636,194
TOTAL EQUITY	**115,450,500**	**117,064,580**

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

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements
Section 6.4(2) of the Local Government Act 1995 read with the *Local Government (Financial Management) Regulations 1996,* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

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

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

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

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 1/19/2025

THE LOCAL GOVERNMENT REPORTING ENTITY
All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

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

MATERIAL ACCOUNTING POLICES
Material accounting policies utilised in the preparation of these statements are as described within the 2024-25 Annual Budget. Please refer to the adopted budget document for details of these policies.

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

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

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
  - Property, plant and equipment
  - Infrastructure
- Impairment losses of non-financial assets
- Measurement of employee benefits
- Estimation uncertainties and judgements made in relation to lease accounting

2 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity

	Note	Adopted Budget Opening 1 July 2025	Actual as at 30 June 2025	Actual as at 30 September 2025
Current assets		$	$	$
Cash and cash equivalents		2,760,538	2,760,522	3,848,016
Trade and other receivables		1,073,740	1,073,740	1,932,504
Other financial assets		85,414	85,414	85,414
Inventories		5,637	5,637	(2,177)
		3,925,329	3,925,313	5,863,757
Less: current liabilities				
Trade and other payables		(293,652)	(293,652)	(91,661)
Other liabilities		(470,094)	(470,094)	(484,094)
Lease liabilities		(78,232)	(78,232)	(58,859)
Borrowings		(196,352)	(196,352)	(196,352)
Employee related provisions		(281,753)	(281,753)	(281,753)
		(1,320,083)	(1,320,083)	(1,112,719)
Net current assets		2,605,246	2,605,230	4,751,038
Less: Total adjustments to net current assets	2(b)	(792,360)	(792,360)	(811,733)
Closing funding surplus / (deficit)		**1,812,886**	**1,812,870**	**3,939,305**

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets				
Less: Reserve accounts		(1,238,050)	(1,238,050)	(1,238,050)
Less: Financial assets at amortised cost - self supporting loans		(25,699)	(25,699)	(25,699)
Less: Current assets not expected to be received at end of year				
- Current financial assets at amortised cost - self supporting loans				
#NAME?		(5,000)	(5,000)	(5,000)
Add: Current liabilities not expected to be cleared at the end of the year				
- Current portion of lease liabilities		78,232	78,232	58,859
- Current portion of borrowings		196,352	196,352	196,352
- Current portion of employee benefit provisions held in reserve		201,805	201,805	201,805
Total adjustments to net current assets	2(a)	**(792,360)**	**(792,360)**	**(811,733)**

(c) Non-cash amounts excluded from operating activities

	Adopted Budget Estimates 30 June 2026	YTD Budget Estimates 30 September 2025	YTD Actual 30 September 2025
	$	$	$
Adjustments to operating activities			
Less: Profit on asset disposals	(18,000)	0	(15,043)
Add: Loss on asset disposals	18,522	0	0
Add: Depreciation	3,303,900	832,764	838,669
Total non-cash amounts excluded from operating activities	**3,304,422**	**832,764**	**823,626**

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

3 EXPLANATION OF MATERIAL VARIANCES

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 actual materially.
The material variance adopted by Council for the 2025-26 year is $10,000 and 10.00% whichever is the greater.

Description	Var. $	Var. %	
	$	%	
Revenue from operating activities			
Other revenue	**(16,892)**	**(70.94%)**	▼
Expenditure from operating activities			
Employee costs	**(76,239)**	**(13.75%)**	▼
Materials and contracts	**204,842**	**37.72%**	▲
Utility charges	**33,264**	**56.24%**	▲
Other expenditure	**11,591**	**48.21%**	▲
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions	**68,000**	**47.75%**	▲
Outflows from investing activities			
Acquisition of property, plant and equipment	**513,224**	**79.48%**	▲
Acquisition of infrastructure	**35,511**	**16.92%**	▲
Surplus or deficit at the start of the financial year	**(255,291)**	**(12.34%)**	▼
Surplus or deficit after imposition of general rates	**506,197**	**14.74%**	▲

SHIRE OF PINGELLY

SUPPLEMENTARY INFORMATION

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BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

Supplementary information is presented for information purposes. The information does not comply with the disclosure requirements of the Australian Accounting Standards.

not comply with the disclosure requirements of the Australian Accounting Standards.

SHIRE OF PINGELLY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

1 KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)

	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
Opening	$2.07 M	$2.07 M	$1.81 M	($0.26 M)
Closing	$0.00 M	$3.43 M	$3.94 M	$0.51 M

Refer to Statement of Financial Activity

Cash and cash equivalents

48305.42 doesn't add to total of u

		% of total
Unrestricted Cash	$2.11 M	#VALUE!
Restricted Cash	#VALUE!	#VALUE!

Refer to 3 - Cash and Financial Assets

Payables

	$0.09 M	% Outstanding
Trade Payables	($0.00 M)	
0 to 30 Days		100.0%
Over 30 Days		0.0%
Over 90 Days		0.0%

Refer to 9 - Payables

Receivables

	$0.84 M	% Collected
Rates Receivable	$1.09 M	61.2%
Trade Receivable	$0.84 M	% Outstanding
Over 30 Days		79.1%
Over 90 Days		76.2%

Refer to 7 - Receivables

Key Operating Activities

Amount attributable to operating activities

Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
$0.04 M	$2.08 M	$2.23 M	$0.15 M

Refer to Statement of Financial Activity

Rates Revenue

YTD Actual	$2.62 M	% Variance
YTD Budget	$2.62 M	(0.0%)

Grants and Contributions

YTD Actual	$0.44 M	% Variance
YTD Budget	$0.46 M	(3.8%)

Refer to 13 - Grants and Contributions

Fees and Charges

YTD Actual	$0.29 M	% Variance
YTD Budget	$0.27 M	6.7%

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities

Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
($2.04 M)	($0.70 M)	($0.08 M)	$0.61 M

Refer to Statement of Financial Activity

Proceeds on sale

YTD Actual	$0.02 M	%
Adopted Budget	$0.06 M	(75.1%)

Refer to 6 - Disposal of Assets

Asset Acquisition

YTD Actual	$0.17 M	% Spent
Adopted Budget	$2.31 M	(92.5%)

Refer to 5 - Capital Acquisitions

Capital Grants

YTD Actual	$0.21 M	% Received
Adopted Budget	$1.48 M	(85.8%)

Refer to 5 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities

Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
($0.07 M)	($0.02 M)	($0.02 M)	$0.00 M

Refer to Statement of Financial Activity

Borrowings

Principal repayments	$0.00 M
Interest expense	$0.00 M
Principal due	$2.01 M

Refer to 10 - Borrowings

Reserves

Reserves balance	$1.24 M
Net Movement	$0.00 M

Refer to 4 - Cash Reserves

Lease Liability

Principal repayments	($0.02 M)
Interest expense	($0.00 M)
Principal due	$0.08 M

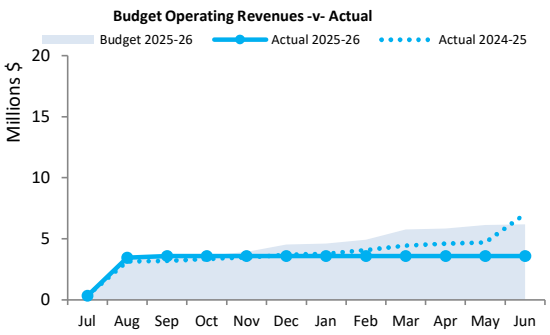
Refer to Note 11 - Lease Liabilites

This information is to be read in conjunction with the accompanying Financial Statements and notes.

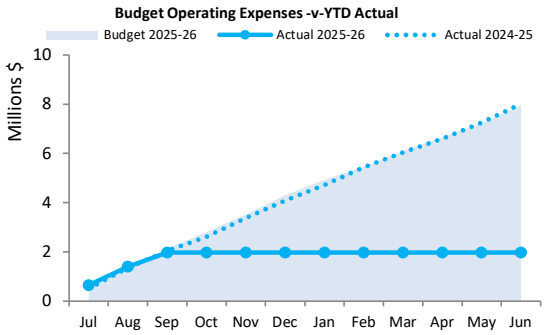
2 KEY INFORMATION - GRAPHICAL

OPERATING ACTIVITIES

OPERATING REVENUE

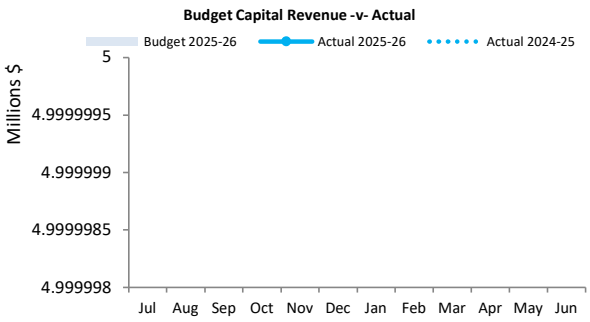


OPERATING EXPENSES

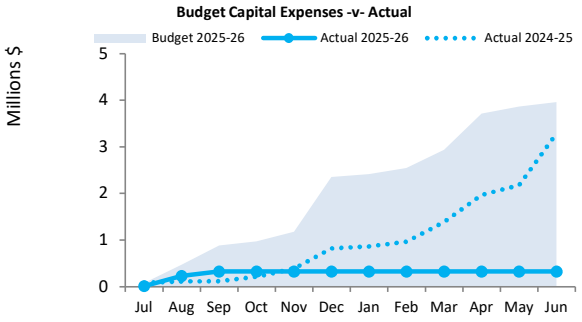


INVESTING ACTIVITIES

CAPITAL REVENUE

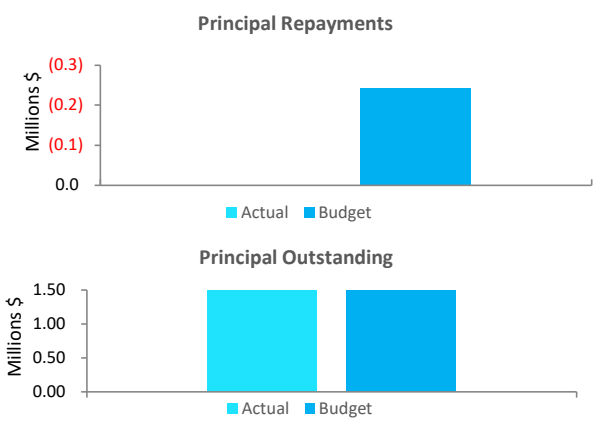


CAPITAL EXPENSES

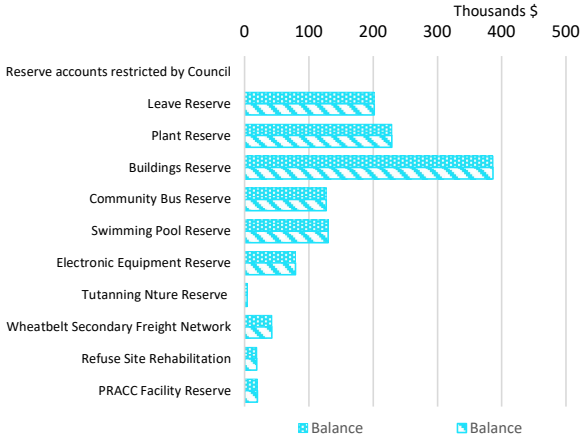


FINANCING ACTIVITIES

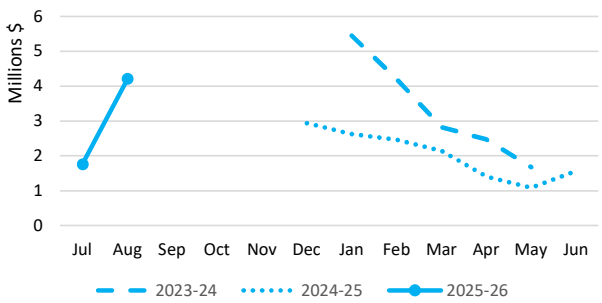
BORROWINGS



RESERVES



Closing funding surplus / (deficit)



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

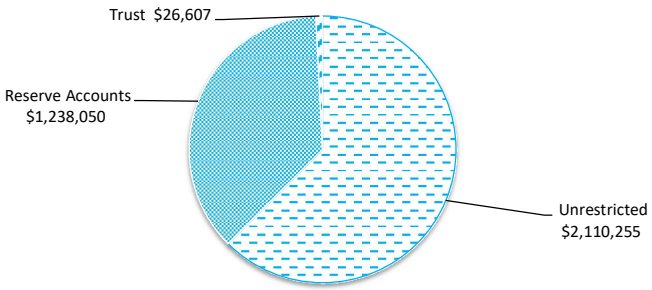
3 CASH AND FINANCIAL ASSETS AT AMORTISED COST

Description	Classification	Unrestricted	Reserve Accounts	Total	Trust	Institution	Interest Rate	Maturity Date
		$	$	$	$			
Cash at Municipal Bank		1,249,534		1,249,534				
MUNICIPAL CASH MANAGEMENT ACCOUNT		828,564		828,564				
Till Float SES		50		50				
Till Float Office		200		200				
Petty cash on hand - office		300		300				
Reserve Fund Bank		0	1,238,050	1,238,050				
Trust fund bank - Other		26,607		26,607	26,607			
Total		**2,110,255**	**1,238,050**	**Total YTD Act**	**26,607**			
Comprising								
		0	**0**	**0**	**0**			

KEY INFORMATION
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.
Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 8 - Other assets.



