THREE SPRINGS SHIRE COUNCIL

Heart of North Midlands

# ATTACHMENT BOOK

ORDINARY COUNCIL MEETING
TO BE HELD ON
WEDNESDAY
26 FEBRUARY 2025

WILDFLOWER COUNTRY

Heart of North Midlands

# CONTENTS OF ATTACHMENTS
# ORDINARY COUNCIL MEETING
# 26 FEBRUARY 2025


| | Town Planning Scheme Review | Pages |
|---|---|---|
| 10.1.1 | Shire of Three Springs Local Planning Scheme No.3 | |
| 10.1.2 | Schedule of Submissions | 003-050 |
| 10.1.3 | Copy of submissions | 051-068 |
| 10.1.4 | Draft Schedule of Modifications | 068-103 |
| 10.1.5 | Scheme Review Process Flowchart | 104 |
| | **Solar Farm Amendment** | |
| 10.2.1 | Amendment Application | 105-113 |
| 10.2.2 | DAP 14/12/17 Agenda | 114-189 |
| 10.2.3 | DAP Minutes | 190-197 |
| 10.3 | Elections 2025 – Correspondence | 198-202 |
| 10.5 | Community Small Grant Application | 203-207 |
| 10.6 | Monthly Financial Report 31 December 2024 | 208-235 |
| 10.7 | Monthly Financial Report 31 January 2025 | 236-263 |
| 10.8 | List of creditors paid as at 31 December 2024 | 264-276 |
| 10.9 | List of creditors paid as at 31 January 2025 | 277-286 |


WILDFLOWER COUNTRY

GO TO CONTENTS PAGE

# SHIRE OF THREE SPRINGS

## Local Planning Scheme No. 3

GOVERNMENT OF WESTERN AUSTRALIA

Department of Planning, Lands and Heritage

# DRAFT FOR ADVERTISING

Disclaimer

This is a copy of the Local Planning Scheme produced from an electronic version of the Scheme held and maintained by the Department of Planning, Lands and Heritage. Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a legal version of the Scheme.

Please advise the Department of Planning, Lands and Heritage of any errors or omissions in this document.

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# SHIRE OF THREE SPRINGS LPS 3 - TEXT AMENDMENTS

| AMD NO | GAZETTAL DATE | UPDATED | | DETAILS |
|---|---|---|---|---|
| | | WHEN | BY | |
| | | | | |

## Table Of Contents

**TABLE OF CONTENTS ..... 3**

**PART 1 — PRELIMINARY ..... 5**

1. Citation ..... 5
2. Commencement ..... 5
3. Scheme revoked ..... 5
4. Notes do not form part of Scheme ..... 5
5. Responsibility for Scheme ..... 5
6. Scheme area ..... 5
7. Contents of Scheme ..... 5
8. Purposes of Scheme ..... 5
9. Aims of Scheme ..... 6
10. Relationship with local laws ..... 6
11. Relationship with other local planning schemes ..... 6
12. Relationship with region planning scheme ..... 6

**PART 2 — RESERVES ..... 7**

13. Regional Reserves ..... 7
14. Local Reserves ..... 7
15. Additional uses for local reserves ..... 8

**PART 3 — ZONES AND USE OF LAND ..... 9**

16. Zones ..... 9
17. Zoning table ..... 11
18. Interpreting zoning table ..... 12
19. Additional uses ..... 14
20. Restricted uses ..... 14
21. Special use zones ..... 14
22. Non-conforming uses ..... 14
23. Changes to non-conforming use ..... 15
24. Register of non-conforming uses ..... 15

**PART 4 — GENERAL DEVELOPMENT REQUIREMENTS .....17**

25. R-Codes .....17
26. Modification of R-Codes .....17
27. Other planning codes to be read as part of Scheme .....17
28. Modification of planning codes .....17
29. Environmental conditions .....18
30. General development standards and requirements .....18
31. Site specific development standards and requirements .....27
32. Variations to site and development requirements .....27
33. Restrictive covenants .....27

**PART 5 — SPECIAL CONTROL AREAS.....29**

34. Special control areas .....29

**PART 6 — TERMS REFERRED TO IN SCHEME .....31**

35. Terms used .....31

**SCHEDULE 1 – CAR PARKING REQUIREMENTS.....34**

**SCHEDULE 2 – DEVELOPMENT REQUIREMENTS.....37**

**SCHEDULE 3 – SPECIAL USE ZONES.....38**

**SCHEDULE 4 – RESTRICTED USES .....39**

**SCHEDULE 5 – ADDITIONAL INFORMATION FOR ADVERTISEMENTS40**

COUNCIL RESOLUTION TO ADVERTISE LOCAL PLANNING SCHEME.....41

COUNCIL RESOLUTION TO SUPPORT SCHEME FOR APPROVAL.....42

# PART 1 — PRELIMINARY

**1. Citation**

This local planning scheme is the Shire of Three Springs Local Planning Scheme No. 3.

**2. Commencement**

Under section 87(4) of the Act, this local planning scheme comes into operation on the day on which it is published in the Gazette.

**3. Scheme revoked**

The following local planning scheme is revoked –

Shire of Three Springs Scheme No.2 published in the Government Gazette on the 27th January 2017.

**4. Notes do not form part of Scheme**

Notes, and Instructions printed in italics, do not form part of this Scheme.

Note: The *Interpretation Act 1984* section 32 makes provision in relation to whether headings form part of the written law.

**5. Responsibility for Scheme**

The Shire of Three Springs is the local government responsible for the enforcement and implementation of this scheme and the execution of any works required to be executed under this scheme.

**6. Scheme area**

This Scheme applies to the area shown on the Scheme Map.

**7. Contents of Scheme**

(1) In addition to the provisions set out in this document (the scheme text), this Scheme includes the following —

(a) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2); and

(b) the Scheme Map (Sheets 1 – 6).

(2) This Scheme is to be read in conjunction with any local planning strategy for the Scheme area.

**8. Purposes of Scheme**

The purposes of this Scheme are to —

(a) set out the local government's planning aims and intentions for the Scheme area;

(b) set aside land as local reserves for public purposes;

(c) zone land within the Scheme area for the purposes defined in this Scheme;

(d) control and guide development including processes for the preparation of structure plans and local development plans;

(e) set out procedures for the assessment and determination of development applications;

(f) set out procedures for contributions to be made for the costs of providing infrastructure in connection with development through development contribution plans;

(g) make provision for the administration and enforcement of this Scheme; and

(h) address other matters referred to in Schedule 7 of the Act.

**9. Aims of Scheme**

The aims of this Scheme are —

(a) to assist the effective implementation of regional plans and policies including the State Planning Strategy;

(b) to protect areas of agricultural significance for sustainable food production;

(c) to encourage economic growth in rural areas by identifying appropriate areas for more intensive and diversified use of rural land for high value products compatible with surrounding farm practices;

(d) to encourage processing and value adding industries to be located within the Shire, and promoting tourism;

(e) to provide opportunities for planned, contained and sustainable settlements in locations with access to services and infrastructure;

(f) to ensure development in rural areas is planned so as not to prejudice productive rural land uses, to protect and enhance rural landscapes and environmental values, and to ensure accessibility to services and facilities;

(g) to protect the natural environment and biodiversity while ensuring appropriate development opportunities within the local government are realised;

(h) to promote and safeguard public health, safety and general welfare of the community;

(i) to promote the sustainable management of natural resources including energy, water, land, minerals and basic raw materials by preventing land degradation and integrating land and catchment management with land use planning; and

(j) to protect the character of significant landscapes as part of the environmental heritage and sense of place and as a resource for tourism.

**10. Relationship with local laws**

Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency.

**11. Relationship with other local planning schemes**

There are no other Schemes of the Shire of Three Springs which apply to the Scheme Area.

**12. Relationship with region planning scheme**

There are no region planning schemes which apply to the Scheme area.

## PART 2 — RESERVES

### 13. Regional Reserves

There are no regional reserves in the Scheme area.

### 14. Local Reserves

(1) In this clause —

***Department of Main Roads*** means the department principally assisting in the administration of the *Main Roads Act 1930*;

***Western Australian Road Hierarchy*** means the document of that name available on the website maintained by the Department of Main Roads.

(2) Local reserves are shown on the Scheme Map according to the legend on the Scheme Map.

(3) The objectives of each local reserve are as follows —

**Table 1 — Reserve objectives**

| Reserve name | Objectives |
|---|---|
| Public Open Space | • To set aside areas for public open space, particularly those established under the *Planning and Development Act 2005 s. 152*.<br>• To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage. |
| Environmental Conservation | • To identify areas with biodiversity and conservation value, and to protect those areas from development and subdivision.<br>• To identify and protect areas of biodiversity conservation significance within National Parks and State and other conservation reserves. |
| Civic and Community | • To provide for a range of community facilities which are compatible with surrounding development.<br>• To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community benefit. |
| Cultural Facilities | • Civic and Community which specifically provide for a range of essential cultural facilities. |
| Public Purposes | • To provide for a range of essential physical and community infrastructure. |
| Medical Services | • Public Purposes which specifically provide for a range of essential medical services. |
| Infrastructure Services | • Public Purposes which specifically provide for a range of essential infrastructure services. |
| Education | • Public Purposes which specifically provide for a range of essential education facilities. |

| Reserve name | Objectives |
|---|---|
| Emergency Services | • Public Purposes which specifically provide for a range of essential emergency services. |
| Cemetery | • To set aside land required for a cemetery. |
| Railways | • To set aside land required for passenger rail and rail freight services. |
| Primary Distributor Road | • To set aside land required for a primary distributor road being a road classified as a Regional Distributor or Primary Distributor under the Western Australian Road Hierarchy. |
| Local Distributor Road | • To set aside land required for a local distributor road being a road classified as a Local Distributor under the Western Australian Road Hierarchy. |
| Local Road | • To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy. |

**15. Additional uses for local reserves**

(1) Table 2 sets out -

(a) classes of use for specified land located in local reserves that are additional to classes of use determined in accordance with the objectives of the reserve; and

*(b)* the conditions that apply to that additional use.

**Table 2 – Specified additional uses for land in local reserves in Scheme area**

| No. | Description of Land | Additional Use | Conditions |
|---|---|---|---|
| AR1 | Lot 195 on Reserve 30000 on Plan 207297 | Caravan Park<br>Caretakers Dwelling<br>Nature Based Park<br>Club Premises<br>Civic Use | No conditions. |

(2) Despite anything contained in clause 14, land that is specified in Table 2 to subclause (1) may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use.

## PART 3 — ZONES AND USE OF LAND

**16. Zones**

(1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.

(2) The objectives of each zone are as follows —

**Table 3— Zone objectives**

| Zone Name | Objectives |
|---|---|
| Residential | • To provide for a range of housing and a choice of residential densities to meet the needs of the community.<br>• To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.<br>• To provide for a range of non-residential uses, which are compatible with and complementary to residential development. |
| Commercial | • To provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites or activity centres.<br>• To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.<br>• To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality. |
| Rural Residential | • To provide for lot sizes in the range of 1 ha to 4 ha.<br>• To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.<br>• To set aside areas for the retention of vegetation and landform or other features which distinguish the land. |
| Rural Smallholding | • To provide for lot sizes in the range of 4 ha to 40 ha.<br>• To provide for a limited range of rural land uses where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.<br>• To set aside areas for the retention of vegetation and landform or other features which distinguish the land. |
| Rural Townsite | • To provide for a range of land uses that would typically be found in a small country town. |

| Zone Name | Objectives |
|---|---|
| Rural | • To provide for the maintenance or enhancement of specific local rural character.<br>• To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.<br>• To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.<br>• To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.<br>• To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses. |
| Light Industry | • To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones.<br>• To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity. |
| General Industry | • To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses.<br>• To accommodate industry that would not otherwise comply with the performance standards of light industry.<br>• Seek to manage impacts such as noise, dust and odour within the zone. |
| Special Use Zone | • To facilitate special categories of land uses which do not sit comfortably within any other zone.<br>• To enable the Council to impose specific conditions associated with the special use. |

## 17. Zoning table

The zoning table for this Scheme is as follows —

**Table 4 – Zoning Table**

| USE AND DEVELOPMENT CLASSE | ZONES | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Residential | Commercial | Light Industry | General Industry | Rural Townsite | Rural Residential | Rural Smallholding | Rural | Special Use |
| **RESIDENTIAL USES** | | | | | | | | | |
| Ancillary Dwelling | D | D | X | X | D | X | X | D | |
| Aged or Dependent Persons Dwelling | P | D | X | X | D | X | X | X | |
| Caretaker's Dwelling | X | D | D | D | A | X | X | D | |
| Grouped Dwelling | D | D | X | X | D | X | X | D | |
| Home Business | D | D | X | X | D | D | D | D | |
| Home Occupation | P | P | X | X | P | P | P | P | |
| Home Office | P | P | X | X | P | P | P | P | |
| Home Store | A | D | X | X | A | X | X | X | |
| Independent Living Complex | D | X | X | X | A | X | X | X | |
| Multiple Dwelling | D | D | X | X | A | X | X | X | |
| Repurposed Dwelling | A | A | X | X | A | A | D | D | |
| Residential Aged Care Facility | D | X | X | X | D | X | X | X | |
| Residential Building | A | D | X | X | D | X | X | X | |
| Second Hand Dwelling | D | D | X | X | D | D | D | D | |
| Single House | P | D | X | X | P | P | P | P | |
| Workforce Accommodation | A | X | X | X | A | X | X | A | |
| **TOURIST AND ENTERTAINMENT** | | | | | | | | | |
| Amusement Parlour | X | D | X | X | X | X | X | X | |
| Bed and Breakfast | A | D | X | X | A | A | A | D | |
| | | | | | | | | | |
| Caravan Park | X | X | X | X | A | X | X | A | |
| Holiday Accommodation | A | X | X | X | A | X | A | D | |
| Holiday House | A | X | X | X | A | A | A | A | |
| Hotel | X | A | X | X | X | X | X | X | |
| Motel | X | D | X | X | X | X | X | X | |
| Nature Based Park | X | X | X | X | X | X | X | A | |
| Tavern | X | A | X | X | X | X | X | X | |
| Tourist Development | X | A | X | X | A | X | A | A | |
| **COMMERCE** | | | | | | | | | |
| Art Gallery | A | P | X | X | A | A | A | D | |
| Betting Agency | X | P | X | X | X | X | X | X | |
| Bulky Goods Showroom | X | D | P | D | X | X | X | X | |
| Cinema / Theatre | X | P | X | X | X | X | X | X | |
| Commercial Vehicle Parking | A | P | P | P | D | D | D | A | |
| Consulting Rooms | A | P | X | X | A | X | X | X | |
| Convenience Store | X | P | X | X | A | X | X | X | |
| | | | | | | | | | |
| Fast Food Outlet | X | D | X | X | X | X | X | X | |
| Garden Centre | X | D | P | D | A | A | D | D | |
| Lunch Bar | X | P | D | D | X | X | X | X | |
| Market | X | D | X | X | A | X | X | X | |
| Medical Centre | A | D | X | X | A | X | X | X | |
| Motor Vehicle, Boat or Caravan Sales | X | A | D | D | X | X | X | X | |
| Motor Vehicle Repair | X | A | P | P | X | X | X | X | |
| Motor Vehicle Wash | X | A | P | P | X | X | X | X | |
| Nightclub | X | A | X | X | X | X | X | X | |
| Office | X | P | D | D | D | X | X | X | |
| Reception Centre | X | D | X | X | X | X | X | X | |

See Schedule 3

| USE AND DEVELOPMENT CLASSE | ZONES | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Residential | Commercial | Light Industry | General Industry | Rural Townsite | Rural Residential | Rural Smallholding | Rural | Special Use |
| Restaurant/ Cafe | X | P | X | X | X | X | A | A | See Schedule 3 |
| Restricted Premises | X | A | A | X | X | X | X | X | |
| Service Station | X | A | D | D | X | X | X | X | |
| Shop | X | P | D | D | A | X | X | X | |
| Trade Display | X | D | P | P | X | X | X | X | |
| Transport Depot | X | X | A | P | X | X | X | X | |
| Winery | X | X | X | X | X | X | A | A | |
| **OTHER** | | | | | | | | | |
| Corrective Institution | X | X | X | X | X | X | X | A | |
| Funeral Parlour | X | A | A | X | X | X | X | X | |
| Telecommunication Infrastructure | A | D | D | D | A | A | A | D | |
| Veterinary Centre | X | A | D | X | D | X | D | D | |
| Waste Storage Facility | X | X | X | X | X | X | X | A | |
| **INDUSTRY** | | | | | | | | | |
| Fuel Depot | X | X | X | D | X | X | X | X | |
| Industry | X | X | X | P | X | X | X | X | |
| | | | | | | | | | |
| Industry - Extractive | X | X | X | D | X | X | X | A | |
| Industry - Light | X | X | P | D | X | X | X | X | |
| Industry – Primary Production | X | X | A | D | X | X | A | D | |
| Mining Operations | X | X | X | X | X | X | X | D | |
| Warehouse / Storage | X | D | P | P | A | X | X | X | |
| **CIVIC AND COMMUNITY** | | | | | | | | | |
| Child Care Premises | A | D | X | X | A | A | A | X | |
| Civic Use | D | D | D | X | A | X | X | X | |
| Club Premises | X | D | X | X | X | X | X | X | |
| Community Purpose | A | P | D | X | D | X | X | D | |
| Educational Establishment | A | D | A | X | A | X | X | A | |
| Exhibition Centre | X | P | D | X | X | X | A | A | |
| Family Day Care | D | D | X | X | P | P | P | P | |
| Hospital | X | D | X | X | X | X | X | X | |
| Place of Worship | A | D | X | X | D | X | X | X | |
| Recreation - Private | X | D | D | X | A | X | A | A | |
| **RURAL** | | | | | | | | | |
| Abattoir | X | X | X | A | X | X | X | A | |
| Agriculture - Extensive | X | X | X | X | X | X | D | P | |
| Agriculture - intensive | X | X | X | X | X | A | D | D | |
| Animal Establishment | X | X | A | A | X | X | A | D | |
| Animal Husbandry - Intensive | X | X | X | A | X | X | X | D | |
| | | | | | | | | | |
| | | | | | | | | | |
| Renewable Energy Facility | X | X | X | X | X | X | X | A | |
| Rural Home Business / Industry - Cottage | X | X | X | X | D | D | D | P | |
| Rural Pursuit/ Hobby Farm | X | X | X | X | X | D | D | D | |
| Tree Farm | X | X | X | X | X | X | X | D | |

'Mining operations' covered by the *Mining Act 1978* is exempt from the requirement of development approval and will be determined in accordance with the *Mining Act 1978*.

**18. Interpreting zoning table**

(1) The permissibility of uses of land in the various zones in the Scheme area is determined by cross-reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table.

(2) The symbols used in the zoning table have the following meanings —

P means that the use is permitted if it complies with all relevant development standards and requirements of this Scheme;

I means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with all relevant development standards and requirements of this Scheme;

D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;

A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions;

X means that the use is not permitted by this Scheme.

Note: 1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the carrying out of works on, and the use of, land.

2. Under clause 61 of the deemed provisions, certain works and uses are exempt from the requirement for development approval.

3. Clause 67 of the deemed provisions deals with the consideration of applications for development approval by the local government. Under that clause, development approval cannot be granted for development that is a class X use in relation to the zone in which the development is located, except in certain circumstances where land is being used for a non-conforming use.

(3) A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.

(4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table —

(a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or

(b) determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or

(c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.

(5) If a use of land is identified in a zone as being a class P or class I use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.

(6) If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land —

(a) a structure plan;

(b) a local development plan.

**19. Additional uses**

(1) Table 5 sets out —

(a) classes of use for specified land that are additional to the classes of use that are permissible in the zone in which the land is located; and

(b) the conditions that apply to that additional use.

**Table 5 - Specified additional uses for zoned land in Scheme area**

| No. | Description of land | Additional use | Conditions |
|---|---|---|---|
| 1 | Lot 65 (No.28) Williamson Street, Three Springs | Transport Depot | 1. The additional use on the land is permitted only in so far as it remains ancillary to the predominant use of the site for residential purposes.<br>2. Development associated with the approved use is to be positioned to the rear of the subject land and provided with landscaping screening to minimise the visual impact on the streetscape.<br>3. Any proposed alterations or extensions to the proposed use require an application for development approval and the local government may advertise any such application in accordance with clause 64 of the Deemed Provisions. |
| 2 | Lot 555 (No.42) Carter Street, Three Springs | Exhibition Centre | Any proposal for the use/development of the land will require a development application to be submitted for approval and the local government may advertise any proposal in accordance with Clause 64 of the deemed provisions. |

(2) Despite anything contained in the zoning table, land that is specified in Table 5 to subclause (1) may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use.

**20. Restricted uses**

There are no restricted uses which apply to this Scheme.

**21. Special use zones**

(1) Schedule 3 sets out —

(a) special use zones for specified land that are in addition to the zones in the zoning table; and

(b) the classes of special use that are permissible in that zone; and

(c) the conditions that apply in respect of the special uses.

(2) A person must not use any land, or any structure or buildings on land, in a special use zone except for a class of use that is permissible in that zone and subject to the conditions that apply to that use.

Note: Special use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.

**22. Non-conforming uses**

(1) Unless specifically provided, this Scheme does not prevent —

(a) the continued use of any land, or any structure or building on land, for the purpose for which it was being lawfully used immediately before the commencement of this Scheme; or

(b) the carrying out of development on land if —

(i) before the commencement of this Scheme, the development was lawfully approved; and

(ii) the approval has not expired or been cancelled.

(2) Subclause (1) does not apply if —

(a) the non-conforming use of the land is discontinued; and

(b) a period of 6 months, or a longer period approved by the local government, has elapsed since the discontinuance of the non-conforming use.

(3) Subclause (1) does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government —

(a) purchases the land; or

(b) pays compensation to the owner of the land in relation to the non-conforming use.

**23. Changes to non-conforming use**

(1) A person must not, without development approval —

(a) alter or extend a non-conforming use of land; or

(b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or

(c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or

(d) change the use of land from a non-conforming use to another use that is not permitted by the Scheme.

(2) An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.

(3) A local government may only grant development approval for a change of use of land referred to in subclause (1)(d) if, in the opinion of the local government, the proposed use —

(a) is less detrimental to the amenity of the locality than the existing non-conforming use; and

(b) is closer to the intended purpose of the zone in which the land is situated.

**24. Register of non-conforming uses**

(1) The local government may prepare a register of land within the scheme area that is being used for a non-conforming use.

(2) A register prepared by the local government must set out the following —

(a) a description of each area of land that is being used for a non-conforming use;

(b) a description of any building on the land;

(c) a description of the non-conforming use;

(d) the date on which any discontinuance of the non-conforming use is noted.

(3) If the local government prepares a register under subclause (1) the local government —

(a) must ensure that the register is kept up-to-date; and

(b) must ensure that an up-to-date copy of the register is published in accordance with clause 87 of the deemed provisions.

(3A) Subclause (3)(b) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.

(4) An entry in the register in relation to land that is being used for a non-conforming use is evidence of the matters set out in the entry, unless the contrary is proved.

## PART 4 — GENERAL DEVELOPMENT REQUIREMENTS

**25. R-Codes**

(1) The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.

(2) The local government must ensure that the R-Codes are published in accordance with clause 87 of the deemed provisions.

(2A) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.

(3) The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within the boundaries of the area shown on the Scheme Map.

(4) The R-Codes apply to an area if –

(a) the area has a coding number superimposed on it in accordance with subclause (3); or

(b) a provision of this Scheme provides that the R-Codes apply to the area.

(5) The R-Codes can be applied in full or in part, in a provision of the Scheme.

**26. Modification of R-Codes**

(1) The Residential Design Code for land zoned 'Commercial' shall be R10/30 unless otherwise indicated on the Scheme Maps.

(2) The Residential Design Code for land zoned 'Rural Townsite' shall be R10/30 unless otherwise indicated on the Scheme maps.

(3) Residential development with the R10/30 code shall permit a single dwelling at the R10 density and grouped or multiple dwellings at R30 density.

(4) The Council shall not approve a residential development with a density exceeding R10 unless a connection to a sewer network is available or otherwise it is in accordance with the provisions of any relevant Government Sewerage Policy.

**27. Other planning codes to be read as part of Scheme**

(1) The planning codes set out in Table 6, modified as set out in clause 28, are to be read as part of this Scheme.

**Table 6 - Planning codes to be read as part of Scheme**

| Planning codes to be read as part of Scheme |
|---|
| There are no other planning codes that are to be read as part of the Scheme. |

(2) The local government must ensure that each planning code referred to in subclause (1) is published in accordance with clause 87 of the deemed provisions.

(3) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.

**28. Modification of planning codes**

There are no modifications to a planning code that, under clause 27 is to be read as part of the Scheme.

**29. Environmental conditions**

There are no environmental conditions imposed under the *Environmental Protection Act 1986* that apply to this Scheme.

**30. General development standards and requirements**

(1) The Table sets out requirements relating to development that are additional to those set out in the R-Codes or other planning codes listed under clause 29, precinct structure plans, local development plans or State or local planning policies.

**Table 7 - Additional site and development requirements that apply to land in Scheme area**

| No. | Description of Land | Requirement |
|---|---|---|
| **1.** | **All Zones** | **General Development Standards and Requirements**<br>1) The development requirements relating to setbacks and open space / landscaping are set out in Schedule 2.<br>2) For non-residential development in the Residential zone, the standards shall be as determined by the local government in each particular case. |
| **2.** | **All Zones** | **Use of Land between the Street Alignment and Front Building Setback**<br>1) In all zones, a person shall not use land between the street alignment and the front building setback except for one or more of the following purposes:<br>a) gardens and other landscaping including pools and pergolas in the Residential zone;<br>b) access driveways; and<br>c) vehicle parking. |
| **3.** | **Commercial Zone** | 1) The local government may permit mixed use development within the Commercial zone, provided the residential component is built above or behind the commercial component.<br>2) |
| **4.** | **General Industry and Light Industry Zones** | 1) When considering any application for development approval for any industrial use, the local government may:<br>a) Require the applicant to provide a report on such matters as the effect of the proposal on the air quality, the levels of dust and other airborne pollutants, the quality of the ground water, road traffic and the amenity of the area as well as other matters which in the opinion of the local government need to be addressed.<br>b) Consult and shall have regard to the advice of the Department of Health, the Department of Water and Environmental Regulation and the Environmental Protection Authority regarding any aspect of the proposal.<br>2) The maximum site coverage to be permitted for development on land zoned 'Light Industry' is 0.6.<br>3) The maximum site coverage to be permitted for development on land zoned 'General Industry' is 0.5.<br>4) The local government may vary the minimum setback to less than that shown in Schedule 2 subject the application being publicly advertised as per clause 64 of the Deemed Provisions. |

| No. | Description of Land | Requirement |
|---|---|---|
| | | 5) A person may display finished goods for sale in the street setback area of a subject site, subject to the display area being limited to a maximum of 25% of any street setback area.<br>6) |
| **5.** | **Rural Zone** | **Additional Dwellings on Farms**<br>1) Notwithstanding any other provisions in the Scheme, the Council may grant approval for one (1) additional dwelling in the Rural zone provided that:<br>a) the total number of dwellings on the lot (including any ancillary accommodation) will not exceed three (3);<br>b) the additional dwelling/s should generally be clustered in one location on the property with all relevant services shared.<br>c) The approval of more than one (1) dwelling on any lot zoned Rural shall not be construed as support for the subdivision of the lot.<br>**Nutrient Run-off**<br>2) In considering applications for development approval, the local government:<br>a) shall ensure that the development proposed will not result in any net export of nutrients from the land to any wetland, watercourse or underground aquifer;<br>b) may require no further clearing of vegetation;<br>c) shall prohibit stormwater from draining directly into existing water bodies or watercourses; and<br>d) may require all stormwater to be disposed of on-site. |
| **6.** | **Rural Residential Zone** | 1) Development in the Rural Residential Zone shall comply with the following requirements:<br>a) in order to conserve the rural environment or features of natural beauty, all trees shall be retained unless:<br>i. their removal is authorised by the local government; or<br>ii. where such vegetation is dead or diseased; or<br>iii. where the clearing is required for the purpose of a firebreak or other approved fire protection measure; or<br>iv. for development within a building envelope and access to the envelope; or<br>v. for a fence.<br>2) The local government will only support subdivision and / or development of land where an adequate sustainable potable water supply of at least 110,000 litres of water is provided for domestic use.<br>3) In addition to the requirements outlined in 2) above, a minimum additional 15,000 litres of water is to be supplied for fire fighting purposes.<br>4) In considering applications for development approval, the local government shall ensure that the development proposed will not result in any net export of nutrients from the land to any wetland, watercourse or underground aquifer. No stormwater will be permitted to drain directly into existing water bodies or watercourses, and is to be disposed of on-site. |

| No. | Description of Land | Requirement |
|---|---|---|
| | | 5) Appropriate effluent disposal or domestic waste water systems are required to be installed to the satisfaction of the local government and the Department of Health.<br>6) Conventional septic systems shall be located at least 100 metres from any water course or wetland and 30 metres or more from any bore, with a minimum 2 metre vertical separation distance between the base of the leach drain or soakwell and the highest known ground water level or bedrock, unless variation to the above is authorised by the local government.<br>7) Advice may be sought from the Department of Primary Industries and Regional Development regarding the maximum livestock stocking rate and associated development controls.<br>8) Development within a Rural Residential Zone is to be generally in accordance with an approved Structure Plan. |
| **7.** | **Rural Smallholdings Zone** | 1) Development in the Rural Smallholding Zone shall comply with the following requirements:<br>a) in order to conserve the rural environment or features of natural beauty all trees shall be retained unless their removal is authorised by the local government.<br>2) The local government will only support subdivision and / or development of land where an adequate sustainable potable water supply of at least 110,000 litres of water is provided for domestic use.<br>3) A separate water supply from that outlined in 2) above is to be provided for land management and fire fighting purposes and this supply is to have a minimum capacity of 15,000 litres.<br>4) In considering applications for development approval, the local government shall ensure that the development proposed will not result in any net export of nutrients from the land to any wetland, watercourse or underground aquifer. No stormwater from development will be permitted to drain directly into existing water bodies or watercourses, and is to be disposed of on-site.<br>5) Appropriate effluent disposal or domestic waste water systems are required to be installed to the satisfaction of the local government and the Department of Health.<br>6) Conventional septic systems shall be located at least 100 metres from any water course or wetland and 30 metres or more from any bore, with a minimum 2 metre vertical separation distance between the base of the leach drain or soakwell and the highest known ground water level or bedrock, unless variation to the above is authorised by the local government.<br>7) Development within a Rural Smallholding zone is to be generally in accordance with an approved Structure Plan. |
| **8.** | **Rural and Rural Smallholdings Zones** | **Tourist Uses in Rural Areas**<br>1) Within the Rural or Rural Smallholdings zones, the local government may allow a range of accommodation and other tourist related uses subject to the zoning table, provided these do not conflict with the surrounding rural use of the land and impacts associated with the tourist use are contained on-site. |

| No. | Description of Land | Requirement |
|---|---|---|
| | | 2) Where, in the opinion of the local government, the tourist use will dominate (and no longer be incidental to) the rural use of the land, the local government may request rezoning of the land to the Special Use zone. |
| **9.** | **Rural Townsite** | 1) Where non-residential development is proposed in the Rural Townsite zone on or adjacent to land with an existing residential development, the local government shall have regard to the following when assessing an application for development approval:<br>a) the bulk, scale and height of the proposed building in relation to adjacent buildings;<br>b) the location of access ways, car parking, storage areas and waste disposal facilities;<br>c) the location of services including power, water and effluent disposal systems; and<br>d) the interface between non-residential and residential uses in accordance with State policy and other guidelines. |
| **10.** | **Commercial, General Industry and Light Industry Zones** | **Caretaker's Dwelling**<br>1) Only one caretaker's dwelling is permitted on a lot and that dwelling should be on the same lot as the associated use.<br>2) A caretaker's dwelling is to have a total floor area that does not exceed 60 square metres measured from the external face of the walls.<br>3) Open verandahs may be permitted but must not be enclosed by any means unless the floor area remains within the 60 square metres referred to in (3).<br>4) A caravan is not permitted as a caretaker's dwelling for either permanent or temporary accommodation.<br>5) Upon issuing development approval for a caretaker's dwelling, the local government may request that a section 70A notification be placed on the Certificate of Title restricting occupancy of the caretaker's dwelling to persons who work on a business operating on the land.<br>6) The local government will not support the subdivision or development of land in the Town Centre, Light Industry or General Industry zone that will:<br>a) allow the caretaker dwelling to be sold separately from the predominant use of the land; and<br>b) otherwise restrict the use of the land from being used for the purposes for which it is zoned under the Scheme. |
| **11.** | **Residential Zone** | **Outbuildings**<br>1) No outbuilding shall be erected on any land zoned Residential where there is no dwelling located on the lot.<br>2) Outbuildings appurtenant to any dwelling shall be of single storey construction and shall be located behind the setback to the street or streets of any existing or proposed dwelling on a lot.<br>**Building Height**<br>3) No building in the Residential zone is permitted to exceed two storeys or 9 metres in height measured from the natural ground level immediately below the relevant point of the roof or wall, including freestanding structures such as masts, tanks, and signage; with the exception of minor |

| No. | Description of Land | Requirement |
|---|---|---|
| | | projections such as chimneys, TV aerials, satellite dishes and vent pipes. Council may use its discretion to vary these requirements if it is satisfied that any height variation proposed will not affect the privacy enjoyed by adjacent developments and is sympathetic with the scale and character of the surrounding built environment.<br>4) Proposals to vary the height restrictions pursuant to (3) shall be accompanied by such plans, elevations, and sketches as determined by the local government to assess the effect on the visual amenity of the locality, including:<br>a) the natural screening effect of any existing vegetation to be maintained on the site;<br>b) the natural screening effect of the topography of the site;<br>c) any proposed site works including re-contouring of the site; and<br>d) any proposed landscaping to be provided.<br>**Parking of Commercial Vehicles**<br>5) The local government may permit the parking of two commercial vehicles on a lot in the Residential zone provided:<br>a) the amenity of the neighbourhood in the opinion of the local government is not adversely affected;<br>b) the vehicle forms an essential part of the occupation of the occupant of the dwellings;<br>c) the vehicle does not exceed either 3 metres in height or 12 metres in length;<br>d) any vehicle exceeding 8 metres in length is screened from public view;<br>e) no major repairs to the vehicle are undertaken and any minor repairs, service, or cleaning of any commercial vehicle or truck is undertaken in an area screened from public view.<br>6) Notwithstanding (5) above, only one commercial vehicle 6 metres in length or greater will be permitted per lot.<br>7) Development approval granted for the above applies to the person to whom it was granted, is not capable of being transferred or assigned to any other person; and does not run with the land in respect of which it is granted.<br>8) If -<br>a) A vehicle has been parked pursuant to a development approval granted under (6); and<br>b) in the opinion of the local government such a vehicle is causing a nuisance or annoyance to the neighbours or to the owners or occupiers of land in the vicinity;<br>then the local government may rescind the approval granted by it and after the rescission, no person shall park a commercial vehicle upon the land that was subject to a resolution for rescission, unless development approval is subsequently granted by the local government. |
| **12.** | **Scheme Area** | **Water Resources**<br>To achieve development control with water sensitive urban design principles including implementation of current best management practices and best |

| No. | Description of Land | Requirement |
|---|---|---|
| | | planning practices for the sustainable management and use of water resources the provisions set out below apply.<br>**Watercourses and Wetlands**<br>1) In considering any development which may have an impact on any waterway including waterways, estuaries, creeks, streams, drainage lines, lakes, soaks, swamps and other wetlands, the local government is to have regard to:<br>a) managing water balance;<br>b) maintaining and where possible enhancing water quality;<br>c) encouraging water conservation;<br>d) maintaining and where possible enhancing water related environmental values; and<br>e) maintaining and where possible enhancing recreational and cultural values.<br>2) The local government shall not permit:<br>a) the erection of any habitable building within 30 metres of the nearest definable bank of any watercourse; or<br>b) effluent disposal system on any land within 100 metres of a waterway or significant wetland. The separation distance should be measured outwards from the outer edge of riparian or wetland vegetation.<br>**Flood Risk**<br>1) Developments in or adjacent to flood prone areas need to successfully demonstrate that adequate flood protection from a 100 year ARI flood event is in place, including having a finished floor level a minimum of 0.5m above the level of inundation for a 100 year ARI event as provided by the Department of Water and / or any other relevant government agency.<br>2) Flood protection measures are not to have a detrimental impact on the existing flooding regime of the general area or on the amenity of the locality. The local government may require the proponents to provide technical advice from an appropriately qualified person to demonstrate the suitability of the protection measures proposed. |
| **13.** | **Scheme Area** | **Development on Land Without Constructed Legal Access**<br>(1) Unless otherwise approved by the local government, no development shall occur on a lot without access to a suitably constructed road.<br>(2) Unless otherwise approved, no development shall occur on a lot without legal road frontage.<br>(3) In considering an application to relax the requirements of subclause (1) and (2), the local government shall, in addition to the general matters set out in Clause 67 of the deemed provisions, give particular consideration to:<br>(a) Any alternative legal means of access to the lot; and<br>(b) The quality of any un-constructed road access provided to the lot; and<br>(c) The costs and/or complexity involved in providing constructed road and/or legal road frontage; and |

| No. | Description of Land | Requirement |
|---|---|---|
| | | (d) The type and quantity of traffic expected to be generated by the proposed development.<br><br>(4) Vehicle access ways and circulation areas for all development, except single dwellings, ancillary accommodation and associated outbuildings, shall be designed so as to permit all vehicles, of a type that may reasonably be expected to visit the site on a regular basis, to enter and leave the site in a forward gear. |
| **14.** | **Scheme Area** | **Domestic Water Supply**<br><br>Where a reticulated water supply is not available, the local government will require the provision of a potable water supply for domestic use of such quality as specified in the Australian Drinking Water Quality Guidelines (2004) and the provision of a separate water supply for land management and fire fighting purposes of combined minimum capacity as determined by the local government. |
| **15.** | **Scheme Area** | **Effluent Disposal**<br><br>The approval of the Department of Health will be required for all on-site effluent disposal systems, and the local government shall refer any development proposal for an on-site effluent disposal system to the Department of Health for advice. |
| **16.** | **Scheme Area** | **Remnant Vegetation, Environmentally Significant Flora and Fauna**<br><br>Any development proposal on land containing environmentally significant flora, fauna and / or remnant vegetation shall be referred to the Department of Biodiversity, Conservation and Attractions and/or the Department of Water and Environmental Regulation for advice. The proponent will be required to identify, assess, and put in place measures to protect the environmentally significant remnant vegetation, flora and/or fauna prior to determination. |
| **17.** | **Scheme Area** | **Home Businesses and Home Occupations**<br><br>An approval to conduct a home business, home occupation or rural home business / industry cottage is issued only to a specific occupier of a particular parcel of land. It shall not be transferred or assigned to any other person and shall not be transferred from the land in respect of which it was granted. Should there be a change in the occupier on the land in respect of which a development approval is issued, the approval is cancelled. |
| **18.** | **Scheme Area** | **Temporary Accommodation**<br><br>1) The local government may approve the temporary occupation of a caravan or other temporary accommodation on a lot only if it has approved an application for the development of a habitable building on the lot, in accordance with the Building Regulations.<br><br>2) The time permitted for such temporary occupation shall not exceed 12 months, unless otherwise approved by the local government.<br><br>3) In determining an application for the extension of a temporary approval, the local government must be satisfied that there has been a genuine effort to complete the approved habitable building on the lot pursuant to the original temporary accommodation approval. |

| No. | Description of Land | Requirement |
|---|---|---|
| **19.** | **Scheme Area** | **Outdoor Storage**<br><br>All outdoor areas used for the storage of motor vehicle bodies, timber, steel products or any other materials in connection with a commercial or industrial use, with the exception of those subject to 4(5) of this Table, shall be screened from view from any public place by such means as determined by, and to the satisfaction of, the local government. |
| **20.** | **Scheme Area** | **Landscaping**<br><br>1) The landscaping requirement referred to in Schedule 2 – Development Requirements refers to an open area designed, developed and maintained as garden planting and areas for pedestrian use. At the discretion of the local government natural bushland, swimming pools and areas under covered ways may be included within the landscaping requirement, however garbage collection and handling spaces and other open storage areas shall not be included.<br><br>2) The local government may in a landscaped area restrict the use of concrete, gravel, pebble and similar hard materials and require in lieu thereof, the planting of drought resistant trees and shrubs of a type that require little maintenance.<br><br>3) Where a proposed development utilises less than 50 percent of the allowable site coverage, the local government may reduce the landscaping requirement, provided that the landscaping requirement shall be required proportionately as subsequent development occurs.<br><br>4) Landscaping required pursuant to this Scheme or pursuant to a conditional development approval shall be carried out prior to the occupation of the development or at such other time as agreed in writing by the applicant and the local government and maintained thereafter.<br><br>**Development of Lots with more than One Street Frontage**<br><br>Where development is proposed on a lot that has more than one street frontage, and is not covered by the Residential Design Codes, the local government shall decide which street is the primary street frontage for the purposes of Schedule 2 – Development Requirements and any other provisions of the Scheme. |
| **21.** | **Scheme Area** | **Car Parking**<br><br>1) Car parking requirements are to be provided in accordance with Schedule 1 – Car Parking Requirements, unless otherwise determined by the local government and shall be designed, constructed, and maintained to the satisfaction of the local government.<br><br>2) Where a particular use of land is not specified in Schedule 1, the local government shall determine the number of car parking spaces to be provided on the site having regard to the nature of the proposed development, the number of employees and visitors likely to be on the site, the need to keep roads and streets free of obstructions and the amenity of the area.<br><br>3) Where land is developed to accommodate a range of uses, the number of car parking spaces to be provided is to be calculated separately for each part of the land or building used for each use.<br><br>4) Notwithstanding (3) above when a landowner can demonstrate to the satisfaction of the local government that the uses will be generating parking demand at different times, the local government may permit a reciprocal parking to take place on the site. |

| No. | Description of Land | Requirement |
|---|---|---|
| | | 5) Where the landowner can demonstrate to the satisfaction of the local government that there is not the demand for the number of parking spaces specified, landscaping may be provided in lieu of car parking spaces not constructed and the landscaping shall be included in the calculations as car parking but not as landscaping, provided that the local government from time to time may require additional parking spaces be provided by the landowner up to the maximum number specified in Schedule 1.<br>6) The car parking spaces required under the provisions of the Scheme, shall measure not less than:<br>a) 90 degree parking – 2.5m x 5.5m with 6m separating parallel rows for vehicle access;<br>b) 60 degree parking – 2.8m x 5.6m per bay with 5m separating parallel rows for vehicle access; and<br>c) 45 degree parking – 3.5 x 5.2m per bay with 3.7m separating parallel rows for one way vehicle access.<br>7) Where the local government is not satisfied with a development's car parking provision or that adequate car parking is to be provided in close proximity to a proposed development, notwithstanding Schedule 1, it may accept cash payment in lieu of the provision of car parking spaces subject to the following;<br>a) a cash in lieu payment shall not be less than the estimated cost to the owner of providing the car parking spaces otherwise required by the Scheme, plus the value as estimated by the local government of that area of land which would have been occupied by the car parking spaces;<br>b) the local government shall have already provided a public car park nearby or planning underway for providing a public car park area<br>c) payments under this clause shall be deposited into a special fund to be used exclusively to provide and/or maintain car parks in the near vicinity. |
| **22.** | **Scheme Area** | **Vehicular Access for Commercial and Industrial Uses**<br>Where premises are to be used for any commercial and / or industrial purposes, provision must be made for access from the street to the building for the purpose of loading and unloading vehicles. Such access is to be designed in association with any on-site car parking provision and in a manner which does not interfere with the operation of any car parking area which permits vehicles using the same to return to the street in a forward gear. |
| **23.** | **Scheme Area** | **Rear Access and Loading**<br>In considering any application for development approval the local government may require the provision of loading docks and / or rear access and may impose conditions concerning:<br>a) the size of loading docks; and<br>b) the means of providing rear access of adequate width and design so as to ensure that transport vehicles shall be able to exit the lot in forward gear. |
| **24.** | **Scheme Area** | **Requirement for consultation to commence mining**<br>In considering proposals to commercially extract minerals, Council may exercise its discretion to inform the Minister for Mines and Petroleum and the |

| No. | Description of Land | Requirement |
|---|---|---|
| | | Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme and the Local Planning Strategy. |

(2) To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes, a precinct structure plan, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails. To the extent that a requirement referred to in clause (33) is inconsistent with clause (32), the requirement referred to in clause (33) prevails.

**31. Site specific development standards and requirements**

There are no additional requirements that apply to this Scheme.

**32. Variations to site and development requirements**

(1) In this clause —

***general development standards and requirements*** refers to any site or development requirement contained in the scheme unless the scheme otherwise provides that a certain development requirement cannot be varied but this clause is not to apply to variations to use permissibilities contained in the zoning table and does not apply with respect to development which the R-Codes apply or clause 33.

(2) The local government may approve an application for a development approval that does not comply with a general development standard or requirement..

(3) An approval under subclause (2) may be unconditional or subject to any conditions the local government considers appropriate.

(4) If the local government is of the opinion that the non-compliance with a general development standard or requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development the local government may —

(a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64(4) of the deemed provisions; and

(b) have regard to any expressed views prior to making its determination to grant development approval under this clause.

(5) The local government may only approve an application for development approval under this clause if the local government is satisfied that —

(a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67(2) of the deemed provisions; and

(b) the non-compliance with the general development standard or requirement. will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

**33. Restrictive covenants**

(1) A restrictive covenant affecting land in the Scheme area that would have the effect of limiting the number of residential dwellings which may be constructed on the land is extinguished or varied to the extent that the

number of residential dwellings that may be constructed is less than the number that could be constructed on the land under this Scheme.

(2) If subclause (1) operates to extinguish or vary a restrictive covenant —

(a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and

(b) the local government must not grant development approval for the construction of the residential dwelling unless it gives notice of the application for development approval in accordance with clause 64 of the deemed provisions.

# PART 5 — SPECIAL CONTROL AREAS

**34. Special control areas**

(1) Special control areas are marked on the Scheme Map according to the legend on the Scheme Map.

(2) The purpose, objectives and additional provisions that apply to each special control area is set out in the Table 8. The provisions contained in a Special Control Area apply in addition to the provisions that apply to the underlying zone or reserve.

**Table 8 - Special control areas in Scheme area**

| Name of area | Purpose | Objectives | Additional provisions |
|---|---|---|---|
| Special Control Area No.1 - Public Drinking Water Source Protection (SCA 1) | To protect public drinking water source areas. | To ensure that land use and development within the identified Public Drinking Water Source Protection Areas (PDWSAs) is compatible with the protection and long term management of water resources for public water supply. | In determining land use and development proposals, the local government will have due regard to:<br>1) any relevant State government policies and the most relevant Department of Water and Environmental Regulation land capability tables for Public Drinking Water Source Areas;<br>2) any comments or recommendations from the Department of Water and Environmental Regulation may impose conditions to prevent or minimize the potential risk of groundwater contamination; and<br>3) the management direction provided by the priority classification of certain areas, noting that:<br>(a) Priority 1 (P1) areas are defined and managed to ensure there is no degradation of water resources, and represents the highest level of protection;<br>(b) Priority 2 (P2) areas are defined to ensure there is no increased risk of pollution to the water source the water source; and<br>(c) Priority 3 (P3) areas are defined to manage the risk of pollution to the |

| Name of area | Purpose | Objectives | Additional provisions |
|---|---|---|---|
| Special Control Area No. 2 - Strategic Mineral Resource Protection (SCA2) | To protect Strategic Mineral Resource Protection areas | To ensure that land use and development within the identified Strategic Mineral Resource Protection Areas is compatible with the protection and long term management of mineral resources<br><br>To ensure appropriate separation distances between inappropriate and incompatible development and existing or future basic raw materials sites. | In determining proposals, the local government is to have due regard to any comments or recommendations from the Department of Mines, Industry Regulation and Safety and may impose conditions to prevent or minimize the potential risk of land use conflicts. |
| Special Control Area No. 3 - Waste Water Treatment Plant Separation (SCA3) | To ensure that the development and use of land is compatible with the Three Springs Waste Water Treatment Plant. | To determine suitable nominal separation distances around existing and proposed industrial uses prior to further detailed investigations in order to protect the amenity of sensitive land uses. | In determining proposals, the local government is to have due regard to the provisions of relevant State government policies including State Planning Policy 4.1 State Industrial Buffer Policy |
| Special Control Area No. 4 (SCA4) | To ensure that the development and use of land is compatible with the Three Springs Refuse Disposal Site | To determine suitable nominal separation distances around existing and proposed Refuse Disposal Site prior to further detailed investigations in order to protect the amenity of sensitive land uses. | In determining proposals, the local government is to have due regard to the provisions of relevant State government policies including State Planning Policy 4.1 State Industrial Buffer Policy and advice from the Department of Environmental Regulation |

# PART 6 — TERMS REFERRED TO IN SCHEME

## Division 1 — General definitions used in Scheme

### 35. Terms used

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

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

***building height***, in relation to a building —

(a) if the building is used for residential purposes, has the meaning given in the R-Codes; or

(b) if the building is used for purposes other than residential purposes, means the maximum vertical distance between the natural ground level and the finished roof height directly above, excluding minor projections as that term is defined in the R-Codes;

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

(a) an individual unit other than a chalet; and

(b) designed to provide short-term accommodation for guests;

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

(a) a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and

(b) designed to provide short-term accommodation for guests;

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

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

(a) a utility, van, truck, tractor, bus or earthmoving equipment; and

(b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a);

***floor area*** has meaning given in the Building Code;

***frontage***, in relation to a building —

(a) if the building is used for residential purposes, has the meaning given in the R-Codes; or

(b) if the building is used for purposes other than residential purposes, means the line where a road reserve and the front of a lot meet and, if a lot abuts 2 or more road reserves, the one to which the building or proposed building faces;

***incidental use*** means a use of premises which is consequent on, or naturally attaching, appertaining or relating to, the predominant use;

***minerals*** has the meaning given in the *Mining Act 1978* section8(1);

***net lettable area*** or ***nla*** means the area of all floors within the internal finished surfaces of permanent walls but does not include the following areas —

(a) stairs, toilets, cleaner's cupboards, lift shafts and motor rooms, escalators, tea rooms and plant rooms, and other service areas;

(b) lobbies between lifts facing other lifts serving the same floor;

(c) areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building;

(d) areas set aside for the provision of facilities or services to the floor or building where those facilities are not for the exclusive use of occupiers of the floor or building;

***non-conforming use*** has the meaning given in the *Planning and Development Act 2005 section 172*;

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

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

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

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

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

***wall height***, in relation to a wall of a building —

(a) if the building is used for residential purposes, has the meaning given in the R-Codes; or

(b) if the building is used for purposes other than residential purposes, means the vertical distance from the natural ground level of the boundary of the property that is closest to the wall to the point where the wall meets the roof or parapet;

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

(2) A word, expression or a category of land use that is not defined in this Scheme -

(a) has the same meaning it has in the *Planning and Development Act 2005*;

(b) if not defined in that Act - has the same meaning as it has in the R-Codes; or

(c) has the same meaning as it has in the *Planning and Development (Local Planning Schemes) Regulations 2015* (as amended).

**Division 2 — Land use terms used in Scheme**

**38. Land use terms used**

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

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

(a) without further preparation; and

(b) primarily off the premises;

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

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

**nature based park** means premises used for a nature based park as defined in the Caravan Parks and Camping Grounds Regulations 1997;

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

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

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

(a) appropriate staffing to meet the nursing and personal care needs of residents

(b) meals and cleaning services

(c) furnishings, furniture and equipment.

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

**rural home business / industry - cottage** means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or occupation if the carrying out of the business, service or occupation -

(a) does not involve employing more than 2 people who are not members of the occupier's household; and

(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and

(c) does not occupy an area greater than 200m2; and

(d) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and

(e) does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle more than 30 tonnes gross weight.

## Schedule 1 – Car Parking Requirements

| Use Class | Car Parking Spaces Required |
|---|---|
| Aged or Dependent Persons Dwelling | As per Residential Design Codes |
| Agriculture – Extensive | 1 / employee |
| Agriculture - Intensive | 1 / employee |
| Amusement Parlour | 1 / 20 square metres of GLA |
| Animal Establishment | 1 / employee |
| Animal Husbandry - Intensive | 1 / employee |
| Bed & Breakfast | 1 / bedroom in addition to the Residential Design Codes requirement for dwelling |
| Betting Agency | 1 / 20 square metres of GLA |
| Caravan Park | 1 / caravan site + 1 visitor bay / 5 caravan sites |
| Caretaker's Dwelling | 1 / dwelling |
| Child Care Premises | 1 / 5 children |
| Cinema / Theatre | 1 / 4 seats |
| Civic Use | Determined by the Local government |
| Club Premises | Determined by the Local government |
| Community Purpose | Determined by the Local government |
| Consulting Rooms | 4 / Practitioner |
| Convenience Store | 1 / 20 square metres of GLA |
| Corrective Institution | Determined by the Local government |
| Dry Cleaning Premises/ Laundromat | 1 / 50 square metres of GLA |
| Eco-Tourist Facility | Determined by the Local government |
| Education Establishment | Primary – 1 /classroom<br>Secondary – 1 /classroom + 1 / 15 year 12 students<br>Other – 1 / classroom or teaching room + 1 / 4 students |
| Exhibition Centre | Determined by the Local government |
| Family Day Care | As per the Residential Design Codes requirement for a dwelling |
| Fast Food Outlet | 1 / 20 square metres of GLA |

| Use Class | Car Parking Spaces Required |
|---|---|
| Fuel Depot | 1 / 200 square metres of GLA and outdoor storage area |
| Funeral Parlour | 1 / 40 square metres of GLA administration areas + 1/4 seats for public seating area |
| Garden Centre | 1 / 100 square metres of sales and display area |
| Home Business | 1 / employee not members of the occupier's household in addition to Residential Design Codes requirement for a dwelling |
| Home Office | As per the Residential Design Codes requirement for a dwelling |
| Home Store | 1/ 20square metres of GLA |
| Hospital | 1 / 4 beds + 1/ employee |
| Hotel | 1 / bedroom + 1 / 4 square metres of publicly accessible lounge and bar area |
| Industry – Cottage | 1 visitor bay in addition to Residential Design Codes requirement for a dwelling |
| Industry – Extractive | 1 / employee |
| Industry | 1 / 100 square metres of GLA |
| Industry – Light | 1 / 50 square metres of GLA |
| Mining Operations | 1 / Employee |
| Industry – Primary Production | 1 / 20square metres of GLA |
| Lunch Bar | 1 / 20square metres of GLA |
| Market | 3/ stall or 1/ 20square metres of stall areas, whichever is the greater |
| Medical Centre | 4 / practitioner |
| Motel | 1 / unit + 1/4 square metres of publicly accessible lounge and bar area |
| Motor Vehicle, Boat or Caravan Sales | 1 / 100 square metres of sales and display area |
| Motor Vehicle Repair | 2 / workshop bay + 1/employee |
| Motor Vehicle Wash | 1 / wash bay |
| Multiple Dwelling | As per Residential Design Codes |
| Nightclub | 1/4square metres of publicly accessible lounge and bar area |

| Use Class | Car Parking Spaces Required |
|---|---|
| Office | 1 / 40square metres of GLA (excludes bank, building society, post office) |
| Place of Worship | 1 / 4 seats |
| Reception Centre | 1/ 4 seats |
| Recreation – Private | Determined by the local government |
| Residential Building | 1 / bedroom |
| Restaurant\Cafe | 1/ 4 square metres of publicly accessible bar and eating area |
| Restricted Premises | 1/ 20 square metres of GLA |
| Rural Pursuit | 1 / employee |
| Service Station | 2 / workshop bay + 1/ employee |
| Shop | 1/ 20square metres of GLA |
| Bulky Goods Showroom | 1 / 50square metres of GLA |
| Single House | As per Residential Design Codes |
| Tavern | 1/ 4square metres of publicly accessible lounge and bar area |
| Tourist Development | To be determined by the local government |
| Telecommunications Infrastructure | Nil |
| Workforce Accommodation | Determined by the local government |
| Trade Display | 1 / 100square metres of sales and display area |
| Transport Depot | 1 / 200square metres of GLA and outdoor storage area |
| Veterinary Centre | 4 / practitioner |
| Warehouse\Storage | 1/ 200square metres of GLA and outdoor storage area |
| Produce Stall | Determined by the local government |
| Renewable Energy Facility | Determined by the local government |
| Winery | 1/ 4square metres of publicly accessible bar and eating area |

**NOTES:**

(1) GLA – Gross Leasable Area means, in relation to a building, the area of all floors capable of being occupied by a tenant for his exclusive use, which area is measured from the centre lines of joint partitions or walls from the outside faces of external walls or the building alignment, including shop fronts, basements, mezzanines and storage areas.

(2) In addition to car parking spaces the local government may require tourist bus and coach parking.

## Schedule 2 – Development Requirements

| Zone | Minimum Setbacks[1] | Open Space / Landscaping (% of site) |
|---|---|---|
| Residential | As per Residential Design Codes | As per Residential Design Codes |
| Commercial | Front / Street – Nil<br>Side - Nil<br>Rear – see Note 2 | N/A |
| Light Industry | Front / Street - 7.5m<br>Side - Nil<br>Rear – 5m | 10% |
| General Industry | Front / Street – 9m<br>Side - Nil<br>Rear – Nil | 10% |
| Rural Residential | Front / Street – 10m<br>Side – 5m<br>Rear – 10m | N/A |
| Rural Smallholding | Front / Street – 10m<br>Side – 10m<br>Rear – 20m | N/A |
| Rural | Front / Street – 20m<br>Side – 10m<br>Rear – 20m | N/A |
| Rural Townsite | Residential uses as per the Residential Design Codes.<br>Non-residential uses are per the following:<br>Front/ Street – 7.5m<br>Side – see Note 2<br>Rear – 6m | Non-residential uses are to have a minimum 10% open space/ landscaping provision. |

NOTES:

(1) Notwithstanding the minimum setbacks prescribed in Schedule 2, the front/street setback for any development on a lot adjacent to the Midlands Road, outside of a gazetted townsite, shall be 40m.

(2) The minimum setback is to be the same as for a residential development assessed under the provisions of the Residential Design Codes based on the height, length and openings in the wall/s adjacent to the boundary.

(3) N/A means not applicable.

## Schedule 3 – Special Use Zones

| No. | Description of Land | Special Use | Conditions |
|---|---|---|---|
| 1 | Lot 224 Carter Street, Three Springs | Tourist Development. | Development is not permitted unless the local government has exercised its discretion by granting planning approval |
| 2 | Lot 245 Christie Street and Lot 246 Williamson Street, Three Springs | D Uses:<br>• Holiday Accommodation.<br>• Holiday House.<br>• Motel.<br>• Recreation-Private.<br>• Serviced Apartment.<br>• Tourist Development.<br>• Caretaker's Dwelling. | Development is not permitted unless the local government has exercised its discretion by granting planning approval |
| 3 | Part Lot 10 and Lot 238 Glyde Street, Three Springs | I Uses:<br>• Caretaker's Dwelling.<br>• Car Park.<br>• Office.<br>• Restaurant/ Café.<br>D uses:<br>• Market.<br>• Workforce Accommodation.<br>• Caravan Park.<br>• Park Home Park.<br>• Tourist Development. | Development is not permitted unless the local government has exercised its discretion by granting planning approval |

## Schedule 4 – Restricted Uses

| No. | Description of land | Restricted Use | Conditions |
|---|---|---|---|
| | | | |

## Schedule 5 – Additional Information for Advertisements

Note: to be completed in addition to the Application for development approval form

1. Description of property upon which advertisement is to be displayed including full details of its proposed position within that property:

---

---

2. Details of proposed sign:

(a) Type of structure on which advertisement is to be erected (i.e. freestanding, wall mounted, other):

(b) Height: ---------- Width: ---------- Depth: ----------

(c) Colours to be used:

(d) Height above ground level -

- (to top of advertisement):
- (to top of advertisement):

(e) Materials to be used:

---

Illuminated: Yes / No

If yes, state whether steady, moving, flashing, alternating, digital, animated or scintillating and state intensity of light source:

---

3. Period of time for which advertisement is required:

---

4. Details of signs (if any) to be removed if this application is approved:

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Note: This application should be supported by a photograph or photographs of the premises showing superimposed thereon the proposed position for the advertisement and those advertisements to be removed detailed in 4 above.

Signature of advertiser(s):

---

(if different from land owners)

---

Date:

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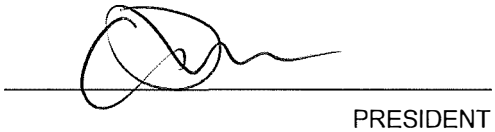
The certification pages for local planning schemes have been updated as follows-

**COUNCIL RESOLUTION TO ADVERTISE LOCAL PLANNING SCHEME**

Adopted by resolution of the Council of the Shire of Three Springs at the Ordinary Meeting of Council held on the 26 July 2023.



CHIEF EXECUTIVE OFFICER



PRESIDENT

**COUNCIL RESOLUTION TO SUPPORT SCHEME FOR APPROVAL**

Council resolved to support approval of the draft Scheme of the Shire of Three Springs at the Ordinary Meeting of Council held on the <XXXX>.

The Common Seal of the Shire of Three Springs was
hereunto affixed by authority of a resolution
of the Council in the presence of:

_____

CHIEF EXECUTIVE OFFICER

_____

PRESIDENT

WAPC Recommended for Approval

_____

Delegated under S.16 of the *Planning and Development Act, 2005*

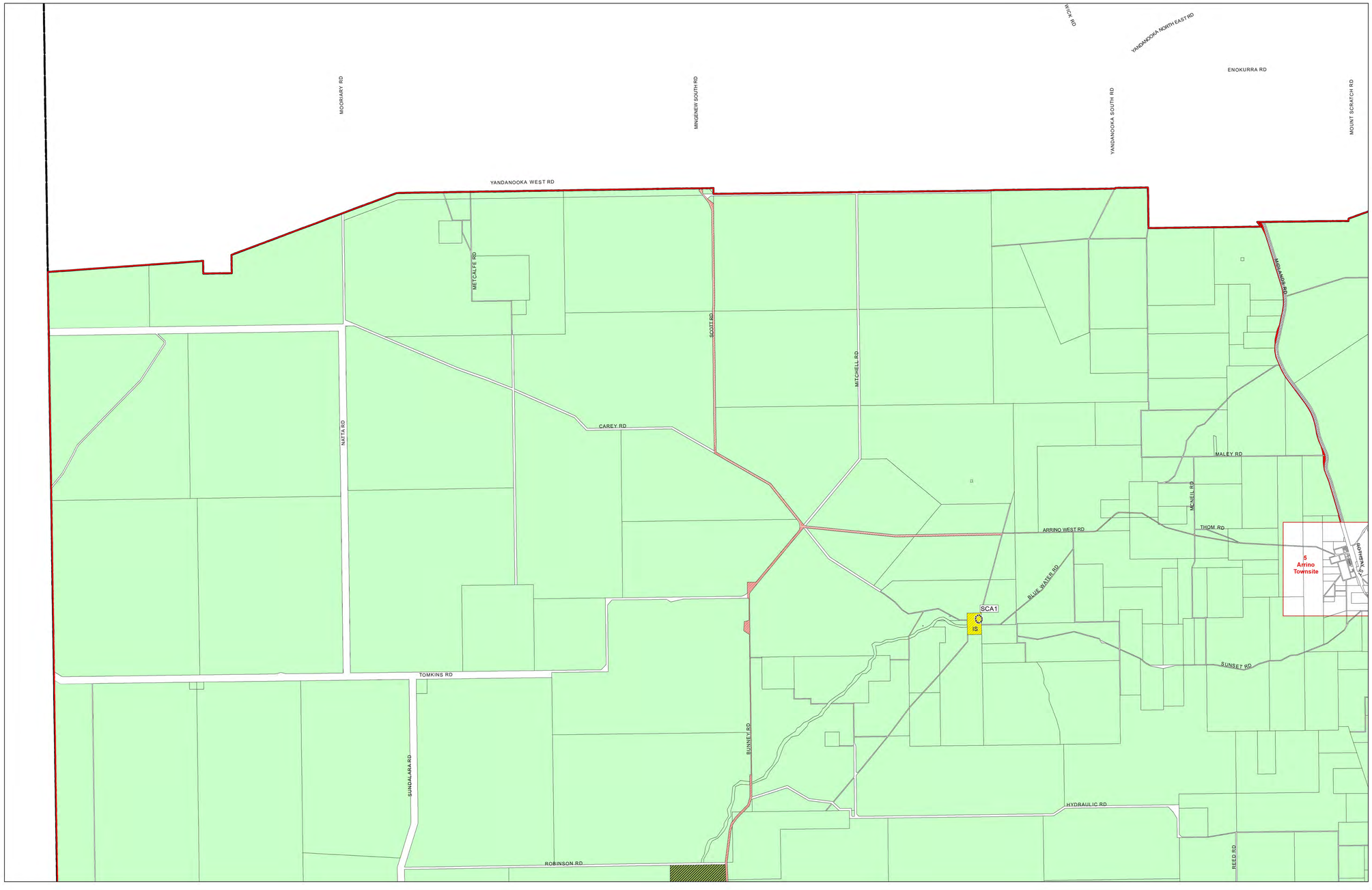
Date: _____

Approval Granted

_____

MINISTER FOR PLANNING

Date: _____




5 Kilometres

**Local Planning Scheme Map No. 1 of 6**
**MAP: Three Springs North West**

## LEGEND

1:47,000

### LOCAL SCHEME RESERVES

- Civic and community
- C Cultural Facilities
- Environmental conservation reserve
- Primary distributor road
- Local distributor road
- Local road
- Public open space
- Public purposes
- CE Cemetery
- IS Infrastructure Services
- E Education
- M Medical Services
- Railways

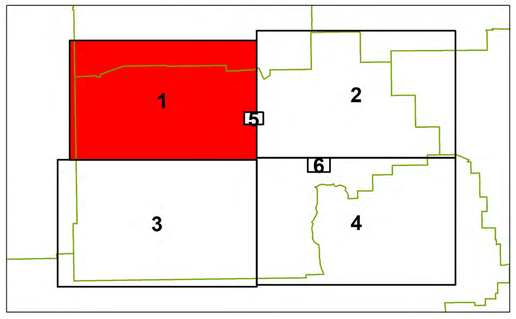
### LOCAL SCHEME ZONES

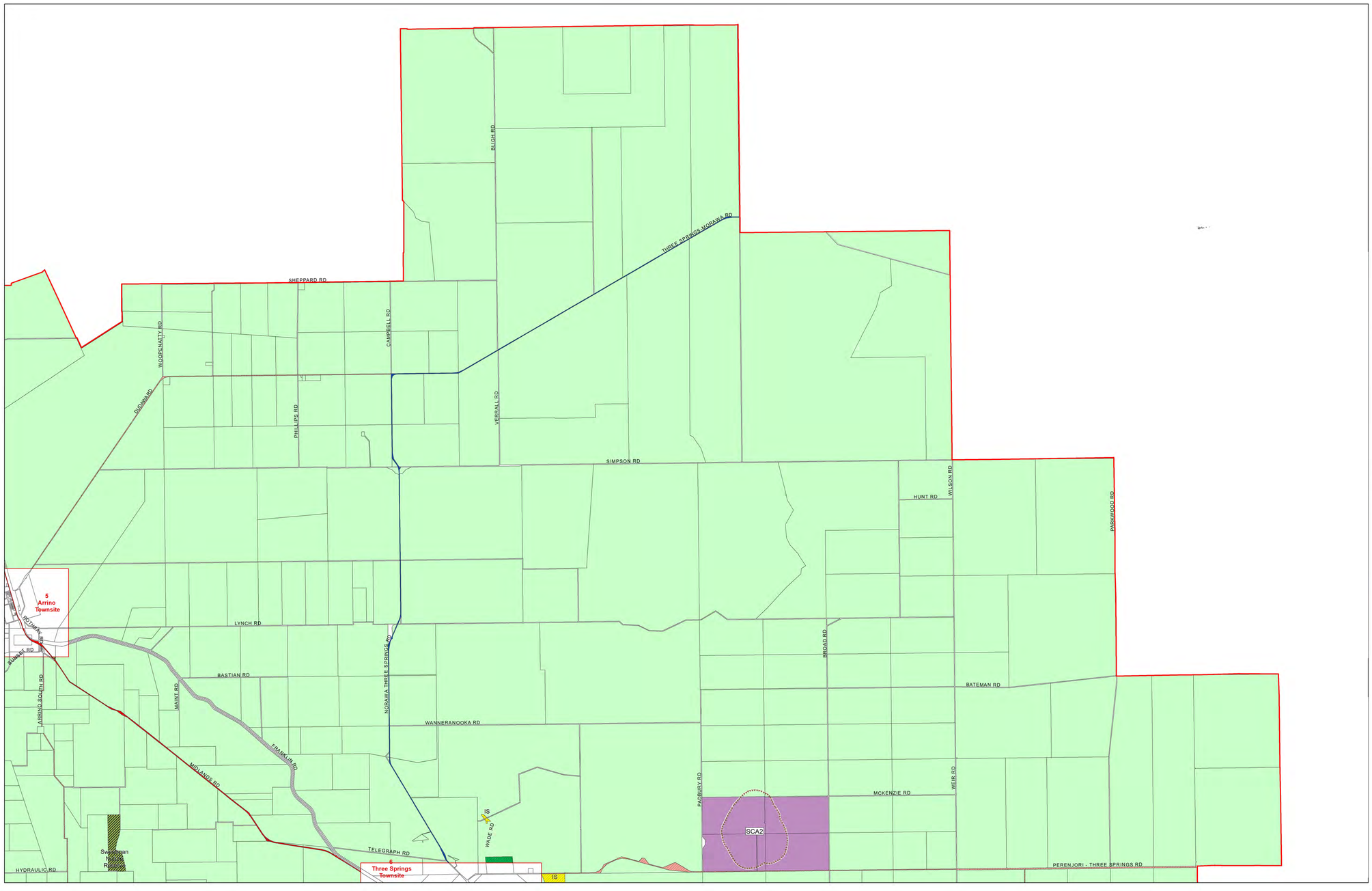
- Commercial
- General industry
- Light industry
- Residential
- Rural
- Rural residential
- Rural Townsite
- Special use

### OTHER CATEGORIES

- Scheme Area Boundary
- LGA Boundaries
- R20 R Codes
- SCA1 Special Control Area - Infrastructure
- SCA2 Special Control Area - Basic Raw Materials
- SCA3 Special Control Area - Waste Water
- SCA4 Special Control Area - General
- SU1 Special use
- A1 Additional Use
- AR1 Additional Use
- No Zone

MAP OVERVIEW






5 Kilometres.

## LEGEND

1:50,000

### LOCAL SCHEME RESERVES

- Civic and community
- C — Cultural Facilities
- Environmental conservation reserve
- Primary distributor road
- Local distributor road
- Local road
- Public open space
- Public purposes
- CE — Cemetery
- IS — Infrastructure Services
- E — Education
- M — Medical Services
- Railways

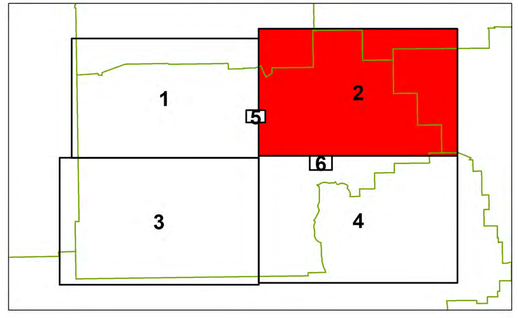
### LOCAL SCHEME ZONES

- Commercial
- General industry
- Light industry
- Residential
- Rural
- Rural residential
- Rural Townsite
- Special use

### OTHER CATEGORIES

- Scheme Area Boundary
- LGA Boundaries
- R20 — R Codes
- SCA1 — Special Control Area - Infrastructure
- SCA2 — Special Control Area - Basic Raw Materials
- SCA3 — Special Control Area - Waste Water
- SCA4 — Special Control Area - General
- SU1 — Special use
- A1 — Additional Use
- AR1 — Additional Use
- No Zone

MAP OVERVIEW




**Local Planning Scheme Map No. 2 of 6**
**MAP: Three Springs North East**

## LEGEND

1:50,000

### LOCAL SCHEME RESERVES

- Civic and community
- C Cultural Facilities
- Environmental conservation reserve
- Primary distributor road
- Local distributor road
- Local road
- Public open space
- Public purposes
- CE Cemetery
- IS Infrastructure Services
- E Education
- M Medical Services
- Railways

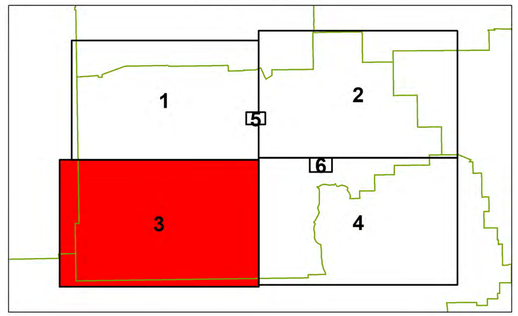
### LOCAL SCHEME ZONES

- Commercial
- General industry
- Light industry
- Residential
- Rural
- Rural residential
- Rural Townsite
- Special use

### OTHER CATEGORIES

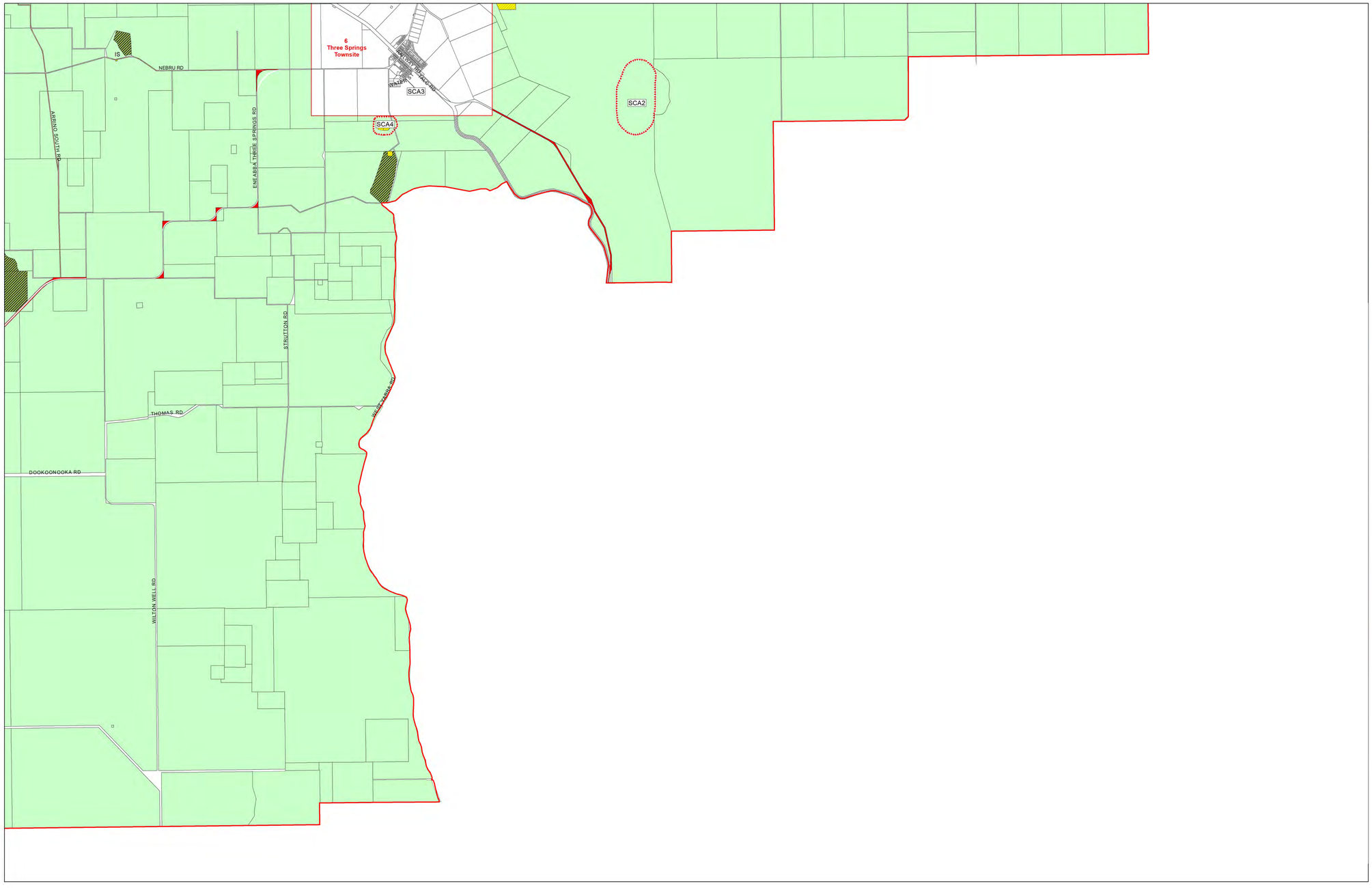
- Scheme Area Boundary
- LGA Boundaries
- R20 R Codes
- SCA1 Special Control Area - Infrastructure
- SCA2 Special Control Area - Basic Raw Materials
- SCA3 Special Control Area - Waste Water
- SCA4 Special Control Area - General
- SU1 Special use
- A1 Additional Use
- AR1 Additional Use
- No Zone

MAP OVERVIEW




**Local Planning Scheme Map No. 3 of 6**
**MAP: Three Springs South West**

5 Kilometers




## LEGEND

1:50,000

### LOCAL SCHEME RESERVES

- Civic and community
- C Cultural Facilities
- Environmental conservation reserve
- Primary distributor road
- Local distributor road
- Local road
- Public open space
- Public purposes
- CE Cemetery
- IS Infrastructure Services
- E Education
- M Medical Services
- Railways

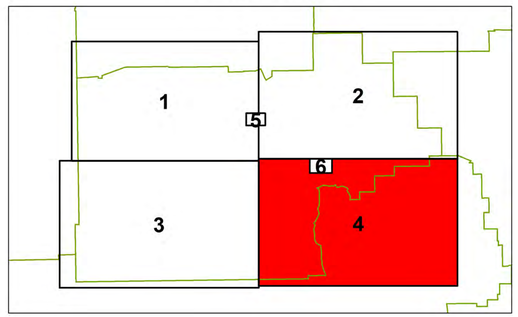
### LOCAL SCHEME ZONES

- Commercial
- General industry
- Light industry
- Residential
- Rural
- Rural residential
- Rural Townsite
- Special use

### OTHER CATEGORIES

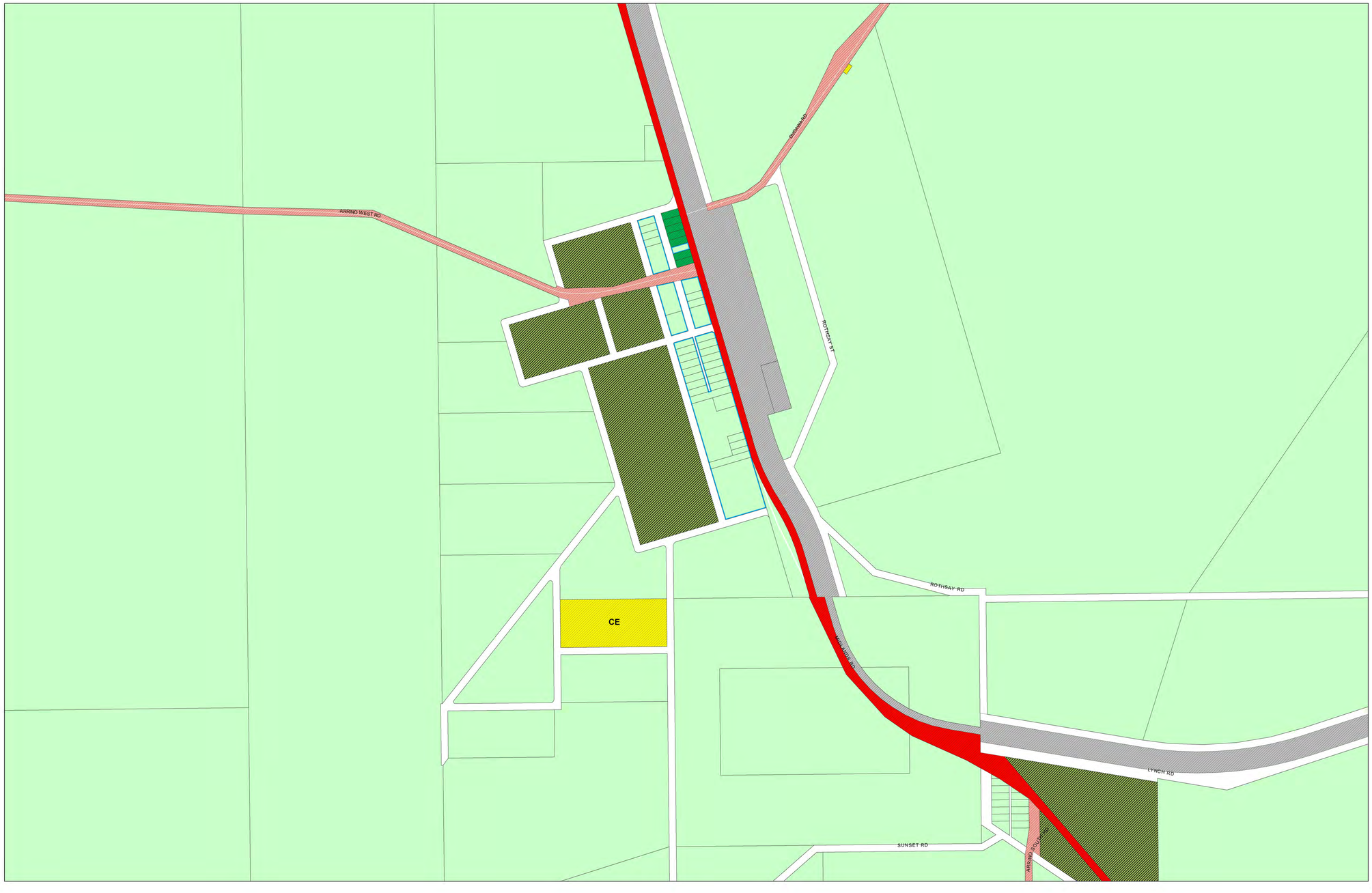
- Scheme Area Boundary
- LGA Boundaries
- R20 R Codes
- SCA1 Special Control Area - Infrastructure
- SCA2 Special Control Area - Basic Raw Materials
- SCA3 Special Control Area - Waste Water
- SCA4 Special Control Area - General
- SU1 Special use
- A1 Additional Use
- AR1 Additional Use
- No Zone

MAP OVERVIEW




5 Kilometres

**Local Planning Scheme Map No. 4 of 6**
**MAP: Three Springs South East**




## LEGEND

1:4,750

### LOCAL SCHEME RESERVES

- Civic and community
- C Cultural Facilities
- Environmental conservation reserve
- Primary distributor road
- Local distributor road
- Local road
- Public open space
- Public purposes
- CE Cemetery
- IS Infrastructure Services
- E Education
- M Medical Services
- Railways

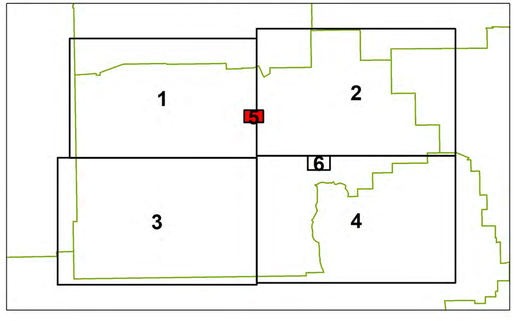
### LOCAL SCHEME ZONES

- Commercial
- General industry
- Light industry
- Residential
- Rural
- Rural residential
- Rural Townsite
- Special use

### OTHER CATEGORIES

- Scheme Area Boundary
- LGA Boundaries
- R20 R Codes
- SCA1 Special Control Area - Infrastructure
- SCA2 Special Control Area - Basic Raw Materials
- SCA3 Special Control Area - Waste Water
- SCA4 Special Control Area - General
- SU1 Special use
- A1 Additional Use
- AR1 Additional Use
- No Zone

MAP OVERVIEW




1 Kilometers

**Local Planning Scheme Map No. 5 of 6**
**MAP: Three Springs Arrino Townsite**

## LEGEND

1:7,500

### LOCAL SCHEME RESERVES

- Civic and community
- C Cultural Facilities
- Environmental conservation reserve
- Primary distributor road
- Local distributor road
- Local road
- Public open space
- Public purposes
- CE Cemetery
- IS Infrastructure Services
- E Education
- M Medical Services
- Railways

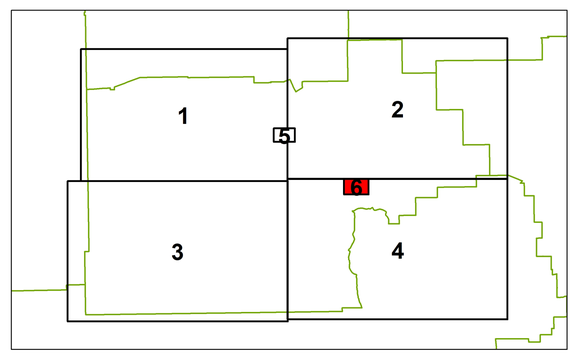
### LOCAL SCHEME ZONES

- Commercial
- General industry
- Light industry
- Residential
- Rural
- Rural residential
- Rural Townsite
- Special use

### OTHER CATEGORIES

- Scheme Area Boundary
- LGA Boundaries
- R20 R Codes
- SCA1 Special Control Area - Infrastructure
- SCA2 Special Control Area - Basic Raw Materials
- SCA3 Special Control Area - Waste Water
- SCA4 Special Control Area - General
- SU1 Special use
- A1 Additional Use
- AR1 Additional Use
- No Zone

MAP OVERVIEW



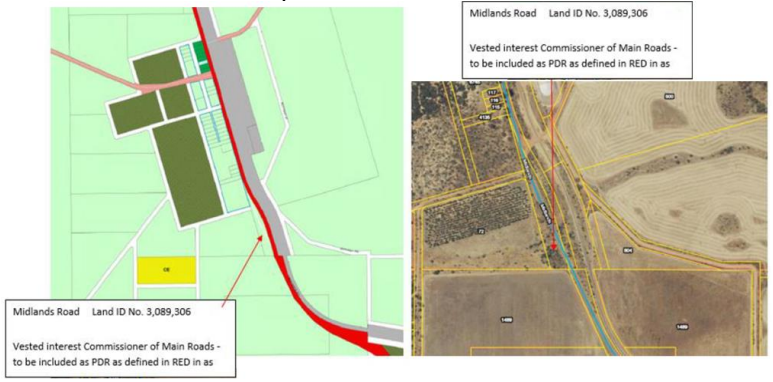

1 Kilometres

**Local Planning Scheme Map No. 6 of 6**
**MAP: Three Springs Townsite**

| Shire of Three Springs Local Planning Scheme No. 3 – Scheme Review | | | | |
|---|---|---|---|---|
| Submission No. & date received | Respondent | Nature of Submission | Shire Comment | Shire Recommendation |
| 1 (24/7/24) | ATCO Gas | *No objection*<br>ATCO has no objection<br>Advice Notes:<br>Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure https://www.atco.com/en-au/for-home/naturalgas/wa-gas-network/working-around-gas.html<br>Proposed construction and excavation works need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure – AGA-O&M-PR24 https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/workingaround-gas.html | No additional comment | Note submission |
| 2 (24/7/24) | Western Power | *No Submission received*<br>Unfortunately requests for general comments, feedback and approval for proposals can't be provided for without a formal application and the investigation by Western Power that follows. We suggest reviewing your query against the processes referred to in our Strategic Planning web page:<br>• Using our provided mapping tools and Before You Dig Australia to locate any assets that may be affected by any proposed change or development<br>• Consider the proposal against our Products and Services<br>• If there are transmission assets (66,000VOLTS-330,000 VOLTS) in proximity to your work, applying via our move or remove transmission and communication assets form,<br>• Ensuring any developers involved are aware that they will need to make an application to deal with any assets that are in the development area as well as for the power requirements for the development.<br><br>Submission of a proposed road closure or property boundary change:<br>If the new property boundary changes the relationship of distribution equipment to that boundary, i.e. poles, cables, or ground mounted equipment formerly in the road reserve or running in proximity to the old boundary are now well within the property an application will need to be made to move or remove equipment. This application will determine if an easement is required or if a physical change is necessary. | No additional comment | Note submission |

| Shire of Three Springs Local Planning Scheme No. 3 – Scheme Review | | | | |
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| Submission No. & date received | Respondent | Nature of Submission | Shire Comment | Shire Recommendation |
| | | Even if our assets are present but not affected by a boundary change, continued physical access for maintenance and emergency response must be provided. If this is not via the original road path, changed access conditions should be communicated via our Land Entry Preferences form. | | |
| 3 (31/7/24) | Water Corporation | *No Objection*<br>Water Corporation has no objection to the proposed changes to LPS3. Proposed changes are minor in nature and do not affect Water Corporation assets. Any future developments as a result of this Local Planning Scheme should be referred to Water Corporation to assess. | No additional comment | Note submission. |
| 4 (16/8/24) | Department of Health (DoH) | *Technical Comments Provided*<br>The Shire is to be commended for including public health as part of the aims of the scheme. The scheme text content is balanced as it acknowledges the Government Sewerage Policy 2019, the requirements for both sewer connection and on-site wastewater disposal systems as well as protection of public drinking water source areas.<br>It may be appropriate for the Scheme to acknowledge and incorporate:<br>• Appropriate separation distances in accordance with the EPA Environmental Assessment Guideline *'Guidance for the Assessment of Environmental Factors No. 3 – Separation Distances between Industrial and Sensitive Land Uses'*.<br>• DoH's Guidelines for the Separation of Agricultural and Residential Land Use to help avoid conflict and potential adverse health effects and nuisance impacts from chemical use, dust and other rural pursuits.<br><br>The scheme has proposed three 'Special Use Zones' within the township of Three Springs:<br>a) Lot 224 Carter Street, Three Springs<br>b) Lot 245 Christie Street & Lot 246 Williamson Street, Three Springs<br>c) Part Lot 10 & Lot 238 Glyde Street, Three Springs<br>These sites have not been classified as either C-RR, CRU, RRU on DWER's Contaminated Sites database (*Contaminated Sites Act 2003*). However, although these sites do not appear on DWER's public access database, they may be subject to other important classifications. The proponent should obtain a Basic Summary of Records relating to the land and its surroundings to | LPS3 acknowledges the separation distances within the EPA's *'Guidance for the Assessment of Environmental Factors No. 3 – Separation Distances between Industrial and Sensitive Land Uses'*. Table 8 - Special Control Areas in Scheme area provide objectives to ensure appropriate separation distances between inappropriate and incompatible development. Where necessary, future development, subdivision and zoning will ensure due regard for the Guidelines.<br>LPS3 acknowledges DoH's Guidelines for the Separation of Agricultural and Residential Land Use. Appropriate Strategies such as vegetation buffers and increased setbacks have been provided in between residential and agricultural land where necessary to mitigate any potential issues arising from chemical use, dust and rural pursuits.<br><br>The 'Special Use' zones have been applied to 3 locations in the townsite that have a legacy of mixed land uses (including tourism/accommodation) upon them that cannot be catered for under more conventional zonings.<br>These sites are zoned 'Special Use' under current LPS2 and this is retained in draft LPS3 and are not being rezoned or modified to a more sensitive land use. The statement that although a site does not appear on DWER's public access database it may be subject to other important classifications would apply to every land parcel in Western Australia. | Modify LPS3 to identify 3051 (Lot 1 on Diagram 40262) Perenjori-Three Springs Road, Womarden as 'Public Purposes'. |

