

*A progressive, diverse and caring community,  
with access to modern services and infrastructure,  
in a unique part of the world*

# **AGENDA**

for the

**Ordinary Meeting of Council**

to be held

**2PM, WEDNESDAY 19<sup>th</sup> DECEMBER 2018**

Shire of Cuballing  
Council Chambers  
Campbell Street, Cuballing

# **COUNCIL MEETING PROCEDURES**

1. All Council meetings are open to the public, except for matters raised by Council under “confidential items”.
2. Members of the public may ask a question at an ordinary Council meeting at “Public Question Time”.
3. Members of the public who are unfamiliar with meeting procedures are invited to seek advice at the meeting. If unsure about proceedings, just raise your hand when the Presiding Member announces Public Question Time.
4. All other arrangements are in accordance with the Council’s standing orders, policies and decisions of the town.

## **DISCLAIMER**

No responsibility whatsoever is implied or accepted by the Shire of Cuballing for any act, omission or statement or intimation occurring during Council/Committee meetings or during formal/informal conversations with staff. The Shire of Cuballing disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council/Committee meetings or discussions. Any person or legal entity who acts or fails to act in reliance upon any statement does so at that person’s or legal entity’s own risk.

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

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**1. DECLARATION OF OPENING:**

**2. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE:**

**2.1.1 Attendance**

Cr Mark Conley	President
Cr Eliza Dowling	Deputy President
Cr Scott Ballantyne	
Cr Roger Newman	
Cr Tim Haslam	
Cr Dawson Bradford	

Mr Gary Sherry	Chief Executive Officer
Mr Bruce Brennan	Manager of Works and Services

**2.1.2 Apologies**

Nil at this time.

**2.1.3 Leave of Absence**

Nil.

**3. STANDING ORDERS:**

**OFFICER'S RECOMMENDATION:**

**That Standing Orders be suspended for the duration of the meeting to allow for greater debate on items.**

**4. PUBLIC QUESTION TIME:**

**4.1 RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE:**

Nil

**4.2 WRITTEN QUESTIONS PROVIDED IN ADVANCE:**

Nil

#### **4.3 PUBLIC QUESTIONS FROM THE GALLERY:**

Nil at this time.

#### **5. APPLICATIONS FOR LEAVE OF ABSENCE:**

Nil at this time.

#### **6. CONFIRMATION OF MINUTES:**

6.1.1 Ordinary Meeting of Council held on Wednesday 21<sup>st</sup> November 2018

##### **OFFICER'S RECOMMENDATION:**

That the minutes of the Ordinary Meeting of Council held on Wednesday 21<sup>st</sup> November 2018 be confirmed as a true record of proceedings.

#### **7. PETITIONS/DEPUTATIONS/PRESENTATIONS/ SUBMISSIONS:**

Nil

#### **8. DISCLOSURE OF FINANCIAL INTEREST:**

##### **DISCLOSURE OF FINANCIAL INTEREST AND PROXIMITY INTEREST**

Members must disclose the nature of their interest in matters to be discussed at the meeting.

Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting.

##### **DISCLOSURE OF INTEREST AFFECTING IMPARTIALITY**

Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the Member or employee has given or will give advice.

## **9. REPORTS OF OFFICERS AND COMMITTEES:**

### **9.1 DEPUTY CHIEF EXECUTIVE OFFICER:**

9.1.1	List of Accounts Submitted for Council Approval and Payment – November 2018
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File Ref. No: NA  
Disclosure of Interest: Nil  
Date: 13<sup>th</sup> December 2018  
Author: Nichole Gould  
Attachments: 9.1.1A List of November 2018 Trust Accounts  
9.1.1B List of November 2018 Municipal Accounts

#### **Summary**

**Council is to consider the November 2018 List of Accounts.**

Background – Nil

Comment

Council is provided at Attachments 9.1.1A and 9.1.1B with a list of payments made from each of Council's bank accounts during the month of November 2018.

Strategic Implications – Nil

Statutory Environment – Nil

Policy Implications – Nil

Financial Implications – Nil

Economic Implication – Nil

Environmental Considerations – Nil

Consultation – Nil

Options

Council may resolve:

1. the Officer's Recommendation; or
2. to not note the list of accounts.

Voting Requirements – Simple Majority

#### **OFFICER'S RECOMMENDATION:**

**That Council receives the List of Accounts for November 2018 paid under delegated authority in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996 payments including payments from Council's:**

1. **Trust Fund in November 2018 totalling \$25,849.10 included at Attachment 9.1.1A; and**
2. **Municipal Fund in November 2018 totalling \$143,746.23 included at Attachment 9.1.1B.**

**LIST OF TRUST FUND ACCOUNTS DUE AND SUBMITTED TO COUNCIL  
NOVEMBER 2018**

<b>Date</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
20181101	Licensing Payments	Police Licensing Payments	3,057.35
20181105	Licensing Payments	Police Licensing Payments	991.95
20181106	Licensing Payments	Police Licensing Payments	4,289.10
20181107	Licensing Payments	Police Licensing Payments	3,765.85
20181108	Licensing Payments	Police Licensing Payments	1,984.70
20181109	Licensing Payments	Police Licensing Payments	90.05
20181112	Licensing Payments	Police Licensing Payments	1,249.50
20181113	Licensing Payments	Police Licensing Payments	631.90
20181114	Licensing Payments	Police Licensing Payments	654.95
20181115	Licensing Payments	Police Licensing Payments	200.00
20181116	Licensing Payments	Police Licensing Payments	1,261.05
20181119	Licensing Payments	Police Licensing Payments	916.90
20181120	Licensing Payments	Police Licensing Payments	193.55
20181121	Licensing Payments	Police Licensing Payments	1,126.05
20181122	Licensing Payments	Police Licensing Payments	1,562.05
20181123	Licensing Payments	Police Licensing Payments	224.35
20181127	Licensing Payments	Police Licensing Payments	2,019.85
20181128	Licensing Payments	Police Licensing Payments	497.70
20181129	Licensing Payments	Police Licensing Payments	680.60
20181130	Licensing Payments	Police Licensing Payments	251.65
14697	Lynelle Alma Evans	Return of Bond Payment 6th October 2018	200.00
			<b>25,849.10</b>

**LIST OF MUNICIPAL FUND ACCOUNTS DUE AND SUBMITTED TO COUNCIL  
NOVEMBER 2018**

<b>Chq/EFT</b>	<b>Description</b>	<b>Amount</b>
20181107	Interest on Graders	506.90
20181107	Loan Repayment No. 63 Graders	3,207.38
20181108	Rent on Austral Street	660.00
20181114	Rent for Grader Driver House	360.00
20181122	Rent on Austral Street	660.00
20181122	ATO Clearing Account Bas	15,966.00
20181128	Rent for Grader Driver House	360.00
EFT3919	Legal Costs - Skip Trace A25 - Daron Wesley	209.00
EFT3920	Accommodation for visiting Building Officer - 3 nights per week - \$50 per night	700.00
EFT3921	3 x Transfer Station signs	127.38
EFT3922	500 hr service on Komatsu Grader - Check adjust and replace turning circle wear plates.	4,926.36
EFT3923	Contract Building Services Shire of Cuballing	4,952.10
EFT3924	Monthly Computer Licenses	1,299.19
EFT3925	1 x Tow Hitch 152 Drop	77.00
EFT3926	Contract Ranger Service - Labour	144.00
EFT3927	Monthly Photocopier Readings for October 2018	779.41
EFT3928	Service Defib Device New pads and new battery, 1 x New Cabinet for roadhouse wall	952.00
EFT3929	50KG Pro Turf Fertiliser	99.00
EFT3930	Use of Weighbridge for waste management- September - 8 x \$5	44.00
EFT3962	Provide 1000 hr service on John deer tractor	3,826.14
EFT3963	Cylinder fee rental	26.06
EFT3964	Repair Office Aircon	2,082.16
EFT3965	Rotate and balance 4 tyres	68.00
EFT3967	Synergy Program Fix	1,452.00
EFT3968	2 x 200l Truck wash	880.00
EFT3969	50 x 700 mm road cones /witches' hats (Red with reflective tape)	687.50
EFT3970	Clean gutters Cuballing hall	1,099.00
EFT3971	Postage & Freight	468.46
EFT3972	excavation of car park behind CWA hall	632.50
EFT3973	Vehicle Servicing 45,000KM-OCN	386.05
EFT3974	Town Planning Advice - General	1,443.20
EFT3975	Monthly Account	14,892.24
EFT3976	Rubbish Removal - Recycling Service x 255	7,210.80



Chq/EFT	Description	Amount
EFT3977	Excavator hire for tree removal Wandering Narrogin road 17/18 works	8,470.00
EFT3978	Supply and deliver 150 ton 14mm Washed Aggregate as per Quote 17457149	6,717.70
EFT3979	100 Guide posts, 100 red delineators, 100 white delineators	1,976.04
EFT3980	Refund for Overpayment as per email 21/11/18	16.00
EFT3981	Freight Charges for delivery from Corsign	60.72
EFT3982	Netgear Nighthawk M1 - Black	695.00
EFT3983	4 x Michelin 17.5 XLT as per quote Q000999883	8,053.59
EFT3984	Contract Building Services - Travel	7,770.21
EFT3985	Account for October	198.20
EFT3986	10,000 km service	2,420.55
EFT3987	RDP Server Office 365 License enquiry due to it not working on DCEO computer	68.75
EFT3988	89x89x6mm Galvanized Tube (3 1/2m)	273.10
EFT3989	1 x New Alternator for Cat Loader	1,362.31
EFT3990	4 x UC 207-106 bearings for roller mower	135.23
EFT3991	3m <sup>3</sup> Stab Cement for Stratherne road Culvert	683.10
EFT3992	4x Mixed Meat Sandwich Platter, 4 x Assorted Pizzas, 2 x Fruit Platter – Digital Skills for 55's and Over event.	320.00
EFT3993	Council Meeting Meals	79.68
EFT3994	Weather Hawk WM-300	262.46
EFT3995	2 x Bump feed whipper snipper heads FS 130	70.00
EFT3996	4 x New Haulmax Drive Tyres	1,720.00
EFT3997	1 x Kohler Diesel Motor for Low Loader Trailer	3,498.00
EFT3998	250 Litres of emulsion /patching repairs	1,026.00
EFT3999	2018 Honorarium- Chairperson Wheatbelt South Regional Road Group	100.00
EFT4000	Commodine Tennis Club Award - Narrogin Senior High School Donation - Gift Voucher	100.00
EFT4001	Freight charges for delivery of parts from Komatsu	21.51
EFT4002	4 x New Tyre 245/70/16 Couper It at3, 1 x Wheel alignment	1,537.50
EFT4003	1 x G9611 Mirror	358.92

<b>Chq/EFT</b>	<b>Description</b>	<b>Amount</b>
EFT4004	3 x 100 metre rolls of 100mm AG Drainage pipe with geo sock on, Part number 24712	1,273.77
EFT4005	1 x New Shade Sail for Cuballing Recreation Grounds Fitted on site, 1 x New winch	4,114.00
EFT4006	2 x Fan belts	67.19
EFT4007	12 x Magnum Spray Rubbers for water tank	184.58
EFT4008	Use of Weighbridge for waste management	44.00
EFT4009	9 Boxes A4 Photocopy Paper	376.40
14696	Water Charge - Standpipe Stratherne Rd	88.30
14698	Refreshments	110.00
14700	Electricity Charge - U 3 22 Campbell St Cuballing	4,451.25
14701	Building Application Fees for Disabled Access toilet at the Cuballing Men's Shed	159.35
14702	Service Charge - Shire Office	293.74
14703	Water Charge - Toilets Francis St Popanyinning	95.04
DD1763.1	Superannuation contributions	101.61
DD1770.1	Superannuation contributions	224.35
DD1770.2	Payroll deductions	4,664.39
DD1770.3	Superannuation contributions	437.17
DD1770.4	Superannuation contributions	437.17
DD1770.5	Superannuation contributions	395.97
DD1770.6	Superannuation contributions	67.60
DD1770.7	Superannuation contributions	191.94
DD1770.8	Superannuation contributions	124.89
DD1784.1	Monthly Wireless Limitless Inc Calls Internet	89.99
DD1786.1	Superannuation contributions	224.35
DD1786.2	Payroll deductions	4,738.63
DD1786.3	Superannuation contributions	437.17
DD1786.4	Superannuation contributions	525.57
DD1786.5	Superannuation contributions	237.25
DD1786.6	Superannuation contributions	64.10
DD1786.7	Superannuation contributions	193.17
DD1786.8	Superannuation contributions	124.89
		<b>143,716.23</b>

## 9.1.2 Statement of Financial Activity – Period Ended 31<sup>st</sup> October 2018

Applicant:	N/A
File Ref. No:	ADM214
Disclosure of Interest:	Nil
Date:	14 <sup>th</sup> December 2018
Author:	Gary Sherry, Chief Executive Officer
Attachments:	9.1.2A Statement of Financial Activity

### **Summary**

**Council is to consider the Statement of Financial Activity for October 2018.**

### **Background**

As per the Financial Management Regulation 34 each Local Government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1) (d), for that month with the following detail

- The annual budget estimates;
- The operating revenue, operating income, and all other income and expenses;
- Any significant variations between year to date income and expenditure and the relevant budget provisions to the end of the relevant reporting period;
- Identify any significant areas where activities are not in accordance with budget estimates for the relevant reporting period;
- Provide likely financial projections to 30 June for those highlighted significant variations and their effect on the end of year result;
- Include an operating statement; and
- Any other required supporting notes.

### **Comment**

Revenue from operating activities exceeded year to date budget estimates to 31 October in a positive manner. Some key points include;

- General Purpose Funding – Rates revenue is within 1% of the budget as at 31 October 2018;
- Governance – Unbudgeted return of membership fees from the Great Southern Regional Business Association (\$3,373);
- Community Amenities – Received Department of Veterans Affairs book grant of \$6,008;
- Transport – MRWA Direct Grant amount received \$98,183 being greater than the \$57,535 budgeted and earlier than budgeted also.
- Economic Services – Standpipe charges raised quarterly in October. Building Licenses and Building Surveyor fees less than budgeted but offset by lower respective costs.

Operating Expenses – The key items of variance include:

- Overall the month is closely aligned with the YTD budget. The calculation of depreciation in 2018/19 will commence in December 2018 at the earliest. This will be the first month possible after the signoff of asset values at 30 June 18 by the Auditor;
- Council have some savings in that material and contract purchases have been delayed as capital projects are yet to commence; and
- The Insurance expense variation is a timing matter only.

In August, the Shire completed the purchase of 74 Austral Street funded from operating revenues. Council has not raised the budgeted loan of \$160,000.

To the end of October there has been significantly less capital works undertaken because of the delayed finalisation of clearing permits on the Narrogin Wandering Road and Popanyinning West Road. Further delays may result in a report to Council to consider alternative actions.

There have been no transfers either to or from reserves to date.

Detailed breakdown of all variances is provided in Note 2 of the Statement of Financial Activity.

Depreciation expense is not calculated in October 2018 due to the ongoing finalisation of audit adjustments.

Strategic Implications – Nil

Statutory Environment – Nil

Policy Implications – Nil

Financial Implications – Nil

Economic Implication – Nil

Environmental Considerations – Nil

Consultation – Nil

#### Options

Council may resolve:

1. the Officer's Recommendation; or
2. not to receive the Statement of Financial Activity.

Voting Requirements – Simple Majority

#### **OFFICER'S RECOMMENDATION**

**That the Statement of Financial Activity, as included at Attachment 9.1.2A, for the Shire of Cuballing for period ending 31<sup>st</sup> October 2018 be received.**

**SHIRE OF CUBALLING**

**MONTHLY FINANCIAL REPORT**  
**(Containing the Statement of Financial Activity)**  
**For the Period Ended 31 October 2018**

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

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**Shire of Cuballing  
Information Summary  
For the Period Ended 31 October 2018**

## Key Information

### Report Purpose

This report is prepared to meet the requirements of *Local Government (Financial Management) Regulations 1996, Regulation 34*.

### Overview

Summary reports and graphical progressive graphs are provided on pages 2 - 3.

### Statement of Financial Activity by reporting program

Is presented on page 6 and shows a surplus as at 31 October 2018 of \$928,549.

### Items of Significance

The material variance adopted by the Shire of Cuballing for the 2018/19 year is \$5,000 or 10% whichever is the greater. 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 material variance is disclosed in Note 2.