4 RESERVE ACCOUNTS

	Budget				Actual			
Reserve account name	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance
	$	$	$	$	$	$	$	$
Reserve accounts restricted by Council								
Leave Reserve	201,805	3,260		205,065	201,805	$0.00	$0.00	201,805
Plant Reserve	229,344	3,705		233,049	229,344	$0.00	$0.00	229,344
Buildings Reserve	386,269	6,240	(250,000)	142,509	386,269	$0.00	$0.00	386,269
Community Bus Reserve	126,700	2,045	(44,000)	84,745	126,700	$0.00	$0.00	126,700
Swimming Pool Reserve	129,981	2,100		132,081	129,981	$0.00	$0.00	129,981
Electronic Equipment Reserve	79,133	1,278		80,411	79,133	$0.00	$0.00	79,133
Tutanning Nture Reserve	3,760	61		3,821	3,760	$0.00	$0.00	3,760
Wheatbelt Secondary Freight Network	42,257	683		42,940	42,257	$0.00	$0.00	42,257
Refuse Site Rehabilitation	18,801	304		19,105	18,801	$0.00	$0.00	18,801
PRACC Facility Reserve	20,000	21,823		41,823	20,000	$0.00	$0.00	20,000
	1,238,050	**41,499**	**(294,000)**	**985,549**	**1,238,050**	**0**	**0**	**1,238,050**

5 CAPITAL ACQUISITIONS

Capital acquisitions		Adopted Budget	YTD Budget	YTD Actual	YTD Variance
		$	$	$	$
Buildings - specialised	**130**	512,000	303,750	132,526	(171,224)
Furniture and equipment	**132**	56,350	22,000	0	(22,000)
Plant and equipment	**134**	720,000	320,000	0	(320,000)
Acquisition of property, plant and equipment		**1,288,350**	**645,750**	**132,526**	**(513,224)**
Infrastructure - roads	**136**	1,817,433	0	45,797	45,797
Infrastructure - Footpaths	**165**	10,000	0	0	0
Infrastructure - Parks & Ovals	**169**	407,349	199,926	96,806	(103,120)
Infrastructure - Others	**138**	80,000	10,000	31,811	21,811
Acquisition of infrastructure		**2,314,782**	**209,926**	**174,415**	**(35,511)**
Total capital acquisitions		**3,603,132**	**855,676**	**306,941**	**(548,735)**
Capital Acquisitions Funded By:					
Capital grants and contributions		1,478,828	142,395	210,395	68,000
Other (disposals & C/Fwd)		60,500	18,000	15,043	(2,957)
Reserve accounts					
Buildings Reserve		250,000		0	0
Community Bus Reserve		44,000		0	0
Contribution - operations		1,769,804	695,281	81,502	(613,779)
Capital funding total		**3,603,132**	**855,676**	**306,941**	**(548,735)**

KEY INFORMATION

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

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

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

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the Shire's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2).* Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

In accordance with *Local Government (Financial Management) Regulation 17A(2),* the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total
Level of completion indicators

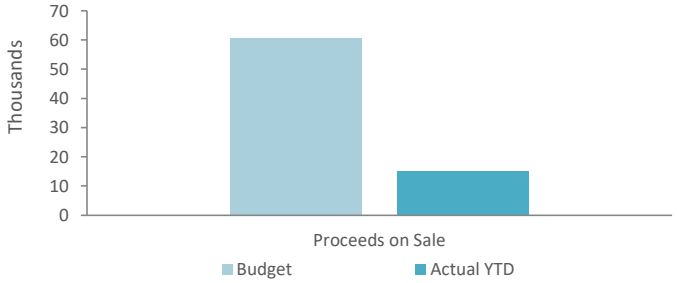
- 0%
- 20%
- 40%
- 60%
- 80%
- 100%
- Over 100%

Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

	Account Description		Adopted Budget	YTD Budget	YTD Actual	Variance (Under)/Over
			$	$	$	$
	BU020	Footpaths Aged Accommodation	15,000	3,750	0	3,750
	11CH	CRAFT HUB	97,000	0	432	(432)
	BU023	Swimming Pool Buildings Capital	300,000	300,000	130,000	170,000
	BU045	Purchase 17 Parade Street	100,000	0	0	0
	0491	FURNITURE & EQUIPMENT PURCHASE - SCHEDULE 4	30,000	22,000	0	22,000
	0591	FURNITURE & EQUIPMENT PURCHASE	12,000	0	0	0
	1091	FURNITURE & EQUIPMENT PURCHASE - SCHEDULE 10	14,350	0	0	0
	COM1	Community Bus	99,000	0	0	0
	EP020	Capex Truck 24/25 Budget	320,000	320,000	0	320,000
	EP021	Capex - Capex Grader	185,000	0	0	0
	4APE	CAPEX - ADMIN PLANT PURCHASES	116,000	0	0	0
	CA152	North Bannister Road	43,048	0	0	0
	CC11	Moorumbine Road - Council Constr	93,870	0	0	0
	CC160	Heavy Vehicle Rest Area	285,416	0	23,529	(23,529)
	CC25	Bulyee Road - Council Constr	765,497	0	0	0
	CC3	Aldersyde - Pingelly Council Constr	77,850	0	0	0
	CC8	Jingaring Road - Council Constr	164,423	0	0	0
	RRG09	Capex - Rrg Yenellin Road Upgrade	127,100	0	0	0
	RRG10	Capex - Rrg North Bannister Pingelly Road	162,451	0	9,032	(9,032)
	CC131	Balfour Street - Council Constr	97,778	0	13,236	(13,236)
	1093	Oval Flood Lights	70,000	0	0	0
	SS001	Mini Pump & Skills Track	10,000	10,000	31,811	(21,811)
	FP999	Footpath Annual Allocation	10,000	0	0	0
	IP014	Memorial Park	15,000	3,750	0	3,750
	IP008	Youth Precinct	392,349	196,176	96,806	99,370

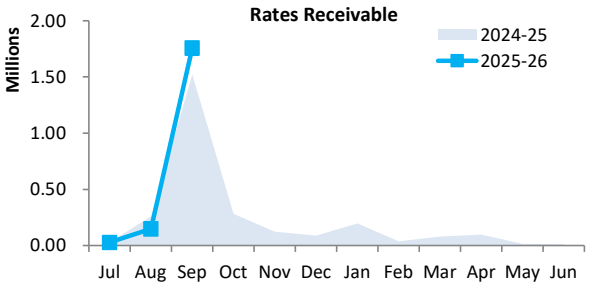
6 DISPOSAL OF ASSETS

Asset Ref.	Asset description	Budget Net Book Value	Budget Proceeds	Budget Profit	Budget (Loss)	YTD Actual Net Book Value	YTD Actual Proceeds	YTD Actual Profit	YTD Actual (Loss)
		$	$	$	$	$	$	$	$
	Plant and equipment								
PROM7	2014 KUBOTA F2880 & 2014 KUBOT	5,840	1,500	0	(4,340)			0	0
PCOM2	HYUNDAI SANTA FE 7S ELITE 2.2D	27,847	15,000	0	(12,847)			0	0
PDTS01	HOLDEN COLORADO LS CREW CA	0	18,000	18,000	0	0	15,043	15,043	0
EMT1	2020 TOYOTA FORTUNER - CEO	27,337	26,000	0	(1,337)			0	0
		61,024	**60,500**	**18,000**	**(18,524)**	**0**	**15,043**	**15,043**	**0**



7 RECEIVABLES

Rates receivable	30 Jun 2025	30 Sep 2025
	$	$
Opening arrears previous year	86,176	187,050
Levied this year	0	2,617,461
Less - collections to date	100,874	(1,715,596)
Net rates collectable	**187,050**	**1,088,915**
% Collected	(117.1%)	61.2%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Receivables - general	0	22,544	800	2,369	82,322	108,035
Percentage	0.0%	20.9%	0.7%	2.2%	76.2%	
Balance per trial balance						
Trade receivables						108,035
GST receivable						17,781
Accrued Income						693,540
Prepayments						119
SSL Current						24,114
Total receivables general outstanding						**843,589**

Amounts shown above include GST (where applicable)

KEY INFORMATION

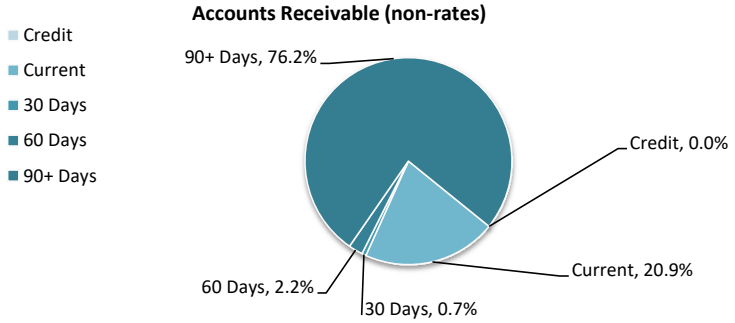
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

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

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

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



8 OTHER CURRENT ASSETS

Other current assets	Opening Balance 1 July 2025	Asset Increase	Asset Reduction	Closing Balance 30 September 20
	$	$	$	$
Other financial assets at amortised cost				
Financial assets at amortised cost	59,715	0	0	59,715
Financial assets at amortised cost - self supporting loans	25,699	0	0	25,699
Inventory				
Fuel	5,637	0	(7,814)	(2,177)
Total other current assets	**91,051**	**0**	**(7,814)**	**83,237**

Amounts shown above include GST (where applicable)

KEY INFORMATION

Other financial assets at amortised cost

The Shire classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Inventory

Inventories are measured at the lower of cost and net realisable value.
Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

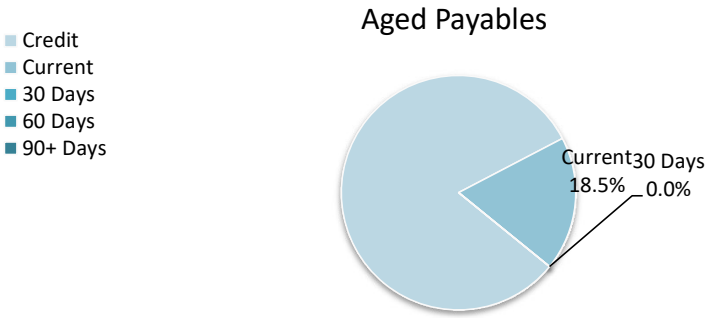
9 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Payables - general	(2,645)	600	0	0	0	(2,045)
Percentage	129.3%	-29.3%	0.0%	0.0%	0.0%	
Balance per trial balance						
Sundry creditors						(1,650)
ATO liabilities						47,051
Other payables [describe]						26,007
Other payables [describe]						5,236
Other payables [describe]						15,017
Total payables general outstanding						**91,661**

Amounts shown above include GST (where applicable)

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



10 BORROWINGS

Repayments - borrowings

Information on borrowings			New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Loan No.	1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		$	$	$	$	$	$	$	$	$
Recreation & Cultural Centre	123	1,506,691	0	0	$0	($124,021)	1,506,691	1,382,670	$0	($39,792)
Transport Fleet Replacement	125	454,848	0	0	$0	($93,669)	454,848	361,179	$0	($14,013)
		1,961,539	0	0	0	(217,690)	1,961,539	1,743,849	0	(53,805)
Self supporting loans										
Pingelly Cottage Homes		49,813	0	0	0	(25,699)	49,813	24,114	0	(2,839)
		49,813	0	0	0	(25,699)	49,813	24,114	0	(2,839)
Total		**2,011,352**	**0**	**0**	**0**	**(243,389)**	**2,011,352**	**1,767,963**	**0**	**(56,644)**
Current borrowings		243,389					196,352			
Non-current borrowings		1,767,963					1,815,000			
		2,011,352					**2,011,352**			

All debenture repayments were financed by general purpose revenue.
Self supporting loans are financed by repayments from third parties.

KEY INFORMATION
The Shire has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

11 LEASE LIABILITIES

Movement in carrying amounts

Information on leases			New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Lease No.	1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		$	$	$	$	$	$	$	$	$
Photocopier		6,007			(870)	(4,008)	5,137	1,999	(132)	(265)
Server Lease		5,047			(2,508)	(5,144)	2,539	-97	(64)	(96)
CCTV Server Lease		3,538			(1,046)	(3,645)	2,492	-107	(169)	(107)
Grader Lease		44,035			(10,924)	(44,548)	33,111	-513	(213)	(512)
Loader Lease		38,487			(4,025)	(20,944)	34,462	17,543	(1,210)	(2,390)
Total		**97,114**	**0**	**0**	**(19,373)**	**(78,289)**	**77,740**	**18,825**	**(1,788)**	**(3,370)**
Current lease liabilities		78,232					58,859			
Non-current lease liabilities		18,881					18,881			
		97,113					**77,740**			

All lease repayments were financed by general purpose revenue.

KEY INFORMATION

At inception of a contract, the Shire assesses if the contract contains or is a lease. A contract is or contains a lease, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. At the commencement date, a right of use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Shire uses its incremental borrowing rate.

All contracts classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

12 OTHER CURRENT LIABILITIES

Other current liabilities	Note	Opening Balance 1 July 2025	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 0 September 202
		$	$	$	$	$
Other liabilities						
Contract liabilities		294,117	0	14,000	0	308,117
Capital grant/contributions liabilities		175,977	0	0	0	175,977
Total other liabilities		470,094	0	14,000	0	484,094
Employee Related Provisions						
Provision for annual leave		171,994	0			171,994
Provision for long service leave		109,759	0			109,759
Total Provisions		281,753	0	0	0	281,753
Total other current liabilities		**751,847**	**0**	**14,000**	**0**	**765,847**

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 13 and 14

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.
Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

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

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

13 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions		
	Liability 1 July 2025	Increase in Liability	Decrease in Liability (As revenue)	Liability 30 Sep 2025	Current Liability 30 Sep 2025	Adopted Budget Revenue	YTD Budget	YTD Revenue Actual
	$	$	$	$	$	$	$	$
Grants and subsidies								
GENERAL PURPOSE GRANT FAGS (LGGC)				0		803,390	200,848	182,744
LOCAL ROADS GRANT FAGS (LGGC)				0		318,620	79,655	69,751
ESL GRANT - BFB				0		108,000	22,853	27,000
ESL Grant - SES				0		33,680	0	8,420
MRWA DIRECT GRANT				0		137,000	137,000	134,233
REIMBURSEMENTS OTHERS				0		3,000	750	3,108
GRANTS/REIMBURSEMENTS/CONTRIBUTIONS				0		20,000	20,000	18,182
	0	**0**	**0**	**0**	**0**	**1,423,690**	**461,106**	**443,438**

14 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Capital grant/contribution liabilities					Capital grants, subsidies and		
Provider	Liability 1 July 2025	Increase in Liability	Decrease in Liability (As revenue)	Liability 30 Sep 2025	Current Liability 30 Sep 2025	Adopted Budget Revenue	YTD Budget	YTD Revenue Actual
	$	$	$	$	$	$	$	$
Capital grants and subsidies								
GRANTS, CONTRIBUTRIONS & SUBSIDIES				0		70,000	0	0
YOUTH PRECINCT -INCOME LRCI				0		357,639	0	0
REGIONAL ROAD GROUP FUNDING				0		343,132	142,395	142,395
ROADS TO RECOVERY				0		369,241	0	0
OTHER GRANTS(NO GST)				0		235,416	0	0
WHEATBELT SECONDARY FREIGHT NETWORK				0		103,400	0	0
GOVERNMENT GRANTS - MAIN ROADS SPECIAL				0		0	0	68,000
	0	**0**	**0**	**0**	**0**	**1,478,828**	**142,395**	**210,395**