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| | | complete their assessment of the site's suitability for a rezoning to a more sensitive land use.<br><br>The DoH is aware that 1 Morawa-Three Springs Road, located 1km north of the township, has been reported under the *Contaminated Sites Act 2003* based on the site's historic uses as a power-station and timber treatment facility. Investigations conducted in 2012 indicated the presence of elevated petroleum hydrocarbons and pesticides in soils, and to a lesser extent groundwater, at levels which restrict the use of the site to its current land use as a local power-station and depot.<br><br>  | DWER's Contaminated Sites Database identifies 3051 (Lot 1) Perenjori-Three Springs Road, Womarden as a 'Contaminated Site – Restricted Use'. The DWER database entry notes the site has been used as a power station and also the site for underground fuel tanks. The northern area of the property has also been used for treatment and storage of timber power poles.<br>The DWER database notes that *"A qualitative risk assessment has indicated that the contamination present on the site does not currently pose an unacceptable risk to human health, the environment or environmental values under the current land use of a depot and power substation. However, the contamination may present an unacceptable risk to human health under a more sensitive land use"*.<br><br>Lot 1 is currently zoned 'Rural' under LPS2 and also in draft LPS3. Rezoning the land to 'Public Purposes' would better reflect the on-ground built form and the property's ownership by the Electricity Networks Corporation. The rezoning would also prevent the site from being developed for sensitive/habitable purposes which are listed as permitted land uses in the 'Rural' zone but are not considered appropriate on this site. Rezoning the land would also require a scheme amendment and associated justification (that would include record of the site's rehabilitation) to be lodged if at some future point in time the land were to be considered for private disposal. | |
| 5<br>(25/08/24) | Main Roads WA (MRWA) | *Technical Comments Provided*<br>Road Reservation<br>Please replace the crossed out section from page 7 with "Main Roads Western Australia".<br>*Western Australian Road Hierarchy means the document of that name available on the website maintained by the ~~Department of Main Roads~~.*<br>MRWA support the inclusion of 'Primary Distributor Road' as a Local Scheme Reserve Please note however, Clyde Street and Thomas Street are not Primary Distributor Roads, therefore the classification should be revised. | Agreed LPS3 should be modified to address the correct name, being 'Main Roads Western Australia' in place of the 'Department of Main Roads'.<br><br>MRWA have noted that Clyde Street and Thomas Street are not Primary Distributor Roads. Under the Shire's current local planning framework, Glyde Street and Thomas Street have been classified as Primary Distributor Roads. Under the MRWA Road Hierarchy, a Primary Distributor Road is classified as: | Modify Clause 14 page 7 of LPS3 to address the correct name, being "Main Roads Western Australia" in place of the "Department of Main Roads".<br><br>Modify Map 6 of LPS3 to remove the current |

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| | |  <br><br>A review of Local Planning Scheme Maps showed maps incorrectly define MRWA's current management responsibility. MRWA recommends amend the designation of 'Primary Distributor Road' on Map 5 to reflect the correct boundaries.<br>  <br><br>The Midlands Road Reserve varies in width. There are some sections which are as narrow as 20m that may likely require further widening in the future. For developed agricultural areas where the road is likely to remain a single carriageway, an ultimate road reserve width between 50 to 60m is generally | "*Provide for major regional and inter-regional traffic movement and carry large volumes of generally fast moving traffic. Some are strategic freight routes and all are State Roads. They are managed by Main Roads Western Australia*"<br>Glyde Street connects to Three-Springs Morawa Road and Thomas Street connects with Three-Springs Eneabba Road. Both Glyde Street and Thomas Street are located within semi built-up areas and are low-speed roads, which are both less than 1km in length. As such, both Glyde Street and Thomas Street could be classified as a 'Regional Distributor Road' which is defined under the MRWA Road Hierarchy as:<br>*"Roads that are not Primary Distributors but which link significant destinations and are designed for efficient movement of people and goods within and beyond regional areas. They are managed by local government."*<br><br>LPS3 Map No.5 shows a portion of land south of the Arrino Townsite as 'Rural' zoned. This lot is under MRWA's management responsibility, and as such, can be changed to 'Primary Distributor Road'. It is recommended that the Shire change this portion of map from 'Rural' to 'Primary Distributor Road'.<br><br>Submission noted. The WAPC and Shire can consider Development Control Policy No.1.7 General Road Planning and MRWA Operational Guideline 82 – Selection of Rural Road Reserve Widths for single carriageway roads in the assessment of subdivision and development applications. | classification of Glyde Street and Thomas Street from 'Primary Distributor Road' to 'Regional Distributor Road'.<br><br>Modify the area under State ownership (Lot 5 upon DP77049) Mullewa-Wubin Road, Arrino from 'Rural' zone to 'Primary Distributor Road' zone on LPS3 Map No.5.<br><br>Modify LPS3 Table 7 - Additional site and development requirements that apply to land in Scheme area - Scheme area (22) - Vehicular Access for Commercial and Industrial Uses by adding a new section to include information about local network access requirements.<br><br>Modify LPS3 to include State Planning Policy 3.6 in the General Development Requirements – Scheme Area (16) (Page 17). The text should read: |

| Shire of Three Springs Local Planning Scheme No. 3 – Scheme Review | | | | |
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| Submission No. & date received | Respondent | Nature of Submission | Shire Comment | Shire Recommendation |
| | | required, with a minimum roadside (verge) width of 20m outside of townsites. (Development Control Policy No.1.7 General Road Planning. MRWA Operational Guideline 82 – Selection of Rural Road Reserve Widths). | Amendments to the Scheme Map should not occur until MRWA have entered into discussions with relevant landowners and acquired land deemed required to widen Midlands Road. | "*State Planning Policy 3.6 to be read as part of Scheme*<br><br>*(1) The local government must ensure that State Planning Policy 3.6 is published in accordance with clause 87 of the deemed provisions.*<br>*(2) Subclause (1) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions."* |
| | | Part 4 – General Development Requirements<br>Any rezoning, structure planning, subdivision or development of land, which may have an impact on a primary distributor road should be referred to MRWA and include a Transport/Traffic Statement or Assessment, as appropriate, in accordance with the WAPC's Transport Assessment Guidelines and MRWA Driveway Policy. MRWA suggests including information in the Local Planning Strategy to inform future development of the requirement. | Submission noted. The Shire can include including information in the Local Planning Strategy to include information in relation to MRWA's standards and requirements for any rezoning, structure planning, subdivision or development of land, which may have an impact on a primary distributor road. | |
| | | MRWA suggests including information in the Local Planning Scheme to inform future development of local network access requirements. (Development Control Policy 5.1 Regional Roads, Vehicular Access). | MRWA have suggested including information in LPS3 to inform future development of local network access requirements. (Development Control Policy 5.1 Regional Roads, Vehicular Access). The Shire could add this information into Table 7 - Additional site and development requirements that apply to land in Scheme area (22) - Vehicular Access for Commercial and Industrial Uses. | |
| | | Where secondary networks constructed within a development can provide access to the MRWA network via local roads or an existing crossover, MRWA is unlikely to support future connections to primary distributor roads. This position is reflected within the Development Control Policy 5.1 Regional Roads (vehicular access). It is formally requested the Local Government consider implementing a statutory clause in the scheme to require lots fronting a primary distributor road to be accessed via a laneway, easement, PAW or the like. Where no such access exists then provision is to be made to enable access to be achieved through the development of adjacent land. | MRWA have requested the Shire to consider implementing a statutory clause in the Scheme to require lots fronting a primary distributor road to be accessed via a laneway, easement, PAW or the like. However, this is not practical and there are legal issues with mandating this.<br>Every existing lot has a right of access to a road and the Shire cannot require lots to access via private land. There is opportunity at a subdivision application stage to implement appropriate measures such as co-location of access points, slip roads etc and at a development application stage to implement appropriate measures such as siting or upgrading or co-locating of crossovers etc. However, where there are existing lots and activities these have legal rights of access requirements, even for access from a primary distributor road if there are no alternatives. | |
| | | Consideration should be given to include in the scheme, contributions to the costs of providing infrastructure in connection | MRWA have indicated that consideration should be given to include in the scheme, contributions to the costs of | |

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| | | with development, i.e. upgrades to existing intersections between State and Local Government roads as a result of generated traffic from developments. (State Planning Policy 3.6 – Infrastructure Contributions). | providing infrastructure in connection with development, i.e. upgrades to existing intersections between State and Local Government roads as a result of generated traffic from developments. (State Planning Policy 3.6 – Infrastructure Contributions).<br>The Shire can consider inserting the SPP 3.6 – Infrastructure Contributions to Part 4 – General Development Requirements. | |
| 6 (4/9/24) | Shire of Carnamah | *No objection* | No additional comment. | Note submission. |
| 7 (12/9/24) | Department of Transport | *No objection*<br>The Urban Mobility division of DoT has reviewed the submitted documents and advises that DoT does not have any comment to provide on the proposed LPS3. | No additional comment. | Note submission. |
| 8 (21/10/24) | Department of Biodiversity Conser-vation and Attractions (DBCA) | *Technical comments provided*<br>LPS3 text clause 30 - General Development Standards and Requirements, Table 7 - Additional requirements that apply to land in Scheme area No. 16, Requirement – Remnant vegetation, Environmentally Significant Flora and Fauna<br>To ensure the appropriate agency is contacted regarding remnant vegetation and conservation significant flora and fauna, it is suggested that the text is reworded to say:<br>*"Any development proposal likely to result in the clearing of remnant vegetation shall be referred to the Department of Water and Environmental Regulation for advice and/or the Department of Biodiversity, Conservation and Attractions, if likely to impact any threatened species or threatened ecological communities listed under the Biodiversity Conservation Act 2016. The proponent will be required to identify, assess, and put in place measures to protect environmentally significant remnant vegetation, threatened flora and/or threatened fauna prior to determination."*<br><br>Reserve 32906 – Lot 11079 on Plan 175759 is labelled as Sweetman Nature Reserve on LPS3 Map 2 of 6. DBCA advises that the name for Reserve 32906 is West Kadathinni Nature Reserve. Reserve 32906 is the only area within the *Environmental Conservation* Local Scheme Reserves labelled on the map. It is suggested that the name is removed from the map or amended to West Kadathinni Nature Reserve. | DBCA have suggested that the wording under 30 (1) 'General development standards and requirements Table 7 - Additional requirements that apply to land in Scheme area', specifically No.16 Requirement – Remnant vegetation, Environmentally Significant Flora and Fauna be re-worded. It is considered that the DBCA suggested wording is a refinement to the existing clause which reads as follows:<br>*"Any development proposal on land containing environmentally significant flora, fauna and / or remnant vegetation shall be referred to the Department of Biodiversity, Conservation and Attractions and/or the Department of Water and Environmental Regulation for advice. The proponent will be required to identify, assess, and put in place measures to protect the environmentally significant remnant vegetation, flora and/or fauna prior to determination."*<br><br>Reserve 32906 is labelled as 'Sweetman Nature Reserve' on the LPS3 Map and DBCA have advised that its correct name is West Kadathinni Nature Reserve. DBCA have suggested that the incorrect name be either removed from the map or amended to West Kadathinni Nature Reserve.<br>Shire agrees with DBCA that title for Reserve 32906 should be updated | Modify 30 (1) 'General development standards and requirements Table 7 - Additional requirements that apply to land in Scheme area', specifically No.16 Requirement – Remnant vegetation, Environmentally Significant Flora and Fauna to read as follows:<br>*"Any development proposal likely to result in the clearing of remnant vegetation shall be referred to the Department of Water and Environmental Regulation for advice and/or the Department of Biodiversity, Conservation and Attractions, if likely to* |

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| | | | | *impact any threatened species or threatened ecological communities listed under the Biodiversity Conservation Act 2016. The proponent will be required to identify, assess, and put in place measures to protect environmentally significant remnant vegetation, threatened flora and/or threatened fauna prior to determination."*<br><br>Modify LPS 3 Map No.2, Reserve 32906 to replace 'Sweetman Nature Reserve' with 'West Kadathinni Nature Reserve'. |
| 9 (22/10/24) | Department of Water & Environ-mental Regulation | *Technical Comments Provided*<br>Table 7 – Section 6 & 7 (page 20) – Onsite effluent disposal<br>DWER notes that the requirements for onsite effluent disposal in the rural residential and rural smallholdings zone are consistent with the requirements of the *draft State Planning Policy 2.9 Planning for Water*, however LPS3 provides no conditions for other zones. Draft SPP2.9 applies to all zones.<br>DWER recommends that LPS3 be updated to reference the requirements of draft SPP2.9 | DWER have indicated that draft State Planning Policy 2.9 Planning for Water requirements for onsite effluent disposal in the rural residential and rural smallholdings zone are consistent with the requirements outlined in draft SPP2.9. However, it is indicated that Draft SPP2.9 applies to all zones, and accordingly, DWER recommend that LPS3 is updated to reference the requirements of draft SPP2.9.<br><br>The Rural Residential and Rural Smallholdings Zone provides the following requirement for Effluent Disposal:<br>"*Appropriate effluent disposal or domestic waste water systems are required to be installed to the satisfaction of the local government and the Department of Health."*<br>The Shire acknowledges that Draft SPP 2.9 applies to the entire LPS3 Scheme area, and as such, the above requirement can be inserted into Table 7 - Additional site | Modify LPS3 Table 7 - Additional site and development requirements that apply to land in Scheme area (No.1 – All Zones) to add the following requirement:<br>"*Appropriate effluent disposal or domestic waste water systems are required to be installed to the satisfaction of the local government and the Department of Health."* |

| Shire of Three Springs Local Planning Scheme No. 3 – Scheme Review | | | | |
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| Submission No. & date received | Respondent | Nature of Submission | Shire Comment | Shire Recommendation |
| | | | and development requirements that apply to land in Scheme area (No.1 – All Zones). | Modify LPS3 Map 6 (Three Springs townsite) to identify Lot 197 (DP207297) Water Street and Lot 196 (DP207297) Hunt Street as 'Public Open Space'. |
| | | Table 7 Section 12 (Page 22) – Water Resources<br>DWER supports the requirements of the scheme to protect water resources. The Shire should ensure that these requirements are consistent with the objectives of the *draft State Planning Policy 2.9 Planning for Water.* | Submission Noted. The Shire has reviewed Table 7 Section 12 in accordance with the objectives of Draft SPP 2.9. | |
| | | Table 7 Section 16 (Page 24) – Remnant Vegetation etc<br>Under section 51C of the *Environmental Protection Act 1986* (EP Act), clearing of native vegetation is an offence unless:<br>1. it is undertaken under the authority of a clearing permit,<br>2. it is done after the person has received notice under Section 51DA(5) that a clearing permit is not required, the clearing is subject to an exemption.<br>Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas are contained in the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. | Submission noted. No further changes proposed. | |
| | | Table 8 Section (Page 29) – SCA 1 - PDWSA<br>DWER supports the objectives and provisions of SCA1 | Submission noted. | |
| | | Scheme Map 6 – Zoning of industrial land<br>LPS3 Map shows (Fig.1 circled in red) an expansion of light industrial zoned land. In the current scheme maps these blocks are zoned 'Public Open Space' and 'Public Purposes'. These lots also contain remnant vegetation and a minor waterway flows through Lots 196 & 197.<br>The Shire of Three Springs Local Planning Strategy & Townsite Strategy both identify this land as for future expansion of the eco-caravan park, and future industrial land is indicated south of Water Street.<br>The Local Planning Strategy references the Strategic Community Plan which one of the objectives is to *"protect and conserve our natural environment".* It is noted that none of the industrial zoned land east of West Yarra Rd has yet been developed. DWER recommends that this land which is less constrained (as it is | Lot 232 (DP183945) and Lot 197 (DP207297) Water Street, Three Springs and Lot 196 (DP207297) Hunt Street form part of the Yamatji Nation Indigenous Land Use Agreement Committed Land package that is the native title settlement for this area. As such the land requires consideration to no longer be identified as Local Scheme Reserves upon the Scheme Map.<br>The lots are identified as 'Light Industry' upon the LPS3 Map and this matches the zoning for the neighbouring properties. The 'Light Industry' zoning also avoids introduction of sensitive premises (that other zonings can allow for) into the overlying SCA3-Waste Water Treatment Plan Separation zone that impacts these lots. The zoning of these 3 lots also addresses the current issue whereby all 'Light Industry' zoned lots in the Three Springs townsite are | |

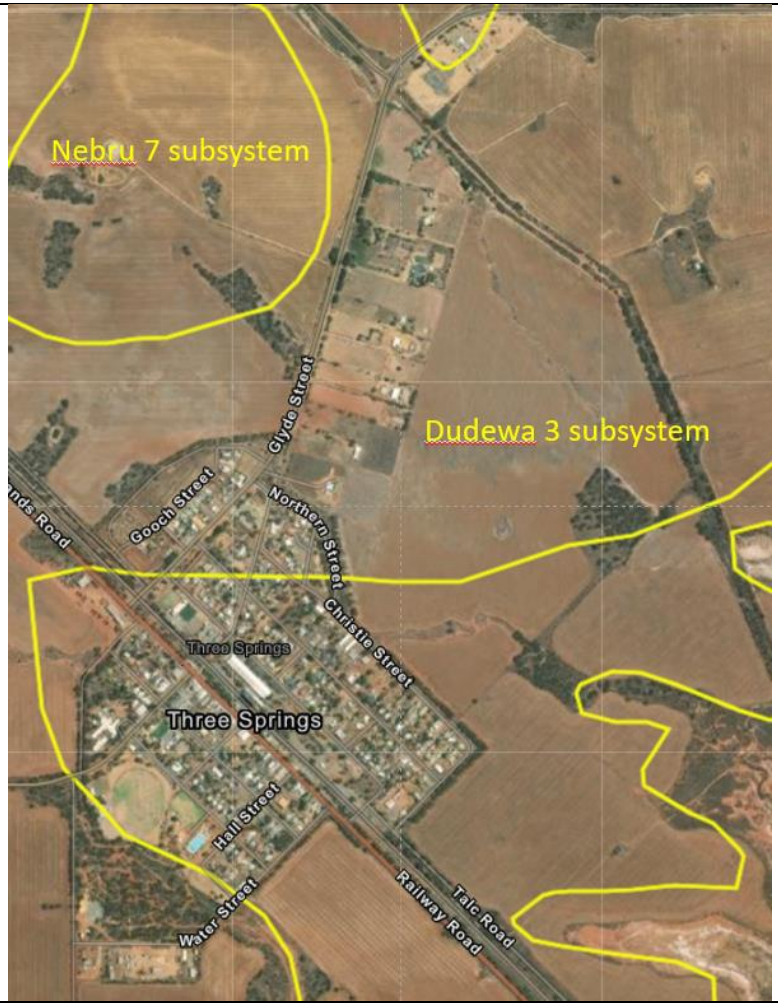
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| | | cleared farming land) be developed first, and the remnant vegetation be protected to enhance the townsite and protect biodiversity values.<br><br>Fig 1. LPS3 Map<br>  <br>Fig 2. LPS2 Map<br>  <br>  | utilised and attraction of future business to the town is constrained.<br>The identification of the 3 lots as "Light Industry' rather than 'General Industry' will preclude land uses that may be considered in the 'General Industry' zone i.e. the lots would be used for business that support the local rural economy such as repair, storage and transport rather than more general/intensive industrial activities.<br>It is also a requirement of the Scheme that a development application must be lodged for development/land use within the 'Light Industry' zone, thereby ensuring that future development will subject to planning assessment and determination, and application of conditions, where approval may be granted.<br>The land will also be subject to LPS3 text clause 30 - General Development Standards and Requirements, Table 7 - Additional requirements that apply to land in Scheme area - No.4 Requirement – General Industry and Light Industry Zones:<br>*"1) When considering any application for development approval for any industrial use, the local government may:*<br>*a) Require the applicant to provide a report on such matters as the effect of the proposal on the air quality, the levels of dust and other airborne pollutants, the quality of the ground water, road traffic and the amenity of the area as well as other matters which in the opinion of the local government need to be addressed.*<br>*b) Consult and shall have regard to the advice of the Department of Health, the Department of Water and Environmental Regulation and the Environmental Protection Authority regarding any aspect of the proposal.*<br>*2) The maximum site coverage to be permitted for development on land zoned 'Light Industry' is 0.6."*<br><br>It is considered that Lot 232 (DP183945) Water Street is required to remain 'Light Industry', as identified upon the advertised LPS3 Map, as it is separate from the drainage alignment, presents no potential environmental issues and | |

| Shire of Three Springs Local Planning Scheme No. 3 – Scheme Review | | | | |
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| Submission No. & date received | Respondent | Nature of Submission | Shire Comment | Shire Recommendation |
| | | | the LPS2 zoning of 'Public Purpose' for this property is no longer appropriate given its inclusion in the Committed Land package.<br><br>It is considered that Lot 197 (DP207297) Water Street, and Lot 196 (DP207297) Hunt Street could also remain 'Light Industry' as identified upon the advertised LPS3 Map, as the LPS text provisions provide appropriate mechanisms to manage development. However, to respond to the DWER submission Lot 197 (DP207297) Water Street and Lot 196 (DP207297) Hunt Street could be changed to 'Public Open Space' to prevent potential for inappropriate planning outcomes and more detailed subdivision/development design work can then accompany any future scheme amendment for these 2 lots. | |
| | | DWER also notes the advice provided to the Shire from the EPA, when the draft scheme was referred to EPA for assessment. The EPA determined not to assess the scheme but gave advice. The advice noted the scheme contained provisions to restrict further clearing of native vegetation and the requirement for the consideration of native vegetation when considering a development application of subdivision, including tree retention. | A requirement of LPS3 Table 7 - Additional site and development requirements that apply to land in Scheme area (No.16 - Remnant Vegetation, Environmentally Significant Flora and Fauna) sets out the following:<br>*"Any development proposal on land containing environmentally significant flora, fauna and / or remnant vegetation shall be referred to the Department of Biodiversity, Conservation and Attractions and/or the Department of Water and Environmental Regulation for advice. The proponent will be required to identify, assess, and put in place measures to protect the environmentally significant remnant vegetation, flora and/or fauna prior to determination."*<br>Accordingly, the abovementioned requirement under LPS3 provides measures to protect and enhance environmentally significant remnant vegetation, flora and/or fauna across the LPS3 area. | |
| 10 (24/10/24) | G Knight & E Van Eer | *Objection*<br>A public submission from the landowner of 55 (Lot 17) Slaughter Street in the Three Springs townsite was received, in summary, the submission outlines the following issues and perceptions:<br><br>Draft proposal was never conveyed to us in writing. | The Shire advertised LPS3 in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* Part 4 Division 2 (2), specifically part (c), which reads:<br>*"advertise the proposed scheme in any other way the local government considers appropriate"*<br>The Shire advertised LPS3 for public inspection at the Shire offices, website and newspapers. As such, the Shire has advertised LPS3 in line with the statutory requirements. | Submission noted, no changes to the LPS are recommended. |

| Shire of Three Springs Local Planning Scheme No. 3 – Scheme Review | | | | |
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| Submission No. & date received | Respondent | Nature of Submission | Shire Comment | Shire Recommendation |
| | | The Shire has mentioned in response to queries that "town's the size of Three Springs are zoned Rural Townsite where necessary instead of dividing the town into different zones". LPS3 Maps show that only a section of town (including the objector's property) would form part of this change. | The rezoning of 'Residential' lots to 'Rural Townsite' is necessary in townsites such as Three Springs to provide greater flexibility for land uses. The objective of the 'Rural Townsite' zone is:<br>*"To provide for a range of land uses that would typically be found in a small country town."*<br><br>The portion of Three Springs as shown on Map No.6 to be rezoned from 'Residential' to 'Rural Townsite' is between Christie Street and Slaughter Street and Franklin Street and Touche Street. The rezoning of this area to 'Rural Townsite' is deemed appropriate as this area transitions between 'Rural Residential' uses to the northeast and south-east as well as 'Railways' to the west and southwest. This is deemed more appropriate than rezoning other 'Residential' areas of the town. The 'Rural Townsite' zoning addresses an existing legacy of mixed land use and built form on-ground. | |
| | | Currently under Residential/Rural Townsite zoning, 'Workforce Accommodation' is not permitted unless approved by Council after giving notice in accordance with Clause 64 of the deemed provisions. By definition, a 'Rural Townsite' would be less restrictive, giving Council greater flexibility approving such application. | Workforce accommodation is a use listed within the *Planning and Development (Local Planning Schemes) Regulations 2015* and is an 'A' use in the appropriate zones, including both Residential and Rural Townsite. All development applications (retrospective or not) are assessed on a case-by-case basis, and accordingly, advertised to relevant neighbouring properties. Ultimately, it is up to the Shire to consider the proposal and submissions in relation to any proposal for Workforce Accommodation, which does <u>not</u> mean that the Shire will approve such an application.<br><br>The respondent has made complaint in the past to the Shire relating to the neighbouring property and the behaviour of people residing at the property and the parking of vehicles on the verge. The neighbouring landowner has made complaint in the past to the Shire relating to the respondent and the behaviour of people residing at the respondent's property. Shire has previously contacted neighbouring landowner in relation to parking of vehicles on the verge and noise and measures to address this. The Shire has not | |

| Shire of Three Springs Local Planning Scheme No. 3 – Scheme Review | | | | |
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| Submission No. & date received | Respondent | Nature of Submission | Shire Comment | Shire Recommendation |
| | | Complaints to the Shire over several years about workforce accommodation have never been properly addressed and recent complaints have been referred back to previous Ombudsman findings that the Shire has acted satisfactorily in addressing these issues.<br><br>'Rural Townsite' zoning would make much easier to approve retrospectively.<br><br>Our only respite from the noise and anti-social behaviour so far has been when Police issue 7-day Noise Abatement Notification to the residents of these properties , the latest being issued on 9/10/24. Misconduct Restraining Orders were made against the owners of the 2 properties and served on 30/11/23. An application has been made to extend and vary the Order to now also include any persons being accommodated by the owners in the 2 properties. | shared the respondent's view that the occupation of the neighbouring property is workforce accommodation.<br><br>All development applications are assessed on a case-by-case basis and accordingly advertised to relevant neighbouring properties. Ultimately, it is up to the Shire to consider all submissions in relation to any proposal for Workforce Accommodation, which does not mean that the Shire will approve such an application.<br><br>Matters relating to alleged anti-social behaviour are addressed under separate legislation to planning legislation and should be addressed to WA Police. | |
| 11 (25/10/24) | Department of Fire & Emergency Services (DFES) | *Technical comments provided*<br>It is unclear if the water requirements provided in Table 7: sections 6, 7 & 14 will override the requirements of SPP3.7 and the associated Guidelines for Planning in Bushfire Prone Areas. DFES request that the sections be updated to clarify if this is to be provided in addition to the requirements of the guidelines, or alternatively, be modified to note a minimum of 15,000 litres, to ensure that larger scale developments will provide the additional water required to ensure compliance with the guidelines. | Local government is required to give regard for SPP3.7 and the associated Guidelines for Planning in Bushfire Prone Areas in its assessment, and determination, of development applications.<br><br>In addition to the LPS3 text provisions relating to water requirements for 'Rural Residential' as provided in Table 7: Section 6 it is also noted that the unsubdivided land area identified for this purpose fronts existing road networks that have reticulated scheme water connections and it would be appropriate for requirement for future subdivided 'Rural Residential' lots to be connected to the reticulated water network and hydrants provided by the subdivider.<br><br>The Shire could modify LPS 3 Table 7 Sections 6, 7 and 14 to specify whether the water requirements provided are in addition to the guidelines. | Note submission |
| 12 (9/11/20) | Department of Primary Industries and | *Technical comments provided*<br>DPIRD has reviewed the proposed scheme and notes that the proposed rural residential area north of the town has expanded | DPIRD, recommend that conditions are placed on the 'Rural Residential' lots to ensure ground cover is maintained. Livestock management plans may be required | |

| Shire of Three Springs Local Planning Scheme No. 3 – Scheme Review | | | | |
|---|---|---|---|---|
| Submission No. & date received | Respondent | Nature of Submission | Shire Comment | Shire Recommendation |
| | Regional Develop-ment (DPIRD) | from the area identified in the Shire of Three Spring's Local Planning Strategy.<br><br>The rural residential area on the east of Glyde Street is located on a soil-landscape unit known as Dudewa 3 subsystem, which consist of red to brown loamy earths and duplexes. These soils are very good for grazing, with a low to moderate wind erosion risk. The soils to the west of Glyde Street transition into the Nebru 7 subsystem, which consist of yellow and pale deep sands. These soils carry a high to very high risk of wind erosion. Over grazing or poor land management practices will lead to land degradation problems. DPIRD recommends that conditions are placed on the lots of this area to ensure ground cover is maintained. Livestock management plans may be required to ensure stocking rates do not exceed the carrying capacity of this zone.<br><br>The proposed rural residential area west of Glyde Street also contains a stand of remnant vegetation. DPIRD suggests that this area is protected from grazing or clearing by zoning it as a nature conservation area or a public open area. | as a condition of subdivision to ensure stocking rates do not exceed the carrying capacity of this zone.<br>LPS3 Table 7 'Additional site and development requirements that apply to land in the Scheme area' Clauses 6(7) & (8) of LPS notes for the 'Rural Residential' zone that:<br><br>*"(7) Advice may be sought from the Department of Primary Industries and Regional Development regarding the maximum livestock stocking rate and associated development controls.*<br>*(8) Development within a Rural Residential Zone is to be generally in accordance with an approved Structure Plan."*<br><br>The Shire will ascertain appropriate conditions from DPIRD during the consultation period for development applications and structure planning to obtain the appropriate controls and information for the 'Rural Residential' lots.<br><br>The WAPC will ascertain appropriate conditions from DPIRD during the consultation period for subdivision applications to obtain the appropriate controls and information for the 'Rural Residential' lots.<br><br>The Shire considers these proposed lots as suitable for 'Rural Residential' zoning and LPS3 contains provisions to maintain vegetation where possible. Table 7 'Additional site and development requirements that apply to land in the Scheme area' Clause 6(1) of LPS notes specifically that:<br><br>*"1) Development in the Rural Residential Zone shall comply with the following requirements:*<br>*a) in order to conserve the rural environment or features of natural beauty, all trees shall be retained unless:*<br>*i. their removal is authorised by the local government; or*<br>*ii. where such vegetation is dead or diseased; or* | |

| | | | | |
|---|---|---|---|---|
| | |  | *iii. where the clearing is required for the purpose of a firebreak or other approved fire protection measure; or*<br>*iv. for development within a building envelope and access to the envelope; or*<br>*v. for a fence."*<br><br>It is also noted that rezoning the area as a 'Nature Conservation Area' (Environment Conservation Area) or a 'Public Open Space' would not be consistent with the objectives of the LPS3 reserves and would be inappropriate for privately owned land (also noting that a subdivision design and application stage would the appropriate point to identify matters such as potential ceding of land to the Crown or building envelopes/building exclusion areas).<br><br>The vegetation within this area is not considered to have biodiversity or conservation value, given its previous and current use within an agricultural setting. | |

<table>
<tr><th colspan="5">Shire of Three Springs Local Planning Scheme No. 3 – Scheme Review</th></tr>
<tr><th>Submission No. & date received</th><th>Respondent</th><th>Nature of Submission</th><th>Shire Comment</th><th>Shire Recommendation</th></tr>
<tr><td>13</td><td>Shire of Three Springs</td><td>The Scheme Text should be updated to introduce a Schedule A to improve efficiencies in assessment of development applications in the ‘Rural’ and ‘Rural Townsite’ zones and upon Crown Land. The following text provisions would achieve this and would replicate those in the neighbouring Shire of Mingenew and Shire of Perenjori Local Planning Schemes thereby achieving regional and cross-boundary consistency.<br><br>Insert Schedule A into the Shire of Three Springs Local Planning Scheme No.3 text as follows:<br><br>“61. Development for which development approval not required<br>(1) Development approval is not required for works if –<br>(a) the works are of a class specified in Column 1 of an item in the Table; and<br>(b) if conditions are set out in Column 2 of the Table opposite that item — all of those conditions are satisfied in relation to the works<br><br>Table 9
<table>
<tr><th></th><th>Column 1<br>Works</th><th>Column 2<br>Conditions</th></tr>
<tr><td>22</td><td>The erection of, or alterations or additions to, a single house on a lot.</td><td>(a) where in the Rural zone; and<br>(b) where the Scheme development standards and requirements for the zone are satisfied; and<br>(c) the development is not located in a place that is -<br>i. a heritage-protected place; or<br>ii. abutting an unconstructed road reserve or on a lot which does not have direct frontage to a gazetted road reserve; or<br>iii. designated as a bushfire prone area by the Fire and Emergency Services Commissioner; or<br>iv. within 100m of any natural waterway.</td></tr>
<tr><td>23</td><td>The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house:<br>(a) ancillary dwelling<br>(b) outbuilding;<br>(c) external fixture;<br>(d) boundary wall or fence;<br>(e) patio;<br>(f) pergola;<br>(g) verandah;<br>(h) deck;<br>(i) garage;<br>(j) carport.</td><td>(a) where in the Rural zone; and<br>(b) where the Scheme development standards and requirements for the zone are satisfied; and<br>(c) the development is not located in a place that is -<br>i. a heritage-protected place; or<br>ii. designated as a bushfire prone area by the Emergency Services Commissioner; or<br>iii. within 100m of any natural waterway.</td></tr>
</table></td><td>LPS3 Schedule A be updated as outlined in the Shire of Three Springs submission.<br><br>LPS3 text be updated to give regard for the ‘short stay’ amendments to the Planning and Development (Local Planning Schemes) Regulations as outlined in the Shire of Three Springs submission.</td></tr>
</table>

| | | | | | |
|---|---|---|---|---|---|
| | | 24 | The erection of, or alterations or additions to, a single house on a lot. | (a) where in the Rural Townsite zone; and<br>(b) where the Scheme development standards and requirements for the zone are satisfied; and<br>(c) the development is not located in a place that is –<br>i. a heritage-protected place; or<br>ii. designated as a bushfire prone area by the Fire and Emergency Services Commissioner; or<br>iii. within 100m of any natural waterway. | |
| | | 25 | The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house:<br>(a) ancillary dwelling<br>(b) outbuilding;<br>(c) external fixture;<br>(d) boundary wall or fence;<br>(e) patio;<br>(f) pergola;<br>(g) verandah;<br>(h) deck;<br>(i) garage;<br>(j) carport. | (a) where in the Rural Townsite zone; and<br>(b) where the Scheme development standards and requirements for the zone are satisfied; and<br>(c) the development is not located in a place that is -<br>i. a heritage-protected place; or<br>ii. designated as a bushfire prone area by the Emergency Services Commissioner; or<br>iii. within 100m of any natural waterway. | |

(2) Development approval of the local government is not required for the following uses —
(i) the use of land in a reserve, where such land is owned or vested in the local government or a public authority, and the use is –
(a) for the purpose for which the land is reserved under this Scheme; or
(b) for any purpose for which such land may be lawfully used by the local government or the public authority."

Following the recent 'short stay' updates to the *Planning and Development (Local Planning Schemes) Regulations* which occurred post advertising of LPS3 the following modifications to LPS3 are required to give due regard for the state-wide reforms regarding short stay accommodation.

<table>
<tr><th colspan="5">Shire of Three Springs Local Planning Scheme No. 3 – Scheme Review</th></tr>
<tr><th>Submission No. & date received</th><th>Respondent</th><th>Nature of Submission</th><th>Shire Comment</th><th>Shire Recommendation</th></tr>
<tr><td></td><td></td><td>
Delete ‘short-term accommodation’ from Section 37 of the Shire of Three Springs Local Planning Scheme No.3 text as ‘short-term rental accommodation’, ‘short-term rental arrangement’, ‘tourist and visitor accommodation’, ‘hosted short-term rental accommodation’ and ‘unhosted short-term rental accommodation’ have been inserted into the deemed provisions-definitions section Planning and Development (Local Planning Schemes) Regulations subsequent to the advertising of LPS3.<br><br>
Delete ‘Holiday House’ and ‘Holiday Accommodation’ from Table 4 – Zoning Table of the Shire of Three Springs Local Planning Scheme No.3 text and insert the following:<br><br>
<table>
<tr><th>Use</th><th>Residential</th><th>Commercial</th><th>Light Industry</th><th>General Industry</th><th>Rural Townsite</th><th>Rural Residential</th><th>Rural Smallholding</th><th>Rural</th><th>Special Use</th></tr>
<tr><td>Hosted short-term rental accommodation</td><td>P</td><td>P</td><td>X</td><td>X</td><td>P</td><td>P</td><td>P</td><td>P</td><td rowspan="2">See Schedule 3</td></tr>
<tr><td>Unhosted short-term rental accommodation</td><td>A</td><td>A</td><td>X</td><td>X</td><td>A</td><td>A</td><td>A</td><td>A</td></tr>
</table>
<br>
Amend Table 4 – Zoning Table and Schedule 1 of the Shire of Three Springs Local Planning Scheme No.3 text so that ‘Tourist Development’ is replaced with the term ‘Tourist and Visitor Accommodation’ to align with the Regulations terminology.
</td><td></td></tr>
</table>

**From:** ATCO Engineering Enquiries <eservices@atco.com>
**Sent:** Wednesday, July 24, 2024 11:51 AM
**To:** Patricia Mckeon <es@threesprings.wa.gov.au>
**Subject:** ATCO Response - LM01285726 - Local Planning Scheme Available for Inspection - Shire of Three Springs Local Planning Scheme No.3

Good Morning,

**Re: Local Planning Scheme Available for Inspection - Shire of Three Springs Local Planning Scheme No.3**
**ATCO Reference: LM01285726**

ATCO Gas Australia (ATCO) has **no objection** to the proposed application, based on the information and plan provided.

Advice notes:

- Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html
- Proposed construction and excavation works need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html

Please accept this email as ATCO's written response.

Should you have any queries regarding the information above, please contact us on 13 13 56 or eservices@atco.com.

Kind Regards

**Kim Hatcher**
Engineering Coordinator
ATCO, Gas Division, Australia

A. 81 Prinsep Road, Jandakot, Western Australia, 6164
**atco.com.au** **LinkedIn** **Facebook** **X**

*ATCO acknowledges the Traditional Owners of country throughout Australia and their continuing connection to land, sea and community. We pay respect to their Elders past, present and emerging, and in the spirit of reconciliation, we commit to working together for our shared future.*

**From:** Planning and Land Development Referrals <planning.land.development.referrals@westernpower.com.au>
**Sent:** Wednesday, July 24, 2024 1:03 PM
**To:** General <general@threesprings.wa.gov.au>
**Subject:** Development / Strategic Referral Application

Dear **Keith,**

Thank you for your submission to Western Power for Ref: **OCR246396**
**Local Planning Scheme Available for Inspection - Shire of Three Springs Local Planning Scheme No.3**

Unfortunately requests for general comments, feedback and approval for proposals can't be provided for without a formal application and the investigation by Western Power that follows.
We suggest reviewing your query against the processes referred to in our Strategic Planning web page:

- Using our provided mapping tools and Before You Dig Australia to locate any assets that may be affected by any proposed change or development
- Consider the proposal against our Products and Services
- If there are transmission assets (66,000VOLTS-330,000 VOLTS) in proximity to your work, applying via our move or remove transmission and communication assets form,
- Ensuring any developers involved are aware that they will need to make an application to deal with any assets that are in the development area as well as for the power requirements for the development.

**Submission of a proposed road closure or property boundary changes:**
If the new property boundary changes the relationship of distribution equipment to that boundary, i.e. poles, cables, or ground mounted equipment formerly in the road reserve or running in proximity to the old boundary are now well within the property an application will need to be made to move or remove equipment. This application will determine if an easement is required or if a physical change is necessary.
Even if our assets are present but not affected by a boundary change, continued physical access for maintenance and emergency response must be provided. If this is not via the original road path, changed access conditions should be communicated via our Land Entry Preferences form.

Thank you and we look forward to receiving your information/applications through the correct channels.

Kind regards

**Lisa**
**She, Her**
**Customer Support Officer – Planning and Land Development**
**Customer Connection Services**

**A** 363 Wellington Street Perth 6000 | **T** 13 10 87
**E** planning.land.development.referrals@westernpower.com.au
**Available** – Wed and Thurs 8am - 2pm
**westernpower.com.au**

**Ngala kaaditj Noongar moort keyen kaadak nidja boodja.**
Western Power acknowledges the Traditional Owners of the lands on which we operate, and recognises their continuing connection to lands, waters and communities.

**Electricity Networks Corporation, trading as Western Power**
ABN: 18 540 492 861
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Any claim to confidentiality is not waived or lost by reason of mistaken transmission of this email.
Unencrypted email is not secure and may not be authentic. Western Power cannot guarantee the accuracy, reliability, completeness or confidentiality of this email and any attachments.
VIRUSES - Western Power scans all outgoing emails and attachments for viruses, however it is the recipient's responsibility to ensure this email is free of viruses.

Submission 3

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

Your Ref: OCR246370
Our Ref: TPS391060
Enquiries: Matt Calabro
Direct Tel: 9420 2099

31 July 2024

Chief Executive Officer
Shire Of Three Springs
132 Railway Road
THREE SPRINGS WA 6519

Attention of: Keith Woodward PSM

**Re: Local Planning Scheme Available for Inspection - Shire of Three Springs Local Planning Scheme No.3**

Thank you for your letter dated 19 July 2024. We offer the following comments regarding this proposal.

Water Corporation has no objection to the proposed changes to the Three Springs Local Planning Scheme 3. Proposed changes are minor in nature and do not affect Water Corporation assets. Any future developments as a result of this Local Planning Scheme should be referred to Water corporation to assess.

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

Regards,

Matt Calabro
Senior Advisor – Land Use Planning
Development Services

Submission 4

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

Your Ref: ADM0488 OCR246380
Our Ref: F-AA-90523-3 / D-AA-24/156912
Contact: Vic Andrich 9222 2000

Mr Ken Woodward PSM
Chief Executive Officer
Shire of Three Springs
PO Box 117
THREE SPRINGS WA 6519

Via email: general@threesprings.wa.gov.au

Dear Mr Woodward,

**DRAFT LOCAL PLANNING SCHEME No. 3**

Thank you for your letter of 19 July 2024, requesting comments from the Department of Health (DoH) on the above draft Local Planning Scheme No. 3. The DoH provides the following comment:

The Shire of Three Springs is to be commended for including public health as part of the aims of the scheme. The scheme text content is balanced as it acknowledges the Government Sewerage Policy 2019, the requirements for both sewer connection and on-site wastewater disposal systems as well as protection of public drinking water source areas.

It may be appropriate for the Scheme to acknowledge and incorporate:

- Appropriate separation distances in accordance with the EPA Environmental Assessment Guideline (EAG) 3 *'Guidance for the Assessment of Environmental Factors No. 3 – Separation Distances between Industrial and Sensitive Land Uses'*. Available for download from: GS3-Separation-distances-270605.pdf

- DoH's *Guidelines for the Separation of Agricultural and Residential Land Use* to help avoid conflict and potential adverse health effects and nuisance impacts from chemical use, dust and other rural pursuits. Available for download from: Separation of agricultural and residential land uses (health.wa.gov.au)

The scheme has proposed three 'Special Use Zones' within the township of Three Springs:

a) Lot 224 Carter Street, Three Springs

b) Lot 245 Christie Street and Lot 246 Williamson Street, Three Springs

189 Royal Street East Perth Western Australia 6004
Telephone (08) 9222 4222 TTY 133 677
PO Box 8172 Perth Business Centre Western Australia 6849
ABN 28 684 750 332
www.health.wa.gov.au

c) Part Lot 10 and Lot 238 Glyde Street, Three Springs

These sites have not been classified as either C-RR, CRU, RRU on DWER's Contaminated Sites database (*Contaminated Sites Act 2003*). However, although these sites do not appear on DWER's public access database, they may be subject to other important classifications. The proponent should obtain a Basic Summary of Records relating to the land and its surroundings to complete their assessment of the site's suitability for a rezoning to a more sensitive land use.

The DoH is aware that 1 Morawa-Three Springs Road, located 1km north of the township, has been reported under the *Contaminated Sites Act 2003* based on the site's historic uses as a power-station and timber treatment facility. Investigations conducted in 2012 indicated the presence of elevated petroleum hydrocarbons and pesticides in soils, and to a lesser extent groundwater, at levels which restrict the use of the site to its current land use as a local power-station and depot.

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

Yours sincerely



Mr Peter Gray
**A/EXECUTIVE DIRECTOR**
**ENVIRONMENTAL HEALTH DIRECTORATE**

16 August 2024

Enquiries: Mark Willson 08 9956 1234
Our Ref: 002-424
Your Ref: NA

25 August 2024

Shire of Three Springs
Attn. Chief Executive Officer
Email: general@threesprings.wa.gov.au

Dear Aimee,

**ADVERTISEMENT OF THREE SPRINGS DRAFT LOCAL PLANNING SCHEME No. 3**

Thank you for your correspondence received on 22 July 2024. Main Roads has reviewed the Draft Planning Scheme and provides the following comments;

Road Reservation

- Please replace the crossed out section from page 7 with, Main Roads Western Australia. *Western Australian Road Hierarchy means the document of that name available on the website maintained by ~~the Department of Main Roads.~~*

- Main Roads support the inclusion of Primary Distributor Road as a Local Scheme Reserve Please note however, Clyde Street and Thomas Street are not Primary Distributor Roads, therefore the classification should be revised.
- A review of Local Planning Scheme Maps showed map(s) incorrectly define Main Road's current management responsibility. Accordingly, Main Roads recommends the Shire of Three Springs amend the designation of "Primary Distributor Road" on Maps 5 to reflect the correct boundaries as outlined in "Attachment A – Main Roads mark up of Draft Planning Scheme No.3 maps
- The Midlands Road Reserve varies in width. There some sections which are as narrow as 20m that may likely require further widening in the future. For developed agricultural areas where the road is likely to remain a single carriageway, an ultimate road reserve width between 50 to 60m is generally required, with a minimum roadside (verge) width of 20m outside of townsites. (Development Control Policy No. 1.7 General Road Planning. Main Roads Operational Guideline 82 – Selection of Rural Road Reserve Widths)

Part 4 – General Development Requirements

- Any rezoning, structure planning, subdivision or development of land, which may have an impact on a primary distributor road should be referred to Main Roads and include a Transport/Traffic Statement or Assessment, as appropriate, in accordance with the WAPC's Transport Assessment Guidelines and Main Roads Driveway Policy. Main Roads suggests

including information in the Local Planning Strategy to inform future development of the requirement.

- Main Roads suggests including information in the Local Planning Scheme to inform future development of local network access requirements. (Development Control Policy 5.1 Regional Roads, Vehicular Access).
- Where secondary networks constructed within a development can provide access to the Main Roads Network via local roads or an existing crossover, Main Roads is unlikely to support future connections to primary distributor roads. This position is reflected within the Development Control Policy 5.1 Regional Roads (vehicular access). It is formally requested the Local Government consider implementing a statutory clause in the scheme to require lots fronting a primary distributor road to be accessed via a laneway, easement, PAW or the like. Where no such access exists then provision is to be made to enable access to be achieved through the development of adjacent land.
- Consideration should be given to include in the scheme, contributions to the costs of providing infrastructure in connection with development, i.e. upgrades to existing intersections between State and Local Government roads as a result of generated traffic from developments. (State Planning Policy 3.6 – Infrastructure Contributions)

If you would like any further information, please contact Mark Willson on (08) 9956 1234 or email mark.willson@mainroads.wa.gov.au

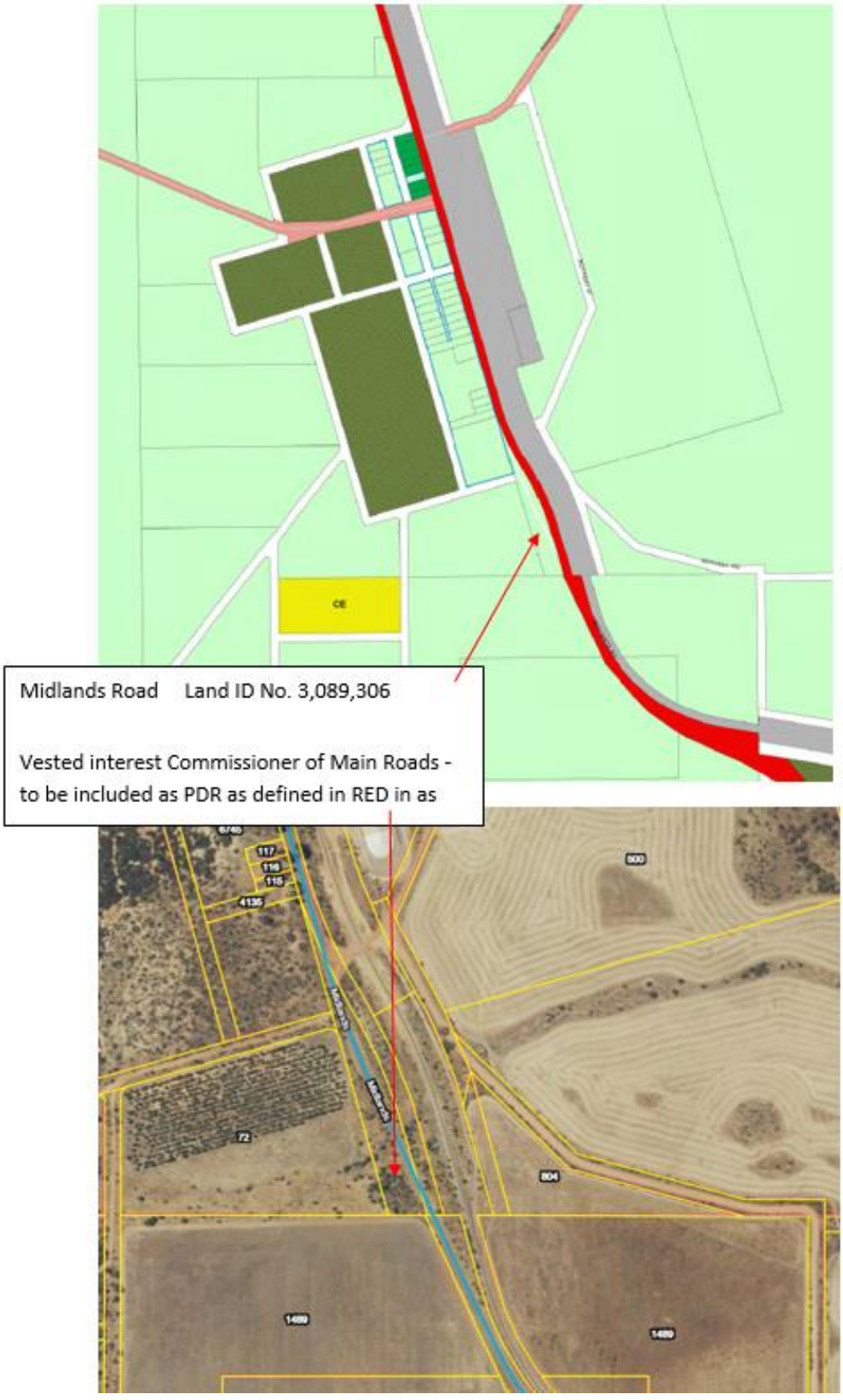
Yours sincerely,

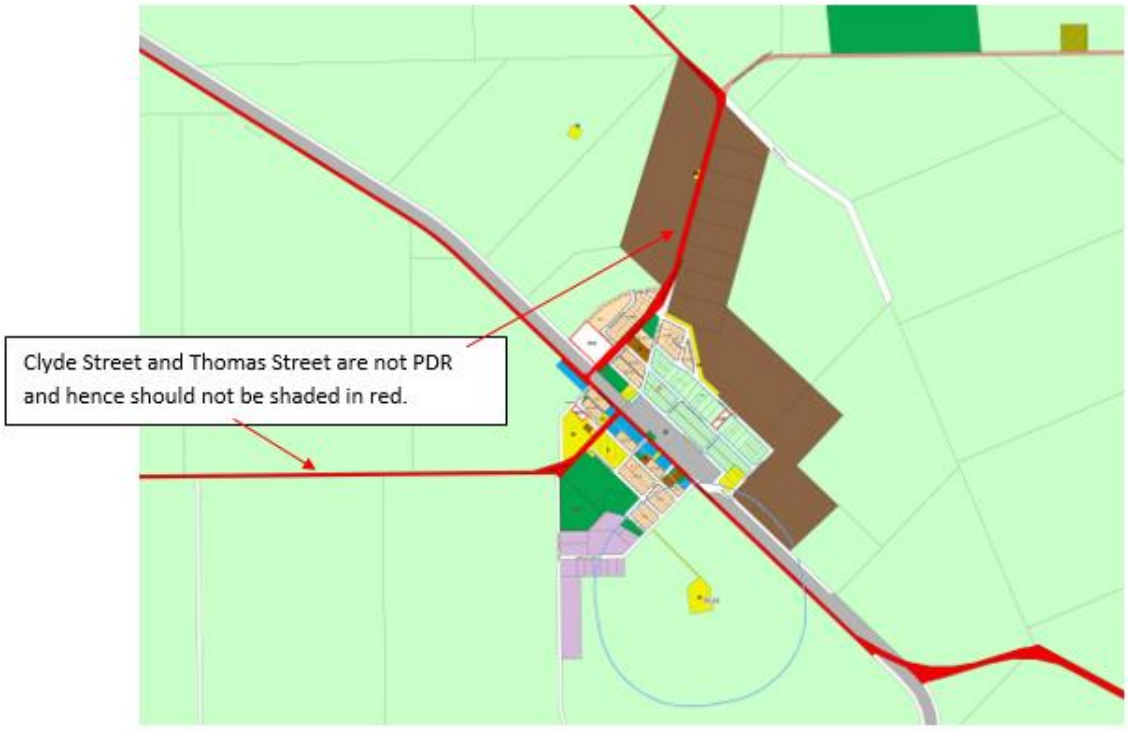


**Louise Adamson**
**Network Manager**
**Mid West-Gascoyne Region**

**Attachment A - Main Roads mark up of Draft Planning Scheme No.3 maps**

## Attachment A - Main Roads mark up of Draft Planning Scheme No.3 maps




Clyde Street and Thomas Street are not PDR
and hence should not be shaded in red.

Submission 6

33-37 Macpherson Street, CARNAMAH
PO Box 80, CARNAMAH WA 6517
Ph: (08) 9951 7000 Fax: (08) 9951 1377
Email: shire@carnamah.wa.gov.au
Web: www.carnamah.wa.gov.au

Your Ref: OCR246366
Our Ref: ADM0575

4 September 2024

Keith Woodward PSM
Chief Executive Officer
Shire of Three Springs
PO Box 117
THREE SPRINGS WA 6519

Via Email: general@threesprings.wa.gov.au

Dear Keith

**Local Planning Scheme Available for Inspection - Shire of Three Springs Local Planning Scheme No.3**

Thank you for your correspondence of 19 July 2024 in relation to the above matter.

I can advise that at the Ordinary Meeting of 21 August 2024 Council considered draft Shire of Three Springs Local Planning Scheme No. 3 (TSLPS3) and resolved that it does not wish to make a submission in relation to TSLPS3.

Yours sincerely

Robert Paull
**Chief Executive Officer**

Submission 7

**From:** Zhang, Angela <Angela.Zhang@transport.wa.gov.au>
**Sent:** Thursday, 12 September 2024 3:37 PM
**To:** General <general@threesprings.wa.gov.au>
**Cc:** DoT Statutory Referrals <DoTStatutoryReferrals@transport.wa.gov.au>
**Subject:** OCR246386 - Proposed Shire of Three Springs Local Planning Scheme No.3

Your ref: OCR246386
Our ref: DT/22/02246
Dear Keith,

**RE: LOCAL PLANNING SCHEME AVAILABLE FOR INSPECTION - SHIRE OF THREE SPRINGS LOCAL PLANNING SCHEME NO.3**

Thank you for your letter dated 22 July 2024 inviting the Department of Transport (DoT) to provide comment on the Shire of Three Springs's proposed Local Planning Scheme No. 3. The Urban Mobility (UM) division of DoT has reviewed the submitted documents and advises that DoT does not have any comment to provide on the proposed Local Planning Scheme No. 3.

If you wish to discuss this further, please do not hesitate to contact me.

Kind regards,
Angela

**Angela Zhang**
**A/ Senior Project Officer | Urban Mobility | Department of Transport**
GPO Box C102, Perth WA 6839
Tel: (08) 6551 6542
Email: Angela.Zhang@transport.wa.gov.au | Web: www.transport.wa.gov.au




We acknowledge the Traditional Custodians of this land and pay respect to the Elders past and present.

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GOVERNMENT OF WESTERN AUSTRALIA

Department of **Biodiversity, Conservation and Attractions**

PARKS AND WILDLIFE SERVICE

Your ref: OCR246373
Our ref: PRS 52621
Enquiries: Jess Gillespie
Phone: 9964 0901
Email: jess.gillespie@dbca.wa.gov.au

Mr Keith Woodward PSM
Chief Executive Officer
Shire of Three Springs
PO Box 117
THREE SPRINGS WA 6519

Email: general@threesprings.wa.gov.au

Dear Mr Woodward

**LOCAL PLANNING SCHEME AVAILABLE FOR INSPECTION – SHIRE OF THREE SPRINGS LOCAL PLANNING SCHEME No. 3**

Thank you for your letter of 19 July 2024 advising the recently prepared Shire of Three Springs Local Planning Scheme No. 3 is available for inspection. The Department of Biodiversity, Conservation and Attractions (DBCA) provides the following comments for your consideration.

**30. General Development Standards and Requirements, Table 7 - Additional requirements that apply to land in Scheme area**

- **No. 16, Requirement – Remnant vegetation, Environmentally Significant Flora and Fauna**

  To ensure the appropriate agency is contacted regarding remnant vegetation and conservation significant flora and fauna, it is suggested that the text is reworded to say:

  *Any development proposal likely to result in the clearing of remnant vegetation shall be referred to the Department of Water and Environmental Regulation for advice and/or the Department of Biodiversity, Conservation and Attractions, if likely to impact any threatened species or threatened ecological communities listed under the Biodiversity Conservation Act 2016. The proponent will be required to identify, assess, and put in place measures to protect environmentally significant remnant vegetation, threatened flora and/or threatened fauna prior to determination.*

**Local Planning Scheme Maps**

- **Map 2 of 6**
  It has been identified that Reserve 32906 – Lot 11079 on Plan 175759 is labelled as Sweetman Nature Reserve. DBCA advises that the name for Reserve 32906 is West

Kadathinni Nature Reserve. Reserve 32906 is the only area within the *Environmental Conservation* Local Scheme Reserves labelled on the map. It is suggested that the name is removed from the map or amended to West Kadathinni Nature Reserve.

Thank you for the opportunity to comment on the Draft Local Planning Scheme. If you have any queries regarding this advice, please contact Jess Gillespie on 9964 0901.

Yours sincerely

Chris Stewart
A/REGIONAL MANAGER
Midwest Region

21 October 2024

**From:** Karen McKeough <karen.mckeough@dwer.wa.gov.au>
**Sent:** Tuesday, 22 October 2024 12:56 PM
**To:** General <general@threesprings.wa.gov.au>
**Subject:** Shire of Three Springs Local planning Scheme

Our ref: PA 65721 / DWERVT1081-5~3

Dear Keith,
Thank you for referring the Draft Shire of Three Springs Local Planning Scheme No.3 to the Department of Water and Environmental Regulation (DWER) for comment.
DWER has reviewed the document and maps and provides the following advice.

| Section (page no.) | Issue | comment |
|---|---|---|
| Table 7 Section 6 & 7 (pg 20) | Onsite effluent disposal | DWER notes that the requirements for onsite effluent disposal rural residential and rural smallholdings zone are consistent with the requirements of the *draft State Planning Policy 2.9 Planning for Water*, however the LPS provides no conditions for other zones. Draft SPP2.9 applies to all zones. DWER recommends that the LPS be updated to reference the requirements of draft SPP2.9 |
| Table 7 Section 12 (pg 22) | Water resources | DWER supports the requirements of the scheme to protect water resources. The Shire should ensure that these requirements are consistent with the objectives of the *draft State Planning Policy 2.9 Planning for Water* |
| Table 7 Section 16 (pg 24) | Remnant vegetation etc | Under section 51C of the *Environmental Protection Act 1986* (EP Act), clearing of native vegetation is an offence unless:<br>· it is undertaken under the authority of a clearing permit,<br>· it is done after the person has received notice under Section 51DA(5) that a clearing permit is not required,<br>the clearing is subject to an exemption.<br>Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas (ESAs) are contained in the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (the Clearing Regulations).<br>Information on exempt activities and application forms are available here Native vegetation clearing permit forms \| Western Australian Government (www.wa.gov.au)<br>If further clarification is required, please contact the Department's Native Vegetation Regulation section by email admin.nvp@dwer.wa.gov.au or by telephone 6364 7098. |
| Table 8 (pg 29) | SCA 1 - PDWSA | DWER supports the objectives and provisions of SCA 1 |
| Scheme Map 6 | Zoning of industrial land | The scheme map shows (Fig 1. circled in red) an expansion of light industrial zoned land. In the current scheme maps these blocks are zoned public open space and government purpose. These lots also contain remnant vegetation and a minor waterway flows through lots 196 & 197.<br>The Shire of Three Springs Local Planning Strategy (2014) and the Three Springs townsite strategy (2014), both identify this land as for future expansion of the eco-caravan park, and future industrial land is indicated south of Water Street.<br>The Local planning strategy references the *Strategic Community Plan (2012),* which one of the objectives is to *"protect and conserve our natural environment"*. It is noted that none of the industrial zoned land east of West Yarra Rd has yet been developed. DWER recommends that this land which is |

less constrained (as it is cleared farming land) be developed first, and the remnant vegetation be protected to enhance the townsite and protect biodiversity values.
DWER also notes the advice provided to the Shire from the EPA, when the draft scheme was referred to EPA for assessment. The EPA determined not to assess the scheme but gave advice. The advice noted the scheme contained provisions to restrict further clearing of native vegetation and the requirement for the consideration of native vegetation when considering a development application of subdivision, including tree retention.

*Fig 1.Draft LPS Scheme No.3 Map*

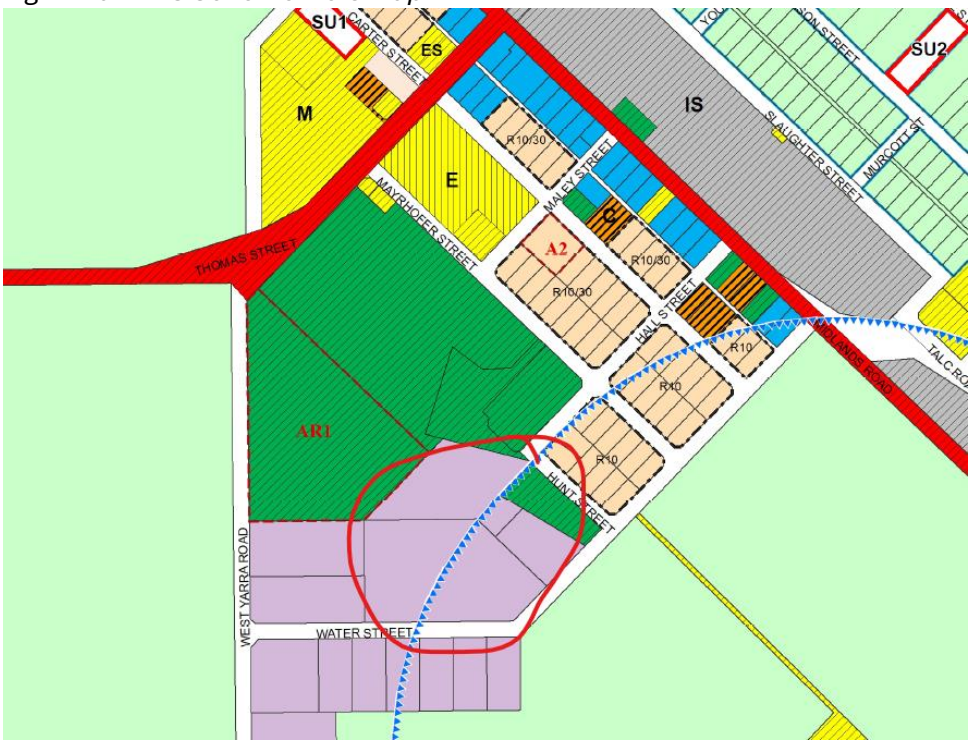
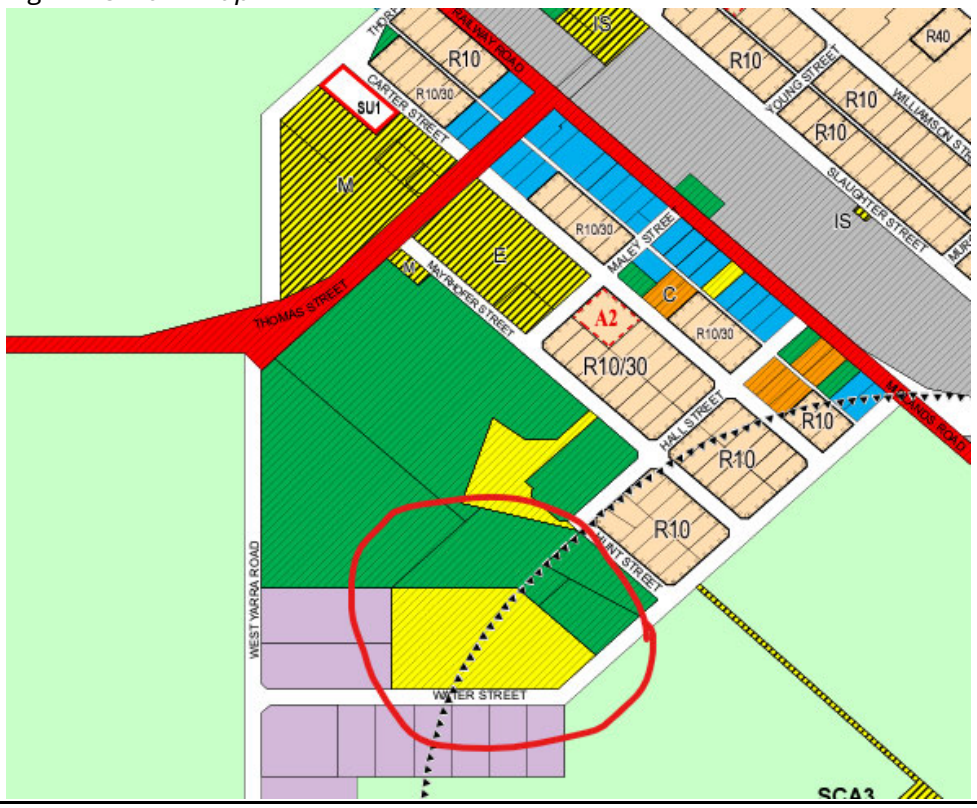



*Fig 2 LPS No. 2 Map*



Please be advised that the preferred contact method for the DWER Mid West Gascoyne Regional office is via email at midwestgascoyne@dwer.wa.gov.au

Please contact me if you require any further information.

Kind Regards,

Karen McKeough
Program Manager Planning Advice
Mid West Gascoyne Region
Department of Water and Environmental Regulation
T: 9841 0128 (Mon-Thurs)
E: karen.mckeough@dwer.wa.gov.au | www.dwer.wa.gov.au

Disclaimer: This e-mail is confidential to the addressee and is the view of the writer, not necessarily that of the Department of Water and Environmental Regulation, which accepts no responsibility for the contents. If you are not the addressee, please notify the Department by return e-mail and delete the message from your system; you must not disclose or use the information contained in this email in any way. No warranty is made that this material is free from computer viruses.

Submission 10

*Planning and Development Act 2005*

TO: Chief Executive Officer
Shire of Three Springs
PO Box 117 THREE SPRINGS WA 6519

or general@threesprings.wa.gov.au

**SUBMISSION ON SHIRE OF THREE SPRINGS LOCAL PLANNING SCHEME No.3**

Name: GAIL KNIGHT/ EDDY VAN EER

Postal Address: 55 Slaughter Street , Three Springs WA 6519

Phone Number: [redacted]

**SUBJECT OF SUBMISSION**
(state how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property)

AS A PROPERTY OWNER WE HAVE FOR YEARS NOW COMPLAINED ABOUT THE 2 ADJOINING PROPERTIES NEXT TO US BEING USED AS WORKFORCE ACCOMMODATION AND ARE OF THE OPINION THAT THE PROPOSED ZONE CHANGE TO RURAL TOWNSITE WOULD GIVE THE SHIRE GREATER FLEXIBILITY IN MAINTAINING THE STATUS QUO.

**ADDRESS OF PROPERTY AFFECTED**
(if applicable - include lot number and nearest street intersection)

55 SLAUGHTER STREET / MURCOTT STREET

**SUBMISSION:**
(provide your comments in full and any arguments to support them - attach additional sheets if necessary)

SEE ATTACHED

Signature: G R Knight Date: 24 OCTOBER 2024

**Submissions Close: 25 October 2024**

**SUBMISSION ON SHIRE OF THREE SPRINGS LPS No 3:**

**Firstly as an affected property owner and rate payer , the draft proposal to change the zoning of our property from Residential to that of a Rural Townsite , was never conveyed to us in writing and only by chance did we come across a small advertisement in a local ghost newspaper.**

**In response to our queries about the motivation behind these proposed changes , the Three Springs Shire CEO stated that "towns the size of Three Springs are zoned Rural Townsite where necessary instead of dividing the Town into different zones".**
**Maps provided for the draft proposal however show that only a section of Town , including our property , would form part of this change. Out of approx. 248 lots(incl vacant lots) currently classed residential with varying R classifications , only about 109 (incl vacant lots) change to that of a Rural Townsite , in fact increasing the different zones.**

**Currently under Residential/Rural Townsite zoning regulations e.g. workforce accommodation is not permitted unless approved by Council after giving notice in accordance with clause 64 of deemed provisions. By definition a Rural Townsite would be less restrictive giving Council greater flexibility approving such application.**

**Our complaints to the Shire Council over several years , about the issue of workforce accommodation at #57 and # 59 Slaughter street , heavily impacting our amenity have never been properly addressed. Since the appointment of the current Three Springs Shire CEO in November 2019 all our complaints in that regard were constantly being referred back to efforts of the previous CEO efforts of addressing our concerns and the Ombudsman findings that the Shire had acted satisfactory in addressing these issues , yet our amenity is virtually non-existent with the workforce accommodation still present.**

**We did ask the senior assessor of the Ombudsman to reconsider , as prior to releasing her findings to us , stated in a phone call , that the Shire lacked the resources to take legal action against the owners of the 2 properties and since our complaint was now historical to lodge a new one.**
**Given recent revelations about the Ombudsman's near total absence from the office and thus lack of supervision of staff makes the findings open to question.**

**We are very much of the opinion that given the Shire's inaction to date on this issue and having never received notification for approval of such application , a Rural Townsite zoning would make it much easier to approve retrospectively.**

**Our only respite from the noise and anti-social behavior so far has been when Police issue 7-day Noise Abatement Notification to the residents of these properties , the latest being issued on 9 October 2024. Misconduct Restraining Orders were made against the owners of the 2 properties and served on 30 November 2023. An application has been made to extend and vary the Order to now also include any person(s) being accommodated by the owners in the 2 properties.**

**This submission therefore opposes this draft proposal.**

G R Knight 24.10.24



Submission 11

**From:** DFES Land Use Planning <advice@dfes.wa.gov.au>
**Sent:** Friday, 25 October 2024 9:37 AM
**To:** General <general@threesprings.wa.gov.au>
**Subject:** OCR246379 - Local Planning Scheme Available for Inspection - Shire of Three Springs Local Planning Scheme No.3 - DFES Response

DFES Ref: D36118
Shire Ref: OCR246379

Dear Mr Woodward,

Thank you for your referral of the Shire of Three Springs Local Planning Scheme No.3

I note that the DFES referral checklist was never submitted, leaving it unclear if any specific comments are requested in relation to the Draft Local Planning Scheme No. 3. Please contact DFES if any further information is available, or if any you have any specific queries regarding the new scheme.

Following a high-level review, DFES provide the following comments:

- It is unclear if the water requirements provided in Table 7: sections 6, 7 and 14 will override the requirements of SPP 3.7 and the associated Guidelines for Planning in Bushfire Prone Areas. DFES request that the sections be updated to clarify if this is to be provided in addition to the requirements of the guidelines, or alternatively, be modified to note a minimum of 15,000 litres, to ensure that larger scale developments will provide the additional water required to ensure compliance with the guidelines.

Please call me on 9395 9819 if you have any queries regarding the above.

Kind regards,

**Michael Ball**
**Senior Land Use Planning Officer**

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




**Acknowledgement of Country:** DFES acknowledges the Traditional Owners of Country throughout Australia, and their connections to land, sea and community. We pay our respects to Elders past and present.

Submission 12

Department of
**Primary Industries and Regional Development**

GOVERNMENT OF WESTERN AUSTRALIA

Your reference: ADM0488 - OCR246385
Our reference: LUP 1917
Enquiries: Greg Doncon

Keith Woodward
Chief Executive Officer
PO Box 117 Three Springs WA 6519 Address

Email: general@threesprings.wa.gov.au

Date: 25 October 2024

Dear Keith

**Local Planning Scheme Available for Inspection - Shire of Three Springs Local Planning Scheme No.3**

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the revised Local Planning Scheme No. 3.

DPIRD has reviewed the proposed scheme and notes that the proposed rural residential area, north of the town, has expanded from the area identified in the Shire of Three Spring's Local Planning Strategy 2015.

The rural residential area on the east of Glyde Street (see appendix 1) is located on a soil-landscape unit known as Dudewa 3 subsystem, which consist of red to brown loamy earths and duplexes. These soils are very good for grazing, with a low to moderate wind erosion risk. The soils to the west of Glyde Street transition into the Nebru 7 subsystem, which consist of yellow and pale deep sands. These soils carry a high to very high risk of wind erosion. Over grazing or poor land management practices will lead to land degradation problems. DPIRD recommends that conditions are placed on the Lots of this area to ensure ground cover is maintained. Livestock management plans may be required to ensure stocking rates do not exceed the carrying capacity of this zone. Information for the Dudewa 3 and the Nebru 7 subsystems are attached for reference.

The proposed rural residential area west of Glyde Street also contains a stand of remanent vegetation. DPIRD suggests that this area is protected from grazing or clearing by zoning it as a nature conservation area or a public open area.

444 Albany Highway Albany WA 6330
Telephone 08 9892 8444 landuse.planning@dpird.wa.gov.au
**dpird.wa.gov.au**
ABN: 18 951 343 745

For more information, please contact Greg Doncon on 90813117 or Greg.Doncon@dpird.wa.gov.au

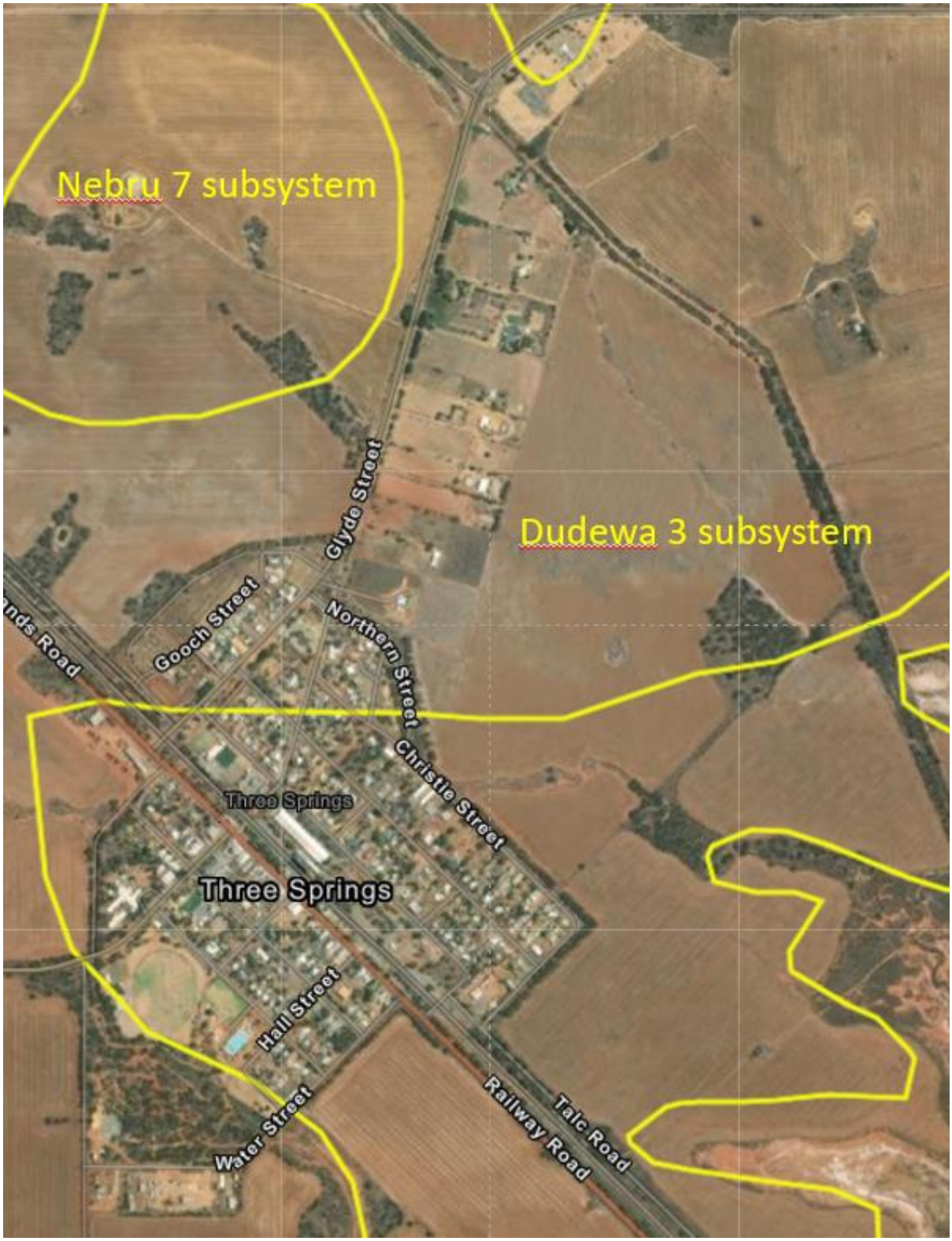
Yours sincerely



Mr Timothy Overheu
**Acting Director Agriculture Resource Management Assessment Sustainability and Biosecurity**

Attachment 1: Soil landscape units for the Town of Three Springs
Attachment 2: Dudewa 3 subsystem.doc
Attachment 3: Nebru 7 subsystem.doc

Attachment 1: Soil landscape units for the Town of Three Springs



**SOUTH WEST AGRIGULTURE REGION REPORT Printed: 7/20/2022**
**Map Unit Symbol:** 226Dd_3 **Name:** Dudewa 3 subsystem
*Type:* soil-landscape *Rank:* subsystem *Status:* current

**Brief description:** Level plain to gently undulating rises with occasional areas of gilgai microrelief; Red to brown loamy earths and duplexes much alkaline, some clays
**Soil:** Red to brown loamy earths and duplexes much alkaline, some clays
**Landform:** Level plain to gently undulating rises, generally footslopes with occasional areas of gilgai microrelief
**Geology:** Colluvium and alluvium
**Vegetation:** York and Salmon gums
**Location:** N and NW of Three Springs

**Landform pattern:** **Landform element:**
**Relief/modal slope class(s):**
**Morphological type(s):** lower slope & crest **Slope:**

**Occurs in Projects**

| Code | Name | Mapped (ha) | Scale | Reference | Finish | Reliability |
|---|---|---|---|---|---|---|
| TSL | Three Springs Latham land resources survey | 745,774 | 1:250000 | Grose, C. (Unpublished). Three Springs Area Land Resources Survey | 1995 | Medium data quality, broad scale mapping |

## Zone Land Units

WA Soil Groups by Qualifier and Landscape Position in Zone (percent of Map Unit)

| WASG Name | Qualifier | Landscape pos | % | MY Soil Name | Simple Landscape |
|---|---|---|---|---|---|
| Calcareous loamy earth | permeable alkaline subsoil | footslopes <3% | 20 | Calcareous loamy earths | Poorly drained flats and footslopes |
| Yellow/brown shallow loamy duplex | permeable alkaline subsoil | slopes 1-3% | 15 | Clays & shallow loamy duplexes | Gentle slopes |
| Red shallow loamy duplex | permeable acid to neutral subsoil | slopes 1-3% | 10 | Clays & shallow loamy duplexes | Gentle slopes |
| Brown loamy earth | permeable alkaline subsoil | footslopes <3% | 10 | Deep loamy duplexes & earths | Poorly drained flats and footslopes |
| Red shallow loam | very shallow rock substrate | footslopes <3% | 10 | Shallow loam | Poorly drained flats and footslopes |
| Red loamy earth | permeable alkaline subsoil | footslopes <3% | 10 | Deep loamy duplexes & earths | Poorly drained flats and footslopes |
| Brown deep loamy duplex | permeable alkaline subsoil | upland plain | 5 | Deep loamy duplexes & earths | Well drained flats and footslopes |
| Red/brown non-cracking clay | alkaline subsoil | footslopes <3% | 5 | Clays & shallow loamy duplexes | Poorly drained flats and footslopes |
| Semi-wet soil | loam | footslopes <3%, salt risk | 4 | Semi-wet soils | Salt risk flats and slopes |
| Wet soil | loam | footslopes <3%, salt risk | 3 | Saline wet | Salt risk flats and slopes |
| Saline wet soil | loam | footslopes <3%, salt risk | 3 | Saline wet | Salt risk flats and slopes |
| Yellow/brown deep sandy duplex | permeable alkaline subsoil | upland plain | 3 | Deep sandy duplexes | Well drained flats and footslopes |
| Gravelly pale deep sand | poor sand, effective duplex | upland plain | 2 | Pale sands | Well drained flats and footslopes |

## Summary MySoil by Simple Landscape (percent of Map Unit)

| Simple Landscape | % | Saline wet | Semi-wet soils | Pale sands | Deep sandy duplexes | Shallow loam | Deep loamy duplexes & earths | Clays & shallow loamy duplexes | Calcareous loamy earths |
|---|---|---|---|---|---|---|---|---|---|
| Gentle slopes | 25 | | | | | | | 25 | |
| Poorly drained flats and footslopes | 55 | | | | | 10 | 20 | 5 | 20 |
| Salt risk flats and slopes | 10 | 6 | 4 | | | | | | |
| Well drained flats and footslopes | 10 | | | 2 | 3 | | 5 | | |

## Land Management Units (percent of Map Unit)

| LMU | % |
|---|---|
| Calcareous loamy earths on Poorly drained flats and footslopes | 20 |
| Clays & shallow loamy duplexes on Gentle slopes | 25 |
| Clays & shallow loamy duplexes on Poorly drained flats and | 5 |

| LMU | % |
|---|---|
| footslopes | |
| Deep loamy duplexes & earths on Poorly drained flats and footslopes | 20 |
| Deep loamy duplexes & earths on Well drained flats and footslopes | 5 |
| Deep sandy duplexes on Well drained flats and footslopes | 3 |
| Pale sands on Well drained flats and footslopes | 2 |
| Saline wet | 3 |
| Saline wet on Salt risk flats and slopes | 3 |
| Semi-wet soils on Salt risk flats and slopes | 4 |
| Shallow loam | 10 |

**Soil Series:** none allocated

## Land Qualities summary - % Map Unit

| . | Land Quality | Most limiting | . | . | Least limiting |
|---|---|---|---|---|---|
| 1 | pH | | | | |
| 1 | acidification risk | presently acid: 6% | high: 41% | moderate: 0% | low: 53% |
| 1 | 0-10 acidity | very strongly acid: 0% | strongly acid: 0% | | |
| 1 | 0-10 alkalinity | strongly alkaline: 0% | alkaline: 20% | | |
| 1 | 50-80 acidity | very strongly acid: 0% | strongly acid: 0% | | |
| 1 | 50-80 alkalinity | strongly alkaline: 20% | alkaline: 48% | | |
| 2 | SALINITY | | | | |
| 2 | surface salinity | extreme: 0% | high: 3% | moderate: 0% | slight to nil: 97% |
| 2 | salinity risk | presently saline: 3% | high: 0% | moderate: 7% | nil or partial: 90% |
| 3 | SOME PLANT LIMITS | | | | |
| 3 | sub surface compact | high: 18% | moderate: 52% | low: 30% | |
| 3 | rooting depth | very shallow: 0% | shallow: 0% | moderately shallow: 18% | very deep to mod: 82% |
| 3 | water repel | high: 2% | moderate: 0% | low: 0% | nil: 98% |
| 3 | water storage | extremely low: 0% | very low: 2% | low: 10% | high to moderate: 88% |
| 4 | EROSION | | | | |
| 4 | water erosion | extreme: 0% | very high: 0% | high: 0% | nil to moderate: 100% |
| 4 | wind erosion | extreme: 0% | very high: 0% | high: 2% | nil to moderate: 98% |
| 4 | flood risk (water flow) | high: 0% | moderate: 0% | low: 0% | very low: 100% |
| 4 | instability | high: 0% | moderate: 0% | low: 0% | nil to very low: 100% |
| 5 | WATER & DRAINAGE | | | | |
| 5 | waterlogging | very high: 3% | high: 0% | moderate: 22% | nil to low: 75% |
| 5 | site drainage | very poor: 3% | poor: 0% | moderate: 42% | high: 55% |
| 5 | phosphorus export | extreme: 0% | very high: 0% | high: 2% | low to moderate: 98% |
| 6 | OTHER QUALITIES | | | | |
| 6 | excavation ease | very low: 0% | low: 3% | moderate: 10% | high: 87% |
| 6 | microbial purification | very low: 3% | low: 64% | moderate: 0% | high: 33% |

## Land capability assessment (Class %, code and description)

| Land Use | Class 1+2 % | Class 3 % | Class 4+5 % | Code | Capability Rating desc |
|---|---|---|---|---|---|
| Annual horticulture | 38 | 52 | 10 | B1 | >70% of the area is Class 1, 2 or 3 |
| Dry Cropping | 10 | 80 | 10 | B1 | >70% of the area is Class 1, 2 or 3 |
| Grazing | 78 | 16 | 6 | A1 | >70% of the area is Class 1 or 2 |
| Perennial horticulture | 20 | 55 | 25 | B1 | >70% of the area is Class 1, 2 or 3 |
| Vineyards | 40 | 50 | 10 | B1 | >70% of the area is Class 1, 2 or 3 |

**SOUTH WEST AGRIGULTURE REGION REPORT Printed: 7/20/2022**
**Map Unit Symbol:** 226Ne_7 **Name:** Nebru 7 subsystem
*Type:* soil-landscape *Rank:* subsystem *Status:* current

**Brief description:** Upland sandplain; yellow and pale deep sands
**Soil:** Yellow and pale deep sands
**Landform:** Upland sandplain
**Geology:** Weathered sediments
**Vegetation:** Heath and mallee heath
**Location:** NW of Three Springs




*General photo located in Nebru system*

**Other information:** formerly 226NeER1 and 226ER2

**Landform pattern:** **Landform element:**
**Relief/modal slope class(s):**
**Morphological type(s):** flat & simple slope **Slope:**

**Occurs in Projects**

| Code | Name | Mapped (ha) | Scale | Reference | Finish | Reliability |
|---|---|---|---|---|---|---|
| TSL | Three Springs Latham land resources survey | 745,774 | 1:250000 | Grose, C. (Unpublished). Three Springs Area Land Resources Survey | 1995 | Medium data quality, broad scale mapping |

## Zone Land Units

WA Soil Groups by Qualifier and Landscape Position in Zone (percent of Map Unit)

| WASG Name | Qualifier | Landscape pos | % | MY Soil Name | Simple Landscape |
|---|---|---|---|---|---|
| Yellow deep sand | good sand, very deep | upland plain | 40 | Coloured sands | Well drained flats and footslopes |
| Yellow deep sand | fair sand, very deep | slopes 1-3% | 30 | Coloured sands | Gentle slopes |
| Yellow deep sand | good sand, very deep | slopes 1-3% | 10 | Coloured sands | Gentle slopes |
| Grey deep sandy duplex | poor sand, good neutral subsoil | slopes 1-3% | 10 | Deep sandy duplexes | Gentle slopes |
| Semi-wet soil | deep sand | hillside seep | 5 | Semi-wet soils | Seep |
| Gravelly pale deep sand | good sand, deep rock substrate | crests & slopes <3% | 5 | Pale sands | Gentle slopes |

## Summary MySoil by Simple Landscape (percent of Map Unit)

| Simple Landscape | % | Semi-wet soils | Pale sands | Coloured sands | Deep sandy duplexes |
|---|---|---|---|---|---|
| Gentle slopes | 55 | | 5 | 40 | 10 |
| Seep | 5 | 5 | | | |
| Well drained flats and footslopes | 40 | | | 40 | |

## Land Management Units (percent of Map Unit)

| LMU | % |
|---|---|
| Coloured sands on Gentle slopes | 40 |
| Coloured sands on Well drained flats and footslopes | 40 |
| Deep sandy duplexes on Gentle slopes | 10 |
| Pale sands on Gentle slopes | 5 |
| Seep | 5 |

**Soil Series:** none allocated

## Land Qualities summary - % Map Unit

| . | Land Quality | Most limiting | . | . | Least limiting |
|---|---|---|---|---|---|
| 1 | pH | | | | |
| 1 | acidification risk | presently acid: 70% | high: 30% | moderate: 0% | low: 0% |
| 1 | 0-10 acidity | very strongly acid: 0% | strongly acid: 0% | | |
| 1 | 0-10 alkalinity | strongly alkaline: 0% | alkaline: 0% | | |
| 1 | 50-80 acidity | very strongly acid: 0% | strongly acid: 0% | | |
| 1 | 50-80 alkalinity | strongly alkaline: 0% | alkaline: 0% | | |
| 2 | SALINITY | | | | |
| 2 | surface salinity | extreme: 0% | high: 0% | moderate: 0% | slight to nil: 100% |
| 2 | salinity risk | presently saline: 0% | high: 0% | moderate: 0% | nil or partial: 100% |
| 3 | SOME PLANT LIMITS | | | | |
| 3 | sub surface compact | high: 55% | moderate: 45% | low: 0% | |
| 3 | rooting depth | very shallow: 0% | shallow: 0% | moderately shallow: 0% | very deep to mod: 100% |
| 3 | water repel | high: 10% | moderate: 35% | low: 0% | nil: 55% |
| 3 | water storage | extremely low: 0% | very low: 0% | low: 35% | high to moderate: 65% |
| 4 | EROSION | | | | |
| 4 | water erosion | extreme: 0% | very high: 0% | high: 0% | nil to moderate: 100% |
| 4 | wind erosion | extreme: 0% | very high: 5% | high: 95% | nil to moderate: 0% |
| 4 | flood risk (water flow) | high: 0% | moderate: 0% | low: 0% | very low: 100% |
| 4 | instability | high: 0% | moderate: 0% | low: 0% | nil to very low: 100% |
| 5 | WATER & DRAINAGE | | | | |
| 5 | waterlogging | very high: 0% | high: 0% | moderate: 5% | nil to low: 95% |
| 5 | site drainage | very poor: 0% | poor: 5% | moderate: 0% | high: 95% |
| 5 | phosphorus export | extreme: 0% | very high: 0% | high: 5% | low to moderate: 95% |
| 6 | OTHER QUALITIES | | | | |
| 6 | excavation ease | very low: 0% | low: 0% | moderate: 0% | high: 100% |
| 6 | microbial purification | very low: 0% | low: 5% | moderate: 85% | high: 10% |

## Land capability assessment (Class %, code and description)

| Land Use | Class 1+2 % | Class 3 % | Class 4+5 % | Code | Capability Rating desc |
|---|---|---|---|---|---|
| Annual horticulture | 0 | 100 | 0 | B1 | >70% of the area is Class 1, 2 or 3 |
| Dry Cropping | 0 | 85 | 15 | B1 | >70% of the area is Class 1, 2 or 3 |
| Grazing | 0 | 95 | 5 | B1 | >70% of the area is Class 1, 2 or 3 |
| Perennial horticulture | 90 | 5 | 5 | A1 | >70% of the area is Class 1 or 2 |
| Vineyards | 90 | 5 | 5 | A1 | >70% of the area is Class 1 or 2 |

Submission 13

*Planning and Development Act 2005*

**SUBMISSION ON SHIRE OF THREE SPRINGS LOCAL PLANNING SCHEME No.3**

Name: Shire of Three Springs

Postal Address: PO Box 117, THREE SPRINGS, WA 6519

**ADDRESS OF PROPERTY AFFECTED**

N/A

**SUBMISSION:**

The Scheme Text should be updated to introduce a Schedule A (as provided on page 2 of the submission) to improve efficiencies in assessment of development applications in the 'Rural' zone and upon Crown Land and to align with neighbouring Shire of Mingenew and Shire of Perenjori Local Planning Schemes to ensure regional consistency.