### Capital Expenditure

Land and Buildings	▲	\$71,502
Infrastructure - Roads	▲	\$326,653

### Capital Revenue

Grants, Subsidies and Contributions	▼	(\$177,729)
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	Collected / Complete	Annual Budget	YTD Budget	YTD Actual
<b>Significant Projects</b>				
RRG - Stratherne Road 18-19	3%	\$135,506	\$135,506	\$3,991
RRG - Wandering Narrogin Road 17-18	0%	\$165,198	\$0	\$0
RRG - Wandering Narrogin Road 18-19	15%	\$274,131	\$274,131	\$41,585
<b>Grants, Subsidies and Contributions</b>				
Operating Grants, Subsidies and Contributions	41%	\$626,369	\$206,426	\$259,020
Non-operating Grants, Subsidies and Contribution:	0%	\$534,005	\$165,006	\$0
	22%	\$1,160,374	\$371,432	\$259,020
Rates Levied	101%	\$1,118,672	\$1,125,372	\$1,127,016

*% Compares current ytd actuals to annual budget*

<b>Financial Position</b>		<b>Prior Year</b>	<b>Current Year</b>
Adjusted Net Current Assets	141%	\$656,285	\$928,549
Cash and Equivalent - Unrestricted	138%	\$477,864	\$660,572
Cash and Equivalent - Restricted	100%	\$1,542,303	\$1,543,706
Receivables - Rates	369%	\$51,735	\$191,052
Receivables - Other	54%	\$90,790	\$48,919
Payables	71%	\$27,506	\$19,614

*% Compares current ytd actuals to prior year actuals at the same time*

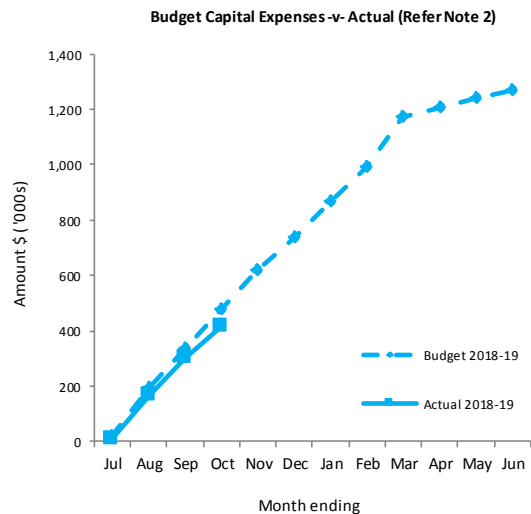
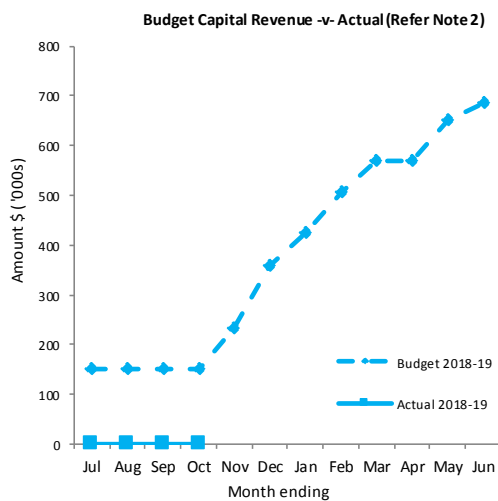
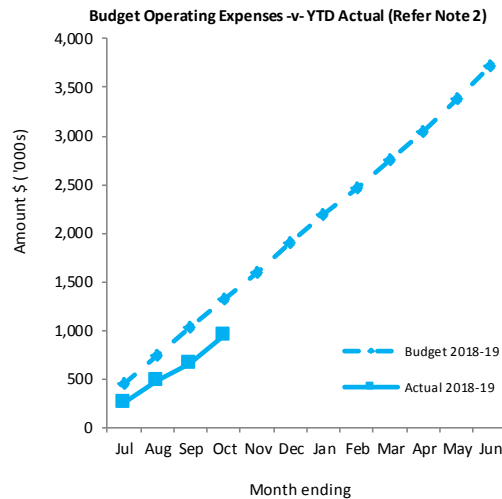
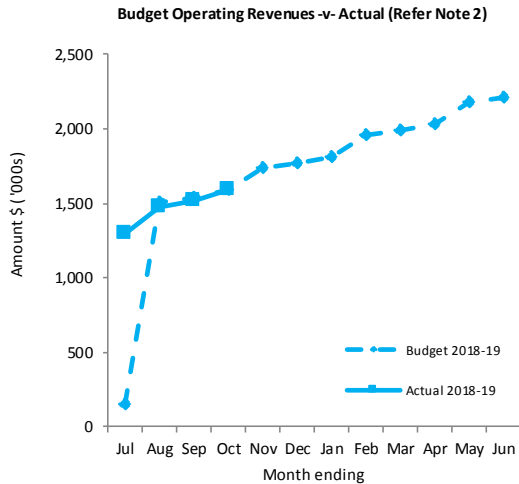
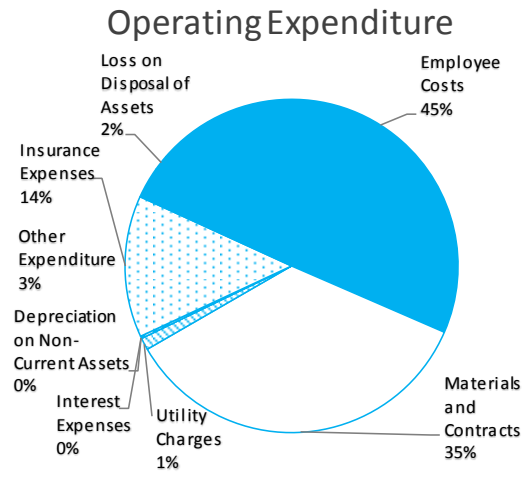
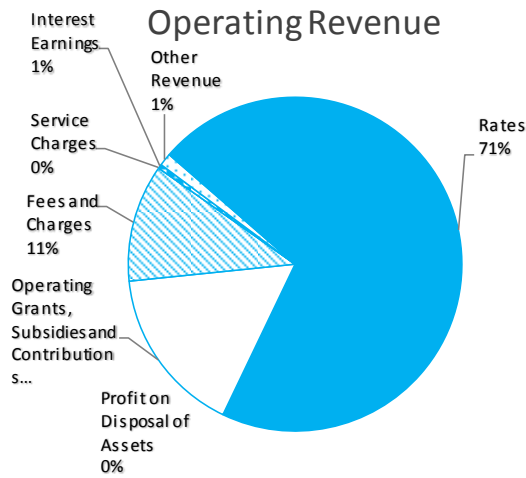
Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary due to transactions being processed for the reporting period after the date of

## Preparation

Prepared by: Martin Whitely, LG Corporate Solutions

Reviewed by: Gary Sherry, CEO

Shire of Cuballing  
Information Summary  
For the Period Ended 31 October 2018



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

**SHIRE OF CUBALLING**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(Statutory Reporting Program)**  
**For the Period Ended 31 October 2018**

	Note	Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)/(a)	Var.
		\$	\$	\$	\$	%	
<b>Opening Funding Surplus(Deficit)</b>	3	660,435	656,228	<b>656,228</b>	0	0%	
<b>Revenue from operating activities</b>							
Governance		3,000	123	<b>3,902</b>	3,778	3064%	
General Purpose Funding	9	1,447,827	1,212,688	<b>1,206,508</b>	(6,179)	(1%)	
Law, Order and Public Safety		33,767	20,259	<b>17,075</b>	(3,184)	(16%)	
Health		700	175	<b>440</b>	265	151%	
Education and Welfare		1,000	1,000	<b>2,000</b>	1,000	100%	
Housing		4,680	1,560	<b>1,620</b>	60	4%	
Community Amenities		60,700	59,600	<b>67,511</b>	7,911	13%	▲
Recreation and Culture		8,545	21,268	<b>20,660</b>	(608)	(3%)	
Transport		247,262	92,892	<b>148,940</b>	56,047	60%	▲
Economic Services		83,812	18,337	<b>8,204</b>	(10,133)	(55%)	▼
Other Property and Services		317,500	105,833	<b>116,538</b>	10,705	10%	▲
		<b>2,208,794</b>	<b>1,533,736</b>	<b>1,593,398</b>			
<b>Expenditure from operating activities</b>							
Governance		(152,395)	(82,771)	<b>(117,189)</b>	(34,418)	(42%)	▼
General Purpose Funding		(74,310)	(21,478)	<b>(13,223)</b>	8,256	38%	▲
Law, Order and Public Safety		(178,486)	(67,309)	<b>(33,292)</b>	34,017	51%	▲
Health		(44,733)	(14,744)	<b>(10,921)</b>	3,823	26%	▲
Education and Welfare		(54,551)	(18,125)	<b>(3,318)</b>	14,808	82%	▲
Housing		(72,294)	(29,147)	<b>(14,749)</b>	14,398	49%	▲
Community Amenities		(343,728)	(93,990)	<b>(91,669)</b>	2,321	2%	
Recreation and Culture		(258,139)	(96,284)	<b>(75,984)</b>	20,300	21%	▲
Transport		(2,129,780)	(719,293)	<b>(481,648)</b>	237,645	33%	▲
Economic Services		(194,289)	(65,142)	<b>(50,000)</b>	15,143	23%	▲
Other Property and Services		(277,053)	(106,460)	<b>(52,232)</b>	54,228	51%	▲
		<b>(3,779,759)</b>	<b>(1,314,744)</b>	<b>(944,223)</b>			
<b>Operating activities excluded from budget</b>							
Add back Depreciation		1,491,780	497,260	<b>0</b>	(497,260)	(100%)	▼
Adjust (Profit)/Loss on Asset Disposal	8	12,742	12,742	<b>14,416</b>	1,674	13%	
<b>Amount attributable to operating activities</b>		<b>(66,443)</b>	<b>728,995</b>	<b>663,591</b>			
<b>Investing Activities</b>							
Non-operating Grants, Subsidies and Contributions	11	534,005	177,729	<b>0</b>	(177,729)	(100%)	▼
Proceeds from Disposal of Assets	8	36,256	36,256	<b>34,384</b>	(1,872)	(5%)	
Land Held for Resale		0	0	<b>0</b>	0		
Land and Buildings	13	(391,240)	(238,628)	<b>(167,127)</b>	71,502	30%	▲
Infrastructure Assets	13	(812,285)	(409,637)	<b>(82,984)</b>	326,653	80%	▲
Plant and Equipment	13	(176,221)	(158,164)	<b>(160,998)</b>	(2,834)	(2%)	
Furniture and Equipment	13	(1,800)	0	<b>(431)</b>	(431)		
<b>Amount attributable to investing activities</b>		<b>(811,285)</b>	<b>(592,444)</b>	<b>(377,155)</b>			
<b>Financing Activities</b>							
Proceeds from New Debentures		160,000	0	<b>0</b>	0		
Proceeds from Advances		0	0	<b>0</b>	0		
Self-Supporting Loan Principal		0	0	<b>0</b>	0		
Transfer from Reserves	7	245,996	0	<b>0</b>	0		
Advances to Community Groups		0	0	<b>0</b>	0		
Repayment of Debentures	10	(45,566)	(6,333)	<b>(12,713)</b>	(6,380)	(101%)	▼
Transfer to Reserves	7	(143,128)	0	<b>(1,403)</b>	(1,403)		
<b>Amount attributable to financing activities</b>		<b>217,302</b>	<b>(6,333)</b>	<b>(14,115)</b>			
<b>Closing Funding Surplus(Deficit)</b>	3	<b>0</b>	<b>786,446</b>	<b>928,549</b>			

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.  
Refer to Note 2 for an explanation of the reasons for the variance.

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

Balance to Net Current Funding Surplus (Note 3)

Budget opening surplus adjusted to reflect budget - EOFY changes for Actuals



**SHIRE OF CUBALLING**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(By Nature or Type)**  
**For the Period Ended 31 October 2018**

	Note	Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	%	
<b>Opening Funding Surplus (Deficit)</b>	3	660,435	656,228	<b>656,228</b>	0	0%	
<b>Revenue from operating activities</b>							
Rates	9	1,118,672	1,125,372	<b>1,127,016</b>	1,644	0%	
Operating Grants, Subsidies and Contributions	11	626,369	205,783	<b>259,020</b>	53,237	26%	▲
Fees and Charges		400,253	179,748	<b>181,463</b>	1,715	1%	
Service Charges		0	0	<b>0</b>	0		
Interest Earnings		35,000	12,333	<b>6,395</b>	(5,938)	(48%)	▼
Other Revenue		28,500	10,500	<b>19,504</b>	9,004	86%	▲
Profit on Disposal of Assets	8	0	0	<b>0</b>	0		
		<b>2,208,794</b>	<b>1,533,736</b>	<b>1,593,398</b>			
<b>Expenditure from operating activities</b>							
Employee Costs		(923,363)	(284,755)	<b>(426,066)</b>	(141,311)	(50%)	▼
Materials and Contracts		(1,086,896)	(384,472)	<b>(331,962)</b>	52,510	14%	▲
Utility Charges		(42,170)	(14,687)	<b>(11,052)</b>	3,635	25%	▲
Depreciation on Non-Current Assets		(1,491,780)	(497,260)	<b>0</b>	497,260	100%	▲
Interest Expenses		(8,403)	(2,801)	<b>(2,145)</b>	656	23%	▲
Insurance Expenses		(130,445)	(67,914)	<b>(129,836)</b>	(61,922)	(91%)	▼
Other Expenditure		(83,958)	(50,112)	<b>(28,746)</b>	21,366	43%	▲
Loss on Disposal of Assets	8	(12,742)	(12,742)	<b>(14,416)</b>	(1,674)	(13%)	
		<b>(3,779,758)</b>	<b>(1,314,744)</b>	<b>(944,223)</b>			
<b>Operating activities excluded from budget</b>							
Add back Depreciation		1,491,780	497,260	<b>0</b>	(497,260)	(100%)	▼
Adjust (Profit)/Loss on Asset Disposal	8	12,742	12,742	<b>14,416</b>	1,674	13%	
<b>Amount attributable to operating activities</b>		<b>(66,443)</b>	<b>728,995</b>	<b>663,591</b>			
<b>Investing activities</b>							
Grants, Subsidies and Contributions	11	534,005	177,729	<b>0</b>	(177,729)	(100%)	▼
Proceeds from Disposal of Assets	8	36,256	36,256	<b>34,384</b>	(1,872)	(5%)	
Land Held for Resale	13	0	0	<b>0</b>	0		
Land and Buildings	13	(391,240)	(238,628)	<b>(167,127)</b>	71,502	30%	▲
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<b>Amount attributable to investing activities</b>		<b>(811,285)</b>	<b>(592,444)</b>	<b>(377,155)</b>			
<b>Financing Activities</b>							
Proceeds from New Debentures		160,000	0	<b>0</b>	0		
Proceeds from Advances		0	0	<b>0</b>	0		
Self-Supporting Loan Principal		0	0	<b>0</b>	0		
Transfer from Reserves	7	245,996	0	<b>0</b>	0		
Advances to Community Groups		0	0	<b>0</b>	0		
Repayment of Debentures	10	(45,566)	(6,333)	<b>(12,713)</b>	(6,380)	(101%)	▼
Transfer to Reserves	7	(143,128)	0	<b>(1,403)</b>	(1,403)		
<b>Amount attributable to financing activities</b>		<b>217,302</b>	<b>(6,333)</b>	<b>(14,115)</b>			
<b>Closing Funding Surplus (Deficit)</b>	3	<b>0</b>	<b>786,446</b>	<b>928,549</b>	<b>142,103</b>	<b>18%</b>	<b>▲</b>

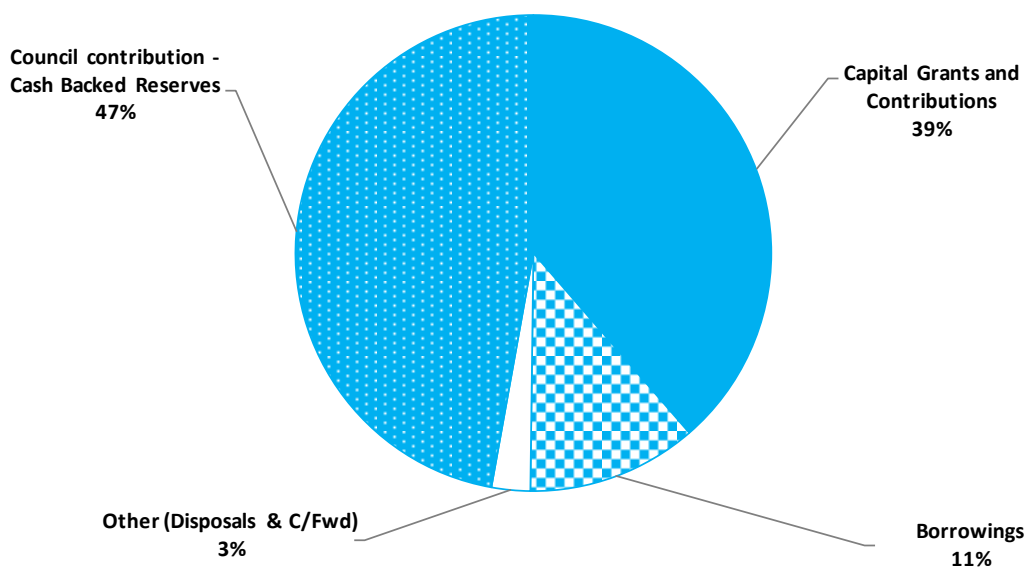
Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.  
Refer to Note 2 for an explanation of the reasons for the variance.