15 TRUST FUND

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

Description	Opening Balance 1 July 2025	Amount Received	Amount Paid	Closing Balance 30 September 2025
	$	$	$	$
Dept of Transport Licensing	2,301	$92,875	($91,846)	**3,329**
Bonds	12,578	$2,943	($943)	**14,578**
Sundry Trust	7,500	$0	$0	**7,500**
Nomination Deposits	0	$600	$0	**600**
	22,379	**96,418**	**(92,789)**	**26,007**

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED, 30 SEPTEMBER 2025

Variance Reported at Sub Program Level

SHIRE OF PINGELLY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

General rate revenue

				Budget			YTD Actual		
	Rate in $ (cents)	Number of Properties	Rateable Value	Rate Revenue	Reassessed Rate Revenue	Total Revenue	Rate Revenue	Reassessed Rate Revenue	Total Revenue
RATE TYPE				$	$	$	$	$	$
Gross rental value									
GRV General	0.121946	379	4,528,011	552,173		552,173	552,191		552,191
GRV Rural Residential	0.121946	84	1,016,860	124,002		124,002	124,006		124,006
GRV Commercial Industrial	0.121946	40	399,780	48,752		48,752	48,753		48,753
GRV Townsites	0.121946	21	178,100	21,719		21,719	21,719		21,719
Unimproved value									
UV Broadacre Rural	0.005074	296	330,190,999	1,675,389		1,675,389	1,675,389		1,675,389
Sub-Total		**820**	**336,313,750**	**2,422,034**	**0**	**2,422,034**	**2,422,059**	**0**	**2,422,059**
Minimum payment	**Minimum Rate**								
Gross rental value									
GRV General	1,123.00	58	93,316	65,134		65,134	65,134		65,134
GRV Rural Residential	1,123.00	17	61,550	19,091		19,091	19,091		19,091
GRV Commercial Industrial	1,123.00	16	82,795	17,968		17,968	17,968		17,968
GRV Townsites	1,123.00	8	15,685	8,984		8,984	8,984		8,984
Unimproved value									
UV Broadacre Rural	1,123.00	75	9,228,311	84,225		84,225	84,225		84,225
Sub-total		**137**	**9,481,657**	**195,402**	**0**	**195,402**	**195,402**	**0**	**195,402**
Total general rates			**345,795,407**	**2,617,436**	**0**	**2,617,436**	**2,617,461**	**0**	**2,617,461**

15.2. Accounts Paid by Authority – September 2025

File Reference:	**ADM0066**
Location:	**Not Applicable**
Applicant:	**Not Applicable**
Author:	**Finance Officer**
Disclosure of Interest:	**Nil**
Attachments:	**List of Accounts for September 2025**
Previous Reference:	**Nil**

Summary
Council is requested to receive the list of accounts paid by authority for the month of September 2025.

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 2024/2025 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.
  (c)

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

Business as usual.

Risk Framework

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.		
Consequence Theme:	Reputational / Compliance	**Impact:**	Minor
Consequence:	Low impact, a small number of complaints. Some temporary non-compliance		
Likelihood Rating:	Unlikely	**Risk Matrix:**	Low (4)
Action Plan:	Risk is acceptable with adequate controls, managed by routine procedures and subject to annual monitoring.		

Voting Requirements:
Simple Majority

Officers Recommendation:

That Council receive the Accounts for Payments for September 2025 as authorised under delegated authority and in accordance with the Local Government (Financial Management)Regulations 1996:

To 30 September 2025:

Municipal Account	$433,208.57

Moved: _____ Seconded: _____

SHIRE OF PINGELLY

ACCOUNTS PAID PRESENTED FOR ENDORSEMENT SEPTEMBER 2025

EFT NUMBER	DATE	CREDITOR	INVOICE DESCRIPTION	BANK CODE	INVOICE AMOUNT	TOTAL
EFT12584	**22/09/2025**	**RAPID METAL DEVELOPMENTS AUSTRALIA PTY LTD**	**HIRE OF BRIDGE SUPPORTS**	**1**		**243.32**
INV 51256901	31/07/2025	RAPID METAL DEVELOPMENTS AUSTRALIA PTY LTD	JULY 2025		243.32	
EFT12585	**22/09/2025**	**TELSTRA**	**TELSTRA MOBILE CHARGES - 11/07/2025 TO 10/08/2025**	**1**		**400.36**
INV 9900000087517	12/08/2025	TELSTRA	WORKS CHARGES, WORKS NEW DEVICE - 18 OF 24, ADMIN CHARGES		400.36	
EFT12586	**22/09/2025**	**HERSEY'S SAFETY PTY LTD**	**STAFF PPE**	**1**		**108.35**
INV 4329	29/07/2025	HERSEY'S SAFETY PTY LTD	TAPED TWO TONE HI VIS SHELL RAIN PANT BP6965T SIZE M, 5 IN 1 RAIN JACKET BK6975 SIZE 2XL		108.35	
EFT12587	**22/09/2025**	**STATE LIBRARY OF WESTERN AUSTRALIA**	**BETTER BEGINNINGS**	**1**		**60.50**
INV RI041202	29/08/2025	STATE LIBRARY OF WESTERN AUSTRALIA	PACKAGES 2025/2026		60.50	
EFT12588	**22/09/2025**	**SULLIVAN LOGISTICS PTY LTD**	**FREIGHT CHARGES**	**1**		**355.03**
INV 151117	18/07/2025	SULLIVAN LOGISTICS PTY LTD	18/07/2025 FROM MATILDA AUTO		160.39	
INV 152417	01/08/2025	SULLIVAN LOGISTICS PTY LTD	29/07/2025 FROM GERRARD HYDRAULICS		114.92	
INV 152812	08/08/2025	SULLIVAN LOGISTICS PTY LTD	04/08/2025 FROM MCINTOSH & SON		39.86	
INV 154949	22/08/2025	SULLIVAN LOGISTICS PTY LTD	21/08/2025 FROM MCINTOSH & SON		39.86	
EFT12589	**22/09/2025**	**PINGELLY VOLUNTEER SES UNIT**	**2024/2025 COMMUNITY GRANT**	**1**		**6,000.00**
INV 000374	13/08/2025	PINGELLY VOLUNTEER SES UNIT	SUCCESSFUL APPLICANT FOR THE 2024/25 SHIRE OF PINGELLY COMMUNITY AND EVENTS GRANT SCHEME ROUND 1		3,000.00	
INV 000375	13/08/2025	PINGELLY VOLUNTEER SES UNIT	COUNCIL GIFT 2025/2026 - JULY OCM COUNCIL RESOLUTION #16306		3,000.00	
EFT12590	**22/09/2025**	**WETDECK POOLS**	**PURCHASE OF MATERIALS FOR JOB**	**1**		**143,000.00**
INV 0031	10/08/2025	WETDECK POOLS	SWIMMING POOL REMEDIATION - PURCHASE OF MATERIALS AND COMMENCEMENT OF WORK		77,000.00	
INV 0032	05/09/2025	WETDECK POOLS	SWIMMING POOL REMEDIATION - SECOND INSTALLMENT - COVER WORK DONE ON SITE		66,000.00	
EFT12591	**22/09/2025**	**NORTHSTAR ASSET TRUST T/A ARTISTRALIA**	**PURCHASE OF MOVIE RIGHTS**	**1**		**275.00**

INV 00013547	19/08/2025	NORTHSTAR ASSET TRUST T/A ARTISTRALIA	COPYRIGHT FOR SCREENING OF BARBIE THE MOVIE ON 29 AUG 2025 AT PRACC		275.00	
EFT12592	**22/09/2025**	**BUNNINGS BUILDING SUPPLIES**	**ASSORTED CONSUMABLES**	**1**		**2,017.96**
INV 2182/00351005	07/08/2025	BUNNINGS BUILDING SUPPLIES	ELECTRICAL TERMINAL - DEPOT WORKSHOP		9.50	
INV 2182/00353678	10/08/2025	BUNNINGS BUILDING SUPPLIES	ASSORTED PAITING SUPPLIES - ADMIN OFFICE		181.90	
INV 2182/00354762	11/08/2025	BUNNINGS BUILDING SUPPLIES	ASSORTED PAINTING SUPPLIES - ADMIN OFFICE		48.22	
INV 2444/01416698	12/08/2025	BUNNINGS BUILDING SUPPLIES	STAKES X 10 - RURAL ROAD MAINTENANCE, TIE DOWN RATCHET SET - DROP DECK TRAILER PT24		194.57	
INV 2182/00355815	12/08/2025	BUNNINGS BUILDING SUPPLIES	PAINT POT LINER & BRUSH - ADMIN BUILDING		24.66	
INV 2444/01236407	16/08/2025	BUNNINGS BUILDING SUPPLIES	2 X SECURITY CAMERAS - REFUSE SITE		234.00	
INV 2182/00360842	17/08/2025	BUNNINGS BUILDING SUPPLIES	UTILITY KNIFE - DEPOT MACHINERY SHED		18.21	
INV 2182/00362037	18/08/2025	BUNNINGS BUILDING SUPPLIES	CONCRETE REPAIRS - PRACC		67.19	
INV 2182/00363165	19/08/2025	BUNNINGS BUILDING SUPPLIES	PAINTING SUPPLIES - PLAYGROUP DAYCARE BUILDING		44.10	
INV 2182/00364189	20/08/2025	BUNNINGS BUILDING SUPPLIES	KEYLESS ENTRANCE SET - ADMIN BUILDING, UNDERCOAT - ADMIN BUILDING		367.45	
INV 2440/01165683	23/08/2025	BUNNINGS BUILDING SUPPLIES	UNDERLAY AND LAMINATE FLOORING - OLD ROADS BOARD BUILDING		597.65	
INV 2445/01652023	23/08/2025	BUNNINGS BUILDING SUPPLIES	LAMINATE INSTALLATION KIT - OLD ROADS BOARD BUILDING		37.19	
INV 2182/00468694	25/08/2025	BUNNINGS BUILDING SUPPLIES	PAINTING SUPPLIES - ADMIN OFFICE		44.15	
INV 2182/00370123	26/08/2025	BUNNINGS BUILDING SUPPLIES	ASSORTED PAINT SUPPLIES - ADMIN OFFICE		78.81	
INV 2182/00373388	30/08/2025	BUNNINGS BUILDING SUPPLIES	PAINT & ROLLER KIT - OLD ROADS BOARD BUILDING		70.36	
EFT12593	**22/09/2025**	**AUSTRALIA POST**	**POSTAGE CHARGES - JULY 2025**	**1**		**56.33**
INV 1014171426	03/08/2025	AUSTRALIA POST	GENERAL POSTAGE - JULY 2025		56.33	

EFT12594	**22/09/2025**	**GREAT SOUTHERN FUEL SUPPLIES**	**FUEL CARD CHARGES - JULY 2025**	**1**		**2,256.85**
INV 31072025	31/07/2025	GREAT SOUTHERN FUEL SUPPLIES	0PN, PN761, SMALL PLANT, PN01, PN322 - JULY 2025		1,295.21	
INV 31082025	31/08/2025	GREAT SOUTHERN FUEL SUPPLIES	0PN, PN761, PN01, PN322 - AUGUST 2025		961.64	
EFT12595	**22/09/2025**	**BEST OFFICE SYSTEMS**	**PRINTING SERVICE & CHARGES**	**1**		**445.13**
INV 649315	14/08/2025	BEST OFFICE SYSTEMS	CHECK COUNTER PRINTER TO STOP STAPLING		60.50	
INV 649708	22/08/2025	BEST OFFICE SYSTEMS	ADMIN PRINTING CHARGES - 20/07/2025 TO 20/08/2025, BLACK - 2,642, COLOUR - 2,025, BUSH FIRE BRIGADE PRINTING CHARGES - 20/07/2025 TO 20/08/2025, MINIMUM PRINTING CHARGES		384.63	
EFT12596	**22/09/2025**	**PINGELLY GP UNITY TRUST**	**PROVISION OF MEDICAL SERVICES**	**1**		**30,813.48**
INV 87331	07/08/2025	PINGELLY GP UNITY TRUST	JULY 2025 TO AUGUST 2025		30,813.48	
EFT12597	**22/09/2025**	**DOMUS NURSERY**	**ASSORTED TREES**	**1**		**450.71**
INV 192712	06/08/2025	DOMUS NURSERY	TOWN VERGE TREES		450.71	
EFT12598	**22/09/2025**	**AMPAC DEBT RECOVERY PTY LTD**	**DEBT RECOVERY**	**1**		**143.00**
INV 120996	31/07/2025	AMPAC DEBT RECOVERY PTY LTD	JULY 2025		143.00	
EFT12599	**22/09/2025**	**CEMETERIES & CREMATORIA ASSOC. OF WA**	**ORDINARY MEMBERSHIP**	**1**		**130.00**
INV 1870	01/08/2025	CEMETERIES & CREMATORIA ASSOC. OF WA	CCAWA MEMBERSHIP 2025/26		130.00	
EFT12600	**22/09/2025**	**DEPARTMENT OF FIRE & EMERGENCY SERVICES AUTHORITY OF WA**	**2025/26 ESLB CONTRIBUTION & CAPITAL GRANT**	**1**		**92,255.00**
INV 158093CR	26/09/2024	DEPARTMENT OF FIRE & EMERGENCY SERVICES AUTHORITY OF WA	LGGS CAPITAL GRANT - 1HRH258 FAIR VALUE		-54,748.57	
INV 158093	26/09/2024	DEPARTMENT OF FIRE & EMERGENCY SERVICES AUTHORITY OF WA	LGGS CAPITAL GRANT 1HRH258 ISUZU FTS 150 260 AUTO		54,748.57	
INV 159800	21/08/2025	DEPARTMENT OF FIRE & EMERGENCY SERVICES AUTHORITY OF WA	2025/26 ESLB CONTRIBUTION		92,255.00	
EFT12601	**22/09/2025**	**FUEL DISTRIBUTORS OF WA PTY LTD**	**BULK DIESEL**	**1**		**14,521.91**
INV 00682696	11/08/2025	FUEL DISTRIBUTORS OF WA PTY LTD	BULK DIESEL 8,520L DELIVERED TO SHIRE DEPOT		14,521.91	
EFT12602	**22/09/2025**	**QUICKFIT WINDSCREENS**	**WINDOW SERVICES**	**1**		**1,030.70**
INV 65134	05/08/2025	QUICKFIT WINDSCREENS	REGLAZE WINDOW - SCOUT HALL		260.06	
INV 65148	05/08/2025	QUICKFIT WINDSCREENS	REPLACE SLIDING DOOR HANDLE - 7A WEBB STREET		770.64	