The Scheme Text should be updated (as provided on page 3 of the submission) to give due regard for the updates to the *Planning and Development (Local Planning Schemes) Regulations* arising from the state-wide reforms regarding short stay accommodation.

**Insert Schedule A into the Shire of Three Springs Local Planning Scheme No.3 text as follows:**

61. Development for which development approval not required

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

Table 9

| | Column 1<br>Works | Column 2<br>Conditions |
|---|---|---|
| 22 | The erection of, or alterations or additions to, a single house on a lot. | (a) where in the Rural zone; and<br>(b) where the Scheme development standards and requirements for the zone are satisfied; and<br>(c) the development is not located in a place that is -<br>i. a heritage-protected place; or<br>ii. abutting an unconstructed road reserve or on a lot which does not have direct frontage to a gazetted road reserve.<br>iii. designated as a bushfire prone area by the Fire and Emergency Services Commissioner<br>iv. within 100m of any natural waterway. |
| 23 | The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house:<br>(a) ancillary dwelling<br>(b) outbuilding;<br>(c) external fixture;<br>(d) boundary wall or fence;<br>(e) patio;<br>(f) pergola;<br>(g) verandah;<br>(h) deck;<br>(i) garage;<br>(j) carport. | (a) where in the Rural zone; and<br>(b) where the Scheme development standards and requirements for the zone are satisfied; and<br>(c) the development is not located in a place that is -<br>i. a heritage-protected place; or<br>ii. designated as a bushfire prone area by the Emergency Services Commissioner.<br>iii. within 100m of any natural waterway. |
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| | | |
|---|---|---|
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(2) Development approval of the local government is not required for the following uses —

(i) the use of land in a reserve, where such land is owned or vested in the local government or a public authority, and the use is –
   (a) for the purpose for which the land is reserved under this Scheme; or
   (b) for any purpose for which such land may be lawfully used by the local government or the public authority.

**Delete 'short-term accommodation' from Section 37 of the Shire of Three Springs Local Planning Scheme No.3 text as 'short-term rental accommodation', 'short-term rental arrangement', 'tourist and visitor accommodation', 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation' have been inserted into the deemed provisions-definitions section of the *Planning and Development (Local Planning Schemes) Regulations* subsequent to the advertising of Scheme No.3.**

**Delete 'Holiday House' and 'Holiday Accommodation' from Table 4 – Zoning Table of the Shire of Three Springs Local Planning Scheme No.3 text and insert the following:**

| Use | Residential | Commercial | Light Industry | General Industry | Rural Townsite | Rural Residential | Rural Smallholding | Rural | Special Use |
|---|---|---|---|---|---|---|---|---|---|
| Hosted short-term rental accommodation | P | P | X | X | P | P | P | P | See Schedule 3 |
| Unhosted short-term rental accommodation | A | A | X | X | A | A | A | A | |

**Amend Table 4 – Zoning Table and Schedule 1 of the Shire of Three Springs Local Planning Scheme No.3 text so that 'Tourist Development' is replaced with the term 'Tourist and Visitor Accommodation' to align with the *Planning and Development (Local Planning Schemes) Regulations* terminology.**

# Schedule of Modifications - Shire of Three Springs Local Planning Scheme No.3

| No. | Modification | Justification |
|---|---|---|
| 1 | Modify SoTSLPS3 Map 6 to identify 3051 (Lot 1 on Diagram 40262) Perenjori-Three Springs Road, Womarden as 'Public Purposes' (and not 'Rural' zone). | In response to the Department of Health submission (Submission 4) |
| 2 | Modify clause 14 (page 7) of SoTSLPS3 Text to address the correct name, being "Main Roads Western Australia" in place of the "Department of Main Roads". | In response to the Main Roads WA submission. (Submission 5) |
| 3 | Modify SoTSLPS3 Map 6 to identify Glyde Street and Thomas Street as 'Regional Distributor Road' zone (and not 'Primary Distributor Road' zone). | In response to the Main Roads WA submission. (Submission 5) |
| 4 | Modify SoTSLPS3 Map 5 to identify Lot 5 upon DP77049 Mullewa-Rubin Road as 'Primary Distributor Road' zone (and not 'Rural' zone). | In response to the Main Roads WA submission. (Submission 5) |
| 5 | Modify SoTSLPS3 Text - Table 7 - Additional site and development requirements that apply to land in Scheme area - Scheme Area (22) - Vehicular Access for Commercial and Industrial Uses - by adding a new section to include information about local network access requirements. | In response to the Main Roads WA submission. (Submission 5) |
| 6 | Modify SoTSLPS3 Text to include State Planning Policy 3.6 in the General Development Requirements (Page 17) as follows:<br>"*State Planning Policy 3.6 to be read as part of Scheme*<br>*(1) The local government must ensure that State Planning Policy 3.6 is published in accordance with clause 87 of the deemed provisions.*<br>*Subclause (1) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions."* | In response to the Main Roads WA submission. (Submission 5) |
| 7 | Modify SoTSLPS3 Text – Table 7 - Additional site and development requirements that apply to land in Scheme area – Scheme Area (16) – Remnant vegetation, Environmentally Significant Flora and Fauna to read as follows:<br>*"Any development proposal likely to result in the clearing of remnant vegetation shall be referred to the Department of Water and Environmental Regulation for advice and/or the Department of Biodiversity, Conservation and Attractions, if likely to impact any threatened species or threatened ecological communities listed under the Biodiversity Conservation Act 2016. The proponent will be required to identify, assess, and put in place measures to protect environmentally significant remnant vegetation, threatened flora and/or threatened fauna prior to determination."* | In response to the Department of Biodiversity, Conservation & Attractions submission. (Submission 8) |
| 8 | Modify SoTSLPS3 Map No.2 to identify Reserve 32906 as 'West Kadathinni Nature Reserve' (and not 'Sweetman Nature Reserve'). | In response to the Department of Biodiversity, Conservation & Attractions submission. (Submission 8) |
| 9 | Modify SoTSLPS3 Text - Table 7 - Additional site and development requirements that apply to land in Scheme area - (No.1 - All Zones) to add the following requirement:<br>"*Appropriate effluent disposal or domestic wastewater systems are required to be installed to the satisfaction of the local government and the Department of Health."* | In response to the Department of Water & Environmental Regulation submission. (Submission 9) |
| 10 | Modify SoTSLPS3 Map 6 to identify Lot 197 (DP207297) Water Street and Lot 196 (DP207297) Hunt Street as 'Public Open Space' (and not 'Light Industry'). | In response to the Department of Water & Environmental Regulation submission. (Submission 9) |

<table>
<tr>
<td>11</td>
<td>Insert Schedule A into the SoTSLPS3 Text as follows:<br><br>“61. Development for which development approval not required<br>(1) Development approval is not required for works if –<br>(a) the works are of a class specified in Column 1 of an item in the Table; and<br>(b) if conditions are set out in Column 2 of the Table opposite that item — all of those conditions are satisfied in relation to the works<br><br>Table 9
<table>
<tr><th></th><th>Column 1<br>Works</th><th>Column 2<br>Conditions</th></tr>
<tr><td>22</td><td>The erection of, or alterations or additions to, a single house on a lot.</td><td>(a) where in the Rural zone; and<br>(b) where the Scheme development standards and requirements for the zone are satisfied; and<br>(c) the development is not located in a place that is -<br>i. a heritage-protected place; or<br>ii. abutting an unconstructed road reserve or on a lot which does not have direct frontage to a gazetted road reserve.<br>iii. designated as a bushfire prone area by the Fire and Emergency Services Commissioner<br>iv. within 100m of any natural waterway.</td></tr>
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</table>
</td>
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</tr>
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| | | | | |
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(a) for the purpose for which the land is reserved under this Scheme; or
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12

Delete 'short-term accommodation' from Section 37 of the SoTSLPS3 Text as 'short-term rental accommodation', 'short-term rental arrangement', 'tourist and visitor accommodation', 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation' have been inserted into the deemed provisions-definitions section *Planning and Development (Local Planning Schemes) Regulations* subsequent to the advertising of LPS3.

Delete 'Holiday House' and 'Holiday Accommodation' from Table 4 – Zoning Table of the SoTSLPS3 Text and insert the following:

| Use | Residential | Commercial | Light Industry | General Industry | Rural Townsite | Rural Residential | Rural Smallholding | Rural | Special Use |
|---|---|---|---|---|---|---|---|---|---|
| Hosted short-term rental accommodation | P | P | X | X | P | P | P | P | See Schedule 3 |
| Unhosted short-term rental accommodation | A | A | X | X | A | A | A | A | |

Amend Table 4 – Zoning Table and Schedule 1 of the Shire of Three Springs Local Planning Scheme No.3 text so that 'Tourist Development' is replaced with the term 'Tourist and Visitor Accommodation' to align with the Regulations terminology.

In response to the Shire of Three Springs submission. (Submission 13)

# Process for preparation or adoption of new local planning schemes flowchart

LG refuses to adopt scheme where no agreement for LG to use copyrighted material: **r.19(2)**

LG resolves to **adopt** a scheme prepared by a landowner: **r.19(1)**

LG resolves **to prepare** a scheme: **r.19(1)**

As soon as reasonably practicable after passing resolution to prepare or adopt scheme, LG must advertise the resolution in accordance with **r.20**

Any persons or bodies given notice of the resolution under r.20(1) must provide any recommendations to the LG within 21 days: **r.20(2)**

LG prepares the scheme

LG must resolve whether to proceed to advertise the scheme**: r.21(1)**

Resolves to proceed: **r.21(1)(a)**

Resolves to proceed with modifications: **r.21(1)(b)**

Resolves not to proceed: **r.21(1)(c)**

LG must submit 2 copies of proposed scheme to the Commission within 21 days: **r.21(2) and (3)**

Modifications made

LG must within 21 days provide copy of resolution to the Commission: **r.21(5)**

Commission to examine documents and within 90 days advise if it considers the scheme suitable for advertising: **r.21(4)**

If considered not suitable, modifications made : **r.21(4)**

If the Commission advises that scheme is suitable for advertising, LG must advertise scheme in accordance with r.22(2) and accept submissions for at least 90 days : **r.22(2) and (4)**

NO SUBMISSIONS RECEIVED

SUBMISSIONS RECEIVED

LG considers submissions
Must consider all submissions received before end of submission period, may consider submission received after submission period but before end of consideration period: **r.25(2).** See r.25(1) for length of consideration periods.

If the scheme will be subject to environmental review LG must refer submissions received that relate to enviro issues to EPA and inform EPA of its views in relations to the environmental concerns raised in the submissions: **s.85 PD Act**

As soon as practicable after the end of the submission period (if no submissions received ) or the consideration period (if submissions received) LG must resolve whether to support the scheme: **r.25(3) and (4)**

Resolves to support: **r.25(3)(a)**

Resolves to support with proposed modifications: **r.25(3)(b)**

Resolves not to support: **r.25(3)(c)**

LG may decide to advertise proposed modifications if considered significant: **r.26**

If applicable, environmental conditions set by the EPA are incorporated: **r.27**

Within 21 days of resolution to support or not to support the scheme under **r.25(3)(a) or (c),** or of making a recommendation with respect to advertising of proposed modifications under **r.26(7)**, LG must provide scheme to Commission with the documents/ information listed in **r.28(1): r. 28(3).** Note: proposed modifications to the scheme documents should not be made by the LG prior to providing the documents to the Commission.

Commission must within 120 days consider and make recommendations with respect to scheme and submit to the Minister in accordance with s 87(1) of the PD Act: **r.29**

If the Minister considers modifications to advertised scheme proposed by the LG or Commission to be significant, Minister can direct LG to advertise proposed modifications: **r.30(1)**

LG advertises proposed modifications in the manner specified by the Minister and organises the recommendations to be provided to the Minister in the manner that the Minister directs (may require resubmitting to the Commission): **r.30(2)**

Minister to decide whether to support scheme

Approves scheme : **s.87(2)(a) PD Act**

Requires scheme to be modified and resubmitted: **s.87(2)(b) PD Act**

Refuses to approve scheme: **s.87(2)(c) PD Act**

Within 14 days LG must forward 2 copies of the scheme to the Commission for endorsement: **r.31(3) and (4)**

Within 42 days LG must modify the scheme, execute the modified scheme and resubmit executed docs to the Minister and Minister approves: **r.31(2)**

As soon as practicable LG must notify each person who made a submission of the refusal. **r.31(1)**

Commission endorses copies and provides one endorsed copy to the Minister for endorsement: **r.32(1)**

Minister endorses the copy with the Minister's approval and returns it to the Commission: **r.32(2).** This also serves as the Minister's notification of approval for the purposes of s.87(3) of the PD Act.

A person authorised by the Commission is to certify that the scheme is a true copy approved by the Minister: **r.32(3)**

Commission publishes the scheme in the Gazette: **s.87(3) PD Act**

Commission forwards copy of the notice published in the Gazette to the LG: **r.33(1)**

LG advertises approved scheme in accordance with **r. 33(2)**

If EPA determines that the scheme should not be assessed and provides advice, LG should consider modifications to the scheme to incorporate the EPA's advice

LG must refer the proposed scheme to the EPA in accordance with **s.81 PD Act**

EPA determines whether or not schme needs to be assessed: **s.48A EP Act**

If EPA determines that environmental review is required under **s.48C(1)(a) of the EP Act,**

- the LG must complete the environmental review and forward it to the EPA; and
- the EPA must advise the LG that the review has been undertaken in accordance with instructions, or 30 days must have elapsed since the LG forwarded the review and the EPA has not provided advice,

before the scheme can be advertised: **s.82(2)**

**LEGEND**

- Local government
- Commission
- Minister
- EPA

BLUE DIAMOND
AUSTRALIA

30 January 2025

***Keith Woodward PSM***
Chief Executive Officer
Shire of Three Springs
132 Railway Road
**THREE SPRINGS WA 6519**

Dear Sir,

**Re: MID-WEST/WHEATBELT JDAP - SHIRE OF THREE SPRINGS - DAP APPLICATION - A219 – DETERMINATION - (DAP/17/01181)**

In December 2017 a Development Approval (DA) application was approved by the JDAP (Joint Development Assessment Panel) for the Three Springs Solar Farm on Perenjori-Three Springs Road. On the 25 July 2024 the Council approved a time extension for the Three Springs Solar Farm DA approval to 30 November 2026.

Further to previous conversations regarding a further modification of the DA to provide for a Battery Energy Storage System (BESS), please find attached revised plans and drawings.

Pursuant to *Regulation 17A(1) of the Planning and Development (Development Assessment Panels) Regulations 2011* the Council, being the responsible authority, has the authority '*to amend an aspect of the development approved which, if amended, would not substantially change the development approved';* (r.17 (1) (c))

The proposed addition of a battery storage system is now becoming an essential component of a renewable energy facility as it can even out the power generation and supply. The consequence of adding the BESS results in a 15ha parcel being allocated for the facility that is within the approved footprint for the solar panels. The facility is located over half a kilometre from Perenjori-Three Springs Road as shown on the revised site plan attached. It is unlikely to be visible from the road (the nearest public place) and is therefore not considered to be a substantial change to the development already approved.

A10, 112-124 Cowles Road, Mosman, NSW 2088, Australia
P. O Box 498, Spit Junction, NSW 2088, Australia
P: (612) 9960-2511 | F: (612) 9969-5967 | www.bluediamondoz.com | ABN: 75 003 068 344

The actual footprint of the solar panels will also be slightly reduced due to more efficient technology resulting in a net reduction in the overall area of the project. With the addition of the BESS, we are now confident that the project will now finally be able to commence construction.

We very much appreciate your continued assistance in this matter.

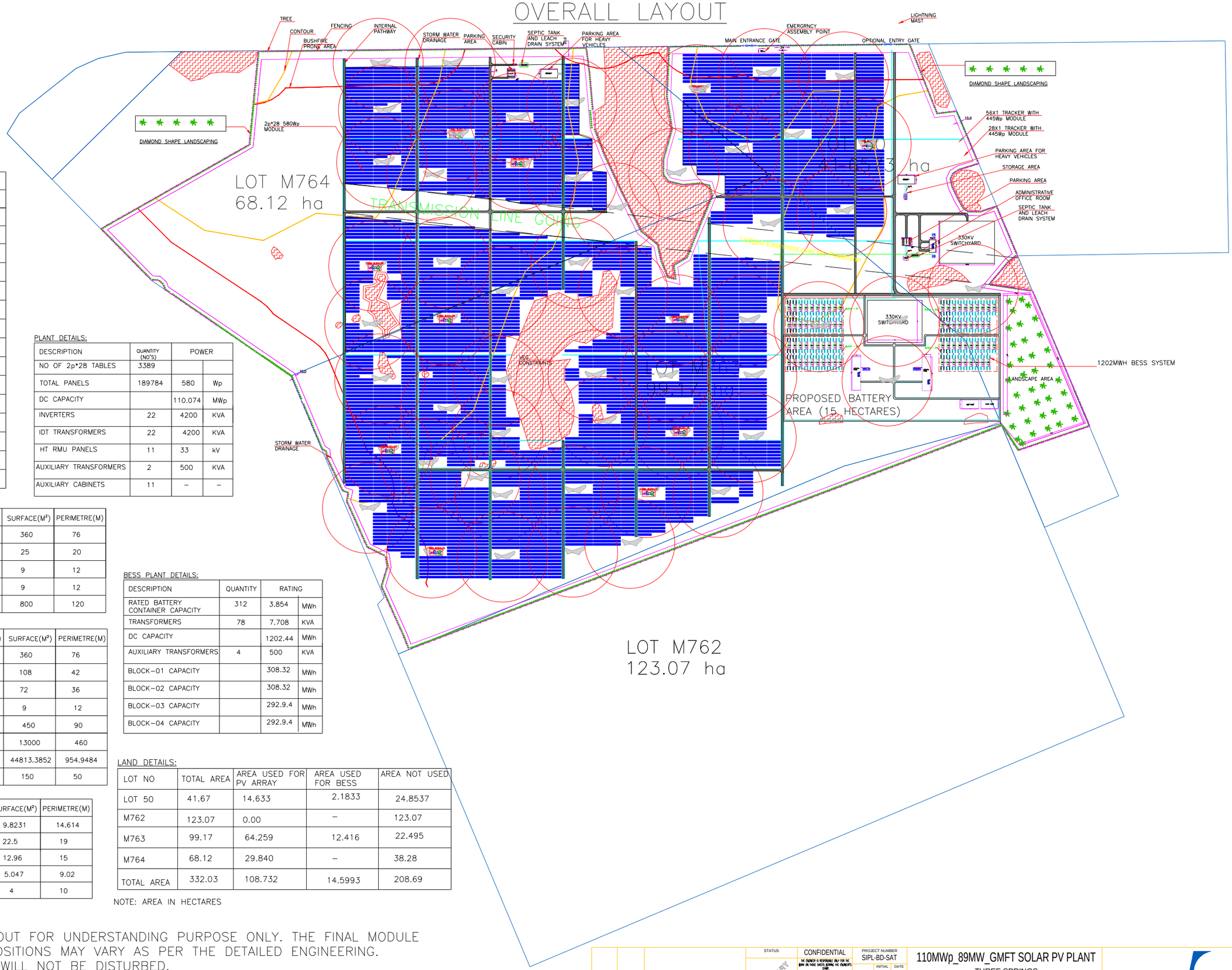
Regards

*Prakash Seth*

Prakash Seth
Managing Director
Three Springs Solar Pty Ltd

A10, 112-124 Cowles Road, Mosman, NSW 2088, Australia
P. O Box 498, Spit Junction, NSW 2088, Australia
P: (612) 9960-2511 | F: (612) 9969-5967 | www.bluediamondoz.com | ABN: 75 003 068 344

# OVERALL LAYOUT




LEGEND:–

| | |
|---|---|
| | 580Wp MODULE |
| | 2P*28 580Wp TABLE |
| | BUSHFIRE PRONE AREA |
| | CONTOUR |
| | VEG CONSTRAINTS |
| | STORM WATER DRAINAGE |
| | LIGHTNING MAST |
| | FENCING |
| | ENTRANCE GATE |
| | INTERNAL PATHWAY |
| | TREE |
| | 11MWp BLOCK |
| | 4421kW INVERTER |
| | 5 MVA INVERTER DUTY TRANSFORMER |
| | 33kV HT RMU PANEL |
| | 500 KVA AUXILIARY TRANSFORMER |
| | AUXILARY CABINET |

PLANT DETAILS:

| DESCRIPTION | QUANTITY (NO'S) | POWER | |
|---|---|---|---|
| NO OF 2p*28 TABLES | 3389 | | |
| TOTAL PANELS | 189784 | 580 | Wp |
| DC CAPACITY | | 110.074 | MWp |
| INVERTERS | 22 | 4200 | KVA |
| IDT TRANSFORMERS | 22 | 4200 | KVA |
| HT RMU PANELS | 11 | 33 | kV |
| AUXILIARY TRANSFORMERS | 2 | 500 | KVA |
| AUXILIARY CABINETS | 11 | – | – |

HEAVY VEHICLES BUILDING WORK DETAILS:

| DESCRIPTION | DIMENSIONS (LXWXH IN METRES | | | SURFACE($M^2$) | PERIMETRE(M) |
|---|---|---|---|---|---|
| PARKING AREA | 18 | 20 | ---- | 360 | 76 |
| SECURITY CABIN | 5 | 5 | 3 | 25 | 20 |
| TOILETS | 3 | 3 | 3 | 9 | 12 |
| SEPTIC TANK | 3 | 3 | 3.5 | 9 | 12 |
| PARKING AREA FOR HEAVY VEHICLES | 40 | 20 | ---- | 800 | 120 |

MAIN ENTRANCE GATE BUILDING WORK DETAILS:

| DESCRIPTION | DIMENSIONS (LXWXH IN METRES) | | | SURFACE($M^2$) | PERIMETRE(M) |
|---|---|---|---|---|---|
| PARKING AREA | 18 | 20 | ---- | 360 | 76 |
| ADMINISTRATIVE OFFICE ROOM | 12 | 9 | 3.5 | 108 | 42 |
| STORAGE AREA | 6 | 12 | 3.5 | 72 | 36 |
| SEPTIC TANK | 3 | 3 | 3.5 | 9 | 12 |
| CONTROL ROOM | 30 | 15 | 4 | 450 | 90 |
| 330KV SWITCHYARD | 130 | 100 | 15.6 | 13000 | 460 |
| LANDSCAPE AREA | ---- | ---- | ---- | 44813.3852 | 954.9484 |
| EMERGENCY ASSEMBLY POINT | 15 | 10 | ---- | 150 | 50 |

INVERTER STATION DETAILS:

| DESCRIPTION | DIMENSIONS (LXWXH IN METRES) | | | SURFACE($M^2$) | PERIMETRE(M) |
|---|---|---|---|---|---|
| INVERTER | 5.531 | 1.776 | 2.283 | 9.8231 | 14.614 |
| 4200 KVA TRANSFORMER | 5 | 4.5 | 4.0 | 22.5 | 19 |
| 33kV HT PANEL | 4.8 | 2.7 | 2.625 | 12.96 | 15 |
| AUXILIARY TRANSFORMER | 2.45 | 2.06 | 1.935 | 5.047 | 9.02 |
| AUXILARY CABINET | 4 | 1 | 1.7 | 4 | 10 |

BESS PLANT DETAILS:

| DESCRIPTION | QUANTITY | RATING | |
|---|---|---|---|
| RATED BATTERY CONTAINER CAPACITY | 312 | 3.854 | MWh |
| TRANSFORMERS | 78 | 7.708 | KVA |
| DC CAPACITY | | 1202.44 | MWh |
| AUXILIARY TRANSFORMERS | 4 | 500 | KVA |
| BLOCK–01 CAPACITY | | 308.32 | MWh |
| BLOCK–02 CAPACITY | | 308.32 | MWh |
| BLOCK–03 CAPACITY | | 292.9.4 | MWh |
| BLOCK–04 CAPACITY | | 292.9.4 | MWh |

LAND DETAILS:

| LOT NO | TOTAL AREA | AREA USED FOR PV ARRAY | AREA USED FOR BESS | AREA NOT USED |
|---|---|---|---|---|
| LOT 50 | 41.67 | 14.633 | 2.1833 | 24.8537 |
| M762 | 123.07 | 0.00 | – | 123.07 |
| M763 | 99.17 | 64.259 | 12.416 | 22.495 |
| M764 | 68.12 | 29.840 | – | 38.28 |
| TOTAL AREA | 332.03 | 108.732 | 14.5993 | 208.69 |

NOTE: AREA IN HECTARES

NOTE:–

1. THIS IS A PRELIMINARY LAYOUT FOR UNDERSTANDING PURPOSE ONLY. THE FINAL MODULE LAYOUT, LIGHTNING MAST POSITIONS MAY VARY AS PER THE DETAILED ENGINEERING.
2. EXISTING VEG CONSTRAINTS WILL NOT BE DISTURBED.
3. ALL DIMENSIONS ARE IN METERS.

| REVISION | DATE | REASON FOR SUBMISSION |
|---|---|---|
| | | |

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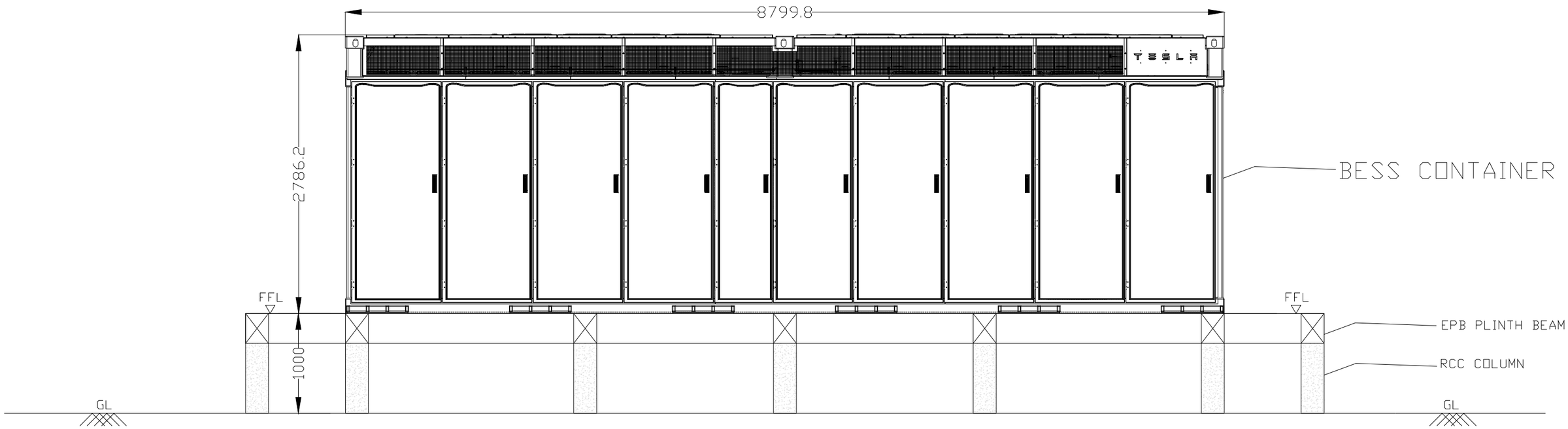
| | INITIAL | DATE |
|---|---|---|
| Prepared By | KAK | 28/01/2025 |
| Checked By | NSR | 28/01/2025 |
| Approved By | SKT | 28/01/2025 |
| SHEET # | 1 OF 3 | |

110MWp_89MW_GMFT SOLAR PV PLANT
THREE SPRINGS
PERTH AUSTRALIA
OVERALL PLANT LAYOUT

SOLON

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VERSION: 03 SIPL-BD-SAT-DWG-0002




# FRONT VIEW OF BESS CONTAINER

NOTE:
1. ALL DIMENSIONS ARE IN MILLIMETERS.

| REVISION | DATE | REASON FOR SUBMISSION |
|---|---|---|
| | | |

STATUS: PRELIMINARY

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PROJECT NUMBER: SIPL-BD-SAT

| | INITIAL | DATE |
|---|---|---|
| Prepared By | KAK | 28/01/2025 |
| Checked By | NSR | 28/01/2025 |
| Approved By | SKT | 28/01/2025 |
| SHEET # | 3 | 2 OF |

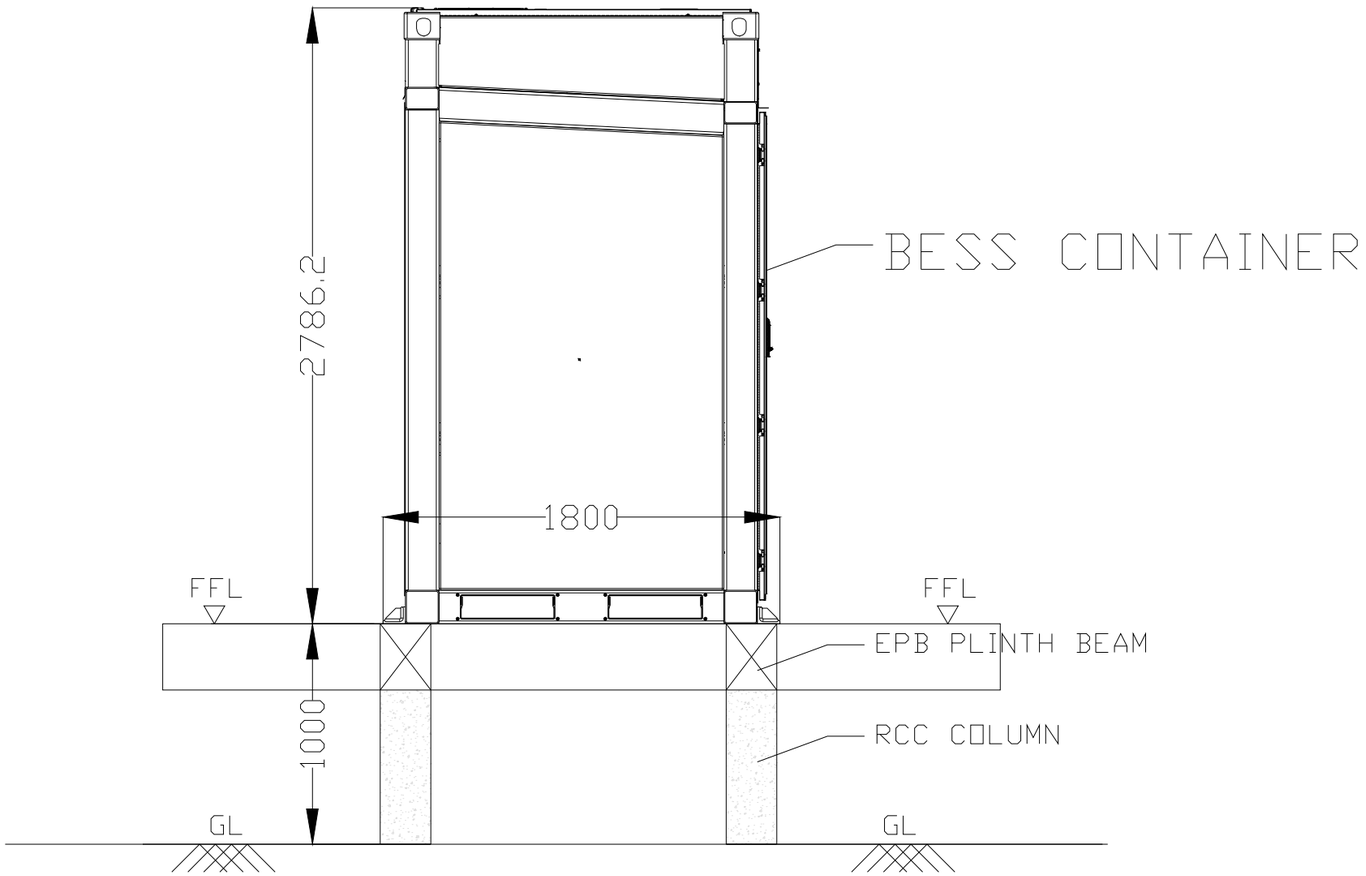
110MWp_89MW_GMFT SOLAR PV PLANT
THREE SPRINGS
PERTH AUSTRALIA
FRONT VIEW OF BESS CONTAINER

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VERSION: 03

SIPL-BD-SAT-DWG-0003




# SIDE VIEW OF BESS CONTAINER

NOTE:

1. ALL DIMENSIONS ARE IN MILLIMETERS.

| REVISION | DATE | REASON FOR SUBMISSION |
|---|---|---|
| | | |
| | | |

STATUS: PRELIMINARY

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PROJECT NUMBER: SIPL-BD-SAT

| | INITIAL | DATE |
|---|---|---|
| Prepared By | KAK | 28/01/2025 |
| Checked By | NSR | 28/01/2025 |
| Approved By | SKT | 28/01/2025 |
| SHEET # | 3 OF | |

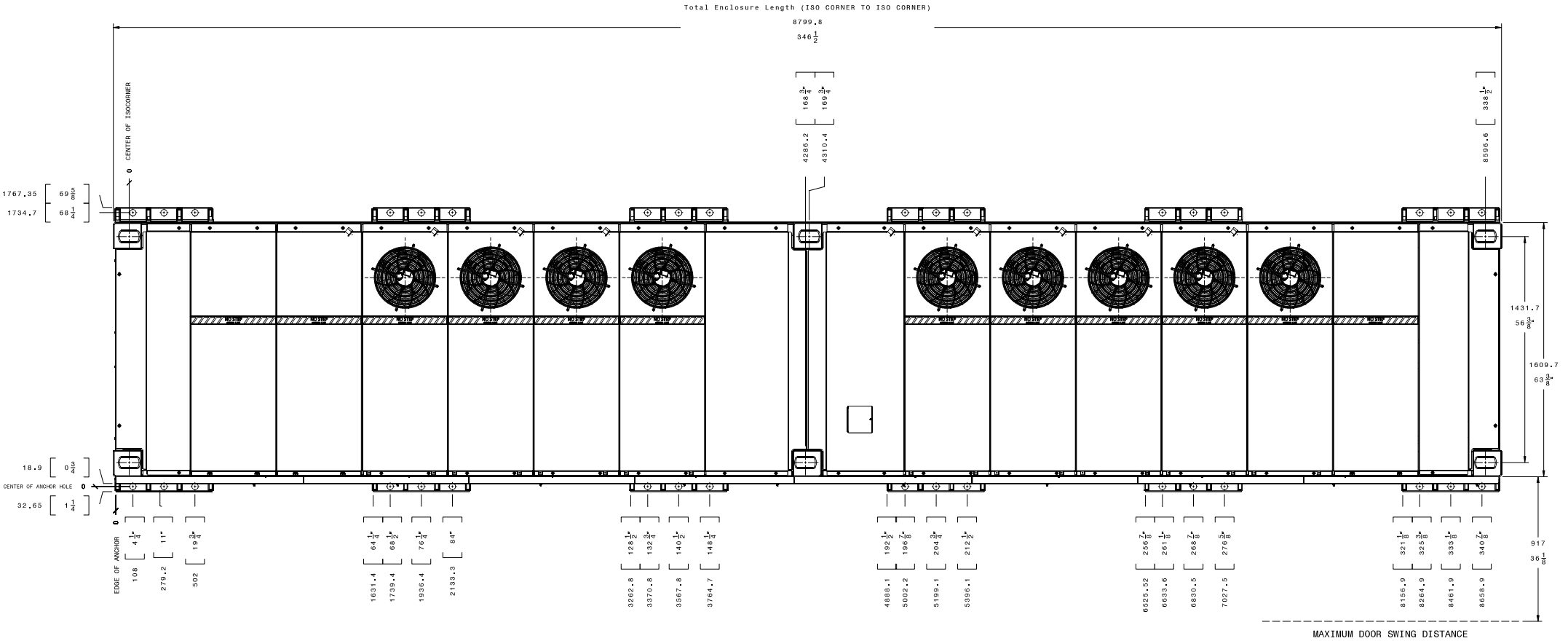
110MWp_89MW_GMFT SOLAR PV PLANT
THREE SPRINGS
PERTH AUSTRALIA
SIDE VIEW OF BESS CONTAINER

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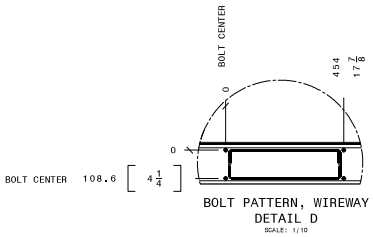
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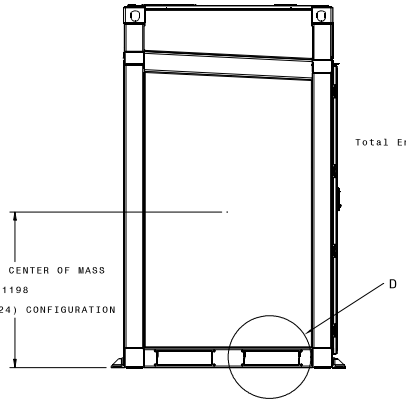


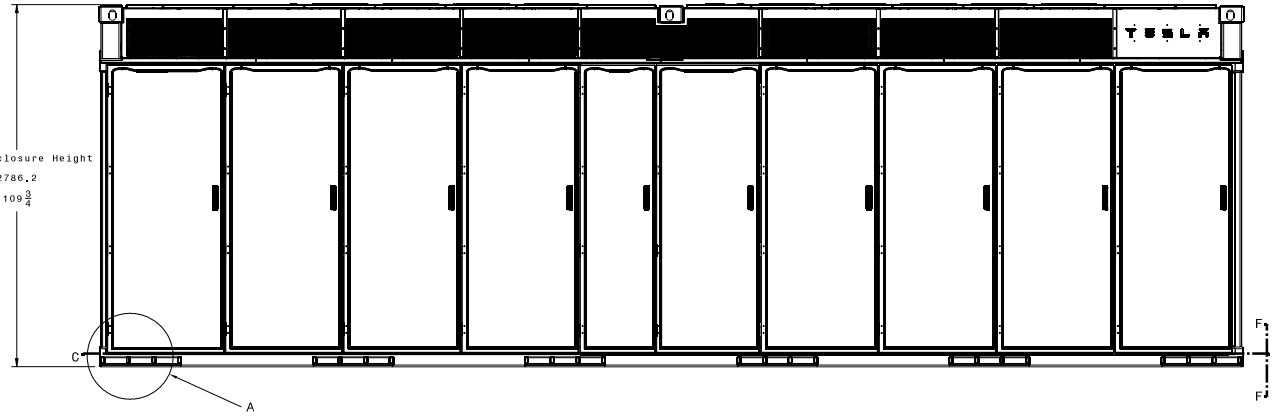

| | | | |
|---|---|---|---|
| DRAWN BY | | DATE | 10-JUN-2020 |
| MATERIAL | **** | | |
| FINISH | **** | EST. MASS (g) | **** |
| THIRD ANGLE PROJECTION | DIMENSIONS ARE IN MILLIMETERS. ANGLES ARE IN DEGREES. | SCALE 1:1 | SHEET SIZE D |
| ITEM NAME | MEGAPACK 2 XL LAYOUT | | |
| ITEM NUMBER | | REVISION 00-C | SHEET 1 of 3 |

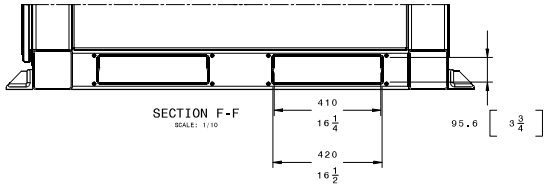
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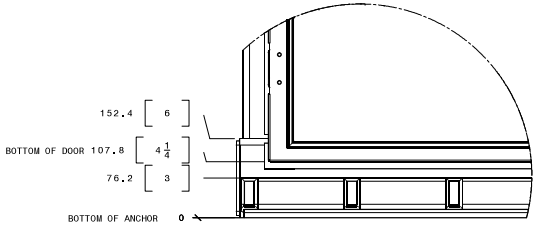

BOLT PATTERN, WIREWAY
DETAIL D
SCALE: 1/10



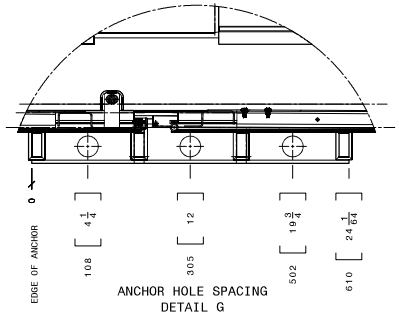



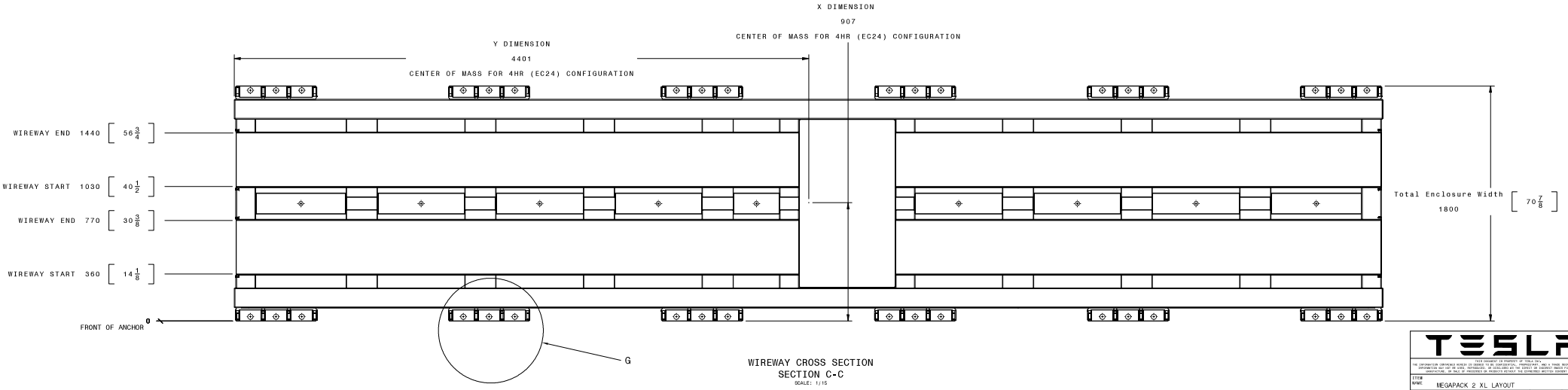

SECTION F-F
SCALE: 1/10




BOTTOM DOOR HEIGHT
DETAIL A
SCALE: 1/5




ANCHOR HOLE SPACING
DETAIL G
SCALE: 1/5

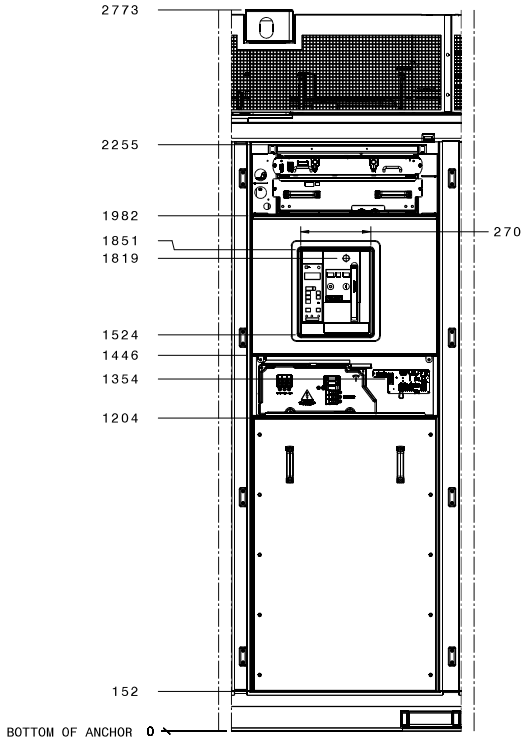



WIREWAY CROSS SECTION
SECTION C-C
SCALE: 1/15

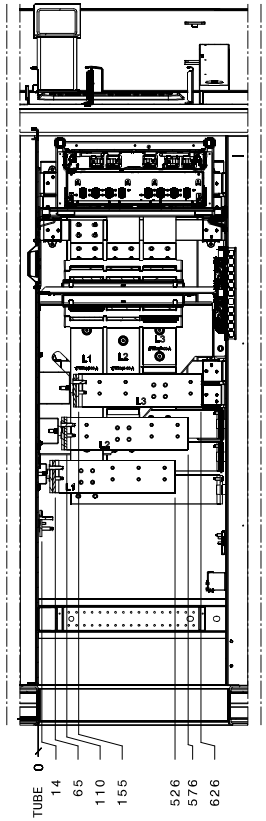
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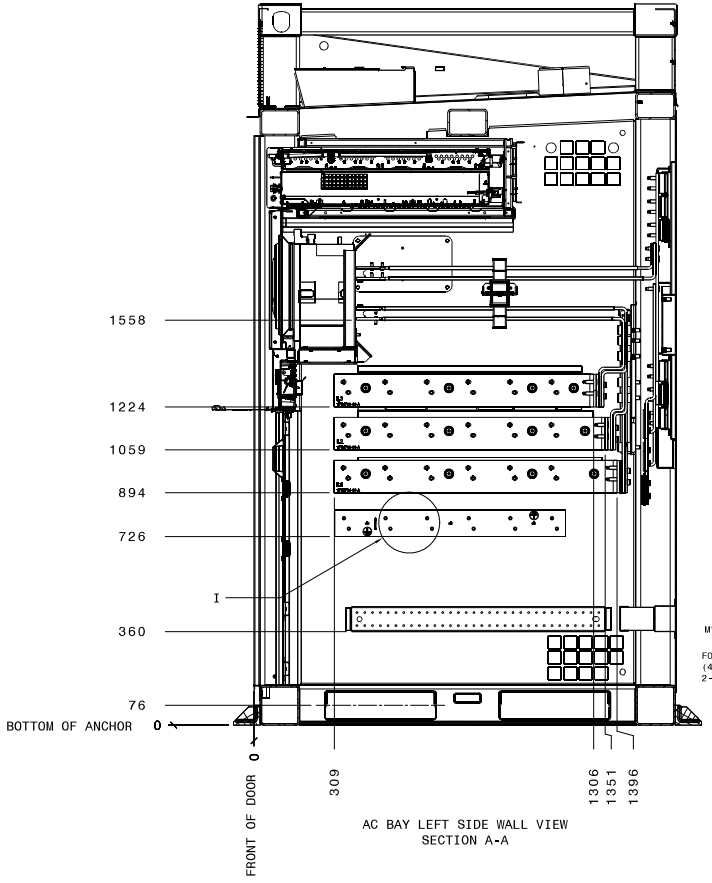
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| ITEM NAME: | MEGAPACK 2 XL LAYOUT | | |
| ITEM NUMBER | | REVISION: 00-C | SHEET: 2 of 3 |



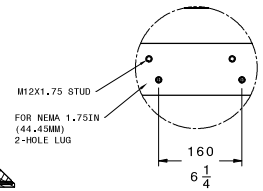

AC BAY FRONT OUTSIDE VIEW




AC BAY BACK WALL VIEW
SECTION B-B




AC BAY LEFT SIDE WALL VIEW
SECTION A-A




DETAIL I
SCALE: 1/5

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| | | | |
|---|---|---|---|
| THIRD ANGLE PROJECTION | DIMENSIONS ARE IN MILLIMETERS. ANGLES ARE IN DEGREES. | SCALE 1:1 | SHEET SIZE D |

ITEM NAME: MEGAPACK 2XL LAYOUT:CUSTOMER INTERFACE BAY

ITEM NUMBER | REVISION 00-C | SHEET 3 of 3

### Grid transformation for the world's largest energy projects
- Best-in-class energy density and round-trip efficiency
- Industry-leading power electronics and thermal system performance
- Rapid and cost-effective deployment with factory-assembled and pre-tested solution

### Scaled and rigorously tested product safety and reliability
- Comprehensive in-house reliability testing by the leading experts in the industry
- Engineered for safety and performance at every level
- Continuous improvement based on large-scale operational experience

### Designed with flexibility and configurability in mind
- Modular architecture that allows for a range of configurations across multiple applications and industry-first Archetypes
- Industry experts available to identify site-specific needs
- Integrated solution that allows for battery augmentation over time



## POWER AND ENERGY

Megapack duration is configurable. Standard configurations are 2-Hour and 4-Hour durations. Nominal energy is specified at 25°C (77°F).

| | AC Power per Megapack | Energy per Megapack |
|---|---|---|
| **2-Hour** | 1927 kW | 3854 kWh |
| **4-Hour** | 979 kW | 3916 kWh |

## ELECTRICAL

| | | |
|---|---|---|
| **Nominal AC Voltage** | 480 V AC 3-phase | |
| **Nominal Frequency** | 50 or 60 Hz | |
| **Inverter Power per Megapack**[1] | 2-Hour Max:<br>4-Hour Max: | 2400 kVA<br>1320 kVA |
| **Round-Trip Efficiency**[2] | 2-Hour:<br>4-Hour: | 91.7%<br>93.7% |

[1] *Scalable from 400 kVA minimum in increments of 50 kVA*
[2] *Full-depth cycle including all power conversion and thermal system losses, at 25°C (77°F)*

## WARRANTY

| | |
|---|---|
| **Coverage** | All-inclusive, equipment and energy retention |
| **Term** | 15 years standard, extendable to 20 years |

## PART NUMBER

**1848844-XX-Y** Where X is a number between 0-9 and Y is a letter

## MECHANICAL AND MOUNTING

| | | | |
|---|---|---|---|
| **Ingress Ratings** | IP66/NEMA 3R (Main Enclosure)<br>IP20 (Thermal System) | | |
| **Enclosure Dimensions +/- 13 mm (½ in)** | Width:<br>Depth:<br>Height: | 8800 mm<br>1650 mm<br>2785 mm | (346 ½ in)<br>(65 in)<br>(110 in) |
| **Maximum Weight** | 38,100 kg (84,000 lb) | | |
| **Operating Ambient Temperature** | –30°C to 50°C (–22°F to 122°F) | | |

## REGULATORY

System is compliant to grid codes and safety standards of all major markets.

| | |
|---|---|
| **System** | NRTL listed to UL 1973, UL 9540, UL 9540A, UL 1741 SB, IEC 62619, IEEE 1547 |
| **Cells** | NRTL listed to UL 1642 |

## CONTROLS AND COMMUNICATIONS

| | |
|---|---|
| **Protocols** | Modbus TCP / DNP3 |

**Archetypes**
Advanced control functions and unique design requirements based on the project's electrical topology:
- Utility Battery Only
- Utility Co-Located Plant (Battery Only)
- Utility Hybrid
- Battery Dispatch Only
- Grid-Connected Only
- Backup
- Off-Grid Microgrid
- Grid-Connected Microgrid


MEGAPACK 2 XL DATASHEET - REV. 1.7 - October 23, 2024. © Copyright Tesla, Inc, 2024. All Rights Reserved.

Government of **Western Australia**
Development Assessment Panels

# Mid-West/Wheatbelt Joint Development Assessment Panel Agenda

**Meeting Date and Time:** 30 November 2017; 10am
**Meeting Number:** MWWJDAP/21
**Meeting Venue:** Department of Planning, Lands and Heritage
140 William Street,
Perth

**Attendance**

**DAP Members**

Mr Paul Kotsoglo (Presiding Member)
Mr Vernon Butterly (Deputy Presiding Member)
Mr Jason Hick (Specialist Member) – *via teleconference*
Cr Chris Connaughton (Local Government Member, Shire of Three Springs) – *via teleconference*
Cr Richard Thorpe (Local Government Member, Shire of Three Springs) – *via teleconference*

**Officers in attendance**

Mr Nathan Stewart (Shire of Three Springs) – *via teleconference*
Ms Sylvia Yandle (Shire of Three Springs) – *via teleconference*

**Minute Secretary**

Mr Phil Goodwin (Department of Planning, Lands and Heritage)

**Applicants and Submitters**

Mr Paul Bashall (Three Springs Solar Pty Ltd)

**Members of the Public / Media**

Nil

## 1. Declaration of Opening

The Presiding Member declares the meeting open and acknowledges the past and present traditional owners and custodians of the land on which the meeting is being held.

## 2. Apologies

Nil

## 3. Members on Leave of Absence

Nil

## 4. Noting of Minutes

Note the Minutes of meeting no. 20 held on 12 October 2017.

## 5. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

## 6. Disclosure of Interests

Nil

## 7. Deputations and Presentations

Nil

## 8. Form 1 – Responsible Authority Reports – DAP Applications

| | | |
|---|---|---|
| **8.1** | Property Location: | Lots M761, M762, M763 and M764 on Plan 3086 and Lot 50 on Diagram 7478, Three Springs |
| | Application Details: | Photovoltaic Solar Farm |
| | Applicant: | Mr Paul Bashall, Planwest (WA) Pty Ltd |
| | Owner: | Three Springs Solar Pty Ltd |
| | Responsible Authority: | Shire of Three Springs |
| | DAP File No: | DAP/17/01181 |

## 9. Form 2 – Responsible Authority Reports – Amending or cancelling DAP development approval

Nil

## 10. Appeals to the State Administrative Tribunal

Nil

## 11. General Business / Meeting Closure

In accordance with Section 7.3 of the DAP Standing Orders 2017 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

Government of **Western Australia**
Development Assessment Panels

# Form 1 - Responsible Authority Report

(Regulation 12)

| | |
|---|---|
| **Property Location:** | Lots M761, M762 and M764 on Plan 3086 and Lot 50 on Diagram 7478, Three Springs |
| **Development Description:** | Photovoltaic Solar Farm |
| **DAP Name:** | Mid-West / Wheatbelt Joint Development Assessment Panel |
| **Applicant:** | Mr Paul Bashall, Planwest (WA) Pty Ltd |
| **Owner:** | Three Springs Pty Ltd |
| **Value of Development:** | $80 million |
| **LG Reference:** | A219 |
| **Responsible Authority:** | Shire of Three Springs |
| **Authorising Officer:** | Ms Sylvia Yandle, Chief Executive Officer |
| **DAP File No:** | DAP/17/01181 |
| **Report Due Date:** | 21 November 2017 |
| **Application Received Date:** | 3 February 2017 |
| **Application Process Days:** | 90 Days |
| **Attachment(s):** | 1. Site Plan, Development Plans and Elevations<br>2. Copies of responses received from statutory or public authorities<br>3. Water Main Location<br>4. Applicant's Planning Report |

**Officer Recommendation:**

That the Mid-West / Wheatbelt Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/17/01181 and accompanying plans (Attachment 1) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the Part 3, 4, 6 and Schedule 2 of the Shire of Three Springs Local Planning Scheme No. 2, subject to the following conditions as follows:

**Conditions**

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.

2. Prior to the issue of a building permit the Applicant is to provide an updated site plan for the approval of the local government which demonstrates the following:

    a. a new access arrangement to Perenjori-Three Springs Road which is outside the 700m extent of the road verge containing Declared Rare Flora;
    b. the location of the Water Main Easement within Lot M764; and
    c. No development is to be shown within the Water Main Easement or so as to impede access to the Water Main Easement (i.e. boundary fencing) to the satisfaction of the local government.

3. The development shall be undertaken in accordance with the stamped approved plans, including any amendments and additional plans and information arising from the approval conditions.

4. Prior to the commencement of development a Landscape Plan shall be submitted to the local government for approval detailing landscaping and fencing to be provided along the perimeter of the site.

5. Prior to the commencement of the use the landowner must implement the landscaping shown on the approved landscape plan. The landowner must thereafter maintain the landscaping to the satisfaction of the local government.

6. A Construction Management Plan shall be submitted by the landowner to the local government for approval and approved prior to commencement of works. The Construction Management Plan should address noise, traffic and vehicle movements and parking, storage of materials, dust or any other matters considered relevant by the local government.

7. The development shall be completed in accordance with the approved Construction Management Plan to the satisfaction of the local government.

8. A Stormwater Management Plan is to be submitted by the landowner to the local government for approval and approved prior to the commencement of works.

9. Prior to the commencement of use the recommendations of the Drainage Management Plan shall be implemented to the satisfaction of the local government.

10. The design and location of on-site effluent systems is to be in accordance with Council requirements and any requirements of Local Planning Scheme No. 2.

11. Prior to the commencement of the use the 12 car parking bays shall be constructed and marked out in accordance with Council requirements.

12. Prior to the issue of a building permit the Applicant is to submit for the approval of the local government a Light Reflection and Emissions Management Plan. The Light Reflection and Emissions Management Plan shall demonstrate how the proposed solar panels and lighting will not cause adverse off-site visual impacts to the surrounding properties and locality to the satisfaction of the local government.

13. The development shall be completed in accordance with the approved Light Reflection and Emissions Management Plan to the satisfaction of the local government.

14. The Applicant is required to give at least 3 months notice to the local government if the proposed development is to cease operations and all solar panels and ancillary structures and infrastructure must be decommissioned and removed within two years of giving this notice, unless the local government agrees otherwise.

**Advice Notes**

1. The Applicant is advised that granting of development approval does not constitute a building permit and that an application for relevant building permits must be submitted to the local government and be approved before any work requiring a building permit can commence on site.

2. The Applicant should be made aware that the proposed works are near an area of high risk. It is recommended that persons planning to build or undertake works in high risk areas near transmission or communication assets (including those listed above) act in a safe manner at all times and in accordance with all applicable legal and safety requirements (including the 'duty of care' under the laws of negligence, Worksafe requirements and guidelines, Australian Standards and Western Power policies and procedures).

3. As there are Aboriginal sites within the proposed solar energy facility, the Applicant is advised that they may have to submit a Section 18 under the *Aboriginal Heritage Act 1972*.

4. All people working and visiting the development are to have access to a sufficient supply of potable water that is of the quality specified under the *Australian Drinking Water Quality Guidelines 2004*.

5. The Applicant is advised that approval from the Department of Health is required for any on-site waste water treatment processes.

6. No work should be undertaken within the Perenjori-Three Springs road reserve between the Declared Rare Flora markers (approximately from the corner of Morawa-Three Springs Road and extending 700m east along Perenjori-Three Springs Road), including the installation of access points to the subject site.

7. If operations are proposed to cease, the landowner shall rehabilitate the site to the satisfaction of the local government to ensure that land can be used for rural purposes.

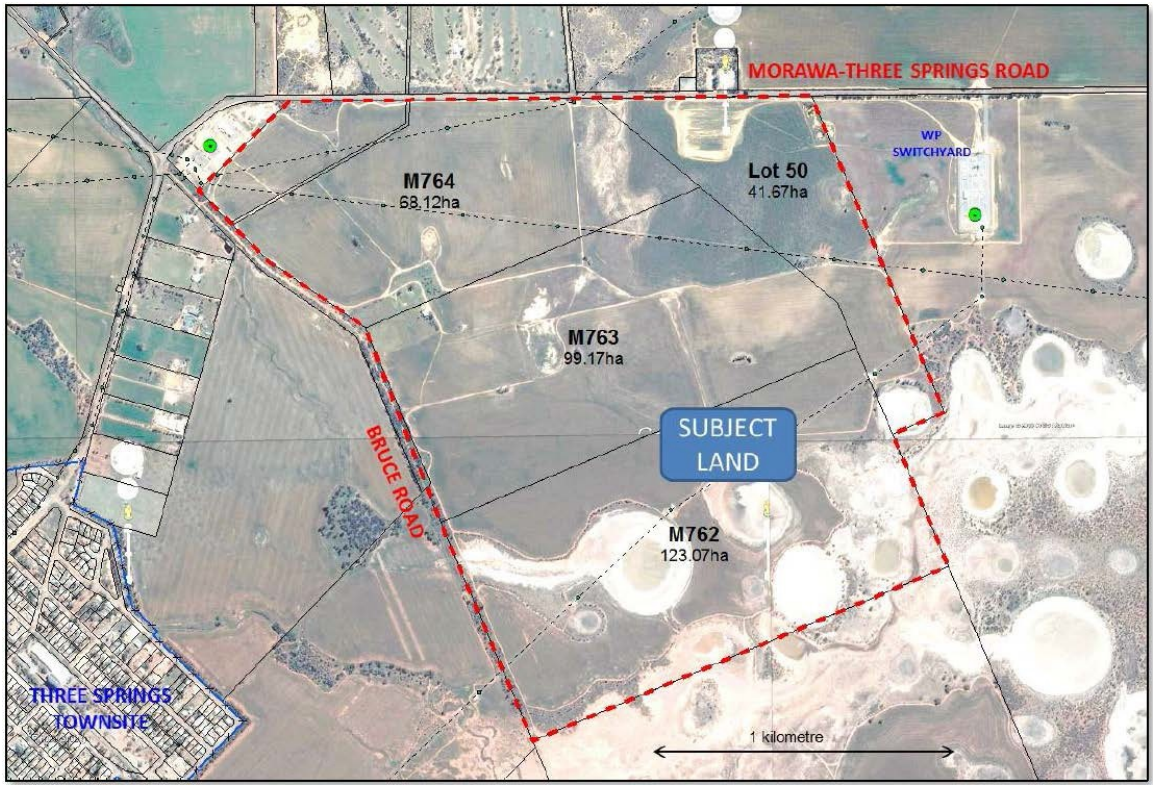
**Details: Outline of Development Application**

| | | |
|---|---|---|
| Insert Zoning | MRS: | N/A |
| | TPS: | Rural Zone |
| Insert Use Class: | | Renewable Energy Facility |
| Insert Strategy Policy: | | N/A |
| Insert Development Scheme: | | N/A |
| Insert Lot Size: | | 355.57ha |
| Insert Existing Land Use: | | Rural |

**Location:**

Lots M761, M762 and M764 on Plan 3086 and Lot 50 on Diagram 7478, Three Springs ('the subject site') is located approximately 1km east of the Three Springs Townsite as shown in Figure 1. The subject site is comprised of four (4) lots totalling 355.57ha.

**FIGURE 1 – SITE PLAN**




Source: Planwest

**Brief Description of Proposed Development:**

The proposed solar farm will be interconnected with the State's electricity grid. The development may occur over two stages of 50MW per stage with an ultimate capacity of 100MW.

The proposal includes the development of:

- Photovoltaic panels;
- Lighting poles;
- Transformer sites including inverters, switched yards and underground cabling;
- Administration facilities, including computers, monitoring equipment, a small car park and ablutions (near the main switchyard in the north-east portion of the subject site);
- A security cabin located off Perenjori Three Springs Road with a small car parking area and ablutions block;
- Perimeter landscaping with a larger landscaped area south of the switchyard; and
- A 2m high perimeter security fence with gates to Perenjori Three Springs Road to provide for patrols and electronic surveillance.

Due to the nature of the proposed development and the ability to use remote monitoring systems and surveillance there will be minimal staff attending the subject site. Staff that would attend the subject site include contractors to clean the solar panels and maintain the infrastructure and the site.

Access the subject site will be via two (2) access points off Perenjori Three Springs Road, with access to the panel arrays via 4m wide access points between each line of panels.

**Existing Land Use:**

The subject site is currently used for farming. The subject site is occupied by a 109m$^2$ shed, which is approximately 5m in height and ancillary rural infrastructure located on the western end of the boundary between Lots M763 and M764.

**Proposed Land Use:**

The proposed development is consistent with the land use definition of 'Renewable Energy Facility' contained in the Shire of Three Springs Local Planning Scheme No. 2 ('LPS 2'), which reads as follows:

***Renewable Energy Facility*** *means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or in connection with, the generation of energy by a renewable resource. It does not include solar panels or a wind turbine located on a lot with a single house where the energy produced only supplies that house or private rural use or anemometers.*

**Existing Zoning:**

Under the provisions of LPS 2 the subject site is zoned 'Rural'.

**Background:**

Immediately north east of the subject site is an electrical power station managed by Western Power. Two power lines traverse the site and can be seen in Figure 1.

The Three Springs Golf Club is located to the north of the subject site (north of Perenjori Three Springs Road) and is surrounded by rural farm land. The land to the east and south of the subject site is predominantly salt lakes.

**Legislation & Policy:**

<u>Legislation</u>

*Planning and Development Act 2005*

- Part 5 of the Act provides a statutory head of power for the Shire of Three Springs to prepare, adopt and implement a local planning scheme.
- Part 14 of the Act provides a right of review by the State Administrative Tribunal If an applicant or owner is aggrieved by the determination of their development application. An application for review must be made within 28 days of the determination.

*Aboriginal Heritage Act 1972*

- Section 18

*Planning and Development Regulations 2009*

- Part 7 of the Regulations enables local government to charge specified fees for planning services, including development approval applications.

- Fees have been charged (and paid) in accordance with the Regulations.

*Planning and Development (Development Assessment Panels) Regulations 2011*

- The value of the development exceeds $10 million and is therefore a 'mandatory' DAP application where the Mid-West/Wheatbelt Joint Development Assessment Panel becomes the determining authority.
- The DAP Secretariat acknowledged receipt of the application (Ref: DAP/17/01181) on 7 September 2017.

*Planning and Development (Local Planning Schemes) Regulations 2015*

- Schedule 2, Part 9, Clause 67 – Matters to be considered by Local Government.

*Shire of Three Springs Local Planning Scheme No. 2*

- Part 3 – Zones and Use of Land
- Part 4 – General Development Requirements
- Part 6 – Terms Referred to in Scheme
- Schedule 2 – Development Requirements

State Government Strategies / Policies

- State Planning Policy No. 2.5 – Land Use Planning in Rural Areas ('SPP 2.5')
- State Planning Policy No. 3.7 – Planning in Bushfire Prone Areas ('SPP 3.7')

Local Strategies / Policies

- Shire of Three Springs Local Planning Strategy

**Consultation:**

Public Consultation

The Development Application was advertised for 14 days between 29 September 2017 and 13 October 2017.

Letters were sent to adjoining landowners and an advert was published on the Shire's website and in the local newspaper, Yakabout.

During the advertising period there were no written submissions received. The Shire did receive a verbal comment from a member of the public who identified an error on the site plan. Perenjori Three Springs Road is incorrectly shown on the site plan as Morawa Three Springs Road.

Consultation with other Agencies or Consultants

The following agencies were contacted in writing to provide comments. Reasons for the referral to these agencies are also provided:

- Western Power - the subject site adjoins an existing Western Power Substation and an easement to the State Energy Commission is registered on the Certificate of Title;
- Minister for Water Resources and Water Corporation - there is an easement to the Minister for Water Resources registered on the Certificate of Title;

- Department of Biodiversity, Conservation and Attractions - as per No. 15 of Table 7 of LPS 2;
- Department of Water and Environmental Regulation - as per No. 11 of Table 7 of LPS 2;
- Department of Health - as per No. 14 of Table 7 of LPS 2;
- Department of Planning, Lands and Heritage - the southern portion of the subject site is identified as being within an Aboriginal heritage site; and
- Department of Fire and Emergency Services - the northern portion of the subject site is identified as being 'Bushfire Prone Area' by the Department of Fire and Emergency Services' Map of Bushfire Prone Area.

The above agencies were given 42 days to provide comments. The Department of Water and Environmental Regulation was given an additional one (1) week to provide comments as it did not receive the letter sent by the Shire requesting comment on the Application. This resulted in an extension to the RAR due date to 21 November 2017 which was agreed to by the Applicant.

The following table summarises the submissions received.

| **Agency/Department** | **Issue Raised** | **Officer's comments** |
|---|---|---|
| Western Power | A Danger Zone, Registered Easement, Restriction Zone or Minimum approach distance represent areas of high risk when building or working near the Western Power network. Before commencing any work it is essential that you complete a Dial Before You Dig enquiry to obtain the location and voltage of the Western Power network.<br>Areas of high risk include;<br>• Danger Zone – Defined by regulation 3.64 of the *Occupational Safety and Health Regulations 1996*<br>• Registered Easement – Western Power easements are registered on the Certificate of Title for the property. Easements and conditions are available from Landgate (www.landgate.wa.gov.au)<br>• Restriction Zone – These are applied in the absence of a registered easement and are calculated in line with the Australian Standard for overhead line design (AS/NZS 7000:2010)<br>• Minimum approach distance<br>It is recommended that persons planning to build or undertake works in high risk areas near transmission or communication assets (including those | The Applicant should be made aware that the proposed works are near an area of high risk. |

| | | |
|---|---|---|
| | listed above) act in a safe manner at all times and in accordance with all applicable legal and safety requirements (including the 'duty of care' under the laws of negligence, Worksafe requirements and guidelines, Australian Standards and Western Power policies and procedures). | |
| Minister for Water Resources | Advised that the Department of Water and Environmental Regulation will provide comment on behalf of the Minister. | No comment. |
| Water Corporation | Verbally advised that development will not be supported within the existing water main easement area over Lot M764 on Plan 3086. Recommends a Condition be imposed to this effect. | Suggest a Condition be imposed as requested. |
| Department of Biodiversity, Conservation and Attractions | The Department of Biodiversity, Conservation and Attractions requested that in the event that the application is approved, a condition be imposed as follows:<br>*No work should be undertaken along the Perenjori-Three Springs road reserve between the Declared Rare Flora markers (approximately from the corner of Morawa-Three Springs Road and extending 700m east along Perenjori-Three Springs Road), including the installation of access points, without a permit to take.* | Suggest a Condition be imposed as requested. |
| Department of Water and Environmental Regulation | The Department of Water and Environmental Regulation advised verbally that no comment would be provided as Water Corporation would be providing a response.<br>No comment received. | No comment. |
| Department of Health | All people working and visiting the development are to have access to a sufficient supply of potable water that is of the quality specified under the Australian Drinking Water Quality Guidelines 2004.<br>The Applicant is advised that approval from the Department of Health is required for any on-site waste water treatment processes. | Suggest these comments be imposed as Advice Notes. |
| Department of Planning, Lands and Heritage | As there are Aboriginal sites within the proposed solar energy facility, the Applicants may have to submit a Section 18 under the *Aboriginal Heritage Act 1972* however, before an application is submitted, the Aboriginal | Suggest an Advice Note of the landowner's / Applicant's responsibilities under the *Aboriginal Heritage Act 1972*. The |

| | | |
|---|---|---|
| | Heritage Directorate suggests that the applicants contact the Yamatiji Marlpa Aboriginal Corporation who are the representative body of the Amangu People Native Title claim group. | Applicant has advised that they are currently in discussions with the Yamatiji Marlpa Aboriginal Corporation. |
| Department of Fire and Emergency Services | The proposed development of any buildings associated with the Solar Energy Facility do not appear to fall into an area designated as bushfire prone pursuant to the *Fire and Emergency Services Act 1998* (as amended) as identified on the Map of Bush Fire Prone Areas. | No further investigation of bushfire required. |

**Planning Assessment:**

Shire of Three Springs Local Planning Scheme No. 2

The subject site is zoned 'Rural' under the provisions of LPS 2. The proposed development has been assessed as a 'Renewable Energy Facility' use. This use is classified as an 'A' use within the 'Rural' Zone under LPS 2 and which means:

*'A' means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions.*

As previously discussed the Development Application was advertised for public comment.

The following table outlines the areas of LPS 2 that relate to the proposed development:

| Item | Requirement | Proposal | Compliance |
|---|---|---|---|
| Table 2 – Zone Objectives | To provide for the sustainable use of land for the agricultural industry and other uses complimentary to sustainable agricultural practices, which are compatible with the capability of the land and retain the rural character and amenity of the locality. | Renewable energy not mentioned in the zone objectives. | A 'Renewable Energy Facility' is capable of being approved within the 'Rural' Zone. |
| Table 7 – Additional Requirements that apply to land in the Scheme Area | Refer below sections | - | - |
| No. 1 | Development Requirements | Setbacks proposed as follows: | Compliant. |

| Item | Requirement | Proposal | Compliance |
|---|---|---|---|
| | (1) The development requirements relating to setbacks and open space/landscaping are set out in Schedule 2. | Front / Street – 21m to Perenjori Three Springs Road and 25m to Bruce Road<br>Side – 19m to eastern lot boundary<br>Rear – 113m | |
| | (2) For non-residential development in the Residential zone, the standards shall be as determined by the local government in each particular case. | The subject site is zoned 'Rural' under LPS 2. | N/A |
| No. 2 | Use of Land between the Street Alignment and Front Building Setback<br>(1) In all zones, a person shall not use land between the street alignment and the front building setback except for one or more of the following purposes—<br>(a) gardens and other landscaping including pools and pergolas in the Residential zone;<br>(b) access driveways; and<br>(c) vehicle parking to the satisfaction of the local government. | No works in the front setback areas. | Compliant. |
| No. 5 | Additional Dwellings on Farms | No dwellings proposed. | N/A |
| | Nutrient Run-off<br>(2) In considering applications for development approval, the local government—<br>(a) shall ensure that the development proposed will not result in any net export of nutrients from the land to any wetland, watercourse or underground aquifer;<br>(b) may require no further clearing of vegetation;<br>(c) shall prohibit stormwater from draining | In respect to nutrient run-off the Applicant provides the following:<br>• The proposed land use of a solar farm will not result in any application of nutrients to the site, hence there will be no increase in the export of nutrients from the site.<br>• The site development | Compliant.<br>The Applicant has prepared a Drainage Management Plan to address these requirements. |

| Item | Requirement | Proposal | Compliance |
|---|---|---|---|
| | directly into existing water bodies or watercourses; and<br>(d) may require all stormwater to be disposed of on-site. | proponents have committed to retaining all remnant vegetation.<br>• The site will generate minimal additional runoff as a result of the change in land use. The solar panels will be a standard array design, raised from the ground. Rainfall which falls on the solar panels will runoff to the ground, and be conveyed overland across the catchment as per pre development conditions.<br>• As the site is part of a greater catchment that includes runoff from upstream catchments. | |
| No. 8 | Tourist Uses in Rural Areas | No tourist use proposed. | N/A |
| No. 11 | Water Resources<br>To achieve development control with water sensitive urban design principles including implementation of current best management practices and best planning practices for the sustainable management and use of water resources the provisions set out below apply. | Refer below. | Refer below. |
| | Watercourses and Wetlands<br>(1) In considering any development which may have an impact on any waterway including | The Applicant has prepared a Drainage Management Plan. The Drainage Management Plan confirms that the proposed development | Compliant. Recommend a Condition of Development Approval be imposed that |

| Item | Requirement | Proposal | Compliance |
|---|---|---|---|
| | waterways, estuaries, creeks, streams, drainage lines, lakes, soaks, swamps and other wetlands, the local government is to have regard to—<br>(a) managing water balance;<br>(b) maintaining and where possible enhancing water quality;<br>(c) encouraging water conservation;<br>(d) maintaining and where possible enhancing water related environmental values; and<br>(e) maintaining and where possible enhancing recreational and cultural values. | will allow the conveyance of overland diffuse flow within the site consistent with pre-development conditions.<br>The Drainage Management Plan does recommend an additional hydrological investigation of watercourses B and C be conducted to inform the detailed design and ensure an adequate flow path is provided to accommodate external flows from this catchment. | requires the recommendations of Drainage Management Plan are implemented. |
| | (2) The local government shall not permit—<br>(a) the erection of any habitable building within 30 metres of the nearest definable bank of any watercourse; or<br>(b) effluent disposal system on any land within 100 metres of the nearest definable bank of any watercourse. | No habitable buildings are proposed within 30m of the claypans at the southern portion of the subject site.<br>The Applicant has advised that on-site effluent systems will be used and designed in accordance with Council's requirements. | Compliant.<br>Recommend a Condition of Development Approval be imposed requiring that effluent systems are to be not located within 100m of the clayplans. |
| | Flood Risk<br>(1) When considering applications for development approval for land prone to flooding and or / inundation, the local government shall consult the Department of Water and / or any other relevant government agencies prior to making a determination. | The site will consist of an array of raised solar panels that will allow the conveyance of overland diffuse flow within the site consistent with predevelopment conditions. Therefore, no detrimental impact to existing drainage patterns will occur as a result of the proposed land use activity at the site, and no increase in net nutrient export will occur from the site as a result of the proposed | The Application was referred to the Department of Water and Environmental Regulation for comment. The Department of Water and Environmental Regulation advised verbally that no comment would be provided as Water Corporation would be providing a response. |

| Item | Requirement | Proposal | Compliance |
|---|---|---|---|
| | | land use activities. | No comment received. |
| | (2) Developments in or adjacent to flood prone areas need to successfully demonstrate that adequate flood protection from a 100 year ARI flood event is in place, including having a finished floor level a minimum of 0.5m above the level of inundation for a 100 year ARI event as provided by the Department of Water and / or any other relevant government agency. | Applicant has not demonstrated flood protection from a 100 year ARI flood event. In addition the finished floor levels of building have not been confirmed by the Applicant. | The subject site is identified as flood prone area. Recommend a condition of Development Approval be imposed requiring a Stormwater Management Plan prior to commencement of development. |
| | (3) Flood protection measures are not to have a detrimental impact on the existing flooding regime of the general area or on the amenity of the locality. The local government may require the proponents to provide technical advice from an appropriately qualified person to demonstrate the suitability of the protection measures proposed. | Refer above. | The subject site is identified as flood prone area. Recommend a condition of Development Approval be imposed requiring a Stormwater Management Plan prior to commencement of development. |
| No. 12 | Development on Land Abutting Unconstructed Roads | The subject site does not adjoin an unconstructed road. | N/A |
| No. 13 | Domestic Water Supply Where a reticulated water supply is not available, the local government will require the provision of a potable water supply for domestic use of such quality as specified in the Australian Drinking Water Quality Guidelines (2004) and the provision of a separate water supply for land management and fire | The Applicant has advised that water supply for ablutions will be provided by rain water tanks designed in accordance with the Shire's requirements. | Recommend a condition of Development Approval be imposed requiring details of water supplies being confirmed prior to issue of a building permit. |

| Item | Requirement | Proposal | Compliance |
|---|---|---|---|
| | fighting purposes of combined minimum capacity as determined by the Local government. | | |
| No. 14 | Effluent Disposal<br>The approval of the Department of Health will be required for all on-site effluent disposal systems, and the local government shall refer any development proposal for an on-site effluent disposal system to the Department of Health for advice. | The Applicant has advised that effluent disposal will be contained on-site through septic tanks. | Compliant.<br>The Department of Health has provided the following comments in respect to effluent disposal:<br>*The Applicant is advised that approval from the Department of Health is required for any on-site waste water treatment processes.*<br>Recommend this comment be included as an advice note. |
| No. 15 | Remnant Vegetation, Environmentally Significant Flora and Fauna<br>Any rezoning, subdivision, or development proposal on land containing environmentally significant flora, fauna and / or remnant vegetation shall be referred to the Department of Parks and Wildlife and/or the Department of Environmental Regulation for advice. The proponent will be required to identify, assess, and put in place measures to protect the environmentally significant remnant vegetation, flora and/or fauna prior to determination. | The Applicant advises that no remnant vegetation will be removed as part of the proposed development. | The Department of Biodiversity, Conservation and Attractions has requested that a Condition of Development Approval be imposed so as to protect Declared Rare Flora.<br>In addition the Applicant has received advice from the Environmental Protection Authority who has advised that it would not assess the proposal. |

| Item | Requirement | Proposal | Compliance |
|---|---|---|---|
| No. 16 | Home Businesses and Home Occupations | No 'Home Business' or 'Home Occupations' uses proposed. | N/A |
| No. 17 | Temporary Accommodation | No temporary accommodation proposed. | N/A |
| No. 18 | Outdoor Storage | No outdoor storage proposed. | N/A |
| No. 19 | Landscaping<br>(1) The landscaping requirement referred to in Schedule 2—Development Requirements refers to an open area designed, developed and maintained as garden planting and areas for pedestrian use. At the discretion of the local government natural bushland, swimming pools and areas under covered ways may be included within the landscaping requirement, however garbage collection and handling spaces and other open storage areas shall not be included. | No minimum percentage of site required to be landscaped under Schedule 2 of LPS 2. | N/A |
| | (2) The local government may in a landscaped area restrict the use of concrete, gravel, pebble and similar hard materials and require in lieu thereof, the planting of drought resistant trees and shrubs of a type that require little maintenance. | Details of landscaping have not been provided by the Applicant. | Recommend a condition of Development Approval be imposed requiring a detailed landscape plan. |
| | (3) Where a proposed development utilises less than 50 percent of the allowable site coverage, the local government may reduce the landscaping requirement, provided that the landscaping requirement shall be required | There is no site coverage requirement for development within the 'Rural' Zone under LPS 2. | N/A |

| Item | Requirement | Proposal | Compliance |
|---|---|---|---|
| | proportionately as subsequent development occurs. | | |
| | (4) Landscaping required pursuant to this Scheme or pursuant to a conditional development approval shall be carried out prior to the occupation of the development or at such other time as agreed in writing by the applicant and the local government. | LPS 2 does not require any landscaping to be provided for development within the 'Rural' Zone. | N/A |
| | (5) Pursuant to (4) above, all landscaping shall be continually maintained to the satisfaction of the local government. | Refer above. | Recommend imposing a condition of Development Approval to this effect. |
| | Development of Lots with more than One Street Frontage<br>Where development is proposed on a lot that has more than one street frontage, and is not covered by the Residential Design Codes, the local government shall decide which street is the primary street frontage for the purposes of Schedule 2—Development Requirements and any other provisions of the Scheme. | Perenjori Three Springs Road is considered the primary street frontage for the purposes of Schedule 2 – Development Requirements. | Compliant. |
| No. 20 | Car Parking<br>(1) Car parking requirements are to be provided in accordance with Schedule 1—Car Parking Requirements, unless otherwise determined by the local government and shall be designed, constructed, and maintained to the satisfaction of the local | Schedule 1 – Car Parking Requirements of LPS 2 does not specify a parking requirement for 'Renewable Energy Facility'.<br>A small parking area (12 bays) has been shown for the security cabin and the administration area. | N/A |

| Item | Requirement | Proposal | Compliance |
|---|---|---|---|
| | government. | | |
| | (2) Where a particular use of land is not specified in Schedule 1, the local government shall determine the number of car parking spaces to be provided on the site having regard to the nature of the proposed development, the number of employees and visitors likely to be on the site, the need to keep roads and streets free of obstructions and the amenity of the area. | The Applicant advises that occasional maintenance contractors will be traversing the site and that it is unlikely that these facilities will be extensively used. Visitors are also unlikely, and are not encouraged. We are also advised by the Applicant that there will be a maximum of two (2) employees at the site at any given time. | Supported. |
| | (3) Where land is developed to accommodate a range of uses, the number of car parking spaces to be provided is to be calculated separately for each part of the land or building used for each uses. | The proposal is for a single use, 'Renewable Energy Facility'. | N/A |
| | (4) Notwithstanding (3) above when a landowner can demonstrate to the satisfaction of the local government that the uses will be generating parking demand at different types, the local government may permit a reciprocal parking to take place on the site. | Refer above. | N/A |
| | (5) Where the landowner can demonstrate to the satisfaction of the local government that there is not the demand for the number of parking spaces specified, landscaping may be provided in lieu of car parking spaces not constructed and the landscaping shall be included in the calculations as car | Schedule 1 – Car Parking Requirements of LPS 2 does not specify a parking requirement for 'Renewable Energy Facility'. | N/A |

| Item | Requirement | Proposal | Compliance |
|---|---|---|---|
| | parking but not as landscaping, provided that the local government from time to time may require additional parking spaces be provided by the landowner up to the maximum number specified in Schedule 5. | | |
| | (6) The car parking spaces required under the provisions of the Scheme, shall measure not less than—<br>(a) 90 degree parking—2.5m x 5.5m with 6m separating parallel rows for vehicle access;<br>(b) 60 degree parking—2.8m x 5.6m per bay with 5m separating parallel rows for vehicle access; and<br>(c) 45 degree parking—3.5 x 5.2m per bay with 3.7m separating parallel rows for one way vehicle access. | The Applicant notes that all car parking areas will be built, drained and maintained to Council standards. | Recommend imposing a condition of Development Approval requiring car parking spaces to be constructed and maintained in accordance with the requirements of LPS 2. |
| | (7) If the local government is satisfied that adequate car parking exists or is to be provided in close proximity to a proposed development, notwithstanding Schedule 1, it may accept cash payment in lieu of the provision of car parking spaces subject to the following;<br>(a) a cash in lieu payment shall not be less than the estimated cost to the owner of providing the car parking spaces otherwise required by the Scheme, plus the value as estimated by the local government of that area of land which would have been occupied by the car | Sufficient parking is proposed at the subject site. | N/A |

| Item | Requirement | Proposal | Compliance |
|---|---|---|---|
| | parking spaces;<br>(b) the local government shall have already provided a public car park nearby or have firm proposals for providing a public car park area within the near future; and<br>(c) payments under this clause shall be deposited into a special fund to be used exclusively to provide and/or maintain car parks in the near vicinity. | | |
| No. 21 | Vehicular Access for Commercial and Industrial Uses<br>Where premises are to be used for any commercial and / or industrial purposes, provision must be made for access from the street to the building for the purpose of loading and unloading vehicles. Such access is to be designed in association with any on-site car parking provision and in a manner which does not interfere with the operation of any car parking area which permits vehicles using the same to return to the street in a forward gear. | 'Renewable Energy Facility' is a Rural use under the Zoning Table of LPS 2. | N/A |
| No. 22 | Rear Access and Loading | Rear access or loading docks are not proposed. | N/A |
| No. 23 | Requirement for consultation to commence mining | Mining is not proposed. | N/A |
| Clause 67(n) of Schedule 2 of *Planning and Development (Local Planning Schemes)* | In considering an application for development approval the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, | The solar panels have the potential to cause light reflection which could impact on the amenity and character of the surrounding locality. | Discussion of this matter is made in the Officer Comments section below. |

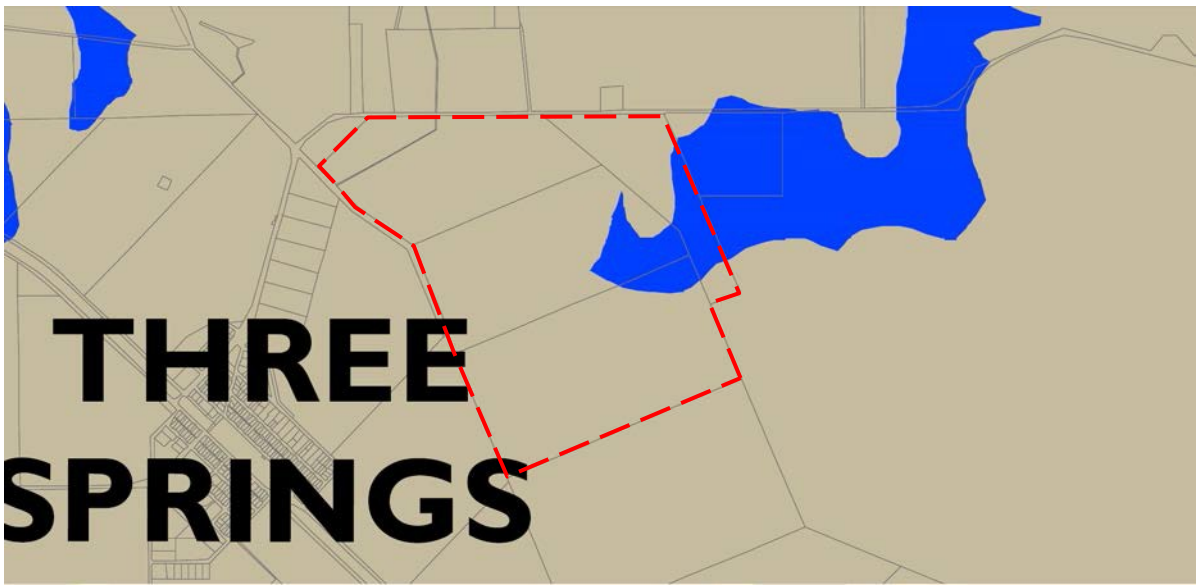
| Item | Requirement | Proposal | Compliance |
|---|---|---|---|
| *Regulations 2015* | those matters are relevant to the development the subject of the application –<br>(n) the amenity of the locality including the following –<br>(i) environmental impacts of the development;<br>(ii) the character of the locality;<br>(iii) social impacts of the development; | | |

**Officer Comments**

Flood Risk

The eastern portion of the subject site is identified as Flood Prone Area with a flood risk of 80 to 100% by the Shire's Local Planning Strategy mapping, as indicated by the blue area shown in Figure 2.

**FIGURE 2 – FLOOD PRONE AREA**




Source: Shire of Three Springs

Therefore the provisions contained under No. 11 of Table 7 of LPS 2 apply. The provisions relating to flood risk require developments in or adjacent to flood prone areas need to successfully demonstrate that adequate flood protection from a 100 year ARI flood event is in place, including having a finished floor level of a minimum 0.5m above the level of inundation for a 100 year ARI event.

This level of information has not been provided by the Applicant. Therefore it is recommended that a Condition of Development Approval be imposed requiring this level of information be provided in the form of a Stormwater Management Plan.

Water Main Easement

There is an existing water main easement on Lot M764 on Plan 3086. The existing easement is approximately 10m wide. Refer Attachment 3 – Water Main Location.

It appears that the proposed development is partially located within this easement area.

Water Corporation advised at a meeting with the Shire's Planning Consultant, Rowe Group, on 16 November 2017 that any development within the easement area will not be supported. In Water Corporation's 17 November 2017 correspondence it was agreed that the following Condition of Development Approval be imposed:

> *Prior to the issue of a building permit the Applicant is to provide an updated site plan for the approval of the local government which demonstrates the following:*
>
> *a) a new access arrangement to Perenjori-Three Springs Road which is outside the 700m extent of the road verge containing Declared Rare Flora;*
> *b) the location of the Water Main Easement within Lot M764; and*
> *c) No development is to be shown within the Water Main Easement or so as to impede access to the Water Main Easement to the satisfaction of the local government.*

Water Supply

No. 13 of Table 7 of LPS 2 requires that where a reticulated water supply is not available, the Shire will require the provision of potable water supply for domestic use of such quality as specified in the *Australian Drinking Water Quality Guidelines* and the provision of a separate water supply for land management and fire purposes of combined minimum capacity.

In addition, the Department of Health has provided the following comments:

*All people working and visiting the development are to have access to a sufficient supply of potable water that is of the quality specified under the Australian Drinking Water Quality Guidelines 2004.*

*The Applicant is advised that approval from the Department of Health is required for any on-site waste water treatment processes.*

It is noted that Water Corporation has confirmed that there is water supply available to the subject site by way of a special agreement to allow a limited flow rate of water.

Notwithstanding the Applicant has advised that water supply for ablutions will be provided by rainwater tanks that will be designed in accordance with the Shire's requirements. It is recommended that a Condition of Development Approval be imposed to this effect.

It is recommended that the Department of Health's comments be imposed as advice notes on any Development Approval.

Effluent Disposal

No. 14 of Table 7 of LPS 2 requires all on-site effluent disposal systems to be approved by the Department of Health.

The Applicant proposes that effluent disposal will be carried out through the provision septic tanks.

The Application was referred to the Department of Health for comment. No comment from the Department of Health was received within the specified timeframes and therefore the Department is taken to have no objections or recommendations to make in relation to the proposal, in accordance with Clause 66(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Therefore it is recommended that a Condition of Development Approval be imposed which requires effluent disposal systems to be designed and located in accordance with Council requirements.