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

**SHIRE OF CUBALLING**  
**STATEMENT OF CAPITAL ACQUISITIONS AND CAPITAL FUNDING**  
For the Period Ended 31 October 2018

**Capital Acquisitions**

	Note	YTD Actual New /Upgrade (a)	YTD Actual (Renewal Expenditure) (b)	YTD Budget (d)	Annual Budget	YTD Actual Total (c) = (a)+(b)	Variance (d) - (c)
		\$	\$	\$	\$	\$	\$
Land and Buildings	13	0	0	238,628	391,240	167,127	(71,502)
Furniture & IT Equipment	13	0	0	0	1,800	431	
Infrastructure Assets	13	0	0	409,637	812,285	82,984	(326,653)
Plant and Equipment	13	0	0	158,164	177,039	160,998	2,834
<b>Capital Expenditure Totals</b>		0	0	806,429	1,382,364	411,539	(395,321)
<b>Capital acquisitions funded by:</b>							
Capital Grants and Contributions				165,006	534,005	0	
Borrowings				0	160,000	0	
Other (Disposals & C/Fwd)				36,256	36,256	34,384	
Council contribution - Cash Backed Reserves				0	173,866	0	
Plant and Equipment Reserve				0	0	0	
Administration Building and Office Equipment Reserve				0	1,800	0	
Housing Reserve				0	40,000	0	
Recreation and Community Facility Reserve				0	88,360	0	
Refuse Site Reserve				0	43,706	0	
Grain Freight Reserve				0	0	0	
Equestrian Reserve				0	0	0	
Council contribution - operations				605,167	478,237	377,155	
<b>Capital Funding Total</b>				806,429	1,382,364	411,539	

**Budgeted Capital Acquisitions Funding**

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 August 2018**

**Note 1: Significant Accounting Policies**

**(a) 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.

**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.

**(b) 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 12.

**(c) Rounding Off Figures**

All figures shown in this statement are rounded to the nearest dollar.

**(d) Rates, Grants, Donations and Other Contributions**

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

**(e) 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.

**(f) Cash and Cash Equivalents**

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.

**(g) Trade and Other Receivables**

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.

**(h) Inventories**

**General**

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 sale 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. Finance 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 on to the buyer at this point. Land held for sale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

**(i) Fixed Assets**

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.

**(j) Depreciation of Non-Current Assets**

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation rates and periods are:

<b>Asset</b>	<b>Years</b>
Buildings	30 to 50 years
Furniture and Equipment	4 to 10 years
Plant and Equipment	5 to 15 years
Sealed roads and streets	

<b>Asset</b>	<b>Years</b>
formation	not depreciated
pavement	50 years
Seal	
bituminous seals	20 years
asphalt surfaces	25 years
Gravel Roads	
formation	not depreciated
pavement	50 years
gravel sheet	12 years
Formed roads	
formation	not depreciated
pavement	50 years
Footpaths – slab	20 years

### **(k) Trade and Other Payables**

Trade and other payables represent liabilities for goods and services provided to the Council prior to the end of the financial year that are unpaid and arise when the Council 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.

### **(l) Employee Benefits**

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

#### *(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)*

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the Shire has a present obligation to pay resulting from employees' services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Shire expects to pay and includes related on-costs.

#### *(ii) Annual Leave and Long Service Leave (Long-term Benefits)*

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the project unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where the Shire does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

### **(m) Interest-bearing Loans and Borrowings**

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

**Borrowing Costs**

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

**(n) Provisions**

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one of item included in the same class of obligations may be small.

**(o) Current and Non-Current Classification**

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non-current based on Council's intentions to release for sale.

**(p) Nature or Type Classifications**

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.

Operating Grants, Subsidies and Contributions

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

Non-Operating 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 Charges

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 Earnings

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 cannot be classified under the above headings, includes dividends, discounts, rebates etc.

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 on non-current assets

Depreciation expense raised on all classes of assets.

Interest expenses

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.

**(r) Program Classifications (Function/Activity)**

City/Town/Shire operations as disclosed in these financial statements encompass the following service orientated activities/programs.

#### **GOVERNANCE**

**Objective:**

To provide a decision-making process for the efficient allocation of scarce resources.

**Activities:**

Includes the activities of members of council and the administrative support available to the council for the provision of governance of the district. Other costs relate to the task of assisting elected members and ratepayers on matters which do not concern specific council services.

#### **GENERAL PURPOSE FUNDING**

**Objective:**

To collect revenue to allow for the provision of services.

**Activities:**

Rates, general purpose government grants and interest revenue.

#### **LAW, ORDER, PUBLIC SAFETY**

**Objective:**

To provide services to help ensure a safer and environmentally conscious community.

**Activities:**

Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emergency services.

#### **HEALTH**

**Objective:**

To provide an operational framework for environmental and community health.

**Activities:**

Inspection of food outlets and their control, provision of meat inspection services, noise control and waste disposal compliance.

#### **EDUCATION AND WELFARE**

**Objective:**

To provide services to disadvantaged persons, the elderly, children and youth.

**Activities:**

Maintenance of child minding centre, playgroup centre, senior citizen centre and aged care centre. Provision and maintenance of home and community care programs and youth services.

#### **HOUSING**

**Objective:**

To provide and maintain elderly residents housing.

**Activities:**

Provision and maintenance of elderly residents housing.

#### **COMMUNITY AMENITIES**

**Objective:**

To provide services required by the community.

**Activities:**

Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes, cemetery and public conveniences.



## **RECREATION AND CULTURE**

### **Objective:**

To establish and effectively manage infrastructure and resource which will help the social wellbeing of the community.

### **Activities:**

Maintenance of public halls, civic centres, aquatic centre, beaches, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library, museum and other cultural facilities.

## **TRANSPORT**

### **Objective:**

To provide safe, effective and efficient transport services to the community.

### **Activities:**

Construction and maintenance of roads, streets, footpaths, depots, cycle ways, parking facilities and traffic control. Cleaning of streets and maintenance of street trees, street lighting etc.

## **ECONOMIC SERVICES**

### **Objective:**

To help promote the shire and its economic wellbeing.

### **Activities:**

Tourism and area promotion including the maintenance and operation of a caravan park. Provision of rural services including weed control, vermin control and standpipes. Building Control.

## **OTHER PROPERTY AND SERVICES**

### **Objective:**

To monitor and control City/Town/Shire overheads operating accounts.

### **Activities:**

Private works operation, plant repair and operation costs and engineering operation costs.

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2018**

**Note 2: Explanation of Material Variances**

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.

The material variance adopted by Council for the 2018/19 year is \$5,000 or 10% whichever is the greater.

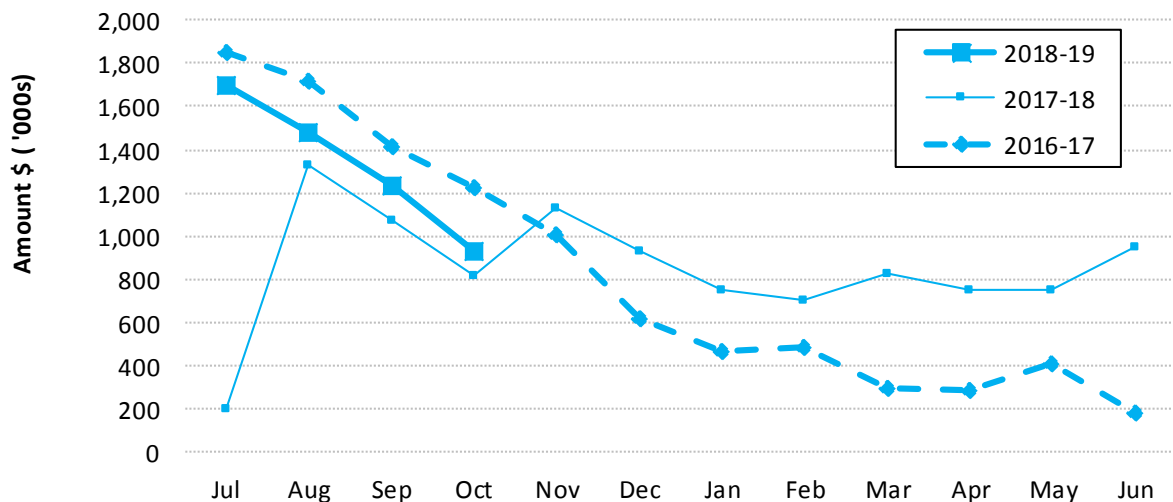
Reporting Program	Var. \$	Var. %	V	Timing/ Permane	Explanation of Variance
<b>Operating Revenues</b>	\$	%			
General Purpose Funding	(6,179)	(1%)		Timing	Not material
Governance	3,778	3064%		Permanent	GRT Southern Regional Bus Association contribution
Law, Order and Public Safety	(3,184)	(16%)		Permanent	DFES Grant / Dog Registrations
Health	265	151%		Timing	Not material
Housing	60	4%		Timing	Not material
Community Amenities	7,911	13%	▲	Timing	Department of Veteran Affairs (\$6,002)
Recreation and Culture	(608)	(3%)		Timing	Not Material
Transport	56,047	60%	▲	Permanent	MRWA Direct Grant amount received \$98,183 (Budget \$57,535), balance are timing variances
Economic Services	(10,133)	(55%)	▼	Timing	Building Fees (\$6,058) & Standpipe charges (\$4,273)
Other Property and Services	10,705	10%	▲	Timing	Private Works
<b>Operating Expense</b>					
General Purpose Funding	8,256	38%	▲	Timing	Admin Allocations
Governance	(34,418)	(42%)	▲	Timing	Admin Allocations
Law, Order and Public Safety	34,017	51%	▲	Timing	Depreciation Costs still to be calculated for 18/19
Health	3,823	26%	▲		Admin Allocations
Education & Welfare	14,808	82%	▲		Expenses relating to Aged & Disabled not yet incurred
Housing	14,398	49%	▲	Timing	CEO house maintenance lower than budgeted, no depreciation
Community Amenities	2,321	2%		Timing	Not material
Recreation and Culture	20,300	21%	▲	Timing	Depreciation Costs still to be calculated for 18/19
Transport	237,645	33%	▲	Timing	Depreciation Costs still to be calculated for 18/19
Economic Services	15,143	23%	▲	Timing	Admin Allocations / Depreciation Costs
Other Property and Services	54,228	51%	▲	Timing	Private Works, Building Surveyor & Staff training costs
<b>Capital Revenues</b>					
Grants, Subsidies and Contributions	(177,729)	(100%)	▼	Timing	Regional Road Group Grant
Proceeds from Disposal of Assets	(1,872)	(5%)		Timing	Not material
<b>Capital Expenses</b>					
Land and Buildings	71,502	30%	▲	Timing	Budget Profiling - projects still to be progressed
Infrastructure - Roads	326,653	80%	▲	Timing	Budget Profiling - projects still to be progressed
Plant and Equipment	(2,834)	(2%)		Timing	Not material
Furniture and Equipment	(431)			Timing	Not material
<b>Financing</b>					
Loan Principal	(6,380)	(101%)	▼	Timing	Budget Profiling

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2018**

**Note 3: Net Current Funding Position**

Positive=Surplus (Negative=Deficit)

		Last Years Closing	This Time Last Year	Current
	Note	30 Jun 2018	30 Oct 2017	31 Oct 2018
		\$	\$	\$
<b>Current Assets</b>				
Cash Unrestricted	4	509,330	477,864	660,572
Cash Restricted	11	0	0	0
Cash Reserves	4	1,542,312	1,542,303	1,543,706
Receivables - Rates	6	51,735	51,735	191,052
Receivables - Other	6	90,631	90,790	48,919
Interest / ATO Receivable/Trust		0	0	0
Inventories		8,391	8,391	8,391
		2,202,399	2,171,083	2,452,641
<b>Less: Current Liabilities</b>				
Payables and Provisions		(3,858)	27,506	19,614
		(3,858)	27,506	19,614
Less: Cash Reserves	7	(1,542,312)	(1,542,303)	(1,543,706)
<b>Net Current Funding Position</b>		<b>656,228</b>	<b>656,285</b>	<b>928,549</b>

**Note 3 - Liquidity Over the Year****Comments - Net Current Funding Position**

FAGS Allocation in 16/17 is paid in quarterly instalments, in 15/16 there was an advance.  
 FAGS Allocation in 16/17 there was a 50% Advance of 17/18 payments in June 2017

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2018**

**Note 4: Cash and Investments**

	Unrestricted	Restricted	Trust	Total Amount	Institution	Interest Rate	Maturity Date
	\$	\$	\$	\$			
<b>(a) Cash Deposits</b>							
Municipal Bank Account	51,146			51,146	CBA	0.50%	At Call
Investment Account	608,727			608,727	CBA	1.25%	At Call
Trust Bank Account			24,058	24,058	CBA	0.00%	At Call
Cash On Hand	700			700	N/A	Nil	On Hand
Reserves Account		0		0	CBA	0.00%	At Call
<b>(b) Term Deposits</b>							
Reserves Term Deposit 1		440,394		440,394	CBA	2.23%	12-Nov-18
Reserves Term Deposit 2		551,656		551,656	CBA	2.13%	01-Dec-18
Reserves Term Deposit 3		551,656		551,656	CBA	2.13%	01-Dec-18
<b>Total</b>	<b>660,572</b>	<b>1,543,706</b>	<b>24,058</b>	<b>2,228,337</b>			

**Comments/Notes - Investments**

Reserve Funds are on a rolling maturity schedule to maximise interest, linked to a Reserve transaction account.

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2018**

**Note 5: Budget Amendments**

Amendments to original budget since budget adoption. Surplus/(Deficit)

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				\$	\$	\$	\$
	Budget Adoption						0
	Permanent Changes						0
	Nil						0
							0
	Changes Due to Timing						0
							0
				0	0	0	

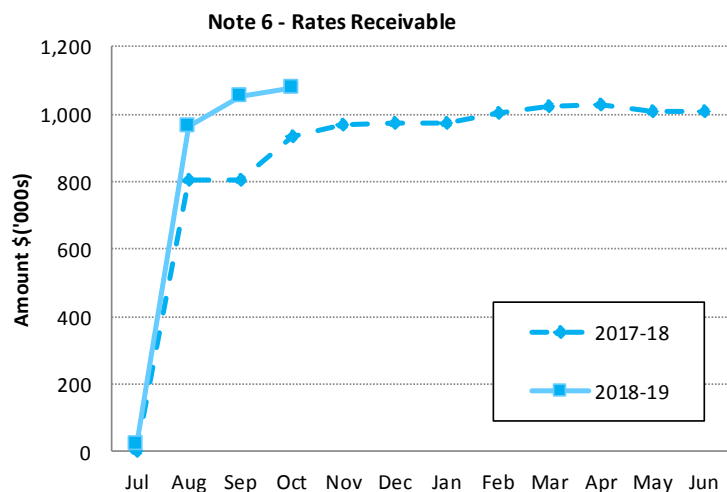
**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2018**

**Note 6: Receivables**

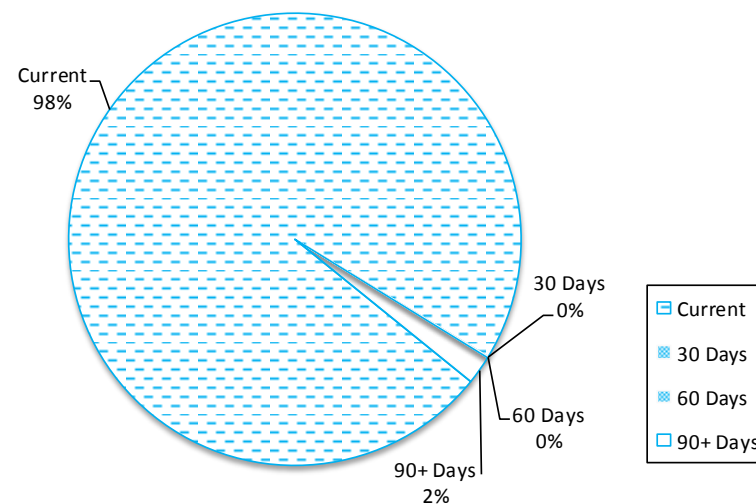
Receivables - Rates Receivable	31 Oct 2018	30 June 2018
	\$	\$
Opening Arrears Previous Years	57,439	70,590
Levied this year	1,199,252	1,066,065
Less Collections to date	(1,065,639)	(1,079,216)
Equals Current Outstanding	<b>191,052</b>	<b>57,439</b>
<b>Net Rates Collectable</b>	<b>191,052</b>	<b>57,439</b>
% Collected	84.80%	94.95%

Receivables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Receivables - General	47,875	0	36	1,009	48,919
<b>Balance per Trial Balance</b>					
Sundry Debtors					48,919
Receivables - Other					0
<b>Total Receivables General Outstanding</b>					<b>48,919</b>

Amounts shown above include GST (where applicable)