EFT12603	**22/09/2025**	**PATH WEST LABORATORY MEDICINE WA**	**PRE EMPLOYMENT TESTING**	**1**		**49.50**
INV LH503002914	02/07/2025	PATH WEST LABORATORY MEDICINE WA	PRE EMPLOYMENT TESTING		49.50	
EFT12604	**22/09/2025**	**INTELIFE GROUP LIMITED**	**ROADSIDE VEGETATION CLEARING**	**1**		**14,014.00**
INV SHI038-T0625	30/06/2025	INTELIFE GROUP LIMITED	PRUNING/MULCHING @$280 PER HOUR +GST		14,014.00	
EFT12605	**22/09/2025**	**PINGELLY TYRE SERVICE**	**PART FOR PLANT**	**1**		**844.76**
INV 1129	11/08/2025	PINGELLY TYRE SERVICE	265/65R17 YOKOHAMA G056 HT 112H - TOYOTA FORTUNER PEMT1		539.00	
INV 1150	12/08/2025	PINGELLY TYRE SERVICE	HYDRAULIIC FITTINGS - HIMAC SLASHER		305.76	
EFT12606	**22/09/2025**	**REGIONAL DEVELOPMENT AUSTRALIA WHEATBELT INC**	**2025/2026 SUBSCRIPTION**	**1**		**550.00**
INV 225257	22/05/2025	REGIONAL DEVELOPMENT AUSTRALIA WHEATBELT INC	TO THE COLLBORATIVE RDA WHEATBELT AND MIDWEST GASCOYNE GRANTGURU PORTAL		550.00	
EFT12607	**22/09/2025**	**MCLEODS LAWYERS**	**CONTRACT & SETTLEMENT**	**1**		**382.00**
INV 146458	30/07/2025	MCLEODS LAWYERS	SALE LOT 93 (NO21) AND LOT 94 (N023) QUEEN STREET PINGELLY WA 6308		329.20	
INV 147065	28/08/2025	MCLEODS LAWYERS	SALE LOT 93 (NO21) AND LOT 94 (NO23) QUEEN STREET PINGELLY WA 6308		52.80	
EFT12608	**22/09/2025**	**DELTA AGRIBUSINESS WA PTY LTD T/A BROOKTON RURAL TRADERS**	**CONSUMABLES**	**1**		**248.00**
INV DI25042465	27/08/2025	DELTA AGRIBUSINESS WA PTY LTD T/A BROOKTON RURAL TRADERS	SOLAR SECURITY LIGHT - REFUSE SITE, ROOF VENT - SHIRE DEPOT		248.00	
EFT12609	**22/09/2025**	**PINGELLY RECREATION & CULTURAL CENTRE ASSOCIATION**	**CATERING SERVICES**	**1**		**50.00**
INV 2984	18/08/2025	PINGELLY RECREATION & CULTURAL CENTRE ASSOCIATION	TEA AND COFFEE STATION FOR THE RAP COMMITTEE MEETING HELD ON THE 14/08/2025		50.00	
EFT12610	**22/09/2025**	**NARROGIN FORD, NISSAN, MITSUBISHI, NARROGIN AUTO CENTRE**	**VEHICLE SERVICE**	**1**		**680.00**
INV 344514	31/07/2025	NARROGIN FORD, NISSAN, MITSUBISHI, NARROGIN AUTO CENTRE	SERVICE ON 2021 MITSUBISHI TRITON PSM02		680.00	
EFT12611	**22/09/2025**	**TOLL TRANSPORT PTY LTD**	**FREIGHT CHARGES**	**1**		**109.39**
INV 0563	11/08/2025	TOLL TRANSPORT PTY LTD	30/07/2025 FROM EASTERN HILLS SAWS & MOWERS		57.99	

INV 0564	24/08/2025	TOLL TRANSPORT PTY LTD	13/08/2025 TO STATE LIBRARY		51.40	
EFT12612	**22/09/2025**	**JH COMPUTER SERVICES PTY LTD**	**IT CONTRACT SERVICE - MISSED FROM REGULAR BILLING**	**1**		**24,590.50**
INV 006424-D01	31/08/2025	JH COMPUTER SERVICES PTY LTD	CONTRACT SERVICES , DATTO SERVER BACKUP, DATTO SAAS PROTECTION , ADOBE ACROBAT PRO DC SUBSCRIPTION , CYBER SEQURITY PACKAGE AUGUST 2025, JHC-BGI002 - NETVAULT PUBLIC STATIC IP FOR STARLINK, STARLINK MONITORING PROBE INTERNET SERVICE, STARLINK RESIDENTIAL INTERNET FOR EAST AND WEST BFB		7,364.50	
INV 006425-D01	31/08/2025	JH COMPUTER SERVICES PTY LTD	210899 SHIRE MICROSOFT 365 BUSINESS PREMIUM - MONTHLY FROM DEC 2023, 21983 MICROSOFT OFFICE 365 BUSINESS BASIC - MONTHLY FROM DEC 2023, 21133 PLANNER & PROJECT PLAN 3		17,226.00	
EFT12613	**22/09/2025**	**DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY**	**AMENDMENT**	**1**		**56.65**
INV 31072025.2	31/07/2025	DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY	BSL COLLECTIONS JULY 2025		56.65	
EFT12614	**22/09/2025**	**VISIMAX (LEGAL NAME: BUCCI HOLDINGS PTY LTD)**	**VARIOUS INFRINGEMENT BOOKS**	**1**		**770.01**
INV 1663	11/08/2025	VISIMAX (LEGAL NAME: BUCCI HOLDINGS PTY LTD)	40258 ID WALLET, 40267 INFRINGEMENT NOTICE - LOCAL GOVERNMENT (FUNCTIONS & GENERAL) REGULATIONS, 40263 INFRINGEMENT NOTICE - CAT ACT, 40260 INFRINGEMENT NOTICE BUSH FIRES ACT, 40264 INFRINGEMENT NOTICE - CONTROL OF VEHICLES (OFF-ROAD AREAS) ACT, 40262 CONTROL NOTICE - CAT ACT, 40266 INFRINGEMENT NOTICE - LITTER ACT, 40261 INFRINGEMENT NOTICE - CARAVAN PARKS & CAMPING GROUNDS ACT, 40270 WARNING NOTICE - RANGER SERVICES, 40265 INFRINGEMENT NOTICE - DOG ACT, FREIGHT		770.01	
EFT12615	**22/09/2025**	**TOOL KIT DEPOT**	**CONSUMBALES**	**1**		**823.19**
INV 12-02-00020063	28/07/2025	TOOL KIT DEPOT	PROKUT GRINDER CHAINSAW CHAIN SHARPENER		348.30	
INV SI302875	29/08/2025	TOOL KIT DEPOT	FLOODLIGHT ON TRIPOD, STEEL TOOLBOX - CRAFT HUB		474.89	
EFT12616	**22/09/2025**	**DUFFY ELECTRICS**	**ELECTRICAL SERVICES**	**1**		**3,549.08**
INV 0716	27/08/2025	DUFFY ELECTRICS	DISCONNECT AND RECONNECTION OF LIGHTS - CHILDCARE BUILDING		1,040.60	
INV 0718	27/08/2025	DUFFY ELECTRICS	DISCONNECT POWER - INFORMATION BAY		429.55	
INV 0721	27/08/2025	DUFFY ELECTRICS	INSTALL WATER BOILER - SHIRE DEPOT		2,078.93	
EFT12617	**22/09/2025**	**PLE COMPUTERS**	**TECHNICAL HARDWARE**	**1**		**125.00**
INV SI-3007346	01/09/2025	PLE COMPUTERS	PURCHASE OF PORTABLE HARDPLE-668625 WD ELEMENTS USB 3.0 PORTABLE 2.5' HDD - 1TB (WDBUZG0010BBK-WESN) - QUOTE NUMBER QU-1848430 PLUS POSTAGE		125.00	
EFT12618	**22/09/2025**	**BROOK & MARSH PTY LTD**	**SURVEYING SERVICES**	**1**		**9,935.51**
INV 30011686	26/08/2025	BROOK & MARSH PTY LTD	STAGE 1 NORTH WANDERING RD (200) ESTABLISH SURVEY STATION AT INTERSECTION. STAKE CENTRELINES AND NAILS AT 10M. STAKE EAST AND WEST SHOULDER. OFFSET TO BE DIRECTED, STAGE 2 NORTH BANNISTER-PINGELLY RD STAKES AT 20M. OFFSET TO BE DIRECTED. CONSUMABLES AT COST STEEL STAKES		9,110.51	

INV 30011687	26/08/2025	BROOK & MARSH PTY LTD	PREPARATION OF SKETCH AND APPLICATION UTILISING AERIAL IMAGE - NORTH BANNISTER PINGELLY ROAD, LAND ACQUISITION FOR ROAD WIDENING SUBDIVISION LANDGATE SEARCH FEE, WAPC FOR SUBDIVISION, SUB-DIVISIONAL SURVEY, PREPARATION OF DEPOSITED PLAN, CSD FILE, ADMINISTRATION, LANDGATE LODGEMENT FEE, WAPC LODGEMENT FEE		825.00	
EFT12619	**22/09/2025**	**LG BEST PRACTICES PTY LTD**	**PROVISION OF RATES SERVICES AND SUPPORT**	**1**		**8,866.00**
INV 22987	27/08/2025	LG BEST PRACTICES PTY LTD	RATES - GENERAL ENQUIRIES, PROCESSING SCHEDULES, INTERIM NOTICES (PER MONTH), RATES - END OF MONTH PROCESSES, RATES - DEBT COLLECTION PREPARATION AND FOLLOW UP (ESTIMATE ONLY AND WILL BE CHARGED FOR ACTUAL TIME TAKEN), RATES - END OF YEAR TASKS FOR 30 JUNE 2025, RATES BILLING 2025-26, OTHER TASKS REQUIRED WILL BE CHARGED AT $160.00 PER HOUR PLUS GST, E.G: LOAD VALUATION ROLLS FOR 2025-26 AND REMODEL		6,886.00	
INV 22998	01/09/2025	LG BEST PRACTICES PTY LTD	RATES 101 TRAINING - SFO,		1,980.00	
EFT12620	**22/09/2025**	**GILLIE AND MARC PTY LTD**	**SHIRE OF PINGELLY HISTORY PIECE**	**1**		**2,200.00**
INV 3541	08/08/2025	GILLIE AND MARC PTY LTD	MOCK UP AND PROPOSAL - SHIRE OF PINGELLY HISTORY PIECE - PINGELLY TIGERS		2,200.00	
EFT12621	**22/09/2025**	**PRESSURE MASTERS**	**CONSUMABLES**	**1**		**768.90**
INV 76087	11/08/2025	PRESSURE MASTERS	1 X MNBKX DRAIN NOZZLE BOX - JETTING MACHINE		768.90	
EFT12624	**22/09/2025**	**PINGELLY COMMUNITY CRAFT CENTRE**	**CARAVAN PARK TAKINGS COMMISSION**	**1**		**1,059.36**
INV 163	31/08/2025	PINGELLY COMMUNITY CRAFT CENTRE	SCHEDULE 163		1,059.36	
EFT12625	**26/09/2025**	**RAPID METAL DEVELOPMENTS AUSTRALIA PTY LTD**	**HIRE OF MATERIALS**	**1**		**243.32**
INV 51057149	31/08/2025	RAPID METAL DEVELOPMENTS AUSTRALIA PTY LTD	BRIDGE SUPPORT HIRE 1/08/2025 - 31/08/2025		243.32	
EFT12626	**26/09/2025**	**AUSTRALIA POST**	**POSTAGE**	**1**		**1,327.42**
INV 1014228340	03/09/2025	AUSTRALIA POST	GENERAL POSTAGE - AUGUST 2025, RATES POSTAGE - AUGUST 2025,		1,327.42	
EFT12627	**26/09/2025**	**MCINTOSH & SON WA**	**SERVICE OF PLANT**	**1**		**4,127.87**
INV P40/923	14/05/2025	MCINTOSH & SON WA	FUEL CAP - LUIGONG GRADER PG9		63.58	
INV S40/216	16/06/2025	MCINTOSH & SON WA	100 HR FIRST SERVICE - LIUGONG GRADER PG9		4,064.29	
EFT12628	**26/09/2025**	**JMAC ENGINEERING PTY LTD**	**PARTS FOR PLANT**	**1**		**394.88**
INV 0091	12/09/2025	JMAC ENGINEERING PTY LTD	INDICATOR LIGHTS - ISUZU TRUCK PT19		394.88	
EFT12629	**26/09/2025**	**AMPAC DEBT RECOVERY PTY LTD**	**DEBT RECOVERY**	**1**		**229.00**
INV 121943	31/08/2025	AMPAC DEBT RECOVERY PTY LTD	AUGUST 2025		229.00	
EFT12630	**26/09/2025**	**NUTRIEN AG SOLUTIONS**	**CONSUMABLES**	**1**		**103.95**