In addition, it is appropriate that an Advice Note is inserted on the Development Approval which advises the Applicant that approval from the Department of Health for the effluent disposal systems may be required under the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.

Remnant and Significant Vegetation

No. 15 of Table 7 of LPS 2 requires any Development Application on land containing environmentally significant flora, fauna or remnant or significant vegetation to be referred to the Department of Parks and Wildlife and or Department of Environmental Regulation (now the Department of Biodiversity, Conservation and Attractions). This provision also requires the Applicant to identify, assess and put in place measures to protect the environmentally significant remnant vegetation, flora and or flora prior to determination.

The Applicant has advised that no remnant vegetation will be removed as part of the proposed development.

Advice from the Department of Biodiversity, Conservation and Attractions confirms that there is a Declared Rare Flora (rated as Threatened) – *Daviesia bursariooides* – has been recorded along Perenjori-Three Springs Road which adjoins the northern boundary of the subject site. As a result the Department has requested that, should the development be approved, the following Condition of Development Approval be imposed:

> *No work should be undertaken along the Perenjori-Three Springs road reserve between the Declared Rare Flora markers (approximately from the corner of Morawa-Three Springs Road and extending 700m east along Perenjori-Three Springs Road), including the installation of access points, without a permit to take.*

However this Condition relates to construction within the Perenjori-Three Springs road reserve, not the subject site. Therefore it is suggested that the above recommended Condition be imposed as an Advice Note and slightly reworded where appropriate.

As a result of this recommended Condition the main access point into the site on Perenjori-Three Springs Road may need to be relocated so that it is not within the 700m area. A separate Condition is necessary to require the Applicant to provide an updated site plan demonstrating compliance with the Department's request.

Landscaping

Schedule 2 of LPS 2 does not specify any relevant landscaping requirement for this particular type of development. Therefore there is no minimum landscaping requirements applicable to the proposed development.

Notwithstanding this, the Applicant proposes a significant amount of landscaped area to the eastern portion of the subject site. The details of this landscaped area have not been provided by the Applicant at this time.

Therefore it is recommended that a Condition of Development Approval be imposed requiring a landscape plan be submitted for approval by the Shire prior to the commencement of development.

It is also recommended that a Condition of Development Approval be imposed requiring the landowner to implement the landscaping shown on the approved landscape plan and that the landowner must thereafter maintain the landscaping to the satisfaction of the Shire.

Parking Supply and Design

Schedule 1 of LPS 2 does not specify a car parking requirement for a 'Renewable Energy Facility' use. No. 20 (2) of Table 7 of LPS 2 states that where a car parking requirement is not specified in Schedule 1 then the number of parking bays required shall be determined by the Shire, having regard for the nature of the proposed development, the number of employees and visitors likely to be on the site, the need to keep roads and streets free of obstructions and the amenity of the area.

The development includes the construction of 12 car parking bays. The Applicant has advised that there will be a maximum of two (2) employees at the subject site at any given time. The Applicant advises that the operation will be largely managed remotely, however in the case of maintenance or repairs, there will be contractors required to go to the subject site. The number of contractors would depend on the maintenance required.

On the basis of the Applicant's comments the number of proposed parking bays is appropriate.

It is recommended that a Condition of Development Approval requires that the 12 car parking bays be constructed and marked out in accordance with Council requirements prior to the commencement of the use.

Light Reflection and Amenity

Solar panels have the potential to cause glare and reflect light. As a result, the proposed development does have the potential to cause these types of impacts which could in turn impact on the amenity and character of the locality.

This is a reoccurring issue that has been raised on other solar farm developments in Western Australia and has generally been addressed by way of Conditions of

Development Approval which require the solar panels to comply with the relevant Australian Standards. This would ensure that the off-site visual impacts of the development are minimised.

In addition, given the facility operates 24 hours a day seven days a week, there would be a requirement for outdoor lighting at the subject site. This also has the potential to have off-site visual impacts.

Therefore it is recommended that the following Conditions of Development Approval are imposed:

*Prior to the issue of a building permit the Applicant is to submit for the approval of the local government a Light Reflection and Emissions Management Plan. The Light Reflection and Emissions Management Plan shall demonstrate how the proposed solar panels and lighting will not cause adverse off-site visual impacts to the surrounding properties and locality to the satisfaction of the local government.*

*The development shall be completed in accordance with the approved Light Reflection and Emissions Management Plan to the satisfaction of the local government.*

In addition, if the proposed solar farm facility is to be decommissioned in the future than it should be the responsibility of the landowner to remove all structures from the subject site and rehabilitate the site so it can be used for rural purposes again. This will ensure that the development does not remain at the subject site after ceasing operations which could be a detriment to the amenity and character of the locality. Conditions of Development Approval have been included to this effect.

**Council Recommendation:**

At its meeting held 18 October 2017 Council resolved to delegate to the Chief Executive Officer the power to submit the Shire's Responsible Authority Report (for this Application only) to the Development Assessment Panel Secretariat as required under Regulation 12 of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

**Conclusion:**

The proposed development is considered to:

- Be in accordance with the objectives and applicable development standards of the 'Rural' Zone under LPS 2;
- Have no adverse environmental impact, should the proposal be approved subject to the recommended Conditions;
- Have no adverse visual amenity impact on the locality, should the proposal be approved subject to the recommended Conditions; and
- Be a worthy sustainable energy generation initiative and represents a significant investment in the region.

The Shire of Three Springs recommends conditional development approval of the proposed 'Renewable Energy Facility' at Lots M761, M762 and M764 on Plan 3086 and Lot 50 on Diagram 7478, Three Springs.

# THREE SPRINGS SOLAR FARM DA PLAN

**Lots 50 Morawa-Three Springs Road and M762-M764 Bruce Road, Three Springs**

Three Springs Solar Pty Ltd

MORAWA-THREE SPRINGS ROAD

MORAWA THREE SPRINGS ROAD

BRUCE ROAD

Main entrance

Security cabin

Maintenance entrance

Perimeter landscaping

Perimeter landscaping

Perimeter landscaping

Perimeter landscaping

Existing buildings to be removed

Setbacks

Setbacks

Transformer

Administrative area buildings

Switchyard

WESTERN POWER SWITCHYARD

LOT M764
68.12 ha

LOT 50
41.8573 ha

LOT M763
99.17 ha

LOT M762
123.07 ha

BUSHFIRE PRONE AREA

LIGHTNING MAST

VEG CONSTRAINTS

LANDSCAPE AREA

SEPTIC TANK AND LEACH DRAIN SYSTEM

330KV SWITCHYARD

## Legend

- Solar Farm Area
- Panel arrays
- Inverter
- Array Boundary
- Roadways

PLANT DETAILS:

| DESCRIPTION | QUANTITY | POWER | |
|---|---|---|---|
| PANELS | 164180 | 335 | Wp |
| PANELS | 161765 | 340 | Wp |
| INVERTERS | 40 | 2500 | KVA |
| IDT TRANSFORMERS | 20 | | |
| HT PANELS | 10 | | |
| AUXILIARY TRANSFORMERS | 10 | | |
| AUXILIARY CABINETS | 10 | - | - |

SOLAR PANEL AREA DETAILS:

| DESCRIPTION | SURF |
|---|---|
| BLOCK-1 INCLUDING INVERTER STATION | 1520 |
| BLOCK-2INCLUDING INVERTER STATION | 1504 |
| BLOCK-3 INCLUDING INVERTER STATION | 1540 |
| BLOCK-4 INCLUDING INVERTER STATION | 1484 |
| BLOCK-5 INCLUDING INVERTER STATION | 1512 |
| BLOCK-6 INCLUDING INVERTER STATION | 1525 |
| BLOCK-7 INCLUDING INVERTER STATION | 1535 |
| BLOCK-8 INCLUDING INVERTER STATION | 1510 |
| BLOCK-9 INCLUDING INVERTER STATION | 1474 |
| BLOCK-10 INCLUDING INVERTER STATION | 1720 |
| INVERTER STATION AREA FOR EACH BLOCK | 4641 |

ENTRANCE GATE BUILDING WORK DETAILS:

| DESCRIPTION | DIMENSIONS (LXWXH IN METRES | | |
|---|---|---|---|
| PARKING AREA | 18 | 20 | --- |
| SECURITY CABIN | 5 | 5 | 3 |
| TOILETS | 3 | 3 | 3 |
| SEPTIC TANK | 3 | 3 | 3.5 |

MAIN ENTRANCE GATE BUILDING WORK DETAILS:

| DESCRIPTION | DIMENSIONS (LXWXH IN METRES) | | |
|---|---|---|---|
| PARKING AREA | 18 | 20 | --- |
| ADMINISTRANVE OFFICE ROOMS | 12 | 9 | 3.5 |
| STORAGE AREA | 6 | 12 | 3.5 |
| SEPTIC TANK | 3 | 3 | 3.5 |
| FOUR POLE STRUCTURE-1 | 15 | 10 | 9 |
| FOUR POLE STRUCTURE-2 | 15 | 10 | 9 |
| 330KV SWITCHYARD | 130 | 100 | 15.6 |
| LANDSCAPE AREA | --- | --- | --- |

INVERTER STATION DETAILS:

| DESCRIPTION | DIMENSIONS (LXWXH IN METRES) | | | SU |
|---|---|---|---|---|
| INVERTER | 2.78 | 1.588 | 2.318 | 4 |
| 5MVA TRANSFORMER | 5 | 5 | 4 | |
| 33kV HT PANEL | 2.5 | 4 | 2.5 | |
| 100KVA AUXILARY TRANSFORMER | 1.5 | 1.5 | 2 | |
| AUXILARY CABINET | 4 | 1 | 1.7 | |

AREAS AND DIMENSIONS SUBJECT TO SURVEY

SECTION A-A
PATH BETWEEN ARRAY IS 12.5 METRES

SECTION B-B

0 0.1 0.2 0.4 0.6 0.8 Kilometers

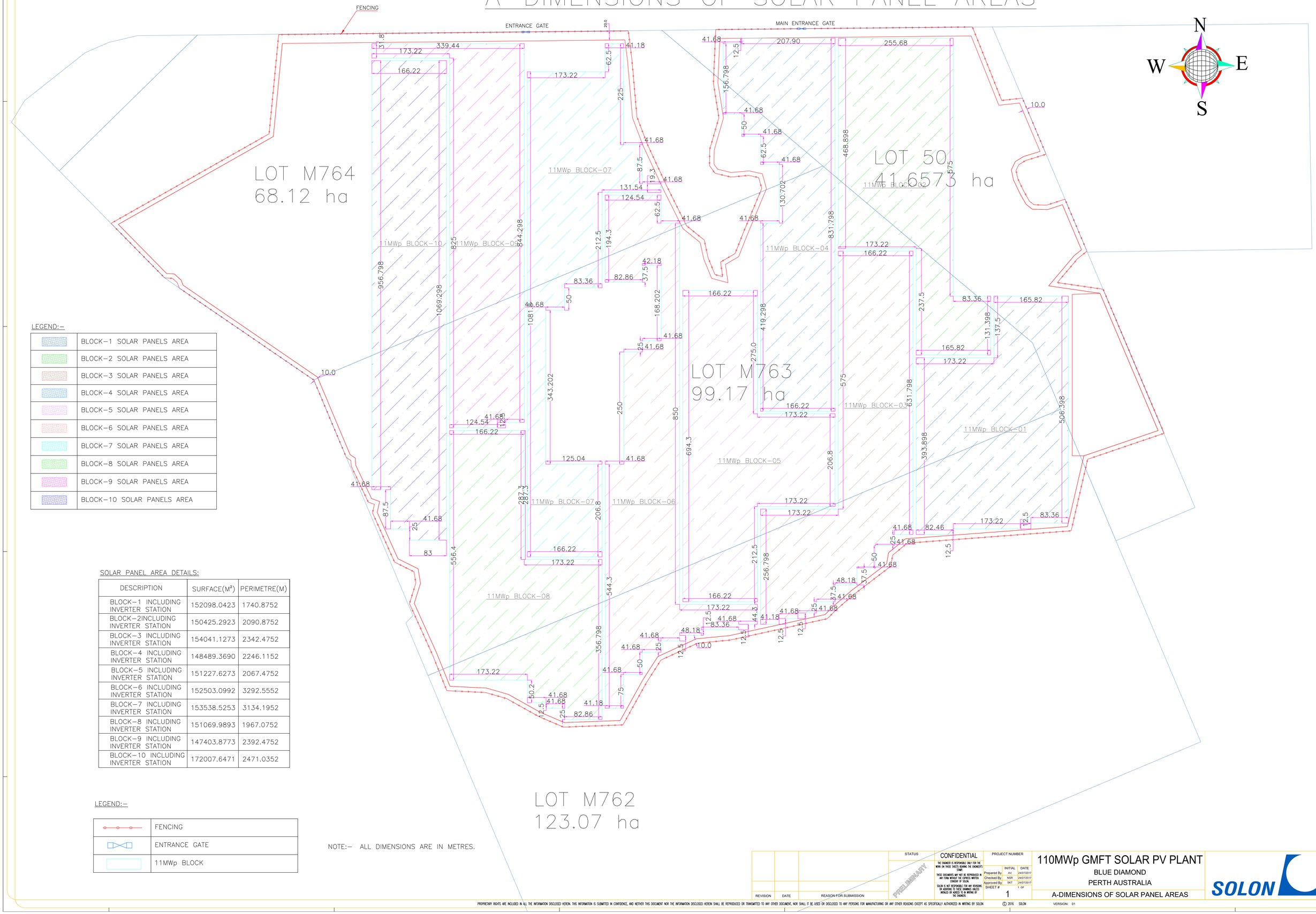
SCALE 1:7,500 (at A3)

Aerial photos from Google Earth

ATTEST (WA) Pty Ltd

MAY 2017

# A–DIMENSIONS OF SOLAR PANEL AREAS




LEGEND:–

| | |
|---|---|
| | BLOCK–1 SOLAR PANELS AREA |
| | BLOCK–2 SOLAR PANELS AREA |
| | BLOCK–3 SOLAR PANELS AREA |
| | BLOCK–4 SOLAR PANELS AREA |
| | BLOCK–5 SOLAR PANELS AREA |
| | BLOCK–6 SOLAR PANELS AREA |
| | BLOCK–7 SOLAR PANELS AREA |
| | BLOCK–8 SOLAR PANELS AREA |
| | BLOCK–9 SOLAR PANELS AREA |
| | BLOCK–10 SOLAR PANELS AREA |

SOLAR PANEL AREA DETAILS:

| DESCRIPTION | SURFACE($M^2$) | PERIMETRE(M) |
|---|---|---|
| BLOCK–1 INCLUDING INVERTER STATION | 152098.0423 | 1740.8752 |
| BLOCK–2INCLUDING INVERTER STATION | 150425.2923 | 2090.8752 |
| BLOCK–3 INCLUDING INVERTER STATION | 154041.1273 | 2342.4752 |
| BLOCK–4 INCLUDING INVERTER STATION | 148489.3690 | 2246.1152 |
| BLOCK–5 INCLUDING INVERTER STATION | 151227.6273 | 2067.4752 |
| BLOCK–6 INCLUDING INVERTER STATION | 152503.0992 | 3292.5552 |
| BLOCK–7 INCLUDING INVERTER STATION | 153538.5253 | 3134.1952 |
| BLOCK–8 INCLUDING INVERTER STATION | 151069.9893 | 1967.0752 |
| BLOCK–9 INCLUDING INVERTER STATION | 147403.8773 | 2392.4752 |
| BLOCK–10 INCLUDING INVERTER STATION | 172007.6471 | 2471.0352 |

LEGEND:–

| | |
|---|---|
| | FENCING |
| | ENTRANCE GATE |
| | 11MWp BLOCK |

NOTE:– ALL DIMENSIONS ARE IN METRES.

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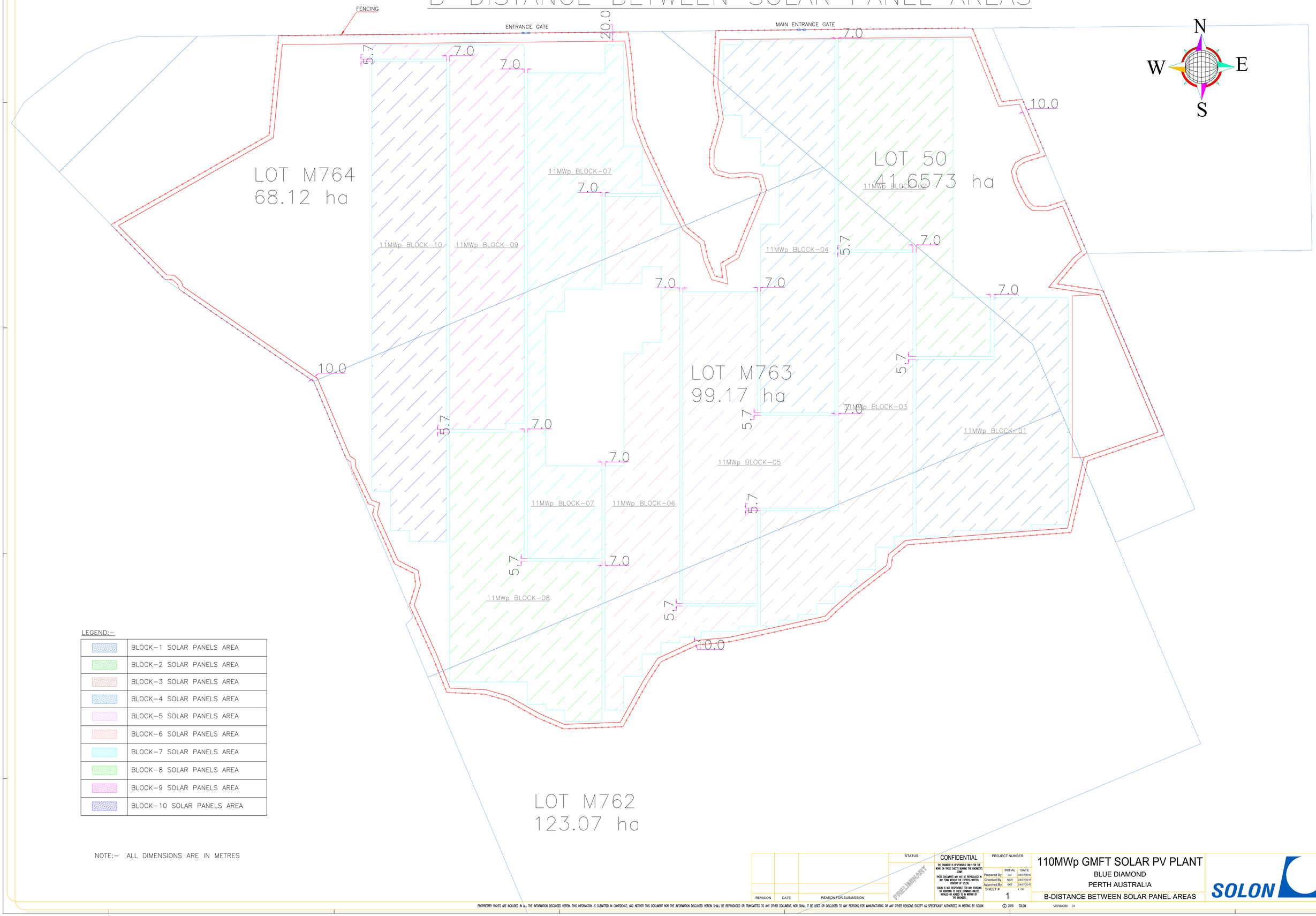
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|---|---|---|
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| Checked By | NSR | 24/07/2017 |
| Approved By | SKT | 24/07/2017 |
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110MWp GMFT SOLAR PV PLANT
BLUE DIAMOND
PERTH AUSTRALIA
A-DIMENSIONS OF SOLAR PANEL AREAS

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# B–DISTANCE BETWEEN SOLAR PANEL AREAS




LEGEND:–

| | |
|---|---|
| | BLOCK–1 SOLAR PANELS AREA |
| | BLOCK–2 SOLAR PANELS AREA |
| | BLOCK–3 SOLAR PANELS AREA |
| | BLOCK–4 SOLAR PANELS AREA |
| | BLOCK–5 SOLAR PANELS AREA |
| | BLOCK–6 SOLAR PANELS AREA |
| | BLOCK–7 SOLAR PANELS AREA |
| | BLOCK–8 SOLAR PANELS AREA |
| | BLOCK–9 SOLAR PANELS AREA |
| | BLOCK–10 SOLAR PANELS AREA |

NOTE:– ALL DIMENSIONS ARE IN METRES

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SHEET # 1 OF 1

# 110MWp GMFT SOLAR PV PLANT

BLUE DIAMOND

PERTH AUSTRALIA

B-DISTANCE BETWEEN SOLAR PANEL AREAS

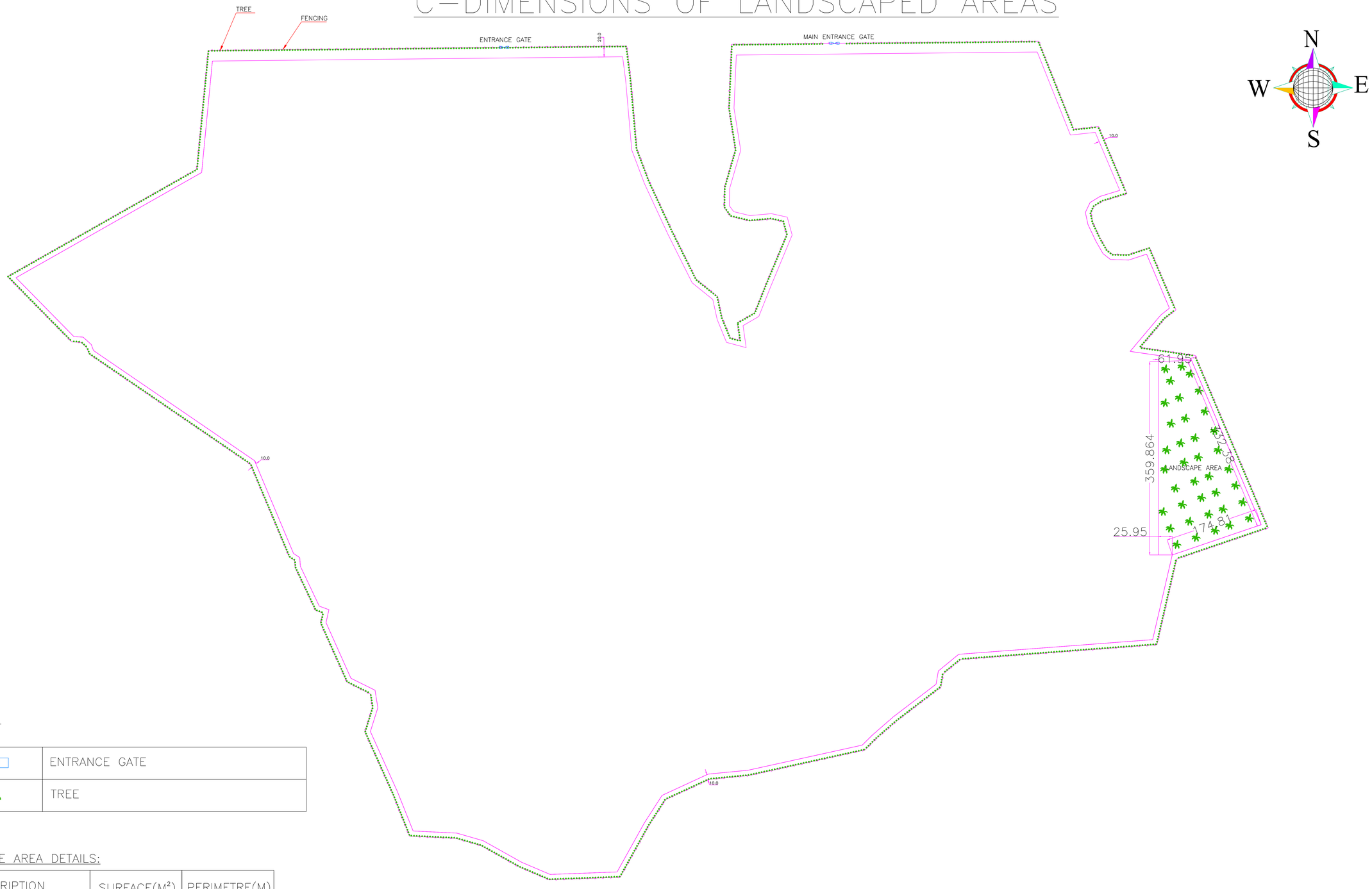
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# C—DIMENSIONS OF LANDSCAPED AREAS




LEGEND:—

| | |
|---|---|
| | ENTRANCE GATE |
| | TREE |

LANDSCAPE AREA DETAILS:

| DESCRIPTION | SURFACE($M^2$) | PERIMETRE(M) |
|---|---|---|
| LANDSCAPE AREA | 44813.3852 | 954.9484 |

NOTE;— ALL DIMENSIONS ARE IN METRES

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|---|---|---|
| | | |

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110MWp GMFT SOLAR PV PLANT

BLUE DIAMOND

PERTH AUSTRALIA

C-DIMENSIONS OF LANDSCAPED AREAS

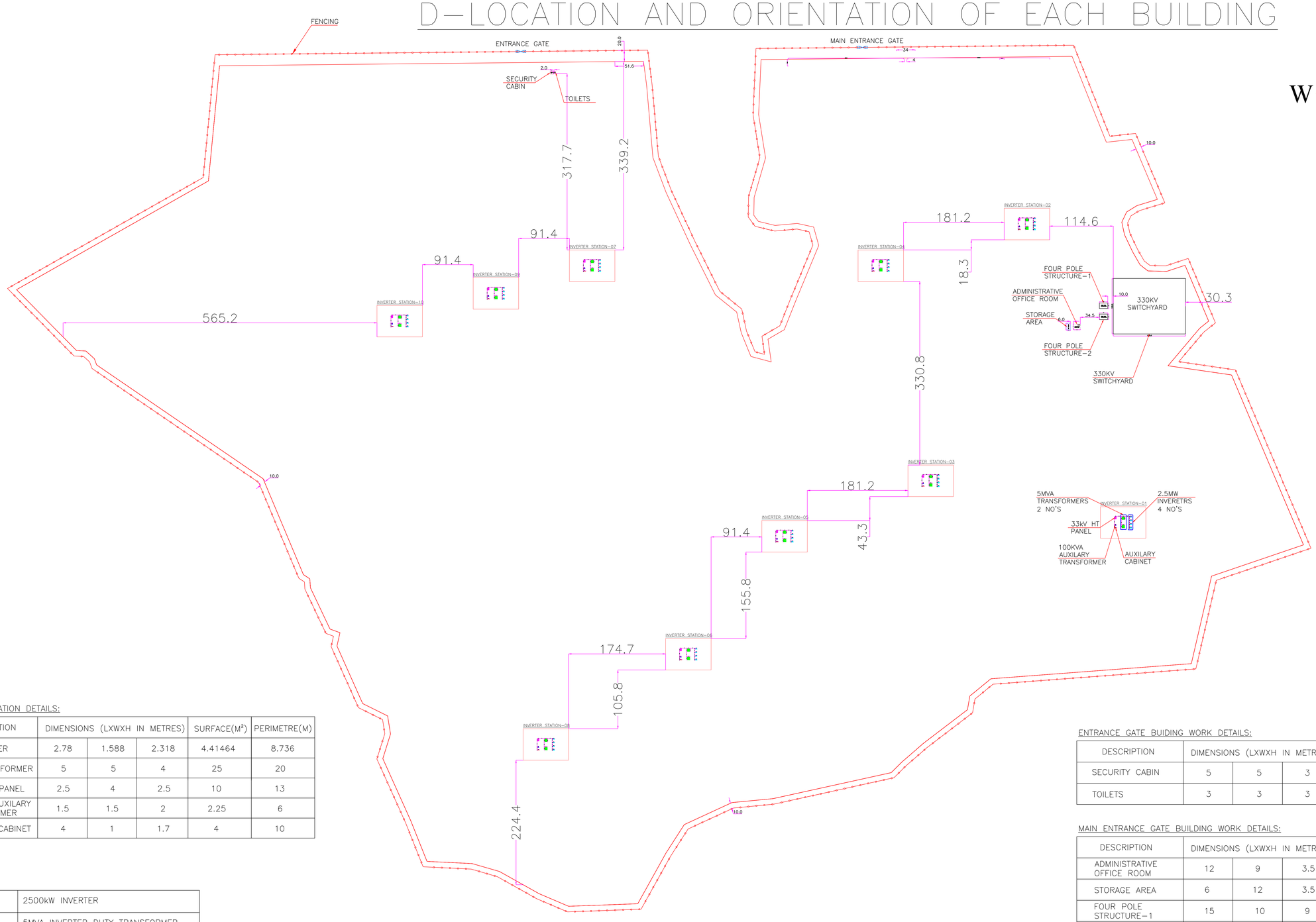
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# D—LOCATION AND ORIENTATION OF EACH BUILDING




INVERTER STATION DETAILS:

| DESCRIPTION | DIMENSIONS (LXWXH IN METRES) | | | SURFACE($M^2$) | PERIMETRE(M) |
|---|---|---|---|---|---|
| INVERTER | 2.78 | 1.588 | 2.318 | 4.41464 | 8.736 |
| 5MVA TRANSFORMER | 5 | 5 | 4 | 25 | 20 |
| 33kV HT PANEL | 2.5 | 4 | 2.5 | 10 | 13 |
| 100KVA AUXILARY TRANSFORMER | 1.5 | 1.5 | 2 | 2.25 | 6 |
| AUXILARY CABINET | 4 | 1 | 1.7 | 4 | 10 |

LEGEND:—

| | |
|---|---|
| | 2500kW INVERTER |
| | 5MVA INVERTER DUTY TRANSFORMER |
| | 33kV HT PANEL |
| | 100KVA AUXILARY TRANSFORMER |
| | AUXILARY CABINET |

INVERTER STATION AREA DETAILS:

| DESCRIPTION | SURFACE($M^2$) | PERIMETRE(M) |
|---|---|---|
| INVERTER STATION AREA FOR EACH BLOCK | 4641.6585 | 277.1248 |

NOTE:— ALL DIMENSIONS ARE IN METRES

ENTRANCE GATE BUIDING WORK DETAILS:

| DESCRIPTION | DIMENSIONS (LXWXH IN METRES) | | | SURFACE($M^2$) | PERIMETRE(M) |
|---|---|---|---|---|---|
| SECURITY CABIN | 5 | 5 | 3 | 25 | 20 |
| TOILETS | 3 | 3 | 3 | 9 | 12 |

MAIN ENTRANCE GATE BUILDING WORK DETAILS:

| DESCRIPTION | DIMENSIONS (LXWXH IN METRES) | | | SURFACE($M^2$) | PERIMETRE(M) |
|---|---|---|---|---|---|
| ADMINISTRATIVE OFFICE ROOM | 12 | 9 | 3.5 | 108 | 42 |
| STORAGE AREA | 6 | 12 | 3.5 | 72 | 36 |
| FOUR POLE STRUCTURE—1 | 15 | 10 | 9 | 150 | 50 |
| FOUR POLE STRUCTURE—2 | 15 | 10 | 9 | 150 | 150 |
| 330KV SWITCHYARD | 130 | 100 | 15.6 | 13000 | 460 |

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110MWp GMFT SOLAR PV PLANT

BLUE DIAMOND

PERTH AUSTRALIA

D-LOCATION AND ORIENTATION OF EACH BUILDING

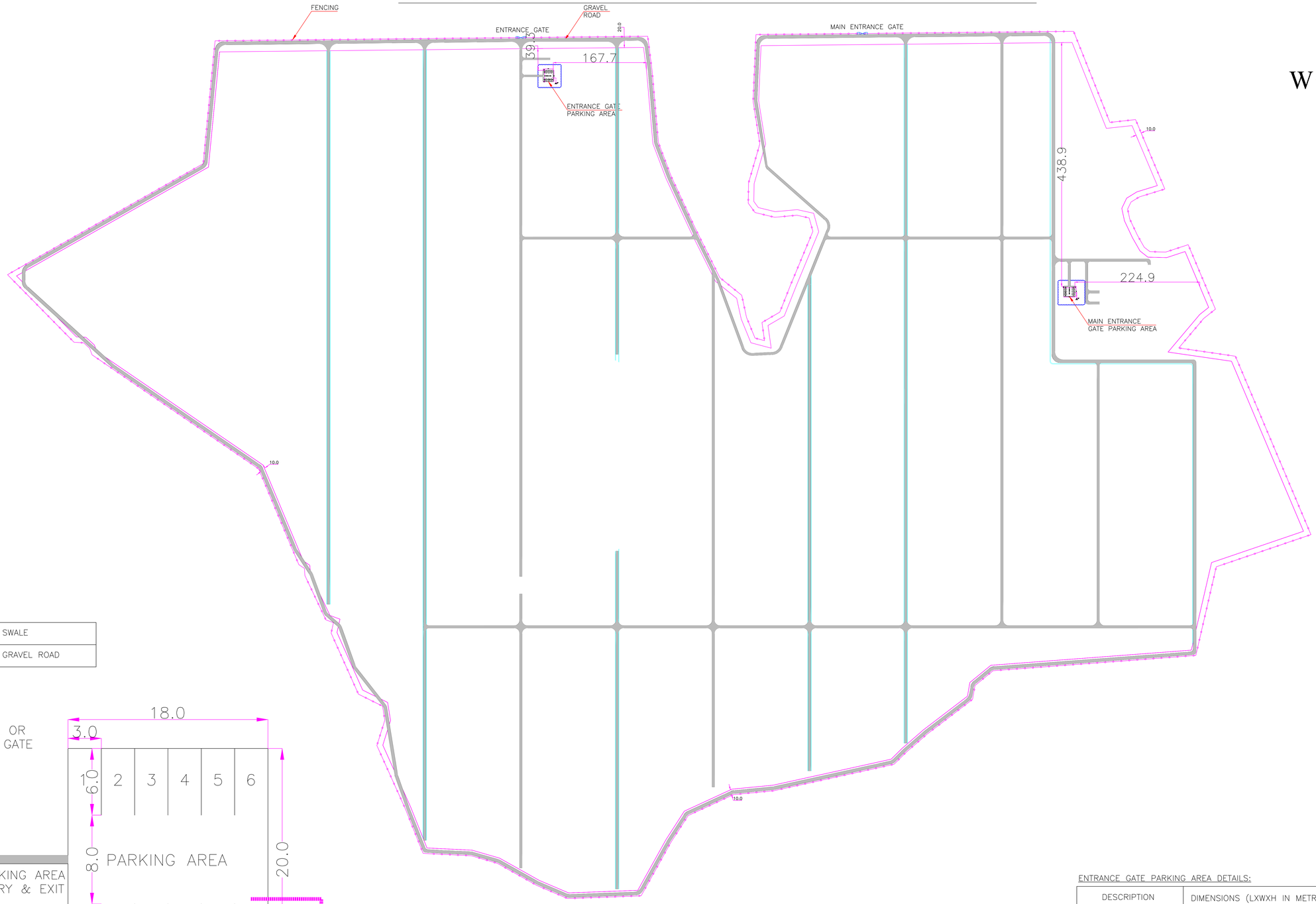
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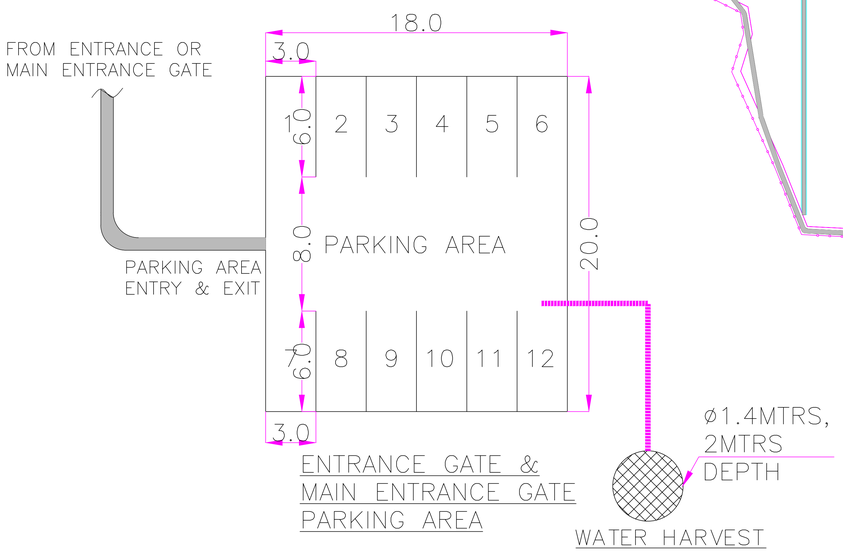
# E-LOCATION OF CAR PARKING AREAS




N
W E
S

LEGEND:-

| | |
|---|---|
| | SWALE |
| | GRAVEL ROAD |




NOTE:- ALL DIMENSIONS ARE IN METRES

ENTRANCE GATE PARKING AREA DETAILS:

| DESCRIPTION | DIMENSIONS (LXWXH IN METRES) | | | SURFACE($M^2$) | PERIMETRE(M) |
|---|---|---|---|---|---|
| PARKING AREA | 18 | 20 | ---- | 360 | 76 |

MAIN ENTRANCE GATE PARKING AREA DETAILS:

| DESCRIPTION | DIMENSIONS (LXWXH IN METRES) | | | SURFACE($M^2$) | PERIMETRE(M) |
|---|---|---|---|---|---|
| PARKING AREA | 18 | 20 | ---- | 360 | 76 |

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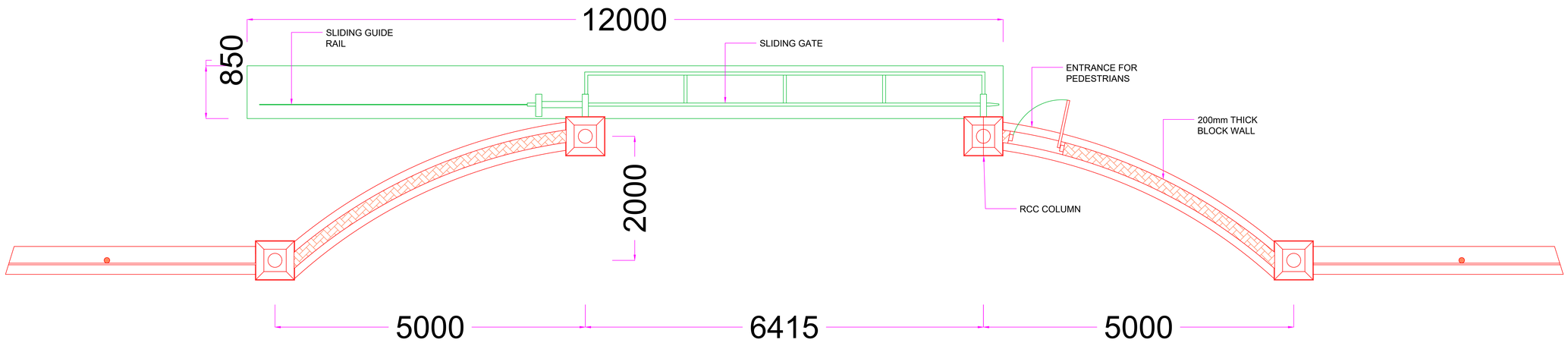
SHEET # 1 OF 1

110MWp GMFT SOLAR PV PLANT
BLUE DIAMOND
PERTH AUSTRALIA
E-LOCATION OF CAR PARKING AREAS

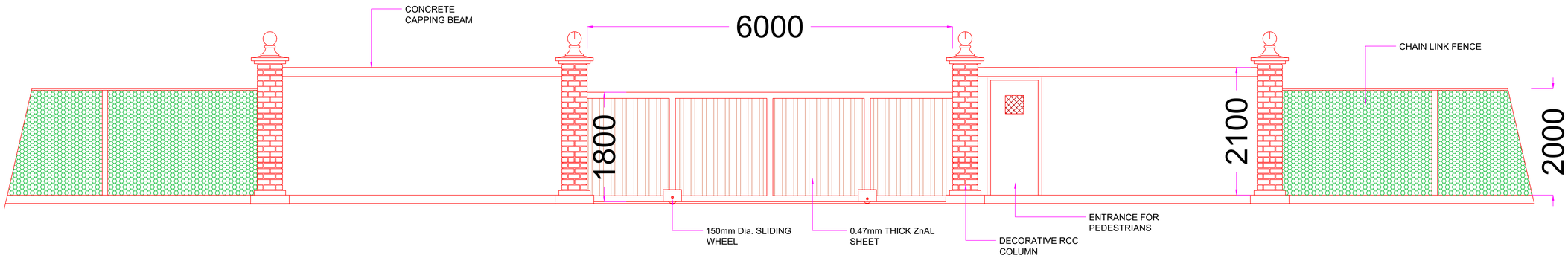
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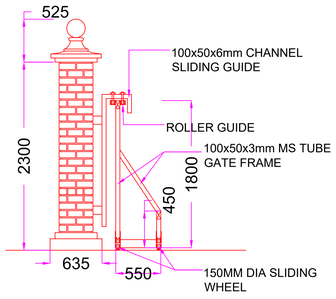
# F-ACCESS GATE



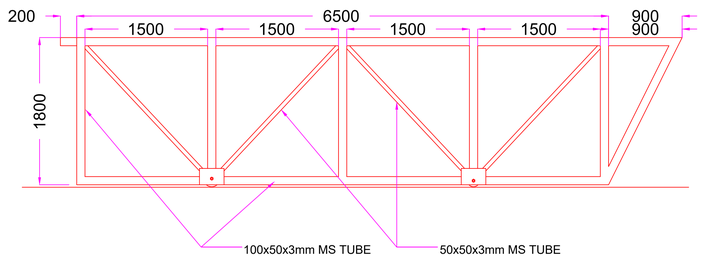

## PLAN




## ELEVATION FROM ROAD




## SECTIONAL DETAIL




## DETAIL OF GATE FRAME WORK

**NOTE:- ALL DIMENSIONS ARE IN MILLIMETRES**

| REVISION | DATE | REASON FOR SUBMISSION |
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| Approved By | SKT | 24/07/2017 |
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110MWp GMFT SOLAR PV PLANT

BLUE DIAMOND

PERTH AUSTRALIA

F-ACCESS GATE

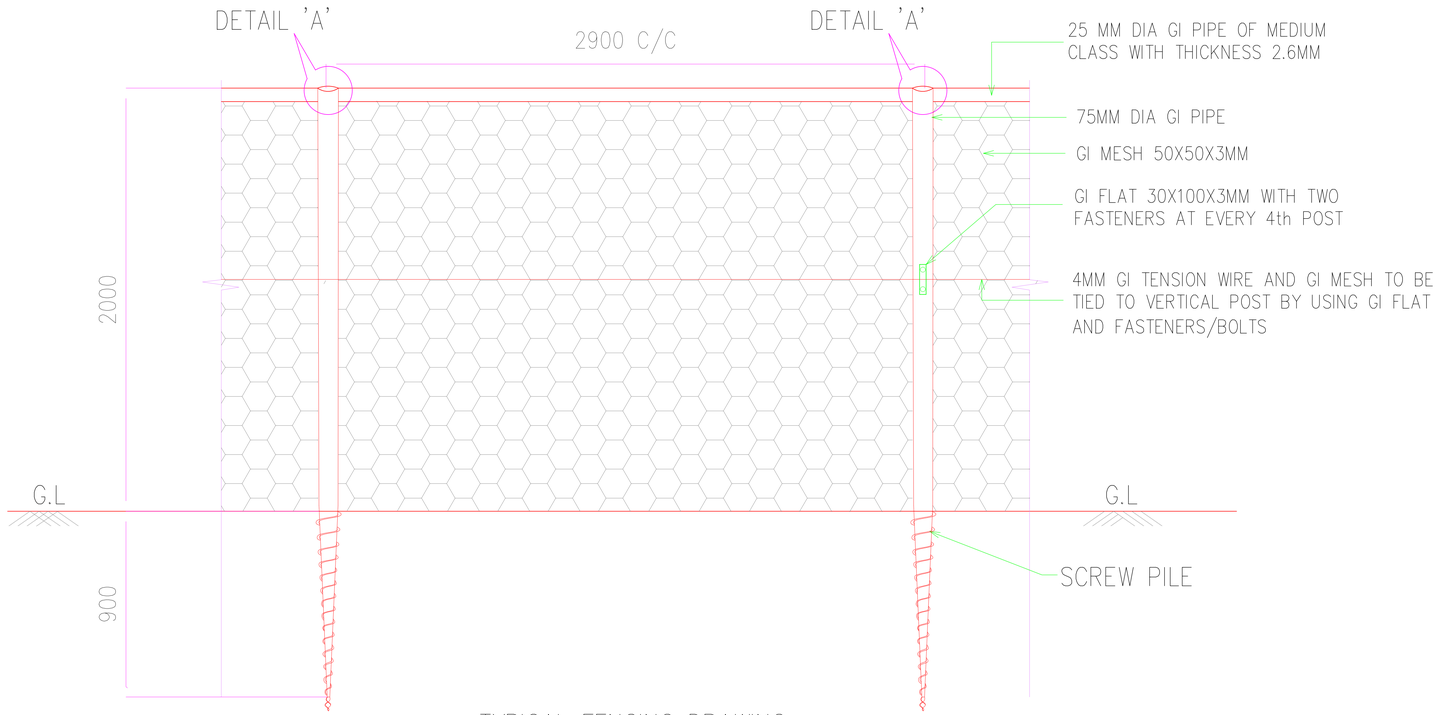
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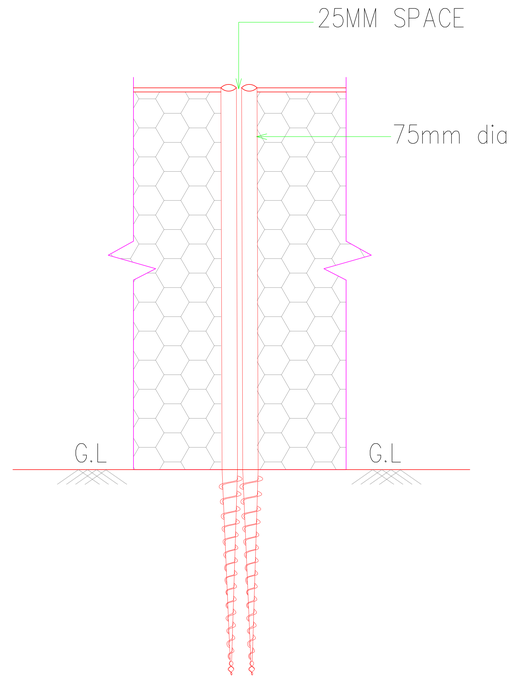
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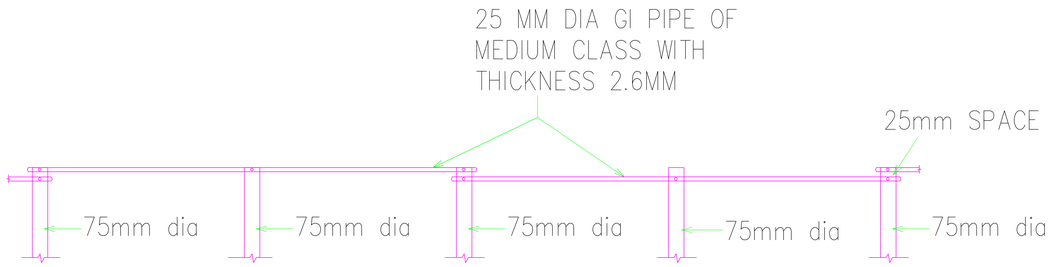
# F-BOUNDARY FENCING



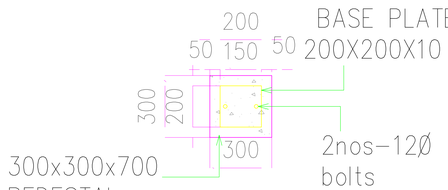

TYPICAL FENCING DRAWING



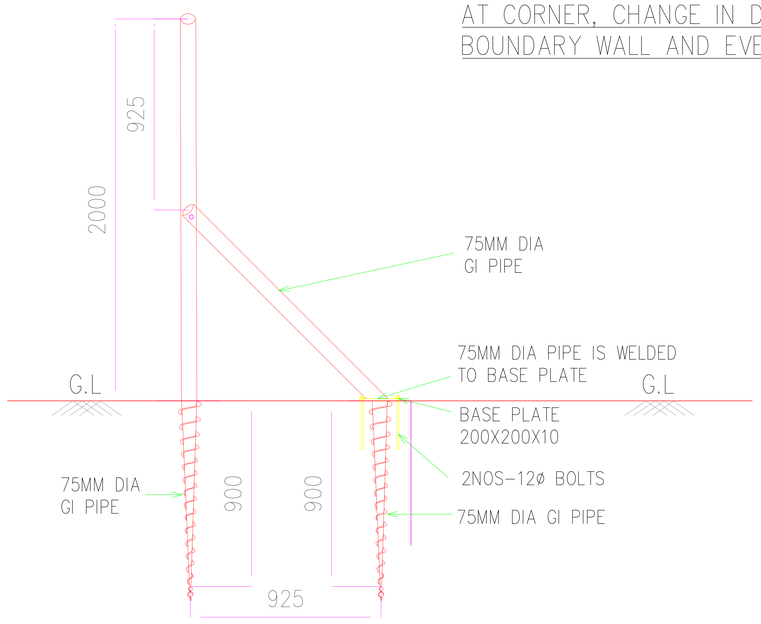

TYPICAL DETAIL FOR SEPERATION OF FENCING AT CORNER, CHANGE IN DIRECTION OF BOUNDARY WALL AND EVERY 10TH POST




DETAIL 'A' (ELEVATION)




DETAIL OF BASE PLATE




TYPICAL DETAIL OF STAY POST AT FENCING CORNERS AND CHANGE IN DIRECTION OF BOUNDARY WALL

NOTE:- ALL DIMENSIONS ARE IN MILLIMETRES

| REVISION | DATE | REASON FOR SUBMISSION |
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# 110MWp GMFT SOLAR PV PLANT

BLUE DIAMOND

PERTH AUSTRALIA

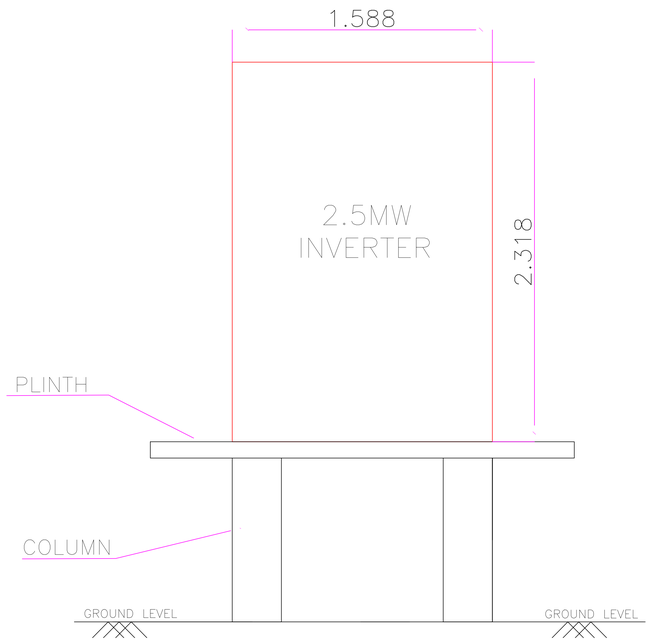
F-BOUNDARY FENCING

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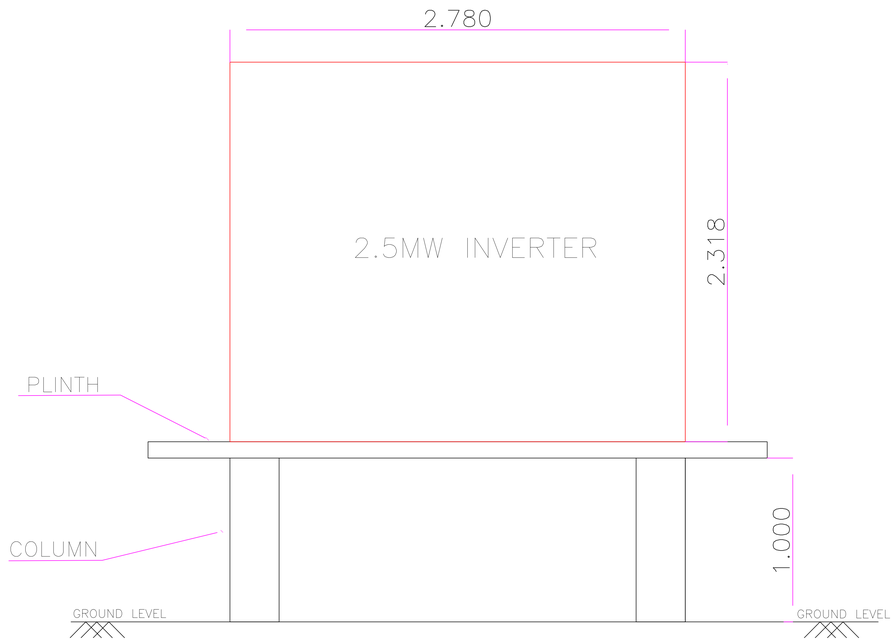
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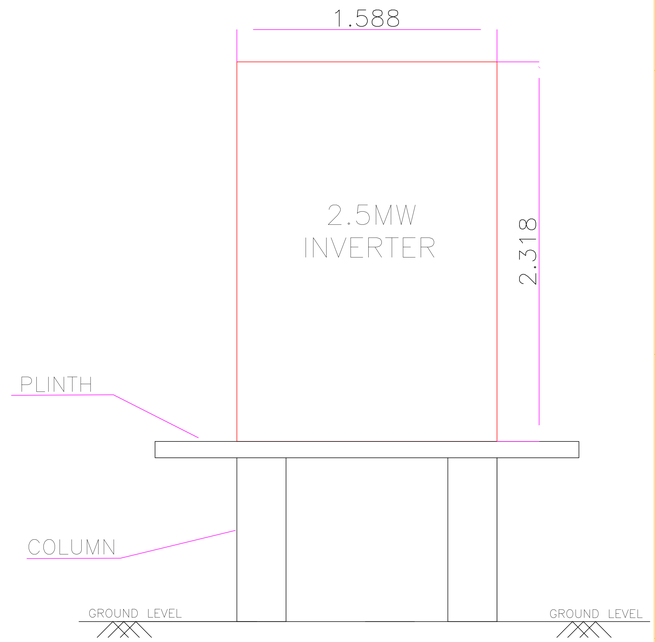
# G-2.5MW INVERTER



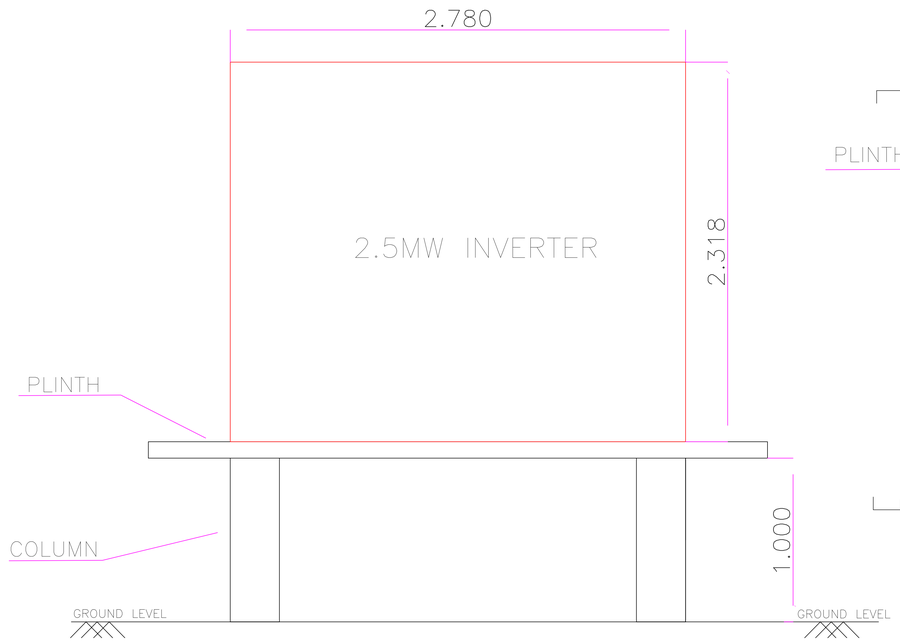

SIDE VIEW
SECTION B-B'



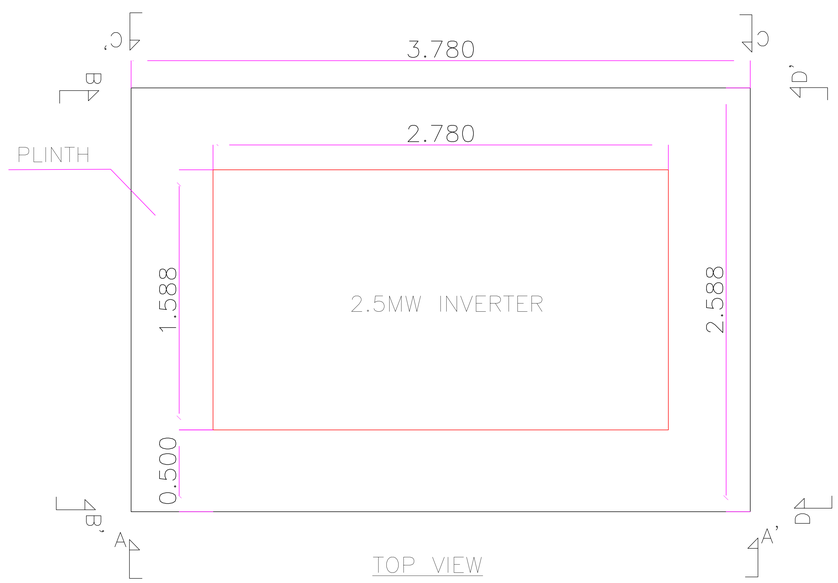

BACK VIEW
SECTION C-C'




SIDE VIEW
SECTION D-D'




FRONT VIEW
SECTION A-A'




TOP VIEW

NOTE:
ALL THE DIMENSIONS ARE IN METRES

| REVISION | DATE | REASON FOR SUBMISSION |
|---|---|---|
| | | |

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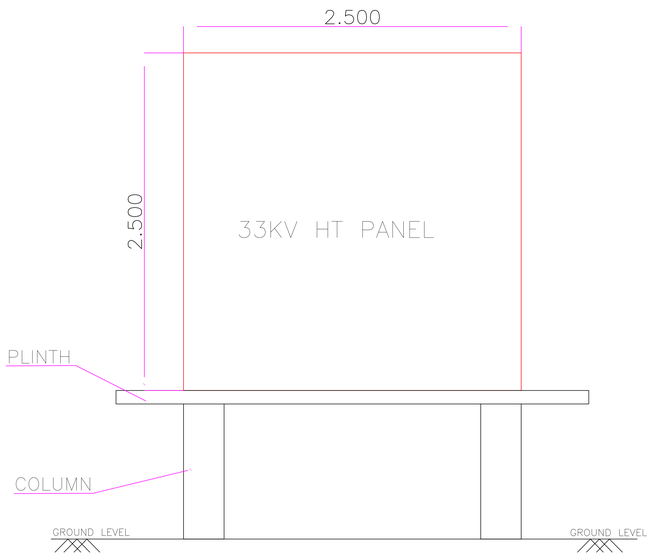
110MWp GMFT SOLAR PV PLANT
BLUE DIAMOND
PERTH AUSTRALIA
G-2.5MW INVERTER

SOLON

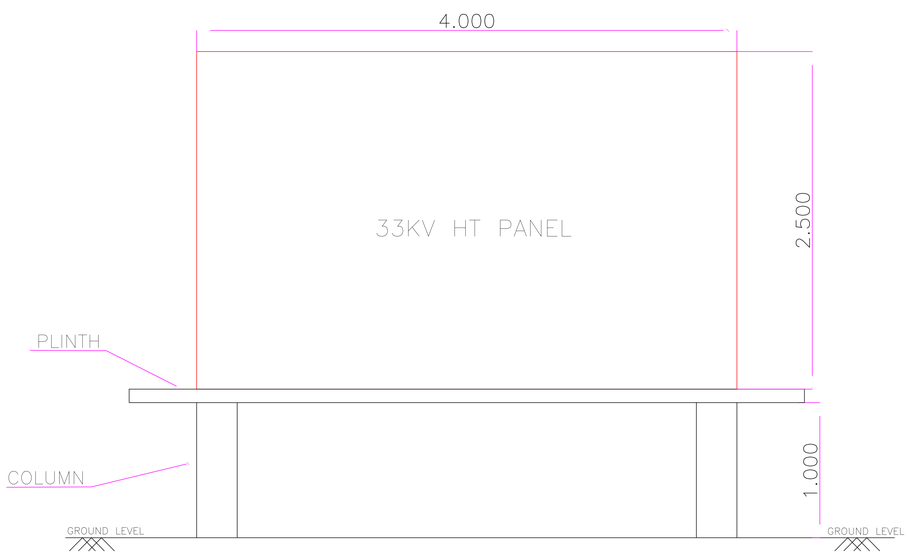
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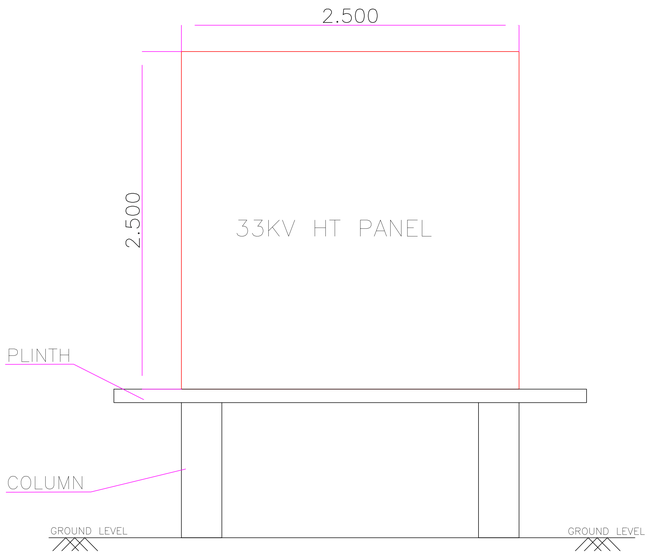
# H-33KV HT PANEL



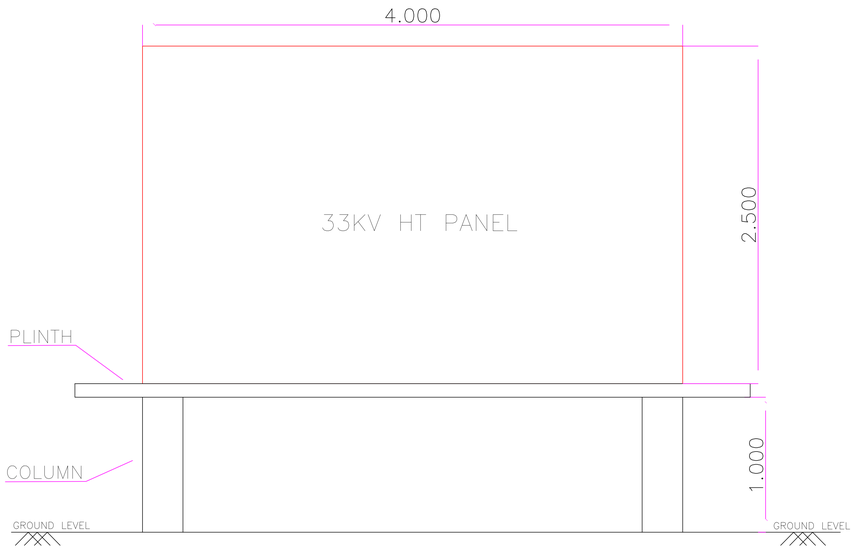

SIDE VIEW
SECTION B-B'



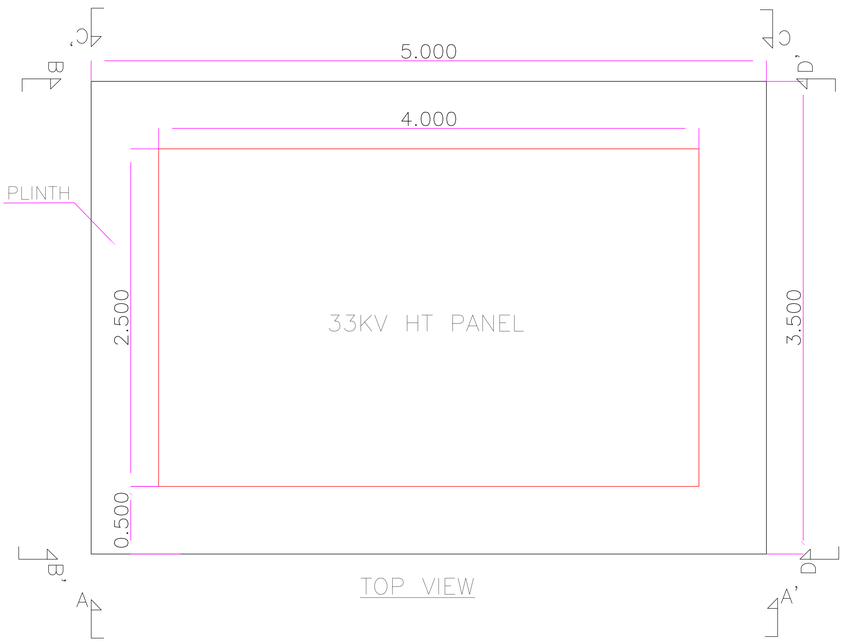

BACK VIEW
SECTION C-C'




SIDE VIEW
SECTION D-D'




FRONT VIEW
SECTION A-A'




TOP VIEW

NOTE:
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110MWp GMFT SOLAR PV PLANT

BLUE DIAMOND

PERTH AUSTRALIA

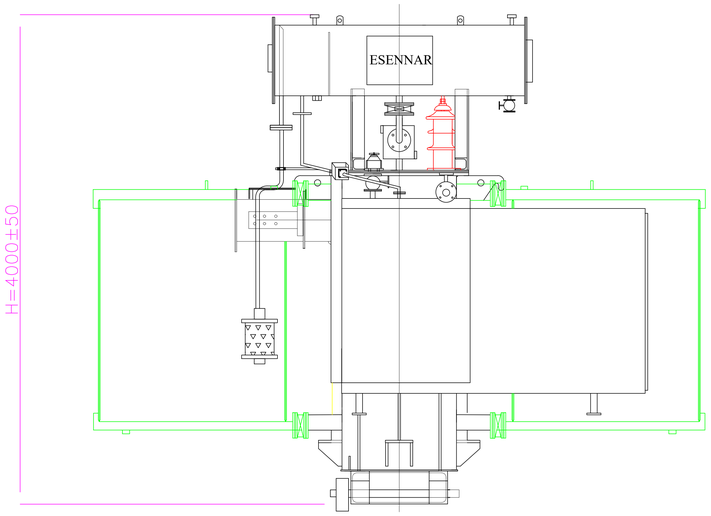
H-33KV HT PANEL

SOLON

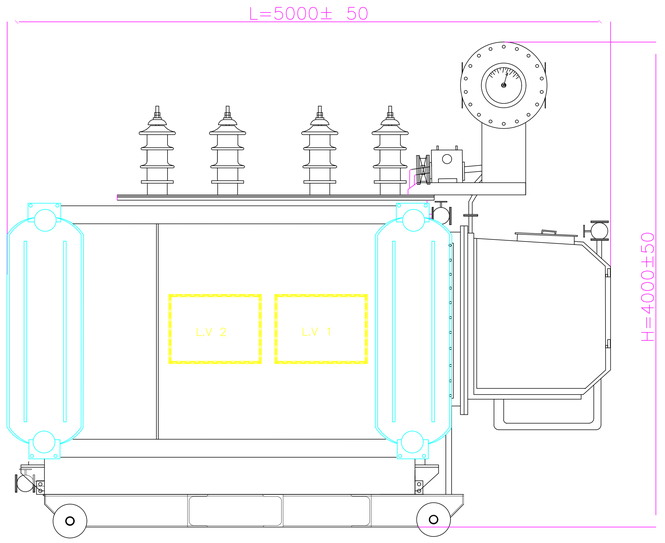
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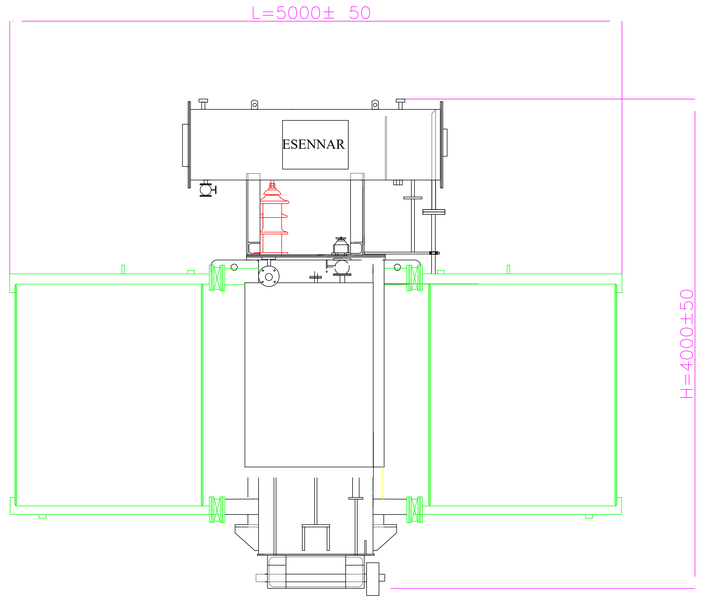
# I-5MVA (550V/33KV) - TRANSFORMER



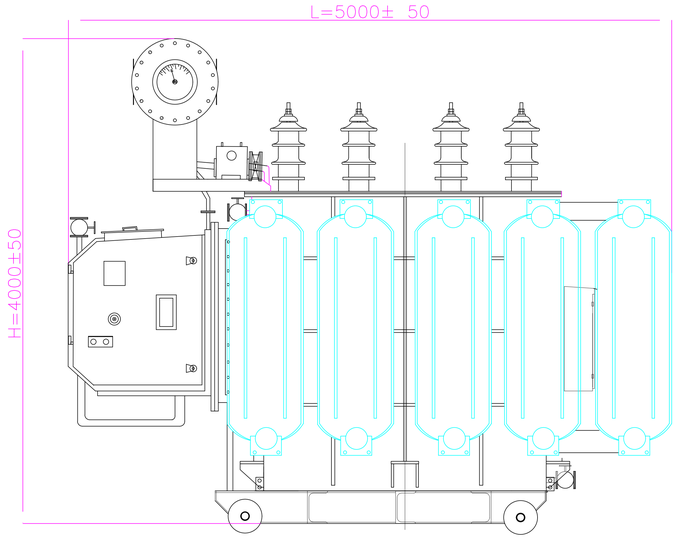

SECTION B-B'



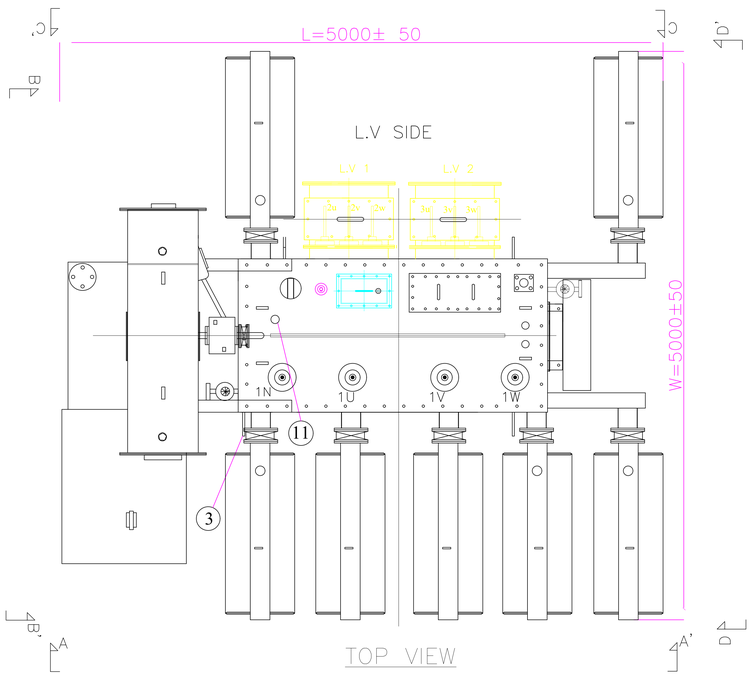

SECTION C-C'




SECTION D-D'




SECTION A-A'




TOP VIEW

5MVA (550V/33KV)-TRANSFORMER

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110MWp GMFT SOLAR PV PLANT
BLUE DIAMOND
PERTH AUSTRALIA
I-5MVA (550V/33KV) - TRANSFORMER

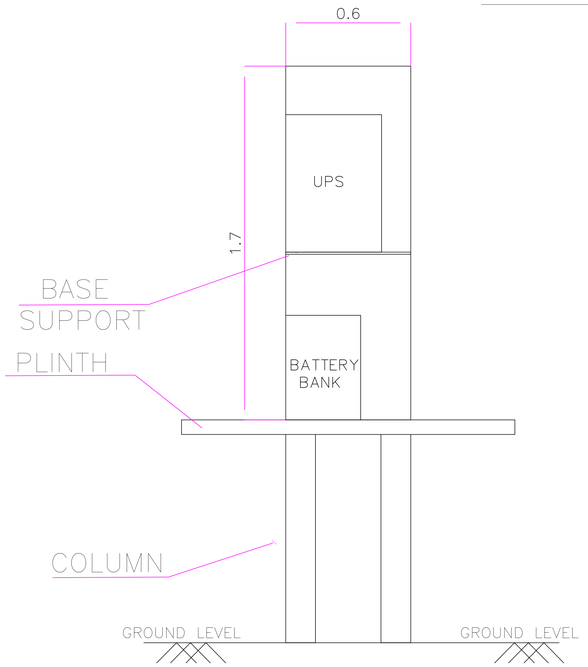
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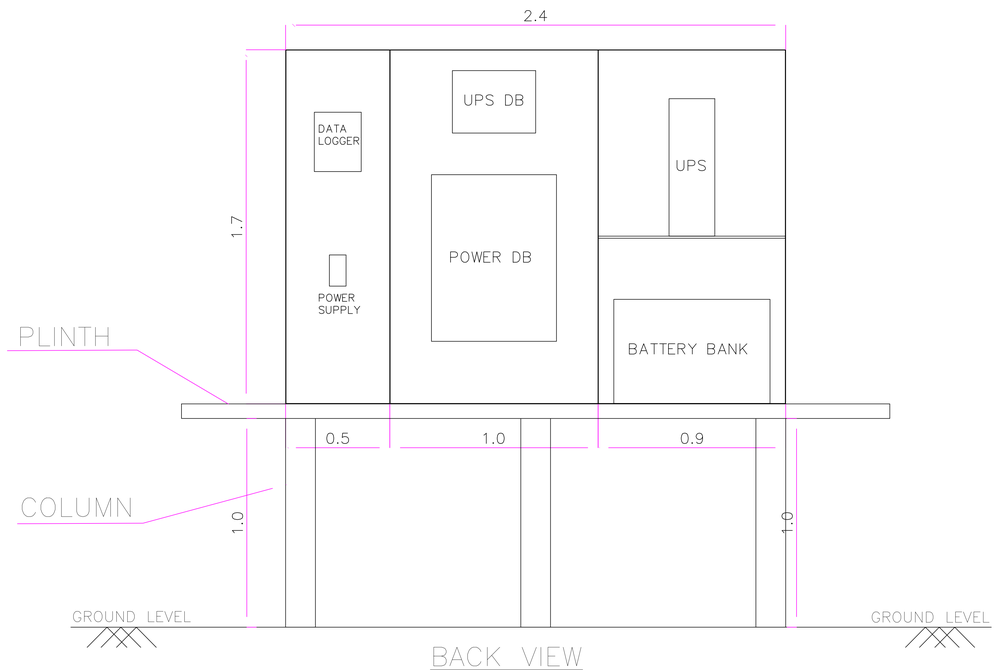
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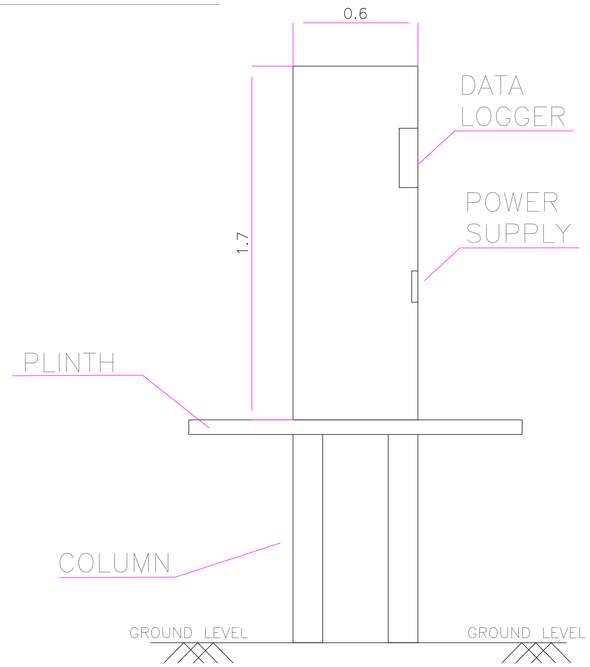
# J-AUXILIARY CABINET



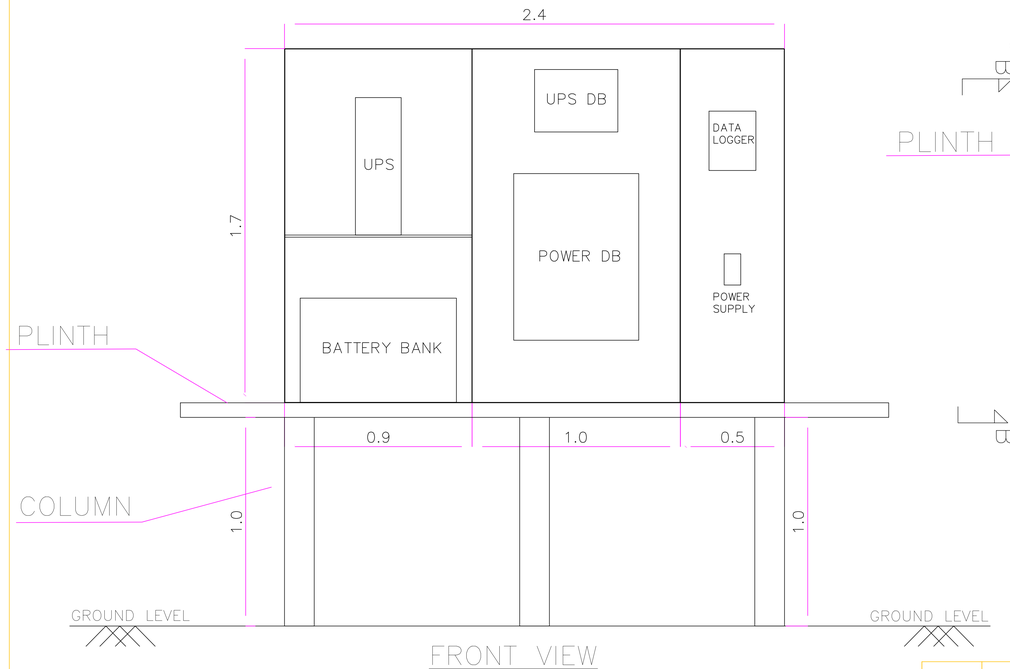

SIDE VIEW
SECTION B–B'



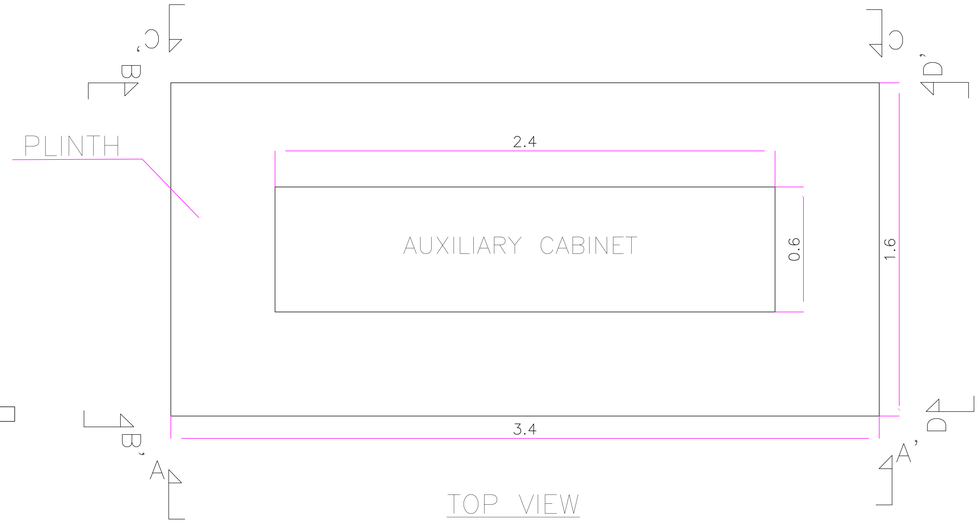

BACK VIEW
SECTION C–C'




SIDE VIEW
SECTION D–D'




FRONT VIEW
SECTION A–A'




TOP VIEW

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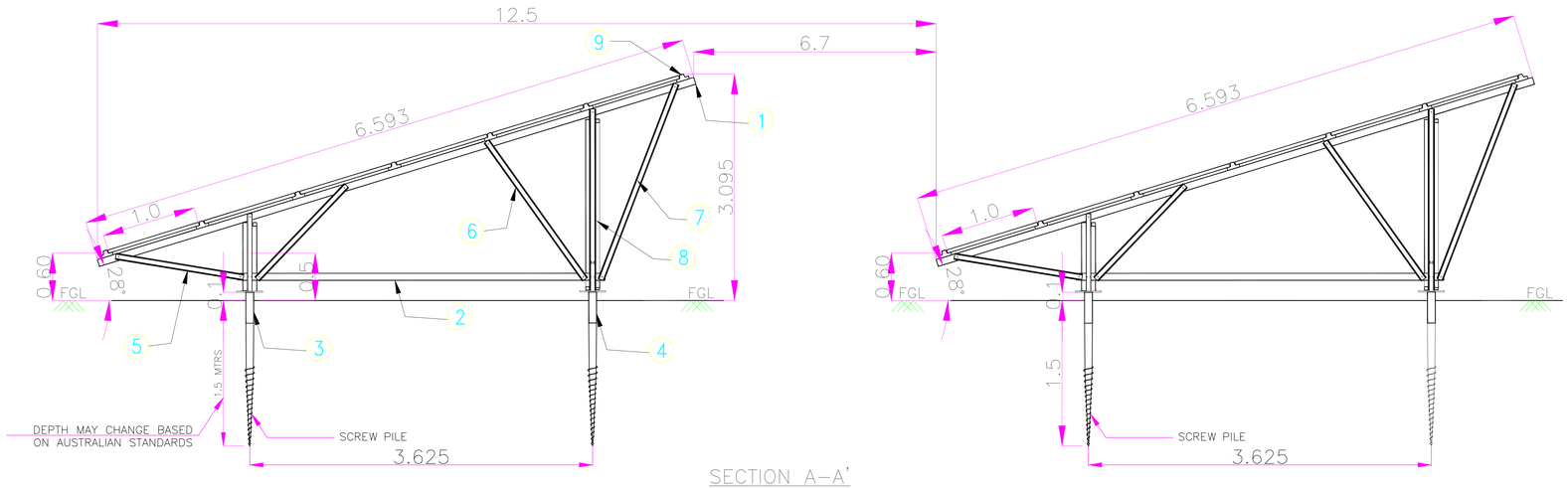
110MWp GMFT SOLAR PV PLANT
BLUE DIAMOND
PERTH AUSTRALIA
J-AUXILIARY CABINET

SOLON

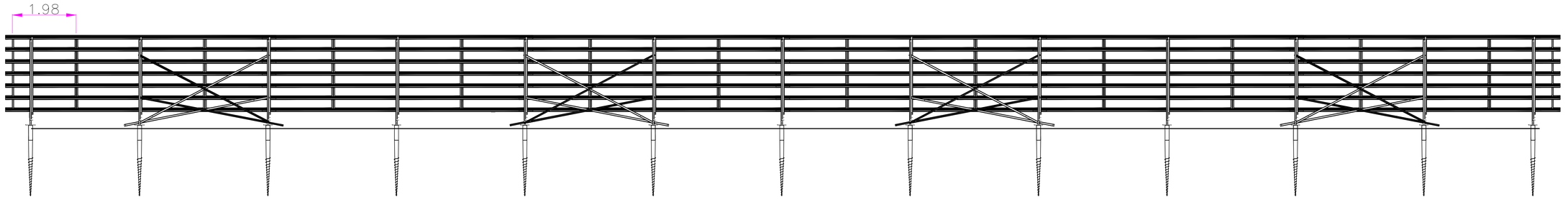
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# K-MODULE MOUNTING STRUCTURE

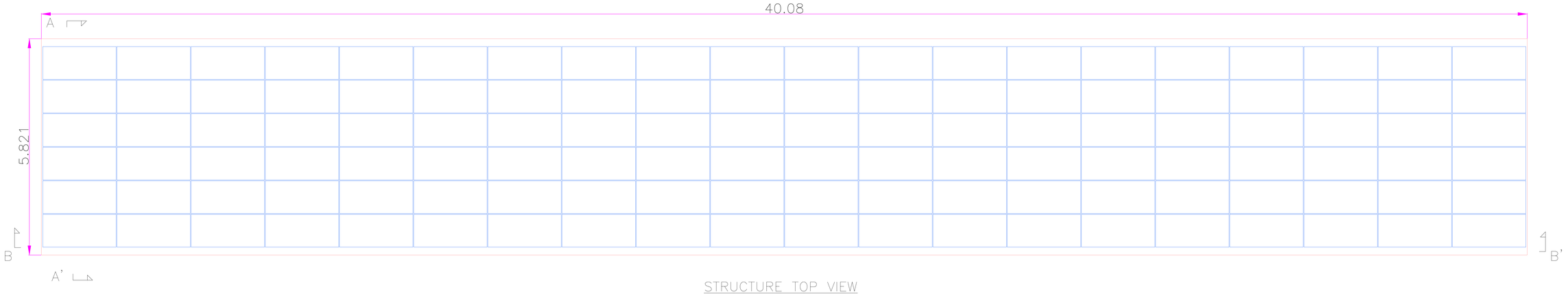
| TABLE | |
|---|---|
| ITEM | NAME |
| 1 | RAFTER |
| 2 | HORIZONTAL |
| 3 | FRONT LEG |
| 4 | BACK LEG |
| 5 | FRONT BRACE |
| 6 | INBRACE 1 |
| 7 | INBRACE 2 |
| 8 | DIAGONAL |
| 9 | TOPHAT BIOSUN |




SECTION A–A'
PATH BETWEEN ARRAY IS 12.5 METRES




SECTION B–B'




STRUCTURE TOP VIEW

NOTE:
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# 110MWp GMFT SOLAR PV PLANT

BLUE DIAMOND
AUSTRALIA

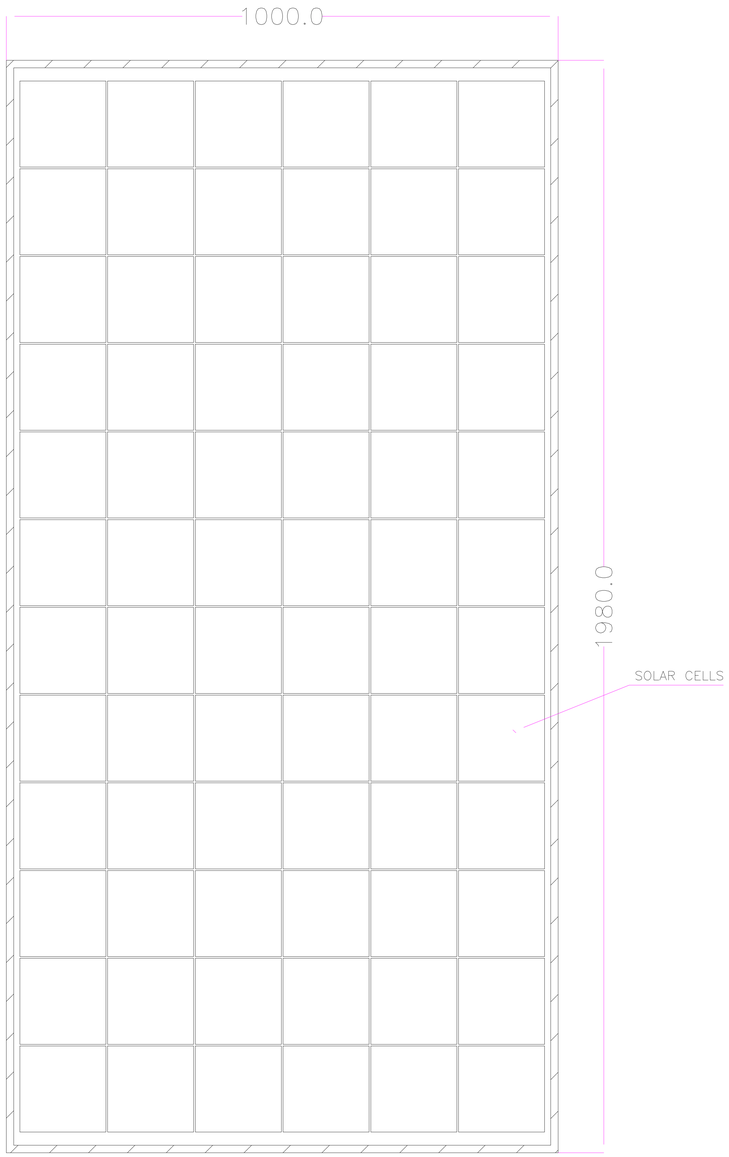
K-MODULE MOUNTING STRUCTURE

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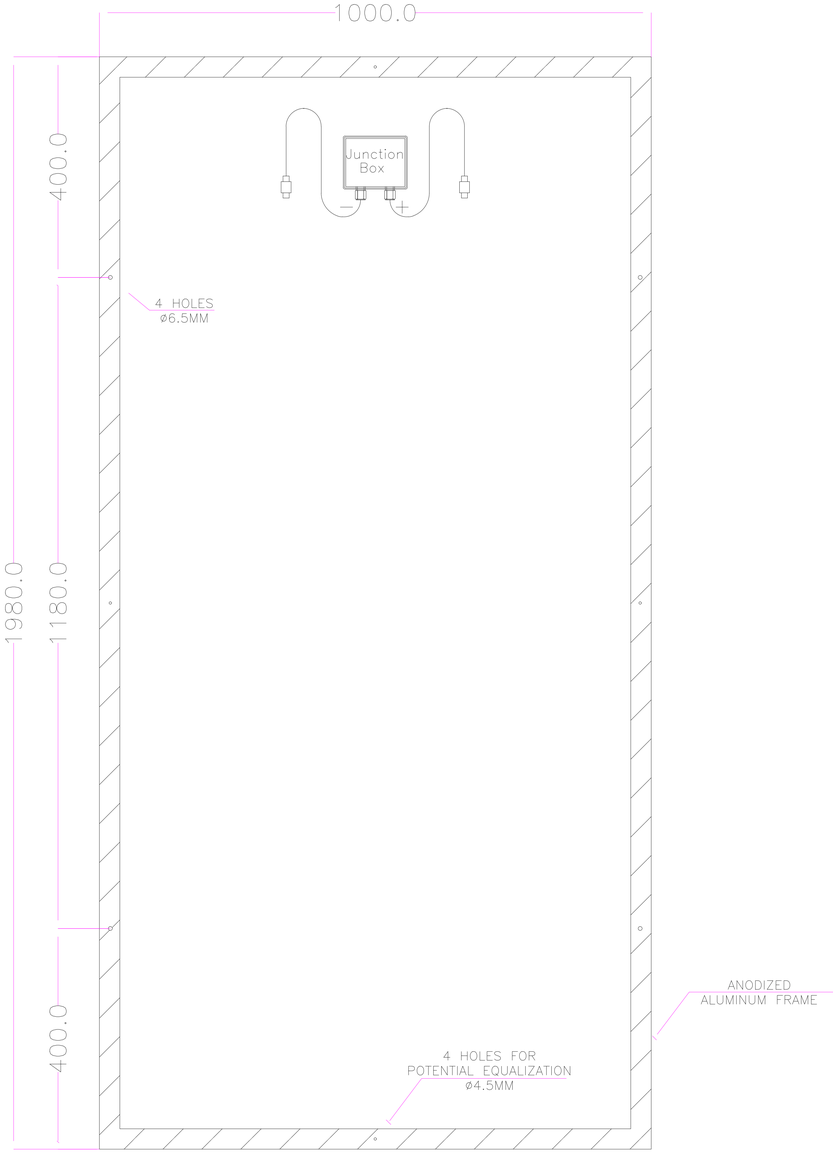
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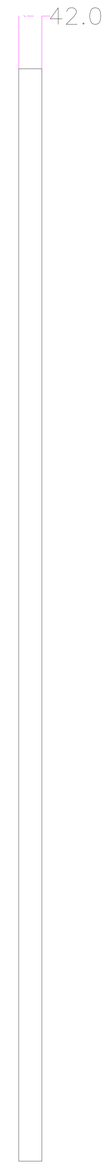
# L-PV MODULE




TOP VIEW




BACK VIEW




SIDE VIEW

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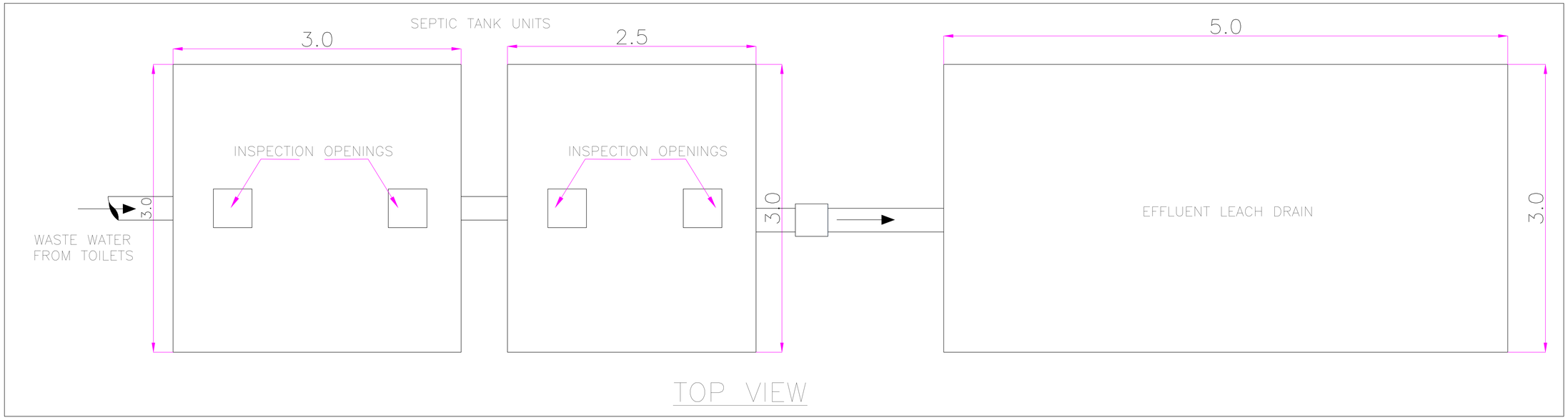
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BLUE DIAMOND
AUSTRALIA
L-PV MODULE

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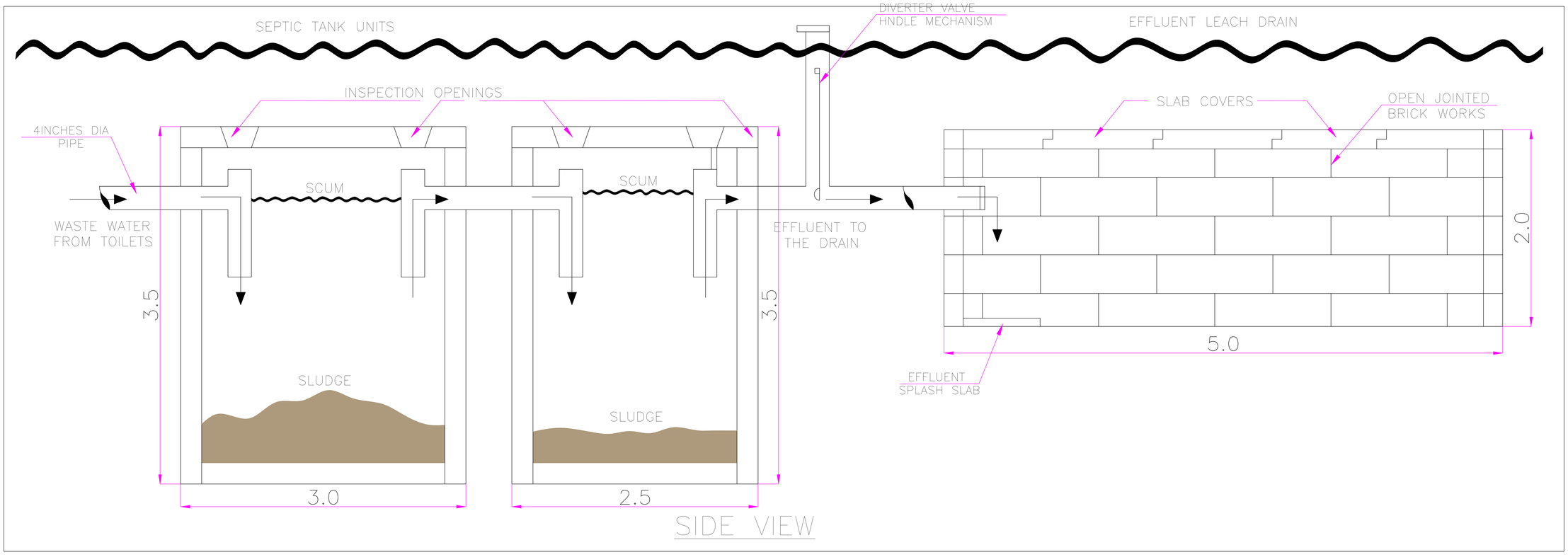
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# M—SEPTIC TANK AND LEACH DRAIN SYSTEM




TOP VIEW




SIDE VIEW

NOTE: ALL THE DIMENSIONS ARE METRES.