**Note 6 - Accounts Receivable (non-rates)**



**Comments/Notes - Receivables Rates**

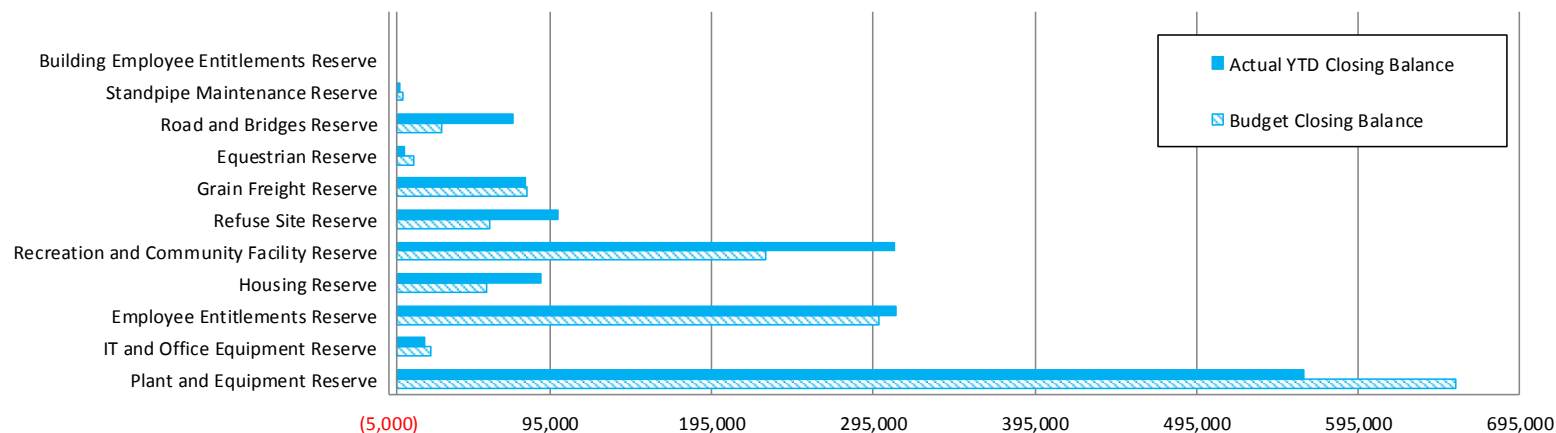
Rates Issue Date - 4 August 2016  
 Discount Period Ends - 25 August 2016  
 Rates Due - 8 September 2016

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2018**

**Note 7: Cash Backed Reserve**

Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Plant and Equipment Reserve	560,993	6,547	510	88,362	0	0	0	655,902	561,494
IT and Office Equipment Reserve	17,398	203	16	5,000	0	(1,800)	0	20,801	17,414
Employee Entitlements Reserve	308,227	3,597	280	14,766	0	(27,730)	0	298,860	308,507
Housing Reserve	89,441	1,045	81	5,000	0	(40,000)	0	55,486	89,522
Recreation and Community Facility Reserve	308,070	3,595	280	5,000	0	(88,360)	0	228,305	308,350
Refuse Site Reserve	99,795	1,165	91	0	0	(43,706)	0	57,254	99,886
Grain Freight Reserve	79,788	931	73	0	0	0	0	80,719	79,861
Equestrian Reserve	5,034	59	5	5,000	0	0	0	10,093	5,039
Road and Bridges Reserve	71,566	835	65	0	0	(44,400)	0	28,001	71,631
Standpipe Maintenance Reserve	2,000	23	2	2,000	0	0	0	4,023	2,002
Building Employee Entitlements Reserve	0	0	0	0	0	0	0	0	0
	<b>1,542,312</b>	<b>18,000</b>	<b>1,403</b>	<b>125,128</b>	<b>0</b>	<b>(245,996)</b>	<b>0</b>	<b>1,439,444</b>	<b>1,543,706</b>

**Note 7 - Year To Date Reserve Balance to End of Year Estimate**



**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2018**

**Note 8: Disposal of Assets**

Asset Number	Asset Description	YTD Actual				Amended Budget			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	<b>Plant and Equipment</b>								
10087	CN1 2014 Holden Colorado Dcab Utility	18,000	17,112		(888)	18,102	17,166		(936)
10062	CN2 Isuzu NPR 300 Truck	22,400	12,727		(9,673)	22,448	12,727		(9,721)
10078	CN1557 Mazda Traytop Utility	8,400	4,545		(3,855)	8,448	6,363		(2,085)
		0							
		<b>48,800</b>	<b>34,384</b>	<b>0</b>	<b>(14,416)</b>	<b>48,998</b>	<b>36,256</b>	<b>0</b>	<b>(12,742)</b>



**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2018**

**Note 9: Rating Information**

	Rate in	Number of Properties	Rateable Value	YTD Actual			Total Revenue	Adopted Budget			Total Revenue
				Rate Revenue	Interim Rates	Back Rates		Rate Revenue	Interim Rate	Back Rate	
<b>RATE TYPE</b>	\$		\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Differential General Rate</b>											
GRV	7.0920	167	2,149,860	152,468	0	0	152,468	152,468	0	0	152,468
UV	0.7209	186	109,263,940	788,064	569	0	788,633	787,684	0	0	787,684
<b>Sub-Totals</b>		<b>353</b>	<b>111,413,800</b>	<b>940,532</b>	<b>569</b>	<b>0</b>	<b>941,101</b>	<b>940,152</b>	<b>0</b>	<b>0</b>	<b>940,152</b>
<b>Minimum Payment</b>	<b>Minimum</b> <b>\$</b>										
GRV	690.00	162	810,568	111,780	0	0	111,780	111,780	0	0	111,780
UV	930.00	158	14,017,700	146,940	0	0	146,940	146,940	0	0	146,940
<b>Sub-Totals</b>		<b>320</b>	<b>14,828,268</b>	<b>258,720</b>	<b>0</b>	<b>0</b>	<b>258,720</b>	<b>258,720</b>	<b>0</b>	<b>0</b>	<b>258,720</b>
		<b>673</b>	<b>126,242,068</b>	<b>1,199,252</b>	<b>569</b>	<b>0</b>	<b>1,199,821</b>	<b>1,198,872</b>	<b>0</b>	<b>0</b>	<b>1,198,872</b>
Discount							(72,766)				(73,500)
<b>Amount from General Rates</b>							<b>1,127,055</b>				<b>1,125,372</b>
Ex-Gratia Rates							0				0
Write Off							(39)				(6,700)
Specified Area Rates							0				0
<b>Totals</b>							<b>1,127,016</b>				<b>1,118,672</b>

**Comments - Rating Information**

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

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

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

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2018**

**Note 10: Information on Borrowings**

## (a) Debenture Repayments

Particulars	Loan Date	Years	Principal at 1/07/2018	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
					Actual	Amended Budget	Actual	Amended Budget	Actual	Amended Budget
					\$	\$	\$	\$	\$	\$
<b>Transport</b>										
Loan 64 - Cornish Land	31/08/2018	10	0	160,000	0	6,862	0	(6,862)	0	2,536
Loan 63 - Graders	7/02/2014	8	150,655		12,713	38,704	137,942	111,951	2,145	7,534
			150,655	160,000	12,713	45,566	137,942	105,089	2,145	10,070

All debenture repayments were financed by general purpose revenue.

## (b) New Debentures

No new debentures were raised during the reporting period.

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2018**

**Note 11: Grants and Contributions**

	Grant Provider	Type	Opening Balance (a)	Budget Operating	Capital	YTD Budget	Annual Budget (d)	Post Variations (e)	Program Expected (d)+(e)	YTD Actual Revenue	
				\$	\$	\$				\$	
<b>General Purpose Funding</b>											
	Grants Commission - General	WALGGC	Operating	0	289,730	0	72,433	289,730	3	289,730	69,541
	Grants Commission - Roads	WALGGC	Operating	0	179,727	0	44,914	179,727	12	179,727	38,361
	Grants Youth Development Grant	Youth Development	Operating	0	0	0	0	0	3	0	0
	Great Southern Business Development Group		Operating	0	0	0	0	0	4	0	3,374
	Reimbursements	Various	Operating	0	2,880	0	0	2,880	4	2,880	0
<b>Law, Order and Public Safety</b>											
	DFES Grant -	Dept. of Fire & Emergency Serv.	Non-operating	0		0	0	0	5	0	0
	DFES Grant - Operating Bush Fire Brigade	Dept. of Fire & Emergency Serv.	Operating	0	30,517	0	17,259	30,517	5	30,517	15,603
<b>Education &amp; Welfare</b>											
	Contributions	Various	Operating	0	0	0	0	0	11	0	(500)
<b>Housing</b>											
	Rental Income	Various	Operating	0	4,680	0	3,120	4,680	11	4,680	1,620
<b>Recreation and Culture</b>											
	Grants - Kidsport	Dept. of Communities	Operating	0	1,000	0	667	1,000	11	1,000	0
	DREC	R4R, Lotterywest, Contributions	Operating	0	500	0	500	500	11	500	0
	Yornaning Dam Upgrades	National Resource Management	Operating	0	0	12,723	0	12,723	11	12,723	10,909
<b>Transport</b>											
	Direct Grant - Main Roads	Main Roads WA	Operating	0	57,535	0	57,535	57,535	12	57,535	98,183
	Grant - MRWA Project	Main Roads WA	Operating				0	0	12	0	0
	Roads To Recovery Grant - Cap	Roads to Recovery	Non-operating	0	0	191,270	0	191,270	12	191,270	0
	RRG Grants - Capital Projects	Regional Road Group	Non-operating	0	0	330,012	165,006	330,012	12	330,012	0
	Contributions	Various	Operating	0	0	0	0	0	12	0	9,460
<b>Community Amenities</b>											
	History Book Grant	Dept of Vet Affairs	Operating	0	0	0	0	0	10	0	0
	Cemetery Charges	Various	Operating	0	500	0	0	500	10	500	50
<b>Education &amp; Welfare</b>											
	Goodthings Foundation - Digital Literacy	Aged & Disabled Dept.	Operating	0	0	0	0	0	8	0	0
<b>Economic Services</b>											
	Youth Day Grant	Dept. of Communities	Operating	0	1,000	0	0	1,000	13	1,000	2,500
	Volunteer Day Grant	Dept. of Communities	Operating	0	1,000	0	0	1,000	13	1,000	0
	Kid's Day Go for 2&5	Healthways	Operating	0	0	0	0	0	13	0	0
	Seniors Day Grant	Dept. of Communities	Operating	0	1,000	0	0	1,000	13	1,000	2,500
	Tourism & Area Promotion	Various	Operating	0	26,300	0	0	26,300	13	26,300	
<b>Other Property &amp; Services</b>											
	Workers Compensation	LGIS	Operating	0	30,000	0	10,000	30,000	14	30,000	7,419
<b>TOTALS</b>				0	626,369	534,005	371,432	1,160,374	0	1,160,374	259,020
<b>SUMMARY</b>											
	Operating	Operating Grants, Subsidies and Contributions		0	626,369	0	206,426	626,369	0	626,369	259,020
	Non-operating	Non-operating Grants, Subsidies and Contributions		0	0	534,005	165,006	534,005	0	534,005	0
<b>TOTALS</b>				0	626,369	534,005	371,432	1,160,374	0	1,160,374	259,020

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2018**

**Note 12: Trust Fund**

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 01 Jul 2018	Amount Received	Amount Paid	Closing Balance 31 Oct 2018
	\$	\$	\$	\$
Bonds - Building	6,889	0	0	6,889
Bonds - Hall Hire	1,150	200	0	1,350
Badminton Club	20	0	0	20
Commodine Tennis Club	2,990	0	0	2,990
Cuballing Country Festival	1,099	0	0	1,099
Cuballing Cricket Club	200	0	0	200
Yornaning Dam	0	0	0	0
Cuballing Football Association	566	0	0	566
Environment and Townscape Trust Fund	6,362	0	0	6,362
Police Licensing	3,487	112,693	(114,901)	1,279
Swipe Cards	1,605	0	0	1,605
Reimbursements	1,698	0	0	1,698
	<b>26,067</b>	<b>112,893</b>	<b>(114,901)</b>	<b>24,058</b>

SHIRE OF CUBALLING  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31 October 2018

**Note 13: Capital Acquisitions**  
excludes office equipment

Assets	Account	YTD Actual			Budget			Strategic Reference / Comment
		New / Upgrade	Renewal	Total YTD	Annual Budget	YTD Budget	YTD Variance	
		\$	\$	\$	\$	\$	\$	
<i>Level of completion indicator, please see table at the end of this note for further detail.</i>								
<b>Furniture &amp; IT Equipment</b>								
	Councillor iPads	04265	(431)	(431)	(1,800)	0	(431)	Councillor iPads x 2
<b>Furniture &amp; IT Equipment - Governance Total</b>			<b>(431)</b>	<b>0</b>	<b>(431)</b>	<b>(1,800)</b>	<b>0</b>	<b>(431)</b>
<b>Land &amp; Buildings</b>								
<b>Land &amp; Buildings Infrastructure</b>								
Cornish land								
0.89	Cornish Land & Improvements	12126	(162,635)	(162,635)	(183,185)	(183,185)	20,551	C196A
<b>Recreation And Culture -Law Order &amp; Public Safety</b>								
	Lions Park Shelter	11320	0	0	(6,625)	0	0	C192A
	Building Renewal - Cuballing CWA Hall	11320	0	0	(55,443)	(55,443)	55,443	C195A
	Building Renewal - Cuballing Fire Station	10517	(46)	(46)	0	0	(46)	last Yr Job
	Building Renewal - Cuballing Memorial Park	11230	0	0	(49,530)	0	0	C176
	Building Renewal - Cuballing Recreation Centre	11230	0	0	(4,140)	0	0	C165
	Building Renewal - Yornaning Dam	11230	(441)	(441)	(12,115)	0	(441)	C187
<b>Recreation And Culture - Governance Total</b>			<b>(163,076)</b>	<b>(46)</b>	<b>(163,122)</b>	<b>(311,038)</b>	<b>(238,628)</b>	<b>75,506</b>
<b>Community Amenities</b>								
	Cuballing Transfer Station - Sealing	10742	0	0	(40,916)	0	0	J601A - Sealing
	Popanyinning Tip Shed Floor - Concrete	10742	(3,240)	(3,240)	(3,960)	0	(3,240)	J601B - Concrete
	Popnyinning Tip Shed Gates	10742	(750)	(750)	(3,838)	0	(750)	J601C - Gates
	Cuballing Transfer Station - Waste Oil Relocatio	10742	(15)	(15)	(31,488)	0	(15)	J601E - Relocation Waste Oil
<b>Community Amenities Total</b>			<b>(4,005)</b>	<b>0</b>	<b>(4,005)</b>	<b>(80,202)</b>	<b>0</b>	<b>(4,005)</b>
<b>Land &amp; Buildings Total</b>			<b>(167,081)</b>	<b>(46)</b>	<b>(167,127)</b>	<b>(391,240)</b>	<b>(238,628)</b>	<b>71,502</b>
<b>Other Infrastructure</b>								
<b>Economic Services</b>								
	Popanyinning Gravel Pit - Fencing	13605	(3,929)	0	(3,929)	(6,450)	0	(3,929) C198
<b>Economic Services Total</b>			<b>(3,929)</b>	<b>0</b>	<b>(3,929)</b>	<b>(6,450)</b>	<b>0</b>	<b>(3,929)</b>
<b>Other Infrastructure Total</b>			<b>(3,929)</b>	<b>0</b>	<b>(3,929)</b>	<b>(6,450)</b>	<b>0</b>	<b>(3,929)</b>
<b>Plant , Equip. &amp; Vehicles</b>								
<b>Law order &amp; Public Safety</b>								
	VHF Radio WEARN - Hand Held (x2)	05170	0	0	(818)	0	0	Fire Hand Held Radio's
<b>Furniture &amp; IT Equipment - Governance Total</b>			<b>0</b>	<b>0</b>	<b>(818)</b>	<b>0</b>	<b>0</b>	
<b>Transport</b>								
	Isuzu Hino 3.5T Truck	12405	(63,300)	(63,300)	(63,900)	(63,900)	600	Budget - Purchase September
	ESO Dual Cab 4x4 Utility	12405	(40,021)	(40,021)	(43,073)	(43,073)	3,052	Budget - Purchase August
	KevRek 550s Crane	12405	(7,700)	(7,700)	(7,300)	(7,300)	(400)	Budget - Purchase August
	Solar Powered Variable Message Board	12405	(21,250)	(21,250)	(23,130)	0	(21,250)	Budget - Purchase November
	Directional Signage	12405	0	0	(8,000)	0	0	Budget - Purchase October
	4x2 Tipping Utility - with Kevrek Crane	12405	(28,727)	(28,727)	(30,000)	(43,073)	14,346	Budget - Purchase August
<b>Transport Total</b>			<b>(21,250)</b>	<b>(139,748)</b>	<b>(160,998)</b>	<b>(175,403)</b>	<b>(157,346)</b>	<b>(3,652)</b>
<b>Plant , Equip. &amp; Vehicles Total</b>			<b>(21,250)</b>	<b>(139,748)</b>	<b>(160,998)</b>	<b>(176,221)</b>	<b>(157,346)</b>	<b>(3,652)</b>
<b>Roads</b>								
<b>Transport</b>								
	RRG - Wandering Narrogin Road 17-18	12115	0	0	(165,198)	0	0	R129
	RRG - Wandering Narrogin Road 18-19	12115	(41,585)	(41,585)	(274,131)	(274,131)	232,546	R129A
	RRG - Stratherne Road 18-19	12115	(3,991)	(3,991)	(135,506)	(135,506)	131,515	R001A
	Wading Road bridge Widening Contribution	12115	0	0	(40,000)	0	0	R002
	Cornish Land Improvements	12126	0	0	0	0	0	
	R2R - Popanyinning East - Resealing	12120	0	0	(10,080)	0	0	R004C
	R2R - Popanyinning West - Reconstructions	12120	(9,976)	(9,976)	(172,836)	0	(9,976)	R004D
	R2R - Reeds Road - Gravel Sheeting	12120	(20,834)	(20,834)	(8,084)	0	(20,834)	R004F
	Popanyinning West Road Widening	12120	(801)	(801)	0	0	(801)	R002
	Popanyinning West Road Realignment	12120	(1,867)	(1,867)	0	0	(1,867)	R002B
<b>Transport Total</b>			<b>(45,576)</b>	<b>(33,478)</b>	<b>(79,055)</b>	<b>(805,835)</b>	<b>(409,637)</b>	<b>330,582</b>
<b>Roads Total</b>			<b>(45,576)</b>	<b>(33,478)</b>	<b>(79,055)</b>	<b>(805,835)</b>	<b>(409,637)</b>	<b>330,582</b>
<b>Capital Expenditure Total</b>			<b>(238,267)</b>	<b>(173,273)</b>	<b>(411,539)</b>	<b>(1,382,364)</b>	<b>(805,611)</b>	<b>394,072</b>

Level of Completion Indicators  
0%  
20%  
40%  
60%  
80%  
100%  
Over 100%

Percentage YTD Actual to Annual Budget  
Expenditure over budget highlighted in red.