INV 913184193	25/08/2025	NUTRIEN AG SOLUTIONS	IPLE PIPE SWJ SC DWV SN6 100MM 6M - SCOUT HALL		103.95	
EFT12631	**26/09/2025**	**MCLEODS LAWYERS**	**CONTRACT & SETTLEMENT**	**1**		**408.66**
INV 146173	30/06/2025	MCLEODS LAWYERS	SALE LOT 93 (NO 21) AND LOT 94 (NO 23) QUEEN STREET PINGELLY WA 6308 - PROFESSIONAL FEES		282.96	
INV 146257	30/06/2025	MCLEODS LAWYERS	SETTLEMENT - LOT 855 ON DEPOSITED PLAN 411843 - PROFESSIONAL FEES		125.70	
EFT12632	**26/09/2025**	**PINGELLY RECREATION & CULTURAL CENTRE ASSOCIATION**	**ANNUAL OPERATIONAL SUBSIDY - PART PAYMENT**	**1**		**25,000.00**
INV 3018	19/09/2025	PINGELLY RECREATION & CULTURAL CENTRE ASSOCIATION	EVENT GRANT - PANTHERLAND AWARDS NIGHT 13/09/2025		3,000.00	
INV 3020	19/09/2025	PINGELLY RECREATION & CULTURAL CENTRE ASSOCIATION	ANNUAL OPERATIONAL SUBSIDY - PART PAYMENT		22,000.00	
EFT12633	**26/09/2025**	**RED DUST REMOTE PLUMBING AND PUMPS**	**PLUMBING SERVICES**	**1**		**330.00**
INV 262	08/09/2025	RED DUST REMOTE PLUMBING AND PUMPS	RELOCATION OF WATER OUTLET - MINI PUMP TRACK		330.00	
EFT12634	**26/09/2025**	**RJ SMITH ENGINEERING**	**PARTS FOR PLANT**	**1**		**307.00**
INV DI27399	24/06/2025	RJ SMITH ENGINEERING	FABRICATION OF A NEW LOCKING HOOK FOR THE FREE ROLLER ATTACHMENT - LIUGONG GRADER PG9		307.00	
EFT12635	**26/09/2025**	**LG BEST PRACTICES PTY LTD**	**RATES SERVICES**	**1**		**5,500.00**
INV 23025	31/08/2025	LG BEST PRACTICES PTY LTD	2025/2026 RATES SERVICES PROVIDED - 31.25 HOURS OCTOBER 2025		5,500.00	
EFT12636	**26/09/2025**	**A1 SHEDS**	**NEW MOTOR**	**1**		**880.00**
INV 58	16/09/2025	A1 SHEDS	ON BUS SHED EXERIOR DOOR		880.00	
DD14532.1	**05/09/2025**	**SHIRE OF PINGELLY - PETTY CASH**	**PETTY CASH RECOUP**	**1**		**291.60**
INV 05092025	05/09/2025	SHIRE OF PINGELLY - PETTY CASH	06/05/2025 COLES - COFFEE WHITENER $19.20, 29/05/2025 PINGELLY IGA - METHYLATED SPIRITS $19.40, 03/06/2025 PINGELLY IGA - MILK $4.30, 03/06/2025 PINGELLY IGA - HAND WASH $16.40, 04/06/2025 MAKIT HARDWARE - DOOR SEAL $49.00, 16/06/2025 PINGELLY IGA - MILK $4.50, 30/06/2025 PINGELLY IGA - MILK $4.30, 15/07/2025 PINGELLY IGA - SUPPLIES FOR COUNCIL KITCHEN $24.20, 15/07/2025 PINGELLY IGA - SUPPLIES FOR COUNCIL KITCHEN $25.80, 25/07/2025 PINGELLY IGA - WATERING CAN $16.00, 29/07/2025 PINGELLY IGA - DISHWASHING PODS $25.90, 30/07/2025 PINGELLY IGA - COFFEE WHITENER $19.30, 02/08/2025 COLES - COFFEE WHITENER $9.60, 13/08/2025 AMPLO NARROGIN - FUEL FOR WORKS UTE $30.00, 14/08/2025 PINGELLY IGA - MILK $6.29, 19/08/2025 PINGELLY IGA - MILK $4.50, 11/08/2025 PINGELLY IGA - MILK $4.30, 25/08/2025 PINGELLY IGA - MILK $4.30, 01/09/2025 PINGELLY IGA - MILK $4.30	1	291.60	
TOTAL EFT						**403,379.18**

PAYROLL	DATE	CREDITOR	INVOICE DESCRIPTION	BANK CODE	INVOICE AMOUNT	TOTAL

EFT12637	26/09/2025	LOCAL GOVERNMENT, RACING AND CEMETERIES EMPLOYEES UNION (WA) LGRCEU	PAYROLL DEDUCTIONS	1		88.00
EFT12638	26/09/2025	AUSTRALIAN SERVICES UNION OF WA	PAYROLL DEDUCTIONS	1		26.50
EFT12622	22/09/2025	LOCAL GOVERNMENT, RACING AND CEMETERIES EMPLOYEES UNION (WA) LGRCEU	PAYROLL DEDUCTIONS	1		176.00
EFT12623	22/09/2025	AUSTRALIAN SERVICES UNION OF WA	PAYROLL DEDUCTIONS	1		53.00
DD14536.1	09/09/2025	AWARE SUPER	PAYROLL DEDUCTIONS	1		7,242.95
DD14536.2	09/09/2025	HESTA SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	1		305.58
DD14536.3	09/09/2025	WEST STATE SUPER AND GESB SUPER	SUPERANNUATION CONTRIBUTIONS	1		98.51
DD14536.4	09/09/2025	COLONIAL FIRSTSTATE FIRSTCHOICE PERSONAL SUPER	SUPERANNUATION CONTRIBUTIONS	1		685.29
DD14536.5	09/09/2025	BENDIGO SMART START SUPER	SUPERANNUATION CONTRIBUTIONS	1		755.38
DD14536.6	09/09/2025	MLC	SUPERANNUATION CONTRIBUTIONS	1		577.77
DD14536.7	09/09/2025	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	1		455.24
DD14536.8	09/09/2025	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	1		317.81
DD14536.9	09/09/2025	AMP SUPER FUND	SUPERANNUATION CONTRIBUTIONS	1		317.81
DD14541.1	23/09/2025	AWARE SUPER	PAYROLL DEDUCTIONS	1		8,686.47
DD14541.2	23/09/2025	HESTA SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	1		305.58
DD14541.3	23/09/2025	WEST STATE SUPER AND GESB SUPER	SUPERANNUATION CONTRIBUTIONS	1		219.54
DD14541.4	23/09/2025	COLONIAL FIRSTSTATE FIRSTCHOICE PERSONAL SUPER	SUPERANNUATION CONTRIBUTIONS	1		685.29
DD14541.5	23/09/2025	BENDIGO SMART START SUPER	SUPERANNUATION CONTRIBUTIONS	1		755.38
DD14541.6	23/09/2025	MLC	SUPERANNUATION CONTRIBUTIONS	1		680.98
DD14541.7	23/09/2025	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	1		438.52
DD14541.8	23/09/2025	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	1		317.81
DD14541.9	23/09/2025	AMP SUPER FUND	SUPERANNUATION CONTRIBUTIONS	1		317.81

DD14536.10	**09/09/2025**	**AUSTRALIAN RETIREMENT TRUST**	**SUPERANNUATION CONTRIBUTIONS**	**1**		**789.68**
DD14536.11	**09/09/2025**	**MERCER**	**SUPERANNUATION CONTRIBUTIONS**	**1**		**620.98**
DD14541.10	**23/09/2025**	**AUSTRALIAN RETIREMENT TRUST**	**SUPERANNUATION CONTRIBUTIONS**	**1**		**747.29**
DD14541.11	**23/09/2025**	**MERCER**	**SUPERANNUATION CONTRIBUTIONS**	**1**		**459.98**
TOTAL PAYROLL						**26,125.15**

DIRECT DEBIT	DATE	CREDITOR	INVOICE DESCRIPTION	BANK CODE	INVOICE AMOUNT	TOTAL
DD14537.1	**18/09/2025**	**SHIRE OF PINGELLY**	**2025/2026 GENERAL RUBBISH SERVICES**	**1**		**1,640.00**
INV A1525	20/08/2025	SHIRE OF PINGELLY	GENERAL RUBBISH SERVICES - 7A WEBB STREET, GENERAL RUBBISH SERVICES - 7B WEBB STREET	1	820.00	
INV A22634	20/08/2025	SHIRE OF PINGELLY	GENERAL RUBBISH SERVICE - 9A WEBB STREET, GENERAL RUBBISH SERVICE - 9B WEBB STREET	1	820.00	
DD14548.1	**14/09/2025**	**BENDIGO BANK CREDIT CARDS**	**EMW CREDIT CARD RECONCILIATION - AUGUST 2025**	**1**		**4.00**
INV 31082025	31/08/2025	BENDIGO BANK CREDIT CARDS	30/08/2025 BENDIGO BANK - CREDIT CARD FEE $4.00	1	4.00	
DD14550.1	**14/09/2025**	**BENDIGO BANK CREDIT CARDS**	**CEO CREDIT CARD RECONCILIATIONS - AUGUST 2025**	**1**		**1,450.13**
INV 31082025	31/08/2025	BENDIGO BANK CREDIT CARDS	01/08/2025 - PINGELLY POST OFFICE - TELSTRA PRE-PAID SIM KIT, RANGER $39.00, 01/08/2025 EBAY - CHRISTMAS LIGHTS, CHRISTMAS VILLAGE $27.89, 02/08/2025 PLANNING INSTITUTE OF AUSTRALIA - 2025/2026 MEMBERSHIP FEES, CEO $734.00, 05/08/2025 CLAUDE AI - CLAUDE PRO SUBSCRIPTIONS: 02/07/2025 TO 02/08/2025 $31.17, 05/08/2025 INTERNATIONAL TRANSACTION - FEE $0.94, 18/08/2025 FOXIT SOFTWARE - PDF SUITE PRO MONTHLY CHARGE - 16/08/2025 TO 16/09/2025 $42.80, 18/08/2025 INTERNATIONAL TRANSACTION - FEE $1.28, 22/08/2025 PLASDENE GLASS - MATERIALS FOR COMMUNITY GARDEN $100.00, 22/08/2025 PINGELLY RECREATION & CULTURAL CENTRE - CATERING FOR MEETING $89.14, 22/08/2025 PRIME VIDES - DIGITAL DOWNLOAD OF MONTHLY MOVIE, BARBIE $14.99, 30/08/2025 WATER CORPORATION - RENEWAL OF TRADE WASTE PERMIT 59682 - 16 SOMERSET STREET, 01/07/2025 TO 30/06/2026 $364.92, 30/08/2025 BENDIGO BANK - CREDIT CARD FEE $4.00	1	1,450.13	
DD14552.1	**14/09/2025**	**BENDIGO BANK CREDIT CARDS**	**MCCS CREDIT CARD RECONCILIATION - AUGUST 2025**	**1**		**610.11**
INV 31082025	31/08/2025	BENDIGO BANK CREDIT CARDS	01/08/2025 GRILLD INNALOO - MEALS FOR STAFF TRAINING, LICENSING $15.90, 01/08/2025 EVENT CINEMAS INNALOO - MEALS FOR STAFF TRAINING, LICENSING $19.71, 20/08/2025 PINGELLY RETREAT MOTEL - ACCOUNTANT ACCOMMODATION FOR INSITE CONSULTANCY $525.40, 20/08/2025 PINGELLY IGA EXPRESS - SUPPLIES FOR COUNCIL KITCHEN $29.25, 20/08/2025 PINGELLY IGA EXPRESS - SUPPLIES FOR COUNCIL KITCHEN $15.85, 30/08/2025 BENDIGO BANK - CREDIT CARD FEE $4.00	1	610.11	
DD14554.1	**14/09/2025**	**BENDIGO BANK CREDIT CARDS**	**EMW CREDIT CARD RECONCILIATION - AUGUST 2025**	**1**		**-4.00**

INV 31082025	31/08/2025	BENDIGO BANK CREDIT CARDS	30/08/2025 BENDIGO BANK - CREDIT CARD FEE -$4.00	1	-4.00	
DD14556.1	**14/09/2025**	**BENDIGO BANK CREDIT CARDS**	**EMW CREDIT CARD RECONCILIATION - AUGUST 2025**	**1**		**4.00**
INV 31082025	31/08/2025	BENDIGO BANK CREDIT CARDS	30/08/2025 BENDIGO BANK - CREDIT CARD FEE $4.00	1	4.00	
TOTAL DD						**3,704.24**
GRAND TOTAL						**433,208.57**

16. DIRECTORATE OF WORKS

16.1. Proposed single house & outbuilding – Lots 11, 12 & 13 Balfour Street, Pingelly

File Reference:	**A6640**
Location:	**Lots 11, 12 & 13 Balfour Street, Pingelly**
Applicant:	**Michael Hay for Robert & Janine Hay**
Author:	**Steve Thompson (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:	**16.1.1 Information from applicant** **16.1.2 Proposed amalgamation** **16.1.3 Council's Outbuilding Policy** **16.1.4 Extract from Planning and Development Local Planning Schemes Regulations 2015**
Previous Reference:	**Nil**

Summary
Council to consider an application for a single house and outbuilding at Lots 11, 12 and 13 (proposed Lot 100) Balfour Street, Pingelly.

Background
The applicant has submitted an application for development consent for a single house and an outbuilding at Lots 11, 12 and 13 Balfour Street. The single house is 258m^2 in area, while the outbuilding (shed) has a floor area of 200m^2, is 20m long, 10m wide, has a 4.1m wall height and is 5.072m to the roof apex.

The proposed single house is well setback from property boundaries. The house is setback 10.5m from the front boundary (Balfour Street). The outbuilding is located in the north-east corner of the property. The outbuilding will be setback 1.5m from the northern boundary and 2m from the eastern boundary.

The proposed use of the shed of this is for the storage of a caravan, a truck and 3 vintage cars and home workshop.

Details provided by the applicant are provided in Attachment 16.1.1.

The site has a combined area of 2343m^2, is vacant, is vegetated and is not serviced with reticulated sewerage. The owners are currently waiting for approval from the Western Australian Planning Commission for Lots 11, 12 and 13 to be amalgamated into one lot (proposed Lot 100 – see Attachment 16.1.2).

This application is required to be considered by Council given the proposed outbuilding is over 75m² on Residential zoned land for lots coded R10 or above.

It is highlighted the Shire intends to progressively seal Balfour Street. Once sealed, Balfour Street in association with Review Street, will form part of the heavy haulage bypass route in the Pingelly townsite.

Comment
Given the Residential zoning and a need to address the *Shire of Pingelly Local Planning Scheme No.3*, Council's *Policy 13.2 Outbuildings* (see Attachment 16.1.3) and the *Residential Design Codes*, there is a need:

- To obtain development approval and obtain a Building Permit for the house prior to the commencement of on-the-ground works associated with the outbuilding;
- For substantial commencement of the house (such as earthworks) prior to occupation of the outbuilding.