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# 110MWp GMFT SOLAR PV PLANT

BLUE DIAMOND

PERTH AUSTRALIA

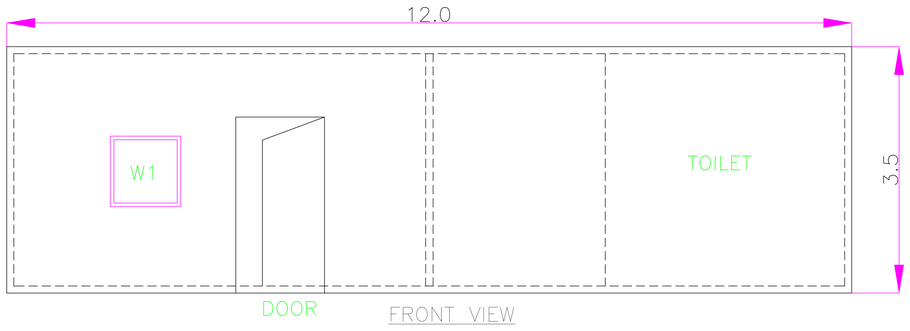
M-SEPTIC TANK AND LEACH DRAIN SYSTEM

SOLON

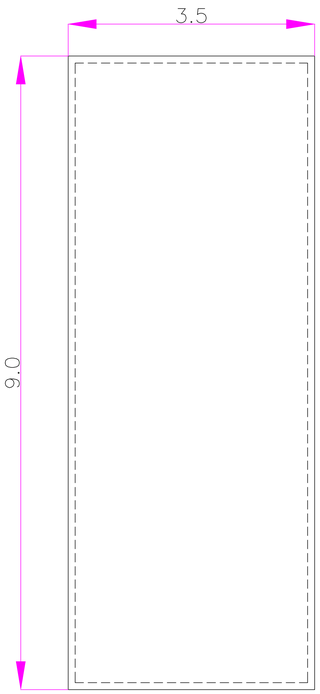
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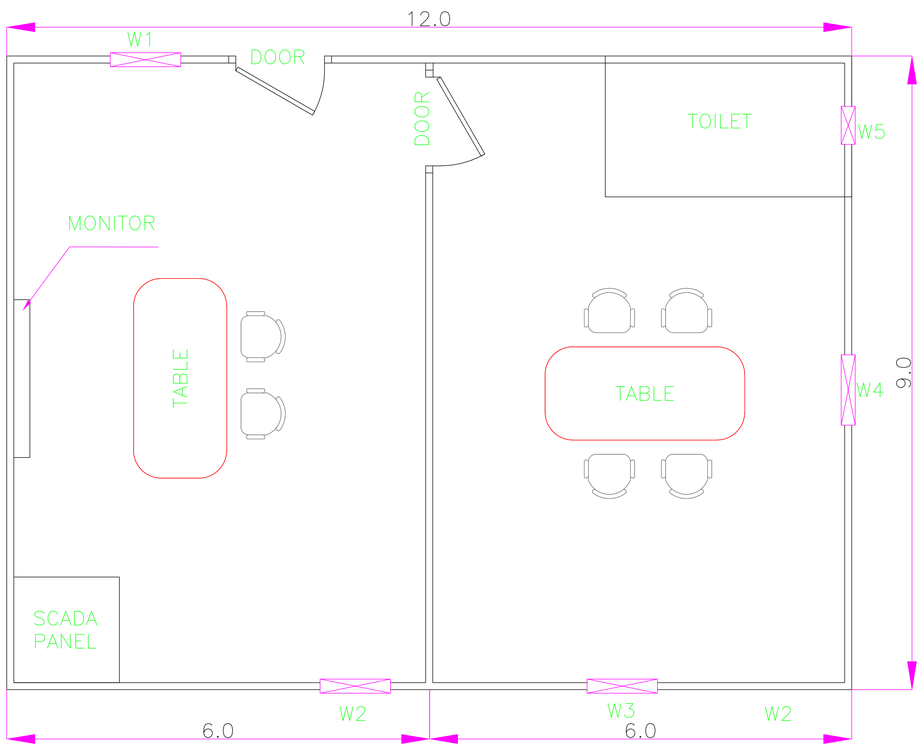
# N-ADMIN BULIDING



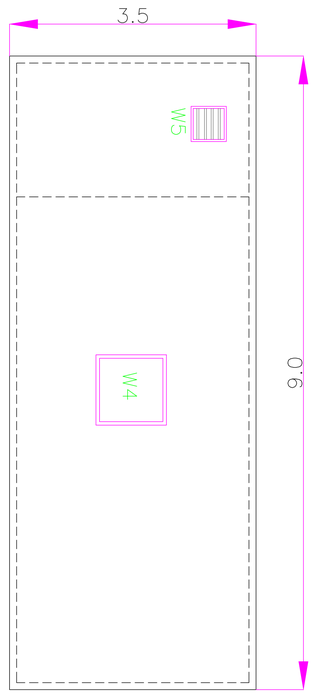

FRONT VIEW



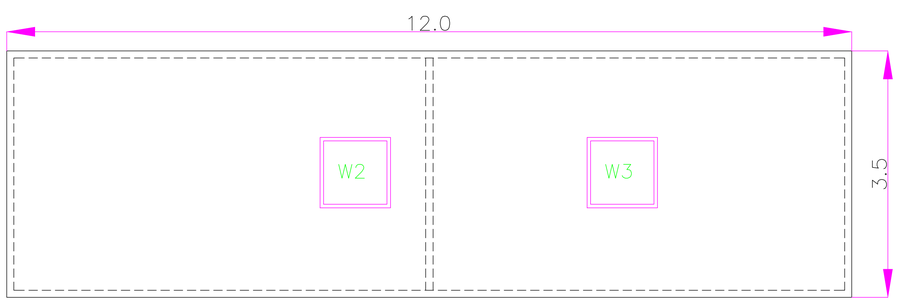

SIDE VIEW




TOP VIEW




SIDE VIEW




BACK VIEW

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# 110MWp GMFT SOLAR PV PLANT

BLUE DIAMOND

PERTH AUSTRALIA

N-ADMIN BULIDING

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VERSION: 01

# SHIRE OF THREE SPRINGS
# PROPOSED SOLAR FARM

## APPLICATION FOR DEVELOPMENT APPROVAL FOR A SOLAR ENERGY FACILITY



**Lots M762, M763 and M764 and Lot 50**
**Three Springs**

September 2017


PLANWEST
(WA) PTY LTD A.B.N. 77 665 477 168

CONSULTANTS IN PLANNING,
DESIGN AND MANAGEMENT

**Post:** PO Box 202, Mt. Lawley WA 6050 **Email:** planwest@bigpond.net.au **Fax:** (08) 9370 1363 **Tel:** (08) 9271 9291

# CONTENTS


Application Form ..... 1
Authority to sign on behalf of Owner ..... 3
1 INTRODUCTION ..... 4
2 DESCRIPTION OF LAND ..... 5
2.1 LOCATION ..... 5
2.2 LOT DESCRIPTION ..... 5
2.3 EXISTING AND SURROUNDING LAND USE ..... 6
2.4 ENVIRONMENTAL FACTORS ..... 6
2.4.1 Landforms and Soils ..... 6
2.4.2 Hydrology ..... 7
2.4.3 Aboriginal and European heritage ..... 7
2.4.4 Vegetation and Flora Issues ..... 7
2.4.5 Fauna ..... 8
2.5 GEOTECHNICAL INVESTIGATION ..... 8
2.5.1 Summary of Ground Conditions ..... 9
2.5.2 Site Suitability ..... 9
2.5.3 Site Preparation and Compaction ..... 10
2.5.4 Excavation Conditions and Groundwater ..... 10
2.5.5 Soil Aggressivity ..... 10
3 DRAINAGE MANAGEMENT PLAN ..... 11
3.1 PURPOSE OF STUDY ..... 11
3.2 DRAINAGE MANAGEMENT ..... 11
3.3 CONCLUSION ..... 12
4 PROPOSAL ..... 14
4.1 CONCEPT DESCRIPTION ..... 14
4.2 BUILT FORM ..... 14
4.3 EMPLOYEES ..... 14
4.4 ACCESS TO INFRASTRUCTURE ..... 14
5 PLANNING CONSIDERATIONS ..... 15
5.1 State Planning ..... 15
5.2 Planning Bulletins ..... 16
5.3 Shire of Three Springs Local Planning Strategy ..... 16
5.4 Shire of Three Springs Local Planning Scheme No 2 ..... 17
5.4.1 Existing Zoning ..... 18
5.4.2 Use class permissibility ..... 19
6 DEVELOPMENT STANDARDS ..... 20
6.1 Scheme Requirements ..... 20

6.1.1 Impact ..... 20
6.1.2 Services ..... 20
6.1.3 Amenity ..... 21
6.1.4 Building Heights ..... 21
6.1.5 Setbacks and parking ..... 21
6.1.6 Landscaping ..... 21
6.1.7 Bush Fire Risk ..... 21
7 CONCLUSIONS ..... 21

**ATTACHMENTS**

| | |
|---|---|
| Attachment A | Development Approval Plan |
| Attachment B - | Certificate of Title |
| Attachment C | EPA Advice |
| Attachment D | DAA Advice |
| Attachment E | DAA Aboriginal Affairs Database |
| Attachment F | Geotechnical Investigation, Douglas Partners |
| Attachment G | Detailed Plans of Development Components |
| Attachment H | Site Dimensions and infrastructure Setbacks |
| Attachment I | Drainage Management Plan |
| Attachment J | Detailed Contour Map |

## APPLICATION FORM

**Application for development approval**

| **Owner details** | | |
|---|---|---|
| Name: Three Springs Solar Pty Ltd | | |
| ABN (if applicable): ABN 17 613 886 730 | | |
| Address: .764 Bruce Road, Womarden..... .....Three Springs..... Postcode: 6519..... | | |
| Phone:<br>Work: .....<br>Home: .....<br>Mobile: ..... | Fax:<br>..... | Email:<br>..... |
| Contact person for correspondence:<br>See attached letter of authority of sign on behalf of the owner | | |
| Signature: | Date: 29 March 2017 | |
| Signature: | Date: | |
| *The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).* | | |

| **Applicant details (if different from owner)** | | |
|---|---|---|
| Name: Paul Bashall on behalf of Three Springs Solar Pty Ltd. ABN 17 613 886 730) | | |
| Address: c/o 94 Third Ave,<br>Mt Lawley..... Postcode: 6050..... | | |
| Phone:<br>Work: 92719291<br>Home: 92719291<br>Mobile: 0429 911 100 | Fax:<br>..... | Email:<br>planwest@bigpond.net.au..... |
| Contact person for correspondence: Paul Bashall | | |
| The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. ☑ Yes ☐ No | | |
| Signature: | Date: 29 March 2017 | |

| Property details | | |
|---|---|---|
| Lot No: M761, M762, M763 and M764 and Lot 50 | House/Street No: | Location No: Three Springs |
| Plan No: 3086<br>Diagram: 478 | Certificate of Title<br>Vol. No: 1886 | Folio: 98 |
| Title encumbrances (e.g. easements, restrictive covenants):<br>Street name: Morawa-Three Springs Road Suburb: Three Springs<br>Nearest street intersection: Bruce Road | | |

| Proposed development | |
|---|---|
| Nature of development: | ☐ Works<br>☐ Use<br>☑ Works and use |
| Is an exemption from development claimed for part of the development? | ☐ Yes ☑ No |
| If yes, is the exemption for: | ☐ Works<br>☐ Use |
| Description of proposed works and/or land use:<br>100MV Photovoltaic Solar Power Facility..... | |
| Description of exemption claimed (if relevant): | |
| Nature of any existing buildings and/or land use:<br>Farmland | |
| Approximate cost of proposed development:<br>$80 million | |
| Estimated time of completion:<br>2-3 months from approval | |

*OFFICE USE ONLY*

Acceptance Officer's initials: Date received:

Local government reference No:

## AUTHORITY TO SIGN ON BEHALF OF OWNER

# THREE SPRINGS SOLAR PTY LTD.

31 January 2017

**Secretary,**
**WA Planning Commission,**
**469 Wellington Street,**
**PERTH WA 6000**

Dear Sir,

**Re: Application for DA for 100 MW Solar Power Plant at Three Springs**

Three Springs Solar Pty Ltd. is the owner of M761, M762, M763 and M764 and Lot 50 having street address at 764, Bruce Road, Womarden Three Springs. We the directors hereby authorise Paul Bashall of Planwest (WA) Pty Ltd, to apply for Development Approval for 100 MW Solar Power plant on behalf of Three Springs Solar Pty Ltd. for the lodgement with the Shire of Three Springs and the Development Assessment Panel.

Signed

Prakash Seth
Director
Dated: 31 January 2017

Angie Fernandes
Director
Dated: 31 January 2107

A10, 112-124 Cowles Road, Mosman, NSW 2088, Australia
P. O Box 498, Spit Junction, NSW 2088, Australia
P: (612) 9960-2511 | F: (612) 9969-5967 | ABN: 17 613 886 730

# 1 INTRODUCTION

This application for Development Approval is lodged by Planwest (WA) Pty Ltd on behalf of Three Springs Solar Pty Ltd (ABN 17 613 886 730). As demonstrated, the applicant has obtained authority on behalf of the existing owner to lodge this application.

The transaction from the current owner to Three Springs Solar Pty Ltd was finalised on 1st October 2016.

The Development Approval Plan is shown in **Attachment A**.

The proposal seeks approval to initially develop a 100 MV solar power farm immediately east of the Three Springs townsite on Lots M762, M763 and M764 and Lot 50 on the corner of Morawa-Three Springs Road and Bruce Road. The development will consist of several solar panel arrays using photovoltaic (PV) panels. Although Lot M761 is on the same Certificate of Title, it is not part of this application as no development occurs on the Lot.

The following report contains a summary of the more detailed technical reports prepared in support of this development.

The following parts include details on the following aspects;

- Location and description of the land

The environment

- The proposal details
- The planning considerations
- The development standards

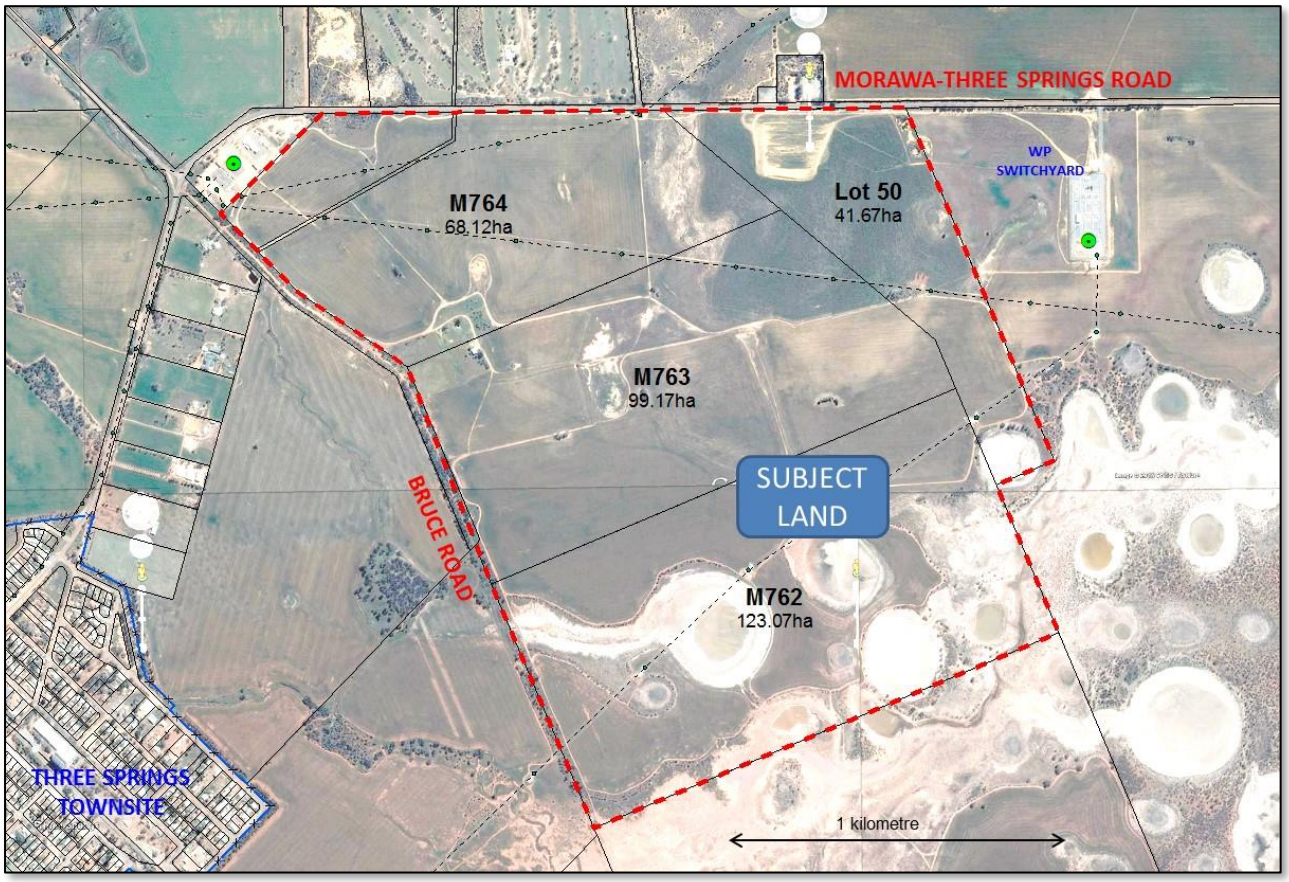
# 2 DESCRIPTION OF LAND

## 2.1 LOCATION

The subject land is located only about 1 kilometre east of the Three Springs townsite which is located 316 kilometres north of Perth on the Midlands Road.

**Figure 1** provides a location plan to demonstrate the relationship of the subject land to the townsite.

**FIGURE 1 – LOCATION PLAN**




**Source:** Google Earth, Planwest

## 2.2 LOT DESCRIPTION

The subject land is composed of several lots as detailed in **Table 1** below. The lots are all contained in a single title with frontage to both the Morawa-Three Springs Road and Bruce Road. The total of all properties amounts to approximately 355 hectares. **Attachment B** provides a copy of the Certificate of Title.

| Lot No | Lot Size | Title |
|---|---|---|
| M762 | 123.1292 ha | Vol: 1886 Folio: 98 |
| M763 | 99.1187 ha | Vol: 1886 Folio: 98 |
| M764 | 91.6613 ha | Vol: 1886 Folio: 98 |
| 50 | 41.6573 ha | Vol: 1886 Folio: 98 |
| **TOTAL** | **355.5665 ha** | |

## 2.3 EXISTING AND SURROUNDING LAND USE

The existing land use is farming. The land that is not impacted by the salt lakes - that are shown in **Figure 1** – is cropped. The only built development on the subject land is a 109m$^2$ tin shed, about 5m high with a 4.2m sliding door, and ancillary rural infrastructure located on the western end of the boundary between Lots M763 and M764.

**Figure 2** provides a better resolution photograph of these structures. These buildings will all be demolished to make way for the proposed solar farm development.

**FIGURE 2 – EXISTING SHED**




**Source:** HTD - 2017, Planwest

Immediately to the north east of the subject land is an electrical power station managed by Western Power. Other features include two power lines traversing the land that can be seen on **Figure 1**.

## 2.4 ENVIRONMENTAL FACTORS

### 2.4.1 LANDFORMS AND SOILS

The project site is set on largely flat to slightly undulating land which slopes gently down from a maximum elevation of about 275m AHD at the north-west corner to about 245m AHD at the southern boundary. The soils are predominantly clayey sands, with salt-affected sandy clays in low-lying areas. The extent of salt-affected land is reportedly growing, making the property progressively less viable for farming.

A more comprehensive assessment has been carried out by Douglas Partners and is discussed in Part 2.5 of this report (see **Attachment F** for report)

### 2.4.2 HYDROLOGY

The surface drainage of the site is generally from north to south via a small number of ill-defined claypans and ill-defined ephemeral drainage lines. Over most of the site, drainage would be by means of sheet runoff under heavy rainfall.

Several large and small claypans can be subject to shallow ponding of water during wet conditions.

A large chain of salt lakes known as the Yarra Yarra Lakes is located to the east and south of the project site, to which the drainage from the site is naturally directed.

### 2.4.3 ABORIGINAL AND EUROPEAN HERITAGE

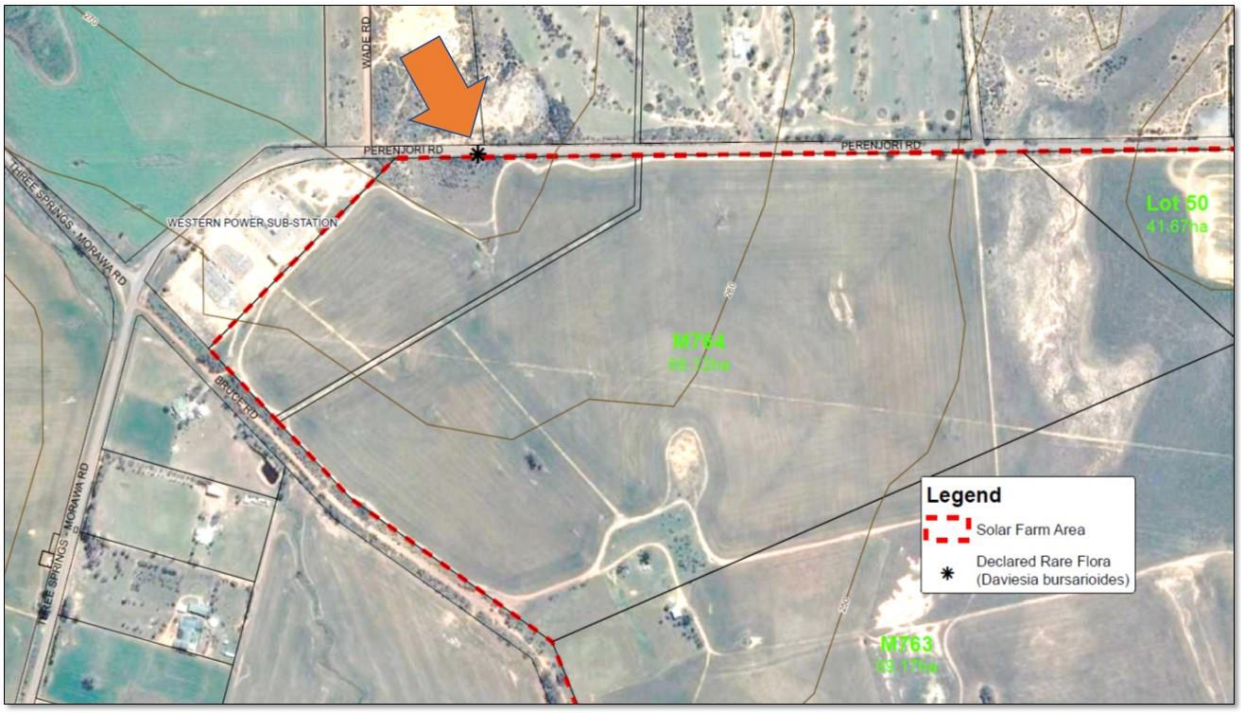
The Yarra Yarra Lakes are registered as Aboriginal heritage (mythological) sites under the Aboriginal Heritage Act 1972. The Act prohibits disturbance of any registered Aboriginal heritage site without the permission of the Minister for Aboriginal Affairs. The project will not affect or disturb the Yarra Yarra Lakes and so no permission under the Act is considered necessary.

The site inspection found no indication of the presence of any European heritage structures, places or values on the site (see part 4.1 for more detail).

### 2.4.4 VEGETATION AND FLORA ISSUES

A database search and field vegetation survey of the project site were carried out by Bayley Environmental Services in July 2016. The database search found a record of one species of Declared Rare Flora, Daviesia bursarioides, in the Three Springs-Perenjori Road reserve about 50m north-west of the project site. **Figure 3** shows the location of this recording.

**FIGURE 3 – LOCATION OF DECLARED RARE FLORA**




**Source:** Bayley Environmental Services, Planwest

The field survey found that the project site is fully cleared apart from a few scattered clumps of native trees and saltbushes in salt-affected claypans. These areas are all excluded from the project footprint. The field survey found no occurrences of or habitat for any rare or significant flora within the project footprint.

The project, including the findings of the flora survey, was referred to the Environmental Protection Authority in September 2016. In October 2016, the EPA advised that the project did not require assessment under the Environmental Protection Act 1986 and that no advice was to be given. The EPA's letter is attached in **Attachment C**.

Given the findings of the site survey and the EPA's advice, no further examination of vegetation and flora is considered necessary.

### 2.4.5 FAUNA

There is no habitat for native fauna within the project footprint except for those species that are able to tolerate completely disturbed environments. During the site inspection, signs of extensive feeding by Butler's Corellas (Cacatua pastinator butleri) were observed in salt-affected claypans, where they were feeding on Guildford Grass bulbs. Butler's Corella is native to the north of Western Australia but has expanded its range southward and is a declared pest in the northern Wheatbelt.

Tracks and droppings of kangaroos were also observed around some claypans. Other species observed on site included Crested Pigeon, Pied Butcherbird, Australian Magpie. All of these were observed in isolated remnant trees, which will not be affected by the project.

## 2.5 GEOTECHNICAL INVESTIGATION

A geotechnical investigation is an essential component of the due diligence report for the investment into the establishment of the solar farm to ensure that the land is suitable for the purpose.

Douglas Partners Pty Ltd (ABN 75 053 980 117) has responded to a brief to provide information on the subsurface conditions across the site including providing comments on;

- Ground conditions and its suitability (depth to top of rock, if encountered) for the proposed PV plant construction;
- Recommendations on site preparation, excavation conditions, compaction control, earthworks and remediation, so as to allow the proposed development;
- Foundation design parameters for the proposed pilling foundation system;
- Assess the soil aggressivity (corrosivity) to concrete and steel in accordance with AS2159.2009; and
- The depth to groundwater, if encountered.

The following text provides some excerpts from the Douglas Partners report. **Attachment F** contains a copy of the full report prepared by Douglas Partners Pty Ltd. The full report contains the test pit (TP) logs and the location of each test pit as mentioned below.

The investigation included the excavation of fifteen test pits using a 12 tonne backhoe equipped with a 600 mm toothed bucket, and laboratory testing of selected samples. The details of the field work are presented in this report, together with comments and recommendations on the items listed above.

The Perenjori 1:250 000 Geological Series sheet SH50-6, indicates that shallow sub surface conditions at the site consist of colluvium comprising deposits of aeolian origin and consisting of sand, clay, silt and laterite, overlying shale, sandstone and conglomeratic rock. The rock is shown outcropping at the western corner of the proposed development area.

### 2.5.1 SUMMARY OF GROUND CONDITIONS

Detailed logs of the ground conditions and results of the field testing are presented in **Appendix F**.

The subsurface ground conditions can be summarised as follows:

- **Topsoil** – dark red-brown and grey-brown, fine to medium grained silty sandy topsoil, with some silt and a trace of rootlets, approximately between 0.05 m and 0.1 m in thickness at all test pit locations.

- **Sand** – generally medium dense to dense, orange-brown, fine to medium grained sand, with a trace of silt at TP10 and TP12 to TP15, to depths of between 0.4 m and 2.8 m.

- **Silty Sand** – generally medium dense to very dense, red-brown, yellow brown and green, fine to medium grained silty sand, with a trace of clay, from surface at TP01 to TP05, TP07 to TP09 and TP11 and underlying the sand at TP12, to depths of between 0.2 m and a maximum test pits termination depth of 3.0 m.

- **Clayey Sand and Sandy Clay** – generally medium dense and stiff to hard, red-brown, yellow-brown and green, fine to medium grained clayey sand and medium to high plasticity sandy clay, from surface at TP06 and underlying the sand and silty sand at TP01, TP04, TP10, TP07 to TP11 and TP13 to TP15, to a maximum test pits termination depth of 3.0 m. Pockets of calcite were recorded within this material at TP02, TP04, TP06, TP07 and TP10.

- **Sandstone** – highly weathered, low strength, yellow-brown, medium grained sandstone, below the sandy clay at TP09, TP11, TP14 and TP15. The sandstone at TP14 was recorded as calcareous. This material generally resulted in excavation refusal, when using a 12 tonne backhoe, equipped with a 600 mm toothed bucket.

### 2.5.2 SITE SUITABILITY

The investigation indicates that the site is generally underlain by a profile consisting of silty sand and sand, overlying sandy clay and clayey sand, which in turn overlies sandstone (and silty sand at particular locations).

From a geotechnical standpoint, the land is physically capable of development for the proposed PV plant, provided that the provisions outlined in the subsequent subsections of the report are taken into consideration, and recommendations are implemented.

### 2.5.3 SITE PREPARATION AND COMPACTION

All deleterious material at ground surface, including topsoil and vegetation should be stripped from the proposed PV plant structures footprints. Topsoil could be re-used for landscaping purposes only.

Topsoil approximately 0.05 m and 0.1 m in thickness was recorded at all test pit locations. This material should be removed prior to construction. Subject to required environmental criteria, all such topsoil should be able to be reused for landscaping works.

Following clearing operations, the natural subgrade should be assessed by a geotechnical engineer, to determine whether any topsoil, vegetation or roots remain at the original surface level. Any such materials will require removal. Once this has been assessed, it is recommended that the exposed subgrade be proof rolled using a (minimum of 8 tonne) smooth drum roller. Any areas that show signs of excessive deformation during compaction should be continually compacted until deformation ceases or, alternatively, the poor quality material should be excavated and replaced with suitable structural filling compacted to achieve a dry density ratio of not less than 95% relative to modified compaction. Care should be taken not to operate heavy plant immediately adjacent to existing buildings and services.

Compaction control should be carried out using a nuclear surface moisture-density gauge, in accordance with AS1289.5.8.1.

### 2.5.4 EXCAVATION CONDITIONS AND GROUNDWATER

Any excavations, if required, are likely to be undertaken through medium dense to very dense and stiff to hard soils and low strength rock. Excavation of the above soils and low strength rock, should be readily achieved using heavy earthmoving equipment (i.e. 20 tonne excavator or heavier). However, given the possibility of stronger rock (i.e. medium strength or stronger rock) being present at shallow depths, the need for tynes, hydraulic hammer or rock header fitted on excavators cannot be precluded at this stage for shallow excavations. In this instance, excavation rates are likely to be slow.

Perched groundwater was recorded at one location, possibly perched on the sandstone bedrock, at a depth of 2.5 m below surface level, during the investigation. Therefore, it is anticipated that groundwater will not significantly affect any excavations shallower than 2.5 m. However, high level seepage may occur after prolonged rainfall, although the effects on excavations are likely to be minor.

It is recommended that groundwater levels at the locations of the proposed excavations be assessed shortly before construction (for instance by excavating test pits), in order to assess the requirement of groundwater management, based on the proposed excavation depths.

### 2.5.5 SOIL AGGRESSIVITY

Results of the testing performed on four soil samples for pH, chloride and sulphate ion concentration were compared with the exposure classifications in AS 2159 – 2009. The results indicate a nonaggressive classification for soils above groundwater in TP04, TP06, TP10 and TP12.

# 3 DRAINAGE MANAGEMENT PLAN

A Drainage Management Plan has been prepared by hyd$_2$o in response to a request from the Shire of Three Springs. A full copy of the report is attached in **Appendix I.**

The following sub-sections contain extracts and a summary of parts of the report.

## 3.1 PURPOSE OF STUDY

A Drainage Management plan has been prepared to demonstrate the compliance of the site with the following of Shire of Three Springs requirements:

In relation to nutrient run-off

- shall ensure that the development proposed will not result in any net export of nutrients from the land to any wetland, watercourse or underground aquifer;
- may require no further clearing of vegetation;
- shall prohibit stormwater from draining directly into existing water bodies or watercourses; and
- may require all stormwater to be disposed of on-site.

The report provides details of the sites predevelopment surface water characteristics, post development surface water conditions, and stormwater management including nutrient runoff. Findings are presented based on a review of available published information, site plans, and recent site survey including detailed contours and up-to-date aerial photography derived from a drone survey (completed by HTD - Hille, Thompson & Delfos surveyors and planners in August 2017).

## 3.2 DRAINAGE MANAGEMENT

The Shire of Three Springs stormwater management requirements for the development as proposed are addressed below. It should be noted that the requirements to be addressed are in the context of nutrient runoff.

With respect to post development flow within the site, it is important to note all solar arrays are located above ground level enabling diffuse overland flow to continue as per existing predevelopment conditions, and all solar panel arrays are all located outside playa areas.

 *Shall ensure that the development proposed will not result in any net export of nutrients from the land to any wetland, watercourse or underground aquifer*

The proposed land use of a solar farm will not result in any application of nutrients to the site, hence there will be no increase in the export of nutrients from the site. The land has historically been used for the purpose of farming, a land use which may typically result in nutrient runoff from a site. A change in land use to a solar farm may be beneficial in reducing the nutrient runoff from the site as nutrient application will be reduced. Management of any wastewater generated from the security cabin or administration buildings will be via septic tanks.

 *May require no further clearing of vegetation*

The site development proponents have committed to retaining all remnant vegetation (Figure 4). In addition, landscaping is proposed around the perimeter of the site, with a further 4.6ha landscaped area located near the centre.

 *Shall prohibit stormwater from draining directly into existing water bodies or watercourses;*

The site will generate minimal additional runoff as a result of the change in landuse. The solar panels will be a standard array design, raised from the ground. Rainfall which falls on the solar panels will runoff to the ground, and be conveyed overland across the catchment as per pre-development conditions.

It should also be noted that as rain is falling directly on to the panels before falling to the ground, some of the rainfall energy will dissipated before hitting the ground, potentially resulting in a small reduction in site erosion.

Runoff from hardstand areas will create minimal modification to the pre-development surface water hydrology of the site as the hardstand areas represent a very small percentage (1.5%) of the overall catchment.

Existing areas of native vegetation will be retained, and playas will remain outside of the development area with no modifications.

As there will be minimal modification to the pre-development surface water hydrology of the site, and no nutrient application to the site, it is not deemed necessary to prevent stormwater from the site draining directly into water bodies and watercourses.

The principle of maintained existing predevelopment hydrological conditions is considered more appropriate for the site and has been applied.

 *May require all stormwater to be disposed of on-site.*

As the site is part of a greater catchment that includes runoff from upstream catchments to the site during major events, maintaining and disposing of all stormwater on site is not considered feasible.

As discussed above the principle of maintained existing predevelopment hydrological conditions post development is considered more appropriate for the site and has been applied.

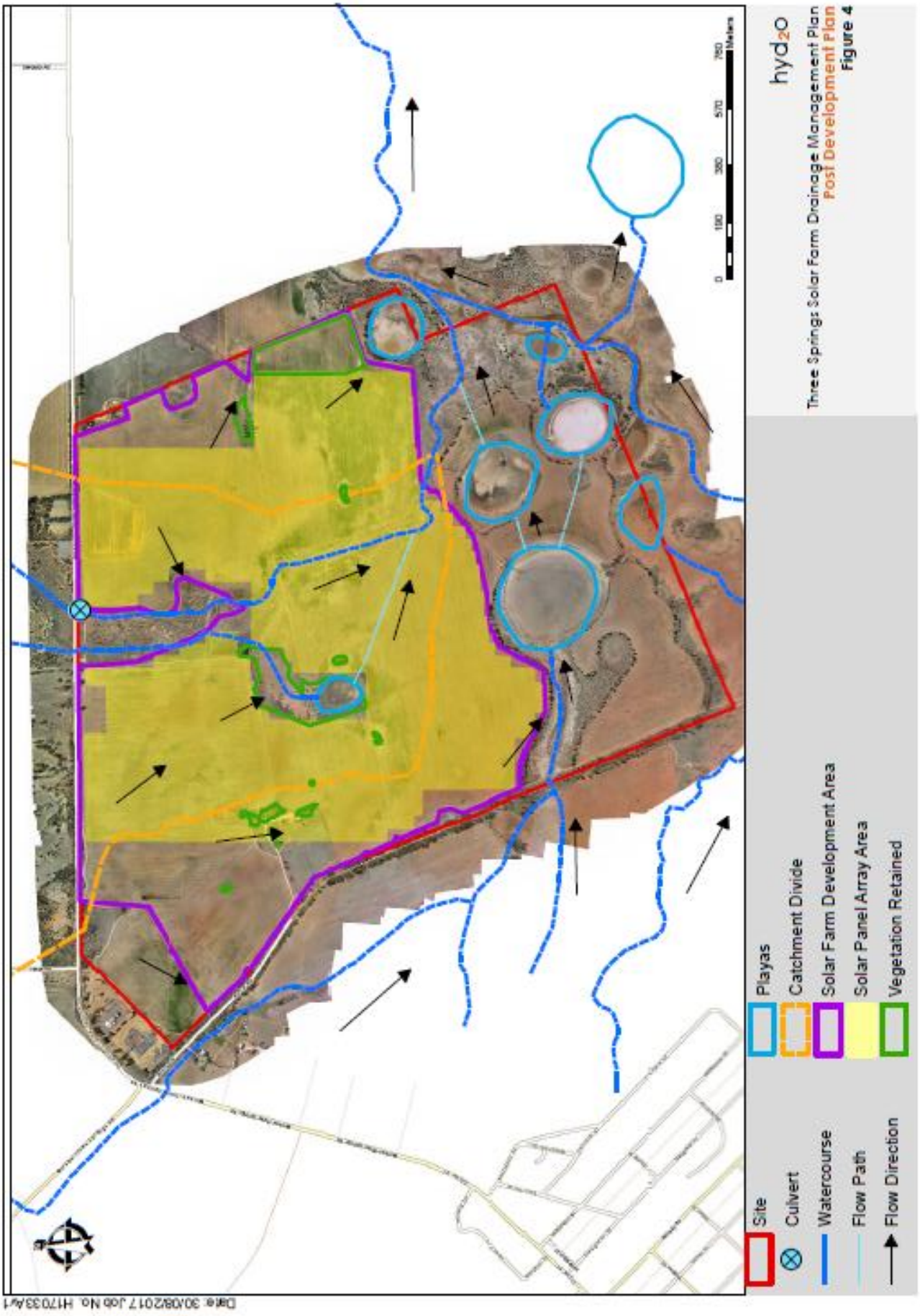
## 3.3 CONCLUSION

The site will consist of an array of raised solar panels that will allow the conveyance of overland diffuse flow within the site consistent with predevelopment conditions. Therefore, no detrimental impact to existing drainage patterns will occur as a result of the proposed land use activity at the site, and no increase in net nutrient export will occur from the site as a result of the proposed land use activities.

Drainage management will therefore be in compliance with the requirements the Shire of Three Springs as outlined in this report, and will have no detriment to the surrounding and downstream environments or existing drainage patterns.

**Figure 4** provides an extract from the hydr$_2$o report showing the Post Development Plan.

## FIGURE 4 – POST DEVELOPMENT DRAINAGE



# 4 PROPOSAL

## 4.1 CONCEPT DESCRIPTION

The whole concept of the proposal envisages a fully operational solar energy farm to be interconnected with the State's electricity grid. The development may occur in 2 stages of 50MW each with an ultimate capacity of 100MW.

The proposal has been the subject of a Detailed Enquiry Assessment by Western Power to ensure that connection to the grid is acceptable, however as this report assessed a different location of the facility, the report has not been included in this submission.

## 4.2 BUILT FORM

Due to the static nature of solar farms there will be minimal development but include;

- photovoltaic panels,
- lightning poles,
- transformer sites including inverters, switch yards and underground cabling,
- administration components including the computers, monitoring equipment, a small carpark and ablutions, (near the main switchyard in the north-east corner of the site),
- a security cabin off Morawa-Three Springs Road, with a small carpark and ablutions,
- perimeter landscaping and with a larger landscaped area south of the switchyard, and,
- a 2-metre perimeter security fence with security gates to Morawa-Three Springs Road, to provide for patrols and electronic surveillance.

Nearly all of the management functions can be carried out remotely. Much of this detail may alter slightly on construction, however the development will be contained in the area shown in **Attachments A and H** with the detail drawings and plans shown in **Attachment G.**

## 4.3 EMPLOYEES

Due to the nature of the remote monitoring of the plant there will be minimal employment necessary to run the plant, however there will need to be varying numbers of contractors to clean the panels, maintain the infrastructure and make sure that vegetation around the infrastructure does not interfere with the production of power.

## 4.4 ACCESS TO INFRASTRUCTURE

Access to the site will be via two access points off Morawa-Three Springs Road, with access to the panel arrays via 4 metre access ways between each line of panels. The distance between panels is just over 8 metres where an access road is built, this allows for a swale on either side of the access way. The distance between rows is about 6 metres.

Remote access to systems will be designed into the management system – including monitoring and switching capabilities.

# 5 PLANNING CONSIDERATIONS

## 5.1 STATE PLANNING

### State Planning Policy No. 3.7 – Planning in Bushfire Prone Areas

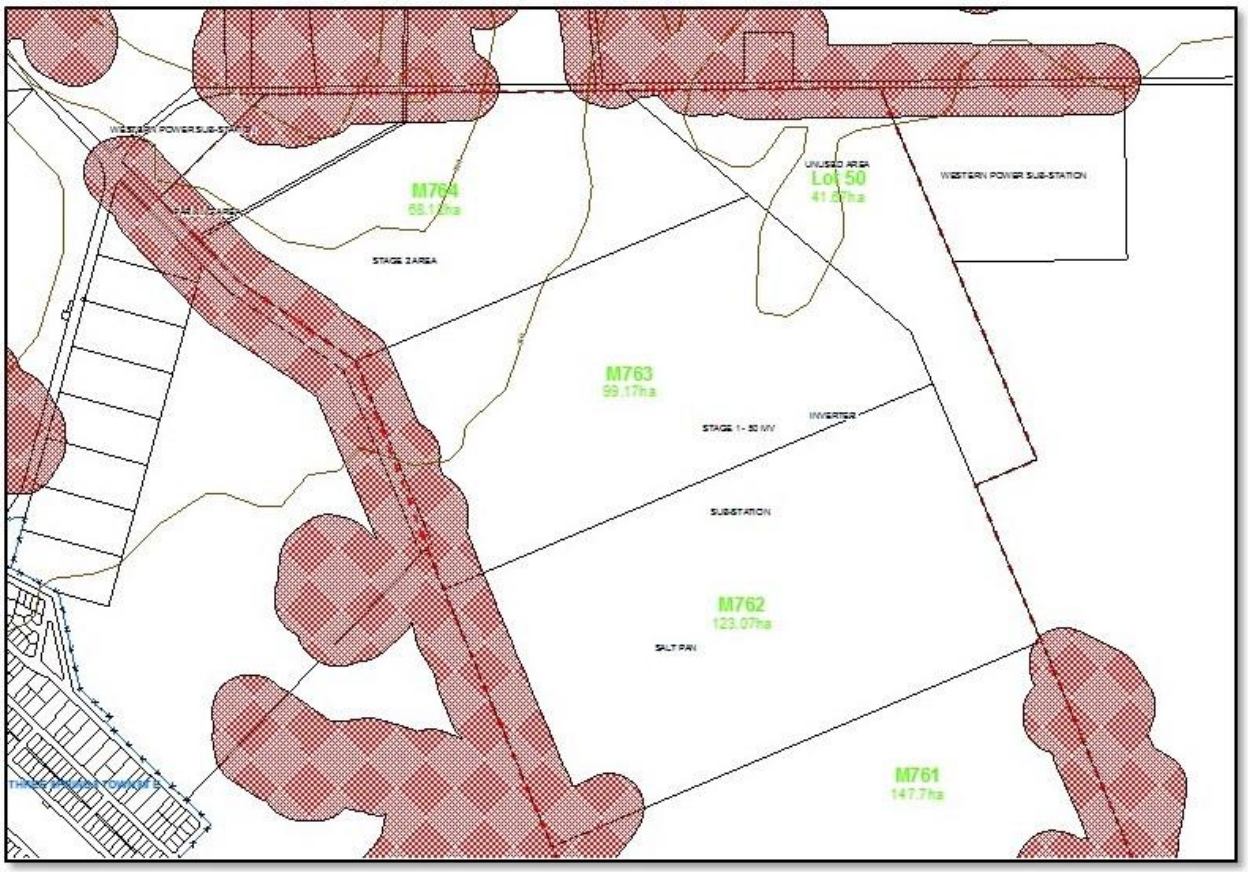
Mapping by the Department of Fire and Emergency Services shows limited areas in the north and west of the project site as bushfire prone due to their location within 100m of roadside vegetation. (https://maps.slip.wa.gov.au/landgate/bushfireprone2016/) **Figure 5** shows the DFES mapping on the site.

State Planning Policy No. 3.7 is aimed at protecting human life and residences, and for this reason focusses on the siting and construction standards of habitable buildings. The only structure within the solar farm that could be considered to fall within this category is the control centre, which may include a building that serves as a storage and occasionally-occupied office with an associated toilet facility.

The revised layout plan for the solar farm (**Attachment A**) shows that the control centre building is located more than 100m from the road reserve and outside the bushfire-prone areas mapped by the DFES. No other part of the solar farm is affected by the provisions of SPP 3.7.

No further consideration of bushfire hazard is considered necessary.

**FIGURE 5 – BUSHFIRE PRONE AREAS**




**Source:** DFES, Planwest

### State Planning Policy 2.5 – Rural Planning

The purpose of State Planning Policy 2.5 – Rural Planning is to protect and preserve WA's rural land assets due to the importance of their natural resource, food production, economic, landscape and environmental values and to ensure land uses are compatible.

The proposed solar farm complies with SPP 2.5 as it is considered compatible with surrounding rural land uses as it allows the continued use of the rural land under the solar panels for grazing and provides a sustainable energy output from the land.

### Aboriginal Heritage Issues

The Department of Aboriginal Affairs (DAA) has confirmed that two registered Aboriginal sites are mapped over the project site (see **Attachment D**). These are both cultural/mythological sites associated with the Yarra Yarra Lakes that lie to the south of the project site. A printout from the DAA online Aboriginal sites database and the DAA's advice are attached in **Attachment E.**

The project site has been a working farm for many years and has been subject to clearing, ploughing, cropping and other ground disturbances during that time.

In accordance with the advice of the DAA, Three Springs Solar Pty Ltd will engage a specialist Aboriginal heritage consultant to examine the DAA database records and consult with representatives of the Aboriginal custodians of the site to reach agreement on access to the site for development of the solar farm. If necessary, an application for permission to disturb the sites under Section 18 of the Aboriginal Heritage Act 1972 will be submitted to the DAA prior to development.

## 5.2 PLANNING BULLETINS

### Planning Bulletin 67 – Guidelines for Wind Farm Development

Currently there are no guidelines or a Planning Bulletin to guide development of solar energy farms. Planning Bulletin 67 provides guidelines for wind farms which could be considered similar is some respects. Both generally developed on rural land with some similar issues to be considered during the planning process. Some of the general planning principles can be applied to this development.

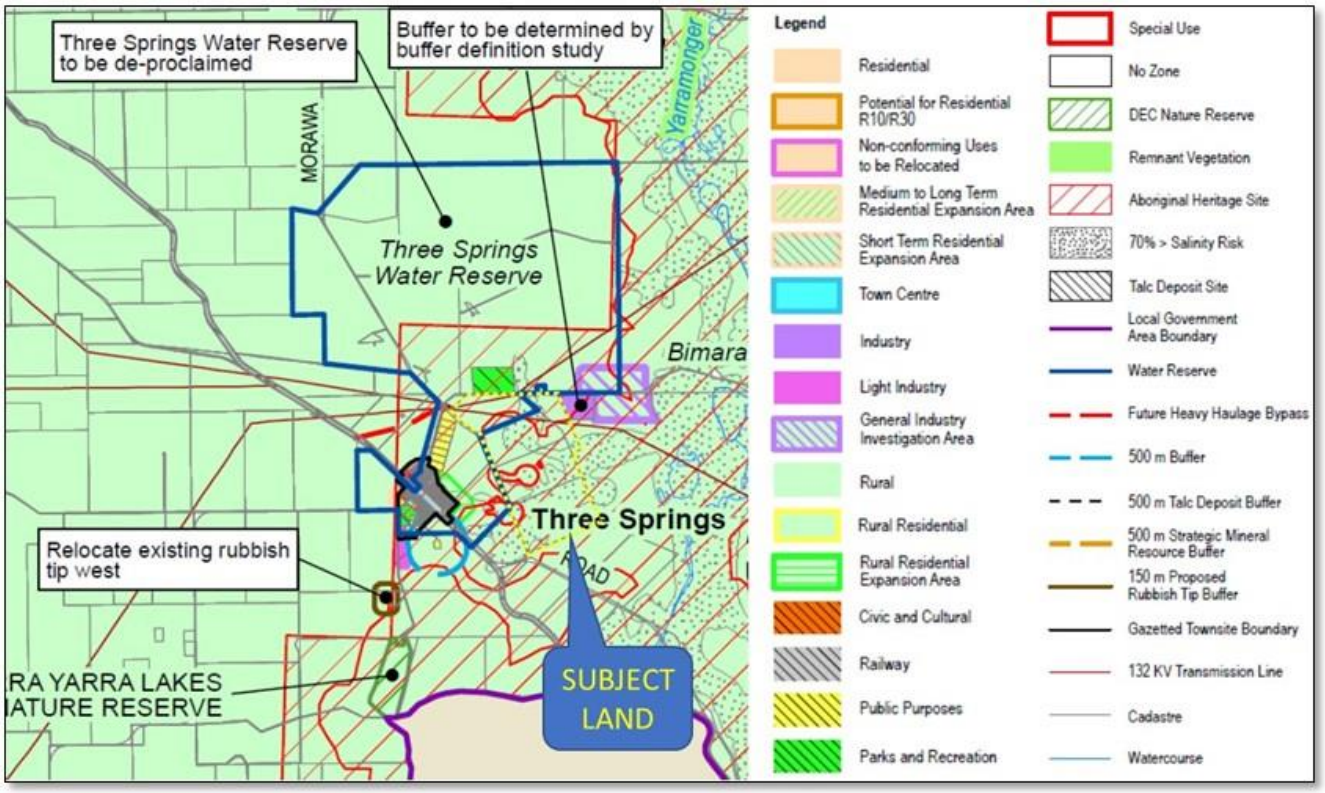
The Bulletin states that the State Sustainability Strategy reflects on the objective of ensuring land use and development are consistent with the efficient use of energy and minimisation of greenhouse gas emissions. It recognises that wind energy is a renewable energy technology, which fits closely with the ideals of the strategy. It is considered that solar energy would also fit within this strategy.

## 5.3 SHIRE OF THREE SPRINGS LOCAL PLANNING STRATEGY

The Council adopted a Local Planning Strategy for the Three Springs Townsite in January 2014 and for the district in February 2014.

**Figure 6** below shows an enlargement of the Strategy Map in the District Strategy.

**FIGURE 6 – EXISTING STRATEGY (COMPOSITION) EXTRACT**




**Source:** Department of Planning, Rowe Group, Planwest

The Strategy incorporates reference to the Draft Mid-West Regional Planning and Infrastructure Framework (MWRPIF), released by the WAPC in November 2011. The report incorporates 17 local governments within the Mid-West region including the Shire of Three Springs.

The aim for this document is to be recognised as a regional strategy under State Planning Policy 1. This document also provides an update to the previous Mid-West Infrastructure Analysis dated November 2008. The objectives of the MWRPIF, amongst other factors, is to support the Mid-West Energy Strategy that looks to facilitate the delivery of regional energy infrastructure (including transmission and generation) to meet demand and support regional development. Potential renewable and alternative energy projects may be considered.

The outcome of the MWIP relevant to the current proposal includes support for diversified and enhanced minerals and energy industries.

The Townsite Strategy barely applies passed the townsite boundary thus not impacting this application.

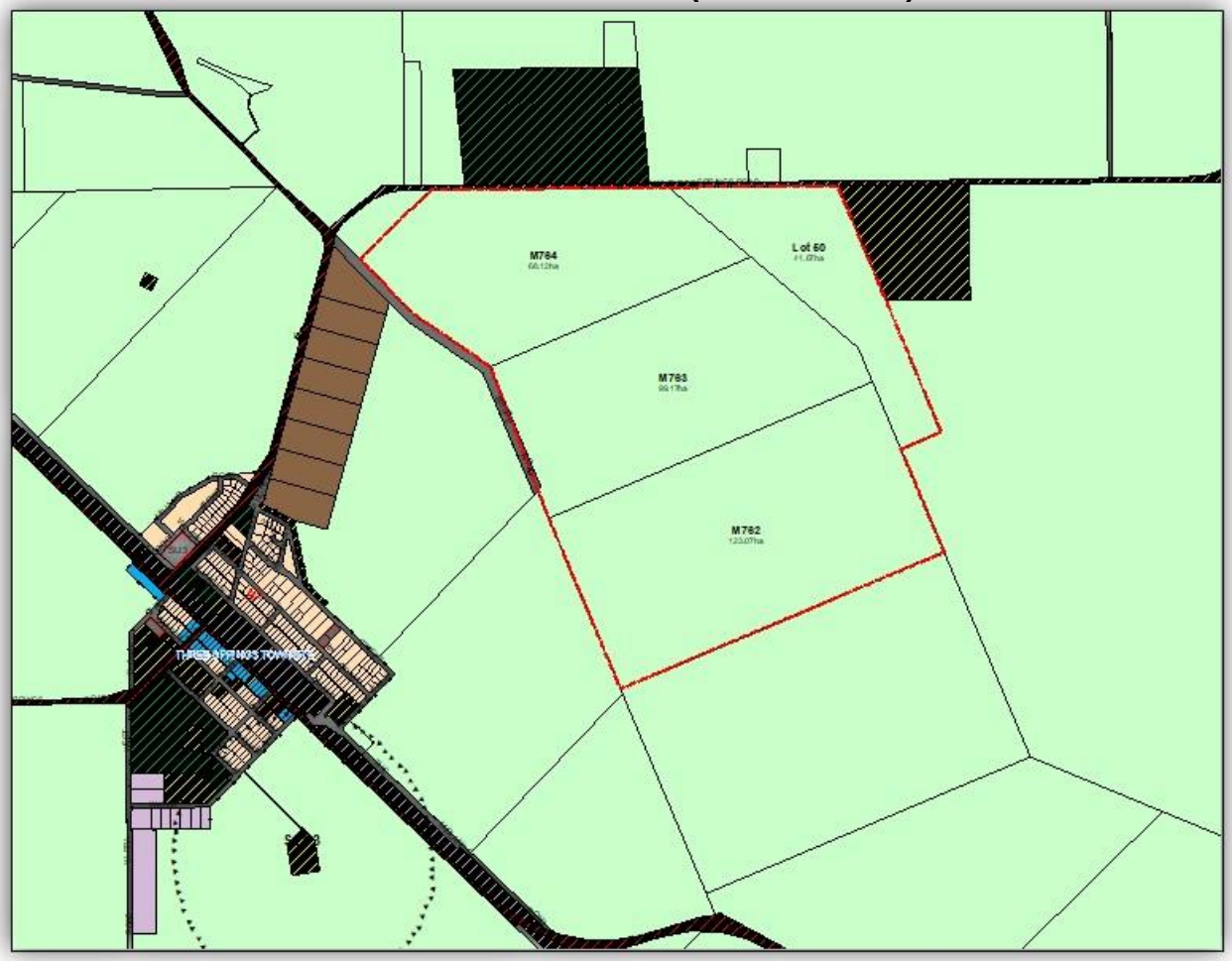
## 5.4 SHIRE OF THREE SPRINGS LOCAL PLANNING SCHEME NO 2

Local Planning Scheme No 2 was gazetted in January 2017. The Scheme is based on the model scheme text and includes some additional definitions – including a *renewable energy facility*.

### 5.4.1 EXISTING ZONING

The existing Scheme zones the subject land as 'Rural'. The land fronts the Perenjori-Three Springs Road that is designated as a 'Local distributor road'. **Figure 7** shows an extract from the existing Scheme map compiled from mapping made available. The subject land is contained within the red border.

**FIGURE 7 – EXISTING SCHEME No 2 (COMPOSITION) EXTRACT**




**Source:** Department of Planning, Planwest

The objectives for the 'Rural' zone are as follows;

> • *To provide for the sustainable use of land for the agricultural industry and other uses complimentary to sustainable agricultural practices, which are compatible with the capability of the land and retain the rural character and amenity of the locality*

The objective for a 'Local distributor road' is as follows;

> • *To set aside land required for a local distributor road being a road classified as a Local Distributor under the Western Australian Road Hierarchy.*

The following Table is an extract from Table 7 of the Scheme that provides for additional requirements that apply to land in the Scheme area.

There are no other zoning factors in the Scheme that would conflict with the current proposal.

| No. | Description of Land | Requirement |
|---|---|---|
| 5 | **Rural Zone** | **Additional Dwellings on Farms**<br><br>1) Notwithstanding any other provisions in the Scheme, the Council may grant approval for one (1) additional dwelling in the Rural zone provided that:<br><br>(a) the total number of dwellings on the lot (excluding any ancillary accommodation) will not exceed three (3);<br><br>(b) the local government is satisfied that adequate provision can be made for the supply of domestic water and for the disposal of sewage from the additional dwelling/s;<br><br>(c) the additional dwelling/s will not adversely affect the rural landscape or conflict with agricultural production on the subject lot or on adjoining land; and<br><br>(d) the additional dwelling/s should generally be clustered in one location on the property with all relevant services shared.<br><br>(e) The approval of more than one (1) single dwelling on any lot zoned Rural shall not be construed as support for the subdivision of the lot.<br><br>**Nutrient Run-off**<br><br>2) In considering applications for development approval, the local government:<br><br>(a) shall ensure that the development proposed will not result in any net export of nutrients from the land to any wetland, watercourse or underground aquifer;<br><br>(b) may require no further clearing of vegetation;<br><br>(c) shall prohibit stormwater from draining directly into existing water bodies or watercourses; and<br><br>(d) may require all stormwater to be disposed of on-site. |

If the Council requires, a stormwater management plan will be prepared to establish whether the development will impact the nutrient run-off.

### 5.4.2 USE CLASS PERMISSIBILITY

The use of a renewable energy facility is an 'A' use in a Rural zone.

An 'A' use in the Scheme *means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions.*

Under the provision of the Scheme a ***renewable energy facility*** *means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or in connection with, the generation of energy by a renewable resource. It does not include solar panels or a wind turbine located on a lot with a single house where the energy produced only supplies that house or private rural use or anemometers.*

# 6 DEVELOPMENT STANDARDS

## 6.1 SCHEME REQUIREMENTS

### 6.1.1 IMPACT

The development may be visible from various locations around the site however there will be no noise impact emanating from the development. Landscaping is minimal due to the need to avoid shade over the infrastructure, however two areas have been identified as areas to be landscaped. These include an area on the eastern boundary and a boundary planting that will help screen any visual impact that the facility may create.

### 6.1.2 SERVICES

The land is traversed by a water main that originates from the Three Springs townsite that travels across Lot M764 to the Morawa-Three Springs Road. There is no existing connection to the subject land, this line services a property located about 4.2 kilometres east of the subject land. Although it is likely that this facility could service the land it may not be necessary as the solar facility will be largely un-manned most of the time. Water supplies for ablutions will be provided by rain water tanks designed in accordance with the Council's requirements.

**FIGURE 8 – EXISTING WATER SUPPLY**



**Source:** Landgate Locate, Planwest

There are no sewerage services to the site. On site effluent systems will be used – designed in accordance with the Council's requirements.

### 6.1.3 AMENITY

The solar panels are black – to absorb the sun's energy – and will not be impact the amenity of the landscape, along with the landscape screening it is unlikely that the facility will be seen.

### 6.1.4 BUILDING HEIGHTS

Building heights are not an issue as the infrastructure will be designed according to technical specifications necessary to perform tasks for each of the components. Details of panels and other infrastructure components are contained in **Attachments G.**

### 6.1.5 SETBACKS AND PARKING

The Scheme specifies setback requirements for development in a 'Rural' zones as Front / Street – 20m, Side – 10m and Rear – 20m.

The panels on the eastern edge of the solar array are setback at least 76m from the eastern boundary of Lot 50. The setback on the western end is about 25 and 40 metres from the lot boundary, and more than 20m from the northern boundary. The plan in **Attachment H** provides more setback dimensions as well as the building envelope (excluding landscaping and fencing).

A small parking area (12 bays) has been shown for the security cabin and the administration area, however as there will only be occasional maintenance contractors that will be traversing the site, it is unlikely that these facilities will be extensively used. Visitors are unlikely, and are not encouraged.

Notwithstanding the above, all car parking areas will be built, drained and maintained to Council standards.

### 6.1.6 LANDSCAPING

Landscape will be kept to a minimum immediately around the photovoltaic panels due to the potential for interference of the sun's rays on the panels. However, as mentioned, landscaping will be provided along the boundary of the development to help screen the facility, with a larger landscaped area south of the switchyard. The details of planting can be made conditional to the Council's satisfaction.

### 6.1.7 BUSH FIRE RISK

The whole site is part of an operating farm that has been previously cleared for cropping (other than the salt lakes) and is not considered to be a fire hazard. **Figure 3** provides detail of the Fire prone areas in which there will be no risk to human life or residences.

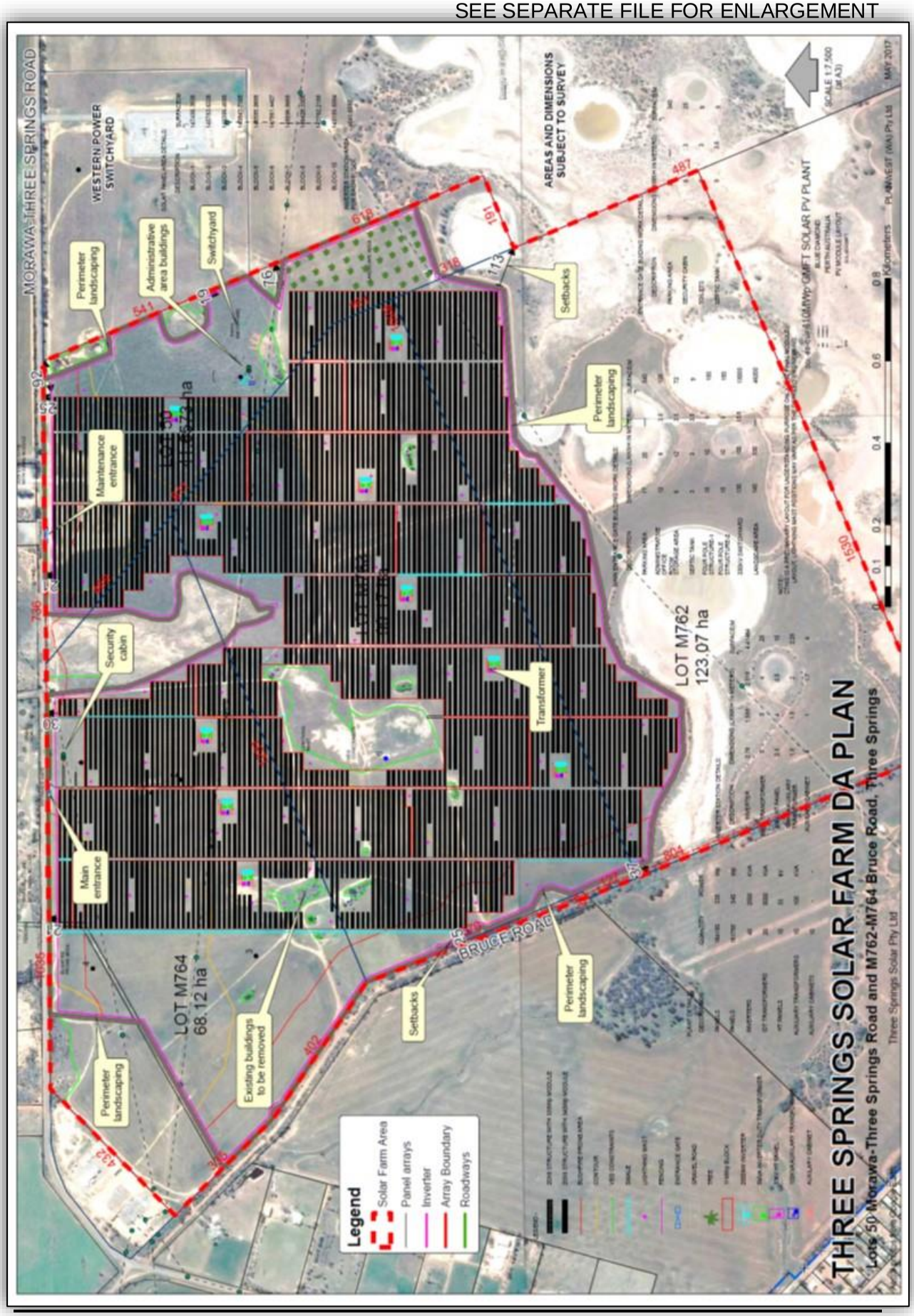
# 7 CONCLUSIONS

This proposal supports the Governments Renewable Energy Targets to achieve large-scale generation of 33,000 GWh by 2020.

The infrastructure will incorporate state of the art components built in accordance with best practice standards. The solar farm will be able to operate in harmony within the existing environment without impact on the farming or living areas in the vicinity.

**ATTACHMENT A** DEVELOPMENT APPROVAL PLAN

SEE SEPARATE FILE FOR ENLARGEMENT



87H
Perth Batch
N457068

WESTERN AUSTRALIA

| REGISTER NUMBER | |
|---|---|
| N/A | |
| DUPLICATE EDITION | DATE DUPLICATE ISSUED |
| 1 | 13/10/2016 |

# DUPLICATE CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1886 FOLIO 98

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

**THIS IS A MULTI-LOT TITLE**

**LAND DESCRIPTION:**

LOT 50 ON DIAGRAM 7478
LOTS M 761, M 762, M 763 & M 764 ON PLAN 3086

**REGISTERED PROPRIETOR:**
(FIRST SCHEDULE)

THREE SPRINGS SOLAR PTY LTD OF PO BOX 498 SPIT JUNCTION NSW 2088
(T N457068 ) REGISTERED 12 OCTOBER 2016

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**
(SECOND SCHEDULE)

1. EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER T1449/1911, 8363/1924 AND 21/1910
2. C284936 EASEMENT TO MINISTER FOR WATER RESOURCES FOR THE PURPOSE OF EXERCISING CERTAIN PIPELINE RIGHTS AS SET OUT IN THE SAID TRANSFER. SEE INSTRUMENT C284936 REGISTERED 12.1.1982.
3. E117047 EASEMENT TO THE STATE ENERGY COMMISSION OF WESTERN AUSTRALIA FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND USING ELECTRICITY EQUIPMENT IN, UPON AND ACROSS THE SAID PORTION OF THE WITHIN LAND AS SET OUT IN THE SAID TRANSFER. SEE INSTRUMENT E117047 AND SKETCH ON VOLUME 1886 FOLIO 98. REGISTERED 1.6.1989.
4. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. SEE VOLUME 1886 FOLIO 98. AS TO LOT M764 ON PLAN 3086 ONLY

Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land. Lot as described in the land description may be a lot or location.

----------END OF DUPLICATE CERTIFICATE OF TITLE----------

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: D7478,P3086.
PREVIOUS TITLE: 1752-792.

END OF PAGE 1 - CONTINUED OVER

GOVERNMENT OF WESTERN AUSTRALIA

**Environmental Protection Authority**

Mr Prakash Seth
Director
Three Springs Solar Pty Ltd
A-10 112-124 Cowles Road
**MOSMAN NSW 2088**

*Your Ref:*
*Our Ref:* CMS16264
*Enquiries:* Leanne Thompson, 6145 0800
*Email:* Leanne.Thompson@epa.wa.gov.au

Dear Mr Seth

**NOTICE UNDER SECTION 39A(3)**
***Environmental Protection Act 1986***

**PROPOSAL:** **Three Springs - Solar Farm**
**LOCATION:** **Bruce Road Three Springs**
**PROPONENT:** **Three Springs Solar Pty Ltd**
**DECISION:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Proposal Not to be Assessed Under Part IV of EP Act. No Advice Given. (Appealable)**

The Environmental Protection Authority (EPA) understands that you wish to undertake the above proposal which has been referred to the EPA for consideration of its potential environmental impact.

This proposal raises a number of environmental issues. However, the overall environmental impact of the proposal is not so significant as to require assessment by the EPA, and the subsequent setting of formal conditions by the Minister for Environment under Part IV of the *Environmental Protection Act 1986*. Accordingly, the EPA has determined not to assess this proposal.

Nevertheless, the EPA expects that the proposal will be implemented in an environmentally responsible way.

The EPA's decision to not assess the proposal is open to appeal. There is a 14-day period, closing 31 October 2016, during which, on payment of the appeal fee, an appellant may ask the Minister to consider directing the EPA to reconsider this decision or conduct a formal assessment.

Level 8, The Atrium, 168 St Georges Terrace, Perth, Western Australia 6000
Telephone 08 6145 0800 Facsimile 08 6145 0895 Email info@epa.wa.gov.au

Locked Bag 10, East Perth WA 6892

www.epa.wa.gov.au

Information on the outcome of the appeals process is available through the Appeals Convenor's website, www.appealsconvenor.wa.gov.au, or by telephoning 6467 5190 after the closing date of appeals.

Yours sincerely

A. Sutton

Anthony Sutton
Director
Assessment and Compliance Division

Delegate of the Chairman of the Environmental Protection Authority
Under Notice of Delegation No. 33 published 17 December 2013

17 October 2016

2

Government of **Western Australia**
Department of **Aboriginal Affairs**

ENQUIRIES: Heritage Enquiries- Ph 6551 8000

OUR REF: 2017/0048-01

Mr Phil Bayley
Bayley Environmental Services

via Email: bayley@iinet.net.au

Dear Mr Bayley

**ABORIGINAL HERITAGE INQUIRY**

Thank you for your email dated 14 February 2017 regarding DAA 22432 (Bimara) and DAA 24382 (Yarra Yarra Lakes).

A review of the Register of Places and Objects as well as the Department of Aboriginal Affairs (DAA) Aboriginal Heritage Database confirms that the proposed work is within the boundaries of DAA 22432 (Bimara) and DAA 24382 (Yarra Yarra Lakes).

DAA understands that the proposed work will involve ground disturbance within the boundaries of DAA 22432 (Bimara) and DAA 24382 (Yarra Yarra Lakes) which will require an approval under the *Aboriginal Heritage Act 1972 (*AHA). However DAA suggests that you contact the Yamatji Marlpa Aboriginal Corporation (YMAC), the Native Title Claimants and the informants of the Aboriginal sites who may be able to provide advice to you with regards to whether the proposed works will have any impact to the significance to DAA 22432 (Bimara) and DAA 24382 (Yarra Yarra Lakes) which may result in no approvals under the *Aboriginal Heritage Act 1972* (AHA) being required.

A list of informants can be obtained from DAA by contacting Heritage Enquiries on 6551 8000 or email heritageenquiries@daa.wa.gov.au.

DAA encourages proponents to refer to the State's Aboriginal Heritage Due Diligence Guidelines (Guidelines) which can be found on the DAA website at the following link:

http://www.daa.wa.gov.au/heritage/land-use/



Ground Floor, 151 Royal Street, East Perth, Western Australia, 6004
PO Box 3153, East Perth, Western Australia, 6892
Telephone 1300 651 077 Facsimile (08) 6551 8088
www.daa.wa.gov.au

The Guidelines allow proponents to undertake their own risk assessment regarding the proposal's potential impact on Aboriginal heritage.

If you have any further queries please contact the Department on 6551 8000.

Yours sincerely

Tanya Butler
**DIRECTOR HERITAGE OPERATIONS**

1 March 2017

Government of **Western Australia**
Department of **Aboriginal Affairs**

# Aboriginal Heritage Inquiry System

Aboriginal Sites Database

## Search Criteria

2 Registered Aboriginal Sites in Coordinates search area; 381177.00mE, 6734202.00mN z50 (MGA94) : 381956.00mE, 6734211.00mN z50 (MGA94) : 381975.00mE, 6734019.00mN z50 (MGA94) : 381998.00mE, 6733958.00mN z50 (MGA94) : 382086.00mE, 6733776.00mN z50 (MGA94) : 382149.00mE, 6733667.00mN z50 (MGA94) : 382172.00mE, 6733661.00mN z50 (MGA94) : 382214.00mE, 6733765.00mN z50 (MGA94) : 382253.00mE, 6733859.00mN z50 (MGA94) : 382151.00mE, 6734214.00mN z50 (MGA94) : 382723.00mE, 6734219.00mN z50 (MGA94) : 382788.00mE, 6734056.00mN z50 (MGA94) : 382834.00mE, 6734061.00mN z50 (MGA94) : 383150.00mE, 6733313.00mN z50 (MGA94) : 382979.00mE, 6733255.00mN z50 (MGA94) : 382943.00mE, 6733096.00mN z50 (MGA94) : 382578.00mE, 6733068.00mN z50 (MGA94) : 382420.00mE, 6732921.00mN z50 (MGA94) : 382399.00mE, 6732900.00mN z50 (MGA94) : 382110.00mE, 6732845.00mN z50 (MGA94) : 382029.00mE, 6732808.00mN z50 (MGA94) : 381997.00mE, 6732759.00mN z50 (MGA94) : 381944.00mE, 6732663.00mN z50 (MGA94) : 381812.00mE, 6732658.00mN z50 (MGA94) : 381661.00mE, 6732734.00mN z50 (MGA94) : 381552.00mE, 6732740.00mN z50 (MGA94) : 381328.00mE, 6733259.00mN z50 (MGA94) : 381255.00mE, 6733432.00mN z50 (MGA94) : 380923.00mE, 6733660.00mN z50 (MGA94) : 380803.00mE, 6733781.00mN z50 (MGA94) : 381155.00mE, 6733981.00mN z50 (MGA94) : 381177.00mE, 6734202.00mN z50 (MGA94)

## Disclaimer

The *Aboriginal Heritage Act 1972* preserves all Aboriginal sites in Western Australia whether or not they are registered. Aboriginal sites exist that are not recorded on the Register of Aboriginal Sites, and some registered sites may no longer exist.

The information provided is made available in good faith and is predominately based on the information provided to the Department of Aboriginal Affairs by third parties. The information is provided solely on the basis that readers will be responsible for making their own assessment as to the accuracy of the information. If you find any errors or omissions in our records, including our maps, it would be appreciated if you email the details to the Department at heritageenquiries@daa.wa.gov.au and we will make every effort to rectify it as soon as possible.

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**Coordinate Accuracy**
Accuracy is shown as a code in brackets following the coordinates. Map coordinates (Latitude/Longitude and Easting/Northing) are based on the GDA 94 Datum. The Easting/Northing map grid can be across one or more zones. The zone is indicated for each Easting on the map, i.e. '500000mE:Z50' means Easting=500000, Zone=50.

**Terminology (NB that some terminology has varied over the life of the legislation)**

**Place ID/Site ID:** This a unique ID assigned by the Department of Aboriginal Affairs to the place

**Status:**

- **Registered Site**: The place has been assessed as meeting Section 5 of the *Aboriginal Heritage Act 1972*
- **Other Heritage Place which includes:**
  - **Stored Data / Not a Site:** The place has been assessed as not meeting Section 5 of the *Aboriginal Heritage Act 1972*
  - **Lodged:** Information has been received in relation to the place, but an assessment has not been completed at this stage to determine if it meets Section 5 of the *Aboriginal Heritage Act 1972*

**Status Reason:** e.g. Exclusion - Relates to a portion of an Aboriginal site or heritage place as assessed by the Aboriginal Cultural Material Committee (ACMC). e.g. such as the land subject to a section 18 notice.

**Origin Place ID:** Used in conjuction with Status Reason to indicate which Registered Site this Place originates from.

**Access and Restrictions:**

- **File Restricted = No:** Availability of information (other than boundary) that the Department of Aboriginal Affairs holds in relation to the place is not restricted in any way.
- **File Restricted = Yes:** Some of the information that the Department of Aboriginal Affairs holds in relation to the place is restricted if it is considered culturally sensitive. This information will only be made available if the Department of Aboriginal Affairs receives written approval from the informants who provided the information. Download the Request to Access Restricted Information letter and form.
- **Boundary Restricted = No:** place location is shown as accurately as the information lodged with the Registrar allows.
- **Boundary Restricted = Yes:** To preserve confidentiality the exact location and extent of the place is not displayed on the map. However, the shaded region (generally with an area of at least 4km²) provides a general indication of where the place is located. If you are a landowner and wish to find out more about the exact location of the place, please contact DAA.
- **Restrictions:**
  - **No Restrictions:** Anyone can view the information.
  - **Male Access Only:** Only males can view restricted information.
  - **Female Access Only:** Only females can view restricted information

**Legacy ID:** This is the former unique number that the former Department of Aboriginal Sites assigned to the place. This has been replaced by the Place ID / Site ID.

# Aboriginal Heritage Inquiry System

Aboriginal Sites Database

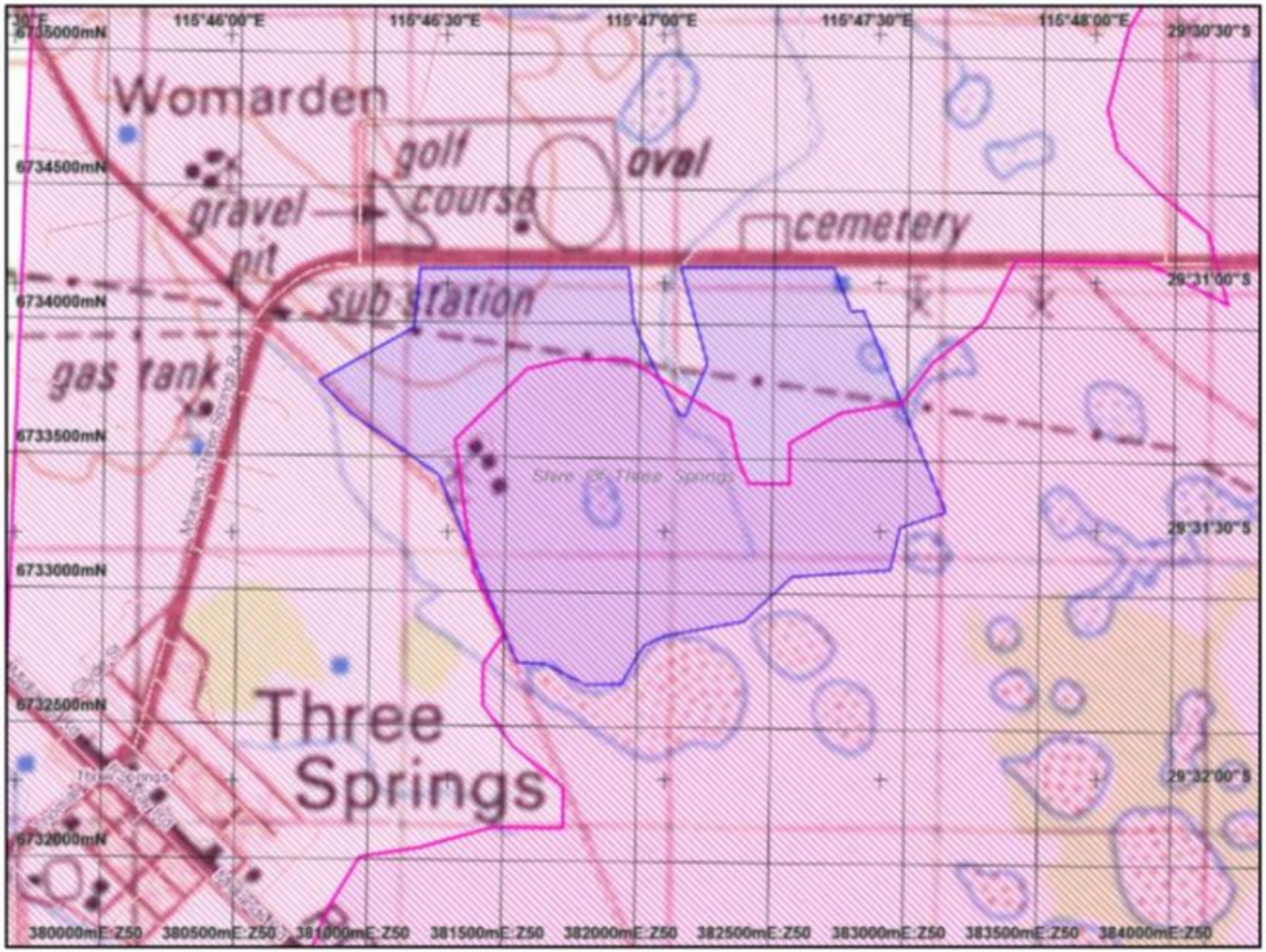
## List of Registered Aboriginal Sites with Map

| Site ID | Site Name | File Restricted | Boundary Restricted | Restrictions | Status | Status Reason | Origin Place ID | Site Type | Knowledge Holders | Coordinates | Legacy ID |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 22432 | Bimara | No | No | No Gender Restrictions | Registered Site | | | Natural Feature | *Registered Knowledge Holder names available from DAA | 385058mE 6731973mN Zone 50 [Reliable] | |
| 24382 | Yarra Yarra Lakes | Yes | Yes | No Gender Restrictions | Registered Site | | | Mythological, Natural Feature | *Registered Knowledge Holder names available from DAA | Not available when location is restricted | |

Government of **Western Australia**
Department of **Aboriginal Affairs**

# Aboriginal Heritage Inquiry System

Aboriginal Sites Database




## Legend

**Selected Heritage Sites**

- Registered Sites
- Aboriginal Community Occupied
- Aboriginal Community Unoccupied
- Town
- Search Area

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Geothermal Application, Geothermal Title, Mining Tenement, Petroleum Application, Petroleum Title boundary data copyright © the State of Western Australia (DMP) (2017.2)

For further important information on using this information please see the Department of Aboriginal Affairs' Terms of Use statement at http://www.daa.wa.gov.au/Terms-Of-Use/

Government of **Western Australia**
Development Assessment Panels

Meeting No.21
30 November 2017

# Minutes of the Mid-West/Wheatbelt Joint Development Assessment Panel

**Meeting Date and Time:** 30 November 2017; 10am
**Meeting Number:** MWWJDAP/21
**Meeting Venue:** Department of Planning, Lands and Heritage
140 William Street,
Perth

## Attendance

### DAP Members

Mr Paul Kotsoglo (Presiding Member)
Mr Vernon Butterly (Deputy Presiding Member)
Mr Jason Hick (Specialist Member) – *via teleconference*
Cr Chris Connaughton (Local Government Member, Shire of Three Springs) – *via teleconference*
Cr Richard Thorpe (Local Government Member, Shire of Three Springs) – *via teleconference*

### Officers in attendance

Mr Nathan Stewart (Shire of Three Springs) – *via teleconference*
Ms Sylvia Yandle (Shire of Three Springs) – *via teleconference*

### Minute Secretary

Mr Phil Goodwin (Department of Planning, Lands and Heritage)

### Applicant and Submitters

Mr Paul Bashall (Three Springs Solar Pty Ltd)

### Members of the Public / Media

Nil

## 1. Declaration of Opening

The Presiding Member, Mr Paul Kotsoglo declared the meeting open at 10am on 30 November 2017 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2017 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

## 2. Apologies

Nil

## 3. Members on Leave of Absence

Nil

## 4. Noting of Minutes

Minutes of the Mid-West/Wheatbelt JDAP meeting no.20 held on 12 October 2017 were noted by DAP members.

## 5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

## 6. Disclosure of Interests

Nil

## 7. Deputations and Presentations

**7.1** Mr Nathan Stewart (Shire of Three Springs) answered questions from the panel.

**7.2** Mr Paul Bashall (Three Springs Solar Pty Ltd) answered questions from the panel.

## 8. Form 1 – Responsible Authority Reports – DAP Application

**8.1**

| | |
|---|---|
| Property Location: | Lots M761, M762, M763 and M764 on Plan 3086 |
| Application Details: | Photovoltaic Solar Farm |
| Applicant: | Mr Paul Bashall, Planwest (WA) Pty Ltd |
| Owner: | Three Springs Solar Pty Ltd |
| Responsible Authority: | Shire of Three Springs |
| DAP File No: | DAP/17/01181 |

**REPORT RECOMMENDATION**

**Moved by:** Mr Vernon Butterly **Seconded by:** Cr Richard Thorpe

That the Mid-West / Wheatbelt Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/17/01181 and accompanying plans (Attachment 1) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the Part 3, 4, 6 and Schedule 2 of the Shire of Three Springs Local Planning Scheme No. 2, subject to the following conditions as follows:

**Conditions**

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not

substantially commenced within the two year period, the approval shall lapse and be of no further effect.

2. Prior to the issue of a building permit the Applicant is to provide an updated site plan for the approval of the local government which demonstrates the following:

    a. a new access arrangement to Perenjori-Three Springs Road which is outside the 700m extent of the road verge containing Declared Rare Flora;
    b. the location of the Water Main Easement within Lot M764; and
    c. No development is to be shown within the Water Main Easement or so as to impede access to the Water Main Easement (i.e. boundary fencing) to the satisfaction of the local government.

3. The development shall be undertaken in accordance with the stamped approved plans, including any amendments and additional plans and information arising from the approval conditions.