### 9.1.3 Statement of Financial Activity – Period Ended 30<sup>th</sup> November 2018

Applicant:	N/A
File Ref. No:	ADM214
Disclosure of Interest:	Nil
Date:	14 <sup>th</sup> December 2018
Author:	Gary Sherry, Chief Executive Officer
Attachments:	9.1.3A Statement of Financial Activity

#### **Summary**

#### **Council is to consider the Statement of Financial Activity for November 2018.**

#### **Background**

As per the Financial Management Regulation 34 each Local Government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1) (d), for that month with the following detail

- The annual budget estimates;
- The operating revenue, operating income, and all other income and expenses;
- Any significant variations between year to date income and expenditure and the relevant budget provisions to the end of the relevant reporting period;
- Identify any significant areas where activities are not in accordance with budget estimates for the relevant reporting period;
- Provide likely financial projections to 30 June for those highlighted significant variations and their effect on the end of year result;
- Include an operating statement; and
- Any other required supporting notes.

#### **Comment**

Revenue from operating activities exceeded year to date budget estimates to 30 November 2018 in a positive manner. Some key points include;

- General Purpose Funding – Rates revenue is within 1% of the budget as at 30 November 2018;
- Governance – Unbudgeted return of membership fees from the Great Southern Regional Business Association (\$3,373);
- Community Amenities – Received Department of Veterans Affairs book grant of \$6,008;
- Transport – MRWA Direct Grant amount received \$98,183 being greater than the \$57,535 budgeted and earlier than budgeted also.
- Economic Services – Standpipe charges and Building Licenses and Building Surveyor fees are less than budgeted (\$14,717). Income will increase with the return of the Building Surveyor from Long Service Leave.
- Interest Earnings – accounting for interest earnings on investments has been delayed with the absence of a Deputy CEO.
- Non Operating Grants & Subsidies – Council's delay in commencing grant road construction projects has delayed receipt of staged payments of related grant income.

Operating Expenses – The key items of variance include:

- Overall the month is aligned with the YTD budget. The calculation of depreciation in 2018/19 will commence in December 2018 at the earliest. This will be the first month possible after the signoff of asset values at 30 June 18 by the Auditor;

- Council have some savings in that material and contract purchases have been delayed as capital projects are yet to commence; and
- The Insurance expense variation is a timing matter only.

In August, the Shire completed the purchase of 74 Austral Street funded from operating revenues. Council has not raised the budgeted loan of \$160,000.

To the end of November there continues to be significantly less capital road works undertaken because of the delayed finalisation of clearing permits on the Narrogin Wandering Road and Popanyinning West Road. Further delays may result in a report to Council to consider alternative actions.

There have been no transfers either to or from reserves to date.

Detailed breakdown of all variances is provided in Note 2 of the Statement of Financial Activity.

Depreciation expense is not calculated in November 2018 due to the ongoing finalisation of audit adjustments.

Strategic Implications – Nil

Statutory Environment – Nil

Policy Implications – Nil

Financial Implications – Nil

Economic Implication – Nil

Environmental Considerations – Nil

Consultation – Nil

#### Options

Council may resolve:

1. the Officer's Recommendation; or
2. not to receive the Statement of Financial Activity.

Voting Requirements – Simple Majority

#### **OFFICER'S RECOMMENDATION**

**That the Statement of Financial Activity, as included at Attachment 9.1.3A, for the Shire of Cuballing for period ending 30<sup>th</sup> November 2018 be received.**

**SHIRE OF CUBALLING**

**MONTHLY FINANCIAL REPORT**  
**(Containing the Statement of Financial Activity)**  
**For the Period Ended 30 November 2018**

**LOCAL GOVERNMENT ACT 1995**  
**LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIO**

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**Shire of Cuballing  
Information Summary  
For the Period Ended 30 November 2018**

## Key Information

### Report Purpose

This report is prepared to meet the requirements of *Local Government (Financial Management) Regulations 1996, Regulation 34*.

### Overview

Summary reports and graphical progressive graphs are provided on pages 2 - 3.

### Statement of Financial Activity by reporting program

Is presented on page 6 and shows a surplus as at 30 November 2018 of \$902,655.

### Items of Significance

The material variance adopted by the Shire of Cuballing for the 2018/19 year is \$5,000 or 10% whichever is the greater. 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 material variance is disclosed in Note 2.

### Capital Expenditure

Land and Buildings	▲	\$75,082
Infrastructure - Roads	▲	\$88,958
Plant and Equipment	▲	\$27,154

### Capital Revenue

Grants, Subsidies and Contributions	▼	(\$127,732)
-------------------------------------	---	-------------

	Collected / Complete	Annual Budget	YTD Budget	YTD Actual
<b>Significant Projects</b>				
RRG - Stratherne Road 18-19	9%	\$135,506	\$11,292	\$12,657
RRG - Wandering Narrogin Road 17-18	60%	\$165,198	\$110,132	\$98,686
RRG - Wandering Narrogin Road 18-19	16%	\$274,131	\$45,689	\$42,517
<b>Grants, Subsidies and Contributions</b>				
Operating Grants, Subsidies and Contributions	60%	\$626,369	\$326,273	\$375,348
Non-operating Grants, Subsidies and Contributions:	9%	\$534,005	\$165,006	\$49,997
	37%	\$1,160,374	\$491,279	\$425,345
Rates Levied	101%	\$1,118,672	\$1,125,372	\$1,126,985

*% Compares current ytd actuals to annual budget*

### Financial Position

		Prior Year	Current Year
Adjusted Net Current Assets	138%	\$656,285	\$902,653
Cash and Equivalent - Unrestricted	139%	\$477,864	\$664,911
Cash and Equivalent - Restricted	100%	\$1,542,303	\$1,543,706
Receivables - Rates	331%	\$51,735	\$171,455
Receivables - Other	43%	\$90,790	\$38,999
Payables	32%	\$27,506	\$8,726

*% Compares current ytd actuals to prior year actuals at the same time*

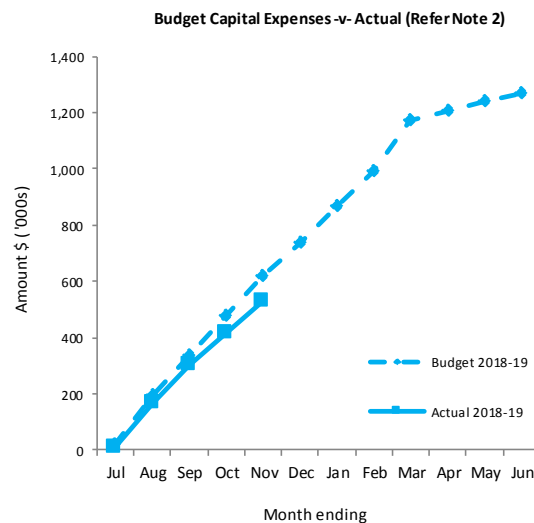
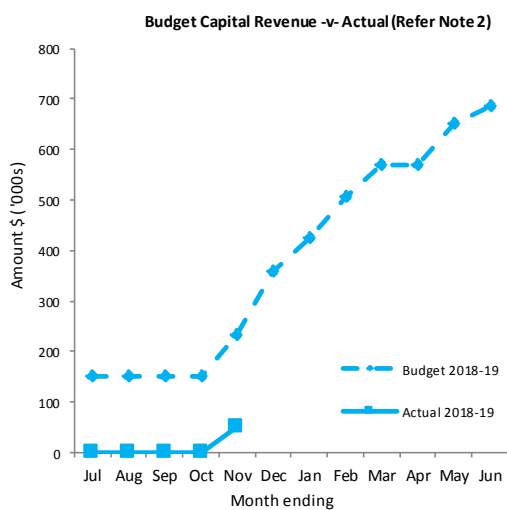
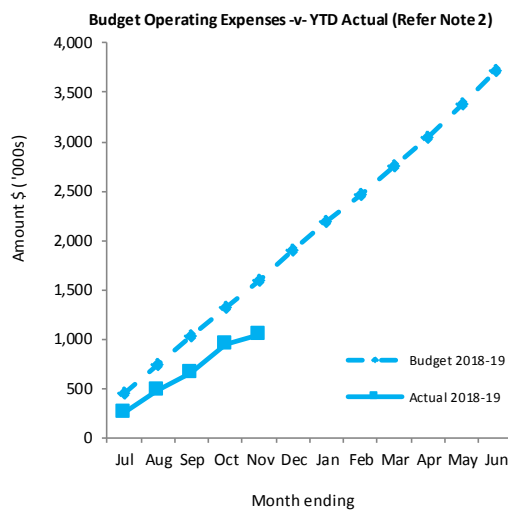
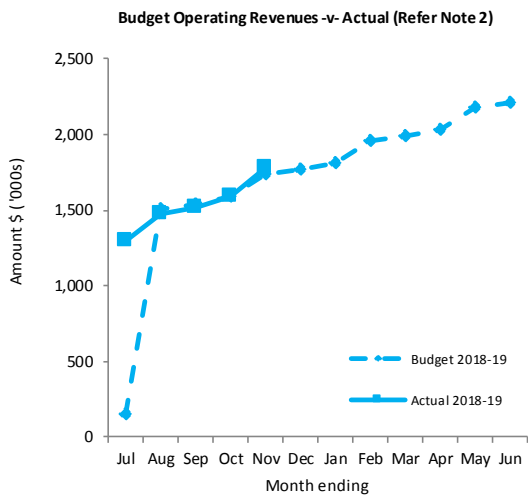
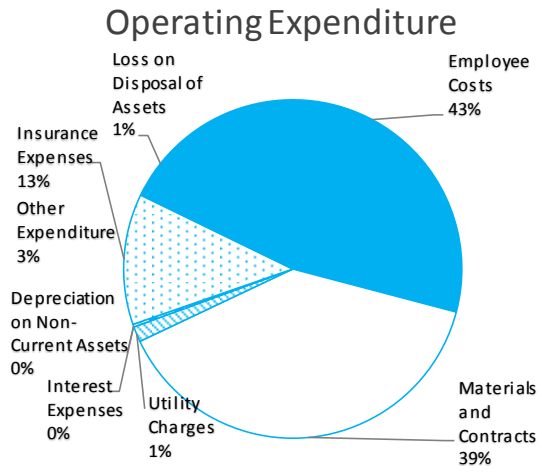
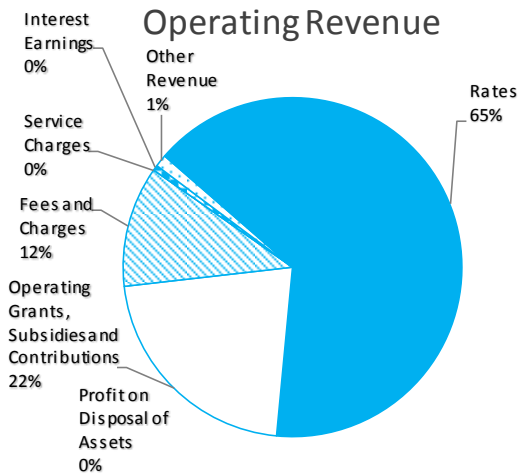
Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary due to transactions being processed for the reporting period after the date of

## Preparation

Prepared by: Martin Whitely, LG Corporate Solutions

Reviewed by: Gary Sherry, CEO

**Shire of Cuballing  
Information Summary  
For the Period Ended 30 November 2018**



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

**SHIRE OF CUBALLING**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(Statutory Reporting Program)**  
**For the Period Ended 30 November 2018**

	Note	Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)/(a)	Var.
<b>Opening Funding Surplus(Deficit)</b>	3	\$ 660,435	\$ 656,228	\$ 656,228	\$ 0	0%	
<b>Revenue from operating activities</b>							
Governance		3,000	154	7,941	7,787	5051%	▲
General Purpose Funding	9	1,447,827	1,288,579	1,278,691	(9,888)	(1%)	
Law, Order and Public Safety		33,767	20,509	22,408	1,899	9%	
Health		700	175	440	265	151%	
Education and Welfare		1,000	1,000	2,000	1,000	100%	
Housing		4,680	1,950	1,980	30	2%	
Community Amenities		60,700	59,600	67,601	8,001	13%	▲
Recreation and Culture		8,545	21,268	20,825	(444)	(2%)	
Transport		247,262	138,973	187,931	48,958	35%	▲
Economic Services		83,812	22,922	8,204	(14,717)	(64%)	▼
Other Property and Services		317,500	132,292	132,727	435	0%	
		<b>2,208,794</b>	<b>1,687,421</b>	<b>1,730,748</b>			
<b>Expenditure from operating activities</b>							
Governance		(152,395)	(76,933)	(62,458)	14,475	19%	▲
General Purpose Funding		(74,310)	(26,379)	(22,417)	3,962	15%	▲
Law, Order and Public Safety		(178,486)	(82,686)	(42,661)	40,025	48%	▲
Health		(44,733)	(18,930)	(16,238)	2,693	14%	▲
Education and Welfare		(54,551)	(22,613)	(5,626)	16,987	75%	▲
Housing		(72,294)	(34,512)	(17,970)	16,542	48%	▲
Community Amenities		(343,728)	(132,097)	(120,686)	11,410	9%	
Recreation and Culture		(258,139)	(116,636)	(92,863)	23,773	20%	▲
Transport		(2,129,780)	(895,563)	(503,713)	391,851	44%	▲
Economic Services		(194,289)	(81,513)	(61,671)	19,842	24%	▲
Other Property and Services		(277,053)	(138,446)	(91,984)	46,462	34%	▲
		<b>(3,779,759)</b>	<b>(1,626,308)</b>	<b>(1,038,287)</b>			
<b>Operating activities excluded from budget</b>							
Add back Depreciation		1,491,780	621,575	0	(621,575)	(100%)	▼
Adjust (Profit)/Loss on Asset Disposal	8	12,742	12,742	14,416	1,674	13%	
<b>Amount attributable to operating activities</b>		<b>(66,443)</b>	<b>695,430</b>	<b>706,876</b>			
<b>Investing Activities</b>							
Non-operating Grants, Subsidies and Contributions	11	534,005	177,729	49,997	(127,732)	(72%)	▼
Proceeds from Disposal of Assets	8	36,256	36,256	34,384	(1,872)	(5%)	
Land Held for Resale		0	0	0	0		
Land and Buildings	13	(391,240)	(246,426)	(171,344)	75,082	30%	▲
Infrastructure Assets	13	(812,285)	(283,695)	(194,737)	88,958	31%	▲
Plant and Equipment	13	(176,221)	(188,152)	(160,998)	27,154	14%	▲
Furniture and Equipment	13	(1,800)	(1,800)	(431)	1,369	76%	▲
<b>Amount attributable to investing activities</b>		<b>(811,285)</b>	<b>(506,087)</b>	<b>(443,128)</b>			
<b>Financing Activities</b>							
Proceeds from New Debentures		160,000	0	0	0		
Proceeds from Advances		0	0	0	0		
Self-Supporting Loan Principal		0	0	0	0		
Transfer from Reserves	7	245,996	0	0	0		
Advances to Community Groups		0	0	0	0		
Repayment of Debentures	10	(45,566)	(6,333)	(15,918)	(9,585)	(151%)	▼
Transfer to Reserves	7	(143,128)	0	(1,403)	(1,403)		
<b>Amount attributable to financing activities</b>		<b>217,302</b>	<b>(6,333)</b>	<b>(17,321)</b>			
<b>Closing Funding Surplus(Deficit)</b>	3	<b>0</b>	<b>839,238</b>	<b>902,655</b>			

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.  
Refer to Note 2 for an explanation of the reasons for the variance.