Following assessment against the planning framework, information provided by the applicant and site characteristics, conditional approval is recommended given:

- The neighbours to the north and east raise no objection to the outbuilding;
- The application is considered consistent with Design Principle P3 Outbuildings from *Residential Design Codes* which states 'Outbuildings that do not detract from the streetscape or the visual amenity of the residents or neighbouring properties.' This includes that the outbuilding is well setback from Balfour Street and the outbuilding walls and roof will be Colourbond;
- The combined lot size, when amalgamated, is generous in size for a Residential zoned property;
- Noting no objections from neighbours, the outbuilding is considered compatible with its setting in terms of height, bulk, scale, orientation and appearance;
- There are no overshadowing issues with neighbouring properties;
- The outbuilding overall complies with development standards apart from the floor size and height; and
- Recommended development conditions and advice can assist to control the use and management of the development.

The proposed single house and outbuilding are recommended for conditional approval.

Consultation
The applicant sought comment from adjoining neighbours to the north and east. These neighbours confirmed no objection.

Statutory Environment
The site is zoned 'Residential R12.5/25' in the *Shire of Pingelly's Local Planning Scheme No.3* (LPS3). Without an approved house on the site, a shed on Residential zoned land is classified as 'warehouse/storage' in LPS3 which is an 'X' (not permitted) use. To address LPS3, a Building Permit is required for the single house before site works commence for the outbuilding.

Attachment 16.1.4 is an extract from the *Planning and Development (Local Planning Schemes) Regulations 2015* which sets out matters to be considered by the local government in assessing a Development Application.

The site is located within a designated bushfire prone area. At this stage, no Bushfire Attack Level assessment has been provided to the Shire for the house.

Policy Implications
Local Planning Policies are relevant in assessing the Development Application. Local Planning Policies are non-statutory documents which are designed to provide guidance to assist the Council in its decision making. Accordingly, the Council is not bound by the policies but is required to have regard to the policies in determining the Development Application.

The key Local Planning Policy is *13.2 Outbuildings*. This in part states:

'In any residential zone with an R10 code or above in the Shire:

a. Non-masonry construction, where the total non-masonry outbuilding area does not exceed 60m² and the total outbuilding area does not exceed 75m²;
b. Masonry or other approved construction, where the total outbuilding area has walls constructed of the same materials and appearance as the house and does not exceed 75m² and no parapet wall is greater in length than 8m;
c. Wall height of any outbuildings not to exceed 3m. This height limitation also applies to parapet walls. In the case of gable roof construction, the maximum building height is not to exceed 4.2m;

d. Prior to considering a parapet wall construction over 8m in length, the applicant will present Council with written agreement to the same by any affected adjoining landowner;
e. No planning consent or building licence approval will be granted or issued for any outbuildings, on any Residential zoned lot, which does not contain a residence;
f. The applicant providing the Shire with a written undertaking that the outbuilding constructed, will only be used for the purpose permitted within the zone in which it is located, under the provisions of the Shire's operative Local Planning Scheme;
g. Any development application which does not comply with the above, shall be referred to Council for consideration.'

It is suggested that the Outbuildings Policy is reviewed to reflect community expectations and to address a changing planning framework.

Financial Implications
The applicant has a right of review to the State Administrative Tribunal to review the Council's decision. If this occurred, the Shire would have associated costs.

Strategic Implications
Outcome 6. A great place to live.
Objective 6.1 Provide responsible planning and development.

Risk Framework

Risk:	The key risk arises from the failure to consult with neighbouring properties resulting in complaints. This has been managed through the applicant obtaining letters of support from impacted neighbours.		
Consequence Theme:	Reputational	**Impact:**	Minor
Consequence:	Low impact, a small number of complaints. Some temporary non-compliance		
Likelihood Rating:	Unlikely	**Risk Matrix:**	Low (4)
Action Plan:	Risk is acceptable with adequate controls, managed by routine procedures and subject to annual monitoring.		

Voting Requirements:
Simple Majority

Officers Recommendation:

That Council grant Development Approval for a single house and an outbuilding at Lots 11, 12 and 13 on Diagram 30142 Balfour Street, Pingelly (proposed Lot 100) pursuant to Schedule 2, Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and subject to the following conditions:

Conditions

1. **This approval is only granted until 15 October 2027. Should a single house be approved and substantially commenced on Lot 11, 12 and 13 Balfour Street before 15 October 2027 to the satisfaction of the local government, the development approval for the outbuilding becomes permanent.**

2. **Building Permit(s) must be issued for both the single house and outbuilding prior to commencement of development works associated with the outbuilding. Additionally, substantial commencement of the single house must occur to the satisfaction of the local government prior to the commencement of construction of the outbuilding.**

3. **The development hereby approved must be carried out in accordance with the submitted plans and specifications (addressing all conditions) or otherwise amended by the local government and these shall not be altered and/or modified without the prior knowledge and written consent of the local government.**

4. **A suitable stormwater plan to the satisfaction of local government must be provided with the Building Permit application. The local government will require that all stormwater from the single house and outbuilding are collected and detained on site to the satisfaction of the local government prior to occupation. The stormwater facilities provided in accordance with this condition shall be permanently maintained in an operative condition to the satisfaction of the local government.**

5. **The outbuilding must not be used for industrial, commercial or habitable purposes.**

6. **The walls and roof of the outbuilding are clad in Colourbond colours or similar to the satisfaction of the local government.**

7. **The single house is connected to an approved on-site wastewater treatment system, to the satisfaction of the local government, prior to occupation.**

8. **The single house is provided with a suitable potable water system, to the satisfaction of the local government, prior to occupation.**

9. **A Bushfire Attack Level Assessment is to be submitted with the Building Permit Application for the single house. The development is to be constructed in accordance with the assigned BAL level and in accordance with *AS3959 Construction of Buildings in Bushfire Prone Areas.* The Asset Protection Zone is to be permanently maintained around the single house in accordance with the Bushfire Attack Level assessment.**

Moved: _____ Seconded: _____

Shire of Pingelly
17 Queen Street, Pingelly, WA, 6308
pingelly.wa.gov.au | 08 9887 1066
admin@pingelly.wa.gov.au

SCHEDULE 6 FORM OF APPLICATION FOR DEVELOPMENT APPROVAL

Shire of Pingelly
Local Planning Scheme No. 3

Application for Development Approval

OWNER DETAILS:	
Name: ROBERT & JANINE HAY	
Address:	**Postcode:**
Phone: BOB [redacted]	
Work:	**Email:** [redacted]
Mobile:	
Contact Person: BOB	
Signature:	**Date:** 17-9-25
Signature:	**Date:** 17-9-25
The signature of the owner(s) is required on all applications. This application will not proceed without that signature.	

APPLICANT DETAILS:	
Name: MICHAEL HAY	
Address: [redacted]	
Phone:	
Work:	**Email:** [redacted]
Mobile: [redacted]	
Contact Person for Correspondence: Michael	
Signature:	**Date:** 17-9-25

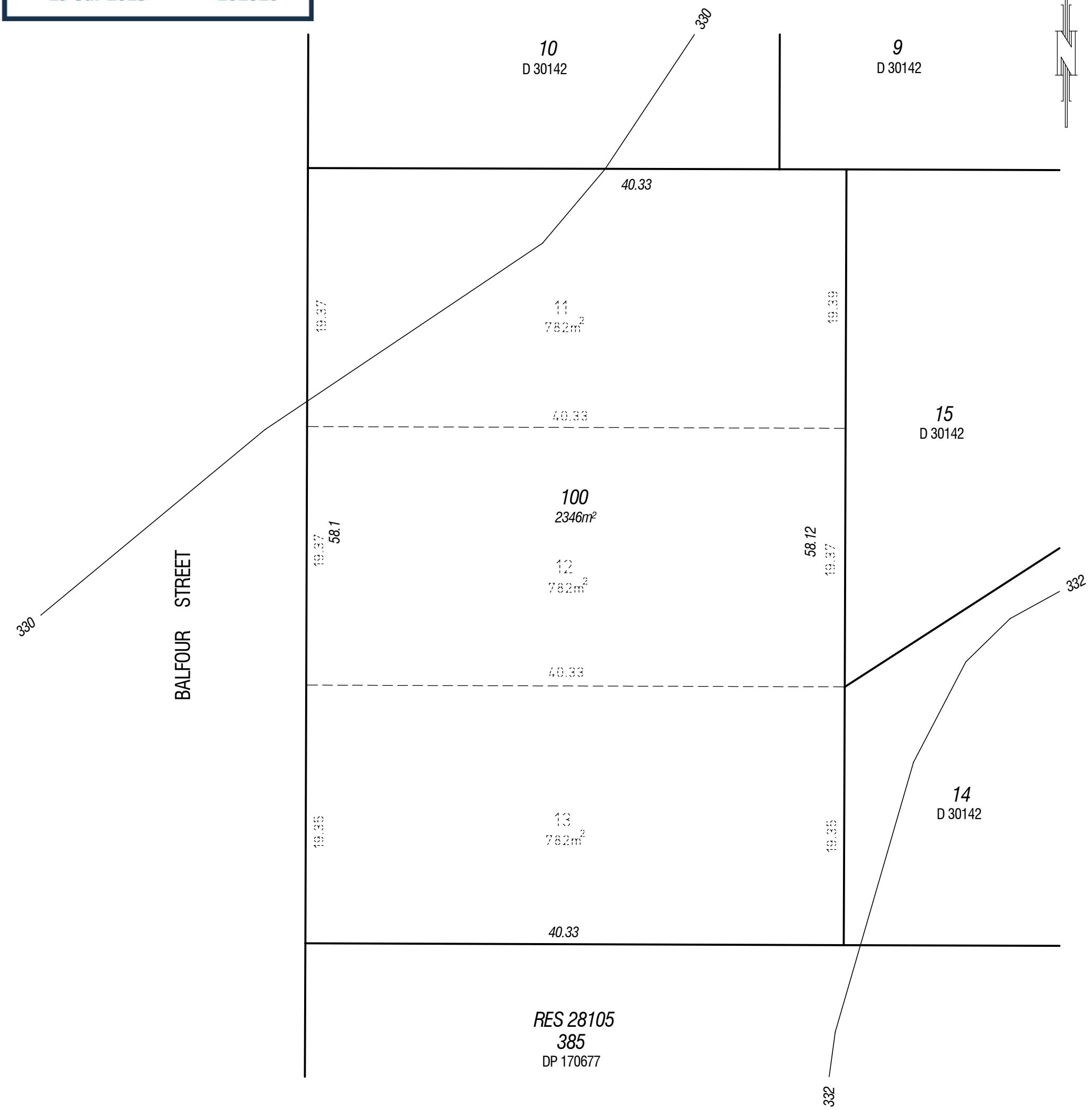
Part 2

PROPERTY DETAILS:		
Lot No. 11	**House/Street No:**	**Location No:**
Diagram or Plan No: 66515	**Certificate of Title Vol. No:** 1288	**Folio:** 80
Diagram or Plan No: 66515	**Certificate of Title Vol. No:** 1336 ~~638~~	**Folio:** 638
Title encumbrances (e.g. easements, restrictive covenants): N/A		
Street name: BALFOUR	**Suburb:** PINGELLY	
Nearest Street Intersection:		

PROPOSED BUILDING/LAND USE:
Full detailed description of proposed development and/or use: CLASS 1 & 10A BUILDINGS PROPOSED NEW MAIN DWELLING (HOME) and PROPOSED NEW SHED.
Nature of any existing buildings and/or use: N/A
Approximate cost of proposed development: $ 31,000
Estimated time of completion: 24 Months

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
29-Jul-2025	**202026**



PROPOSED LOTS: 1
ORIGINAL LOTS: 3
TOTAL AREA: 2346m²
LOCAL AUTHORITY: SHIRE OF PINGELLY
R-CODE: R12.5/R25
SUBJECT TO CHANGE PENDING W.A.P.C
CONDITIONS AND SURVEY

1:300 @ A3

5 0 5 10

AMENDMENTS
REV 0 - INITIAL RELEASE

PROPOSED AMALGAMATION SUBDIVISION OF
LOTS 11, 12 & 13 ON D 30142.
BALFOUR STREET, PINGELLY.
C/T: 1336-636, 1336-637, 1336-638

CROSSLAND & HARDY PTY LTD
CONSULTING LICENSED SURVEYORS
177 RAILWAY PARADE, MAYLANDS 6051
TEL 08 9272 2214 FAX 08 9370 3547
EMAIL info@chsurveys.com.au
A.B.N. 46 008 745 542

REF 9712
SURVEYOR VU
DWG SIZE A3

Prepared for: Robert & Janine Hay

VER DATUM: AHD ORIGIN: CONTOUR INTERVAL: 2m	CO-ORD SYSTEM: MGA94 ORIGIN:
CAD 9712-01 WAPC.DWG	
DATE 30/06/2025	PLAN 9712-01
SCALE 1:300	REVISION 0

Council Policy Name:	13.2 Outbuildings
Responsible Directorate:	Technical Services

1. PURPOSE

1.1 This policy provides direction and guidance on the area and height of outbuildings and the like that Council will permit within the Shire boundaries. Outbuildings and structures that comply with the following requirements may be approved by Council's Building Surveyor without having the need to be submitted to an Ordinary Meeting of Council.

2. SCOPE

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

3. DEFINITIONS

3.1 **Outbuilding** is an enclosed non-habitable structure that is required to meet the standards of the Building Code of Australia and is detached from any dwelling.

3.2 **Carport** is a roofed structure designed to accommodate one or more motor vehicles unenclosed except to the extent that it abuts a dwelling or a property boundary on one side and being without a door.

3.3 **Garage** is any enclosed and roofed structure, other than a carport, designed to accommodate one or more motor vehicles.

3.4 **Patio** is a roofed shade structure either attached to a dwelling or free standing is required to be open on fifty percent of its sides.

3.5 **Pergola** is a light weight shade structure that does not have a solid roof. It may be attached to a dwelling or can be free standing.