4. Prior to the commencement of development a Landscape Plan shall be submitted to the local government for approval detailing landscaping and fencing to be provided along the perimeter of the site.

5. Prior to the commencement of the use the landowner must implement the landscaping shown on the approved landscape plan. The landowner must thereafter maintain the landscaping to the satisfaction of the local government.

6. A Construction Management Plan shall be submitted by the landowner to the local government for approval and approved prior to commencement of works. The Construction Management Plan should address noise, traffic and vehicle movements and parking, storage of materials, dust or any other matters considered relevant by the local government.

7. The development shall be completed in accordance with the approved Construction Management Plan to the satisfaction of the local government.

8. A Stormwater Management Plan is to be submitted by the landowner to the local government for approval and approved prior to the commencement of works.

9. Prior to the commencement of use the recommendations of the Drainage Management Plan shall be implemented to the satisfaction of the local government.

10. The design and location of on-site effluent systems is to be in accordance with Council requirements and any requirements of Local Planning Scheme No. 2.

11. Prior to the commencement of the use the 12 car parking bays shall be constructed and marked out in accordance with Council requirements.

12. Prior to the issue of a building permit the Applicant is to submit for the approval of the local government a Light Reflection and Emissions Management Plan. The Light Reflection and Emissions Management Plan

shall demonstrate how the proposed solar panels and lighting will not cause adverse off-site visual impacts to the surrounding properties and locality to the satisfaction of the local government.

13. The development shall be completed in accordance with the approved Light Reflection and Emissions Management Plan to the satisfaction of the local government.

14. The Applicant is required to give at least 3 months notice to the local government if the proposed development is to cease operations and all solar panels and ancillary structures and infrastructure must be decommissioned and removed within two years of giving this notice, unless the local government agrees otherwise.

**Advice Notes**

1. The Applicant is advised that granting of development approval does not constitute a building permit and that an application for relevant building permits must be submitted to the local government and be approved before any work requiring a building permit can commence on site.

2. The Applicant should be made aware that the proposed works are near an area of high risk. It is recommended that persons planning to build or undertake works in high risk areas near transmission or communication assets (including those listed above) act in a safe manner at all times and in accordance with all applicable legal and safety requirements (including the 'duty of care' under the laws of negligence, Worksafe requirements and guidelines, Australian Standards and Western Power policies and procedures).

3. As there are Aboriginal sites within the proposed solar energy facility, the Applicant is advised that they may have to submit a Section 18 under the *Aboriginal Heritage Act 1972*.

4. All people working and visiting the development are to have access to a sufficient supply of potable water that is of the quality specified under the *Australian Drinking Water Quality Guidelines 2004*.

5. The Applicant is advised that approval from the Department of Health is required for any on-site waste water treatment processes.

6. No work should be undertaken within the Perenjori-Three Springs road reserve between the Declared Rare Flora markers (approximately from the corner of Morawa-Three Springs Road and extending 700m east along Perenjori-Three Springs Road), including the installation of access points to the subject site.

7. If operations are proposed to cease, the landowner shall rehabilitate the site to the satisfaction of the local government to ensure that land can be used for rural purposes.

**AMENDING MOTION**

**Moved by:** Cr Chris Connaughton **Seconded by:** Mr Jason Hick

**(i)** To amend Condition 12 to read as follows:

*Prior to the issue of a building permit the Applicant is to submit for the approval of the local government a Light Reflection and Emissions Management Plan* ***and a Visual Impact Assessment as per the Western Australian Planning Commission guidelines****. The Light Reflection and Emissions Management Plan shall demonstrate how the proposed solar panels and lighting will not cause adverse off-site visual impacts to the surrounding properties and locality to the satisfaction of the local government.*

**REASON: To provide clarity to all parties in the determination of the application.**

**(ii)** To include a new Advice Note to read as follows:

*The development sites lots should be amalgamated prior to use.*

**REASON: Given the access to the land and the facilities including car parking for services which would be provided the whole development, and components of the development traverses boundaries, the JDAP resolved to apply the advice note to ensure appropriate notification is provided to all parties of the requirement.**

**(iii)** To include a new Advice Note to read as follows:

*The applicant is advised the Storm Water Management Plan should demonstrate that adequate flood protection from a 1 in 100 year ARI event is in place and that the concentration of run off generated by the solar panels can be appropriately managed.*

**REASON: The advice note was applied to ensure the storm water management plan addresses key components identified by the JDAP as essential components of the storm water and its nature, which were regarded to be essential for any such plans.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REPORT RECOMMENDATION (AS AMENDED)**

That the Mid-West / Wheatbelt Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/17/01181 and accompanying plans (Attachment 1) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the Part 3, 4, 6 and Schedule 2 of the Shire of Three Springs Local Planning Scheme No. 2, subject to the following conditions as follows:

**Conditions**

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.

2. Prior to the issue of a building permit the Applicant is to provide an updated site plan for the approval of the local government which demonstrates the following:

    a. a new access arrangement to Perenjori-Three Springs Road which is outside the 700m extent of the road verge containing Declared Rare Flora;
    b. the location of the Water Main Easement within Lot M764; and
    c. No development is to be shown within the Water Main Easement or so as to impede access to the Water Main Easement (i.e. boundary fencing) to the satisfaction of the local government.

3. The development shall be undertaken in accordance with the stamped approved plans, including any amendments and additional plans and information arising from the approval conditions.

4. Prior to the commencement of development a Landscape Plan shall be submitted to the local government for approval detailing landscaping and fencing to be provided along the perimeter of the site.

5. Prior to the commencement of the use the landowner must implement the landscaping shown on the approved landscape plan. The landowner must thereafter maintain the landscaping to the satisfaction of the local government.

6. A Construction Management Plan shall be submitted by the landowner to the local government for approval and approved prior to commencement of works. The Construction Management Plan should address noise, traffic and vehicle movements and parking, storage of materials, dust or any other matters considered relevant by the local government.

7. The development shall be completed in accordance with the approved Construction Management Plan to the satisfaction of the local government.

8. A Stormwater Management Plan is to be submitted by the landowner to the local government for approval and approved prior to the commencement of works.

9. Prior to the commencement of use the recommendations of the Drainage Management Plan shall be implemented to the satisfaction of the local government.

10. The design and location of on-site effluent systems is to be in accordance with Council requirements and any requirements of Local Planning Scheme No. 2.

11. Prior to the commencement of the use the 12 car parking bays shall be

constructed and marked out in accordance with Council requirements.

12. Prior to the issue of a building permit the Applicant is to submit for the approval of the local government a Light Reflection and Emissions Management Plan and a Visual Impact Assessment as per the Western Australian Planning Commission guidelines. The Light Reflection and Emissions Management Plan shall demonstrate how the proposed solar panels and lighting will not cause adverse off-site visual impacts to the surrounding properties and locality to the satisfaction of the local government.

13. The development shall be completed in accordance with the approved Light Reflection and Emissions Management Plan to the satisfaction of the local government.

14. The Applicant is required to give at least 3 months notice to the local government if the proposed development is to cease operations and all solar panels and ancillary structures and infrastructure must be decommissioned and removed within two years of giving this notice, unless the local government agrees otherwise.

**Advice Notes**

1. The Applicant is advised that granting of development approval does not constitute a building permit and that an application for relevant building permits must be submitted to the local government and be approved before any work requiring a building permit can commence on site.

2. The Applicant should be made aware that the proposed works are near an area of high risk. It is recommended that persons planning to build or undertake works in high risk areas near transmission or communication assets (including those listed above) act in a safe manner at all times and in accordance with all applicable legal and safety requirements (including the 'duty of care' under the laws of negligence, Worksafe requirements and guidelines, Australian Standards and Western Power policies and procedures).

3. As there are Aboriginal sites within the proposed solar energy facility, the Applicant is advised that they may have to submit a Section 18 under the *Aboriginal Heritage Act 1972*.

4. All people working and visiting the development are to have access to a sufficient supply of potable water that is of the quality specified under the *Australian Drinking Water Quality Guidelines 2004*.

5. The Applicant is advised that approval from the Department of Health is required for any on-site waste water treatment processes.

6. No work should be undertaken within the Perenjori-Three Springs road reserve between the Declared Rare Flora markers (approximately from the corner of Morawa-Three Springs Road and extending 700m east along Perenjori-Three Springs Road), including the installation of access points to the subject site.

7. If operations are proposed to cease, the landowner shall rehabilitate the site to the satisfaction of the local government to ensure that land can be used for rural purposes.

8. The development sites lots should be amalgamated prior to use.

9. The applicant is advised the Storm Water Management Plan should demonstrate that adequate flood protection from a 1 in 100 year ARI event is in place and that the concentration of run off generated by the solar panels can be appropriately managed.

**REASON: In accordance with details contained in the Responsible Authority Report and Amending Motion.**

**The Report Recommendation (as amended) was put and CARRIED UNANIMOUSLY.**

**9. Form 2 – Responsible Authority Reports – Amending or cancelling DAP development approval**

Nil

**10. Appeals to the State Administrative Tribunal**

Nil

**11. General Business / Meeting Close**

The Presiding Member reminded the meeting that in accordance with Section 7.3 of DAP Standing Order 2017 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

There being no further business, the presiding member declared the meeting closed at 11am.

WESTERN AUSTRALIAN
Electoral Commission

Mr Keith Woodward PSM
Chief Executive Officer
Shire of Three Springs
PO Box 117
THREE SPRINGS WA 6519

Dear Mr Woodward PSM,

**Cost Estimate Letter: 2025 Local Government Ordinary Election**

As you are aware, the next local government ordinary election will be held on 18 October 2025. This letter is your Cost Estimate for the Western Australian Electoral Commission to conduct your election, should you proceed with making a declaration under the *Local Government Act 1995* for us to do so.

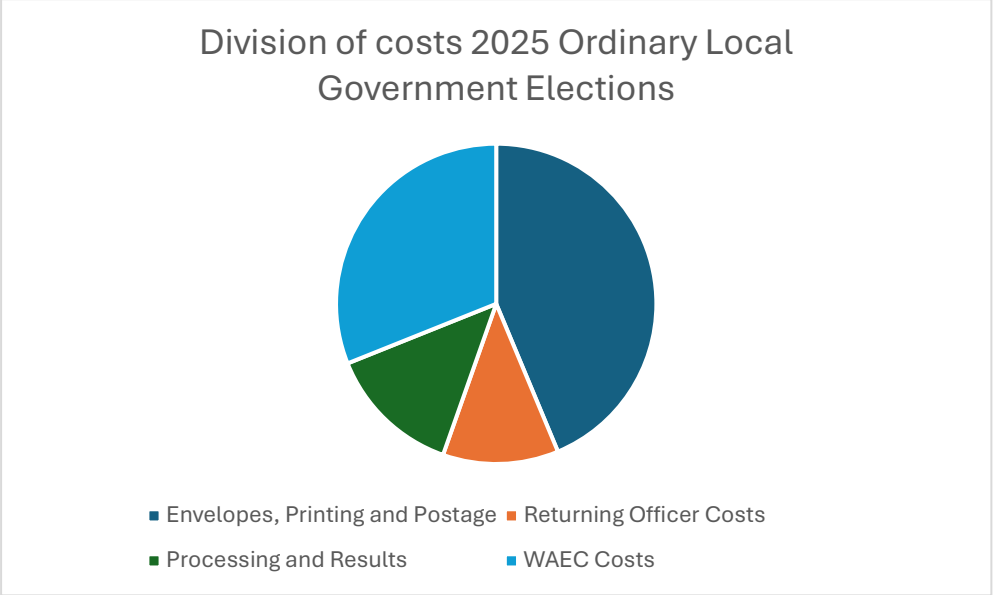
Cost Estimate
The Commission has estimated the cost to conduct your Council's election in 2025 as a postal election at approximately $10,717 (ex GST).

This cost has been based on the following assumptions:

- The method of election will be postal;
- 4 Councillor(s) vacancies;
- 400 electors;
- response rate of approximately 60%
- appointment of a local Returning Officer; and
- count to be conducted at your office using CountWA.

If any of these assumptions are not correct, please contact us and we can provide a new cost estimate.

Cost Methodology
To provide your estimate, the Commission has estimated the costs of all aspects of the election, from supply of materials to staffing costs. For the 2025 Local Government elections, we have applied the following apportionment across the State:




For individual local Governments the exact apportionment of costs may differ slightly from the above, as the cost categories are determined by applying the following variables:

- Envelopes, Printing and Postage, and WAEC Costs are determined by the number of electors in your Local Government;
- Processing and Results is determined by the expected response rate for your election; and
- Returning Officer Costs are determined by the complexity of the election for the Returning Officer; we classify Local Governments into bands depending on a number of factors including number of Wards, number of vacancies and the number of candidates, and then we pay our Returning Officers a rate which reflects this band.

Estimated Cost of 2025 Local Government Elections

The Commission estimates that the total cost of conducting the Local Government Elections across Western Australia in 2025 will increase by $1.3 million, compared to 2023. The key drivers for this cost increase are as follows:

- a 45% cost increase from Australia Post, comprising of a 25% increase which came into effect in March 2024, and an additional 20% proposed increase currently being considered by the Australian Competition and Consumer Commission, which if approved will take effect in July 2025; and
- a 9% increase in the salaries paid to Returning Officers as required by the Public Sector CSA Agreement 2024.

Variations to the final costs for your Council

In accordance with the *Local Government (Elections) Regulations 1997*, the Commission conducts elections on the basis of full accrual cost recovery. This means that should the actual costs incurred to conduct the election be less or greater than what we have estimated, the final cost may differ from the cost estimate you have been provided.

Whilst we aim to keep additional costs at a minimum wherever possible, the following are examples of where cost increases may arise:

- If a Returning Officer is selected that is not local to your area;
- If you elect for Australia Post Priority Service for the lodgement of your election package;
- If casual staff are required for the issuing of Replacement Election Packages;
- If casual staff are required to assist the Returning Officer on election day or night; or
- Unanticipated cost increases from our suppliers.

We will endeavour to keep you informed of any unanticipated cost increases as they are incurred during the election.

Service Commitment

The Commission is committed to conducting elections impartially, effectively, efficiently and professionally. Following each election event, we review our performance and identify ways to improve our service delivery.

The Commission acknowledges that during the 2023 Local Government Ordinary Elections, the results for many Local Governments were delayed. Since this time we have improved our Count Processes, and as demonstrated through extraordinary elections conducted in 2024, we are now able to finalise our results more quickly whilst still retaining accuracy and integrity.

If you have any suggestions for improvements we can make to deliver your election, your feedback is welcome at all times.

Next Steps

Should you wish to accept this cost estimate and proceed with the Electoral Commission undertaking this election, there are specific steps that must be taken under the *Local Government Act 1995*. These steps are summarised in the attached flow chart (Attachment A).

As outlined in the flow chart, if you accept this Cost Estimate then please advise of us this in writing, so that we can issue a Written Agreement letter. Both the Cost Estimate letter, and the Written Agreement letter then need to be taken to Council for a decision.

If you have any queries, please contact lgelections@waec.wa.gov.au .

Yours sincerely,



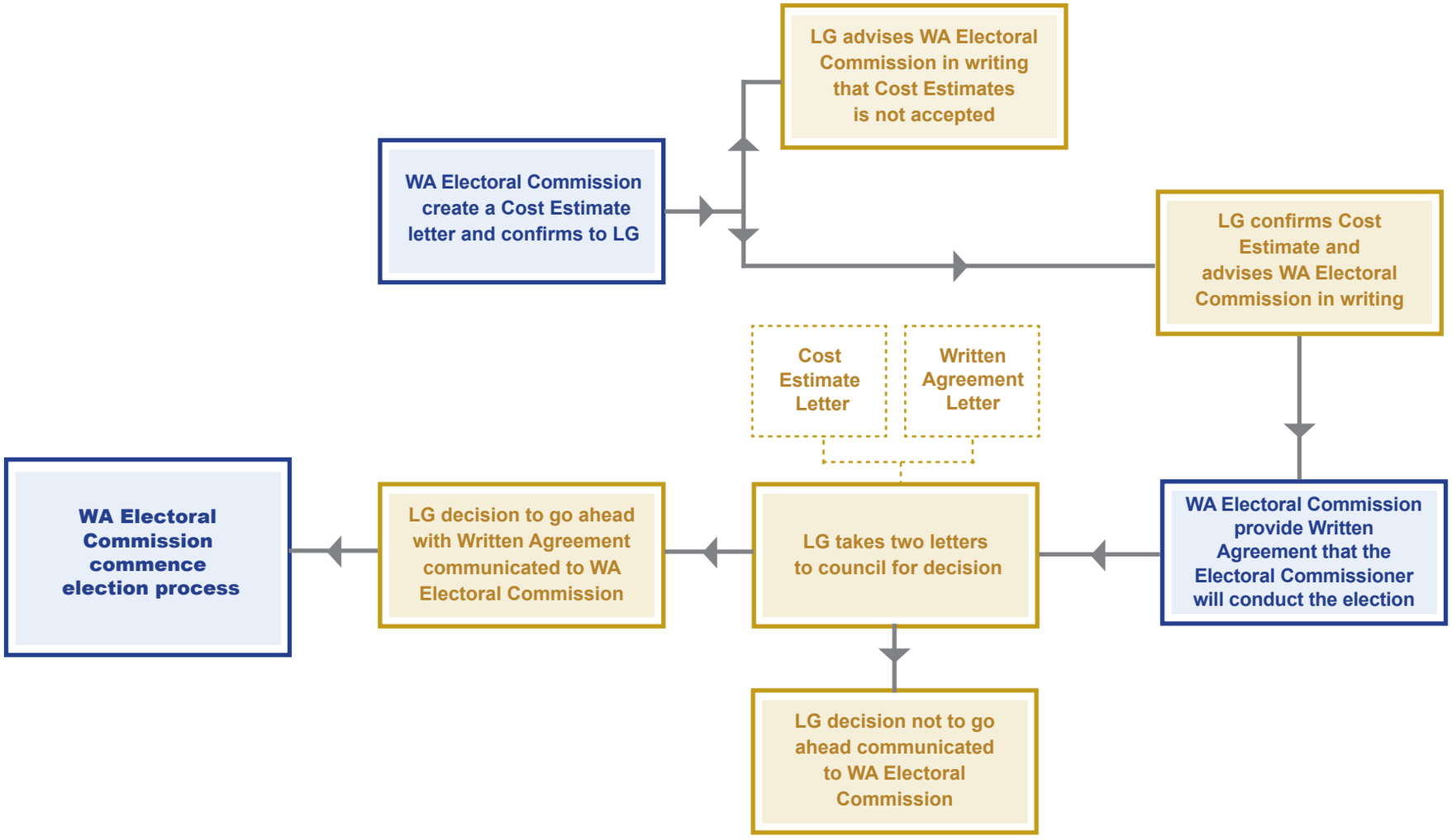
Robert Kennedy
**ELECTORAL COMMISSIONER**

12 December 2024

# Local Government Ordinary Election Process

WESTERN AUSTRALIAN Electoral Commission

Attachment 10.3



WESTERN AUSTRALIAN
Electoral Commission

Mr Keith Woodward PSM
Chief Executive Officer
Shire of Three Springs
PO Box 117
THREE SPRINGS WA 6519

Dear Mr Woodward PSM,

**Written Agreement: 2025 Local Government Ordinary Election**

I refer to your correspondence dated 17 December 2024 in which you accept the Western Australian Electoral Commission's Cost Estimate for the 2025 Local Government Ordinary Election, as outlined in my letter to you dated 12 December 2024 (the Cost Estimates Letter).

This letter is my written agreement to be responsible for the conduct of the local government ordinary election for the Shire of Three Springs. In order to finalise this agreement, you are required under *the Local Government Act 1995* to submit the following motions to Council for a postal election:

1. declare, in accordance with section 4.20(4) of the Local Government Act1995, the Electoral Commissioner to be responsible for the conduct of the 2025 ordinary election, together with any other elections or polls which may be required;

2. decide, in accordance with section 4.61(2) of the *Local Government Act 1995* that the method of conducting the election will be as a Postal election.

Please note that:

- the above motion/s must be presented to Council as drafted and cannot be amended in any way;
- both the Cost Estimates Letter, and this Written Agreement Letter should be attached to the item for Council consideration; and
- the above motion/s must be passed by an absolute majority.

Once the Council passes the above mentioned motion/s, please forward confirmation to the Commission to the email address below. The Commission can then proceed with arrangements for your ordinary election.

If you have any queries, please contact lgelections@waec.wa.gov.au.

Yours sincerely,

Robert Kennedy
**ELECTORAL COMMISSIONER**

9 January 2025

# COMMUNITY SMALL GRANT APPLICATION

132 Railway Road
PO Box 117
THREE SPRINGS WA 6519

(08) 9954 1001

general@threesprings.wa.gov.au
www.threesprings.wa.gov.au

Office Hours
8.00am - 4.00pm
Monday - Friday

| Section A: APPLICANTS DETAILS | | | | |
|---|---|---|---|---|
| **Name of Organisation:** | Three Springs Changemaker | | | |
| **Postal Address:** | Po Box 236 Three Springs 6519 | | | |
| **Contact Person:** | Jenny Mutter | | | |
| **Email:** (will be used for funding remittance) | tschangemakers@outlook.com.au | | | |
| **Phone:** | **(B/H)** 0428 547 035 | | **(Mob)** | |
| **Is your organisation registered for GST** | ☐ **YES** | ☒ **NO** | **ABN** | |
| **Is your organisation Incorporated** | ☐ **YES** | ☒ **NO** | **Incorporation No.** | |
| **Do you have Public Liability Insurance?** | ☐ **YES** | ☒ **NO** | | |

| Section B: PROJECT / EVENT SUMMARY | | | | |
|---|---|---|---|---|
| **Type of Project / Event:** | Benny Mayham youth and adult music workshops and cammunity / family music concert | | | |
| **Name of Project / Event:** | March monster music Afternoon | | | |
| **Project or Event Date/s:** | 8th March 2025 | | | |
| **Total Budget:** | $7037.50 | | | |
| **Requested Funding:** | $5000 | | | |
| **Project Description**<br>Objectives, expected outcomes, proposed actions / purchases<br>You are welcome to attach additional pages, or your project plan, should there be insufficient space. | This event has been decided on with the outcomes from the Three Springs Changemakers Community Development Action Plan, created by the community for the community.<br>Enhancing community connection & Engagement through shared spaces.<br>ACTION- more family friendly social events, get together and celebrations<br><br>This event will incorporate youth and adults from Three Springs and surrounding North Midlands community's.<br>Use of 3 spaces within Three Springs, The Pool, Oval and Eco park.<br>Event timeline plan is<br># 12-2pm - Free entry to the pool, with the inflatables up, and pool activities, working with the pool manager<br># 2-4pm - Free Youth and adult music workshops by Benny Mayham and band using the monster<br>music truck set up at the oval.<br># 4-5pm - break. Set up of food vendors<br># 5-8pm - Free community / family concert on the oval<br><br>Free Eco park camping, encouraging the idea of staying overnight in Three Springs | | | |
| **Will revenue be generated as a result of the project / event?** | ☐ **YES** | ☒ **NO** | **Expected Revenue:** | $ |
| **Is this a fund raising project / event?** | ☐ **YES** | ☒ **NO** | **Beneficiaries?** | |
| **Are you working with any other community groups or businesses in delivery of this project / event?** | **Group / Business** | | **Contact Name** | **Phone** |
| | SoTH | | Keith Woodward | |
| | Swimming Pool | | Vicky Thomas | |
| **Have you applied for other external funding?** | **Funding Body** | | **Status** | **Amount** |
| | Strike Energy | | To be applied | $ 500.00 |
| | Three Springs Thrift Shop | | To be applied | $ 500.00 |

# COMMUNITY SMALL GRANT APPLICATION

## Section C: PROJECT /EVENT BENEFITS

You are welcome to attach additional pages, or your project plan, should there be insufficient space.

**Why is this project / event important?**

Please see attached

**Please describe how this project / event will benefit members of your organisation**

Skill Development: Planning and executing a music event involves a variety of skills such as project management, marketing, budgeting, negotiation, and teamwork. These skills are transferable to many other areas of life and work.
Networking: Music events bring together a diverse group of people, including artists, vendors, sponsors, and attendees. Organizers have the chance to build valuable connections that can open doors to future opportunities.
Personal Satisfaction: Seeing a successful event come to life can be incredibly rewarding. The sense of achievement and the positive feedback from attendees can boost the organizers' morale and confidence.
Community Impact: Organizers can take pride in knowing they have made a positive impact on their community. By bringing people together and providing entertainment, they contribute to the community's social and cultural fabric.
Creative Outlet: Organizing a music event allows for a lot of creativity, from choosing the theme and lineup to designing promotional materials and planning the event's flow.

**Does your project benefit the wider community? Please CLEARLY explain how others will benefit from your project / event**

Music events often attract diverse audiences, bringing new perspectives and cultural exchanges that enrich the entire region. This diversity can foster a greater sense of unity and understanding among neighbouring communities.

Successful music events can highlight the entire region, drawing attention to its attractions, culture, and hospitality. This can boost tourism in neighbouring areas, creating a ripple effect of visitors exploring more of the region.

| **Does your project / event meet any of the Community Grant objective/s**<br><br>**If YES, please state which objective/s your project / event meets and how your project / event will achieve that objective/s** | ☒ **YES** | ☐ **NO** |
|---|---|---|

Direct benefits to the Town of Three Springs, by providing an opportunity to come together that is not sport orientated, locals can explore cultural, recreation and educational opportunities withing the music industry.

**If NO, please provide a comprehensive explanation as to why Council should consider your proposal**

# COMMUNITY SMALL GRANT APPLICATION

## Section D: FINANCIAL DETAILS

**BUDGET:** Please provide a detailed budget for the project / event you are requesting support for from Council. All costs should be itemised in the space provided below. Please note that your income and expenditure should match. If the project / event is fundraising to be retained, please indicate as retained profit. Please refer to the Guidelines for in-kind support information.

| INCOME | | | | | | |
|---|---|---|---|---|---|---|
| **INTERNAL FUNDING - CASH** | | | | | | **AMOUNT** |
| **1.** | Applicants Cash Contribution | | | | | $ |
| **2.** | In-Kind Volunteer Labour | | Hours @ $25 | 20 | Hours @ $40 | $ 800.00 |
| **3.** | In-Kind Donated Materials | | | | | $ |
| **4.** | Other | | | | | $ |
| **5.** | Fundraising - Retained Profit | | | | | $ |
| **6.** | **TOTAL INTERNAL FUNDING (SUM OF 1:5)** | | | | | **$** 800.00 |
| **EXTERNAL FUNDING** | | | | | | |
| **7.** | Shire of Three Springs Funding | | | | | $ 5000.00 |
| **8.** | Funding Organisation 1 (Shire of Three Springs Waiver of Fee) | | | | | $ 237.50 |
| **9.** | Funding Organisation 2 Strike Energy | | | | | $ 500.00 |
| **10.** | Participant Fees (if applicable) | | | | | $ |
| **11.** | Other Thrift Shop | | | | | $ 500.00 |
| **12.** | Other | | | | | $ |
| **13.** | **TOTAL EXTERNAL FUNDING (SUM OF 7:12)** | | | | | **$** 6237.50 |
| **14.** | **TOTAL INCOME (SUM OF 6 + 13)** | | | | | **$** 7037.50 |

| EXPENDITURE | | |
|---|---|---|
| | **ITEM** | AMOUNT |
| **15.** | Youth Music workshop | $ 2895.00 |
| **16.** | Adult music workshop | $ 600.00 |
| **17.** | Community / family concert 3 hours | $ 1995.00 |
| **18.** | Advertising | $ 10.00 |
| **19.** | Accomodation | $ 500.00 |

# COMMUNITY SMALL GRANT APPLICATION

| | | |
|---|---|---|
| **20.** | Volunteer Labour 20 hours @$40 | $ 800.00 |
| **21.** | Pool Hire 35 adults @ $5.00 = $175.00 and 25 kids @ $2.50 = $62.50 (Fee to be waived by Council) | $ 237.50 |
| **22.** | | $ |
| **23.** | | $ |
| **24.** | | $ |
| **25.** | **TOTAL EXPENDITURE** | **$** 7037.50 |

| | |
|---|---|
| **Total cost of project / event (25)** | **$** 7037.50 |
| **Amount of council funding requested (7)** | **$** 5000.00 |
| **Your internal funding (6 - 5)** | **$** 800.00 |
| **Fundraising Profit** | **$** |
| **Contribution from other sources (13 - 7)** | **$** 1000.00 |

## Section E: DECLARATION

I hereby declare that the information supplied on behalf of the named organisation is correct. I consent to the Shire of Three Springs collecting the personal contact details provided in this application. We acknowledge your right to have access to our personal information, in accordance with the Privacy Act 2000.
I also declare that I have read the Shire of Three Springs Community Small Grants Guidelines and agree to comply with the provisions included.

| | | | | |
|---|---|---|---|---|
| **Signature** | | | | |
| **Name** | Jenny Mutter | | **Date** | 20/01/2025 |
| **Position *** (Must be an executive committee member) | Committee Member | | | |
| **Bank Account** | **BSB** | | **ACC** | |
| **Account Name** | | | | |

| **Office Use Only** | | | | | |
|---|---|---|---|---|---|
| Date Received | | Records Ref | | File Ref | |
| Approval under delegated Authority? ☐YES ☐ NO* | | | *Report to Council required | | |

# COMMUNITY SMALL GRANT APPLICATION

| Authorised Officer under the instrument of Delegation Number | | | | | | | |
|---|---|---|---|---|---|---|---|
| ☐ Approved | $ | ☐ Declined | | Reason: | | | |
| *If No, Council Meeting Date | | *Outcome of Council Decision | | ☐ Approved ☐ Declined, OMC No | | | |
| Applicant Notified | ☐ YES | Date | | Records Ref | | File Ref | |

**Name of Committee Chairperson** **Signature** **Date**

# SHIRE OF THREE SPRINGS

## MONTHLY FINANCIAL REPORT
**(Containing the Statement of Financial Activity)**
**For the Period Ended 31 December 2024**

**LOCAL GOVERNMENT ACT 1995**

**LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996**

## TABLE OF CONTENTS


| | | |
|---|---|---|
| Monthly Summary Information | | 3 - 5 |
| Key Terms and Descriptions - Statutory Reporting Programs | | 6 |
| Statement of Financial Activity by Program | | 7 |
| Key Terms and Descriptions - Nature or Type Descriptions | | 8 |
| Statement of Financial Activity by Nature | | 9 |
| Statement of Financial Position | | 10 |
| Note 1 | Adjusted Net Current Assets | 11 |
| Note 2 | Cash and Financial Assets | 12 |
| Note 3 | Receivables | 13 |
| Note 4 | Other Current Assets | 14 |
| Note 5 | Payables | 15 |
| Note 6 | Rating Revenue | 16 |
| Note 7 | Disposal of Assets | 17 |
| Note 8 | Capital Acquisitions | 18 |
| Note 9 | Borrowings | 21 |
| Note 10 | Reserves | 22 |
| Note 11 | Other Current Liabilities | 23 |
| Note 12 | Grants and Contributions | 24 |
| Note 13 | Capital Grants and Contributions | 25 |
| Note 14 | Bonds & Depoits and Trust Fund | 26 |
| Note 15 | Explanation of Material Variances | 27 |
| Note 16 | Budget Amendments | 28 |

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# KEY INFORMATION

**Items of Significance**
The material variance adopted by the Shire for the 2024/25 year is $10,000 or 10%. The following selected items have been highlighted due to the amount of the variance to the budget or due to the nature of the revenue/expenditure. A full listing and explanation of all items considered of significant/material variance is disclosed in Note 15.

| | % Collected / Completed | Amended Annual Budget | Amended YTD Budget | YTD Actual | Variance (Under)/Over |
|---|---|---|---|---|---|
| **Significant Projects (above $30,000)** | | | | | |
| Staff House - (Lot 35) 47 Williamson St - Building (Capital) | 32% | 44,230 | 13,846 | 14,191 | (345) |
| Staff House - (Lot 157) 65 Carter St - Building (Capital) | 0% | 46,000 | 0 | 0 | 0 |
| Community Hall - Carter Street - Emergency Evac Cntre (Capital) | 4% | 335,487 | 11,829 | 14,202 | (2,373) |
| Pavilion - Oval - Building (Capital) (incl NEW GYM postings - use BC11 | 4% | 107,000 | 4,000 | 4,516 | (516) |
| Sporting Club - Slaughter Street - Building (Capital) | 95% | 106,218 | 106,218 | 100,920 | 5,298 |
| Duffy Store Redevelopment Capex | 0% | 1,000,000 | 0 | 0 | 0 |
| Westrail Building - Railway Road - Building (Capital) | 0% | 39,500 | 11,500 | 0 | 11,500 |
| Admin Office - 132 Railway Rd - Building (Capital) | 0% | 32,500 | 0 | 0 | 0 |
| TS5017 New Fire Unit (Arrino BFB) | 0% | 614,300 | 0 | 0 | 0 |
| CCTV equipment | 30% | 80,000 | 10,000 | 24,132 | (14,132) |
| TS125 New Doctor's Vehicle | 107% | 63,000 | 63,000 | 67,614 | (4,614) |
| New Community Bus | 0% | 140,000 | 0 | 0 | 0 |
| TS5015 New Supervisor of Parks & Gardens Light vehicle | 97% | 58,000 | 58,000 | 56,228 | 1,772 |
| Trailer mounted Variable Message Sign (inc trailer) x 2 | 106% | 50,000 | 0 | 53,020 | (53,020) |
| Communication Equipment, Water Tank, Digital Information sign & C | 0% | 45,000 | 0 | 0 | 0 |
| TS5006 New Grader | 0% | 490,000 | 0 | 0 | 0 |
| TS5021 New Outside Crew Commute Vehicle | 0% | 73,181 | 0 | 0 | 0 |
| Roads - Bitumen Sealing Towns Streets - General (Budgeting Only) | 42% | 50,000 | 20,000 | 21,188 | (1,188) |
| Roads - Crack Sealing Towns Streets - General (Budgeting Only) | 0% | 30,000 | 0 | 0 | 0 |
| Simpson Road (Capital) | 0% | 139,863 | 0 | 0 | 0 |
| Tomkins Road (Capital) | 0% | 34,953 | 0 | 0 | 0 |
| Skipper Road (R2R) | 101% | 160,622 | 160,621 | 161,624 | (1,003) |
| Arrino West Road Sealed (R2R) | 0% | 514,413 | 0 | 0 | 0 |
| First North Road (R2R) | 75% | 166,792 | 166,792 | 125,296 | 41,496 |
| Hydraulic Road (R2R) | 82% | 61,680 | 61,678 | 50,606 | 11,072 |
| 2024-25 Dudawa Road Sealed SLK 7.5 - 12.5 Project 30003110 | 0% | 194,276 | 0 | 0 | 0 |
| 2024-25 Dudawa Road Sealed SLK 8.5 - 12.5 Project 30003111 | 0% | 414,089 | 0 | 0 | 0 |
| Perenjori - Three Springs Road - Mid West Secondary Grain Freight P | 1% | 1,095,585 | 0 | 8,314 | (8,314) |
| Inering Road - Mid West Secondary Grain Freight Project | 1% | 318,718 | 0 | 2,415 | (2,415) |
| Three Springs - Eneabba Road - Mid West Secondary Grain Freight Pr | 1% | 10,057,867 | 0 | 94,442 | (94,442) |
| Main Street Beautification | 0% | 30,000 | 0 | 0 | 0 |
| Swimming Pool Basins renewal | 98% | 164,239 | 164,239 | 160,999 | 3,240 |
| Playground Capital Works | 0% | 102,472 | 0 | 0 | 0 |
| **Grants, Subsidies and Contributions** | | | | | |
| Grants, Subsidies and Contributions | 35% | 1,027,916 | 321,176 | 356,222 | 35,046 |
| Capital Grants, Subsidies and Contributions | 2% | 14,467,299 | 681,398 | 282,692 | (398,706) |
| | 4% | 15,495,214 | 1,002,574 | 638,914 | (363,660) |
| Rates Levied | 100% | 2,909,850 | 2,909,849 | 2,898,486 | (11,363) |

*% Compares current ytd actuals to annual budget*

| Financial Position | | Prior Year 31 December 2023 | Current Year 31 December 2024 |
|---|---|---|---|
| Adjusted Net Current Assets | 102% | $ 4,172,872 | $ 4,241,427 |
| Cash and Equivalent - Unrestricted | 91% | $ 4,730,089 | $ 4,291,014 |

# SUMMARY INFORMATION

## PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 31 December 2024
Prepared by: Krys East (DCEO)
Reviewed by: Keith Woodward (CEO)

## BASIS OF PREPARATION

### REPORT PURPOSE

This report is prepared to meet the requirements of Local Government (Financial Management) Regulations 1996, Regulation 34 . Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary due to transactions being processed for the reporting period after the date of preparation.

### BASIS OF ACCOUNTING

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this statement are presented below and have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

### THE LOCAL GOVERNMENT REPORTING ENTITY

All Funds through which the Council controls resources to carry on its functions have been included in this statement. In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated. All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 14.

## SIGNIFICANT ACCOUNTING POLICES

### GOODS AND SERVICES TAX

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

### REVALUATION TIMING

The Local Government (Financial Management) Regulations 1996 provide that:

- land and buildings classified as property, plant and equipment; or
- infrastructure; or
- vested improvements that the local government controls ;

and measured at reportable value, are only required to be revalued every five years. Revaluing these non-financial assets every five years is a departure from AASB 116 Property, Plant and Equipment, which would have required the Shire to assess at each reporting date whether the carrying amount of the above mentioned non-financial assets materially differs from their fair value and, if so, revalue the class of non-financial assets.

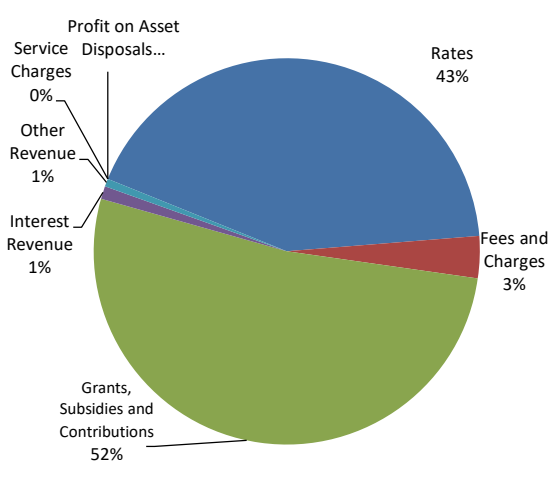
### CRITICAL ACCOUNTING ESTIMATES

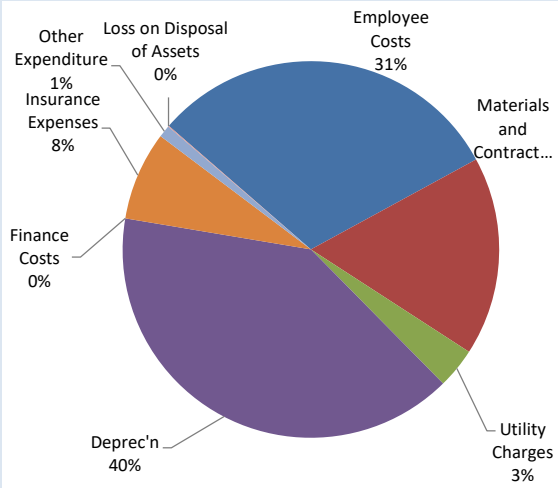
The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

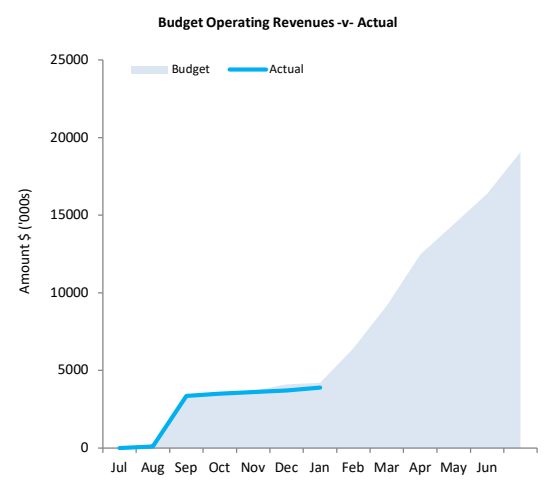
### ROUNDING OFF FIGURES

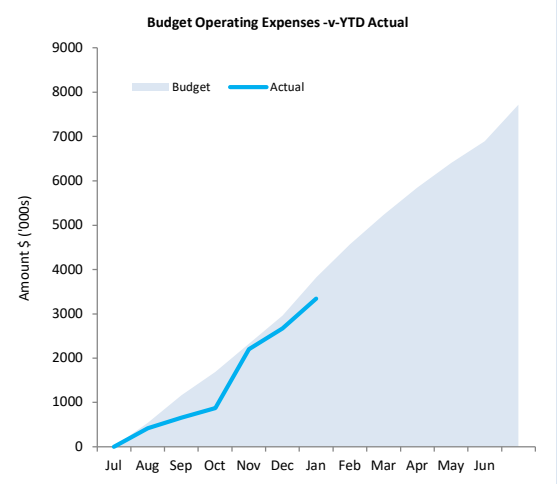
All figures shown in this statement are rounded to the nearest dollar.

## SUMMARY GRAPHS

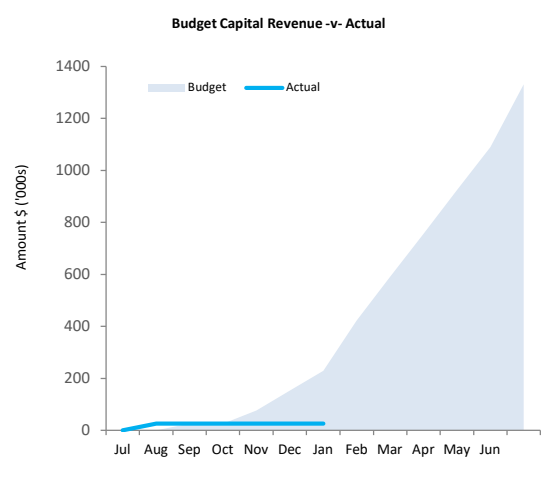


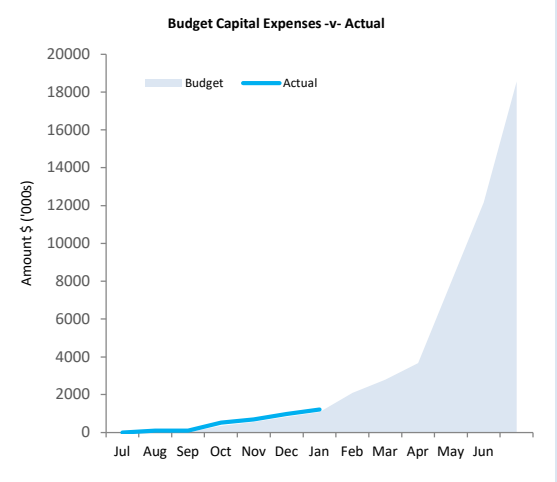




**CAPITAL REVENUE**




**CAPITAL EXPENSES**




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

## STATUTORY REPORTING PROGRAMS

Shire operations as disclosed in these financial statements encompass the following service orientated activities/programs.

| | |
|---|---|
| **GOVERNANCE**<br>To provide a decision making process for the efficient allocation of scarce resources. | **ACTIVITIES**<br>Administration and operation of facilities to members of council: Other costs that relate to the tasks of assisting elected members and ratepayers on matters which do not concern specific council services. |
| **GENERAL PURPOSEFUNDING**<br>To collect revenue to fund the provision of services. | Rates, general purpose government grants and interest revenue |
| **LAW, ORDER, PUBLIC SAFETY**<br>To ensure a safer community in which to live. | Supervision of various local laws, fire prevention, emergency services and animal control. |
| **HEALTH**<br>To provide an operational framework for good community health. | 'Food quality and pest control, maintenance of child health centre, medical centre, dental clinic and administration of group health scheme. |
| **EDUCATION AND WELFARE**<br>To support the needs of the community in education and welfare. | Assistance to Day Care Centre, Playgroup, Youth activities and other voluntary services. |
| **HOUSING**<br>Provide adequate housing to attract and retain staff and non-staff. | Maintenace of council owned staff and non-staff housing. |
| **COMMUNITY AMENITIES**<br>Provide services required by the community. | Rubbish collection services, tip operation, noise control, town planning administration, cemetery maintenance, rest centres, storm water drainage and FM radio retransmitter. |
| **RECREATION AND CULTURE**<br>To establish and effectively manage infrastructure and resources that help the social wellbeing of the community. | Maintenance of the swimming pool, recreation centre, library, parks, gardens and reserves. |
| **TRANSPORT**<br>To provide effective and efficient transport services to the community. | Construction and maintenance of streets, roads, bridges, cleaning and lighting of streets, traffic lights, cycleways, depot maintenance and airstrip maintenance. |
| **ECONOMIC SERVICES**<br>To help promote the Shire and improve its economic wellbeing. | The regulation and provision of tourism, area promotion, building control, noxious weeds, vermin control, plant nursery and standpipes. |
| **OTHER PROPERTY AND SERVICES**<br>To monitor and control overheads and operating accounts. | Private works operations, plant repairs and operations and engineering costs. |

**SHIRE OF THREE SPRINGS**
**STATEMENT OF FINANCIAL ACTIVITY**
**FOR THE PERIOD ENDED 31 DECEMBER 2024**

## STATUTORY REPORTING PROGRAMS

| | Note | Adopted Annual Budget | Amended Annual Budget (d) | Amended YTD Budget (a) | YTD Actual (b) | Var. $ (b)-(a) | Var. % (b)-(a)/(a) | Var. ▲▼ | Significant Var. S |
|---|---|---|---|---|---|---|---|---|---|
| | | $ | $ | $ | $ | $ | % | | |
| **OPERATING ACTIVITIES** | | | | | | | | | |
| **Revenue from operating activities** | | | | | | | | | |
| Governance | | 800 | 800 | 399 | **0** | (399) | (100%) | ▼ | |
| General Purpose Funding - Rates | 6 | 2,909,850 | 2,909,850 | 2,909,849 | **2,898,486** | (11,363) | (0%) | ▼ | |
| General Purpose Funding - Other | | 262,637 | 262,637 | 78,878 | **155,311** | 76,433 | 97% | ▲ | S |
| Law, Order and Public Safety | | 666,504 | 666,504 | 31,412 | **31,305** | (107) | (0%) | ▼ | |
| Health | | 107,444 | 107,444 | 92,421 | **86,119** | (6,302) | (7%) | ▼ | |
| Education and Welfare | | 1,500 | 1,500 | 1,500 | **0** | (1,500) | (100%) | ▼ | |
| Housing | | 121,390 | 121,390 | 68,280 | **55,360** | (12,920) | (19%) | ▼ | S |
| Community Amenities | | 115,241 | 115,241 | 108,599 | **166,075** | 57,476 | 53% | ▲ | S |
| Recreation and Culture | | 62,709 | 62,709 | 13,197 | **12,715** | (482) | (4%) | ▼ | |
| Transport | | 267,059 | 267,059 | 186,070 | **184,123** | (1,947) | (1%) | ▼ | |
| Economic Services | | 19,400 | 19,400 | 9,699 | **3,981** | (5,718) | (59%) | ▼ | |
| Other Property and Services | | 58,740 | 58,740 | 30,681 | **17,538** | (13,143) | (43%) | ▼ | S |
| | | 4,593,273 | 4,593,273 | 3,530,985 | **3,611,014** | | | | |
| **Expenditure from operating activities** | | | | | | | | | |
| Governance | | (593,139) | (593,139) | (320,337) | **(264,083)** | 56,254 | 18% | ▲ | S |
| General Purpose Funding | | (182,469) | (182,469) | (91,498) | **(87,146)** | 4,352 | 5% | ▲ | |
| Law, Order and Public Safety | | (284,703) | (284,703) | (126,656) | **(147,126)** | (20,470) | (16%) | ▼ | S |
| Health | | (371,665) | (371,665) | (181,335) | **(82,138)** | 99,197 | 55% | ▲ | S |
| Education and Welfare | | (123,326) | (123,326) | (61,945) | **(62,405)** | (460) | (1%) | ▼ | |
| Housing | | (295,714) | (300,714) | (146,839) | **(158,143)** | (11,304) | (8%) | ▼ | |
| Community Amenities | | (686,587) | (708,587) | (304,961) | **(185,008)** | 119,953 | 39% | ▲ | S |
| Recreation and Culture | | (1,673,254) | (1,689,254) | (859,970) | **(692,301)** | 167,669 | 19% | ▲ | S |
| Transport | | (2,907,790) | (2,932,790) | (1,415,947) | **(1,386,087)** | 29,860 | 2% | ▲ | |
| Economic Services | | (474,045) | (489,045) | (245,656) | **(207,662)** | 37,994 | 15% | ▲ | S |
| Other Property and Services | | (40,915) | (40,915) | 20,179 | **(34,848)** | (55,027) | 273% | ▼ | |
| | | (7,633,607) | (7,716,607) | (3,734,965) | **(3,306,947)** | | | | |
| **Non-cash amounts excluded from operating activities** | | | | | | | | | |
| Add back Depreciation | | 2,542,724 | 2,542,724 | 1,258,776 | **1,339,213** | 80,437 | 6% | ▲ | |
| Adjust (Profit)/Loss on Asset Disposal | 7 | (32,751) | (32,751) | (6,072) | **1,919** | 7,991 | (132%) | ▲ | |
| Movement in Leave Reserve (Added Back) | | 5,274 | 5,274 | 0 | **0** | 0 | | | |
| Adjustment in Fixed Assets | | 0 | 0 | 0 | **0** | 0 | | | |
| | | 2,515,248 | 2,515,248 | 1,252,704 | **1,341,131** | | | | |
| **Amount attributable to operating activities** | | **(525,086)** | **(608,086)** | **1,048,724** | **1,645,198** | | | | |
| **INVESTING ACTIVITIES** | | | | | | | | | |
| **Inflows from investing activities** | | | | | | | | | |
| Capital Grants, Subsidies and Contributions | 13 | 14,467,299 | 14,467,299 | 681,398 | **282,692** | (398,706) | (59%) | ▼ | S |
| Proceeds from Disposal of Assets | 7 | 331,250 | 331,250 | 26,136 | **26,136** | 0 | 0% | ▲ | |
| Proceeds from financial assets at amortised cost - self supporting loans | | 0 | 0 | 0 | **0** | 0 | | | |
| | | 14,798,549 | 14,798,549 | 707,534 | **308,828** | | | | |
| **Outflows from investing activities** | | | | | | | | | |
| Land Held for Resale | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Land and Buildings | 8 | (1,920,380) | (1,920,380) | (238,041) | **(237,037)** | 1,004 | 0% | ▲ | |
| Plant and Equipment | 8 | (1,694,245) | (1,694,245) | (171,964) | **(234,504)** | (62,540) | (36%) | ▼ | S |
| Furniture and Equipment | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Infrastructure Assets - Roads | 8 | (13,262,406) | (13,262,406) | (432,638) | **(491,935)** | (59,297) | (14%) | ▼ | S |
| Infrastructure Assets - Drainage | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Infrastructure Assets - Footpaths | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Infrastructure Assets - Parks and Ovals | 8 | (400,211) | (400,211) | (231,239) | **(259,430)** | (28,191) | (12%) | ▼ | S |
| Infrastructure Assets - Airfield | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Payments for financial assets at amortised cost - self supporting loans | | 0 | 0 | 0 | **0** | 0 | | | |
| | | (17,277,242) | (17,277,242) | (1,073,882) | **(1,222,906)** | | | | |
| **Amount attributable to investing activities** | | **(2,478,693)** | **(2,478,693)** | **(366,348)** | **(914,078)** | | | | |
| **FINANCING ACTIVITIES** | | | | | | | | | |
| **Inflows from financing activities** | | | | | | | | | |
| Proceeds from New Debentures | 9 | 1,000,000 | 1,000,000 | 0 | **0** | 0 | | | |
| Transfer from Reserves | 10 | 0 | 0 | 0 | **0** | 0 | | | |
| | | 1,000,000 | 1,000,000 | 0 | **0** | | | | |
| **Outflows from financing activities** | | | | | | | | | |
| Repayment of Borrowings | 9 | (1,000,000) | (1,000,000) | 0 | **0** | 0 | | | |
| Payments for principal portion of lease liabilities | 9 | 0 | 0 | 0 | **0** | 0 | | | |
| Transfer to Reserves | 10 | (363,055) | (280,055) | 0 | **0** | 0 | | | |
| | | (1,363,055) | (1,280,055) | 0 | **0** | | | | |
| **Amount attributable to financing activities** | | **(363,055)** | **(280,055)** | **0** | **0** | | | | |
| **MOVEMENT IN SURPLUS OR DEFICIT** | | | | | | | | | |
| **Surplus or deficit at the start of the financial year** | 1 | 3,366,834 | 3,547,407 | 3,547,407 | **3,547,407** | 0 | 0% | | |
| Amount attributable to operating activities | | (525,086) | (608,086) | 1,048,724 | **1,645,198** | | | | |
| Amount attributable to investing activities | | (2,478,693) | (2,478,693) | (366,348) | **(914,078)** | | | | |
| Amount attributable to financing activities | | (363,055) | (280,055) | 0 | **0** | | | | |
| **Surplus or deficit at the end of the financial year** | 1 | **(0)** | **180,572** | **4,229,783** | **4,278,527** | | | | |

**KEY INFORMATION**

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
Refer to Note 15 for an explanation of the reasons for the variance.
The material variance adopted by Council for the 2024/25 year is $10,000 and 10%.

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

**SHIRE OF THREE SPRINGS**

**KEY TERMS AND DESCRIPTIONS**

**FOR THE PERIOD ENDED 31 DECEMBER 2024**

# NATURE OR TYPE DESCRIPTIONS

## REVENUE

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

**GRANTS, SUBSIDIES AND CONTRIBUTIONS**
Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

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

**PROFIT ON ASSET DISPOSAL**
Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

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

**SERVICE CHARGES**
Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

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

**OTHER REVENUE / INCOME**
Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

## EXPENSES

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

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

**UTILITIES (GAS, ELECTRICITY, WATER, ETC.)**
Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

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

**LOSS ON ASSET DISPOSAL**
Loss on the disposal of fixed assets.

**DEPRECIATION**
Depreciation expense raised on all classes of assets.

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

**OTHER EXPENDITURE**
Statutory fees, taxes, provision for bad debts, member's fees or State taxes. Donations and subsidies made to community groups.

**SHIRE OF THREE SPRINGS**
**STATEMENT OF FINANCIAL ACTIVITY**
**FOR THE PERIOD ENDED 31 DECEMBER 2024**

## BY NATURE

| | Note | Adopted Annual Budget | Amended Annual Budget | Amended YTD Budget (a) | YTD Actual (b) | Var. $ (b)-(a) | Var. % (b)-(a)/(a) | Var. ▲▼ | Significant Var. S |
|---|---|---|---|---|---|---|---|---|---|
| | | $ | $ | $ | $ | $ | % | | |
| **OPERATING ACTIVITIES** | | | | | | | | | |
| **Revenue from operating activities** | | | | | | | | | |
| Rates | 6 | 2,909,850 | 2,909,850 | 2,909,849 | **2,898,486** | (11,363) | (0%) | ▼ | |
| Grants, Subsidies and Contributions | 12 | 1,027,916 | 1,027,916 | 321,176 | **356,222** | 35,046 | 11% | ▲ | S |
| Fees and Charges | | 291,281 | 291,281 | 197,187 | **239,596** | 42,409 | 22% | ▲ | S |
| Service Charges | | 0 | 0 | 0 | **0** | 0 | | | |
| Interest Revenue | | 182,061 | 182,061 | 38,594 | **74,139** | 35,545 | 92% | ▲ | S |
| Other Revenue | | 99,530 | 99,530 | 58,107 | **42,570** | (15,537) | (27%) | ▼ | S |
| Profit on Disposal of Assets | 7 | 82,636 | 82,636 | 6,072 | **0** | (6,072) | (100%) | ▼ | |
| | | 4,593,273 | 4,593,273 | 3,530,985 | **3,611,014** | | | | |
| **Expenditure from operating activities** | | | | | | | | | |
| Employee Costs | | (2,458,586) | (2,458,586) | (1,238,762) | **(1,025,489)** | 213,273 | 17% | ▲ | S |
| Materials and Contracts | | (1,957,704) | (2,040,704) | (946,202) | **(570,983)** | 375,219 | 40% | ▲ | S |
| Utility Charges | | (333,894) | (333,894) | (194,315) | **(116,165)** | 78,151 | 40% | ▲ | S |
| Depreciation | | (2,542,724) | (2,542,724) | (1,258,776) | **(1,339,213)** | (80,437) | (6%) | ▼ | |
| Finance Costs | | 0 | 0 | 0 | **0** | 0 | | | |
| Insurance Expenses | | (182,084) | (182,084) | (130,649) | **(254,963)** | (124,314) | (95%) | ▼ | S |
| Other Expenditure | | (108,729) | (108,729) | (54,356) | **(35,316)** | 19,041 | 35% | ▲ | S |
| Loss on Disposal of Assets | 7 | (49,885) | (49,885) | 0 | **(1,919)** | (1,919) | | ▼ | |
| | | (7,633,607) | (7,716,607) | (3,823,060) | **(3,344,047)** | | | | |
| **Operating activities excluded from budget** | | | | | | | | | |
| Add back Depreciation | | 2,542,724 | 2,542,724 | 1,258,776 | **1,339,213** | 80,437 | 6% | ▲ | |
| Adjust (Profit)/Loss on Asset Disposal | 7 | (32,751) | (32,751) | (6,072) | **1,919** | 7,991 | (132%) | ▲ | |
| Movement in Leave Reserve (Added Back) | | 5,274 | 5,274 | 0 | **0** | 0 | | | |
| Adjustment in Fixed Assets | | 0 | 0 | 0 | **0** | 0 | | | |
| | | 2,515,248 | 2,515,248 | 1,252,704 | **1,341,131** | | | | |
| **Amount attributable to operating activities** | | **(525,086)** | **(608,086)** | **960,629** | **1,608,098** | | | | |
| **INVESTING ACTIVITIES** | | | | | | | | | |
| **Inflows from investing activities** | | | | | | | | | |
| Capital Grants, Subsidies and Contributions | 13 | 14,467,299 | 14,467,299 | 681,398 | **282,692** | (398,706) | (59%) | ▼ | S |
| Proceeds from Disposal of Assets | 7 | 331,250 | 331,250 | 26,136 | **26,136** | 0 | 0% | ▲ | |
| Proceeds from financial assets at amortised cost - self supporting loans | 9 | 0 | 0 | 0 | **0** | 0 | | | |
| | | 14,798,549 | 14,798,549 | 707,534 | **308,828** | | | | |
| **Outflows from investing activities** | | | | | | | | | |
| Land Held for Resale | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Land and Buildings | 8 | (1,920,380) | (1,920,380) | (238,041) | **(237,037)** | 1,004 | 0% | ▲ | |
| Plant and Equipment | 8 | (1,694,245) | (1,694,245) | (171,964) | **(234,504)** | (62,540) | (36%) | ▼ | S |
| Furniture and Equipment | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Infrastructure Assets - Roads | 8 | (13,262,406) | (13,262,406) | (432,638) | **(491,935)** | (59,297) | (14%) | ▼ | S |
| Infrastructure Assets - Drainage | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Infrastructure Assets - Footpaths | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Infrastructure Assets - Parks and Ovals | 8 | (400,211) | (400,211) | (231,239) | **(259,430)** | (28,191) | (12%) | ▼ | S |
| Infrastructure Assets - Airfield | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Payments for financial assets at amortised cost - self supporting loans | | 0 | 0 | 0 | **0** | 0 | | | |
| | | (17,277,242) | (17,277,242) | (1,073,882) | **(1,222,906)** | | | | |
| **Amount attributable to investing activities** | | **(2,478,693)** | **(2,478,693)** | **(366,348)** | **(914,078)** | | | | |
| **FINANCING ACTIVITIES** | | | | | | | | | |
| **Inflows from financing activities** | | | | | | | | | |
| Proceeds from New Borrowings | | 1,000,000 | 1,000,000 | 0 | **0** | 0 | | | |
| Transfer from Reserves | 10 | 0 | 0 | 0 | **0** | 0 | | | |
| | | 1,000,000 | 1,000,000 | 0 | **0** | | | | |
| **Outflows from financing activities** | | | | | | | | | |
| Repayment of Borrowings | 9 | (1,000,000) | (1,000,000) | 0 | **0** | 0 | | | |
| Payments for principal portion of lease liabilities | 9 | 0 | 0 | 0 | **0** | 0 | | | |
| Transfer to Reserves | 10 | (363,055) | (280,055) | 0 | **0** | 0 | | | |
| | | (1,363,055) | (1,280,055) | 0 | **0** | | | | |
| **Amount attributable to financing activities** | | **(363,055)** | **(280,055)** | **0** | **0** | | | | |
| **MOVEMENT IN SURPLUS OR DEFICIT** | | | | | | | | | |
| **Surplus or deficit at the start of the financial year** | 1 | 3,366,834 | 3,547,407 | 3,547,407 | **3,547,407** | 0 | 0% | | |
| Amount attributable to operating activities | | (525,086) | (608,086) | 960,629 | **1,608,098** | | | | |
| Amount attributable to investing activities | | (2,478,693) | (2,478,693) | (366,348) | **(914,078)** | | | | |
| Amount attributable to financing activities | | (363,055) | (280,055) | 0 | **0** | | | | |
| **Surplus or deficit at the end of the financial year** | 1 | **(0)** | **180,572** | **4,141,688** | **4,241,427** | | | | |

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
Refer to Note 15 for an explanation of the reasons for the variance.
The material variance adopted by Council for the 2024/25 year is $10,000 and 10%.

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

**SHIRE OF THREE SPRINGS**
**STATEMENT OF FINANCIAL POSITION**
**FOR THE PERIOD ENDED 31 DECEMBER 2024**

| | 30 June 2024 | 31 December 2024 |
|---|---|---|
| | $ | $ |
| **CURRENT ASSETS** | | |
| Cash and cash equivalents | 6,544,581 | 6,426,300 |
| Trade and other receivables | 217,911 | 684,818 |
| Other financial assets | 0 | 0 |
| Inventories | 5,629 | 16,132 |
| Contract assets | 125,872 | 125,872 |
| Other assets | 3,035 | 0 |
| **TOTAL CURRENT ASSETS** | 6,897,029 | 7,253,122 |
| | | |
| **NON-CURRENT ASSETS** | | |
| Trade and other receivables | 31,826 | 31,826 |
| Other financial assets | 83,171 | 83,171 |
| Property, plant and equipment | 18,034,258 | 18,093,480 |
| Infrastructure | 35,065,110 | 34,861,526 |
| **TOTAL NON-CURRENT ASSETS** | 53,214,365 | 53,070,003 |
| | | |
| **TOTAL ASSETS** | 60,111,393 | 60,323,125 |
| | | |
| **CURRENT LIABILITIES** | | |
| Trade and other payables | 327,927 | 103,338 |
| Other liabilities | 801,783 | 688,445 |
| Borrowings | 0 | 0 |
| Employee related provisions | 194,473 | 194,473 |
| **TOTAL CURRENT LIABILITIES** | 1,324,183 | 986,256 |
| | | |
| **NON-CURRENT LIABILITIES** | | |
| Other liabilities | 58,500 | 58,500 |
| Employee related provisions | 55,486 | 55,486 |
| **TOTAL NON-CURRENT LIABILIT** | 113,986 | 113,986 |
| | | |
| **TOTAL LIABILITIES** | 1,438,169 | 1,100,242 |
| | | |
| **NET ASSETS** | **58,673,224** | **59,222,883** |
| | | |
| **EQUITY** | | |
| Retained surplus | 31,949,742 | 32,499,401 |
| Reserve accounts | 2,132,702 | 2,132,702 |
| Revaluation surplus | 24,590,780 | 24,590,780 |
| **TOTAL EQUITY** | **58,673,224** | **59,222,883** |

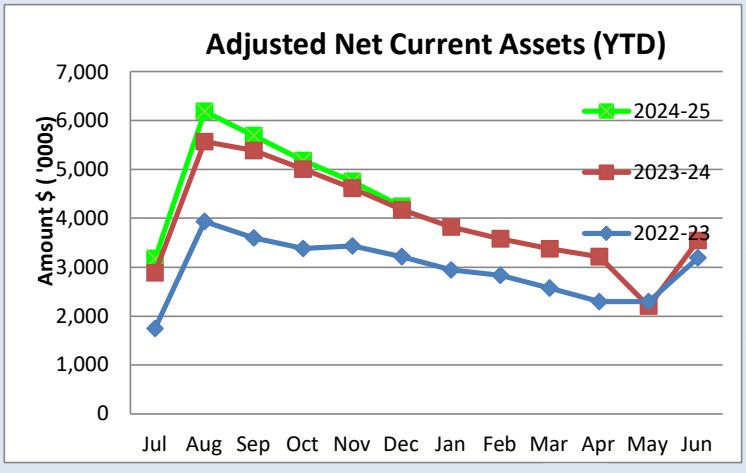
This statement is to be read in conjunction with the accompanying notes.

# OPERATING ACTIVITIES
# NOTE 1
# ADJUSTED NET CURRENT ASSETS

| Adjusted Net Current Assets | Note | Last Years Closing 30/06/2024 | This Time Last Year 31/12/2023 | Year to Date Actual 31/12/2024 |
|---|---|---|---|---|
| | | $ | $ | $ |
| **Current Assets** | | | | |
| Cash Unrestricted | 2 | 4,399,999 | 4,730,089 | 4,291,014 |
| Cash Restricted - Reserves | 2 | 2,132,702 | 2,147,587 | 2,132,702 |
| Cash Restricted - Bonds & Deposits | 2 | 11,881 | 2,378 | 2,584 |
| Receivables - Rates | 3 | 70,112 | 470,827 | 589,218 |
| Receivables - Other | 3 | 147,800 | 101,711 | 95,600 |
| Other Assets Other Than Inventories | 4 | 128,907 | 0 | 125,872 |
| Inventories | 4 | 5,629 | 17,616 | 16,132 |
| | | 6,897,029 | 7,470,209 | 7,253,122 |
| **Less: Current Liabilities** | | | | |
| Payables | 5 | (311,937) | (51,811) | (95,918) |
| Contract Liabilities | 11 | (801,783) | (995,206) | (688,445) |
| Bonds & Deposits | 14 | (15,990) | (3,004) | (7,420) |
| Loan and Lease Liability | 9 | 0 | (11,945) | 0 |
| Provisions | 11 | (194,473) | (243,036) | (194,473) |
| | | (1,324,183) | (1,305,002) | (986,256) |
| Less: Cash Reserves | 10 | (2,132,702) | (2,147,587) | (2,132,702) |
| Add Back: Component of Leave Liability not Required to be funded | | 107,263 | 143,307 | 107,263 |
| Add Back: Loan and Lease Liability | | 0 | 11,945 | 0 |
| Less : Loan Receivable - clubs/institutions | | 0 | 0 | 0 |
| **Net Current Funding Position** | | **3,547,407** | **4,172,872** | **4,241,427** |

**SIGNIFICANT ACCOUNTING POLICIES**
Please see Note 1(a) for information on significant accounting polices relating to Net Current Assets.

**KEY INFORMATION**
The amount of the adjusted net current assets at the end of the period represents the actual surplus (or deficit if the figure is a negative) as presented on the Rate Setting Statement.




**This Year YTD Surplus(Deficit)**
**$4.24 M**

**Last Year YTD Surplus(Deficit)**
**$4.17 M**

## OPERATING ACTIVITIES
## NOTE 2
## CASH AND FINANCIAL ASSETS

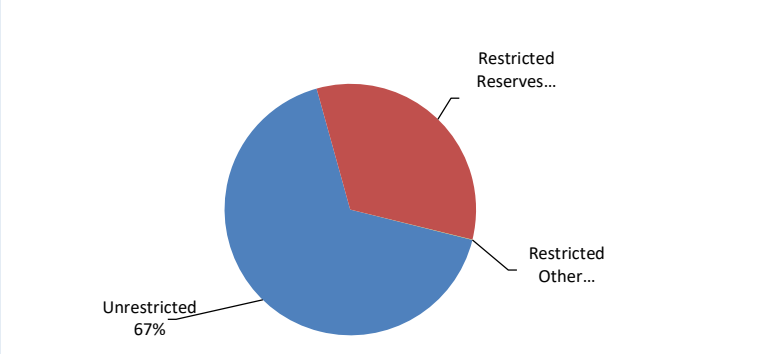
| | Unrestricted | Restricted Reserves | Restricted Muni | Total Amount | Institution | Interest Rate | Maturity Date |
|---|---|---|---|---|---|---|---|
| | $ | $ | $ | $ | | | |
| **Cash on Hand** | | | | | | | |
| Cash On Hand - Library | 100.00 | | | 100 | Cash on Hand | Nil | On Hand |
| Petty Cash - Admin | 26.80 | | | 27 | Cash on Hand | Nil | On Hand |
| Cash On Hand - Swimming Pool | 200.00 | | | 200 | Cash on Hand | Nil | On Hand |
| **At Call Deposits** | | | | | | | |
| Municipal Bank Account - CBA | 1,950,262.17 | | | 1,950,262 | CBA | 0.10% | Ongoing |
| Police Licensing Account - CBA | | | 2,583.96 | 2,584 | CBA | Variable | Ongoing |
| **Term Deposits** | | | | | | | |
| Business Maximiser Account - CBA | 2,340,424.87 | | | 2,340,425 | CBA | 0.10% | Ongoing |
| Cash Deposit Account CDA Investment - CBA | | 2,132,702.01 | | 2,132,702 | CBA | 5.32% | 25/06/2025 |
| **Investments** | | | | | | | |
| **Total** | **4,291,014** | **2,132,702** | **2,584** | **6,426,300** | | | |

**SIGNIFICANT ACCOUNTING POLICIES**

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

**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 that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.




| Total Cash | Unrestricted |
|---|---|
| $6.43 M | $2.13 M |

## OPERATING ACTIVITIES
## NOTE 3
## RECEIVABLES

| Receivables - Rates & Rubbish | 30 June 2024 | 31 Dec 24 |
|---|---|---|
| | $ | $ |
| Opening Arrears Previous Years | 80,834 | 101,937 |
| Levied this year | 2,780,028 | 3,000,477 |
| Less Collections to date | (2,758,925) | (2,481,371) |
| Equals Current Outstanding | 101,937 | 621,044 |
| **Net Rates Collectable** | **101,937** | **621,044** |
| % Collected | 96.44% | 79.98% |

| Receivables - General | Current | 30 Days | 60 Days | 90+ Days | Total |
|---|---|---|---|---|---|
| | $ | $ | $ | $ | $ |
| Receivables - General | 3,162 | 1,547 | 0 | 25,703 | 30,412 |
| Percentage | 10% | 5% | 0% | 85% | |
| **Balance per Trial Balance** | | | | | |
| Sundry Debtors | | | | | 30,412 |
| Receivables - Other | | | | | 65,188 |
| **Total Receivables General Outstanding** | | | | | **95,600** |

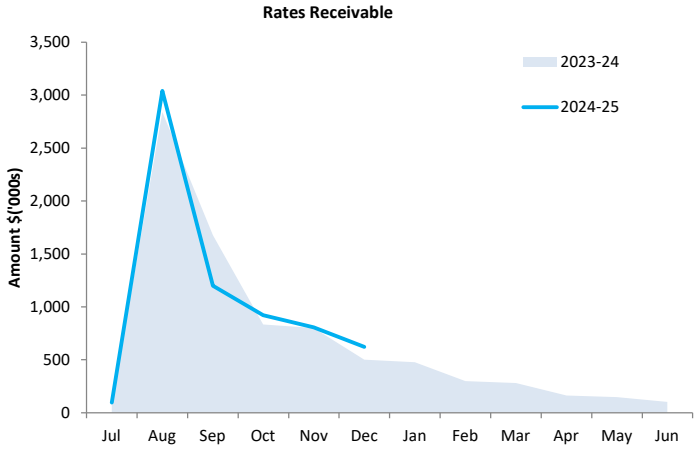
**Amounts shown above include GST (where applicable)**

**KEY INFORMATION**

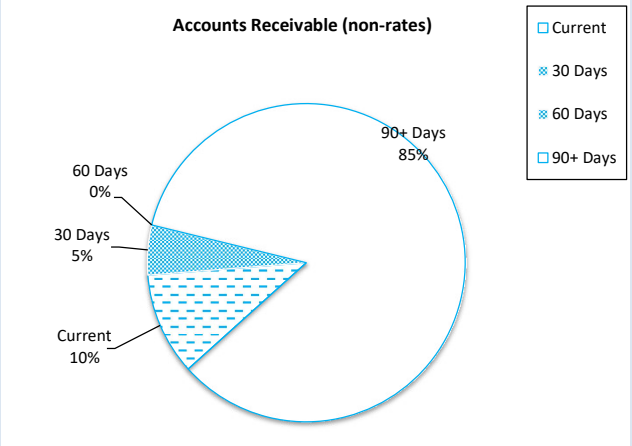
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

**SIGNIFICANT ACCOUNTING POLICIES**

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.




| Collected | Rates Due |
|---|---|
| 80% | $621,044 |




| Debtors Due |
|---|
| $95,600 |

| Over 30 Days |
|---|
| 90% |

| Over 90 Days |
|---|
| 85% |

## OPERATING ACTIVITIES
## NOTE 4
## OTHER CURRENT ASSETS

| Other Current Assets | Opening Balance 1 Jul 2024 | Asset Increase | Asset Reduction | Closing Balance 31 Dec 2024 |
|---|---|---|---|---|
| | $ | $ | $ | $ |
| **Inventory** | | | | |
| Fuel, Visitor and Rec Centres stock on hand | 5,629 | 10,503 | 0 | 16,132 |
| **Contract assets** | | | | |
| Contract assets | 125,872 | 0 | 0 | 125,872 |
| **Total Other Current assets** | | | | **142,004** |

**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.

**Land held for resale**

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

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

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

**CONTRACT ASSETS**

A contract asset is the right to consideration in exchange for goods or services the entity has transferred to a customer when that right is conditioned on something other than the passage of time.

## OPERATING ACTIVITIES
## NOTE 5
## Payables

| Payables - General | Current | 30 Days | 60 Days | 90+ Days | Total |
|---|---|---|---|---|---|
| | $ | $ | $ | $ | $ |
| Payables (Sundry Creditors) - General | 0 | 0 | 0 | 0 | 0.00 |
| Percentage | 0% | 0% | 0% | 0% | |
| **Balance per Trial Balance** | | | | | |
| Sundry creditors - General | | | | | 0.00 |
| Other creditors | | | | | 31,783 |
| Accruals/Income in Advance | | | | | 8,447 |
| ATO liabilities | | | | | 55,689 |
| **Total Payables General Outstanding** | | | | | **95,918** |
| **Amounts shown above include GST (where applicable)** | | | | | |

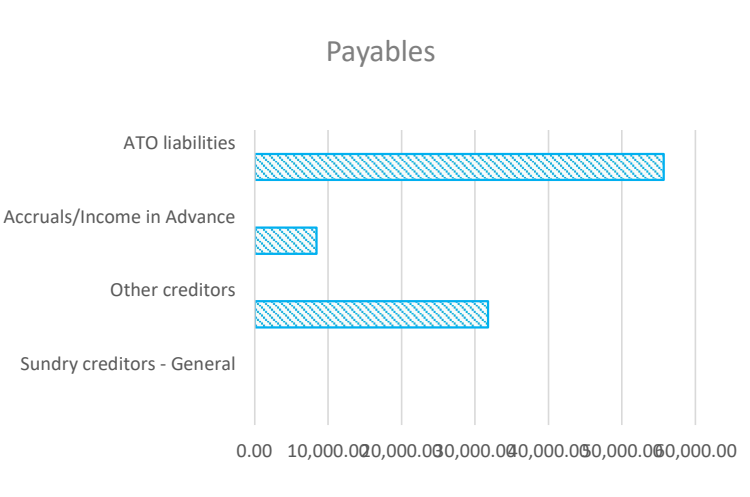
**KEY INFORMATION**

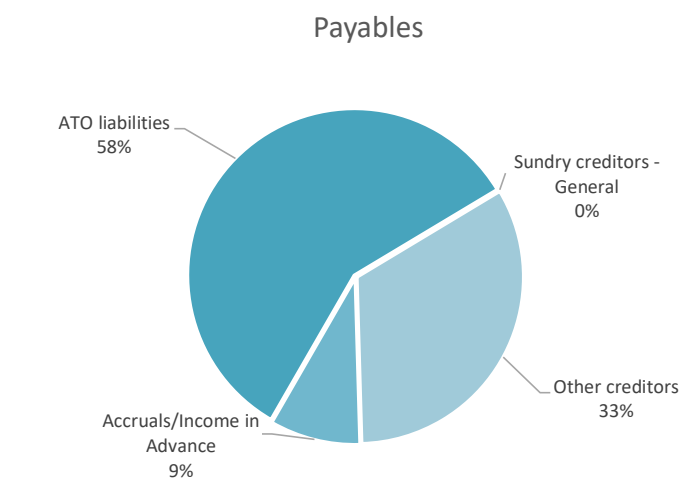
Trade and other payables represent liabilities for goods and services provided to the Shire that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are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

**Creditors Due**
**$95,918**

**Over 30 Days**
**0%**

**Over 90 Days**
**0%**



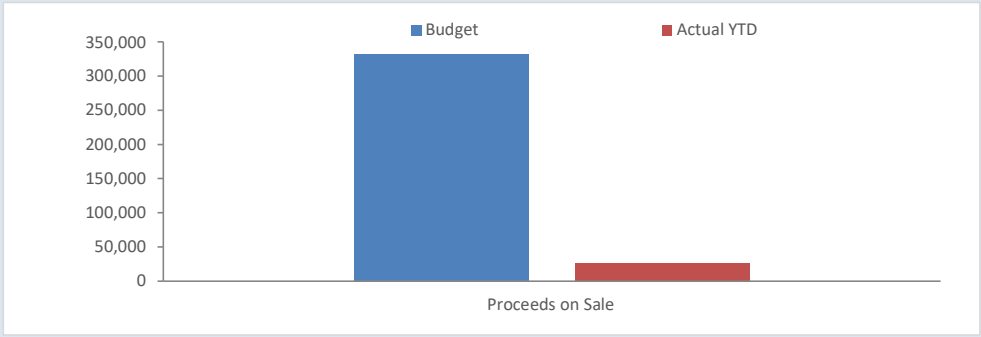
# OPERATING ACTIVITIES
# NOTE 6
# RATE REVENUE

| | | | | Budget | | | | YTD Actual | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| RATE TYPE | Rate in | Number of Properties | Rateable Value | Rate Revenue | Interim Rate | Back Rate | Total Revenue | Rate Revenue | Interim Rates | Back Rates | Total Revenue |
| | $ | | | $ | $ | $ | $ | $ | $ | $ | $ |
| **General Rate** | | | | | | | | | | | |
| **Gross rental valuations** | | | | | | | | | | | |
| GRV Residential | 0.127549 | 203 | 2,266,452 | 289,084 | 0 | 0 | 289,084 | 289,084 | (500) | 0 | 288,584 |
| GRV Mining | 0.239212 | 1 | 247,000 | 59,085 | 0 | 0 | 59,085 | 59,085 | 0 | 0 | 59,085 |
| **Unimproved valuations** | | | | | | | | | | | |
| UV Rural and Arrino Town | 0.009214 | 184 | 268,326,000 | 2,472,356 | 0 | 0 | 2,472,356 | 2,472,356 | | 0 | 2,472,356 |
| UV Mining | 0.060800 | 21 | 786,405 | 47,813 | 0 | 0 | 47,813 | 47,813 | (834) | (18) | 46,961 |
| **Sub-Totals** | | **409** | **271,625,857** | **2,868,338** | **0** | **0** | **2,868,338** | **2,868,338** | **(1,334)** | **(18)** | **2,866,986** |
| | **Minimum** | | | | | | | | | | |
| **Minimum Payment** | **$** | | | | | | | | | | |
| **Gross rental valuations** | | | | | | | | | | | |
| GRV Residential | 500 | 22 | 19,939 | 11,000 | 0 | 0 | 11,000 | 11,000 | 0 | 0 | 11,000 |
| GRV Mining | 500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Unimproved valuations** | | | | 0 | | | | | | | |
| UV Rural and Arrino Town | 500 | 24 | 551,750 | 12,000 | 0 | 0 | 12,000 | 12,000 | 0 | 0 | 12,000 |
| UV Mining | 500 | 17 | 59,796 | 8,500 | 0 | 0 | 8,500 | 8,500 | 0 | 0 | 8,500 |
| **Sub-Totals** | | **63** | **631,485** | **31,500** | **0** | **0** | **31,500** | **31,500** | **0** | **0** | **31,500** |
| | | **472** | **272,257,342** | **2,899,838** | **0** | **0** | **2,899,838** | **2,899,838** | **(1,334)** | **(18)** | **2,898,486** |
| **Amount from General Rates** | | | | | | | **2,899,838** | | | | **2,898,486** |
| CBH Tonnage | 0.054350 | 1 | 151,100 | 8,213 | | | **8,213** | | | | |
| MRAC GRV | 0.127549 | 1 | 1,851 | 236 | | | **236** | | | | |
| DBNGPC As advised by DPNG | 0.127549 | 1 | | 1,563 | | | **1,563** | | | | 0 |
| **Total Rates** | | | | | | | **2,909,850** | | | | **2,898,486** |

# OPERATING ACTIVITIES
# NOTE 7
# DISPOSAL OF ASSETS

| Asset Number | Asset Description | Amended Budget Net Book Value | Amended Budget Proceeds | Amended Budget Profit | Amended Budget (Loss) | YTD Actual Net Book Value | YTD Actual Proceeds | YTD Actual Profit | YTD Actual (Loss) |
|---|---|---|---|---|---|---|---|---|---|
| | | $ | $ | $ | $ | $ | $ | $ | $ |
| | | | 0 | | | | | | |
| | **Plant and Equipment** | | | | | | | | |
| P5017 | 2013 Toyota Landcruiser Fire Unit (Arrino Bfb) Ts 5017 | 75,000 | 75,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| PM001B | 2019 Toyota Kluger Gxl Auto | 14,848 | 27,000 | 12,152 | 0 | 0 | 0 | 0 | 0 |
| PEH001 | Caterpillar 120M Motor Grader (P500606) | 125,749 | 80,000 | 0 | (45,749) | 0 | 0 | 0 | 0 |
| PEH003 | 2016 Fuso Canter Tray Top Light Truck White 4.5T - Mechanic | 30,016 | 82,000 | 51,984 | 0 | 0 | 0 | 0 | 0 |
| P1421 | Skid Mounted Retraspray 500Lt Sprayer With Boom & Spot Gun | 0 | 3,000 | 3,000 | 0 | 0 | 0 | 0 | 0 |
| PM003A | 2020 Mitsubishi Triton Gls Prem 2.4L Dual Cab Ute | 28,386 | 25,000 | 0 | (3,386) | 28,055 | 26,136 | 0 | (1,919) |
| PM004 | Ford Px Mk11 Single Cab Xl Ute (Crew Commute) | 12,000 | 11,250 | 0 | (750) | 0 | 0 | 0 | 0 |
| P501504 | Ford Ranger My2019 Super Cab Xl - Maintenance Officer | 12,500 | 28,000 | 15,500 | 0 | 0 | 0 | 0 | 0 |
| | | **298,499** | **331,250** | **82,636** | **(49,885)** | **28,055** | **26,136** | **0** | **(1,919)** |

**KEY INFORMATION**




| Proceeds on Sale | | |
|---|---|---|
| **Budget** | **YTD Actual** | **%** |
| **$331,250** | **$26,136** | **8%** |

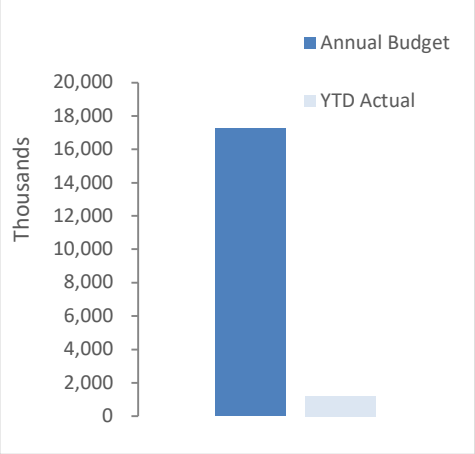
# INVESTING ACTIVITIES
# NOTE 8
# CAPITAL ACQUISITIONS

| Capital Acquisitions | Adopted Annual Budget | Amended Annual Budget | YTD Budget | YTD Actual Total | YTD Budget Variance |
|---|---|---|---|---|---|
| | $ | $ | $ | $ | $ |
| Land and Buildings | 1,920,380 | 1,920,380 | 238,041 | **237,037** | (1,004) |
| Equipment on Reserves | 0 | 0 | 0 | **0** | 0 |
| Plant and Equipment | 1,694,245 | 1,694,245 | 171,964 | **234,504** | 62,540 |
| Motor Vehicles | 0 | 0 | 0 | **0** | 0 |
| Furniture and Equipment | 0 | 0 | 0 | **0** | 0 |
| Infrastructure Assets - Roads | 13,262,406 | 13,262,406 | 432,638 | **491,935** | 59,297 |
| Infrastructure Assets - Drainage | 0 | 0 | 0 | **0** | 0 |
| Infrastructure Assets - Footpaths | 0 | 0 | 0 | **0** | 0 |
| Infrastructure Assets - Parks and Ovals | 400,211 | 400,211 | 231,239 | **259,430** | 28,191 |
| Infrastructure Assets - Airfield | 0 | 0 | 0 | **0** | 0 |
| **Capital Expenditure Totals** | 17,277,242 | 17,277,242 | 1,073,882 | **1,222,906** | 149,024 |
| | | | | | |
| **Capital acquisitions funded by:** | | | | | |
| | $ | $ | $ | $ | $ |
| Capital Grants and Contributions | 14,467,299 | 14,467,299 | 681,398 | **282,692** | (398,706) |
| Borrowings | 1,000,000 | 1,000,000 | 0 | **0** | 0 |
| Other (Disposals & C/Fwd) | 331,250 | 331,250 | 26,136 | **26,136** | 0 |
| Council contribution - Cash Backed Reserves | | | | | |
| Various Reserves | 0 | 0 | 0 | **0** | 0 |
| Council contribution - operations | **1,478,693** | **1,478,693** | **366,348** | **914,078** | 547,730 |
| **Capital Funding Total** | **17,277,242** | **17,277,242** | **1,073,882** | **1,222,906** | **149,024** |

**SIGNIFICANT ACCOUNTING POLICIES**

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

**KEY INFORMATION**




| Acquisitions | Annual Budget | YTD Actual | % Spent |
|---|---|---|---|
| | $17.28 M | $1.22 M | 7% |

| Capital Grant | Annual Budget | YTD Actual | % Received |
|---|---|---|---|
| | $14.47 M | $.28 M | 2% |

**Capital Expenditure Total**
**Level of Completion Indicators**

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

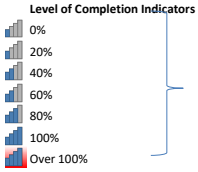
Percentage YTD Actual to Annual Budget

Expenditure over budget highlighted in red.

*Level of completion indicator, please see table at the top of this note for further detail.*

| Assets | Account Number | Balance Sheet Category | Job Number | Adopted Annual Budget | Amended Annual Budget | YTD Budget | Total YTD |
|---|---|---|---|---|---|---|---|
| | | | | $ | $ | $ | $ |
| **Buildings** | | | | | | | |
| **Governance** | | | | | | | |
| Council Chambers - Building (Capital) | 4040110 | 510 | BC4001 | (15,000) | (15,000) | 0 | 0 |
| **Total - Governance** | | | | **(15,000)** | **(15,000)** | **0** | **0** |
| **Health** | | | | | | | |
| Medical Centre - Thomas Street - Building (Capital) | 4070710 | 510 | BC1584 | (20,000) | (20,000) | (20,000) | 0 |
| **Total - Health** | | | | **(20,000)** | **(20,000)** | **(20,000)** | **0** |
| Early Learning Childhood Centre - Building (Capital) | 4080310 | 510 | BC0801 | (19,000) | (19,000) | 0 | 0 |
| **Total - Education & Welfare** | | | | **(19,000)** | **(19,000)** | **0** | **0** |
| **Housing** | | | | | | | |
| Staff House - (Lot 10) 41 Slaughter St - Building (Capital) | 4090110 | 510 | BC9000 | (6,760) | (6,760) | 0 | 0 |
| Staff House - (Lot 74) 5 Gooch St - Building (Capital) | 4090110 | 510 | BC9002 | (22,650) | (22,650) | (22,650) | (24,198) |
| Staff House - (Lot 29) 5 Howard St - Building (Capital) | 4090110 | 510 | BC9007 | 0 | 0 | 0 | 0 |
| Staff House - (Lot 35) 47 Williamson St - Building (Capital) | 4090110 | 510 | BC9009 | (44,230) | (44,230) | (13,846) | (14,191) |
| Staff House - (Lot 157) 65 Carter St - Building (Capital) | 4090110 | 510 | BC9011 | (46,000) | (46,000) | 0 | 0 |
| Staff House - (Lot 217) 89 Williamson St - Building (Capital) | 4090110 | 510 | BC9056 | (8,535) | (8,535) | (4,000) | (3,680) |
| Staff House - (Lot 67) 19 Gooch St - Building (Capital) | 4090110 | 510 | BC9061 | 0 | 0 | 0 | 0 |
| Non-Staff House - (Lot 214) 21 Franklin St - Building (Capital) | 4090210 | 510 | BC9003 | (18,500) | (18,500) | 0 | (18,843) |
| Non-Staff House - (Lot 222) 46 Carter St - Building (Capital) | 4090210 | 510 | BC9058 | (30,000) | (30,000) | (5,000) | (5,000) |
| Kadathinni Unit 6 - (Lot 235) Carter St - Building (Capital) | 4090310 | 510 | BC90496 | (5,000) | (5,000) | 0 | (2,406) |
| **Total - Housing** | | | | **(181,675)** | **(181,675)** | **(45,496)** | **(68,741)** |
| **Recreation And Culture** | | | | | | | |
| Swimming Pool - Mayrhofer Street - Building (Capital) | 4110210 | 510 | BC1104 | (19,000) | (19,000) | (19,000) | (20,870) |
| Community Hall - Carter Street - Emergency Evac Cntre (Capital) | 4110110 | 510 | BC1101A | (335,487) | (335,487) | (11,829) | (14,202) |
| Pavilion - Oval - Building (Capital) (incl NEW GYM postings - use BC1105 for | 4110310 | 510 | BC1103 | (107,000) | (107,000) | (4,000) | (4,516) |
| Squash Courts/Gymnasium - Slaughter Street - Building (Capital) | 4110310 | 510 | BC1105 | (20,000) | (20,000) | (19,998) | (27,788) |
| Sporting Club - Slaughter Street - Building (Capital) | 4110310 | 510 | BC1106 | (106,218) | (106,218) | (106,218) | (100,920) |
| Playground Building - Hockey Ground - Building (Capital) | 4110310 | 510 | BC1112 | (10,000) | (10,000) | 0 | 0 |
| **Total - Recreation And Culture** | | | | **(597,705)** | **(597,705)** | **(161,045)** | **(168,296)** |
| Shire Depot - Talc Road - Building (Capital) | 4120110 | 510 | BC1230 | (15,000) | (15,000) | 0 | 0 |
| **Total - Transport** | | | | **(15,000)** | **(15,000)** | **0** | **0** |
| **Economic Services** | | | | | | | |
| Westrail Building - Railway Road - Building (Capital) | 4130810 | 510 | BC013 | (39,500) | (39,500) | (11,500) | 0 |
| Duffy Store Redevelopment Capex | 4130810 | 510 | BC1021A | (1,000,000) | (1,000,000) | 0 | 0 |
| **Total - Economic Services** | | | | **(1,039,500)** | **(1,039,500)** | **(11,500)** | **0** |
| Admin Office - 132 Railway Rd - Building (Capital) | 4140210 | 510 | **BC4002** | (32,500) | (32,500) | 0 | 0 |
| **Total - Other Property & Services** | | | | **(32,500)** | **(32,500)** | **0** | **0** |
| **Total - Buildings** | | | | **(1,920,380)** | **(1,920,380)** | **(238,041)** | **(237,037)** |
| **Plant & Equipment** | | | | | | | |
| **Other Law, Order & Public Safety** | | | | | | | |
| CCTV equipment | 4050330 | 530 | PE0501 | (80,000) | (80,000) | (10,000) | (24,132) |
| TS5017 New Fire Unit (Arrino BFB) | 4050530 | 530 | PA5017 | (614,300) | (614,300) | 0 | 0 |
| **Total - Other Law, Order & Public Safety** | | | | **(694,300)** | **(694,300)** | **(10,000)** | **(24,132)** |
| TS125 New Doctor's Vehicle | 4070530 | 530 | PA003 | (63,000) | (63,000) | (63,000) | (67,614) |
| **Total - Health** | | | | **(63,000)** | **(63,000)** | **(63,000)** | **(67,614)** |
| New Community Bus | 4100730 | 530 | PA5592 | (140,000) | (140,000) | 0 | 0 |
| **Total - Community Amenities** | | | | **(140,000)** | **(140,000)** | **0** | **0** |
| **Recreation & Culture** | | | | | | | |
| Communication Equipment, Water Tank, Digital Information sign & Generat | 4110130 | 530 | PE1106 | (45,000) | (45,000) | 0 | 0 |
| Gym Equipment | 4110330 | 530 | PE1103 | (8,000) | (8,000) | (3,000) | (2,722) |
| Large projector screen for Hall | 4110330 | 530 | PE1111 | (5,000) | (5,000) | 0 | 0 |
| Radio Mama Radio Transmitter | 4110430 | 530 | PE1109 | (5,000) | (5,000) | 0 | 0 |
| Triple M Radio Transmitter | 4110430 | 530 | PE1110 | (5,000) | (5,000) | 0 | 0 |
| **Total - Recreation & Culture** | | | | **(68,000)** | **(68,000)** | **(3,000)** | **(2,722)** |
| **Transport** | | | | | | | |
| Unlicensed New Skid/Tractor mounted Spray Unit | 4120330 | 530 | PA1421 | (15,000) | (15,000) | 0 | 0 |
| TS5001 New MWS Vehicle | 4120330 | 530 | PA5001 | (4,800) | (4,800) | 0 | (359) |
| TS5006 New Grader | 4120330 | 530 | PA5006 | (490,000) | (490,000) | 0 | 0 |
| TS5015 New Supervisor of Parks & Gardens Light vehicle | 4120330 | 530 | PA5015 | (58,000) | (58,000) | (58,000) | (56,228) |
| Trailer mounted Variable Message Sign (inc trailer) x 2 | 4120330 | 530 | PE1203 | (50,000) | (50,000) | 0 | (53,020) |
| TS5021 New Outside Crew Commute Vehicle | 4120330 | 530 | PA5021 | (73,181) | (73,181) | 0 | 0 |
| Car washing unit and vacuum station | 4120330 | 530 | PE1204 | (8,000) | (8,000) | (8,000) | (4,545) |
| **Total - Transport** | | | | **(698,981)** | **(698,981)** | **(66,000)** | **(114,151)** |
| **Economic Services** | | | | | | | |
| Silo Projection Project | 4130230 | 530 | PE1104 | (13,164) | (13,164) | (13,164) | (12,875) |
| **Total - Economic Services** | | | | **(13,164)** | **(13,164)** | **(13,164)** | **(12,875)** |

**Capital Expenditure Total**
**Level of Completion Indicators**




Percentage YTD Actual to Annual Budget

Expenditure over budget highlighted in red.