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

**SHIRE OF CUBALLING**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(By Nature or Type)**  
**For the Period Ended 30 November 2018**

	Note	Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	%	
<b>Opening Funding Surplus (Deficit)</b>	3	660,435	656,228	<b>656,228</b>	0	0%	
<b>Revenue from operating activities</b>							
Rates	9	1,118,672	1,125,372	<b>1,126,985</b>	1,613	0%	
Operating Grants, Subsidies and Contributions	11	626,369	326,040	<b>375,358</b>	49,318	15%	▲
Fees and Charges		400,253	208,092	<b>199,502</b>	(8,590)	(4%)	
Service Charges		0	0	<b>0</b>	0		
Interest Earnings		35,000	15,167	<b>8,769</b>	(6,398)	(42%)	▼
Other Revenue		28,500	12,750	<b>20,134</b>	7,384	58%	▲
Profit on Disposal of Assets	8	0	0	<b>0</b>	0		
		<b>2,208,794</b>	<b>1,687,421</b>	<b>1,730,748</b>			
<b>Expenditure from operating activities</b>							
Employee Costs		(923,363)	(367,409)	<b>(443,445)</b>	(76,036)	(21%)	▼
Materials and Contracts		(1,086,896)	(473,518)	<b>(403,565)</b>	69,954	15%	▲
Utility Charges		(42,170)	(18,298)	<b>(15,288)</b>	3,009	16%	▲
Depreciation on Non-Current Assets		(1,491,780)	(621,575)	<b>0</b>	621,575	100%	▲
Interest Expenses		(8,403)	(3,501)	<b>(2,652)</b>	850	24%	▲
Insurance Expenses		(130,445)	(75,692)	<b>(129,836)</b>	(54,144)	(72%)	▼
Other Expenditure		(83,958)	(53,573)	<b>(29,086)</b>	24,487	46%	▲
Loss on Disposal of Assets	8	(12,742)	(12,742)	<b>(14,416)</b>	(1,674)	(13%)	
		<b>(3,779,758)</b>	<b>(1,626,308)</b>	<b>(1,038,287)</b>			
<b>Operating activities excluded from budget</b>							
Add back Depreciation		1,491,780	621,575	<b>0</b>	(621,575)	(100%)	▼
Adjust (Profit)/Loss on Asset Disposal	8	12,742	12,742	<b>14,416</b>	1,674	13%	
<b>Amount attributable to operating activities</b>		<b>(66,443)</b>	<b>695,430</b>	<b>706,876</b>			
<b>Investing activities</b>							
Grants, Subsidies and Contributions	11	534,005	177,729	<b>49,997</b>	(127,732)	(72%)	▼
Proceeds from Disposal of Assets	8	36,256	36,256	<b>34,384</b>	(1,872)	(5%)	
Land Held for Resale	13	0	0	<b>0</b>	0		
Land and Buildings	13	(391,240)	(246,426)	<b>(171,344)</b>	75,082	30%	▲
Infrastructure Assets	13	(812,285)	(283,695)	<b>(194,737)</b>	88,958	31%	▲
Plant and Equipment	13	(176,221)	(188,152)	<b>(160,998)</b>	27,154	14%	▲
Furniture and Equipment	13	(1,800)	(1,800)	<b>(431)</b>	1,369	76%	▲
<b>Amount attributable to investing activities</b>		<b>(811,285)</b>	<b>(506,087)</b>	<b>(443,128)</b>			
<b>Financing Activities</b>							
Proceeds from New Debentures		160,000	0	<b>0</b>	0		
Proceeds from Advances		0	0	<b>0</b>	0		
Self-Supporting Loan Principal		0	0	<b>0</b>	0		
Transfer from Reserves	7	245,996	0	<b>0</b>	0		
Advances to Community Groups		0	0	<b>0</b>	0		
Repayment of Debentures	10	(45,566)	(6,333)	<b>(15,918)</b>	(9,585)	(151%)	▼
Transfer to Reserves	7	(143,128)	0	<b>(1,403)</b>	(1,403)		
<b>Amount attributable to financing activities</b>		<b>217,302</b>	<b>(6,333)</b>	<b>(17,321)</b>			
<b>Closing Funding Surplus (Deficit)</b>	3	0	839,238	<b>902,655</b>	<b>63,417</b>	8%	

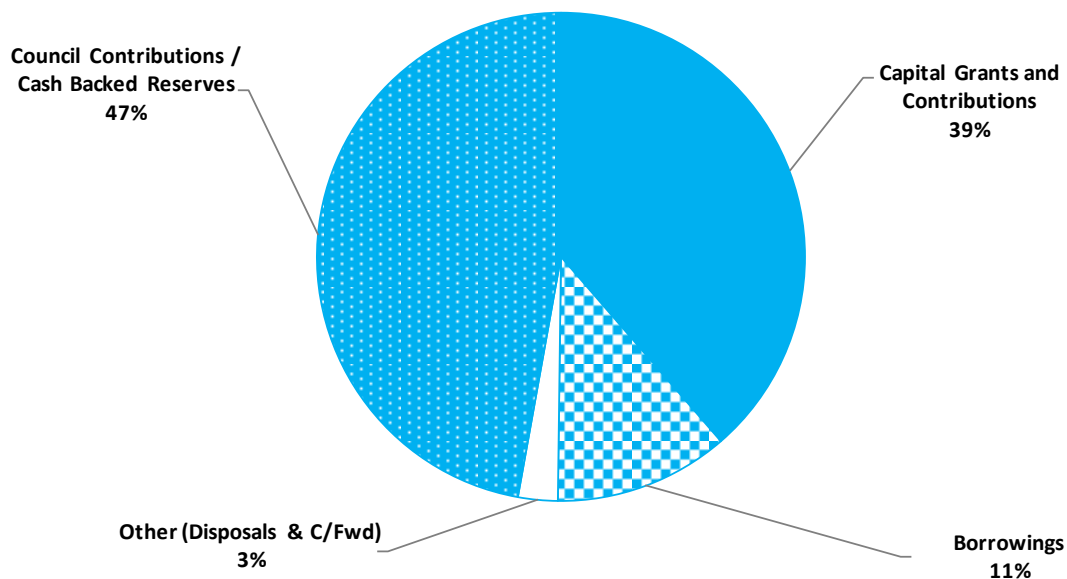
Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.  
Refer to Note 2 for an explanation of the reasons for the variance.

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

**SHIRE OF CUBALLING**  
**STATEMENT OF CAPITAL ACQUISITIONS AND CAPITAL FUNDING**  
For the Period Ended 30 November 2018

**Capital Acquisitions**

	Note	YTD Actual New /Upgrade (a)	YTD Actual (Renewal Expenditure) (b)	YTD Budget (d)	Annual Budget	YTD Actual Total (c) = (a)+(b)	Variance (d) - (c)
		\$	\$	\$	\$	\$	\$
Land and Buildings	13	167,081	4,264	246,426	391,240	171,344	75,082
Furniture & IT Equipment	13	431	0	1,800	1,800	431	1,369
Infrastructure Assets	13	158,815	35,922	283,695	812,285	194,737	88,958
Plant and Equipment	13	21,250	139,748	188,152	177,039	160,998	27,154
<b>Capital Expenditure Totals</b>		<b>347,576</b>	<b>179,934</b>	<b>720,072</b>	<b>1,382,364</b>	<b>527,510</b>	<b>192,562</b>
<b>Capital acquisitions funded by:</b>							
Capital Grants and Contributions				165,006	534,005	49,997	
Borrowings				0	160,000	0	
Other (Disposals & C/Fwd)				36,256	36,256	34,384	
Council Contributions / Cash Backed Reserves				0	173,866	0	
Plant and Equipment Reserve				0	0	0	
Administration Building and Office Equipment Reserve				0	1,800	0	
Housing Reserve				0	40,000	0	
Recreation and Community Facility Reserve				0	88,360	0	
Refuse Site Reserve				0	43,706	0	
Grain Freight Reserve				0	0	0	
Equestrian Reserve				0	0	0	
Council contribution - operations				518,810	478,237	443,128	
<b>Capital Funding Total</b>				<b>720,072</b>	<b>1,382,364</b>	<b>527,510</b>	

**Budgeted Capital Acquisitions Funding**

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 August 2018**

**Note 1: Significant Accounting Policies**

**(a) 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.

**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.

**(b) 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 12.

**(c) Rounding Off Figures**

All figures shown in this statement are rounded to the nearest dollar.

**(d) Rates, Grants, Donations and Other Contributions**

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

**(e) 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.

**(f) Cash and Cash Equivalents**

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.

**(g) Trade and Other Receivables**

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.

**(h) Inventories**

**General**

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 sale 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. Finance 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 on to the buyer at this point. Land held for sale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

**(i) Fixed Assets**

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.

**(j) Depreciation of Non-Current Assets**

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation rates and periods are:

<b>Asset</b>	<b>Years</b>
Buildings	30 to 50 years
Furniture and Equipment	4 to 10 years
Plant and Equipment	5 to 15 years
Sealed roads and streets	

<b>Asset</b>	<b>Years</b>
formation	not depreciated
pavement	50 years
Seal	
bituminous seals	20 years
asphalt surfaces	25 years
Gravel Roads	
formation	not depreciated
pavement	50 years
gravel sheet	12 years
Formed roads	
formation	not depreciated
pavement	50 years
Footpaths – slab	20 years

### **(k) Trade and Other Payables**

Trade and other payables represent liabilities for goods and services provided to the Council prior to the end of the financial year that are unpaid and arise when the Council 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.

### **(l) Employee Benefits**

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

#### *(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)*

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the Shire has a present obligation to pay resulting from employees' services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Shire expects to pay and includes related on-costs.

#### *(ii) Annual Leave and Long Service Leave (Long-term Benefits)*

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the project unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where the Shire does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

### **(m) Interest-bearing Loans and Borrowings**

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.



Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

**Borrowing Costs**

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

**(n) Provisions**

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one of item included in the same class of obligations may be small.

**(o) Current and Non-Current Classification**

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non-current based on Council's intentions to release for sale.

**(p) Nature or Type Classifications**

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.

Operating Grants, Subsidies and Contributions

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

Non-Operating 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 Charges

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 Earnings

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 cannot be classified under the above headings, includes dividends, discounts, rebates etc.

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 on non-current assets

Depreciation expense raised on all classes of assets.

Interest expenses

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.

**(r) Program Classifications (Function/Activity)**

City/Town/Shire operations as disclosed in these financial statements encompass the following service orientated activities/programs.

#### **GOVERNANCE**

**Objective:**

To provide a decision-making process for the efficient allocation of scarce resources.

**Activities:**

Includes the activities of members of council and the administrative support available to the council for the provision of governance of the district. Other costs relate to the task of assisting elected members and ratepayers on matters which do not concern specific council services.

#### **GENERAL PURPOSE FUNDING**

**Objective:**

To collect revenue to allow for the provision of services.

**Activities:**

Rates, general purpose government grants and interest revenue.

#### **LAW, ORDER, PUBLIC SAFETY**

**Objective:**

To provide services to help ensure a safer and environmentally conscious community.

**Activities:**

Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emergency services.

#### **HEALTH**

**Objective:**

To provide an operational framework for environmental and community health.

**Activities:**

Inspection of food outlets and their control, provision of meat inspection services, noise control and waste disposal compliance.

#### **EDUCATION AND WELFARE**

**Objective:**

To provide services to disadvantaged persons, the elderly, children and youth.

**Activities:**

Maintenance of child minding centre, playgroup centre, senior citizen centre and aged care centre. Provision and maintenance of home and community care programs and youth services.

#### **HOUSING**

**Objective:**

To provide and maintain elderly residents housing.

**Activities:**

Provision and maintenance of elderly residents housing.

#### **COMMUNITY AMENITIES**

**Objective:**

To provide services required by the community.

**Activities:**

Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes, cemetery and public conveniences.

## **RECREATION AND CULTURE**

### **Objective:**

To establish and effectively manage infrastructure and resource which will help the social wellbeing of the community.

### **Activities:**

Maintenance of public halls, civic centres, aquatic centre, beaches, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library, museum and other cultural facilities.

## **TRANSPORT**

### **Objective:**

To provide safe, effective and efficient transport services to the community.

### **Activities:**

Construction and maintenance of roads, streets, footpaths, depots, cycle ways, parking facilities and traffic control. Cleaning of streets and maintenance of street trees, street lighting etc.

## **ECONOMIC SERVICES**

### **Objective:**

To help promote the shire and its economic wellbeing.

### **Activities:**

Tourism and area promotion including the maintenance and operation of a caravan park. Provision of rural services including weed control, vermin control and standpipes. Building Control.

## **OTHER PROPERTY AND SERVICES**

### **Objective:**

To monitor and control City/Town/Shire overheads operating accounts.

### **Activities:**

Private works operation, plant repair and operation costs and engineering operation costs.

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2018**

**Note 2: Explanation of Material Variances**

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.

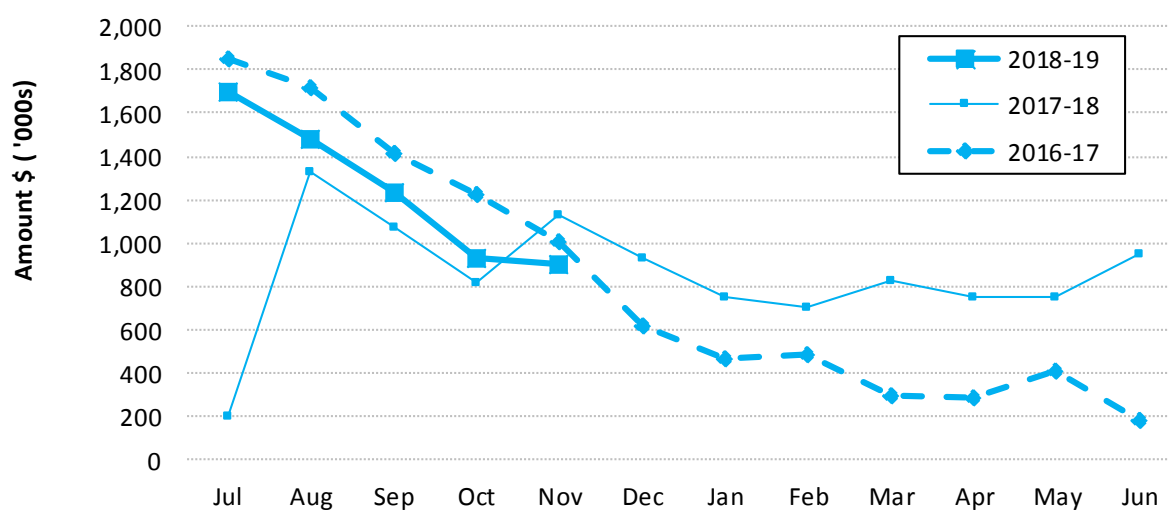
The material variance adopted by Council for the 2018/19 year is \$5,000 or 10% whichever is the greater.

Reporting Program	Var. \$	Var. %	Variance	Timing/ Permanent	Explanation of Variance
<b>Operating Revenues</b>	\$	%			
General Purpose Funding	(9,888)	(1%)		Timing	Interest from term deposits still to be accounted for
Governance	7,787	5051%	▲	Permanent	GRT Southern Regional Bus Association contribution
Law, Order and Public Safety	1,899	9%		Permanent	Not material
Health	265	151%		Timing	Not material
Housing	30	2%		Timing	Not material
Community Amenities	8,001	13%	▲	Timing	Department of Veteran Affairs (\$6,002)
Recreation and Culture	(444)	(2%)		Timing	Not Material
Transport	48,958	35%	▲	Permanent	MRWA Direct Grant amount received \$98,183 (Budget \$57,535 ), balance are timing variances
Economic Services	(14,717)	(64%)	▼	Timing	Building Fees (\$9,412) & Standpipe charges (\$5,503)
Other Property and Services	435	0%		Timing	Not material
<b>Operating Expense</b>					
General Purpose Funding	3,962	15%	▲	Timing	Legal Fees (\$1,894)
Governance	14,475	19%	▲	Timing	Member related expenditure
Law, Order and Public Safety	40,025	48%	▲	Timing	Depreciation (\$29,608) & Bush Fire related costs (\$6,576)
Health	2,693	14%	▲	Timing	EHO/Health Officer
Education & Welfare	16,987	75%	▲	Timing	Expenses relating to Aged & Disabled not yet incurred
Housing	16,542	48%	▲	Timing	Staff Housing - maintenance & depreciation costs
Community Amenities	11,410	9%		Timing	Refuse Site (\$5,097)
Recreation and Culture	23,773	20%	▲	Timing	Depreciation Costs still to be calculated for 18/19
Transport	391,851	44%	▲	Timing	Depreciation Costs still to be calculated for 18/19
Economic Services	19,842	24%	▲	Timing	Community Functions (\$8,405), EHO/BS Officer related costs (\$5,212), Standpipe Costs (\$2,433)
Other Property and Services	46,462	34%	▲	Timing	Building Surveyor (\$15,698), & Private Works (\$6,670) Salaries & Wages (\$20,858)
<b>Capital Revenues</b>					
Grants, Subsidies and Contributions	(127,732)	(72%)	▼	Timing	Regional Road Group Grant
Proceeds from Disposal of Assets	(1,872)	(5%)		Timing	Not material
<b>Capital Expenses</b>					
Land and Buildings	75,082	30%	▲	Timing	Budget Profiling - projects still to be progressed
Infrastructure - Roads	88,958	31%	▲	Timing	Budget Profiling - projects still to be progressed
Plant and Equipment	27,154	14%	▲	Timing	Budget Profiling - projects still to be progressed
Furniture and Equipment	1,369	76%	▲	Timing	Not material
<b>Financing</b>					
Loan Principal	(9,585)	(151%)	▼	Timing	Budget Profiling

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2018**

**Note 3: Net Current Funding Position**

		Last Years Closing	This Time Last Year	Current
	Note	30 Jun 2018	29 Nov 2017	30 Nov 2018
		\$	\$	\$
<b>Current Assets</b>				
Cash Unrestricted	4	509,330	477,864	664,911
Cash Restricted	11	0	0	0
Cash Reserves	4	1,542,312	1,542,303	1,543,706
Receivables - Rates	6	51,735	51,735	171,455
Receivables - Other	6	90,631	90,790	38,999
Interest / ATO Receivable/Trust		0	0	10,172
Inventories		8,391	8,391	8,391
		2,202,399	2,171,083	2,437,634
<b>Less: Current Liabilities</b>				
Payables and Provisions		(3,858)	27,506	8,726
		(3,858)	27,506	8,726
Less: Cash Reserves	7	(1,542,312)	(1,542,303)	(1,543,706)
<b>Net Current Funding Position</b>		<b>656,228</b>	<b>656,285</b>	<b>902,653</b>

**Note 3 - Liquidity Over the Year****Comments - Net Current Funding Position**

FAGS Allocation in 16/17 is paid in quarterly instalments, in 15/16 there was an advance.