3.6 **Statutory Powers:** This policy has been prepared in conjunction with the requirements of the *Residential Design Codes of Western Australia*, i.e. The performance criteria relative to outbuildings (Clause 5.4.3) states:
"*Outbuildings that do not detract from the streetscape or the visual amenity of the residents or neighbouring properties.*"

4. POLICY STATEMENT

Policy Intention

- To provide some flexibility in the requirements for outbuildings and the like in residential areas.
- To ensure that the provisions of the current *Residential Design Codes* are appropriately addressed.
- To improve customer service standards through the timely processing of planning and building applications for outbuildings.

Buildings are to comply with any local planning policy made under the Scheme in respect of the design of carports and garages, including the colour, scale, materials and roof pitch of buildings. This policy provides design requirements for carports and garages, however it does not interfere with any other requirement of the Residential Design Codes relating to carports and garages.

This policy does not alter or change in any way the acceptable development criteria of the *Residential Design Codes* currently in force.

Within all "Residential" and "Rural Residential" zoned areas of the Shire and on Farming zoned lots with an area of 2ha or less except as otherwise stated, planning consent for all outbuildings is required. If planning consent is granted, building approval will be issued for outbuildings which are appurtenant to a dwelling, provided all boundary setbacks and building separation requirements have been complied with, the building is of single storey construction, located behind any residence on-site and provided the proposed development complies with the following:

4.1 In any residential zone with an R10 code or above in the Shire:

a. Non-masonry construction, where the total non-masonry outbuilding area does not exceed 60m² and the total outbuilding area does not exceed 75m²;
b. Masonry or other approved construction, where the total outbuilding area has walls constructed of the same materials and appearance as the house and does not exceed 75m² and no parapet wall is greater in length than 8m;
c. Wall height of any outbuildings not to exceed 3m. This height limitation also applies to parapet walls. In the case of gable roof construction, the maximum building height is not to exceed 4.2m;
d. Prior to considering a parapet wall construction over 8m in length, the applicant will present Council with written agreement to the same by any affected adjoining landowner;
e. No planning consent or building licence approval will be granted or issued for any outbuildings, on any Residential zoned lot, which does not contain a residence;
f. The applicant providing the Shire with a written undertaking that the outbuilding constructed, will only be used for the purpose permitted within the zone in which it is located, under the provisions of the Shire's operative Local Planning Scheme;
g. Any development application which does not comply with the above, shall be referred to Council for consideration.

4.2 In any residential zone with an R code below R10, the rural residential zone of the Shire and on farming zoned lots which have an area of 2ha or less

a. Non-masonry zincalume construction, where the total zincalume outbuilding area does not exceed 75m² and the total outbuilding area does not exceed 200m², or
b. Non-masonry colorbond construction, where the total colorbond outbuilding area does not exceed 150m² and the total outbuilding area does not exceed ²
c. Masonry or other approved construction, where the total outbuilding area has walls constructed of the same materials and appearance as the house and does not exceed 200m²,
d. Wall height of any outbuilding not to exceed 4m. In the case of a gable roof construction, the maximum building height is not to exceed 5m;
e. No planning consent or building licence approval will be granted or issued, for any outbuildings on a residential or rural residential zoned lot where a building licence has not been issued for a residence and / or where an outbuilding is not located at least 4m from any boundary of the lot;
f. The applicant providing the Shire with a written undertaking that the outbuilding constructed, will only be used for purposes permitted within the zone in which it is located under the provisions of the Shire's operative Local Planning Scheme;
g. Any development application which does not comply with the above shall be referred to Council for consideration.

4.3 Distance from boundaries on any residential zoned lot with an R code of 10 or above:

a. Garages, shed, pergolas and patios - brick construction
   i. Attached to house - 1m from side boundaries. Eaves not closer than 750mm measured from the outer edge of the gutter.
   ii. Detached from house - Must be 1.8m clear of house with either parapet wall on boundary or walls 1m from boundary with eaves 750mm clear of boundary.

b. Garages, sheds, pergolas, and patios - steel framed construction - Detached from house only - Must be at the rear of the residence 1.8m clear of the residence, leach drains and septic tanks and 1.2m clear of side and rear boundaries.

c. Carports - Columns of brick (350mm x 350mm) or steel may be erected on a boundary provided no more than 4 columns are used and roofing including guttering is at least 750mm clear of the boundary. Beams must be of steel within 750mm of a boundary and a dividing fence forming a side wall of the carport must not be higher than 1.8m. Timber framed carports must be sited 1.2m clear of boundaries.

d. On corner lots - Where an outbuilding is constructed in brick or clad in colorbond, Council will permit a setback of 3.75m to the minor street. Where an outbuilding is clad in zincalume a setback of 7.5m to the minor street will apply.

4.4 Distance from boundaries in any residential zone with an R code below R10 and the rural residential zone of the Shire and on farming zoned lots which have an area of 2 hectares or less

a. Detached outbuildings - To be at the rear or the residence on-site, at least 1.8m clear of the residence, leach drains and septic tanks. All boundary setbacks to be as laid down in the Shire of Pingelly's operative Local Planning Scheme.

b. On corner lots - The setback to the minor street to be the same as the frontage setback laid down in the Shire of Pingelly's operative Local Planning Scheme.

c. Garden sheds - Under this policy, Council will without the need for planning consent or building permit approval, permit the erection of one only garden shed per lot which has a maximum area of up to $10m^2$. The garden shed is to be located on the lot in a position and in a manner agreed to in writing by the Shire's Building Surveyor and such shed is in addition to any other shed permitted under this "Policy".

5. RELATED DOCUMENTATION / LEGISLATION

- Residential Design Codes of Western Australia,

6. REVIEW DETAILS

Review Frequency	Bi-Annually
Council Adoption	18 July 2018, 15 July 2020
Previous Adoption	15 November 2017

67. Consideration of application by local government

(1) Development approval cannot be granted on an application for approval of —

(a) development that is a class X use in relation to the zone in which the development is located, unless —

(i) the development relates to land that is being used for a non-conforming use; and

(ii) the local government considers that the proposed use of the land would be less detrimental than the non-conforming use;

or

(b) development that otherwise does not comply with a requirement of this Scheme, unless —

(i) this Scheme gives the local government discretion to waive or vary the requirement or to grant development approval despite non-compliance with the requirement; or

(ii) the development is permitted under a provision of this Scheme in relation to non-conforming uses.

(2) In considering an application for development approval (other than an application on which approval cannot be granted under subclause (1)), the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —

(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;

(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the *Planning and Development (Local Planning Schemes) Regulations 2015* or any other proposed planning instrument that the local government is seriously considering adopting or approving;

(c) any approved State planning policy;

(d) any environmental protection policy approved under the *Environmental Protection Act 1986* section 31(d);

(e) any policy of the Commission;

(f) any policy of the State;

(fa) any local planning strategy for this Scheme endorsed by the Commission;

(g) any local planning policy for the Scheme area;

(h) any structure plan or local development plan that relates to the development;

(i) any report of the review of the local planning scheme that has been published under the *Planning and Development (Local Planning Schemes) Regulations 2015*;

(j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;

(k) the built heritage conservation of any place that is of cultural significance;

(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;

(m) the compatibility of the development with its setting, including —

(i) the compatibility of the development with the desired future character of its setting; and

(ii) the relationship of the development 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 development;

(n) the amenity of the locality including the following —

(i) environmental impacts of the development;

(ii) the character of the locality;

(iii) social impacts of the development;

(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;

(p) 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;

(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;

(r) the suitability of the land for the development taking into account the possible risk to human health or safety;

(s) the adequacy of —

(i) the proposed means of access to and egress from the site; and

(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;

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

(u) the availability and adequacy for the development of the following —

(i) public transport services;

(ii) public utility services;

(iii) storage, management and collection of waste;

(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);

(v) access by older people and people with disability;

(v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;

(w) the history of the site where the development is to be located;

(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;

(y) any submissions received on the application;

(za) the comments or submissions received from any authority consulted under clause 66;

(zb) any other planning consideration the local government considers appropriate.

(3) Subclause (1) has effect despite the zoning table for this Scheme.

[Clause 67 amended: SL 2020/252 r. 74.]

16.2. Proposed Outbuilding – Lot 349 (No. 51) Raglan Street, Pingelly

File Reference:	**A6722**
Location:	**Lot 349 (No. 51) Raglan Street, Pingelly**
Applicant:	**Geoff Cooper**
Author:	**Steve Thompson (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:	**16.1.1 Information from applicant** **16.1.2 Extract from Planning and Development Local Planning Schemes Regulations 2015** **16.1.3 Council's Outbuilding Policy**
Previous Reference:	**Nil**

Summary

Council to consider an application for an outbuilding at Lot 349 (No. 51) Raglan Street, Pingelly.

Background

The applicant has submitted an application for development consent for a proposed outbuilding (shed) with an area of 24m² at Lot 349 Raglan Street. The proposed outbuilding is 6m long, 4m wide, has a 2.4m wall height and is 2.79m to the roof apex. The applicant advises the proposed outbuilding will be used for storage.

The outbuilding will be constructed in Colorbond materials and is proposed to be located in the north-east corner of the property (the site). The proposed outbuilding will be setback 1m from the northern property boundary and 1m from the eastern boundary (Shannon Street).

The site is 2263m^2 in area and contains a dwelling and several outbuildings. The site has frontage to three streets in Raglan Street, Sharow Street and Shannon Street (laneway).

The site is zoned 'Residential R12.5/R25' under the *Shire of Pingelly Local Planning Scheme No. 3* and is partially located within the bushfire prone area.

This application is required to be considered by Council given the cumulative floor area of existing and proposed outbuildings is over 75m² on Residential zoned land coded R10 or above.

Comment

The proposed outbuilding combined with existing outbuildings has a combined floor area of 163m^2. While larger than the cumulative floor area set in Council's Outbuilding Policy for the Residential zone for lots coded R10 or above, the Council has approved outbuildings over 150m^2 in area in the Residential zone.

While noting the application is inconsistent with a component of Council's Outbuilding Policy, the Development Application is conditionally supported. This follows assessment against the planning framework, information provided by the applicant and the site characteristics. Conditional approval is recommended given:

- The application is considered consistent with Design Principle P3 Outbuildings from *State Planning Policy 7.3 - Residential Design Codes* which states 'Outbuildings that do not detract

from the streetscape or the visual amenity of the residents or neighbouring properties.' This includes that the proposed outbuilding is located to the rear of the site;

- The outbuilding will not detract from the streetscape or the visual amenity of the residents or neighbouring properties. This includes that the outbuilding is well setback from Raglan Street and Sharow Street. The outbuilding is located near Shannon Street which is a laneway;
- The outbuilding is considered compatible with its setting in terms of height, bulk, scale, orientation and appearance;
- There are no overshadowing issues with neighbouring properties;
- The outbuilding overall complies with development standards other than floor area;
- The property is generous in size compared to the cumulative area of the existing and proposed outbuildings;
- The site bounds three streets with proposed setbacks being consistent with expectations for outbuildings on a corner lot; and
- Recommended development conditions and advice can assist to control the use and management of the development.

The proposed outbuilding is recommended for approval, with conditions.

Consultation
Nil

Statutory Environment
The site is zoned 'Residential R12.5/25' in the *Shire of Pingelly's Local Planning Scheme No.3*.

Attachment 16.2.2 is an extract from the *Planning and Development (Local Planning Schemes) Regulations 2015* which sets out matters to be considered by the local government in assessing a Development Application.

The proposed outbuilding is located outside of the designated bushfire prone area.

Policy Implications
Local Planning Policies are relevant in assessing the Development Application. Local Planning Policies are non-statutory documents which are designed to provide guidance to assist the Council in its decision making. Accordingly, the Council is not bound by the policies but is required to have regard to the policies in determining the Development Application.

The key Local Planning Policy is *13.2 Outbuildings* which is provided in Attachment 16.2.3. This in part states:

'In any residential zone with an R10 code or above in the Shire:

a. Non-masonry construction, where the total non-masonry outbuilding area does not exceed 60m² and the total outbuilding area does not exceed 75m²;
b. Masonry or other approved construction, where the total outbuilding area has walls constructed of the same materials and appearance as the house and does not exceed 75m² and no parapet wall is greater in length than 8m;
c. Wall height of any outbuildings not to exceed 3m. This height limitation also applies to parapet walls. In the case of gable roof construction, the maximum building height is not to exceed 4.2m;

d. Prior to considering a parapet wall construction over 8m in length, the applicant will present Council with written agreement to the same by any affected adjoining landowner;
e. No planning consent or building licence approval will be granted or issued for any outbuildings, on any Residential zoned lot, which does not contain a residence;
f. The applicant providing the Shire with a written undertaking that the outbuilding constructed, will only be used for the purpose permitted within the zone in which it is located, under the provisions of the Shire's operative Local Planning Scheme;
g. Any development application which does not comply with the above, shall be referred to Council for consideration.'

It is suggested that the Outbuildings Policy is reviewed to reflect community expectations and to address a changing planning framework.

Financial Implications
The applicant has a right of review to the State Administrative Tribunal to review the Council's decision. If this occurred, the Shire would have associated costs.

Strategic Implications
Outcome 6 A great place to live.
Objective 6.1 Provide responsible planning and development.

Risk Framework

Risk:	The key risk arises with an outbuilding not complying with the Residential Design Codes and not consulting with neighbouring properties. For this application, the outbuilding complies with the Residential Design Codes with outbuilding setbacks and outbuilding height.		
Consequence Theme:	Reputational	**Impact:**	Minor
Consequence:	Low impact, a small number of complaints. Some temporary non-compliance		
Likelihood Rating:	Unlikely	**Risk Matrix:**	Low (4)
Action Plan:	Risk is acceptable with adequate controls, managed by routine procedures and subject to annual monitoring.		