*Level of completion indicator, please see table at the top of this note for further detail.*

| Assets | Account Number | Balance Sheet Category | Job Number | Adopted Annual Budget | Amended Annual Budget | YTD Budget | Total YTD |
|---|---|---|---|---|---|---|---|
| | | | | $ | $ | $ | $ |
| **Other Property & Services** | | | | | | | |
| Admin - Photocopier | 4140230 | 530 | PE1403 | (12,000) | (12,000) | (12,000) | (8,727) |
| New Risk Co-ordinator Officer Vehicle | 4140230 | 530 | PA004 | (4,800) | (4,800) | (4,800) | (4,283) |
| **Total - Other Property & Services** | | | | **(16,800)** | **(16,800)** | **(16,800)** | **(13,010)** |
| **Total - Plant & Equipment** | | | | **(1,694,245)** | **(1,694,245)** | **(171,964)** | **(234,504)** |
| **Furniture & Equipment** | | | | | | | |
| **Total - Furniture & Equipment** | | | | **0** | **0** | **0** | **0** |
| **Infrastructure - Roads** | | | | | | | |
| **Transport** | | | | | | | |
| Roads - Bitumen Sealing Towns Streets - General (Budgeting Only) | 4120140 | 540 | RC000A | (50,000) | (50,000) | (20,000) | (21,188) |
| Roads - Crack Sealing Towns Streets - General (Budgeting Only) | 4120140 | 540 | RC000B | (30,000) | (30,000) | 0 | 0 |
| Simpson Road (Capital) | 4120140 | 540 | RC007 | (139,863) | (139,863) | 0 | 0 |
| Tomkins Road (Capital) | 4120140 | 540 | RC093 | (34,953) | (34,953) | 0 | 0 |
| Skipper Road (R2R) | 4120146 | 540 | R2R004 | (160,622) | (160,622) | (160,621) | (161,624) |
| Arrino West Road Sealed (R2R) | 4120146 | 540 | R2R005 | (514,413) | (514,413) | 0 | 0 |
| Second North Road (R2R) | 4120146 | 540 | R2R009 | (23,548) | (23,548) | (23,547) | (28,050) |
| First North Road (R2R) | 4120146 | 540 | R2R010 | (166,792) | (166,792) | (166,792) | (125,296) |
| Hydraulic Road (R2R) | 4120146 | 540 | R2R028 | (61,680) | (61,680) | (61,678) | (50,606) |
| 2024-25 Dudawa Road Sealed SLK 7.5 - 12.5 Project 30003110 | 4120149 | 540 | RRG002D | (194,276) | (194,276) | 0 | 0 |
| 2024-25 Dudawa Road Sealed SLK 8.5 - 12.5 Project 30003111 | 4120149 | 540 | RRG002E | (414,089) | (414,089) | 0 | 0 |
| Perenjori - Three Springs Road - Mid West Secondary Grain Freight Project | 4120153 | 540 | GFR001 | (1,095,585) | (1,095,585) | 0 | (8,314) |
| Inering Road - Mid West Secondary Grain Freight Project | 4120153 | 540 | GFR024 | (318,718) | (318,718) | 0 | (2,415) |
| Three Springs - Eneabba Road - Mid West Secondary Grain Freight Project | 4120153 | 540 | GFR105 | (10,057,867) | (10,057,867) | (100,000) | (94,442) |
| **Total - Transport** | | | | **(13,262,406)** | **(13,262,406)** | **(532,638)** | **(491,935)** |
| **Total - Infrastructure - Roads** | | | | **(13,262,406)** | **(13,262,406)** | **(532,638)** | **(491,935)** |
| **Infrastructure - Parks & Ovals** | | | | | | | |
| Cemetery Other Infrastructure (Capital) | 4100770 | 570 | OC002 | (30,000) | (30,000) | (30,000) | (33,116) |
| **Total - Community Amenities** | | | | **(30,000)** | **(30,000)** | **(30,000)** | **(33,116)** |
| **Recreation And Culture** | | | | | | | |
| Main Street Beautification | 4110370 | 570 | PC004 | (30,000) | (30,000) | 0 | 0 |
| Dominican Park | 4110370 | 570 | PC007 | (17,000) | (17,000) | 0 | 0 |
| Jack Thorpe Gardens Capital Works | 4110370 | 570 | PC210 | (7,000) | (7,000) | 0 | 0 |
| Byrne Park Capital Works | 4110370 | 570 | PC220 | (5,500) | (5,500) | 0 | 0 |
| Netball Courts & Lighting Capital Works | 4110370 | 570 | PC1133 | (7,000) | (7,000) | (7,000) | (49,402) |
| Hockey Ground Capital Works | 4110370 | 570 | PC1113 | (7,000) | (7,000) | 0 | 0 |
| Swimming Pool Basins renewal | 4110290 | 570 | OC001 | (164,239) | (164,239) | (164,239) | (160,999) |
| Pool Inflatables | 4110290 | 570 | OC004 | (15,000) | (15,000) | (15,000) | (15,913) |
| Playground Capital Works | 4110290 | 570 | PC1134 | (102,472) | (102,472) | 0 | 0 |
| **Total - Recreation And Culture** | | | | **(355,211)** | **(355,211)** | **(186,239)** | **(226,314)** |
| Depot Staff Parking Shade Sail | 4120190 | 570 | OC1205 | (15,000) | (15,000) | (15,000) | 0 |
| **Total - Transport** | | | | **(15,000)** | **(15,000)** | **(15,000)** | **0** |
| **Total - Infrastructure - Parks & Ovals** | | | | **(400,211)** | **(400,211)** | **(231,239)** | **(259,430)** |
| **Grand Total** | | | | **(17,277,242)** | **(17,277,242)** | **(1,173,882)** | **(1,222,906)** |

## FINANCING ACTIVITIES
## NOTE 9
## LOAN DEBENTURE BORROWINGS AND FINANCING

### (a) Information on Loan Debenture Borrowings

| Particulars/Purpose | 01 Jul 2024 | New Loans | | | Principal Repayments | | | Principal Outstanding | | | Interest & Guarantee Fee Repayments | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Actual | Amended Budget | Adopted Budget | Actual | Amended Budget | Adopted Budget | Actual | Amended Budget | Adopted Budget | Actual | Amended Budget | Adopted Budget |
| | | $ | $ | $ | $ | $ | $ | $ | $ | $ | $ | $ | $ |
| **Transport** | | | | | | | | | | | | | |
| Loan 162 - WATC STLF | 0 | 0 | 1,000,000 | 1,000,000 | 0 | 1,000,000 | 1,000,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 1,000,000 | 1,000,000 | 0 | 1,000,000 | 1,000,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | 0 | 0 | 1,000,000 | 1,000,000 | 0 | 1,000,000 | 1,000,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Current loan borrowings | 0 | | | | | | | 0 | | | | | |
| Non-current loan borrowings | 0 | | | | | | | 0 | | | | | |
| | 0 | | | | | | | 0 | | | | | |

All debenture repayments were financed by general purpose revenue.

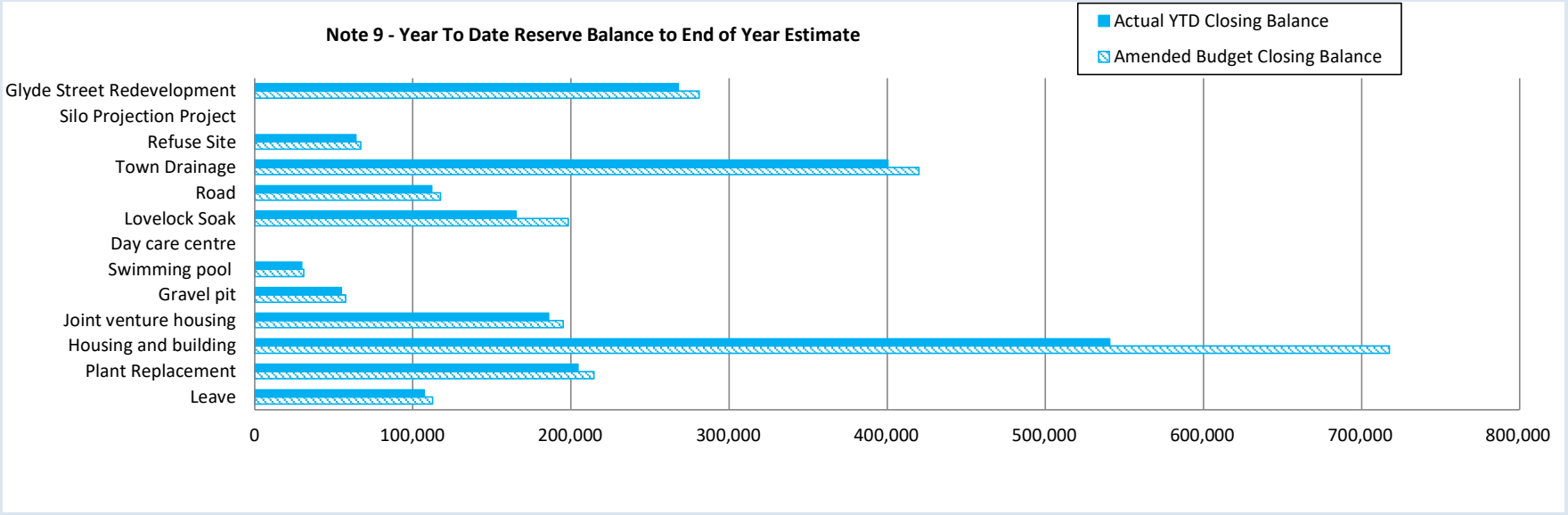
### (b) Information on Financing

The Shire of Three Springs do not have any operating or finance leases to be reported.

**Cash Backed Reserve**

| Reserve Name | Opening Balance | Amended Budget Interest Earned | Actual Interest Earned | Amended Budget Transfers In (+) | Actual Transfers In (+) | Amended Budget Transfers Out (-) | Actual Transfers Out (-) | Amended Budget Closing Balance | Actual YTD Closing Balance |
|---|---|---|---|---|---|---|---|---|---|
| | $ | $ | $ | $ | $ | $ | $ | $ | $ |
| Leave | 107,263 | 5,274 | 0 | 0 | 0 | 0 | 0 | 112,537 | 107,263 |
| Plant Replacement | 204,534 | 10,057 | 0 | 0 | 0 | 0 | 0 | 214,591 | 204,534 |
| Housing and building | 540,791 | 26,590 | 0 | 150,194 | 0 | 0 | 0 | 717,575 | 540,791 |
| Joint venture housing | 185,898 | 9,140 | 0 | 0 | 0 | 0 | 0 | 195,038 | 185,898 |
| Gravel pit | 54,893 | 2,699 | 0 | 0 | 0 | 0 | 0 | 57,592 | 54,893 |
| Swimming pool | 29,682 | 1,459 | 0 | 0 | 0 | 0 | 0 | 31,141 | 29,682 |
| Day care centre | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lovelock Soak | 165,254 | 8,125 | 0 | 25,000 | 0 | 0 | 0 | 198,379 | 165,254 |
| Road | 112,030 | 5,508 | 0 | 0 | 0 | 0 | 0 | 117,538 | 112,030 |
| Town Drainage | 400,389 | 19,686 | 0 | 0 | 0 | 0 | 0 | 420,075 | 400,389 |
| Refuse Site | 63,978 | 3,146 | 0 | 0 | 0 | 0 | 0 | 67,124 | 63,978 |
| Silo Projection Project | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Glyde Street Redevelopment | 267,990 | 13,177 | 0 | 0 | 0 | 0 | 0 | 281,167 | 267,990 |
| | **2,132,702** | **104,861** | **0** | **175,194** | **0** | **0** | **0** | **2,412,757** | **2,132,702** |

## KEY INFORMATION



## OPERATING ACTIVITIES
## NOTE 11
## OTHER CURRENT LIABILITIES

| Other Current Liabilities | Note | Opening Balance 1 Jul 2024 | Liability Increase | Liability Reduction | Closing Balance 31 Dec 2024 |
|---|---|---|---|---|---|
| | | $ | $ | $ | $ |
| **Other liabilities** | | | | | |
| - Contract liabilities | **12** | 12,462 | 34,049 | (26,696) | 19,815 |
| - Capital grant/contribution liabilities | **13** | 847,821 | 162,000 | (282,692) | 727,129 |
| **Total other liabilities** | | 860,283 | 196,049 | (309,388) | **746,945** |
| Less non-current unspent capital grants, contributions and reimbursements | | (58,500) | 0 | 0 | **(58,500)** |
| **Total current other liabilities** | | 801,783 | 196,049 | (309,388) | **688,445** |
| **Provisions** | | | | | |
| Annual leave | | 99,190 | 0 | 0 | 99,190 |
| Annual leave oncosts | | 15,792 | 0 | 0 | 15,792 |
| Long service leave | | 67,589 | 0 | 0 | 67,589 |
| Long service leave oncosts | | 11,903 | 0 | 0 | 11,903 |
| **Total Provisions** | | 194,473 | 0 | 0 | **194,473** |
| **Total Other Current Liabilities** | | | | | **941,418** |

**Amounts shown above include GST (where applicable)**

### 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 BENEFIT 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 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.

**SHIRE OF THREE SPRINGS**
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**
**FOR THE PERIOD ENDED 31 DECEMBER 2024**

## NOTE 12
## GRANTS, SUBSIDIES AND CONTRIBUTIONS

| Provider | Unspent Grant, Subsidies and Contributions Liability | | | | | Grants, Subsidies and Contributions Revenue | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Liability 1 Jul 2024 | Increase in Liability | Liability Reduction (As revenue) | Liability 31 Dec 2024 | Current Liability 31 Dec 2024 | Adopted Budget Revenue | Amended Annual Budget | Amended YTD Budget | YTD Actual Revenue |
| | $ | $ | $ | $ | $ | $ | $ | $ | $ |
| **Grants and Subsidies** | | | | | | | | | |
| **General purpose funding** | | | | | | | | | |
| Grants Commission - General (WALGGC) | 0 | 0 | 0 | 0 | 0 | 41,056 | 41,056 | 20,528 | 47,256 |
| Grants Commission - Roads (WALGGC) | 0 | 0 | 0 | 0 | 0 | 28,861 | 28,861 | 14,430 | 27,926 |
| **Law, order, public safety** | | | | | | | | | |
| DFES Grant - Operating Bush Fire Brigade | 11,462 | 14,799 | (26,261) | 0 | 0 | 33,954 | 33,954 | 16,976 | 26,261 |
| DFES Grant -Aware Grant | 0 | 10,250 | 0 | 10,250 | 10,250 | 10,650 | 10,650 | 10,650 | 0 |
| **Education and welfare** | | | | | | | | | |
| Seniors Week Grant (Council on the Ageing) | 0 | 0 | 0 | 0 | 0 | 1,500 | 1,500 | 1,500 | 0 |
| **Recreation and culture** | | | | | | | | | |
| NADC National Australia Day Grant | 0 | 8,000 | (52) | 7,948 | 7,948 | 10,000 | 10,000 | 0 | 52 |
| Volunteer Week Grant | 1,000 | 0 | 0 | 1,000 | 1,000 | 0 | 0 | 0 | 0 |
| DLGSC Grant for Silo Movie night | 0 | 0 | 0 | 0 | 0 | 25,000 | 25,000 | 0 | 0 |
| Be Connected - Get online week Grant | 0 | 1,000 | (382) | 618 | 618 | 0 | 0 | 0 | 382 |
| **Transport** | | | | | | | | | 0 |
| Direct Grant (MRWA) | 0 | 0 | 0 | 0 | 0 | 176,323 | 176,323 | 176,323 | 176,323 |
| Street Lighting Subsidy (MRWA) | 0 | 0 | 0 | 0 | 0 | 252 | 252 | 251 | 0 |
| **Economic services** | | | | | | | | | |
| Dept of Veterans Affair - Saluting Their Service Grant | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | **12,462** | **34,049** | **(26,696)** | **19,815** | **19,815** | **327,596** | **327,596** | **240,658** | **278,201** |
| **Contributions** | | | | | | | | | |
| **Law, order, public safety** | | | | | | | | | |
| Contribution of New BFB Vehicle | 0 | 0 | 0 | 0 | 0 | 614,300 | 614,300 | 0 | 0 |
| **Health** | | | | | | | | | |
| Medical Centre Contribution | 0 | 0 | 0 | 0 | 0 | 77,520 | 77,520 | 77,520 | 77,520 |
| **Recreation and culture** | | | | | | | | | |
| Recreation miscellaneous contribution | 0 | 0 | 0 | 0 | 0 | 2,500 | 2,500 | 0 | 0 |
| Library miscellaneous contributions | 0 | 0 | 0 | 0 | 0 | 300 | 300 | 150 | 81 |
| OTH CUL - Contributions & Donations - Other Culture | 0 | 0 | 0 | 0 | 0 | 700 | 700 | 348 | 420 |
| **Economic services** | | | | | | | | | |
| LICENSING - Reimbursements | 0 | 0 | 0 | 0 | 0 | 5,000 | 5,000 | 2,500 | 0 |
| | **0** | **0** | **0** | **0** | **0** | **700,320** | **700,320** | **80,518** | **78,021** |
| **TOTALS** | **12,462** | **34,049** | **(26,696)** | **19,815** | **19,815** | **1,027,916** | **1,027,916** | **321,176** | **356,222** |

**SHIRE OF THREE SPRINGS**
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**
**FOR THE PERIOD ENDED 31 DECEMBER 2024**

## NOTE 13
## CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

| | Unspent Non Operating Grants, Subsidies and Contributions Liability | | | | | Non Operating Grants, Subsidies and Contributions Revenue | | | |
|---|---|---|---|---|---|---|---|---|---|
| Provider | Liability 1 Jul 2024 | Increase in Liability | Liability Reduction (As revenue) | Liability 31 Dec 2024 | Current Liability 31 Dec 2024 | Adopted Budget Revenue | Amended Annual Budget | Amended YTD Budget | YTD Actual Revenue |
| | $ | $ | $ | $ | $ | $ | $ | $ | $ |
| **Capital Grants and Subsidies** | | | | | | | | | |
| **Recreation and culture** | | | | | | | | | |
| DFES Cyclone Seroja Local Government Resilience Fund | 380,487 | 0 | (14,202) | 366,285 | 366,285.16 | 380,487 | 380,487 | 14,000 | 14,202 |
| LRCIP Netball Courts & Lighting Capital works | 0 | 0 | 0 | 0 | 0.00 | 149,593 | 149,593 | 149,592 | 0 |
| Community Sporting and Recreation Facilities Fund - Swimming Pool Revitalisation - Income | 102,937 | 0 | 0 | 102,937 | 102,937.00 | 102,937 | 102,937 | 102,937 | 0 |
| **Transport** | | | | | | | | | |
| RTR Grant - Skipper Road | 69,040 | 0 | (69,040) | 0 | 0.00 | 76,561 | 76,561 | 76,561 | 69,040 |
| RTR Grant - Arrino West Road Sealed | 0 | 0 | 0 | 0 | 0.00 | 514,413 | 514,413 | 0 | 0 |
| RTR Grant - Second North Road | 23,548 | 0 | (23,548) | 0 | 0.00 | 23,548 | 23,548 | 23,548 | 23,548 |
| RTR Grant - First North Road | 151,629 | 0 | (125,296) | 26,333 | 26,332.70 | 166,792 | 166,792 | 166,792 | 125,296 |
| RTR Grant - Hydraulic Road | 61,680 | 0 | (50,606) | 11,074 | 11,074.39 | 61,680 | 61,680 | 61,680 | 50,606 |
| RRG Grant - Dudawa Road (D) | 0 | 51,733 | 0 | 51,733 | 51,733 | 129,333 | 129,333 | 0 | 0 |
| RRG Grant - Dudawa Road (E) | 0 | 110,267 | 0 | 110,267 | 110,267 | 275,667 | 275,667 | 0 | 0 |
| Perenjori - Three Springs Road - Mid West Secondary Grain Freight Project | 0 | 0 | 0 | 0 | 0 | 1,100,000 | 1,100,000 | 0 | 0 |
| Inering Road - Mid West Secondary Grain Freight Project | 0 | 0 | 0 | 0 | 0 | 320,000 | 320,000 | 0 | 0 |
| Three Springs - Eneabba Road - Mid West Secondary Grain Freight Project | 0 | 0 | 0 | 0 | 0 | 10,080,000 | 10,080,000 | 0 | 0 |
| LRCIP Phase 4 Part B Road Funding | 0 | 0 | 0 | 0 | 0 | 86,288 | 86,288 | 86,288 | 0 |
| **Economic services** | | | | | | | | | |
| Duffy Store Redevelopment Capex | 0 | 0 | 0 | 0 | 0 | 1,000,000 | 1,000,000 | 0 | 0 |
| | **789,321** | **162,000** | **(282,692)** | **668,629** | **668,629** | **14,467,299** | **14,467,299** | **681,398** | **282,692** |
| **Capital Contributions** | | | | | | | | | |
| **Community amenities** | | | | | | | | | |
| Karara Mining Refuse Site Contribution | 58,500 | 0 | 0 | 58,500 | 58,500.00 | 0 | 0 | 0 | 0 |
| | **58,500** | **0** | **0** | **58,500** | **58,500** | **0** | **0** | **0** | **0** |
| **Total Non-operating grants, subsidies and contributions** | **847,821** | **162,000** | **(282,692)** | **727,129** | **727,129** | **14,467,299** | **14,467,299** | **681,398** | **282,692** |

In previous years, bonds and deposits were held as trust monies. They are still reported in this Note but also included in Restricted Cash - Bonds and Deposits and as a current liability in the books of Council.

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

| Description | Opening Balance 30 Jun 2024 | Amount Received | Amount Paid | Closing Balance 31 Dec 2024 |
|---|---|---|---|---|
| | $ | $ | $ | $ |
| **Restricted Cash - Bonds and Deposits** | | | | |
| BCITF Levy | 0.00 | 0.00 | 0.00 | **0.00** |
| BSL Levy | 0.00 | 0.00 | 0.00 | **0.00** |
| Community Bus Bonds | 700.00 | 300.00 | (300.00) | **700.00** |
| Crossover/Footpath Bonds | 0.00 | 0.00 | 0.00 | **0.00** |
| Developer Bonds | 0.00 | 0.00 | 0.00 | **0.00** |
| Keys, Hall and Equipment Bonds | 0.00 | 1,200.00 | (700.00) | **500.00** |
| Landcare Groups | 0.00 | 0.00 | 0.00 | **0.00** |
| Other Bonds | 0.00 | 0.00 | 0.00 | **0.00** |
| Police Licensing | 9,366.00 | 51,078.95 | (60,444.95) | **0.00** |
| Rehabilitation Bonds | 0.00 | 0.00 | 0.00 | **0.00** |
| Roadworks Bonds | 0.00 | 0.00 | 0.00 | **0.00** |
| Public Standpipe System Access Card | 850.00 | 50.00 | (50.00) | **850.00** |
| Housing Bonds | 0.00 | 1,160.00 | (1,160.00) | **0.00** |
| Councillor Nomination Fees | 0.00 | 0.00 | 0.00 | **0.00** |
| Transportable Buildings Bonds | 0.00 | 0.00 | 0.00 | **0.00** |
| Visitor Centre | 0.00 | 2,292.95 | (2,292.95) | **0.00** |
| Community GYM Bond | 4,720.00 | 2,300.00 | (1,650.00) | **5,370.00** |
| 3rd Party EFTPos Usage | 0.00 | 254.00 | (254.00) | **0.00** |
| Treasury Unpaid Monies | 353.97 | 0.00 | (353.97) | **0.00** |
| **Sub-Total** | 15,989.97 | 58,635.90 | (67,205.87) | **7,420.00** |
| **Trust Funds** | | | | |
| Nil | | | | |
| **Sub-Total** | 0.00 | 0.00 | 0.00 | **0.00** |
| | **15,989.97** | **58,635.90** | **(67,205.87)** | **7,420.00** |

**KEY INFORMATION**

# NOTE 15
# EXPLANATION OF SIGNIFICANT 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 budget materially.
The material variance adopted by Council for the 2024/25 year is $10,000 and 10%.

| Reporting Program | Var. $ | Var. % | Var. ▲▼ | Significant Var. S | Timing/ Permanent | Explanation of Variance |
|---|---|---|---|---|---|---|
| **Revenue from operating activities** | $ | % | | | | |
| General Purpose Funding - Other | 76,433 | 97% | ▲ | S | Permanent | The Shire will receive $80k more this financial year in FAGs than budgeted for. |
| Housing | (12,920) | (19%) | ▼ | S | Permanent | Rentals to non-shire employees reduced in this year. |
| Community Amenities | 57,476 | 53% | ▲ | S | Permanent | Increased due to proposed energy farm application |
| Other Property and Services | (13,143) | (43%) | ▼ | S | Timing | Workers comp recoupt not received yet |
| **Expenditure from operating activities** | | | | | | |
| Governance | 56,254 | 18% | ▲ | S | Timing | Various lower than budgeted. These variances are likely timing, as the costs are budgeted to be recovered evenly over 12 months. |
| Law, Order and Public Safety | (20,470) | (16%) | ▼ | S | Timing | Negative variance is due to Fire Prevention Administration Allocation being budgeted incorrectly to be review as part of the 24-25 Mid-year review. |
| Health | 99,197 | 55% | ▲ | S | Timing | Expenses to date are tracking lower than budget. These variances are likely timing, as the costs are budgeted to be recovered evenly over 12 months. |
| Community Amenities | 119,953 | 39% | ▲ | S | Timing | Tip expenses and waste contractor expenses lower than budget. These variances are timing, as the costs are budgeted to be recovered evenly over 12 months and there is a delay in the contractors invoicing being received. |
| Recreation and Culture | 167,669 | 19% | ▲ | S | Timing | Positive variance due to Swimming Pool expenditure tracking lower than budgeted at this point in time, could be linked to Pool seasonal opening times. |
| Economic Services | 37,994 | 15% | ▲ | S | Timing | Positive variance due to Other Economic Services Maintenance and Operational cost tracking lower than budget at this point in time. |
| Other Property and Services | (55,027) | 273% | ▼ | | Timing | Overheads processing lower than actual expenditure. This will be addressed as part of the 2024-25 Mid year budget review |
| **INVESTING ACTIVITIES** | | | | | | |
| Capital Grants, Subsidies and Contributions | (398,706) | (59%) | ▼ | S | Timing | Recognition of grant funding as income has been delayed due to grant expenditure not being undertaken to date. |
| Plant and Equipment | (62,540) | (36%) | ▼ | S | Timing | Capital works - Refer to Note 8 Capital details |
| Infrastructure Assets - Roads | (59,297) | (14%) | ▼ | S | Timing | Capital works - Refer to Note 8 Capital details |
| Infrastructure Assets - Parks and Ovals | (28,191) | (12%) | ▼ | S | Timing | Capital works - Refer to Note 8 Capital details |
| **FINANCING ACTIVITIES** | | | | | | |

## NOTE 16
## BUDGET AMENDMENTS

| GL Code | Job # | Description | Council Resolution | Classification | | Non Cash Adjustment | Increase in Available Cash | Decrease in Available Cash | Amended Budget Running Balance | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | $ | $ | $ | $ | |
| | | **Budget Adoption** | | Closing Surplus/(Deficit) | | | | 0 | 0 | |
| | | Variance in actual opening position V budget | | Opening Surplus(Deficit) | | | 180,572.00 | | 180,572 | |
| 2120252 | | ROADM - Consultants | OCM 27.11.24 | Operating Expenses | (25,000.00) | | | (25,000.00) | 155,572 | |
| 2130852 | | OTH ECON - Consultants | OCM 27.11.24 | Operating Expenses | (15,000.00) | | | (15,000.00) | 140,572 | |
| 2110352 | | REC - Consultants | OCM 27.11.24 | Operating Expenses | (15,000.00) | | | (15,000.00) | 125,572 | |
| 2110252 | | SWIM AREAS - Contract Services | OCM 27.11.24 | Operating Expenses | (1,000.00) | | | (1,000.00) | 124,572 | |
| 2100652 | | PLAN - Consultants | OCM 27.11.24 | Operating Expenses | (22,000.00) | | | (22,000.00) | 102,572 | |
| 2090252 | | OTH HOUSE - Consultants | OCM 27.11.24 | Operating Expenses | (5,000.00) | | | (5,000.00) | 97,572 | |
| 4030282 | | GEN PUR - Transfers to Reserve | OCM 27.11.24 | Operating Expenses | 83,000.00 | | 83,000.00 | | 180,572 | |
| | | | | | | **0** | **263,572** | **(83,000)** | **180,572** | |

# SHIRE OF THREE SPRINGS

## MONTHLY FINANCIAL REPORT
**(Containing the Statement of Financial Activity)**
**For the Period Ended 31 January 2025**

**LOCAL GOVERNMENT ACT 1995**

**LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996**

## TABLE OF CONTENTS


| | | |
|---|---|---|
| Monthly Summary Information | | 3 - 5 |
| Key Terms and Descriptions - Statutory Reporting Programs | | 6 |
| Statement of Financial Activity by Program | | 7 |
| Key Terms and Descriptions - Nature or Type Descriptions | | 8 |
| Statement of Financial Activity by Nature | | 9 |
| Statement of Financial Position | | 10 |
| Note 1 | Adjusted Net Current Assets | 11 |
| Note 2 | Cash and Financial Assets | 12 |
| Note 3 | Receivables | 13 |
| Note 4 | Other Current Assets | 14 |
| Note 5 | Payables | 15 |
| Note 6 | Rating Revenue | 16 |
| Note 7 | Disposal of Assets | 17 |
| Note 8 | Capital Acquisitions | 18 |
| Note 9 | Borrowings | 21 |
| Note 10 | Reserves | 22 |
| Note 11 | Other Current Liabilities | 23 |
| Note 12 | Grants and Contributions | 24 |
| Note 13 | Capital Grants and Contributions | 25 |
| Note 14 | Bonds & Depoits and Trust Fund | 26 |
| Note 15 | Explanation of Material Variances | 27 |
| Note 16 | Budget Amendments | 28 |

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# KEY INFORMATION

**Items of Significance**
The material variance adopted by the Shire for the 2024/25 year is $10,000 or 10%. The following selected items have been highlighted due to the amount of the variance to the budget or due to the nature of the revenue/expenditure. A full listing and explanation of all items considered of significant/material variance is disclosed in Note 15.

| | % Collected / Completed | Amended Annual Budget | Amended YTD Budget | YTD Actual | Variance (Under)/Over |
|---|---|---|---|---|---|
| **Significant Projects (above $30,000)** | | | | | |
| Staff House - (Lot 35) 47 Williamson St - Building (Capital) | 32% | 44,230 | 13,846 | 14,191 | (345) |
| Staff House - (Lot 157) 65 Carter St - Building (Capital) | 4% | 46,000 | 0 | 1,750 | (1,750) |
| Community Hall - Carter Street - Emergency Evac Cntre (Capital) | 4% | 335,487 | 111,829 | 14,202 | 97,627 |
| Pavilion - Oval - Building (Capital) (incl NEW GYM postings - use BC11 | 5% | 107,000 | 35,666 | 5,234 | 30,432 |
| Sporting Club - Slaughter Street - Building (Capital) | 95% | 106,218 | 106,218 | 100,920 | 5,298 |
| Duffy Store Redevelopment Capex | 0% | 1,000,000 | 0 | 0 | 0 |
| Westrail Building - Railway Road - Building (Capital) | 0% | 39,500 | 11,500 | 0 | 11,500 |
| Admin Office - 132 Railway Rd - Building (Capital) | 0% | 32,500 | 0 | 0 | 0 |
| TS5017 New Fire Unit (Arrino BFB) | 0% | 614,300 | 0 | 0 | 0 |
| CCTV equipment | 30% | 80,000 | 10,000 | 24,132 | (14,132) |
| TS125 New Doctor's Vehicle | 107% | 63,000 | 63,000 | 67,614 | (4,614) |
| New Community Bus | 0% | 140,000 | 0 | 0 | 0 |
| TS5015 New Supervisor of Parks & Gardens Light vehicle | 97% | 58,000 | 58,000 | 56,228 | 1,772 |
| Trailer mounted Variable Message Sign (inc trailer) x 2 | 106% | 50,000 | 0 | 53,020 | (53,020) |
| Communication Equipment, Water Tank, Digital Information sign & C | 0% | 45,000 | 0 | 0 | 0 |
| TS5006 New Grader | 0% | 490,000 | 490,000 | 0 | 490,000 |
| TS5021 New Outside Crew Commute Vehicle | 0% | 73,181 | 0 | 0 | 0 |
| Roads - Bitumen Sealing Towns Streets - General (Budgeting Only) | 42% | 50,000 | 20,000 | 21,188 | (1,188) |
| Roads - Crack Sealing Towns Streets - General (Budgeting Only) | 0% | 30,000 | 0 | 0 | 0 |
| Simpson Road (Capital) | 0% | 139,863 | 0 | 0 | 0 |
| Tomkins Road (Capital) | 0% | 34,953 | 0 | 0 | 0 |
| Skipper Road (R2R) | 101% | 160,622 | 160,621 | 161,624 | (1,003) |
| Arrino West Road Sealed (R2R) | 0% | 514,413 | 171,471 | 0 | 171,471 |
| First North Road (R2R) | 75% | 166,792 | 166,792 | 125,296 | 41,496 |
| Hydraulic Road (R2R) | 82% | 61,680 | 61,678 | 50,606 | 11,072 |
| 2024-25 Dudawa Road Sealed SLK 7.5 - 12.5 Project 30003110 | 0% | 194,276 | 0 | 0 | 0 |
| 2024-25 Dudawa Road Sealed SLK 8.5 - 12.5 Project 30003111 | 0% | 414,089 | 0 | 0 | 0 |
| Perenjori - Three Springs Road - Mid West Secondary Grain Freight P | 1% | 1,095,585 | 0 | 8,314 | (8,314) |
| Inering Road - Mid West Secondary Grain Freight Project | 1% | 318,718 | 0 | 2,415 | (2,415) |
| Three Springs - Eneabba Road - Mid West Secondary Grain Freight Pr | 1% | 10,057,867 | 100,000 | 94,442 | 5,558 |
| Main Street Beautification | 0% | 30,000 | 10,000 | 0 | 10,000 |
| Swimming Pool Basins renewal | 98% | 164,239 | 164,239 | 160,999 | 3,240 |
| Playground Capital Works | 0% | 102,472 | 0 | 0 | 0 |
| **Grants, Subsidies and Contributions** | | | | | |
| Grants, Subsidies and Contributions | 36% | 1,027,916 | 332,092 | 366,691 | 34,599 |
| Capital Grants, Subsidies and Contributions | 2% | 14,467,299 | 929,226 | 282,692 | (646,534) |
| | 4% | 15,495,214 | 1,261,318 | 649,383 | (611,935) |
| Rates Levied | 100% | 2,909,850 | 2,909,849 | 2,898,486 | (11,363) |

*% Compares current ytd actuals to annual budget*

| Financial Position | | Prior Year 31 January 2024 | Current Year 31 January 2025 |
|---|---|---|---|
| Adjusted Net Current Assets | 102% | $ 3,818,376 | $ 3,902,639 |
| Cash and Equivalent - Unrestricted | 89% | $ 4,468,187 | $ 3,975,683 |

# SUMMARY INFORMATION

## PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 31 January 2025
Prepared by: Krys East (DCEO)
Reviewed by: Keith Woodward (CEO)

## BASIS OF PREPARATION

### REPORT PURPOSE

This report is prepared to meet the requirements of Local Government (Financial Management) Regulations 1996, Regulation 34 . Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary due to transactions being processed for the reporting period after the date of preparation.

### BASIS OF ACCOUNTING

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this statement are presented below and have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

### THE LOCAL GOVERNMENT REPORTING ENTITY

All Funds through which the Council controls resources to carry on its functions have been included in this statement. In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated. All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 14.

## SIGNIFICANT ACCOUNTING POLICES

### GOODS AND SERVICES TAX

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

### REVALUATION TIMING

The Local Government (Financial Management) Regulations 1996 provide that:

- land and buildings classified as property, plant and equipment; or
- infrastructure; or
- vested improvements that the local government controls ;

and measured at reportable value, are only required to be revalued every five years. Revaluing these non-financial assets every five years is a departure from AASB 116 Property, Plant and Equipment, which would have required the Shire to assess at each reporting date whether the carrying amount of the above mentioned non-financial assets materially differs from their fair value and, if so, revalue the class of non-financial assets.

### CRITICAL ACCOUNTING ESTIMATES

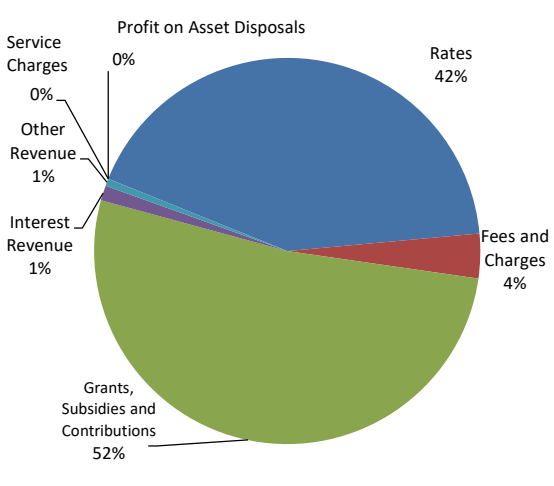
The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

### ROUNDING OFF FIGURES

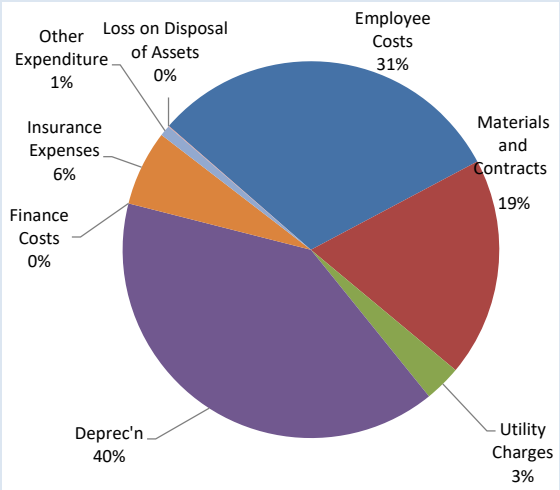
All figures shown in this statement are rounded to the nearest dollar.

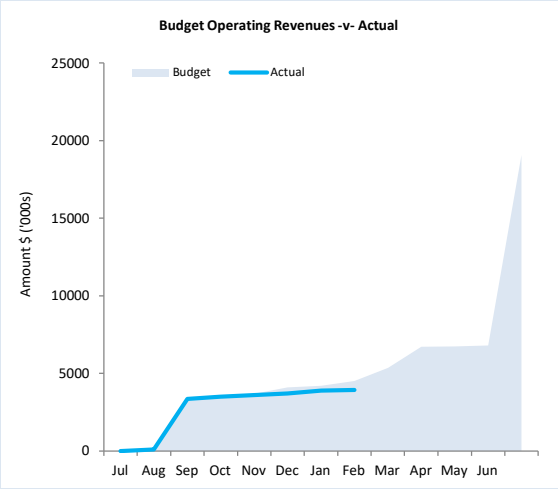
## SUMMARY GRAPHS

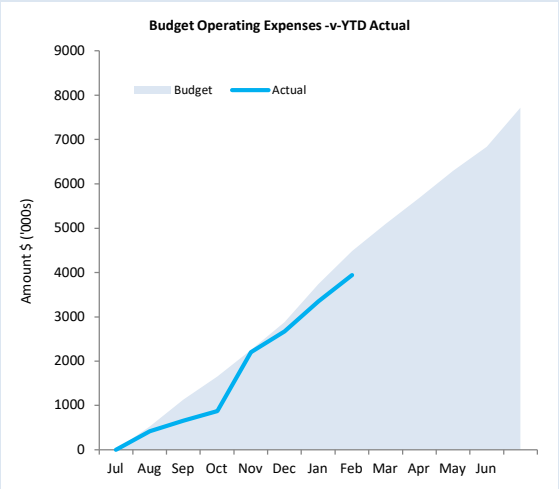
### OPERATING REVENUE



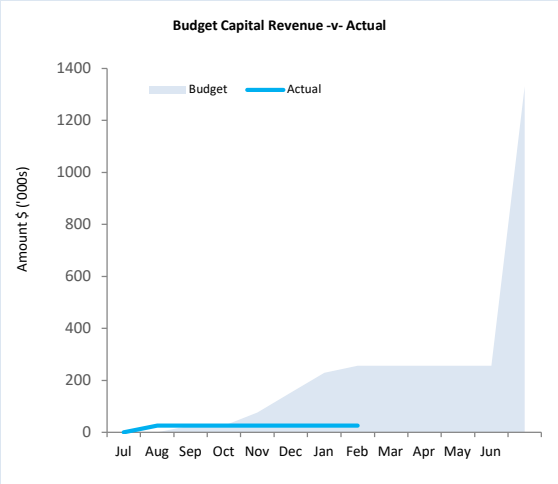

### OPERATING EXPENSES



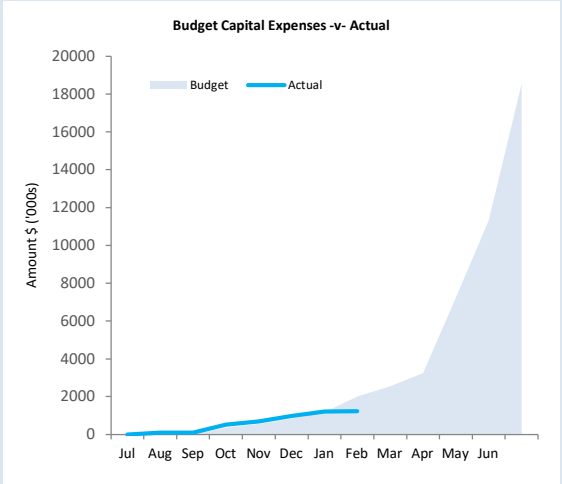




### CAPITAL REVENUE




### CAPITAL EXPENSES




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

## STATUTORY REPORTING PROGRAMS

Shire operations as disclosed in these financial statements encompass the following service orientated activities/programs.

| | |
|---|---|
| **GOVERNANCE** | **ACTIVITIES** |
| To provide a decision making process for the efficient allocation of scarce resources. | Administration and operation of facilities to members of council: Other costs that relate to the tasks of assisting elected members and ratepayers on matters which do not concern specific council services. |
| **GENERAL PURPOSEFUNDING** | |
| To collect revenue to fund the provision of services. | Rates, general purpose government grants and interest revenue |
| **LAW, ORDER, PUBLIC SAFETY** | |
| To ensure a safer community in which to live. | Supervision of various local laws, fire prevention, emergency services and animal control. |
| **HEALTH** | |
| To provide an operational framework for good community health. | 'Food quality and pest control, maintenance of child health centre, medical centre, dental clinic and administration of group health scheme. |
| **EDUCATION AND WELFARE** | |
| To support the needs of the community in education and welfare. | Assistance to Day Care Centre, Playgroup, Youth activities and other voluntary services. |
| **HOUSING** | |
| Provide adequate housing to attract and retain staff and non-staff. | Maintenace of council owned staff and non-staff housing. |
| **COMMUNITY AMENITIES** | |
| Provide services required by the community. | Rubbish collection services, tip operation, noise control, town planning administration, cemetery maintenance, rest centres, storm water drainage and FM radio retransmitter. |
| **RECREATION AND CULTURE** | |
| To establish and effectively manage infrastructure and resources that help the social wellbeing of the community. | Maintenance of the swimming pool, recreation centre, library, parks, gardens and reserves. |
| **TRANSPORT** | |
| To provide effective and efficient transport services to the community. | Construction and maintenance of streets, roads, bridges, cleaning and lighting of streets, traffic lights, cycleways, depot maintenance and airstrip maintenance. |
| **ECONOMIC SERVICES** | |
| To help promote the Shire and improve its economic wellbeing. | The regulation and provision of tourism, area promotion, building control, noxious weeds, vermin control, plant nursery and standpipes. |
| **OTHER PROPERTY AND SERVICES** | |
| To monitor and control overheads and operating accounts. | Private works operations, plant repairs and operations and engineering costs. |

**SHIRE OF THREE SPRINGS**
**STATEMENT OF FINANCIAL ACTIVITY**
**FOR THE PERIOD ENDED 31 JANUARY 2025**

## STATUTORY REPORTING PROGRAMS

| | Note | Adopted Annual Budget | Amended Annual Budget (d) | Amended YTD Budget (a) | YTD Actual (b) | Var. $ (b)-(a) | Var. % (b)-(a)/(a) | Var. ▲▼ | Significant Var. S |
|---|---|---|---|---|---|---|---|---|---|
| | | $ | $ | $ | $ | $ | % | | |
| **OPERATING ACTIVITIES** | | | | | | | | | |
| **Revenue from operating activities** | | | | | | | | | |
| Governance | | 800 | 800 | 399 | **0** | (399) | (100%) | ▼ | |
| General Purpose Funding - Rates | 6 | 2,909,850 | 2,909,850 | 2,909,849 | **2,898,486** | (11,363) | (0%) | ▼ | |
| General Purpose Funding - Other | | 262,637 | 262,637 | 84,035 | **166,806** | 82,771 | 98% | ▲ | S |
| Law, Order and Public Safety | | 666,504 | 666,504 | 31,469 | **31,720** | 251 | 1% | ▲ | |
| Health | | 107,444 | 107,444 | 94,863 | **87,525** | (7,338) | (8%) | ▼ | |
| Education and Welfare | | 1,500 | 1,500 | 1,500 | **0** | (1,500) | (100%) | ▼ | |
| Housing | | 121,390 | 121,390 | 76,962 | **62,000** | (14,962) | (19%) | ▼ | S |
| Community Amenities | | 115,241 | 115,241 | 109,284 | **167,025** | 57,741 | 53% | ▲ | S |
| Recreation and Culture | | 62,709 | 62,709 | 27,571 | **28,427** | 856 | 3% | ▲ | |
| Transport | | 267,059 | 267,059 | 210,730 | **184,516** | (26,214) | (12%) | ▼ | S |
| Economic Services | | 19,400 | 19,400 | 11,074 | **4,251** | (6,823) | (62%) | ▼ | |
| Other Property and Services | | 58,740 | 58,740 | 32,680 | **17,537** | (15,143) | (46%) | ▼ | S |
| | | 4,593,273 | 4,593,273 | 3,590,416 | **3,648,294** | | | | |
| **Expenditure from operating activities** | | | | | | | | | |
| Governance | | (593,139) | (593,139) | (395,525) | **(314,955)** | 80,570 | 20% | ▲ | S |
| General Purpose Funding | | (182,469) | (182,469) | (106,656) | **(95,786)** | 10,870 | 10% | ▲ | S |
| Law, Order and Public Safety | | (284,703) | (284,703) | (141,098) | **(171,972)** | (30,874) | (22%) | ▼ | S |
| Health | | (371,665) | (371,665) | (198,454) | **(174,202)** | 24,252 | 12% | ▲ | S |
| Education and Welfare | | (123,326) | (123,326) | (72,600) | **(72,943)** | (343) | (0%) | ▼ | |
| Housing | | (295,714) | (300,714) | (170,773) | **(173,746)** | (2,973) | (2%) | ▼ | |
| Community Amenities | | (686,587) | (708,587) | (421,525) | **(218,095)** | 203,430 | 48% | ▲ | S |
| Recreation and Culture | | (1,673,254) | (1,689,254) | (1,066,421) | **(812,163)** | 254,258 | 24% | ▲ | S |
| Transport | | (2,907,790) | (2,932,790) | (1,667,928) | **(1,567,130)** | 100,798 | 6% | ▲ | |
| Economic Services | | (474,045) | (489,045) | (281,961) | **(221,308)** | 60,653 | 22% | ▲ | S |
| Other Property and Services | | (40,915) | (40,915) | 45,117 | **(116,290)** | (161,407) | 358% | ▼ | |
| | | (7,633,607) | (7,716,607) | (4,477,824) | **(3,938,591)** | | | | |
| **Non-cash amounts excluded from operating activities** | | | | | | | | | |
| Add back Depreciation | | 2,542,724 | 2,542,724 | 1,468,572 | **1,565,798** | 97,226 | 7% | ▲ | |
| Adjust (Profit)/Loss on Asset Disposal | 7 | (32,751) | (32,751) | (13,950) | **1,919** | 15,869 | (114%) | ▲ | |
| Movement in Leave Reserve (Added Back) | | 5,274 | 5,274 | 0 | **0** | 0 | | | |
| Adjustment in Fixed Assets | | 0 | 0 | 0 | **0** | 0 | | | |
| | | 2,515,248 | 2,515,248 | 1,454,622 | **1,567,717** | | | | |
| **Amount attributable to operating activities** | | **(525,086)** | **(608,086)** | **567,214** | **1,277,420** | | | | |
| **INVESTING ACTIVITIES** | | | | | | | | | |
| **Inflows from investing activities** | | | | | | | | | |
| Capital Grants, Subsidies and Contributions | 13 | 14,467,299 | 14,467,299 | 929,226 | **282,692** | (646,534) | (70%) | ▼ | S |
| Proceeds from Disposal of Assets | 7 | 331,250 | 331,250 | 26,136 | **26,136** | 0 | 0% | ▲ | |
| Proceeds from financial assets at amortised cost - self supporting loans | | 0 | 0 | 0 | **0** | 0 | | | |
| | | 14,798,549 | 14,798,549 | 955,362 | **308,828** | | | | |
| **Outflows from investing activities** | | | | | | | | | |
| Land Held for Resale | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Land and Buildings | 8 | (1,920,380) | (1,920,380) | (384,374) | **(244,766)** | 139,608 | 36% | ▲ | S |
| Plant and Equipment | 8 | (1,694,245) | (1,694,245) | (681,764) | **(234,504)** | 447,260 | 66% | ▲ | S |
| Furniture and Equipment | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Infrastructure Assets - Roads | 8 | (13,262,406) | (13,262,406) | (704,109) | **(491,935)** | 212,174 | 30% | ▲ | S |
| Infrastructure Assets - Drainage | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Infrastructure Assets - Footpaths | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Infrastructure Assets - Parks and Ovals | 8 | (400,211) | (400,211) | (243,572) | **(259,430)** | (15,858) | (7%) | ▼ | |
| Infrastructure Assets - Airfield | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Payments for financial assets at amortised cost - self supporting loans | | 0 | 0 | 0 | **0** | 0 | | | |
| | | (17,277,242) | (17,277,242) | (2,013,819) | **(1,230,635)** | | | | |
| **Amount attributable to investing activities** | | **(2,478,693)** | **(2,478,693)** | **(1,058,457)** | **(921,806)** | | | | |
| **FINANCING ACTIVITIES** | | | | | | | | | |
| **Inflows from financing activities** | | | | | | | | | |
| Proceeds from New Debentures | 9 | 1,000,000 | 1,000,000 | 0 | **0** | 0 | | | |
| Transfer from Reserves | 10 | 0 | 0 | 0 | **0** | 0 | | | |
| | | 1,000,000 | 1,000,000 | 0 | **0** | | | | |
| **Outflows from financing activities** | | | | | | | | | |
| Repayment of Borrowings | 9 | (1,000,000) | (1,000,000) | 0 | **0** | 0 | | | |
| Payments for principal portion of lease liabilities | 9 | 0 | 0 | 0 | **0** | 0 | | | |
| Transfer to Reserves | 10 | (363,055) | (280,055) | 0 | **0** | 0 | | | |
| | | (1,363,055) | (1,280,055) | 0 | **0** | | | | |
| **Amount attributable to financing activities** | | **(363,055)** | **(280,055)** | **0** | **0** | | | | |
| **MOVEMENT IN SURPLUS OR DEFICIT** | | | | | | | | | |
| **Surplus or deficit at the start of the financial year** | 1 | 3,366,834 | 3,547,407 | 3,547,407 | **3,547,407** | 0 | 0% | | |
| Amount attributable to operating activities | | (525,086) | (608,086) | 567,214 | **1,277,420** | | | | |
| Amount attributable to investing activities | | (2,478,693) | (2,478,693) | (1,058,457) | **(921,806)** | | | | |
| Amount attributable to financing activities | | (363,055) | (280,055) | 0 | **0** | | | | |
| **Surplus or deficit at the end of the financial year** | 1 | **(0)** | **180,572** | **3,056,164** | **3,903,020** | | | | |

**KEY INFORMATION**

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
Refer to Note 15 for an explanation of the reasons for the variance.
The material variance adopted by Council for the 2024/25 year is $10,000 and 10%.

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

**SHIRE OF THREE SPRINGS**

**KEY TERMS AND DESCRIPTIONS**

**FOR THE PERIOD ENDED 31 JANUARY 2025**

# NATURE OR TYPE DESCRIPTIONS

## REVENUE

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

**GRANTS, SUBSIDIES AND CONTRIBUTIONS**
Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

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

**PROFIT ON ASSET DISPOSAL**
Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

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

**SERVICE CHARGES**
Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

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

**OTHER REVENUE / INCOME**
Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

## EXPENSES

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

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

**UTILITIES (GAS, ELECTRICITY, WATER, ETC.)**
Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

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

**LOSS ON ASSET DISPOSAL**
Loss on the disposal of fixed assets.

**DEPRECIATION**
Depreciation expense raised on all classes of assets.

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

**OTHER EXPENDITURE**
Statutory fees, taxes, provision for bad debts, member's fees or State taxes. Donations and subsidies made to community groups.

**SHIRE OF THREE SPRINGS**
**STATEMENT OF FINANCIAL ACTIVITY**
**FOR THE PERIOD ENDED 31 JANUARY 2025**

## BY NATURE

| | Note | Adopted Annual Budget | Amended Annual Budget | Amended YTD Budget (a) | YTD Actual (b) | Var. $ (b)-(a) | Var. % (b)-(a)/(a) | Var. ▲▼ | Significant Var. S |
|---|---|---|---|---|---|---|---|---|---|
| | | $ | $ | $ | $ | $ | % | | |
| **OPERATING ACTIVITIES** | | | | | | | | | |
| **Revenue from operating activities** | | | | | | | | | |
| Rates | 6 | 2,909,850 | 2,909,850 | 2,909,849 | **2,898,486** | (11,363) | (0%) | ▼ | |
| Grants, Subsidies and Contributions | 12 | 1,027,916 | 1,027,916 | 332,092 | **366,691** | 34,599 | 10% | ▲ | S |
| Fees and Charges | | 291,281 | 291,281 | 212,929 | **254,763** | 41,834 | 20% | ▲ | S |
| Service Charges | | 0 | 0 | 0 | **0** | 0 | | | |
| Interest Revenue | | 182,061 | 182,061 | 43,289 | **84,991** | 41,702 | 96% | ▲ | S |
| Other Revenue | | 99,530 | 99,530 | 61,679 | **43,362** | (18,317) | (30%) | ▼ | S |
| Profit on Disposal of Assets | 7 | 82,636 | 82,636 | 30,578 | **0** | (30,578) | (100%) | ▼ | S |
| | | 4,593,273 | 4,593,273 | 3,590,416 | **3,648,294** | | | | |
| **Expenditure from operating activities** | | | | | | | | | |
| Employee Costs | | (2,458,586) | (2,458,586) | (1,489,653) | **(1,214,749)** | 274,904 | 18% | ▲ | S |
| Materials and Contracts | | (1,957,704) | (2,040,704) | (1,045,022) | **(741,644)** | 303,378 | 29% | ▲ | S |
| Utility Charges | | (333,894) | (333,894) | (218,875) | **(123,942)** | 94,933 | 43% | ▲ | S |
| Depreciation | | (2,542,724) | (2,542,724) | (1,468,572) | **(1,565,798)** | (97,226) | (7%) | ▼ | |
| Finance Costs | | 0 | 0 | 0 | **0** | 0 | | | |
| Insurance Expenses | | (182,084) | (182,084) | (180,744) | **(254,963)** | (74,219) | (41%) | ▼ | S |
| Other Expenditure | | (108,729) | (108,729) | (58,330) | **(35,577)** | 22,753 | 39% | ▲ | S |
| Loss on Disposal of Assets | 7 | (49,885) | (49,885) | (16,628) | **(1,919)** | 14,709 | 88% | ▲ | S |
| | | (7,633,607) | (7,716,607) | (4,477,824) | **(3,938,591)** | | | | |
| **Operating activities excluded from budget** | | | | | | | | | |
| Add back Depreciation | | 2,542,724 | 2,542,724 | 1,468,572 | **1,565,798** | 97,226 | 7% | ▲ | |
| Adjust (Profit)/Loss on Asset Disposal | 7 | (32,751) | (32,751) | (13,950) | **1,919** | 15,869 | (114%) | ▲ | |
| Movement in Leave Reserve (Added Back) | | 5,274 | 5,274 | 0 | **0** | 0 | | | |
| Adjustment in Fixed Assets | | 0 | 0 | 0 | **0** | 0 | | | |
| | | 2,515,248 | 2,515,248 | 1,454,622 | **1,567,717** | | | | |
| **Amount attributable to operating activities** | | **(525,086)** | **(608,086)** | **567,214** | **1,277,420** | | | | |
| **INVESTING ACTIVITIES** | | | | | | | | | |
| **Inflows from investing activities** | | | | | | | | | |
| Capital Grants, Subsidies and Contributions | 13 | 14,467,299 | 14,467,299 | 929,226 | **282,692** | (646,534) | (70%) | ▼ | S |
| Proceeds from Disposal of Assets | 7 | 331,250 | 331,250 | 26,136 | **26,136** | 0 | 0% | ▲ | |
| Proceeds from financial assets at amortised cost - self supporting loans | 9 | 0 | 0 | 0 | **0** | 0 | | | |
| | | 14,798,549 | 14,798,549 | 955,362 | **308,828** | | | | |
| **Outflows from investing activities** | | | | | | | | | |
| Land Held for Resale | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Land and Buildings | 8 | (1,920,380) | (1,920,380) | (384,374) | **(244,766)** | 139,608 | 36% | ▲ | S |
| Plant and Equipment | 8 | (1,694,245) | (1,694,245) | (681,764) | **(234,504)** | 447,260 | 66% | ▲ | S |
| Furniture and Equipment | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Infrastructure Assets - Roads | 8 | (13,262,406) | (13,262,406) | (704,109) | **(491,935)** | 212,174 | 30% | ▲ | S |
| Infrastructure Assets - Drainage | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Infrastructure Assets - Footpaths | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Infrastructure Assets - Parks and Ovals | 8 | (400,211) | (400,211) | (243,572) | **(259,430)** | (15,858) | (7%) | ▼ | |
| Infrastructure Assets - Airfield | 8 | 0 | 0 | 0 | **0** | 0 | | | |
| Payments for financial assets at amortised cost - self supporting loans | | 0 | 0 | 0 | **0** | 0 | | | |
| | | (17,277,242) | (17,277,242) | (2,013,819) | **(1,230,635)** | | | | |
| **Amount attributable to investing activities** | | **(2,478,693)** | **(2,478,693)** | **(1,058,457)** | **(921,806)** | | | | |
| **FINANCING ACTIVITIES** | | | | | | | | | |
| **Inflows from financing activities** | | | | | | | | | |
| Proceeds from New Borrowings | | 1,000,000 | 1,000,000 | 0 | **0** | 0 | | | |
| Transfer from Reserves | 10 | 0 | 0 | 0 | **0** | 0 | | | |
| | | 1,000,000 | 1,000,000 | 0 | **0** | | | | |
| **Outflows from financing activities** | | | | | | | | | |
| Repayment of Borrowings | 9 | (1,000,000) | (1,000,000) | 0 | **0** | 0 | | | |
| Payments for principal portion of lease liabilities | 9 | 0 | 0 | 0 | **0** | 0 | | | |
| Transfer to Reserves | 10 | (363,055) | (280,055) | 0 | **0** | 0 | | | |
| | | (1,363,055) | (1,280,055) | 0 | **0** | | | | |
| **Amount attributable to financing activities** | | **(363,055)** | **(280,055)** | **0** | **0** | | | | |
| **MOVEMENT IN SURPLUS OR DEFICIT** | | | | | | | | | |
| **Surplus or deficit at the start of the financial year** | 1 | 3,366,834 | 3,547,407 | 3,547,407 | **3,547,407** | 0 | 0% | | |
| Amount attributable to operating activities | | (525,086) | (608,086) | 567,214 | **1,277,420** | | | | |
| Amount attributable to investing activities | | (2,478,693) | (2,478,693) | (1,058,457) | **(921,806)** | | | | |
| Amount attributable to financing activities | | (363,055) | (280,055) | 0 | **0** | | | | |
| **Surplus or deficit at the end of the financial year** | 1 | **(0)** | **180,572** | **3,056,164** | **3,903,020** | | | | |

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
Refer to Note 15 for an explanation of the reasons for the variance.
The material variance adopted by Council for the 2024/25 year is $10,000 and 10%.

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

**SHIRE OF THREE SPRINGS**
**STATEMENT OF FINANCIAL POSITION**
**FOR THE PERIOD ENDED 31 JANUARY 2025**

| | 30 June 2024 | 31 January 2025 |
|---|---|---|
| | $ | $ |
| **CURRENT ASSETS** | | |
| Cash and cash equivalents | 6,544,581 | 6,111,085 |
| Trade and other receivables | 217,911 | 647,297 |
| Other financial assets | 0 | 0 |
| Inventories | 5,629 | 2,911 |
| Contract assets | 125,872 | 125,872 |
| Other assets | 3,035 | 0 |
| **TOTAL CURRENT ASSETS** | 6,897,029 | 6,887,165 |
| | | |
| **NON-CURRENT ASSETS** | | |
| Trade and other receivables | 31,826 | 31,826 |
| Other financial assets | 83,171 | 83,171 |
| Property, plant and equipment | 18,034,258 | 18,035,511 |
| Infrastructure | 35,065,110 | 34,700,638 |
| **TOTAL NON-CURRENT ASSETS** | 53,214,365 | 52,851,146 |
| | | |
| **TOTAL ASSETS** | 60,111,393 | 59,738,311 |
| | | |
| **CURRENT LIABILITIES** | | |
| Trade and other payables | 327,927 | 84,117 |
| Other liabilities | 801,783 | 680,497 |
| Borrowings | 0 | 0 |
| Employee related provisions | 194,473 | 194,473 |
| **TOTAL CURRENT LIABILITIES** | 1,324,183 | 959,087 |
| | | |
| **NON-CURRENT LIABILITIES** | | |
| Other liabilities | 58,500 | 58,500 |
| Employee related provisions | 55,486 | 55,486 |
| **TOTAL NON-CURRENT LIABILIT** | 113,986 | 113,986 |
| | | |
| **TOTAL LIABILITIES** | 1,438,169 | 1,073,073 |
| | | |
| **NET ASSETS** | **58,673,224** | **58,665,238** |
| | | |
| **EQUITY** | | |
| Retained surplus | 31,949,742 | 31,942,137 |
| Reserve accounts | 2,132,702 | 2,132,320 |
| Revaluation surplus | 24,590,780 | 24,590,780 |
| **TOTAL EQUITY** | **58,673,224** | **58,665,238** |

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

# OPERATING ACTIVITIES
# NOTE 1
# ADJUSTED NET CURRENT ASSETS

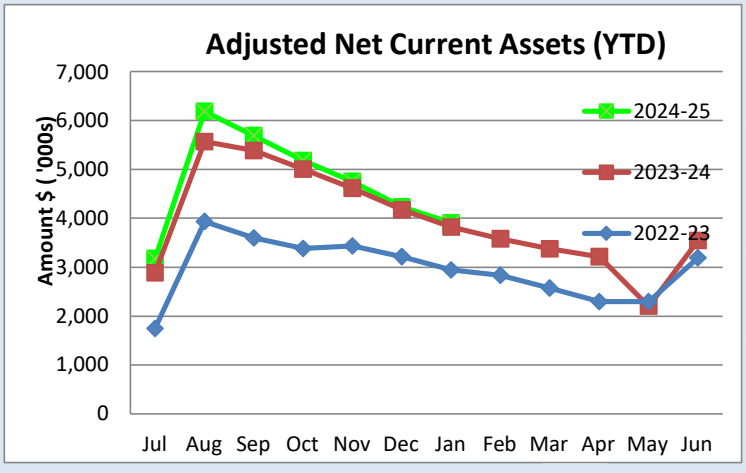
| Adjusted Net Current Assets | Note | Last Years Closing 30/06/2024 | This Time Last Year 31/01/2024 | Year to Date Actual 31/01/2025 |
|---|---|---|---|---|
| | | $ | $ | $ |
| **Current Assets** | | | | |
| Cash Unrestricted | 2 | 4,399,999 | 4,468,187 | 3,975,683 |
| Cash Restricted - Reserves | 2 | 2,132,702 | 2,147,587 | 2,132,702 |
| Cash Restricted - Bonds & Deposits | 2 | 11,881 | 2,387 | 2,699 |
| Receivables - Rates | 3 | 70,112 | 448,610 | 565,827 |
| Receivables - Other | 3 | 147,800 | 88,589 | 81,470 |
| Other Assets Other Than Inventories | 4 | 128,907 | 0 | 125,872 |
| Inventories | 4 | 5,629 | 10,696 | 2,911 |
| | | 6,897,029 | 7,166,058 | 6,887,165 |
| **Less: Current Liabilities** | | | | |
| Payables | 5 | (311,937) | (92,921) | (76,593) |
| Contract Liabilities | 11 | (801,783) | (1,004,041) | (680,497) |
| Bonds & Deposits | 14 | (15,990) | (3,404) | (7,524) |
| Loan and Lease Liability | 9 | 0 | (11,945) | 0 |
| Provisions | 11 | (194,473) | (243,036) | (194,473) |
| | | (1,324,183) | (1,355,347) | (959,087) |
| Less: Cash Reserves | 10 | (2,132,702) | (2,147,587) | (2,132,702) |
| Add Back: Component of Leave Liability not Required to be funded | | 107,263 | 143,307 | 107,263 |
| Add Back: Loan and Lease Liability | | 0 | 11,945 | 0 |
| Less : Loan Receivable - clubs/institutions | | 0 | 0 | 0 |
| **Net Current Funding Position** | | **3,547,407** | **3,818,376** | **3,902,639** |

**SIGNIFICANT ACCOUNTING POLICIES**

Please see Note 1(a) for information on significant accounting polices relating to Net Current Assets.

**KEY INFORMATION**

The amount of the adjusted net current assets at the end of the period represents the actual surplus (or deficit if the figure is a negative) as presented on the Rate Setting Statement.




**This Year YTD Surplus(Deficit)**

**$3.9 M**

**Last Year YTD Surplus(Deficit)**

**$3.82 M**

## OPERATING ACTIVITIES
## NOTE 2
## CASH AND FINANCIAL ASSETS

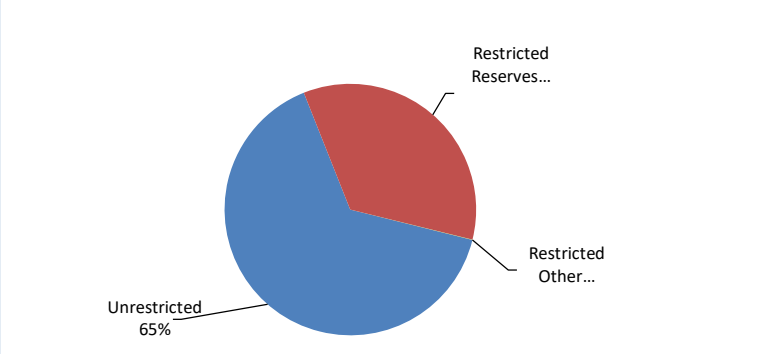
| | Unrestricted | Restricted Reserves | Restricted Muni | Total Amount | Institution | Interest Rate | Maturity Date |
|---|---|---|---|---|---|---|---|
| | $ | $ | $ | $ | | | |
| **Cash on Hand** | | | | | | | |
| Cash On Hand - Library | 100.00 | | | 100 | Cash on Hand | Nil | On Hand |
| Petty Cash - Admin | 26.80 | | | 27 | Cash on Hand | Nil | On Hand |
| Cash On Hand - Swimming Pool | 200.00 | | | 200 | Cash on Hand | Nil | On Hand |
| **At Call Deposits** | | | | | | | |
| Municipal Bank Account - CBA | 1,632,645.87 | | | 1,632,646 | CBA | 0.10% | Ongoing |
| Police Licensing Account - CBA | | | 2,699.06 | 2,699 | CBA | Variable | Ongoing |
| **Term Deposits** | | | | | | | |
| Business Maximiser Account - CBA | 2,342,710.79 | | | 2,342,711 | CBA | 0.10% | Ongoing |
| Cash Deposit Account CDA Investment - CBA | | 2,132,702.01 | | 2,132,702 | CBA | 5.32% | 25/06/2025 |
| **Investments** | | | | | | | |
| **Total** | **3,975,683** | **2,132,702** | **2,699** | **6,111,085** | | | |

**SIGNIFICANT ACCOUNTING POLICIES**

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

**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 that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.




| Total Cash | Unrestricted |
|---|---|
| $6.11 M | $2.13 M |

## OPERATING ACTIVITIES
## NOTE 3
## RECEIVABLES

| Receivables - Rates & Rubbish | 30 June 2024 | 31 Jan 25 |
|---|---|---|
| | $ | $ |
| Opening Arrears Previous Years | 80,834 | 101,937 |
| Levied this year | 2,780,028 | 3,000,772 |
| Less Collections to date | (2,758,925) | (2,505,057) |
| Equals Current Outstanding | 101,937 | 597,652 |
| **Net Rates Collectable** | **101,937** | **597,652** |
| % Collected | 96.44% | 80.74% |

| Receivables - General | Current | 30 Days | 60 Days | 90+ Days | Total |
|---|---|---|---|---|---|
| | $ | $ | $ | $ | $ |
| Receivables - General | 5,408 | 1,631 | 1,547 | 24,693 | 33,278 |
| Percentage | 16% | 5% | 5% | 74% | |
| **Balance per Trial Balance** | | | | | |
| Sundry Debtors | | | | | 33,278 |
| Receivables - Other | | | | | 48,192 |
| **Total Receivables General Outstanding** | | | | | **81,470** |

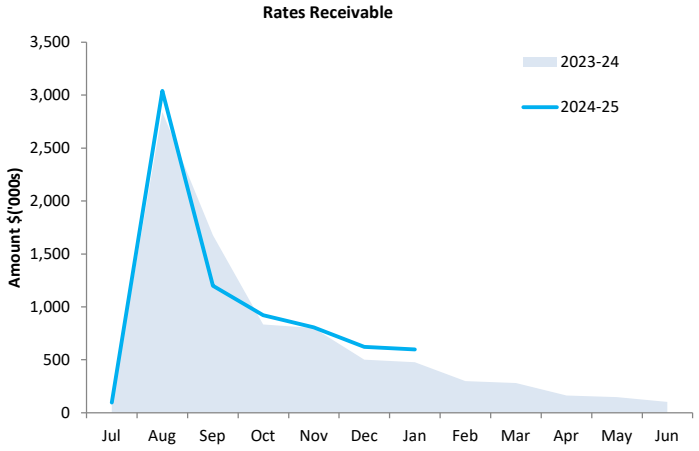
**Amounts shown above include GST (where applicable)**

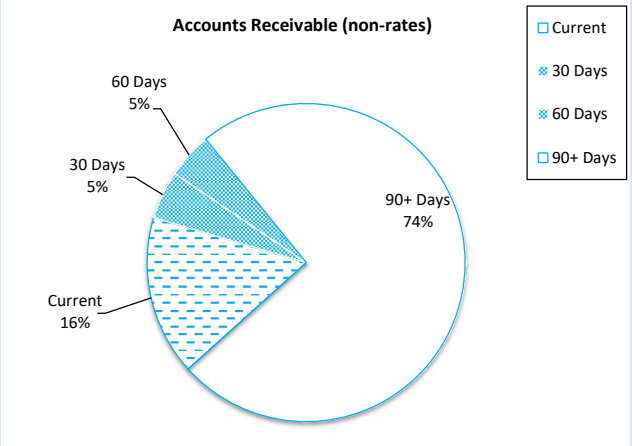
**KEY INFORMATION**

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.

**SIGNIFICANT ACCOUNTING POLICIES**

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.




| Collected | Rates Due |
|---|---|
| 81% | $597,652 |

| Debtors Due |
|---|
| $81,470 |

| Over 30 Days |
|---|
| 84% |

| Over 90 Days |
|---|
| 74% |

## OPERATING ACTIVITIES
## NOTE 4
## OTHER CURRENT ASSETS

| Other Current Assets | Opening Balance 1 Jul 2024 | Asset Increase | Asset Reduction | Closing Balance 31 Jan 2025 |
|---|---|---|---|---|
| | $ | $ | $ | $ |
| **Inventory** | | | | |
| Fuel, Visitor and Rec Centres stock on hand | 5,629 | 0 | (2,718) | 2,911 |
| **Contract assets** | | | | |
| Contract assets | 125,872 | 0 | 0 | 125,872 |
| **Total Other Current assets** | | | | **128,783** |

**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.

**Land held for resale**

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

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

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

**CONTRACT ASSETS**

A contract asset is the right to consideration in exchange for goods or services the entity has transferred to a customer when that right is conditioned on something other than the passage of time.

## OPERATING ACTIVITIES
## NOTE 5
## Payables

| Payables - General | Current | 30 Days | 60 Days | 90+ Days | Total |
|---|---|---|---|---|---|
| | $ | $ | $ | $ | $ |
| Payables (Sundry Creditors) - General | 0 | 0 | 0 | 0 | 0.00 |
| Percentage | 0% | 0% | 0% | 0% | |
| **Balance per Trial Balance** | | | | | |
| Sundry creditors - General | | | | | 0.00 |
| Other creditors | | | | | 31,783 |
| Accruals/Income in Advance | | | | | 9,377 |
| ATO liabilities | | | | | 35,434 |
| **Total Payables General Outstanding** | | | | | **76,593** |
| **Amounts shown above include GST (where applicable)** | | | | | |

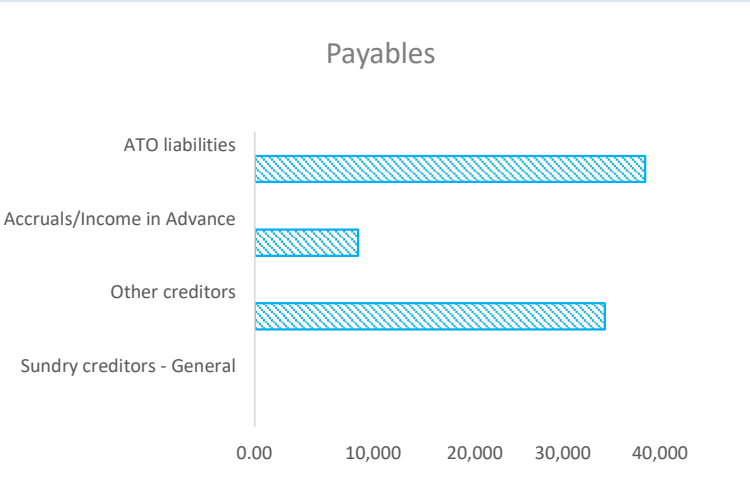
**KEY INFORMATION**

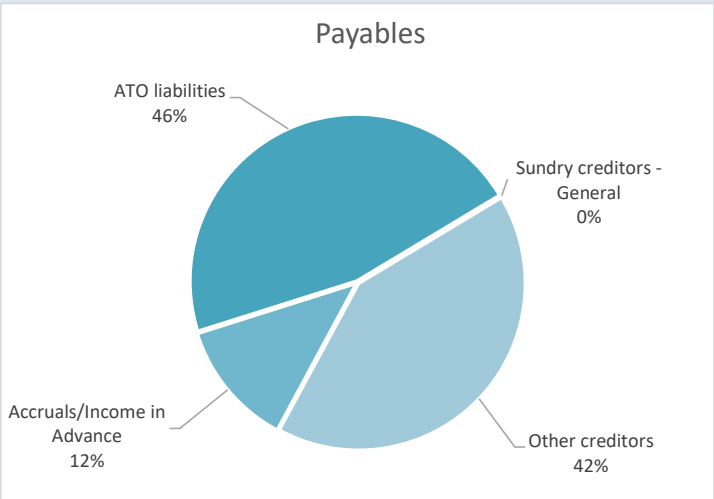
Trade and other payables represent liabilities for goods and services provided to the Shire that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are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

**Creditors Due**
**$76,593**

**Over 30 Days**
**0%**

**Over 90 Days**
**0%**



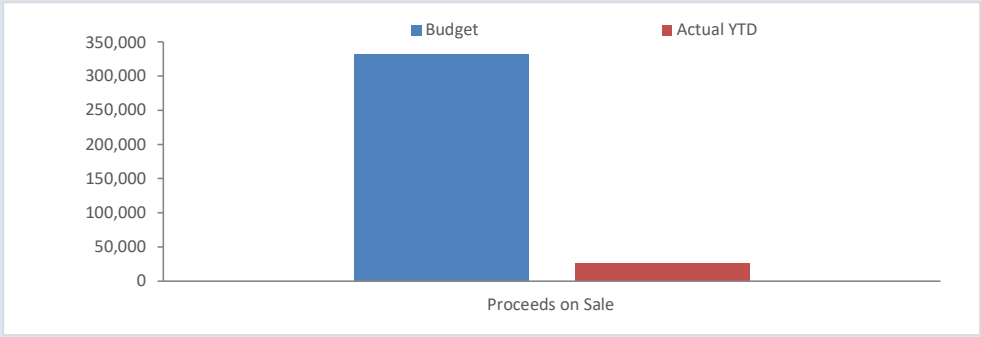
# OPERATING ACTIVITIES
# NOTE 6
# RATE REVENUE

| | | | | Budget | | | | YTD Actual | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| RATE TYPE | Rate in | Number of Properties | Rateable Value | Rate Revenue | Interim Rate | Back Rate | Total Revenue | Rate Revenue | Interim Rates | Back Rates | Total Revenue |
| | $ | | | $ | $ | $ | $ | $ | $ | $ | $ |
| **General Rate** | | | | | | | | | | | |
| **Gross rental valuations** | | | | | | | | | | | |
| GRV Residential | 0.127549 | 203 | 2,266,452 | 289,084 | 0 | 0 | 289,084 | 289,084 | (500) | 0 | 288,584 |
| GRV Mining | 0.239212 | 1 | 247,000 | 59,085 | 0 | 0 | 59,085 | 59,085 | 0 | 0 | 59,085 |
| **Unimproved valuations** | | | | | | | | | | | |
| UV Rural and Arrino Town | 0.009214 | 184 | 268,326,000 | 2,472,356 | 0 | 0 | 2,472,356 | 2,472,356 | | 0 | 2,472,356 |
| UV Mining | 0.060800 | 21 | 786,405 | 47,813 | 0 | 0 | 47,813 | 47,813 | (834) | (18) | 46,961 |
| **Sub-Totals** | | **409** | **271,625,857** | **2,868,338** | **0** | **0** | **2,868,338** | **2,868,338** | **(1,334)** | **(18)** | **2,866,986** |
| | **Minimum** | | | | | | | | | | |
| **Minimum Payment** | **$** | | | | | | | | | | |
| **Gross rental valuations** | | | | | | | | | | | |
| GRV Residential | 500 | 22 | 19,939 | 11,000 | 0 | 0 | 11,000 | 11,000 | 0 | 0 | 11,000 |
| GRV Mining | 500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Unimproved valuations** | | | | 0 | | | | | | | |
| UV Rural and Arrino Town | 500 | 24 | 551,750 | 12,000 | 0 | 0 | 12,000 | 12,000 | 0 | 0 | 12,000 |
| UV Mining | 500 | 17 | 59,796 | 8,500 | 0 | 0 | 8,500 | 8,500 | 0 | 0 | 8,500 |
| **Sub-Totals** | | **63** | **631,485** | **31,500** | **0** | **0** | **31,500** | **31,500** | **0** | **0** | **31,500** |
| | | **472** | **272,257,342** | **2,899,838** | **0** | **0** | **2,899,838** | **2,899,838** | **(1,334)** | **(18)** | **2,898,486** |
| **Amount from General Rates** | | | | | | | **2,899,838** | | | | **2,898,486** |
| CBH Tonnage | 0.054350 | 1 | 151,100 | 8,213 | | | **8,213** | | | | |
| MRAC GRV | 0.127549 | 1 | 1,851 | 236 | | | **236** | | | | |
| DBNGPC As advised by DPNG | 0.127549 | 1 | | 1,563 | | | **1,563** | | | | 0 |
| **Total Rates** | | | | | | | **2,909,850** | | | | **2,898,486** |

# OPERATING ACTIVITIES
# NOTE 7
# DISPOSAL OF ASSETS

| Asset Number | Asset Description | Amended Budget Net Book Value | Amended Budget Proceeds | Amended Budget Profit | Amended Budget (Loss) | YTD Actual Net Book Value | YTD Actual Proceeds | YTD Actual Profit | YTD Actual (Loss) |
|---|---|---|---|---|---|---|---|---|---|
| | | $ | $ | $ | $ | $ | $ | $ | $ |
| | | | 0 | | | | | | |
| | **Plant and Equipment** | | | | | | | | |
| P5017 | 2013 Toyota Landcruiser Fire Unit (Arrino Bfb) Ts 5017 | 75,000 | 75,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| PM001B | 2019 Toyota Kluger Gxl Auto | 14,848 | 27,000 | 12,152 | 0 | 0 | 0 | 0 | 0 |
| PEH001 | 2016 Caterpillar 120M Motor Grader (P500606) | 125,749 | 80,000 | 0 | (45,749) | 0 | 0 | 0 | 0 |
| PEH003 | 2016 Fuso Canter Tray Top Light Truck White 4.5T - Mechanic | 30,016 | 82,000 | 51,984 | 0 | 0 | 0 | 0 | 0 |
| P1421 | Skid Mounted Retraspray 500Lt Sprayer With Boom & Spot Gun | 0 | 3,000 | 3,000 | 0 | 0 | 0 | 0 | 0 |
| PM003A | 2020 Mitsubishi Triton Gls Prem 2.4L Dual Cab Ute | 28,386 | 25,000 | 0 | (3,386) | 28,055 | 26,136 | 0 | (1,919) |
| PM004 | 2017 Ford Px Mk11 Single Cab Xl Ute (Crew Commute) | 12,000 | 11,250 | 0 | (750) | 0 | 0 | 0 | 0 |
| P501504 | 2019 Ford Ranger My2019 Super Cab Xl - Maintenance Officer | 12,500 | 28,000 | 15,500 | 0 | 0 | 0 | 0 | 0 |
| | | **298,499** | **331,250** | **82,636** | **(49,885)** | **28,055** | **26,136** | **0** | **(1,919)** |

**KEY INFORMATION**




| Proceeds on Sale | | |
|---|---|---|
| **Budget** | **YTD Actual** | **%** |
| **$331,250** | **$26,136** | **8%** |

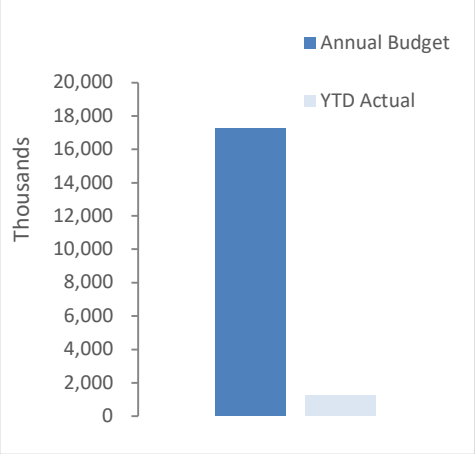
# INVESTING ACTIVITIES
# NOTE 8
# CAPITAL ACQUISITIONS

| Capital Acquisitions | Adopted Annual Budget | Amended Annual Budget | YTD Budget | YTD Actual Total | YTD Budget Variance |
|---|---|---|---|---|---|
| | $ | $ | $ | $ | $ |
| Land and Buildings | 1,920,380 | 1,920,380 | 384,374 | **244,766** | (139,608) |
| Equipment on Reserves | 0 | 0 | 0 | **0** | 0 |
| Plant and Equipment | 1,694,245 | 1,694,245 | 681,764 | **234,504** | (447,260) |
| Motor Vehicles | 0 | 0 | 0 | **0** | 0 |
| Furniture and Equipment | 0 | 0 | 0 | **0** | 0 |
| Infrastructure Assets - Roads | 13,262,406 | 13,262,406 | 704,109 | **491,935** | (212,174) |
| Infrastructure Assets - Drainage | 0 | 0 | 0 | **0** | 0 |
| Infrastructure Assets - Footpaths | 0 | 0 | 0 | **0** | 0 |
| Infrastructure Assets - Parks and Ovals | 400,211 | 400,211 | 243,572 | **259,430** | 15,858 |
| Infrastructure Assets - Airfield | 0 | 0 | 0 | **0** | 0 |
| **Capital Expenditure Totals** | 17,277,242 | 17,277,242 | 2,013,819 | **1,230,635** | (783,184) |
| | | | | | |
| **Capital acquisitions funded by:** | | | | | |
| | $ | $ | $ | $ | $ |
| Capital Grants and Contributions | 14,467,299 | 14,467,299 | 929,226 | **282,692** | (646,534) |
| Borrowings | 1,000,000 | 1,000,000 | 0 | **0** | 0 |
| Other (Disposals & C/Fwd) | 331,250 | 331,250 | 26,136 | **26,136** | 0 |
| Council contribution - Cash Backed Reserves | | | | | |
| Various Reserves | 0 | 0 | 0 | **0** | 0 |
| Council contribution - operations | **1,478,693** | **1,478,693** | **1,058,457** | **921,806** | (136,650) |
| **Capital Funding Total** | **17,277,242** | **17,277,242** | **2,013,819** | **1,230,635** | **(783,184)** |

**SIGNIFICANT ACCOUNTING POLICIES**

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

**KEY INFORMATION**




| Acquisitions | Annual Budget | YTD Actual | % Spent |
|---|---|---|---|
| | $17.28 M | $1.23 M | 7% |

| Capital Grant | Annual Budget | YTD Actual | % Received |
|---|---|---|---|
| | $14.47 M | $.28 M | 2% |

**Capital Expenditure Total**
**Level of Completion Indicators**

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

Percentage YTD Actual to Annual Budget

Expenditure over budget highlighted in red.