FAGS Allocation in 16/17 there was a 50% Advance of 17/18 payments in June 2017

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2018**

**Note 4: Cash and Investments**

	Unrestricted	Restricted	Trust	Total Amount	Institution	Interest Rate	Maturity Date
	\$	\$	\$	\$			
<b>(a) Cash Deposits</b>							
Municipal Bank Account	55,484			55,484	CBA	0.50%	At Call
Investment Account	608,727			608,727	CBA	1.25%	At Call
Trust Bank Account			24,984	24,984	CBA	0.00%	At Call
Cash On Hand	700			700	N/A	Nil	On Hand
Reserves Account		0		0	CBA	0.00%	At Call
<b>(b) Term Deposits</b>							
Reserves Term Deposit 1		440,394		440,394	CBA	2.23%	12-Dec-18
Reserves Term Deposit 2		551,656		551,656	CBA	2.13%	01-Dec-18
Reserves Term Deposit 3		551,656		551,656	CBA	2.13%	01-Dec-18
<b>Total</b>	<b>664,911</b>	<b>1,543,706</b>	<b>24,984</b>	<b>2,233,600</b>			

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2018**

**Note 5: Budget Amendments**

Amendments to original budget since budget adoption. Surplus/(Deficit)

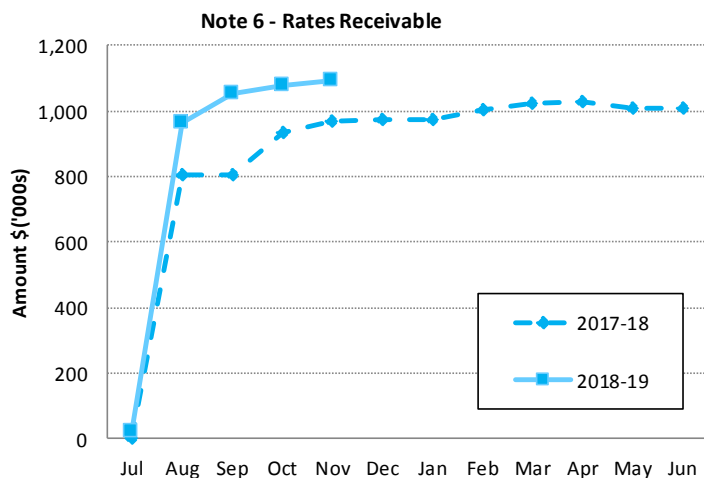
GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				\$	\$	\$	\$
	Budget Adoption			0	0	0	0
	Permanent Changes						
	Nil						0
							0
	Changes Due to Timing						0
							0
				0	0	0	



**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2018**

**Note 6: Receivables**

Receivables - Rates Receivable	30 Nov 2018	30 June 2018
	\$	\$
Opening Arrears Previous Years	57,439	70,590
Levied this year	1,199,252	1,066,065
Less Collections to date	(1,085,236)	(1,079,216)
Equals Current Outstanding	<b>171,455</b>	<b>57,439</b>
<b>Net Rates Collectable</b>	<b>171,455</b>	<b>57,439</b>
% Collected	86.36%	94.95%



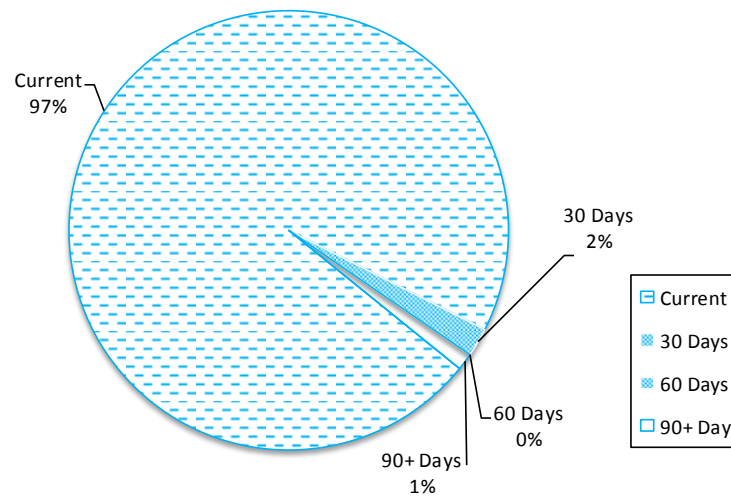
**Comments/Notes - Receivables Rates**

Rates Issue Date - 4 August 2016  
 Discount Period Ends - 25 August 2016  
 Rates Due - 8 September 2016

Receivables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Receivables - General	37,681	824	0	494	38,999
<b>Balance per Trial Balance</b>					
Sundry Debtors					38,999
Receivables - Other					10,172
<b>Total Receivables General Outstanding</b>					<b>49,171</b>

Amounts shown above include GST (where applicable)

**Note 6 - Accounts Receivable (non-rates)**

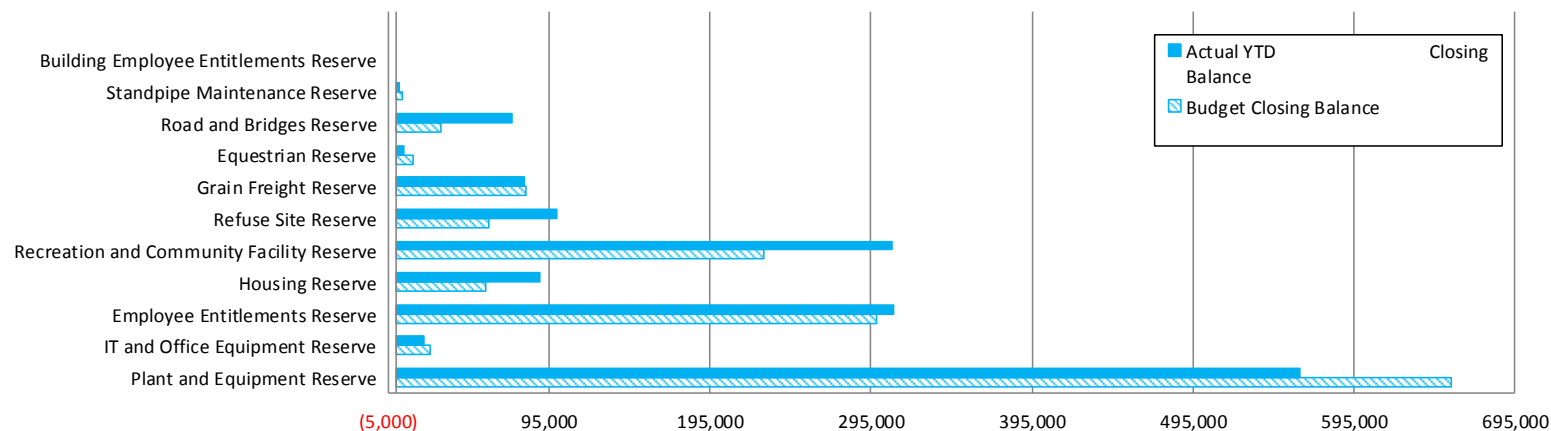


**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2018**

**Note 7: Cash Backed Reserve**

Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Plant and Equipment Reserve	560,993	6,547	510	88,362	0	0	0	655,902	561,494
IT and Office Equipment Reserve	17,398	203	16	5,000	0	(1,800)	0	20,801	17,414
Employee Entitlements Reserve	308,227	3,597	280	14,766	0	(27,730)	0	298,860	308,507
Housing Reserve	89,441	1,045	81	5,000	0	(40,000)	0	55,486	89,522
Recreation and Community Facility Reserve	308,070	3,595	280	5,000	0	(88,360)	0	228,305	308,350
Refuse Site Reserve	99,795	1,165	91	0	0	(43,706)	0	57,254	99,886
Grain Freight Reserve	79,788	931	73	0	0	0	0	80,719	79,861
Equestrian Reserve	5,034	59	5	5,000	0	0	0	10,093	5,039
Road and Bridges Reserve	71,566	835	65	0	0	(44,400)	0	28,001	71,631
Standpipe Maintenance Reserve	2,000	23	2	2,000	0	0	0	4,023	2,002
Building Employee Entitlements Reserve	0	0	0	0	0	0	0	0	0
	<b>1,542,312</b>	<b>18,000</b>	<b>1,403</b>	<b>125,128</b>	<b>0</b>	<b>(245,996)</b>	<b>0</b>	<b>1,439,444</b>	<b>1,543,706</b>

**Note 7 - Year To Date Reserve Balance to End of Year Estimate**



**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2018**

**Note 8: Disposal of Assets**

Asset Number	Asset Description	YTD Actual				Amended Budget			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	<b>Plant and Equipment</b>								
10087	CN1 2014 Holden Colorado Dcab Utility	18,000	17,112		(888)	18,102	17,166		(936)
10062	CN2 Isuzu NPR 300 Truck	22,400	12,727		(9,673)	22,448	12,727		(9,721)
10078	CN1557 Mazda Traytop Utility	8,400	4,545		(3,855)	8,448	6,363		(2,085)
		0							
		<b>48,800</b>	<b>34,384</b>	<b>0</b>	<b>(14,416)</b>	<b>48,998</b>	<b>36,256</b>	<b>0</b>	<b>(12,742)</b>

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2018**

**Note 9: Rating Information**

	Rate in	Number of Properties	Rateable Value	YTD Actual			Total Revenue	Adopted Budget			
				Rate Revenue	Interim Rates	Back Rates		Rate Revenue	Interim Rate	Back Rate	Total Revenue
<b>RATE TYPE</b>	\$		\$	\$	\$	\$	\$	\$	\$	\$	
<b>Differential General Rate</b>											
GRV	7.0920	167	2,149,860	152,468	0	0	152,468	152,468	0	0	152,468
UV	0.7209	186	109,263,940	788,064	569	0	788,634	787,684	0	0	787,684
<b>Sub-Totals</b>		<b>353</b>	<b>111,413,800</b>	<b>940,532</b>	<b>569</b>	<b>0</b>	<b>941,102</b>	<b>940,152</b>	<b>0</b>	<b>0</b>	<b>940,152</b>
<b>Minimum Payment</b>	<b>Minimum</b>										
	\$										
GRV	690.00	162	810,568	111,780	0	0	111,780	111,780	0	0	111,780
UV	930.00	158	14,017,700	146,940	0	0	146,940	146,940	0	0	146,940
<b>Sub-Totals</b>		<b>320</b>	<b>14,828,268</b>	<b>258,720</b>	<b>0</b>	<b>0</b>	<b>258,720</b>	<b>258,720</b>	<b>0</b>	<b>0</b>	<b>258,720</b>
		<b>673</b>	<b>126,242,068</b>	<b>1,199,252</b>	<b>569</b>	<b>0</b>	<b>1,199,822</b>	<b>1,198,872</b>	<b>0</b>	<b>0</b>	<b>1,198,872</b>
Discount							(72,766)				(73,500)
<b>Amount from General Rates</b>							<b>1,127,056</b>				<b>1,125,372</b>
Ex-Gratia Rates							0				0
Write Off							(71)				(6,700)
Specified Area Rates							0				0
<b>Totals</b>							<b>1,126,985</b>				<b>1,118,672</b>

**Comments - Rating Information**

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

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

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

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2018**

**Note 10: Information on Borrowings**

## (a) Debenture Repayments

Particulars	Loan Date	Years	Principal at 1/07/2018	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
					Actual	Amended Budget	Actual	Amended Budget	Actual	Amended Budget
					\$	\$	\$	\$	\$	\$
<b>Transport</b>										
Loan 64 - Cornish Land	31/08/2018	10	0	160,000	0	6,862	0	(6,862)	0	2,536
Loan 63 - Graders	7/02/2014	8	150,655		15,918	38,704	134,737	111,951	2,145	7,534
			150,655	160,000	15,918	45,566	134,737	105,089	2,145	10,070

All debenture repayments were financed by general purpose revenue.

## (b) New Debentures

No new debentures were raised during the reporting period.

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2018**

**Note 11: Grants and Contributions**

	Grant Provider	Type	Opening Balance (a)	Budget Operating	Capital	YTD Budget	Annual Budget (d)	Post Variations (e)	Program	Expected (d)+(e)	YTD Actual Revenue
				\$	\$	\$					\$
<b>General Purpose Funding</b>											
	Grants Commission - General	Operating	0	289,730	0	144,865	289,730		3	289,730	139,081
	Grants Commission - Roads	Operating	0	179,727	0	89,828	179,727		12	179,727	76,722
<b>Governance</b>											
	Grants Youth Development Grant	Youth Development	0	0	0	0	0		3	0	0
	Great Southern Business Development Group	Operating	0	0	0	0	0		4	0	3,374
	Reimbursements	Various	0	2,880	0	0	2,880		4	2,880	4,036
<b>Law, Order and Public Safety</b>											
	DFES Grant -	Dept. of Fire & Emergency Serv. Non-operating	0		0	0	0		5	0	0
	DFES Grant - Operating Bush Fire Brigade	Dept. of Fire & Emergency Serv. Operating	0	30,517	0	17,259	30,517		5	30,517	19,604
<b>Education &amp; Welfare</b>											
	Contributions	Various	0	0	0	0	0		11	0	(500)
<b>Housing</b>											
	Rental Income	Various	0	4,680	0	3,120	4,680		11	4,680	1,980
<b>Recreation and Culture</b>											
	Grants - Kidsport	Dept. of Communities	0	1,000	0	667	1,000		11	1,000	0
	DREC	R4R, Lotterywest, Contributions	0	500	0	500	500		11	500	0
	Yornaning Dam Upgrades	National Resource Management	0	0	12,723	0	12,723		11	12,723	10,909
<b>Transport</b>											
	Direct Grant - Main Roads	Main Roads WA	0	57,535	0	57,535	57,535		12	57,535	98,183
	Grant - MRWA Project	Main Roads WA					0		12	0	0
	Roads To Recovery Grant - Cap	Roads to Recovery	0	0	191,270	0	191,270		12	191,270	0
	Roads To Recovery Grant - Cap	Roads to Recovery	0	0	0	0	0		12	0	49,997
	RRG Grants - Capital Projects	Regional Road Group	0	0	330,012	165,006	330,012		12	330,012	0
	Contributions	Various	0	0	0	0	0		12	0	9,460
<b>Community Amenities</b>											
	History Book Grant	Dept of Vet Affairs	0	0	0	0	0		10	0	0
	Cemetery Charges	Various	0	500	0	0	500		10	500	80
<b>Education &amp; Welfare</b>											
	Goodthings Foundation - Digital Literacy	Aged & Disabled Dept.	0	0	0	0	0		8	0	0
<b>Economic Services</b>											
	Youth Day Grant	Dept. of Communities	0	1,000	0	0	1,000		13	1,000	2,500
	Volunteer Day Grant	Dept. of Communities	0	1,000	0	0	1,000		13	1,000	0
	Kid's Day Go for 2&5	Healthways	0	0	0	0	0		13	0	0
	Seniors Day Grant	Dept. of Communities	0	1,000	0	0	1,000		13	1,000	2,500
	Tourism & Area Promotion	Various	0	26,300	0	0	26,300		13	26,300	
<b>Other Property &amp; Services</b>											
	Workers Compensation	LGIS	0	30,000	0	12,500	30,000		14	30,000	7,419
<b>TOTALS</b>			<b>0</b>	<b>626,369</b>	<b>534,005</b>	<b>491,279</b>	<b>1,160,374</b>	<b>0</b>		<b>1,160,374</b>	<b>425,345</b>
<b>SUMMARY</b>											
	Operating	Operating Grants, Subsidies and Contributions	0	626,369	0	326,273	626,369	0		626,369	375,348
	Non-operating	Non-operating Grants, Subsidies and Contributions	0	0	534,005	165,006	534,005	0		534,005	49,997
<b>TOTALS</b>			<b>0</b>	<b>626,369</b>	<b>534,005</b>	<b>491,279</b>	<b>1,160,374</b>	<b>0</b>		<b>1,160,374</b>	<b>425,345</b>

**SHIRE OF CUBALLING**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2018**

**Note 12: Trust Fund**

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 01 Jul 2018	Amount Received	Amount Paid	Closing Balance 30 Nov 2018
	\$	\$	\$	\$
Bonds - Building	6,889	0	0	6,889
Bonds - Hall Hire	1,150	200	(200)	1,150
Badminton Club	20	0	0	20
Commodine Tennis Club	2,990	0	(100)	2,890
Cuballing Country Festival	1,099	0	0	1,099
Cuballing Cricket Club	200	0	0	200
Yornaning Dam	0	0	0	0
Cuballing Football Association	566	0	0	566
Environment and Townscape Trust Fund	6,362	0	0	6,362
Police Licensing	3,487	139,490	(140,550)	2,427
Swipe Cards	1,605	0	0	1,605
Reimbursements	1,698	0	0	1,698
Unknown Deposits	0	77	0	77
	<b>26,067</b>	<b>139,767</b>	<b>(140,850)</b>	<b>24,984</b>