Voting Requirements:
Simple Majority

Officers Recommendation:

That Council grant Development Approval for an outbuilding at Lot 349 on Deposited Plan 223045 (No. 51) Raglan Street, Pingelly pursuant to Schedule 2, Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and subject to the following conditions:

Conditions

1. **The development hereby approved must be carried out in accordance with the submitted plans and specifications (addressing all conditions) or otherwise amended by the local government and these shall not be altered and/or modified without the prior knowledge and written consent of the local government.**

2. **A suitable stormwater plan to the satisfaction of local government must be provided with the Building Permit application. The local government will require that all stormwater from the single house and outbuilding are collected and detained on site to the satisfaction of the local government prior to occupation. The stormwater facilities provided in accordance with this condition shall be permanently maintained in an operative condition to the satisfaction of the local government.**

3. **The outbuilding must not be used for industrial, commercial or habitable purposes.**

4. **The walls and roof are clad in Colorbond colours or similar to the satisfaction of the local government.**

Moved: _____ Seconded: _____

Shire of Pingelly
17 Queen Street, Pingelly, WA, 6308
pingelly.wa.gov.au | 08 9887 1066
admin@pingelly.wa.gov.au

SCHEDULE 6 FORM OF APPLICATION FOR DEVELOPMENT APPROVAL

Shire of Pingelly
Local Planning Scheme No. 3

Application for Development Approval

OWNER DETAILS:	
Name: Geoff Cooper	
Address: [redacted] Pingelly **Postcode:** 6308	
Phone: [redacted]	
Work:	**Email:** [redacted]
Mobile: [redacted]	
Contact Person: Geoff Coopr	
Signature:	**Date:** 08/09/2025
Signature:	**Date:**
The signature of the owner(s) is required on all applications. This application will not proceed without that signature.	

APPLICANT DETAILS:	
Name: Geoff Cooper	
Address: [redacted] Pingelly **Postcode:** 6308	
Phone: [redacted]	
Work:	**Email:** [redacted]
Mobile: [redacted]	
Contact Person for Correspondence: As Above	
Signature:	**Date:** 08/09/2025

Part 2

PROPERTY DETAILS:		
Lot No. 349	**House/Street No:** 51	**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: Raglan	**Suburb:** Pingelly	
Nearest Street Intersection: Raglan & Sharow		

PROPOSED BUILDING/LAND USE:
Full detailed description of proposed development and/or use: 6m x 4m Gable Shed supplied by Aussie Sheds Primary use is - Storage
Nature of any existing buildings and/or use: 1- 3m x 3m Garden shed 2 - 3m x 3m Wood shed 3 - 7.5m x 11m Double Garage 4 - 4.5 m x 8.5 Caravan Awning
Approximate cost of proposed development: $7000
Estimated time of completion: November 2025

Office Use Only	
Acceptance Officer's initials:	*Date Received:*
Local Government Reference No:	

DEVELOPMENT APPLICATION (DA) INFORMATION CHECKLIST
Please note that incomplete applications may not be accepted and may be returned. All applications are to be accompanied by:

- ☐ Application for Development Approval – completed and signed by all owners of the land.
- ☐ Planning application fee (as per the Shire of Pingelly schedule of fees and charges).
- ☐ A copy of the Certificate of Title for the lot, showing ownership, lot dimensions and indicating details of any restrictive covenant/s, easements or other notifications on the title.*
- ☐ Three (3) copies of the complete set of plan drawn 'to scale'.

The plans are to include the following information where applicable. Please note that applications for development of a minor nature such as garages, patios, carports, pergolas and fences are not required to submit the information followed by an Asterisk(*).

1. Site Plan

- ☐ Street number, lot number and street/road name (must be detailed enough to locate the property).
- ☐ North point
- ☐ proposed and existing building/s
- ☐ proposed and existing uses
- ☐ Natural and proposed ground levels (relative to a nominated datum point of AHD)
- ☐ Boundaries and lot dimensions including setbacks to all boundaries
- ☐ Detail and location of any fencing
- ☐ Location, layout and dimensions of any car parking areas
- ☐ Outline of all existing buildings/structures on adjoining properties*
- ☐ Existing areas of vegetation, rural/cultivation and/or landscaping and extent of any clearing
- ☐ the location of any existing and proposed crossover and driveway/s
- ☐ Location of any easements
- ☐ Street verge including – verge street trees, power poles, drainage pits, manholes, footpaths, and any other obstructions*
- ☐ the temporary or permanent change to any drainage areas of the site including flood plains, creek-lines, river, dam, wetlands etc

2. Floor Plan

- ☐ A plan of every storey with floor levels (RL or AHD)
- ☐ Indicate internal layout showing doors/windows etc, room names and/or use and their dimensions*
- ☐ Roof/eaves lines*
- ☐ Setbacks to all boundaries on all sides
- ☐ Total floor area in square metres

3. Elevations

- ☐ All four elevations are to be submitted with description/heading of each elevation (or 3 for minor developments)
- ☐ Natural and proposed ground and finish floor levels (relative to a nominated datum point or AHD)
- ☐ Over all height dimensions to be shown from the natural ground level to ridge

4. Demolition/Partial Demolition

- ☐ For proposals including partial demolition clearly show areas to be demolished on site plan.
- ☐ For proposals including full demolition please refer to a complete separate Demolition checklist.

Notes

a) In addition to obtaining Development Approval, approvals or exemptions maybe required from other authorities to Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approval from FESA and other services authorities.

b) Planning Approval must be obtained prior to the lodgement of a Building Permit Application.

67. Consideration of application by local government

(1) Development approval cannot be granted on an application for approval of —

(a) development that is a class X use in relation to the zone in which the development is located, unless —

(i) the development relates to land that is being used for a non-conforming use; and

(ii) the local government considers that the proposed use of the land would be less detrimental than the non-conforming use;

or

(b) development that otherwise does not comply with a requirement of this Scheme, unless —

(i) this Scheme gives the local government discretion to waive or vary the requirement or to grant development approval despite non-compliance with the requirement; or

(ii) the development is permitted under a provision of this Scheme in relation to non-conforming uses.

(2) In considering an application for development approval (other than an application on which approval cannot be granted under subclause (1)), the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —

(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;

(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the *Planning and Development (Local Planning Schemes) Regulations 2015* or any other proposed planning instrument that the local government is seriously considering adopting or approving;

(c) any approved State planning policy;

(d) any environmental protection policy approved under the *Environmental Protection Act 1986* section 31(d);

(e) any policy of the Commission;

(f) any policy of the State;

(fa) any local planning strategy for this Scheme endorsed by the Commission;

(g) any local planning policy for the Scheme area;

(h) any structure plan or local development plan that relates to the development;

(i) any report of the review of the local planning scheme that has been published under the *Planning and Development (Local Planning Schemes) Regulations 2015*;

(j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;

(k) the built heritage conservation of any place that is of cultural significance;

(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;

(m) the compatibility of the development with its setting, including —

(i) the compatibility of the development with the desired future character of its setting; and

(ii) the relationship of the development 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 development;

(n) the amenity of the locality including the following —

(i) environmental impacts of the development;

(ii) the character of the locality;

(iii) social impacts of the development;

(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;

(p) 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;

(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;

(r) the suitability of the land for the development taking into account the possible risk to human health or safety;

(s) the adequacy of —

(i) the proposed means of access to and egress from the site; and

(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;

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

(u) the availability and adequacy for the development of the following —

(i) public transport services;

(ii) public utility services;

(iii) storage, management and collection of waste;

(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);

(v) access by older people and people with disability;

(v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;

(w) the history of the site where the development is to be located;

(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;

(y) any submissions received on the application;

(za) the comments or submissions received from any authority consulted under clause 66;

(zb) any other planning consideration the local government considers appropriate.

(3) Subclause (1) has effect despite the zoning table for this Scheme.

[Clause 67 amended: SL 2020/252 r. 74.]

Council Policy Name:	13.2 Outbuildings
Responsible Directorate:	Technical Services

1. PURPOSE

1.1 This policy provides direction and guidance on the area and height of outbuildings and the like that Council will permit within the Shire boundaries. Outbuildings and structures that comply with the following requirements may be approved by Council's Building Surveyor without having the need to be submitted to an Ordinary Meeting of Council.

2. SCOPE

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

3. DEFINITIONS

3.1 **Outbuilding** is an enclosed non-habitable structure that is required to meet the standards of the Building Code of Australia and is detached from any dwelling.

3.2 **Carport** is a roofed structure designed to accommodate one or more motor vehicles unenclosed except to the extent that it abuts a dwelling or a property boundary on one side and being without a door.

3.3 **Garage** is any enclosed and roofed structure, other than a carport, designed to accommodate one or more motor vehicles.

3.4 **Patio** is a roofed shade structure either attached to a dwelling or free standing is required to be open on fifty percent of its sides.

3.5 **Pergola** is a light weight shade structure that does not have a solid roof. It may be attached to a dwelling or can be free standing.

3.6 **Statutory Powers:** This policy has been prepared in conjunction with the requirements of the *Residential Design Codes of Western Australia*, i.e. The performance criteria relative to outbuildings (Clause 5.4.3) states:
"*Outbuildings that do not detract from the streetscape or the visual amenity of the residents or neighbouring properties.*"

4. POLICY STATEMENT

Policy Intention

- To provide some flexibility in the requirements for outbuildings and the like in residential areas.
- To ensure that the provisions of the current *Residential Design Codes* are appropriately addressed.
- To improve customer service standards through the timely processing of planning and building applications for outbuildings.

Buildings are to comply with any local planning policy made under the Scheme in respect of the design of carports and garages, including the colour, scale, materials and roof pitch of buildings. This policy provides design requirements for carports and garages, however it does not interfere with any other requirement of the Residential Design Codes relating to carports and garages.

This policy does not alter or change in any way the acceptable development criteria of the *Residential Design Codes* currently in force.

Within all "Residential" and "Rural Residential" zoned areas of the Shire and on Farming zoned lots with an area of 2ha or less except as otherwise stated, planning consent for all outbuildings is required. If planning consent is granted, building approval will be issued for outbuildings which are appurtenant to a dwelling, provided all boundary setbacks and building separation requirements have been complied with, the building is of single storey construction, located behind any residence on-site and provided the proposed development complies with the following:

4.1 In any residential zone with an R10 code or above in the Shire:

a. Non-masonry construction, where the total non-masonry outbuilding area does not exceed 60m² and the total outbuilding area does not exceed 75m²;
b. Masonry or other approved construction, where the total outbuilding area has walls constructed of the same materials and appearance as the house and does not exceed 75m² and no parapet wall is greater in length than 8m;
c. Wall height of any outbuildings not to exceed 3m. This height limitation also applies to parapet walls. In the case of gable roof construction, the maximum building height is not to exceed 4.2m;
d. Prior to considering a parapet wall construction over 8m in length, the applicant will present Council with written agreement to the same by any affected adjoining landowner;
e. No planning consent or building licence approval will be granted or issued for any outbuildings, on any Residential zoned lot, which does not contain a residence;
f. The applicant providing the Shire with a written undertaking that the outbuilding constructed, will only be used for the purpose permitted within the zone in which it is located, under the provisions of the Shire's operative Local Planning Scheme;
g. Any development application which does not comply with the above, shall be referred to Council for consideration.

4.2 In any residential zone with an R code below R10, the rural residential zone of the Shire and on farming zoned lots which have an area of 2ha or less

a. Non-masonry zincalume construction, where the total zincalume outbuilding area does not exceed 75m² and the total outbuilding area does not exceed 200m², or
b. Non-masonry colorbond construction, where the total colorbond outbuilding area does not exceed 150m² and the total outbuilding area does not exceed ²
c. Masonry or other approved construction, where the total outbuilding area has walls constructed of the same materials and appearance as the house and does not exceed 200m²,
d. Wall height of any outbuilding not to exceed 4m. In the case of a gable roof construction, the maximum building height is not to exceed 5m;
e. No planning consent or building licence approval will be granted or issued, for any outbuildings on a residential or rural residential zoned lot where a building licence has not been issued for a residence and / or where an outbuilding is not located at least 4m from any boundary of the lot;
f. The applicant providing the Shire with a written undertaking that the outbuilding constructed, will only be used for purposes permitted within the zone in which it is located under the provisions of the Shire's operative Local Planning Scheme;
g. Any development application which does not comply with the above shall be referred to Council for consideration.

4.3 Distance from boundaries on any residential zoned lot with an R code of 10 or above:

a. Garages, shed, pergolas and patios - brick construction
   i. Attached to house - 1m from side boundaries. Eaves not closer than 750mm measured from the outer edge of the gutter.
   ii. Detached from house - Must be 1.8m clear of house with either parapet wall on boundary or walls 1m from boundary with eaves 750mm clear of boundary.

b. Garages, sheds, pergolas, and patios - steel framed construction - Detached from house only - Must be at the rear of the residence 1.8m clear of the residence, leach drains and septic tanks and 1.2m clear of side and rear boundaries.

c. Carports - Columns of brick (350mm x 350mm) or steel may be erected on a boundary provided no more than 4 columns are used and roofing including guttering is at least 750mm clear of the boundary. Beams must be of steel within 750mm of a boundary and a dividing fence forming a side wall of the carport must not be higher than 1.8m. Timber framed carports must be sited 1.2m clear of boundaries.

d. On corner lots - Where an outbuilding is constructed in brick or clad in colorbond, Council will permit a setback of 3.75m to the minor street. Where an outbuilding is clad in zincalume a setback of 7.5m to the minor street will apply.

4.4 Distance from boundaries in any residential zone with an R code below R10 and the rural residential zone of the Shire and on farming zoned lots which have an area of 2 hectares or less

a. Detached outbuildings - To be at the rear or the residence on-site, at least 1.8m clear of the residence, leach drains and septic tanks. All boundary setbacks to be as laid down in the Shire of Pingelly's operative Local Planning Scheme.

b. On corner lots - The setback to the minor street to be the same as the frontage setback laid down in the Shire of Pingelly's operative Local Planning Scheme.

c. Garden sheds - Under this policy, Council will without the need for planning consent or building permit approval, permit the erection of one only garden shed per lot which has a maximum area of up to $10m^2$. The garden shed is to be located on the lot in a position and in a manner agreed to in writing by the Shire's Building Surveyor and such shed is in addition to any other shed permitted under this "Policy".

5. RELATED DOCUMENTATION / LEGISLATION

- Residential Design Codes of Western Australia,

6. REVIEW DETAILS

Review Frequency	Bi-Annually
Council Adoption	18 July 2018, 15 July 2020
Previous Adoption	15 November 2017

17. ELECTED MEMBERS MOTIONS WITH PREVIOUS NOTICE

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. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Officers 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. Confidential Item – Appointment of a Senior Employee

Reasons for Confidentiality

This report is confidential in accordance with Section 5.23(2) of the Local Government Act 1995 which permits the meeting to be closed to the public for business relating to the following:

(a) a matter affecting an employee or employees;
(b) the personal affairs of any person;
(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;

Officers Recommendation:

That the meeting be re-opened to the public.

Moved: _____ Seconded: _____

20. CLOSURE OF MEETING

The Chairman to declare the meeting closed.