*Level of completion indicator, please see table at the top of this note for further detail.*

| Assets | Account Number | Balance Sheet Category | Job Number | Adopted Annual Budget | Amended Annual Budget | YTD Budget | Total YTD |
|---|---|---|---|---|---|---|---|
| | | | | $ | $ | $ | $ |
| **Buildings** | | | | | | | |
| **Governance** | | | | | | | |
| Council Chambers - Building (Capital) | 4040110 | 510 | BC4001 | (15,000) | (15,000) | 0 | 0 |
| **Total - Governance** | | | | **(15,000)** | **(15,000)** | **0** | **0** |
| **Health** | | | | | | | |
| Medical Centre - Thomas Street - Building (Capital) | 4070710 | 510 | BC1584 | (20,000) | (20,000) | (20,000) | 0 |
| **Total - Health** | | | | **(20,000)** | **(20,000)** | **(20,000)** | **0** |
| Early Learning Childhood Centre - Building (Capital) | 4080310 | 510 | BC0801 | (19,000) | (19,000) | (6,334) | 0 |
| **Total - Education & Welfare** | | | | **(19,000)** | **(19,000)** | **(6,334)** | **0** |
| **Housing** | | | | | | | |
| Staff House - (Lot 10) 41 Slaughter St - Building (Capital) | 4090110 | 510 | BC9000 | (6,760) | (6,760) | 0 | 0 |
| Staff House - (Lot 74) 5 Gooch St - Building (Capital) | 4090110 | 510 | BC9002 | (22,650) | (22,650) | (22,650) | (24,198) |
| Staff House - (Lot 29) 5 Howard St - Building (Capital) | 4090110 | 510 | BC9007 | 0 | 0 | 0 | 0 |
| Staff House - (Lot 35) 47 Williamson St - Building (Capital) | 4090110 | 510 | BC9009 | (44,230) | (44,230) | (13,846) | (14,191) |
| Staff House - (Lot 157) 65 Carter St - Building (Capital) | 4090110 | 510 | BC9011 | (46,000) | (46,000) | 0 | (1,750) |
| Staff House - (Lot 217) 89 Williamson St - Building (Capital) | 4090110 | 510 | BC9056 | (8,535) | (8,535) | (4,000) | (4,691) |
| Staff House - (Lot 67) 19 Gooch St - Building (Capital) | 4090110 | 510 | BC9061 | 0 | 0 | 0 | 0 |
| Non-Staff House - (Lot 214) 21 Franklin St - Building (Capital) | 4090210 | 510 | BC9003 | (18,500) | (18,500) | 0 | (18,843) |
| Non-Staff House - (Lot 222) 46 Carter St - Building (Capital) | 4090210 | 510 | BC9058 | (30,000) | (30,000) | (13,333) | (5,000) |
| Kadathinni Unit 6 - (Lot 235) Carter St - Building (Capital) | 4090310 | 510 | BC90496 | (5,000) | (5,000) | 0 | (2,406) |
| **Total - Housing** | | | | **(181,675)** | **(181,675)** | **(53,829)** | **(75,501)** |
| **Recreation And Culture** | | | | | | | |
| Swimming Pool - Mayrhofer Street - Building (Capital) | 4110210 | 510 | BC1104 | (19,000) | (19,000) | (19,000) | (21,120) |
| Community Hall - Carter Street - Emergency Evac Cntre (Capital) | 4110110 | 510 | BC1101A | (335,487) | (335,487) | (111,829) | (14,202) |
| Pavilion - Oval - Building (Capital) (incl NEW GYM postings - use BC1105 for | 4110310 | 510 | BC1103 | (107,000) | (107,000) | (35,666) | (5,234) |
| Squash Courts/Gymnasium - Slaughter Street - Building (Capital) | 4110310 | 510 | BC1105 | (20,000) | (20,000) | (19,998) | (27,788) |
| Sporting Club - Slaughter Street - Building (Capital) | 4110310 | 510 | BC1106 | (106,218) | (106,218) | (106,218) | (100,920) |
| Playground Building - Hockey Ground - Building (Capital) | 4110310 | 510 | BC1112 | (10,000) | (10,000) | 0 | 0 |
| **Total - Recreation And Culture** | | | | **(597,705)** | **(597,705)** | **(292,711)** | **(169,264)** |
| Shire Depot - Talc Road - Building (Capital) | 4120110 | 510 | BC1230 | (15,000) | (15,000) | 0 | 0 |
| **Total - Transport** | | | | **(15,000)** | **(15,000)** | **0** | **0** |
| **Economic Services** | | | | | | | |
| Westrail Building - Railway Road - Building (Capital) | 4130810 | 510 | BC013 | (39,500) | (39,500) | (11,500) | 0 |
| Duffy Store Redevelopment Capex | 4130810 | 510 | BC1021A | (1,000,000) | (1,000,000) | 0 | 0 |
| **Total - Economic Services** | | | | **(1,039,500)** | **(1,039,500)** | **(11,500)** | **0** |
| Admin Office - 132 Railway Rd - Building (Capital) | 4140210 | 510 | **BC4002** | (32,500) | (32,500) | 0 | 0 |
| **Total - Other Property & Services** | | | | **(32,500)** | **(32,500)** | **0** | **0** |
| **Total - Buildings** | | | | **(1,920,380)** | **(1,920,380)** | **(384,374)** | **(244,766)** |
| **Plant & Equipment** | | | | | | | |
| **Other Law, Order & Public Safety** | | | | | | | |
| CCTV equipment | 4050330 | 530 | PE0501 | (80,000) | (80,000) | (10,000) | (24,132) |
| TS5017 New Fire Unit (Arrino BFB) | 4050530 | 530 | PA5017 | (614,300) | (614,300) | 0 | 0 |
| **Total - Other Law, Order & Public Safety** | | | | **(694,300)** | **(694,300)** | **(10,000)** | **(24,132)** |
| TS125 New Doctor's Vehicle | 4070530 | 530 | PA003 | (63,000) | (63,000) | (63,000) | (67,614) |
| **Total - Health** | | | | **(63,000)** | **(63,000)** | **(63,000)** | **(67,614)** |
| New Community Bus | 4100730 | 530 | PA5592 | (140,000) | (140,000) | 0 | 0 |
| **Total - Community Amenities** | | | | **(140,000)** | **(140,000)** | **0** | **0** |
| **Recreation & Culture** | | | | | | | |
| Communication Equipment, Water Tank, Digital Information sign & Generat | 4110130 | 530 | PE1106 | (45,000) | (45,000) | 0 | 0 |
| Gym Equipment | 4110330 | 530 | PE1103 | (8,000) | (8,000) | (3,000) | (2,722) |
| Large projector screen for Hall | 4110330 | 530 | PE1111 | (5,000) | (5,000) | 0 | 0 |
| Radio Mama Radio Transmitter | 4110430 | 530 | PE1109 | (5,000) | (5,000) | 0 | 0 |
| Triple M Radio Transmitter | 4110430 | 530 | PE1110 | (5,000) | (5,000) | 0 | 0 |
| **Total - Recreation & Culture** | | | | **(68,000)** | **(68,000)** | **(3,000)** | **(2,722)** |
| **Transport** | | | | | | | |
| Unlicensed New Skid/Tractor mounted Spray Unit | 4120330 | 530 | PA1421 | (15,000) | (15,000) | (15,000) | 0 |
| TS5001 New MWS Vehicle | 4120330 | 530 | PA5001 | (4,800) | (4,800) | (4,800) | (359) |
| TS5006 New Grader | 4120330 | 530 | PA5006 | (490,000) | (490,000) | (490,000) | 0 |
| TS5015 New Supervisor of Parks & Gardens Light vehicle | 4120330 | 530 | PA5015 | (58,000) | (58,000) | (58,000) | (56,228) |
| Trailer mounted Variable Message Sign (inc trailer) x 2 | 4120330 | 530 | PE1203 | (50,000) | (50,000) | 0 | (53,020) |
| TS5021 New Outside Crew Commute Vehicle | 4120330 | 530 | PA5021 | (73,181) | (73,181) | 0 | 0 |
| Car washing unit and vacuum station | 4120330 | 530 | PE1204 | (8,000) | (8,000) | (8,000) | (4,545) |
| **Total - Transport** | | | | **(698,981)** | **(698,981)** | **(575,800)** | **(114,151)** |
| **Economic Services** | | | | | | | |
| Silo Projection Project | 4130230 | 530 | PE1104 | (13,164) | (13,164) | (13,164) | (12,875) |
| **Total - Economic Services** | | | | **(13,164)** | **(13,164)** | **(13,164)** | **(12,875)** |

**SHIRE OF THREE SPRINGS**
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**
**FOR THE PERIOD ENDED 31 JANUARY 2025**

**Capital Expenditure Total**
**Level of Completion Indicators**
0%
20%
40%
60%
80%
100%
Over 100%

Percentage YTD Actual to Annual Budget
Expenditure over budget highlighted in red.

*Level of completion indicator, please see table at the top of this note for further detail.*

| Assets | Account Number | Balance Sheet Category | Job Number | Adopted Annual Budget | Amended Annual Budget | YTD Budget | Total YTD |
|---|---|---|---|---|---|---|---|
| | | | | $ | $ | $ | $ |
| **Other Property & Services** | | | | | | | |
| Admin - Photocopier | 4140230 | 530 | PE1403 | (12,000) | (12,000) | (12,000) | (8,727) |
| New Risk Co-ordinator Officer Vehicle | 4140230 | 530 | PA004 | (4,800) | (4,800) | (4,800) | (4,283) |
| **Total - Other Property & Services** | | | | **(16,800)** | **(16,800)** | **(16,800)** | **(13,010)** |
| **Total - Plant & Equipment** | | | | **(1,694,245)** | **(1,694,245)** | **(681,764)** | **(234,504)** |
| **Furniture & Equipment** | | | | | | | |
| **Total - Furniture & Equipment** | | | | **0** | **0** | **0** | **0** |
| **Infrastructure - Roads** | | | | | | | |
| **Transport** | | | | | | | |
| Roads - Bitumen Sealing Towns Streets - General (Budgeting Only) | 4120140 | 540 | RC000A | (50,000) | (50,000) | (20,000) | (21,188) |
| Roads - Crack Sealing Towns Streets - General (Budgeting Only) | 4120140 | 540 | RC000B | (30,000) | (30,000) | 0 | 0 |
| Simpson Road (Capital) | 4120140 | 540 | RC007 | (139,863) | (139,863) | 0 | 0 |
| Tomkins Road (Capital) | 4120140 | 540 | RC093 | (34,953) | (34,953) | 0 | 0 |
| Skipper Road (R2R) | 4120146 | 540 | R2R004 | (160,622) | (160,622) | (160,621) | (161,624) |
| Arrino West Road Sealed (R2R) | 4120146 | 540 | R2R005 | (514,413) | (514,413) | (171,471) | 0 |
| Second North Road (R2R) | 4120146 | 540 | R2R009 | (23,548) | (23,548) | (23,547) | (28,050) |
| First North Road (R2R) | 4120146 | 540 | R2R010 | (166,792) | (166,792) | (166,792) | (125,296) |
| Hydraulic Road (R2R) | 4120146 | 540 | R2R028 | (61,680) | (61,680) | (61,678) | (50,606) |
| 2024-25 Dudawa Road Sealed SLK 7.5 - 12.5 Project 30003110 | 4120149 | 540 | RRG002D | (194,276) | (194,276) | 0 | 0 |
| 2024-25 Dudawa Road Sealed SLK 8.5 - 12.5 Project 30003111 | 4120149 | 540 | RRG002E | (414,089) | (414,089) | 0 | 0 |
| Perenjori - Three Springs Road - Mid West Secondary Grain Freight Project | 4120153 | 540 | GFR001 | (1,095,585) | (1,095,585) | 0 | (8,314) |
| Inering Road - Mid West Secondary Grain Freight Project | 4120153 | 540 | GFR024 | (318,718) | (318,718) | 0 | (2,415) |
| Three Springs - Eneabba Road - Mid West Secondary Grain Freight Project | 4120153 | 540 | GFR105 | (10,057,867) | (10,057,867) | (100,000) | (94,442) |
| **Total - Transport** | | | | **(13,262,406)** | **(13,262,406)** | **(704,109)** | **(491,935)** |
| **Total - Infrastructure - Roads** | | | | **(13,262,406)** | **(13,262,406)** | **(704,109)** | **(491,935)** |
| **Infrastructure - Parks & Ovals** | | | | | | | |
| Cemetery Other Infrastructure (Capital) | 4100770 | 570 | OC002 | (30,000) | (30,000) | (30,000) | (33,116) |
| **Total - Community Amenities** | | | | **(30,000)** | **(30,000)** | **(30,000)** | **(33,116)** |
| **Recreation And Culture** | | | | | | | |
| Main Street Beautification | 4110370 | 570 | PC004 | (30,000) | (30,000) | (10,000) | 0 |
| Dominican Park | 4110370 | 570 | PC007 | (17,000) | (17,000) | 0 | 0 |
| Jack Thorpe Gardens Capital Works | 4110370 | 570 | PC210 | (7,000) | (7,000) | (2,333) | 0 |
| Byrne Park Capital Works | 4110370 | 570 | PC220 | (5,500) | (5,500) | 0 | 0 |
| Netball Courts & Lighting Capital Works | 4110370 | 570 | PC1133 | (7,000) | (7,000) | (7,000) | (49,402) |
| Hockey Ground Capital Works | 4110370 | 570 | PC1113 | (7,000) | (7,000) | 0 | 0 |
| Swimming Pool Basins renewal | 4110290 | 570 | OC001 | (164,239) | (164,239) | (164,239) | (160,999) |
| Pool Inflatables | 4110290 | 570 | OC004 | (15,000) | (15,000) | (15,000) | (15,913) |
| Playground Capital Works | 4110290 | 570 | PC1134 | (102,472) | (102,472) | 0 | 0 |
| **Total - Recreation And Culture** | | | | **(355,211)** | **(355,211)** | **(198,572)** | **(226,314)** |
| Depot Staff Parking Shade Sail | 4120190 | 570 | OC1205 | (15,000) | (15,000) | (15,000) | 0 |
| **Total - Transport** | | | | **(15,000)** | **(15,000)** | **(15,000)** | **0** |
| **Total - Infrastructure - Parks & Ovals** | | | | **(400,211)** | **(400,211)** | **(243,572)** | **(259,430)** |
| **Grand Total** | | | | **(17,277,242)** | **(17,277,242)** | **(2,013,819)** | **(1,230,635)** |

## FINANCING ACTIVITIES
## NOTE 9
## LOAN DEBENTURE BORROWINGS AND FINANCING

### (a) Information on Loan Debenture Borrowings

| | | New Loans | | | Principal Repayments | | | Principal Outstanding | | | Interest & Guarantee Fee Repayments | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Particulars/Purpose | 01 Jul 2024 | Actual | Amended Budget | Adopted Budget | Actual | Amended Budget | Adopted Budget | Actual | Amended Budget | Adopted Budget | Actual | Amended Budget | Adopted Budget |
| | | $ | $ | $ | $ | $ | $ | $ | $ | $ | $ | $ | $ |
| **Transport** | | | | | | | | | | | | | |
| Loan 162 - WATC STLF | 0 | 0 | 1,000,000 | 1,000,000 | 0 | 1,000,000 | 1,000,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 1,000,000 | 1,000,000 | 0 | 1,000,000 | 1,000,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | 0 | 0 | 1,000,000 | 1,000,000 | 0 | 1,000,000 | 1,000,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Current loan borrowings | 0 | | | | | | | 0 | | | | | |
| Non-current loan borrowings | 0 | | | | | | | 0 | | | | | |
| | 0 | | | | | | | 0 | | | | | |

All debenture repayments were financed by general purpose revenue.

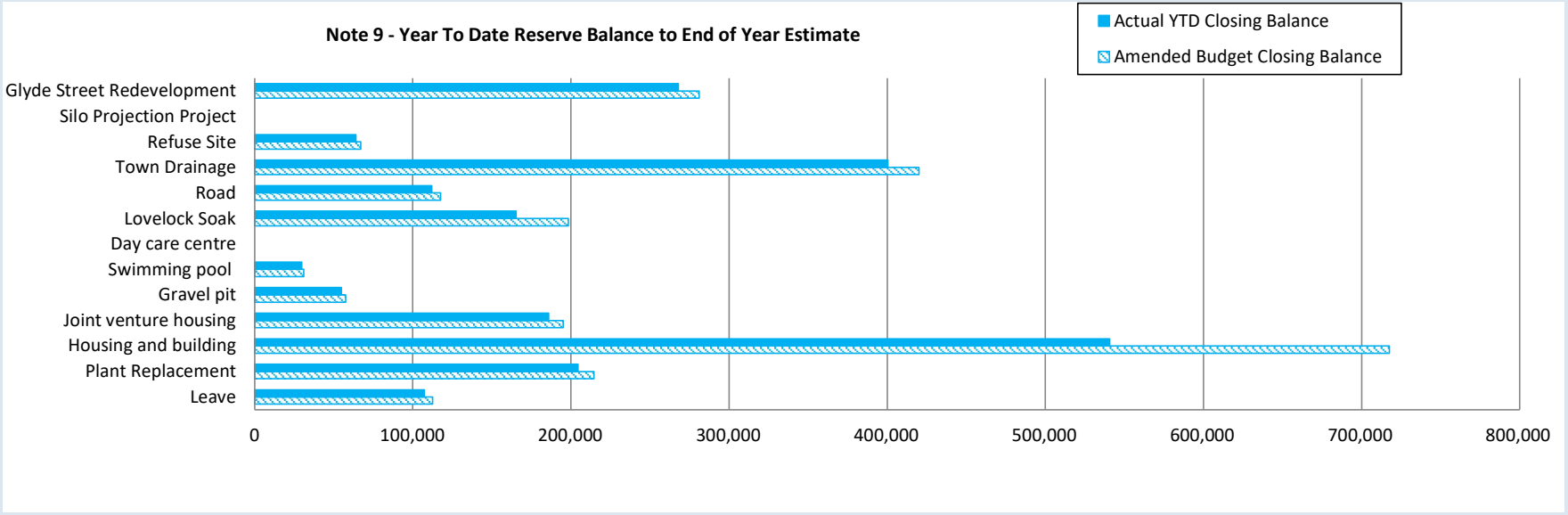
### (b) Information on Financing

The Shire of Three Springs do not have any operating or finance leases to be reported.

**Cash Backed Reserve**

| Reserve Name | Opening Balance | Amended Budget Interest Earned | Actual Interest Earned | Amended Budget Transfers In (+) | Actual Transfers In (+) | Amended Budget Transfers Out (-) | Actual Transfers Out (-) | Amended Budget Closing Balance | Actual YTD Closing Balance |
|---|---|---|---|---|---|---|---|---|---|
| | $ | $ | $ | $ | $ | $ | $ | $ | $ |
| Leave | 107,263 | 5,274 | 0 | 0 | 0 | 0 | 0 | 112,537 | 107,263 |
| Plant Replacement | 204,534 | 10,057 | 0 | 0 | 0 | 0 | 0 | 214,591 | 204,534 |
| Housing and building | 540,791 | 26,590 | 0 | 150,194 | 0 | 0 | 0 | 717,575 | 540,791 |
| Joint venture housing | 185,898 | 9,140 | 0 | 0 | 0 | 0 | 0 | 195,038 | 185,898 |
| Gravel pit | 54,893 | 2,699 | 0 | 0 | 0 | 0 | 0 | 57,592 | 54,893 |
| Swimming pool | 29,682 | 1,459 | 0 | 0 | 0 | 0 | 0 | 31,141 | 29,682 |
| Day care centre | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lovelock Soak | 165,254 | 8,125 | 0 | 25,000 | 0 | 0 | 0 | 198,379 | 165,254 |
| Road | 112,030 | 5,508 | 0 | 0 | 0 | 0 | 0 | 117,538 | 112,030 |
| Town Drainage | 400,389 | 19,686 | 0 | 0 | 0 | 0 | 0 | 420,075 | 400,389 |
| Refuse Site | 63,978 | 3,146 | 0 | 0 | 0 | 0 | 0 | 67,124 | 63,978 |
| Silo Projection Project | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Glyde Street Redevelopment | 267,990 | 13,177 | 0 | 0 | 0 | 0 | 0 | 281,167 | 267,990 |
| | **2,132,702** | **104,861** | **0** | **175,194** | **0** | **0** | **0** | **2,412,757** | **2,132,702** |

## KEY INFORMATION



## OPERATING ACTIVITIES
## NOTE 11
## OTHER CURRENT LIABILITIES

| Other Current Liabilities | Note | Opening Balance 1 Jul 2024 | Liability Increase | Liability Reduction | Closing Balance 31 Jan 2025 |
|---|---|---|---|---|---|
| | | $ | $ | $ | $ |
| **Other liabilities** | | | | | |
| - Contract liabilities | **12** | 12,462 | 34,049 | (34,644) | 11,868 |
| - Capital grant/contribution liabilities | **13** | 847,821 | 162,000 | (282,692) | 727,129 |
| **Total other liabilities** | | 860,283 | 196,049 | (317,336) | **738,997** |
| Less non-current unspent capital grants, contributions and reimbursements | | (58,500) | 0 | 0 | **(58,500)** |
| **Total current other liabilities** | | 801,783 | 196,049 | (317,336) | **680,497** |
| **Provisions** | | | | | |
| Annual leave | | 99,190 | 0 | 0 | 99,190 |
| Annual leave oncosts | | 15,792 | 0 | 0 | 15,792 |
| Long service leave | | 67,589 | 0 | 0 | 67,589 |
| Long service leave oncosts | | 11,903 | 0 | 0 | 11,903 |
| **Total Provisions** | | 194,473 | 0 | 0 | **194,473** |
| **Total Other Current Liabilities** | | | | | **933,470** |

**Amounts shown above include GST (where applicable)**

### 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 BENEFIT 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 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.

**SHIRE OF THREE SPRINGS**
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**
**FOR THE PERIOD ENDED 31 JANUARY 2025**

**NOTE 12**
**GRANTS, SUBSIDIES AND CONTRIBUTIONS**

| Provider | Unspent Grant, Subsidies and Contributions Liability | | | | | Grants, Subsidies and Contributions Revenue | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Liability 1 Jul 2024 | Increase in Liability | Liability Reduction (As revenue) | Liability 31 Jan 2025 | Current Liability 31 Jan 2025 | Adopted Budget Revenue | Amended Annual Budget | Amended YTD Budget | YTD Actual Revenue |
| | $ | $ | $ | $ | $ | $ | $ | $ | $ |
| **Grants and Subsidies** | | | | | | | | | |
| **General purpose funding** | | | | | | | | | |
| Grants Commission - General (WALGGC) | 0 | 0 | 0 | 0 | 0 | 41,056 | 41,056 | 20,528 | 47,256 |
| Grants Commission - Roads (WALGGC) | 0 | 0 | 0 | 0 | 0 | 28,861 | 28,861 | 14,430 | 27,926 |
| **Law, order, public safety** | | | | | | | | | |
| DFES Grant - Operating Bush Fire Brigade | 11,462 | 14,799 | (26,261) | 0 | 0 | 33,954 | 33,954 | 16,976 | 26,261 |
| DFES Grant -Aware Grant | 0 | 10,250 | 0 | 10,250 | 10,250 | 10,650 | 10,650 | 10,650 | 0 |
| **Education and welfare** | | | | | | | | | |
| Seniors Week Grant (Council on the Ageing) | 0 | 0 | 0 | 0 | 0 | 1,500 | 1,500 | 1,500 | 0 |
| **Recreation and culture** | | | | | | | | | |
| NADC National Australia Day Grant | 0 | 8,000 | (8,000) | 0 | 0 | 10,000 | 10,000 | 10,000 | 8,000 |
| Volunteer Week Grant | 1,000 | 0 | 0 | 1,000 | 1,000 | 0 | 0 | 0 | 0 |
| DLGSC Grant for Silo Movie night | 0 | 0 | 0 | 0 | 0 | 25,000 | 25,000 | 0 | 0 |
| Be Connected - Get online week Grant | 0 | 1,000 | (382) | 618 | 618 | 0 | 0 | 0 | 382 |
| **Transport** | | | | | | | | | 0 |
| Direct Grant (MRWA) | 0 | 0 | 0 | 0 | 0 | 176,323 | 176,323 | 176,323 | 176,323 |
| Street Lighting Subsidy (MRWA) | 0 | 0 | 0 | 0 | 0 | 252 | 252 | 251 | 0 |
| **Economic services** | | | | | | | | | |
| Dept of Veterans Affair - Saluting Their Service Grant | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | **12,462** | **34,049** | **(34,644)** | **11,868** | **11,868** | **327,596** | **327,596** | **250,658** | **286,149** |
| **Contributions** | | | | | | | | | |
| **Law, order, public safety** | | | | | | | | | |
| Contribution of New BFB Vehicle | 0 | 0 | 0 | 0 | 0 | 614,300 | 614,300 | 0 | 0 |
| **Health** | | | | | | | | | |
| Medical Centre Contribution | 0 | 0 | 0 | 0 | 0 | 77,520 | 77,520 | 77,520 | 77,520 |
| **Recreation and culture** | | | | | | | | | |
| Recreation miscellaneous contribution | 0 | 0 | 0 | 0 | 0 | 2,500 | 2,500 | 833 | 2,500 |
| Library miscellaneous contributions | 0 | 0 | 0 | 0 | 0 | 300 | 300 | 175 | 103 |
| OTH CUL - Contributions & Donations - Other Culture | 0 | 0 | 0 | 0 | 0 | 700 | 700 | 406 | 420 |
| **Economic services** | | | | | | | | | |
| LICENSING - Reimbursements | 0 | 0 | 0 | 0 | 0 | 5,000 | 5,000 | 2,500 | 0 |
| | **0** | **0** | **0** | **0** | **0** | **700,320** | **700,320** | **81,434** | **80,543** |
| **TOTALS** | **12,462** | **34,049** | **(34,644)** | **11,868** | **11,868** | **1,027,916** | **1,027,916** | **332,092** | **366,691** |

## NOTE 13
## CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

| Provider | Unspent Non Operating Grants, Subsidies and Contributions Liability | | | | | Non Operating Grants, Subsidies and Contributions Revenue | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Liability 1 Jul 2024 | Increase in Liability | Liability Reduction (As revenue) | Liability 31 Jan 2025 | Current Liability 31 Jan 2025 | Adopted Budget Revenue | Amended Annual Budget | Amended YTD Budget | YTD Actual Revenue |
| | $ | $ | $ | $ | $ | $ | $ | $ | $ |
| **Capital Grants and Subsidies** | | | | | | | | | |
| **Recreation and culture** | | | | | | | | | |
| DFES Cyclone Seroja Local Government Resilience Fund | 380,487 | 0 | (14,202) | 366,285 | 366,285.16 | 380,487 | 380,487 | 126,828 | 14,202 |
| LRCIP Netball Courts & Lighting Capital works | 0 | 0 | 0 | 0 | 0.00 | 149,593 | 149,593 | 149,592 | 0 |
| Community Sporting and Recreation Facilities Fund - Swimming Pool Revitalisation - Income | 102,937 | 0 | 0 | 102,937 | 102,937.00 | 102,937 | 102,937 | 102,937 | 0 |
| **Transport** | | | | | | | | | |
| RTR Grant - Skipper Road | 69,040 | 0 | (69,040) | 0 | 0.00 | 76,561 | 76,561 | 76,561 | 69,040 |
| RTR Grant - Arrino West Road Sealed | 0 | 0 | 0 | 0 | 0.00 | 514,413 | 514,413 | 0 | 0 |
| RTR Grant - Second North Road | 23,548 | 0 | (23,548) | 0 | 0.00 | 23,548 | 23,548 | 23,548 | 23,548 |
| RTR Grant - First North Road | 151,629 | 0 | (125,296) | 26,333 | 26,332.70 | 166,792 | 166,792 | 166,792 | 125,296 |
| RTR Grant - Hydraulic Road | 61,680 | 0 | (50,606) | 11,074 | 11,074.39 | 61,680 | 61,680 | 61,680 | 50,606 |
| RRG Grant - Dudawa Road (D) | 0 | 51,733 | 0 | 51,733 | 51,733 | 129,333 | 129,333 | 43,111 | 0 |
| RRG Grant - Dudawa Road (E) | 0 | 110,267 | 0 | 110,267 | 110,267 | 275,667 | 275,667 | 91,889 | 0 |
| Perenjori - Three Springs Road - Mid West Secondary Grain Freight Project | 0 | 0 | 0 | 0 | 0 | 1,100,000 | 1,100,000 | 0 | 0 |
| Inering Road - Mid West Secondary Grain Freight Project | 0 | 0 | 0 | 0 | 0 | 320,000 | 320,000 | 0 | 0 |
| Three Springs - Eneabba Road - Mid West Secondary Grain Freight Project | 0 | 0 | 0 | 0 | 0 | 10,080,000 | 10,080,000 | 0 | 0 |
| LRCIP Phase 4 Part B Road Funding | 0 | 0 | 0 | 0 | 0 | 86,288 | 86,288 | 86,288 | 0 |
| **Economic services** | | | | | | | | | |
| Duffy Store Redevelopment Capex | 0 | 0 | 0 | 0 | 0 | 1,000,000 | 1,000,000 | 0 | 0 |
| | **789,321** | **162,000** | **(282,692)** | **668,629** | **668,629** | **14,467,299** | **14,467,299** | **929,226** | **282,692** |
| **Capital Contributions** | | | | | | | | | |
| **Community amenities** | | | | | | | | | |
| Karara Mining Refuse Site Contribution | 58,500 | 0 | 0 | 58,500 | 58,500.00 | 0 | 0 | 0 | 0 |
| | **58,500** | **0** | **0** | **58,500** | **58,500** | **0** | **0** | **0** | **0** |
| **Total Non-operating grants, subsidies and contributions** | **847,821** | **162,000** | **(282,692)** | **727,129** | **727,129** | **14,467,299** | **14,467,299** | **929,226** | **282,692** |

In previous years, bonds and deposits were held as trust monies. They are still reported in this Note but also included in Restricted Cash - Bonds and Deposits and as a current liability in the books of Council.

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

| Description | Opening Balance 30 Jun 2024 | Amount Received | Amount Paid | Closing Balance 31 Jan 2025 |
|---|---|---|---|---|
| | $ | $ | $ | $ |
| **Restricted Cash - Bonds and Deposits** | | | | |
| BCITF Levy | 0.00 | 0.00 | 0.00 | **0.00** |
| BSL Levy | 0.00 | 0.00 | 0.00 | **0.00** |
| Community Bus Bonds | 700.00 | 300.00 | (300.00) | **700.00** |
| Crossover/Footpath Bonds | 0.00 | 0.00 | 0.00 | **0.00** |
| Developer Bonds | 0.00 | 0.00 | 0.00 | **0.00** |
| Keys, Hall and Equipment Bonds | 0.00 | 1,200.00 | (700.00) | **500.00** |
| Landcare Groups | 0.00 | 0.00 | 0.00 | **0.00** |
| Other Bonds | 0.00 | 0.00 | 0.00 | **0.00** |
| Police Licensing | 9,366.00 | 70,098.75 | (79,360.90) | **103.85** |
| Rehabilitation Bonds | 0.00 | 0.00 | 0.00 | **0.00** |
| Roadworks Bonds | 0.00 | 0.00 | 0.00 | **0.00** |
| Public Standpipe System Access Card | 850.00 | 50.00 | (50.00) | **850.00** |
| Housing Bonds | 0.00 | 1,160.00 | (1,160.00) | **0.00** |
| Councillor Nomination Fees | 0.00 | 0.00 | 0.00 | **0.00** |
| Transportable Buildings Bonds | 0.00 | 0.00 | 0.00 | **0.00** |
| Visitor Centre | 0.00 | 2,292.95 | (2,292.95) | **0.00** |
| Community GYM Bond | 4,720.00 | 2,300.00 | (1,650.00) | **5,370.00** |
| 3rd Party EFTPos Usage | 0.00 | 254.00 | (254.00) | **0.00** |
| Treasury Unpaid Monies | 353.97 | 0.00 | (353.97) | **0.00** |
| **Sub-Total** | 15,989.97 | 77,655.70 | (86,121.82) | **7,523.85** |
| **Trust Funds** | | | | |
| Nil | | | | |
| **Sub-Total** | 0.00 | 0.00 | 0.00 | **0.00** |
| | **15,989.97** | **77,655.70** | **(86,121.82)** | **7,523.85** |

**KEY INFORMATION**

# NOTE 15
# EXPLANATION OF SIGNIFICANT 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 budget materially.
The material variance adopted by Council for the 2024/25 year is $10,000 and 10%.

| Reporting Program | Var. $ | Var. % | Var. ▲▼ | Significant Var. S | Timing/ Permanent | Explanation of Variance |
|---|---|---|---|---|---|---|
| **Revenue from operating activities** | $ | % | | | | |
| General Purpose Funding - Other | 82,771 | 98% | ▲ | S | Permanent | The Shire will receive $80k more this financial year in FAGs than budgeted for. |
| Housing | (14,962) | (19%) | ▼ | S | Permanent | Rentals to non-shire employees reduced in this year. |
| Community Amenities | 57,741 | 53% | ▲ | S | Permanent | Increased due to proposed energy farm application |
| Transport | (26,214) | (12%) | ▼ | S | Timing | Profit on Plant disposals not received as Plant sales budgeted to date have not occurred. This should occur prior to 30 June 2025 |
| Other Property and Services | (15,143) | (46%) | ▼ | S | Timing | Workers comp recoup not received yet |
| **Expenditure from operating activities** | | | | | | |
| Governance | 80,570 | 20% | ▲ | S | Timing | Members training & assoc costs, onations to community groups and consultancy costs are lower than budgeted. These variances are likely timing, as the costs are budgeted to be recovered evenly over 12 months. |
| General Purpose Funding | 10,870 | 10% | ▲ | S | Timing | Valuation and Debt collection expenses are lower than budgeted. These variances are likely timing, as the costs are budgeted to be recovered evenly over 12 months. |
| Law, Order and Public Safety | (30,874) | (22%) | ▼ | S | Timing | Negative variance is due to Fire Prevention Administration Allocation being budgeted incorrectly to be review as part of the 24-25 Mid-year review. |
| Health | 24,252 | 12% | ▲ | S | Timing | Pest control operations to date are tracking lower than budget. These variances are likely timing, as the costs are budgeted to be recovered evenly over 12 months. |
| Community Amenities | 203,430 | 48% | ▲ | S | Timing | Tip expenses and waste contractor expenses lower than budget. These variances are timing, as the costs are budgeted to be recovered evenly over 12 months and there is a delay in the contractors invoicing being received. |
| Recreation and Culture | 254,258 | 24% | ▲ | S | Timing | Positive variance due to Swimming Pool expenditure tracking lower than budgeted at this point in time, could be linked to Pool seasonal opening times. |
| Economic Services | 60,653 | 22% | ▲ | S | Timing | Positive variance due to Other Economic Services Maintenance and Operational cost tracking lower than budget at this point in time. |
| Other Property and Services | (161,407) | 358% | ▼ | | Timing | Overheads processing lower than actual expenditure. This will be addressed as part of the 2024-25 Mid year budget review |
| **INVESTING ACTIVITIES** | | | | | | |
| Capital Grants, Subsidies and Contributions | (646,534) | (70%) | ▼ | S | Timing | Recognition of grant funding as income has been delayed due to grant expenditure not being undertaken to date or grant aquittal required prior to receiving funding. |
| Land and Buildings | 139,608 | 36% | ▲ | S | Timing | Capital works - Refer to Note 8 Capital details |
| Plant and Equipment | 447,260 | 66% | ▲ | S | Timing | Capital works - Refer to Note 8 Capital details |
| Infrastructure Assets - Roads | 212,174 | 30% | ▲ | S | Timing | Capital works - Refer to Note 8 Capital details |
| **FINANCING ACTIVITIES** | | | | | | |

## NOTE 16
## BUDGET AMENDMENTS

| GL Code | Job # | Description | Council Resolution | Classification | | Non Cash Adjustment | Increase in Available Cash | Decrease in Available Cash | Amended Budget Running Balance | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | $ | $ | $ | $ | |
| | | **Budget Adoption** | | Closing Surplus/(Deficit) | | | | 0 | 0 | |
| | | Variance in actual opening position V budget | | Opening Surplus(Deficit) | | | 180,572.00 | | 180,572 | |
| 2120252 | | ROADM - Consultants | OCM 27.11.24 | Operating Expenses | (25,000.00) | | | (25,000.00) | 155,572 | |
| 2130852 | | OTH ECON - Consultants | OCM 27.11.24 | Operating Expenses | (15,000.00) | | | (15,000.00) | 140,572 | |
| 2110352 | | REC - Consultants | OCM 27.11.24 | Operating Expenses | (15,000.00) | | | (15,000.00) | 125,572 | |
| 2110252 | | SWIM AREAS - Contract Services | OCM 27.11.24 | Operating Expenses | (1,000.00) | | | (1,000.00) | 124,572 | |
| 2100652 | | PLAN - Consultants | OCM 27.11.24 | Operating Expenses | (22,000.00) | | | (22,000.00) | 102,572 | |
| 2090252 | | OTH HOUSE - Consultants | OCM 27.11.24 | Operating Expenses | (5,000.00) | | | (5,000.00) | 97,572 | |
| 4030282 | | GEN PUR - Transfers to Reserve | OCM 27.11.24 | Operating Expenses | 83,000.00 | | 83,000.00 | | 180,572 | |
| | | | | | | **0** | **263,572** | **(83,000)** | **180,572** | |

**Attachment 10.8**

Printed on : 05.02.25 at 15:54

SHIRE OF THREE SPRINGS

Debtors Trial Balance
As at 31.12.2024

| Debtor # | Name | Credit Limit | 02.10.2024 GT 90 days | Age Of Oldest Invoice (90Days) | 01.11.2024 GT 60 days | 01.12.2024 GT 30 days | 31.12.2024 Current | Total |
|---|---|---|---|---|---|---|---|---|
| W60 | | | 0.00 | 0 | 0.00 | 0.00 | 284.28 | 284.28 |
| E41 | | | 73.00 | 182 | 0.00 | 0.00 | 0.00 | 73.00 |
| T74 | | | 81.72 | 460 | 0.00 | 0.00 | 0.00 | 81.72 |
| H54 | | | 0.00 | 0 | 0.00 | 0.00 | 100.00 | 100.00 |
| C102 | | | 1205.53 | 200 | 0.00 | 0.00 | 0.00 | 1205.53 |
| M146 | | | 200.00 | 810 | 0.00 | 0.00 | 0.00 | 200.00 |
| K36 | | | 127.59 | 267 | 0.00 | 0.00 | 0.00 | 127.59 |
| M152 | | | 1373.36 | 130 | 0.00 | 0.00 | 0.00 | 1373.36 |
| B109 | | | 90.20 | 747 | 0.00 | 0.00 | 0.00 | 90.20 |
| N7 | | | 549.05 | 209 | 0.00 | 0.00 | 900.00 | 1449.05 |
| F29 | | | 0.00 | 0 | 0.00 | 0.00 | 114.61 | 114.61 |
| W109 | | | 437.43 | 130 | 0.00 | 0.00 | 0.00 | 437.43 |
| B111 | | | 250.00 | 385 | 0.00 | 0.00 | 0.00 | 250.00 |
| O17 | | | 0.00 | 0 | 0.00 | 0.00 | 0.00 | -400.00 |
| T52 | | | 0.00 | 0 | 0.00 | 0.00 | 100.00 | 100.00 |
| D14 | | | 0.00 | 0 | 0.00 | 0.00 | 40.00 | 40.00 |
| J17 | | | 21652.26 | 320 | 0.00 | 1546.59 | 1546.59 | 24745.44 |
| T57 | | | 0.00 | 0 | 0.00 | 0.00 | 77.00 | 77.00 |
| C117 | | | 200.00 | 1026 | 0.00 | 0.00 | 0.00 | 200.00 |
| B101 | | | 0.00 | 0 | 0.00 | 0.00 | 0.00 | -537.50 |
| H48 | | | 400.00 | 708 | 0.00 | 0.00 | 0.00 | 400.00 |
| | Totals --- Credit Balances: | -937.50 | 26640.14 | | 0.00 | 1546.59 | 3162.48 | 30411.71 |

Date: 05/02/2025
Time: 3:53:52PM

**SHIRE OF THREE SPRINGS**
**Statement of Payments to Council for the Month of December 2024**

USER: Jelena Brown
PAGE: 1

| Cheque /EFT No | Date | Name / Invoice Description | INV Amount | Amount |
|---|---|---|---|---|
| | | **Three Springs Engineering** | | |
| 11684 | 20/12/2024 | Plant Maintenance (TS5730) | | 75.00 |
| | | **AFlex Technology (N.Z.) Limited** | | |
| EFT20445 | 02/12/2024 | Swimming Pool Inflatables | | 17,504.30 |
| | | **Claire Hargreaves TA Everwood Films** | | |
| EFT20446 | 02/12/2024 | Silo Christmas Video Edit | | 600.00 |
| | | **Farnel Contracting Pty Ltd** | | |
| EFT20447 | 02/12/2024 | Duffy's Store Maintenance - side gate | | 4,590.40 |
| | | **Hannington Group Enterprises Pty Ltd** | | |
| EFT20448 | 02/12/2024 | Plant Tyre Purchases (various) | | 5,061.67 |
| | | **S & H Mechanical** | | |
| EFT20449 | 02/12/2024 | Plant Repairs and Maintenance (various) | | 9,546.97 |
| | | **Three Springs Rural Services** | | |
| EFT20450 | 02/12/2024 | Depot Supplies | | 14.61 |
| | | **Young Motors Pty Ltd** | | |
| EFT20451 | 02/12/2024 | Plant Servicing (Manager of Infrastructure vehicle) | | 855.00 |
| | | **Airport Lighting Specialists** | | |
| EFT20452 | 10/12/2024 | Airstrip Maintenance | | 555.50 |
| | | **BAS Australian Taxation Office** | | |
| EFT20453 | 10/12/2024 | BAS Remittance for November 2024 | | 2,797.00 |
| | | **BOC Gases** | | |
| EFT20454 | 10/12/2024 | Oxygen | | 32.10 |
| | | **Bunnings Group Limited** | | |
| EFT20455 | 10/12/2024 | Bunnings Purchases (various) | | 660.83 |
| | | **Bob Waddell & Associates Pty Ltd** | | |
| EFT20456 | 10/12/2024 | Consultant Services | | 264.00 |
| | | **Breeze Connect Pty Ltd** | | |
| EFT20457 | 10/12/2024 | Monthly Account - Communication Expenses | | 446.49 |
| | | **Robert Ross Waddell T/A Bob Waddell Consultant** | | |
| EFT20458 | 10/12/2024 | Consultant Services | | 264.00 |
| | | **Phillip Berry** | | |
| EFT20459 | 10/12/2024 | Staff Reimbursement | | 83.10 |
| | | **Winc Australia Pty Limited** | | |
| EFT20460 | 10/12/2024 | Admin Stationery | | 262.91 |
| | | **Claire Hargreaves TA Everwood Films** | | |
| EFT20461 | 10/12/2024 | Videography | | 500.00 |
| | | **Farnel Contracting Pty Ltd** | | |
| EFT20462 | 10/12/2024 | Fencing | | 2,405.83 |
| | | **Geraldton Fuel Company Pty Ltd T/as Refuel Australia** | | |
| EFT20463 | 10/12/2024 | Purchase of Diesel | | 18,931.00 |
| | | **The trustee for ENNIS FAMILY INVESTMENT TRUST T/A GUARDIAN PRINT** | | |
| EFT20464 | 10/12/2024 | Stationery | | 325.00 |
| | | **Hersey's Safety Pty Ltd** | | |
| EFT20465 | 10/12/2024 | Depot Supplies | | 826.10 |
| | | **Shire of Irwin** | | |
| EFT20466 | 10/12/2024 | Catering for Auschem Training | | 110.00 |
| | | **Incite Security Pty Ltd** | | |

| Cheque /EFT No | Date | Name / Invoice Description | INV Amount | Amount |
|---|---|---|---|---|
| | | **Incite Security Pty Ltd** | | |
| EFT20467 | 10/12/2024 | Swimming Pool Internet Installation | | 1,480.60 |
| | | **INFINITUM TECHNOLOGIES PTY LTD** | | |
| EFT20468 | 10/12/2024 | IT Services | | 2,122.15 |
| | | **The Trustee For Jason Signmakers Unit Trust** | | |
| EFT20469 | 10/12/2024 | Pool Signs | | 256.62 |
| | | **JMH Group** | | |
| EFT20470 | 10/12/2024 | Vehicle Servicing (fire vehicles) | | 2,717.15 |
| | | **Geraldton Kennards Hire Pty Ltd** | | |
| EFT20471 | 10/12/2024 | Traffic Signs and Control | | 1,411.99 |
| | | **Kleenheat (Account 1413109)** | | |
| EFT20472 | 10/12/2024 | Gas | | 99.00 |
| | | **Louisa Raelene Mele Cole** | | |
| EFT20473 | 10/12/2024 | Refund for Cancellation of Pool Room Hire | | 260.00 |
| | | **Geraldton Totally Workwear** | | |
| EFT20474 | 10/12/2024 | Staff Uniform | | 1,216.11 |
| | | **Geraldton Toyota** | | |
| EFT20475 | 10/12/2024 | Vehicle Servicing (TS125 Doctor's Vehicle) | | 1,403.81 |
| | | **C.A. Wright and G.M. Wright T/A Mooreview Plants and Trees** | | |
| EFT20476 | 10/12/2024 | Plants Purchases | | 676.80 |
| | | **The Trustee For McAuliffe Family Trust T/A Mingenew Tyre Services Pty Ltd** | | |
| EFT20477 | 10/12/2024 | Tyre Purchases | | 897.60 |
| | | **J M & S Enterprises Pty Ltd T/As RBC Rural** | | |
| EFT20478 | 10/12/2024 | Printing | | 217.80 |
| | | **NewGround Water Services Pty Ltd** | | |
| EFT20480 | 10/12/2024 | Parks Reticulation Maintenance (various) | | 4,404.80 |
| | | **Perfect Computer Solutions (PCS)** | | |
| EFT20481 | 10/12/2024 | IT Services (various) | | 2,203.50 |
| | | **Austin Peet** | | |
| EFT20482 | 10/12/2024 | SQUASH COURT FOB BOND REFUND - AUSTIN PEET | | 50.00 |
| | | **Dudawa Haulage** | | |
| EFT20483 | 10/12/2024 | Community Bus Repairs and Maintenance | | 660.00 |
| | | **The trustee for The Rangelands Trust t/as Rangeland Services** | | |
| EFT20484 | 10/12/2024 | Shire House - Colourbond Fencing | | 18,843.00 |
| | | **Geraldton Ray White** | | |
| EFT20485 | 10/12/2024 | Property Inspections Agency Fees | | 528.00 |
| | | **Australian Communications And Media Authority (ACMA)** | | |
| EFT20486 | 10/12/2024 | Licence Renewal | | 115.00 |
| | | **Sigma Telford Group** | | |
| EFT20487 | 10/12/2024 | Swimming Pool - Chemicals | | 435.60 |
| | | **S & H Mechanical** | | |
| EFT20488 | 10/12/2024 | Vehicle Servicing (various) | | 951.39 |
| | | **Three Springs Primary School** | | |
| EFT20489 | 10/12/2024 | COMMUNITY GYM FOB BOND REFUND - THREE SPRINGS PRIMARY | | 100.00 |
| | | **Three Springs Rural Services** | | |
| EFT20490 | 10/12/2024 | Three Springs Rural Services Purchases (various) | | 950.83 |

| Cheque /EFT No | Date | Name / Invoice Description | INV Amount | Amount |
|---|---|---|---|---|
| | | **Three Springs Motel (Barracks)** | | |
| EFT20491 | 10/12/2024 | Gas Refills | | 780.00 |
| | | **Urbis Pty Ltd** | | |
| EFT20492 | 10/12/2024 | Town Planning | | 4,435.20 |
| | | **Van't Veer Services** | | |
| EFT20493 | 10/12/2024 | Postage and Freight Purchases | | 260.50 |
| | | **ReadyTech User Group WA INC (IT Vision)** | | |
| EFT20494 | 10/12/2024 | PetsWA Data Collection Pack | | 1,039.50 |
| | | **Wallace Plumbing & Gas** | | |
| EFT20495 | 10/12/2024 | Plumbing Maintenance (various) | | 8,347.89 |
| | | **WA Contract Ranger Services Pty Ltd** | | |
| EFT20496 | 10/12/2024 | Ranger Services | | 1,776.50 |
| | | **The Trustee For Burgess Rawson Wa Unit Trust T/as Burgess Rawson Pty Ltd** | | |
| EFT20497 | 16/12/2024 | Railway Road - Water Usage | | 58.19 |
| | | **Bunnings Group Limited** | | |
| EFT20498 | 16/12/2024 | Silo Projector Trailer - Straps | | 43.31 |
| | | **Bob Waddell & Associates Pty Ltd** | | |
| EFT20499 | 16/12/2024 | Consultant Services | | 352.00 |
| | | **Robert Ross Waddell T/A Bob Waddell Consultant** | | |
| EFT20500 | 16/12/2024 | Consultant Services | | 2,112.00 |
| | | **Jennifer Dorothy Mutter** | | |
| EFT20501 | 16/12/2024 | Event Schedule | | 1,500.00 |
| | | **Team Global Express Pty Ltd (TOLL)** | | |
| EFT20502 | 16/12/2024 | Freight and Delivery | | 219.77 |
| | | **Winc Australia Pty Limited** | | |
| EFT20503 | 16/12/2024 | Printing Charges | | 592.11 |
| | | **Christopher Shaun Connaughton** | | |
| EFT20504 | 16/12/2024 | Councillor Sitting Fees for Quarter Ending December 2024 | | 1,045.00 |
| | | **Cloud Collections Pty Ltd** | | |
| EFT20505 | 16/12/2024 | Debt Collection Fees | | 495.83 |
| | | **Lee-anne Craggs** | | |
| EFT20506 | 16/12/2024 | Three Springs Aquatic Centre Admission Fee Refund | | 52.50 |
| | | **Central West Pest Control** | | |
| EFT20507 | 16/12/2024 | Pest Control (various) | | 9,166.95 |
| | | **Arlia Deadman-Van De Klashorst** | | |
| EFT20508 | 16/12/2024 | Three Springs Aquatic Centre Admission Fee Refund | | 52.50 |
| | | **Nadine Eva** | | |
| EFT20509 | 16/12/2024 | Councillor Sitting Fees for Quarter Ending December 2024 | | 2,791.15 |
| | | **Julia Ennor** | | |
| EFT20510 | 16/12/2024 | Councillor Sitting Fees for Quarter Ending 31 December 2024 | | 1,565.00 |
| | | **Freo Creative** | | |
| EFT20511 | 16/12/2024 | Silo Event - Technical Support | | 1,540.00 |
| | | **Robert James Heal** | | |
| EFT20512 | 16/12/2024 | Councillor Sitting Fees for Quarter Ending December 2024 | | 941.00 |
| | | **Hope Contractors Pty Ltd** | | |
| EFT20513 | 16/12/2024 | Tree Pruning | | 8,327.00 |
| | | **Incite Security Pty Ltd** | | |
| EFT20514 | 16/12/2024 | CCTV Installation (various) | | 15,669.54 |

| Cheque /EFT No | Date | Name / Invoice Description | INV Amount | Amount |
|---|---|---|---|---|
| | | **The Trustee For The Lovett Family Trust T/as Interfire Agencies** | | |
| EFT20515 | 16/12/2024 | Foam Concentrate | | 1,150.49 |
| | | **Christine Lane** | | |
| EFT20516 | 16/12/2024 | Councillor Sitting Fees for Quarter Ending December 2024 | | 6,283.62 |
| | | **Geraldton Totally Workwear** | | |
| EFT20517 | 16/12/2024 | Staff Uniforms | | 162.75 |
| | | **Jennifer Dorothy Mutter (Councillor)** | | |
| EFT20518 | 16/12/2024 | Councillor Sitting Fees for Quarter Ending December 2024 | | 1,357.00 |
| | | **Zachary Thomas Kennedy Mills** | | |
| EFT20519 | 16/12/2024 | Councillor Sitting Fees for Quarter Ending December 2024 | | 941.00 |
| | | **Soundbay Pty Ltd T/as Manny's & Store Dj** | | |
| EFT20520 | 16/12/2024 | Swimming Pool Renewal | | 3,338.00 |
| | | **OVANE PTY. LTD. T/A NUSTEEL PATIOS & SHEDS** | | |
| EFT20521 | 16/12/2024 | Shire House Maintenance | | 1,645.49 |
| | | **Ohura Group Pty Ltd T/A Ohura Consulting** | | |
| EFT20522 | 16/12/2024 | Consultant Services | | 375.00 |
| | | **Perfect Computer Solutions (PCS)** | | |
| EFT20523 | 16/12/2024 | IT Hardware | | 2,200.00 |
| | | **PJC Services & Co Pty Ltd** | | |
| EFT20524 | 16/12/2024 | Plumbing (various) | | 4,411.15 |
| | | **Pool Robotics Perth** | | |
| EFT20525 | 16/12/2024 | Pool Cleaner | | 6,017.40 |
| | | **Dudawa Haulage** | | |
| EFT20526 | 16/12/2024 | Road Train Hire | | 34,562.00 |
| | | **Successful Projects** | | |
| EFT20527 | 16/12/2024 | Microsoft Projects Training Course | | 799.00 |
| | | **Three Springs Rural Services** | | |
| EFT20528 | 16/12/2024 | Fuel can fast pour heavey duty 20L | | 271.70 |
| | | **Westrac Pty Ltd** | | |
| EFT20529 | 16/12/2024 | Vehicle Servicing (various) | | 3,494.92 |
| | | **Wallace Plumbing & Gas** | | |
| EFT20530 | 16/12/2024 | Purchase of New Toilets | | 1,153.06 |
| | | **Auspire - Australia Day Council of Australia** | | |
| EFT20531 | 20/12/2024 | COTY Award Medals | | 12.50 |
| | | **Phillip Berry** | | |
| EFT20532 | 20/12/2024 | Reimbursement of Staff Catering for Silo Event | | 52.00 |
| | | **Team Global Express Pty Ltd (TOLL)** | | |
| EFT20533 | 20/12/2024 | Freight and Delivery | | 218.49 |
| | | **Veolia Environmental Services (Australia) Pty Ltd** | | |
| EFT20534 | 20/12/2024 | Waste Collection | | 4,259.70 |
| | | **Winc Australia Pty Limited** | | |
| EFT20535 | 20/12/2024 | Admin Stationery | | 1,075.62 |
| | | **City of Lights** | | |
| EFT20536 | 20/12/2024 | Website Hosting | | 970.57 |
| | | **Data Signs Pty Ltd** | | |
| EFT20537 | 20/12/2024 | Trailer mounted Variable Message Sign (inc trailer) | | 58,321.50 |
| | | **Debri Pty Ltd T/a R & K Installations** | | |
| EFT20538 | 20/12/2024 | Roof Repairs (Thrift Shop) | | 110.00 |

| Cheque /EFT No | Date | Name / Invoice Description | INV Amount | Amount |
|---|---|---|---|---|
| | | **Elysian Consulting** | | |
| EFT20539 | 20/12/2024 | Consultant Services | | 550.00 |
| | | **Geraldton Fuel Company Pty Ltd T/as Refuel Australia** | | |
| EFT20540 | 20/12/2024 | Fuel Card Purchases | | 6,875.37 |
| | | **Harvey Norman Electrics Geraldton** | | |
| EFT20541 | 20/12/2024 | Staff House - Purchase of oven | | 1,798.00 |
| | | **Stephen Walter Hunter** | | |
| EFT20542 | 20/12/2024 | Airconditioner Repairs and Maintenance | | 350.00 |
| | | **Heal Farming Pty Ltd** | | |
| EFT20543 | 20/12/2024 | Purchase of Gravel | | 38,280.00 |
| | | **It Vision Software Pty Ltd (trading As Readytech)** | | |
| EFT20544 | 20/12/2024 | PetsWA Data Collection Pack | | 1,039.50 |
| | | **INFINITUM TECHNOLOGIES PTY LTD** | | |
| EFT20545 | 20/12/2024 | IT Services (various) | | 1,938.53 |
| | | **JLT Risk Solutions Pty Ltd** | | |
| EFT20546 | 20/12/2024 | Regional Risk Co-Ordinator Program Fees | | 5,225.00 |
| | | **Geraldton Kennards Hire Pty Ltd** | | |
| EFT20547 | 20/12/2024 | Traffic Signs and Control Hire | | 705.98 |
| | | **Lions Club Of Three Springs** | | |
| EFT20548 | 20/12/2024 | THREE SPRINGS LIONS CLUB EFTPOS TAKINGS FOR 22/09/2024 | | 254.00 |
| | | **The Trustee For Frank Lewis Family Trust T/A Frank Lewis Holden & Moora Toyota Moora Auto Parts & Moora Exhaust Ctre** | | |
| EFT20549 | 20/12/2024 | Plant Licensing | | 355.40 |
| | | **Lewis Winter - Fire And Emergency Management** | | |
| EFT20550 | 20/12/2024 | Local Emergency Plans & Recovery Plans | | 13,800.00 |
| | | **Geraldton Totally Workwear** | | |
| EFT20551 | 20/12/2024 | Staff Uniform | | 238.06 |
| | | **Geraldton Toyota** | | |
| EFT20552 | 20/12/2024 | Plant Repairs and Servicing (Bus - TS5592) | | 626.22 |
| | | **J M & S Enterprises Pty Ltd T/As RBC Rural** | | |
| EFT20553 | 20/12/2024 | Printer Charges | | 39.71 |
| | | **Office of the Auditor General** | | |
| EFT20555 | 20/12/2024 | Fee for the attest audit for the year ended 30 June 2024 | | 40,810.00 |
| | | **Orbit Health & Fitness Solutions Pty Ltd** | | |
| EFT20556 | 20/12/2024 | Rubber Floor Tiles (playgroup) | | 999.35 |
| | | **Omnicom (Marketforce) Media Group Australia Pty Ltd** | | |
| EFT20557 | 20/12/2024 | Newspaper Advertisement | | 2,235.63 |
| | | **Perfect Computer Solutions (PCS)** | | |
| EFT20558 | 20/12/2024 | IT Hardware (Medical Centre) | | 1,980.00 |
| | | **The Royal Life Saving Society WA** | | |
| EFT20559 | 20/12/2024 | Watch Around Water Registration | | 440.00 |
| | | **Dudawa Haulage** | | |
| EFT20560 | 20/12/2024 | Road Train Hire | | 16,456.00 |
| | | **Australian Communications And Media Authority (ACMA)** | | |
| EFT20561 | 20/12/2024 | Licence Renewal | | 123.00 |
| | | **Shire of Morawa** | | |
| EFT20562 | 20/12/2024 | Shire of Morawa Services (various) | | 2,559.00 |

| Cheque /EFT No | Date | Name / Invoice Description | INV Amount | Amount |
|---|---|---|---|---|
| | | **Seeko Johnson** | | |
| EFT20563 | 20/12/2024 | Staff Reimbursement | | 911.31 |
| | | **Three Springs Sporting Club** | | |
| EFT20564 | 20/12/2024 | Staff Party Catering | | 3,580.00 |
| | | **Anthony Everett Thomas** | | |
| EFT20565 | 20/12/2024 | Purchase of Sand | | 1,100.00 |
| | | **Brand Enterprises (WA) PTY LTD as Trustee for PJ & E Brand Family - Think Water Geraldton** | | |
| EFT20566 | 20/12/2024 | Oval Maintenance | | 4,643.25 |
| | | **Three Springs Rural Services** | | |
| EFT20567 | 20/12/2024 | Three Springs Rural Purchases (various) | | 382.16 |
| | | **Westrac Pty Ltd** | | |
| EFT20568 | 20/12/2024 | Plant Repairs and Servicing | | 1,223.29 |
| | | **WA Contract Ranger Services Pty Ltd** | | |
| EFT20569 | 20/12/2024 | Ranger Services | | 1,828.75 |
| | | **David Whait** | | |
| EFT20570 | 20/12/2024 | Staff Reimbursement | | 99.00 |
| | | **ANZ Smart Choice Super** | | |
| DD16561.1 | 03/12/2024 | Superannuation contributions | | 382.45 |
| | | **The Trustee For Aware Super T/a Aware Super Pty Ltd** | | |
| DD16561.2 | 03/12/2024 | Payroll deductions | | 8,730.92 |
| | | **Hesta** | | |
| DD16561.3 | 03/12/2024 | Superannuation contributions | | 315.23 |
| | | **Australian Super** | | |
| DD16561.4 | 03/12/2024 | Superannuation contributions | | 985.05 |
| | | **The Trustee For Australian Retirement Trust** | | |
| DD16561.5 | 03/12/2024 | Superannuation contributions | | 301.54 |
| | | **The Trustee For MLC Super Fund** | | |
| DD16561.6 | 03/12/2024 | Superannuation contributions | | 287.22 |
| | | **HOSTPLUS Superannuation Fund** | | |
| DD16561.7 | 03/12/2024 | Superannuation contributions | | 14.04 |
| | | **Retail Employees Superannuation Pty Ltd (REST)** | | |
| DD16561.8 | 03/12/2024 | Superannuation contributions | | 338.10 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16563.1 | 02/12/2024 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 28/11/2024 | | 109.05 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16567.1 | 05/12/2024 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 03/12/2024 | | 899.90 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16570.1 | 06/12/2024 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 04/12/2024 | | 50.50 |
| | | **ANZ Smart Choice Super** | | |
| DD16590.1 | 17/12/2024 | Superannuation contributions | | 382.45 |
| | | **The Trustee For Aware Super T/a Aware Super Pty Ltd** | | |
| DD16590.2 | 17/12/2024 | Payroll deductions | | 8,731.25 |
| | | **Hesta** | | |
| DD16590.3 | 17/12/2024 | Superannuation contributions | | 316.95 |
| | | **Australian Super** | | |
| DD16590.4 | 17/12/2024 | Superannuation contributions | | 990.78 |
| | | **The Trustee For Australian Retirement Trust** | | |
| DD16590.5 | 17/12/2024 | Superannuation contributions | | 312.10 |

| Cheque /EFT No | Date | Name / Invoice Description | INV Amount | Amount |
|---|---|---|---|---|
| | | **The Trustee For MLC Super Fund** | | |
| DD16590.6 | 17/12/2024 | Superannuation contributions | | 257.11 |
| | | **HOSTPLUS Superannuation Fund** | | |
| DD16590.7 | 17/12/2024 | Superannuation contributions | | 11.20 |
| | | **Retail Employees Superannuation Pty Ltd (REST)** | | |
| DD16590.8 | 17/12/2024 | Superannuation contributions | | 338.10 |
| | | **Synergy** | | |
| DD16600.1 | 18/12/2024 | Monthly Account - Electricity (various) | | 9,202.38 |
| | | **Synergy** | | |
| DD16601.1 | 02/12/2024 | Monthly Account - Electricity (various) | | 1,685.63 |
| | | **Telstra** | | |
| DD16602.1 | 09/12/2024 | Monthly Account - Telstra (various landlines) | | 967.23 |
| | | **Synergy** | | |
| DD16603.1 | 03/12/2024 | Monthly Account - Electricity (various) | | 1,144.24 |
| | | **Bond Administrator** | | |
| DD16604.1 | 16/12/2024 | BOND FOR 58 CARTER STREET THREE SPRINGS - MITCHELL TURNE | | 320.00 |
| | | **Telstra** | | |
| DD16605.1 | 16/12/2024 | Monthly Account - Telstra (TIMS) | | 1,447.41 |
| | | **Exetel Pty Ltd** | | |
| DD16606.1 | 02/12/2024 | Monthly Account - Internet (various) | | 1,400.00 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16607.1 | 16/12/2024 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 12/12/2024 | | 879.10 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16608.1 | 12/12/2024 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 10/12/2024 | | 312.20 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16609.1 | 13/12/2024 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 11/12/2024 | | 1,142.00 |
| | | **Commonwealth Bank of Australia** | | |
| DD16612.1 | 03/12/2024 | Credit Card Purchases | | 357.69 |
| | | **ANZ Smart Choice Super** | | |
| DD16615.1 | 31/12/2024 | Superannuation contributions | | 809.14 |
| | | **The Trustee For Aware Super T/a Aware Super Pty Ltd** | | |
| DD16615.2 | 31/12/2024 | Payroll deductions | | 8,963.48 |
| | | **Hesta** | | |
| DD16615.3 | 31/12/2024 | Superannuation contributions | | 171.21 |
| | | **Australian Super** | | |
| DD16615.4 | 31/12/2024 | Superannuation contributions | | 1,027.46 |
| | | **The Trustee For Australian Retirement Trust** | | |
| DD16615.5 | 31/12/2024 | Superannuation contributions | | 287.22 |
| | | **The Trustee For MLC Super Fund** | | |
| DD16615.6 | 31/12/2024 | Superannuation contributions | | 232.19 |
| | | **Retail Employees Superannuation Pty Ltd (REST)** | | |
| DD16615.7 | 31/12/2024 | Superannuation contributions | | 361.69 |
| | | **Water Corporation** | | |
| DD16626.1 | 19/12/2024 | Monthly Account - Water (various) | | 6,090.74 |
| | | **Water Corporation** | | |
| DD16627.1 | 20/12/2024 | Monthly Account - Water (various) | | 1,683.16 |
| | | **Synergy** | | |
| DD16635.1 | 23/12/2024 | Monthly Account - Electricity (various) | | 2,301.59 |
| | | **Department Of Transport - Daily Licensing** | | |

| Cheque /EFT No | Date | Name / Invoice Description | INV Amount | Amount |
|---|---|---|---|---|
| | | **Department Of Transport - Daily Licensing** | | |
| DD16636.1 | 19/12/2024 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 17/12/2024 | | 486.50 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16637.1 | 23/12/2024 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 19/12/2024 | | 93.70 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16638.1 | 20/12/2024 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 18/12/2024 | | 6,821.70 |
| | | **Telstra** | | |
| DD16639.1 | 24/12/2024 | Monthly Account - Telstra (various) | | 274.94 |
| | | **Telstra** | | |
| DD16640.1 | 20/12/2024 | Monthly Account - Telstra (various) | | 653.94 |
| | | **Synergy** | | |
| DD16641.1 | 19/12/2024 | Monthly Account - Electricity (various) | | 71.85 |
| | | **Water Corporation** | | |
| DD16643.1 | 27/12/2024 | Monthly Account - Water (various) | | 23,162.02 |
| | | **Water Corporation** | | |
| DD16644.1 | 20/12/2024 | Monthly Account - Water (various) | | 142.51 |

**REPORT TOTALS**

| Bank Code | Bank Name | TOTAL |
|---|---|---|
| CBA-LIC | POLICE LICENSING BANK ACCOUNT - CB | **10,794.65** |
| CBA-MUNI | MUNICIPAL BANK ACCOUNT - CBA | **541,958.68** |
| **TOTAL** | | **552,753.33** |

# Commonwealth Corporate Charge Card

29 November 2024 - 30 December 2024

| | | | |
|---|---|---|---|
| **Chief Executive Officer** | | | |
| SurveyMonkey Membership Annual Subscription | | $ | 349.09 |
| Fuel for 0TS (CEO Vehicle) | | $ | 71.69 |
| | | **$** | **420.78** |
| **Deputy Chief Executive Officer** | | | |
| Raycol Engineering (Circular hole cut into Silo Projector trailer) | PO#27002 | $ | 132.00 |
| Fuel for 001TS (DCEO Vehicle) | | $ | 128.34 |
| Fuel for 001TS (DCEO Vehicle) | | $ | 111.52 |
| | | **$** | **371.86** |
| **Annual Card Fees** | | **$** | **-** |
| **Total Direct Debit Payment made on 03/01/2025** | | **$** | **792.64** |

# Fuel Cards - Refuel Australia (Ampol Distributor)

1 December 2024 - 31 December 2024

| | | | |
|---|---|---|---|
| **P5017 L Card No. 6789** | | | |
| Saturday, 28 December 2024 | 5.83L @ $1.8440/L | **$** | **10.75** |
| Saturday, 28 December 2024 | 60.11L @ $1.8320/L | **$** | **110.12** |
| | | | |
| **Depot 1 Card No. 6794** | | | |
| Monday, 16 December 2024 | 17.18L @ $1.8140/L | **$** | **31.16** |
| | | | |
| **CEO 0TS Keith Woodward Card No. 6796** | | | |
| Friday, 13 December 2024 | 38.96L @ $1.7922/L | **$** | **69.82** |
| Friday, 20 December 2024 | 31.63L @ $1.8222/L | **$** | **57.64** |
| | | | |
| **DCEO 001TS Krys East Card No. 90869131** | | | |
| Sunday, 1 December 2024 | 58.55L @ $1.6522/L | **$** | **96.74** |
| Friday, 6 December 2024 | 58.50L @ $1.7922/L | **$** | **104.84** |
| Saturday, 14 December 2024 | 73.90L @ $1.6622/L | **$** | **122.84** |
| Saturday, 28 December 2024 | 56.51L @ $1.6922/L | **$** | **95.63** |
| | | | |
| **Doctor TS125 Dr Olatoye Lotsu Card No. 90869149** | | | |
| Sunday, 1 December 2024 | 34.16L @ $1.6590/L | **$** | **56.67** |
| Thursday, 5 December 2024 | 38.23L @ $2.0580/L | **$** | **78.68** |
| Sunday, 8 December 2024 | 35.91L @ $1.6490/L | **$** | **59.22** |
| Thursday, 12 December 2024 | 47.06L @ $1.8140/L | **$** | **85.37** |
| Sunday, 15 December 2024 | 37.35L @ $1.6390/L | **$** | **61.22** |
| | | | |
| **MI TS5001 Seeko Johnson Card No. 01675733** | | | |
| Friday, 6 December 2024 | 66.00L @ $1.8140/L | **$** | **119.72** |
| Saturday, 14 December 2024 | 62.97L @ $1.8140/L | **$** | **114.23** |
| Sunday, 15 December 2024 | 33.84L @ $1.8140/L | **$** | **61.39** |
| Monday, 16 December 2024 | 66.22L @ $1.6290/L | **$** | **107.87** |
| | | | |
| **Risk Coordinator TS423 Richard Denny Card No. 01675741** | | | |
| Saturday, 7 December 2024 | 58.84L @ $1.7922/L | **$** | **105.45** |
| | | | |
| **Total for Card Purchases** | | **$** | **1,549.36** |
| Bulk purchases | | | |
| Service charges and adjustments | | **$** | **44.66** |
| **Total of Monthly Invoice** | | **$** | **1,594.02** |

**Attachment 10.8**

# Police Licensing

## Direct Debits from Trust Account

1 December 2024 - 31 December 2024

| **CBA Police Licensing Account** | |
|---|---|
| Sunday, 1 December 2024 | -10.2 |
| Tuesday, 3 December 2024 | -899.9 |
| Wednesday, 4 December 2024 | -50.5 |
| Tuesday, 10 December 2024 | -312.2 |
| Wednesday, 11 December 2024 | -1142 |
| Thursday, 12 December 2024 | -879.1 |
| Tuesday, 17 December 2024 | -486.5 |
| Wednesday, 18 December 2024 | -6821.7 |
| Thursday, 19 December 2024 | -93.7 |
| Total Direct Debits | **-$10,695.80** |

## Bank Fees

Direct Debits from Muni Account

1 December 2024 - 31 December 2024

| | | |
|---|---|---|
| **Total direct debited from Municipal Account** | **$** | **230.88** |

## Payroll

1 December 2024 - 31 December 2024

| | | |
|---|---|---|
| Tuesday, 3 December 2024 | $ | 61,758.41 |
| Tuesday, 17 December 2024 | $ | 58,977.58 |
| Thursday, 19 December 2024 | $ | 60,936.93 |
| | **$** | **181,672.92** |

**Attachment 10.9**

Printed on : 05.02.25 at 15:51

SHIRE OF THREE SPRINGS

Debtors Trial Balance
As at 31.01.2025

| Debtor # | Name | Credit Limit | 02.11.2024 GT 90 days | Age Of Oldest Invoice (90Days) | 02.12.2024 GT 60 days | 01.01.2025 GT 30 days | 31.01.2025 Current | Total |
|---|---|---|---|---|---|---|---|---|
| C120 | | | 0.00 | 0 | 0.00 | 0.00 | 352.00 | 352.00 |
| W60 | | | 0.00 | 0 | 0.00 | 84.28 | 200.00 | 284.28 |
| E41 | | | 73.00 | 213 | 0.00 | 0.00 | 0.00 | 73.00 |
| T74 | | | 81.72 | 491 | 0.00 | 0.00 | 0.00 | 81.72 |
| H54 | | | 0.00 | 0 | 0.00 | 0.00 | 100.00 | 100.00 |
| C102 | | | 905.53 | 231 | 0.00 | 0.00 | 0.00 | 905.53 |
| M146 | | | 200.00 | 841 | 0.00 | 0.00 | 0.00 | 200.00 |
| K36 | | | 127.59 | 298 | 0.00 | 0.00 | 0.00 | 127.59 |
| M152 | | | 1373.36 | 161 | 0.00 | 0.00 | 0.00 | 1373.36 |
| B109 | | | 90.20 | 778 | 0.00 | 0.00 | 0.00 | 90.20 |
| N7 | | | 549.05 | 240 | 0.00 | 0.00 | 0.00 | 549.05 |
| F29 | | | 0.00 | 0 | 0.00 | 0.00 | 14.61 | 14.61 |
| W109 | | | 437.43 | 161 | 0.00 | 0.00 | 0.00 | 437.43 |
| B111 | | | 250.00 | 416 | 0.00 | 0.00 | 0.00 | 250.00 |
| O17 | | | 0.00 | 0 | 0.00 | 0.00 | 0.00 | -800.00 |
| T52 | | | 0.00 | 0 | 0.00 | 0.00 | 0.00 | -310.00 |
| J17 | | | 21652.26 | 351 | 1546.59 | 1546.59 | 1546.59 | 26292.03 |
| T12 | | | 0.00 | 0 | 0.00 | 0.00 | 2575.00 | 2575.00 |
| T13 | | | 0.00 | 0 | 0.00 | 0.00 | 620.00 | 620.00 |
| C117 | | | 200.00 | 1057 | 0.00 | 0.00 | 0.00 | 200.00 |
| B101 | | | 0.00 | 0 | 0.00 | 0.00 | 0.00 | -537.50 |
| H48 | | | 400.00 | 739 | 0.00 | 0.00 | 0.00 | 400.00 |
| Totals --- Credit Balances: | | -1647.50 | 26340.14 | | 1546.59 | 1630.87 | 5408.20 | 33278.30 |

Date: 05/02/2025
Time: 3:52:53PM

**SHIRE OF THREE SPRINGS**
**Statement of Payments to Council for the Month of January 2025**

USER: Jelena Brown
PAGE: 1

| Cheque /EFT No | Date | Name / Invoice Description | INV Amount | Amount |
|---|---|---|---|---|
| | | **Commissioner of Police** | | |
| 11685 | 23/01/2025 | Annual Corporate Firearm Licence Renewal 2025 | | 173.00 |
| | | **Nexus Communications Systems Pty Ltd** | | |
| EFT20571 | 07/01/2025 | Repair ECLC Fire Security System | | 3,688.30 |
| | | **Benny Mayhem** | | |
| EFT20572 | 09/01/2025 | Benny Mayhem's Music Workshops & Concert | | 2,745.00 |
| | | **The Trustee For Lotsu Family Trust T/as Shire Of Three Springs Medical Centre** | | |
| EFT20573 | 09/01/2025 | Contract Payment - Dr Olatoye Lotsu | | 92,400.00 |
| | | **BOC Gases** | | |
| EFT20574 | 16/01/2025 | Monthly Account - Oxygen | | 33.17 |
| | | **Bob Waddell & Associates Pty Ltd** | | |
| EFT20575 | 16/01/2025 | Consultant Services | | 1,540.00 |
| | | **Breeze Connect Pty Ltd** | | |
| EFT20576 | 16/01/2025 | Communication Expenses Monthly Account | | 446.49 |
| | | **Team Global Express Pty Ltd (TOLL)** | | |
| EFT20577 | 16/01/2025 | Freight and Delivery | | 105.62 |
| | | **Veolia Environmental Services (Australia) Pty Ltd** | | |
| EFT20578 | 16/01/2025 | Waste Collection Services | | 4,768.88 |
| | | **City of Lights** | | |
| EFT20579 | 16/01/2025 | Website Maintenance - 2025 Meeting Documents Page | | 71.50 |
| | | **Shire Of Chapman Valley** | | |
| EFT20580 | 16/01/2025 | Town Planning Charges | | 6,652.69 |
| | | **Cloud Collections Pty Ltd** | | |
| EFT20581 | 16/01/2025 | Debt Collection | | 478.50 |
| | | **Richard Adam Denny** | | |
| EFT20582 | 16/01/2025 | Staff Reimbursement | | 302.00 |
| | | **Stephen Walter Hunter** | | |
| EFT20583 | 16/01/2025 | Airconditioner Services | | 4,150.00 |
| | | **Incite Security Pty Ltd** | | |
| EFT20584 | 16/01/2025 | Quarterly Monitoring Service Fees - Duress Alarm | | 181.50 |
| | | **INFINITUM TECHNOLOGIES PTY LTD** | | |
| EFT20585 | 16/01/2025 | IT Services (various) | | 186.83 |
| | | **The Trustee For Jason Signmakers Unit Trust** | | |
| EFT20586 | 16/01/2025 | Swimming Pool Signage | | 132.08 |
| | | **Kyle Hargreaves** | | |
| EFT20587 | 16/01/2025 | Staff Reimbursement - Licensing Training Expenses | | 950.01 |
| | | **Lyssna Consulting** | | |
| EFT20588 | 16/01/2025 | Consultant Services | | 550.00 |
| | | **Geraldton Totally Workwear** | | |
| EFT20589 | 16/01/2025 | Staff Uniform | | 232.92 |
| | | **Moore Australia Audit (WA) Pty Ltd** | | |
| EFT20590 | 16/01/2025 | Moore Australia (WA) Budget Workshop | | 1,430.00 |
| | | **Midwest Auto Group** | | |
| EFT20591 | 16/01/2025 | Plant Servicing (DCEO Vehicle 001TS) | | 500.01 |
| | | **Mitchell and Brown Communications Pty Ltd - Vidguard** | | |
| EFT20592 | 16/01/2025 | Quarterly Security Monitoring Fee - Shire Admin | | 160.40 |
| | | **Perfect Computer Solutions (PCS)** | | |

| Cheque /EFT No | Date | Name / Invoice Description | INV Amount | Amount |
|---|---|---|---|---|
| | | **Perfect Computer Solutions (PCS)** | | |
| EFT20593 | 16/01/2025 | IT Services (various) | | 388.50 |
| | | **The Royal Life Saving Society WA** | | |
| EFT20594 | 16/01/2025 | Swimming Pool Signage | | 275.00 |
| | | **Regional Mulching Wa** | | |
| EFT20595 | 16/01/2025 | Joint DFES Project for Fire Breaks | | 9,856.00 |
| | | **Australian Communications And Media Authority (ACMA)** | | |
| EFT20596 | 16/01/2025 | License Renewal | | 115.00 |
| | | **S & H Mechanical** | | |
| EFT20597 | 16/01/2025 | Plant Servicing and Maintenance (various) | | 1,200.98 |
| | | **Brand Enterprises (WA) PTY LTD as Trustee for PJ & E Brand Family - Think Water Geraldton** | | |
| EFT20598 | 16/01/2025 | Aquatic Centre Reticulation Maintenance | | 139.15 |
| | | **Three Springs Rural Services** | | |
| EFT20599 | 16/01/2025 | roundup ultra max 20ltr | | 1,279.60 |
| | | **Westrac Pty Ltd** | | |
| EFT20600 | 16/01/2025 | Plant Servicing (Heavy Vehicle) | | 10,466.93 |
| | | **WA Contract Ranger Services Pty Ltd** | | |
| EFT20601 | 16/01/2025 | Ranger Services | | 313.50 |
| | | **Young Motors Pty Ltd** | | |
| EFT20602 | 16/01/2025 | Plant Servicing - Supervisor Operations Maintenace & Facilities Vehicle (007 | | 735.90 |
| | | **Zed Elect** | | |
| EFT20603 | 16/01/2025 | Electrician Services (various) | | 12,060.18 |
| | | **Bob Waddell & Associates Pty Ltd** | | |
| EFT20604 | 21/01/2025 | Consultant Services | | 396.00 |
| | | **City Of Greater Geraldton** | | |
| EFT20605 | 21/01/2025 | Building Surveying Services | | 473.69 |
| | | **INFINITUM TECHNOLOGIES PTY LTD** | | |
| EFT20606 | 21/01/2025 | IT Services | | 1,938.53 |
| | | **Soundbay Pty Ltd T/as Manny's & Store Dj** | | |
| EFT20607 | 21/01/2025 | Australia Day Expenditure | | 745.00 |
| | | **Officeworks** | | |
| EFT20608 | 21/01/2025 | IT Hardware - Australia Day | | 1,432.95 |
| | | **BAS Australian Taxation Office** | | |
| EFT20609 | 31/01/2025 | BAS Remittance for December 2024 | | 24,423.00 |
| | | **Bunnings Group Limited** | | |
| EFT20610 | 31/01/2025 | Tools | | 379.69 |
| | | **Bob Waddell & Associates Pty Ltd** | | |
| EFT20611 | 31/01/2025 | Consultant Services | | 264.00 |
| | | **Winc Australia Pty Limited** | | |
| EFT20612 | 31/01/2025 | Cleaning Supplies (Depot - various) | | 925.36 |
| | | **Richard Adam Denny** | | |
| EFT20613 | 31/01/2025 | Staff Reimbursement | | 697.40 |
| | | **WR & BD BOVELL T/A GERALDTON MOWER AND REPAIR SPECIALIST** | | |
| EFT20614 | 31/01/2025 | Tools - Sthyl Pole Saw Repair | | 425.70 |
| | | **Shire of Irwin** | | |
| EFT20615 | 31/01/2025 | EHO Services | | 165.00 |

| Cheque /EFT No | Date | Name / Invoice Description | INV Amount | Amount |
|---|---|---|---|---|
| | | **KICK Solutions** | | |
| EFT20616 | 31/01/2025 | Flyer Artwork | | 420.00 |
| | | **Shire of Mingenew** | | |
| EFT20617 | 31/01/2025 | Quarterly Fee - Damstra Onlnie Training Platform | | 192.78 |
| | | **J M & S Enterprises Pty Ltd T/As RBC Rural** | | |
| EFT20618 | 31/01/2025 | Printer charges (Depot) | | 16.81 |
| | | **Officeworks** | | |
| EFT20619 | 31/01/2025 | Applicances | | 467.95 |
| | | **Omnicom (Marketforce) Media Group Australia Pty Ltd** | | |
| EFT20620 | 31/01/2025 | Newspaper Advertisements (various) | | 1,534.06 |
| | | **Perfect Computer Solutions (PCS)** | | |
| EFT20621 | 31/01/2025 | IT Services (various) | | 1,383.76 |
| | | **PJC Services & Co Pty Ltd** | | |
| EFT20622 | 31/01/2025 | Plumbing Services (various) | | 2,987.12 |
| | | **Stewart & Heaton Clothing Company P/l** | | |
| EFT20623 | 31/01/2025 | Gold Trousers | | 1,032.48 |
| | | **Scintex Pty Ltd** | | |
| EFT20624 | 31/01/2025 | Weed Control - Walk Behind Spreader | | 959.00 |
| | | **Three Springs Sporting Club** | | |
| EFT20625 | 31/01/2025 | Electricity Usage for the Three Springs Shire Community Gym | | 6,643.49 |
| | | **Three Springs Rural Services** | | |
| EFT20626 | 31/01/2025 | Three Springs Rural Services Purchases (various) | | 180.23 |
| | | **WA Contract Ranger Services Pty Ltd** | | |
| EFT20627 | 31/01/2025 | Ranger Services | | 940.50 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16665.1 | 10/01/2025 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 08/01/2025 | | 474.20 |
| | | **Exetel Pty Ltd** | | |
| DD16666.1 | 02/01/2025 | Monthly Account - Exetel (various) | | 1,400.00 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16667.1 | 13/01/2025 | POLICE LICENSING DIRECT DEBIT PAYMENT FOR 09/01/2025 | | 214.30 |
| | | **Synergy** | | |
| DD16668.1 | 13/01/2025 | Monthly Account - Electricity (Shire House) | | 53.19 |
| | | **Telstra** | | |
| DD16668.2 | 13/01/2025 | Monthly Account - Telstra (various) | | 967.23 |
| | | **ANZ Smart Choice Super** | | |
| DD16669.1 | 14/01/2025 | Superannuation contributions | | 438.41 |
| | | **The Trustee For Aware Super T/a Aware Super Pty Ltd** | | |
| DD16669.2 | 14/01/2025 | Payroll deductions | | 8,997.60 |
| | | **Hesta** | | |
| DD16669.3 | 14/01/2025 | Superannuation contributions | | 313.50 |
| | | **Australian Super** | | |
| DD16669.4 | 14/01/2025 | Superannuation contributions | | 957.40 |
| | | **The Trustee For Australian Retirement Trust** | | |
| DD16669.5 | 14/01/2025 | Superannuation contributions | | 306.82 |
| | | **The Trustee For MLC Super Fund** | | |
| DD16669.6 | 14/01/2025 | Superannuation contributions | | 186.20 |
| | | **Retail Employees Superannuation Pty Ltd (REST)** | | |
| DD16669.7 | 14/01/2025 | Superannuation contributions | | 332.55 |
| | | **Department Of Transport - Daily Licensing** | | |

| Cheque /EFT No | Date | Name / Invoice Description | INV Amount | Amount |
|---|---|---|---|---|
| | | **Department Of Transport - Daily Licensing** | | |
| DD16673.1 | 14/01/2025 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 10/01/2025 | | 7,680.95 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16680.1 | 09/01/2025 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 07/01/2025 | | 5,047.55 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16681.1 | 16/01/2025 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 14/01/2025 | | 789.05 |
| | | **Telstra** | | |
| DD16682.1 | 16/01/2025 | Monthly Account - Telstra (various) | | 2,296.56 |
| | | **Commonwealth Bank of Australia** | | |
| DD16683.1 | 03/01/2025 | Monthly Account - Credit Card Purchases (various) | | 792.64 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16685.1 | 17/01/2025 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 15/01/2025 | | 982.85 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16687.1 | 20/01/2025 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 16/01/2025 | | 325.40 |
| | | **Telstra** | | |
| DD16690.1 | 20/01/2025 | Monthly Account - Telstra (various) | | 673.94 |
| | | **Telstra** | | |
| DD16694.1 | 20/01/2025 | Reversal of incorrectly entered invoice | | -673.94 |
| | | **Telstra** | | |
| DD16695.1 | 20/01/2025 | Monthly Account - Telstra (various) | | 653.94 |
| | | **ANZ Smart Choice Super** | | |
| DD16701.1 | 28/01/2025 | Superannuation contributions | | 431.00 |
| | | **The Trustee For Aware Super T/a Aware Super Pty Ltd** | | |
| DD16701.2 | 28/01/2025 | Payroll deductions | | 8,869.53 |
| | | **Hesta** | | |
| DD16701.3 | 28/01/2025 | Superannuation contributions | | 406.88 |
| | | **Australian Super** | | |
| DD16701.4 | 28/01/2025 | Superannuation contributions | | 1,073.83 |
| | | **The Trustee For Australian Retirement Trust** | | |
| DD16701.5 | 28/01/2025 | Superannuation contributions | | 301.54 |
| | | **The Trustee For MLC Super Fund** | | |
| DD16701.6 | 28/01/2025 | Superannuation contributions | | 271.39 |
| | | **Retail Employees Superannuation Pty Ltd (REST)** | | |
| DD16701.7 | 28/01/2025 | Superannuation contributions | | 270.60 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16702.1 | 23/01/2025 | POLICE LICENISNG DIRECT DEBIT PAYMENTS FOR 21/01/2025 | | 1,106.85 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16703.1 | 24/01/2025 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 22/01/2025 | | 1,312.85 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16705.1 | 30/01/2025 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 28/01/2025 | | 578.35 |
| | | **Synergy** | | |
| DD16714.1 | 31/01/2025 | Monthly Account - Electricity (various) | | 1,786.51 |
| | | **Telstra** | | |
| DD16716.1 | 24/01/2025 | Monthly Account - Telstra (various) | | 284.94 |
| | | **Department Of Transport - Daily Licensing** | | |
| DD16717.1 | 31/01/2025 | POLICE LICENSING DIRECT DEBIT PAYMENTS FOR 29/01/2025 | | 403.60 |

| Cheque /EFT No | Date | Name / Invoice Description | INV Amount | Amount |
|---|---|---|---|---|

**REPORT TOTALS**

| Bank Code | Bank Name | TOTAL |
|---|---|---|
| CBA-LIC | POLICE LICENSING BANK ACCOUNT - CB | **18,915.95** |
| CBA-MUNI | MUNICIPAL BANK ACCOUNT - CBA | **239,126.40** |
| **TOTAL** | | **258,042.35** |

**Attachment 10.9**

# Commonwealth Corporate Charge Card

31 December 2024 - 29 January 2025

**Deputy Chief Executive Officer**

| | | | |
|---|---|---|---|
| Fuel for 001TS (DCEO Vehicle) | | $ | 136.64 |
| Light Rigid License Class Application (Lee-Anne Craggs) (to drive Shire bus) | PO#27102 | $ | 143.30 |
| Light Rigid License Class Application (Kyle Hargreaves) (to drive Shire bus) | PO#27095 | $ | 143.30 |
| Adobe Acrobat Pro Annual Subscription | PO#27087 | $ | 383.86 |
| Fuel for 001TS (DCEO Vehicle) | | $ | 114.09 |
| | | **$** | **921.19** |
| **Annual Card Fees** | | **$** | **-** |
| **Total Direct Debit Payment made on 03/02/2025** | | **$** | **921.19** |

# Fuel Cards - Refuel Australia (Ampol Distributor)

1 January 2025 - 31 January 2025

| | | | |
|---|---|---|---|
| **P5017 L Card No. 6789** | | | |
| Thursday, 2 January 2025 | 9.00L @ $1.8222/L | **$** | **16.40** |
| Thursday, 2 January 2025 | 8.20L @ $1.8140/L | **$** | **14.87** |
| Tuesday, 28 January 2025 | 47.69L @ $1.9022/L | **$** | **90.72** |
| Tuesday, 28 January 2025 | 23.42L @ $1.8640/L | **$** | **43.65** |
| | | | |
| **CEO 0TS Keith Woodward Card No. 6796** | | | |
| Friday, 3 January 2025 | 51.56L @ $1.8222/L | **$** | **93.95** |
| Friday, 17 January 2025 | 39.59L @ $1.8522/L | **$** | **73.33** |
| Friday, 31 January 2025 | 50.09L @ $1.9022/L | **$** | **95.28** |
| | | | |
| **DCEO 001TS Krys East Card No. 90869131** | | | |
| Thursday, 16 January 2025 | 68.12L @ $1.8522/L | **$** | **126.17** |
| Wednesday, 22 January 2025 | 63.00L @ $1.8822/L | **$** | **118.58** |
| | | | |
| **Doctor TS125 Dr Olatoye Lotsu Card No. 90869149** | | | |
| Friday, 10 January 2025 | 41.14L @ $2.0780/L | **$** | **85.49** |
| Thursday, 23 January 2025 | 48.75L @ $1.8640/L | **$** | **90.87** |
| | | | |
| **MI TS5001 Seeko Johnson Card No. 01675733** | | | |
| Friday, 3 January 2025 | 66.98L @ $1.7790/L | **$** | **119.16** |
| | | | |
| **Risk Coordinator TS423 Richard Denny Card No. 01675741** | | | |
| Friday, 10 January 2025 | 58.50L @ $1.9290/L | **$** | **112.85** |
| Saturday, 11 January 2025 | 56.67L @ $1.8190/L | **$** | **103.08** |
| Friday, 17 January 2025 | 41.11L @ $1.9590/L | **$** | **80.53** |
| | | | |
| **ADBLUE Bowser Card No. 04256473** | | | |
| Monday, 20 January 2025 | 15.48L @ $2.0990/L | **$** | **32.49** |
| | | | |
| **Total for Card Purchases** | | **$** | **1,297.42** |
| Bulk purchases | | | |
| Service charges and adjustments | | **$** | **44.66** |
| **Total of Monthly Invoice** | | **$** | **1,342.08** |

**Attachment 10.9**

# Police Licensing

## Direct Debits from Trust Account

1 January 2025 - 31 January 2025

| **CBA Police Licensing Account** | |
|---|---|
| Wednesday, 1 January 2025 | -11.25 |
| Tuesday, 7 January 2025 | -5047.55 |
| Wednesday, 8 January 2025 | -474.2 |
| Thursday, 9 January 2025 | -214.3 |
| Friday, 10 January 2025 | -7680.95 |
| Tuesday, 14 January 2025 | -789.05 |
| Wednesday, 15 January 2025 | -982.85 |
| Thursday, 16 January 2025 | -325.4 |
| Tuesday, 21 January 2025 | -1106.85 |
| Wednesday, 22 January 2025 | -1312.85 |
| Tuesday, 28 January 2025 | -578.35 |
| Wednesday, 29 January 2025 | -403.6 |
| Thursday, 30 January 2025 | -103.85 |
| Total Direct Debits | **-$19,031.05** |

## Bank Fees

Direct Debits from Muni Account

1 January 2025 - 31 January 2025

| | | |
|---|---|---|
| **Total direct debited from Municipal Account** | **$** | **261.18** |

## Payroll

1 January 2025 - 31 January 2025

| | | |
|---|---|---|
| Tuesday, 14 January 2025 | $ | 60,677.14 |
| Tuesday, 28 January 2025 | $ | 62,685.94 |
| | **$** | **123,363.08** |