SHIRE OF CUBALLING  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 30 November 2018

## Note 13: Capital Acquisitions

excludes office equipment

Assets	Account	YTD Actual			Budget			Strategic Reference / Comment
		New / Upgrade	Renewal	Total YTD	Annual Budget	YTD Budget	YTD Variance	
		\$	\$	\$	\$	\$	\$	
<i>Level of completion indicator, please see table at the end of this note for further detail.</i>								
<b>Furniture &amp; IT Equipment</b>								
	04265	(431)		(431)	(1,800)	(1,800)	1,369	Councillor iPads x 2
<b>Furniture &amp; IT Equipment - Governance Total</b>		<b>(431)</b>	<b>0</b>	<b>(431)</b>	<b>(1,800)</b>	<b>(1,800)</b>	<b>1,369</b>	
<b>Land &amp; Buildings</b>								
<b>Land &amp; Buildings Infrastructure</b>								
Cornish land								
0.89	Cornish Land & Improvements	12126	(162,635)	(162,635)	(183,185)	(183,185)	20,550	C196A
<b>Recreation And Culture - Law Order &amp; Public Safety</b>								
	Lions Park Shelter	11320		0	(6,625)	0	0	C192A
	Cuballing Men's Shed	10743		(159)	(159)	0	(159)	
	Building Renewal - Cuballing CWA Hall	11320		(318)	(318)	(55,443)	55,125	C195A
	Building Renewal - Cuballing Fire Station	10517		(46)	(46)	0	(46)	last Yr Job
	Building Renewal - Cuballing Memorial Park	11230		0	(49,530)	0	0	C176
	Building Renewal - Cuballing Recreation Centre	11230		(3,740)	(3,740)	(4,140)	(3,740)	C165
	Building Renewal - Yormaning Dam	11230	(441)	(441)	(12,115)	0	(441)	C187
<b>Recreation And Culture - Law Order &amp; Public Safety Total</b>		<b>(163,076)</b>	<b>(4,264)</b>	<b>(167,339)</b>	<b>(311,038)</b>	<b>(238,628)</b>	<b>71,289</b>	
<b>Community Amenities</b>								
	Cuballing Transfer Station - Sealing	10742	0	0	(40,916)	0	0	J601A - Sealing
	Popanyinning Tip Shed Floor - Concrete	10742	(3,240)	(3,240)	(3,960)	(3,960)	720	J601B - Concrete
	Popanyinning Tip Shed Gates	10742	(750)	(750)	(3,838)	(3,838)	3,088	J601C - Gates
	Cuballing Transfer Station - Waste Oil Relocatio	10742	(15)	(15)	(31,488)	0	(15)	J601E - Relocation Waste Oil
<b>Community Amenities Total</b>		<b>(4,005)</b>	<b>0</b>	<b>(4,005)</b>	<b>(80,202)</b>	<b>(7,798)</b>	<b>3,793</b>	
<b>Land &amp; Buildings Total</b>		<b>(167,081)</b>	<b>(4,264)</b>	<b>(171,344)</b>	<b>(391,240)</b>	<b>(246,426)</b>	<b>75,082</b>	
<b>Other Infrastructure</b>								
<b>Economic Services</b>								
	Popanyinning Gravel Pit - Fencing	13605	(3,929)	(3,929)	(6,450)	(6,450)	2,521	C198
<b>Economic Services Total</b>		<b>(3,929)</b>	<b>0</b>	<b>(3,929)</b>	<b>(6,450)</b>	<b>(6,450)</b>	<b>2,521</b>	
<b>Other Infrastructure Total</b>		<b>(3,929)</b>	<b>0</b>	<b>(3,929)</b>	<b>(6,450)</b>	<b>(6,450)</b>	<b>2,521</b>	
<b>Plant , Equip. &amp; Vehicles</b>								
<b>Law order &amp; Public Safety</b>								
	VHF Radio WEARN - Hand Held (x2)	05170	0	0	(818)	(3,838)	3,838	Fire Hand Held Radio's
<b>Furniture &amp; IT Equipment - Governance Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>(818)</b>	<b>(3,838)</b>	<b>3,838</b>	
<b>Transport</b>								
	Isuzu Hino 3.5T Truck	12405	(63,300)	(63,300)	(63,900)	(63,900)	600	Budget - Purchase September
	ESO Dual Cab 4x4 Utility	12405	(40,021)	(40,021)	(43,073)	(43,073)	3,052	Budget - Purchase August
	Kevrek 550s Crane	12405	(7,700)	(7,700)	(7,300)	(7,300)	(400)	Budget - Purchase August
	Solar Powered Variable Message Board	12405	(21,250)	(21,250)	(23,130)	(23,130)	1,880	Budget - Purchase November
	Directional Signage	12405	0	0	(8,000)	0	0	Budget - Purchase October
	4x2 Tipping Utility - with Kevrek Crane	12405	(28,727)	(28,727)	(30,000)	(43,073)	14,346	Budget - Purchase August
<b>Transport Total</b>		<b>(21,250)</b>	<b>(139,748)</b>	<b>(160,998)</b>	<b>(175,403)</b>	<b>(180,476)</b>	<b>19,478</b>	
<b>Plant , Equip. &amp; Vehicles Total</b>		<b>(21,250)</b>	<b>(139,748)</b>	<b>(160,998)</b>	<b>(176,221)</b>	<b>(184,314)</b>	<b>23,316</b>	
<b>Roads</b>								
<b>Transport</b>								
	RRG - Wandering Narrogin Road 17-18	12115	(98,686)	(98,686)	(165,198)	(110,132)	11,446	R129
	RRG - Wandering Narrogin Road 18-19	12115	(42,517)	(42,517)	(274,131)	(45,689)	3,172	R129A
	RRG - Stratherne Road 18-19	12115	(12,657)	(12,657)	(135,506)	(11,292)	(1,365)	R001A
	RRG - Stratherne Road 18-19	12115	(1,026)	(1,026)	0	0	(1,026)	R001
	Wadering Road bridge Widening Contribution	12115	0	0	(40,000)	0	0	R002
	Cornish Land Improvements	12126			0	0	0	
	R2R - Popanyinning East - Resealing	12120		0	(10,080)	0	0	R004C
	R2R - Popanyinning West - Reconstructions	12120	(12,420)	(12,420)	(172,836)	0	(12,420)	R004D
	R2R - Reeds Road - Gravel Sheetting	12120	(20,834)	(20,834)	(8,084)	0	(20,834)	R004F
	Popanyinning West Road Widening	12120	(801)	(801)	0	0	(801)	R002
	Popanyinning West Road Realignment	12120	(1,867)	(1,867)	0	(110,132)	108,265	R002B
<b>Transport Total</b>		<b>(154,886)</b>	<b>(35,922)</b>	<b>(190,808)</b>	<b>(805,835)</b>	<b>(277,245)</b>	<b>86,437</b>	
<b>Roads Total</b>		<b>(154,886)</b>	<b>(35,922)</b>	<b>(190,808)</b>	<b>(805,835)</b>	<b>(277,245)</b>	<b>86,437</b>	
<b>Capital Expenditure Total</b>		<b>(347,576)</b>	<b>(179,934)</b>	<b>(527,510)</b>	<b>(1,382,364)</b>	<b>(720,072)</b>	<b>192,562</b>	
<b>Level of Completion Indicators</b>								
	0%							
	20%							
	40%							
	60%							
	80%							
	100%							
	Over 100%							
Percentage YTD Actual to Annual Budget Expenditure over budget highlighted in red.								



## 9.2 CHIEF EXECUTIVE OFFICER:

### 9.2.1 Review of the Shire of Cuballing Local Planning Strategy - Consideration of Submissions

Location:	Applies throughout the district
Applicant:	Edge Planning & Property for the Shire of Cuballing
File Ref. No:	ADM246
Disclosure of Interest:	Nil
Date:	13 <sup>th</sup> December 2018
Author:	Gary Sherry
Attachments	9.2.1A - Submissions 9.2.1B - Schedule of Submissions 9.2.1C - Schedule of Modifications 9.2.1D - Modified Draft Shire of Cuballing Local Planning Strategy Report 9.2.1E - Modifications to Strategy Plans 9.2.1F - Implementation Table from the <i>Cuballing/Popanyinning Bushfire Hazard Level Assessment</i>

#### Summary

**Council is to consider submissions, to seek Council support for the modified Local Planning Strategy and seek final endorsement by the Western Australian Planning Commission.**

#### Background

The purpose of this report is to consider submissions on the revised draft Local Planning Strategy (LPS).

By way of background, the current LPS was endorsed by the Western Australian Planning Commission (WAPC) on 21<sup>st</sup> December 2004. In this report, the current LPS will be called 'LPS 2004'. There have been a number of key changes since 2004 including changes to legislation, demographics, community expectations, the economy and the approach to bushfire management.

The LPS, when finalised, will set the strategic land use direction for the district for the next 10 – 15 years. The LPS is the main framework for land use planning at the local level to enable the Council to plan for the future. The LPS expresses the strategic vision, objectives, strategies, actions and proposals of the Council and reflects local needs and aspirations. The LPS is also the key instrument for translating State and regional plans and policies to the local level and to provide the strategic framework and rationale for the zones and other provisions for a Town Planning Scheme (now called a Local Planning Scheme).

The LPS is primarily concerned with 'spatial' or 'land use' considerations including the location, distribution and relationship of land uses, subdivision, development and associated infrastructure. The LPS considers wide ranging economic, natural resource management, environmental and social considerations at a strategic level. It is however highlighted that various issues are beyond the scope of the LPS and land use planning.

Some of the key LPS proposals and considerations include:

- promoting subdivision/development in appropriate locations and highlighting areas where subdivision/development is not supported. The majority of new subdivision and population growth is proposed in and around the Cuballing and Popanyinning townsites;
- considering and addressing bushfire risks and management;
- environmental and natural resource management;

- supporting the protection of agricultural land and setting out a range of development opportunities and land uses in rural areas;
- promoting economic development and creating employment; and
- supporting investigations to identify, secure and develop an industrial estate to the north of Cuballing.

The process to formulate the draft LPS has included:

- commissioning Lush Fire & Planning to prepare the *Cuballing/Popanyinning Bushfire Hazard Level Assessment* to inform and support the LPS;
- obtaining input and feedback from Councillors and the Department of Planning, Lands and Heritage (DPLH);
- assessing wide ranging information including State, regional and local planning policies, strategies and documents; and
- an assessment of key opportunities and constraints (physical, environmental, economic, social and infrastructure).

#### *Council resolution*

The Council, at its meeting on 19<sup>th</sup> October 2017, resolved the following at Council Decision 2017/104:

‘That Council:

1. adopts the draft Shire of Cuballing Local Planning Strategy, outlined in Attachment 9.2.1.A, pursuant to Regulation 17 of the Planning and Development (Local Planning Schemes) Regulations 2015;
2. refers the draft Local Planning Strategy to the Western Australian Planning Commission for certification in accordance with Regulation 12(1) of the Planning and Development (Local Planning Schemes) Regulations 2015 to facilitate advertising of the Local Planning Strategy in accordance with Regulation 12B of the Planning and Development (Local Planning Schemes) Regulations 2015;
3. delegates authority to the Shire’s Chief Executive Officer to progress matters with the Department of Planning, Lands and Heritage and other stakeholders and make modifications to the draft Local Planning Strategy if directed to by the Western Australian Planning Commission; and
4. notes that following Western Australian Planning Commission certification, the draft Local Planning Strategy will be advertised to meet the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015 including an extended public comment period of 60 days compared to the minimum of 21 days required by the Planning and Development (Local Planning Schemes) Regulations 2015.’

#### *Assessment by the Department of Planning, Lands and Heritage and WAPC certification*

Following the Council’s decision, the Shire administration requested the WAPC certify the draft LPS and authorise it for public advertising. Following liaising with the DPLH, the WAPC required some modifications to be made to the LPS. The WAPC’s Statutory Planning Committee, at its meeting on 13<sup>th</sup> March 2018, certified the draft LPS (gave its support for community and stakeholder advertising). Most of key measures supported by Council on 19<sup>th</sup> October 2017 were retained in the draft LPS certified by the WAPC.

#### *Public advertising of draft LPS*

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the ‘Regulations’) require Local Planning Strategies to be publicly advertised for at least 21 days.

Following the WAPC's certification, the Shire exceeded the requirements of the Regulations by advertising the draft LPS for a 2 month period in April - June 2018 through:

- writing to and inviting comments from wide-ranging stakeholders;
- writing to landowners of properties that are subject to proposed LPS changes e.g. industrial site north of Cuballing and new rural living areas in Cuballing and Popanyinning;
- placing public notices and details in the Cuby News and in the Narrogin Observer on multiple occasions;
- placing details on the Shire's website; and
- information being available at the Shire office and at the DPLH's Perth office.

### *Submissions*

The Shire received 11 submissions on the draft LPS which are set out in Attachment 9.2.1A and summarised in the Schedule of Submissions in Attachment 9.2.1B. In summary:

- no submissions were received from the community. Given the extent of consultation, it can only be assumed that there is overall community acceptance of the draft LPS;
- most submissions were from State Government departments, adjoining local governments and servicing agencies;
- no 'fatal flaws' were identified with most requested changes being relatively minor to the report or plans; and
- various matters raised in the submissions are outside the scope of the LPS and relate to other planning or non-planning processes or other agencies.

Further details are outlined in the 'Comment' section.

### Comment

#### *1. Overview*

It is considered that the draft LPS provides a sound land use planning framework for the district. In summary, based on the recent consultation on the draft LPS, there is either support or acceptance by the community and stakeholders to proposals such as:

- new residential, rural residential and rural smallholding subdivision/development to be contained in and around the Cuballing and Popanyinning townsites;
- promoting economic development, diversifying the local economy and assisting to facilitate employment;
- supporting the identification of a new industrial area to the north of Cuballing;
- measures to lower bushfire risks and measures to support environmental enhancement; and
- protecting agricultural land and a general presumption against subdivision (the creation of additional lots) on rural land.

Proposed modifications to the publicly advertised draft LPS are outlined in Attachments 9.2.1C, 9.2.1D and 9.2.1E. It is highlighted that most LPS attachments are not proposed to be modified and are accordingly not shown in Attachment 9.2.1D. The modifications seek to address submissions where relevant. The version of the LPS report in Attachment 9.2.1D shows suggested modifications in highlight and/or strikeout to the publicly advertised version.

#### *2. Submission from the Department of Health*

The Department of Health raised various matters which are not considered relevant to the LPS or to the district's context (including its environmental attributes, risk profile, scale of development and population). Accordingly, various matters raised in the submission are

considered superfluous. It is highlighted that other matters raised in the submissions are covered by other Shire strategies including relating to disaster preparedness, recovery management or impacts on public health. Other matters raised in the submission will be addressed by proponents in future planning stages which are relevant to the context, the property and the proposal.

### 3. *Submission from the Department of Mines, Industry Regulation and Safety*

Some additional strategies are recommended to be added to the LPS relating to mineral resources and basic raw materials.

### 4. *Submission from the Department of Fire and Emergency Services*

The *Cuballing/Popanyinning Bushfire Hazard Level Assessment* (BHL) has assisted the formation of the draft LPS. Accordingly, the draft LPS endorses a precautionary approach to bushfire risks and seeks to integrate bushfire management with strategic land use planning to minimise bushfire risks. The draft LPS guides and controls the location of subdivision and the use of land through avoiding placing inappropriate subdivision/development in areas that have extreme bushfire risks.

The Department of Fire and Emergency Services (DFES) previously reviewed the BHL. DFES noted that most of the recommended modifications to the BHL were minor. DFES was of the opinion that a few Policy Areas represented an extreme bushfire risk and that further investigation was required if these areas were to be identified for intensification (e.g. additional subdivision) in the LPS.

Lush Fire & Planning reviewed the DFES submission and provided an Implementation Table which contains the BHL recommendations and references what planning stage the recommendations are relevant to. The Implementation Table is outlined in Attachment 9.2.1F.

Lush Fire & Planning have reviewed each Policy Area from the BHL including the level of constraint for subdivision and development. The only Policy Area where there is an issue for subdivision is Policy Area C09 Munro Street, Cuballing and in particular the area south of Rose Street. Vehicular access to this area is constrained and this area contains significant areas of bushfire prone vegetation both within existing lots and adjoining these lots. Lush Fire & Planning advise there are 'Significant constraints for part of area (south of Rose Street) and potentially unsuitable for further subdivision.' There are access restrictions (a lack of two access routes) south of Rose Street.

Given Policy Area C09 is already zoned 'Rural Residential', it is expected that the final LPS Strategy Plan will show the area as 'Rural Residential'. The WAPC may however require the associated note on the Strategy Plan to be modified.

Based on the DFES submission, it is suggested that new areas (currently zoned 'General Agriculture') which are identified for future Residential, Rural Residential or Rural Smallholdings be renamed as 'Investigation Areas'.

### 5. *Submission from the Peel-Harvey Catchment Council*

The Peel-Harvey Catchment Council (PHCC) provided a comprehensive submission which contains valuable information. A number of the PHCC suggestions are recommended to be incorporated into the final LPS. If all aspects of the PHCC submission were accepted, the LPS would be a far lengthier document which is contrary to DPLH expectations.

The PHCC submission also raised various matters which are not considered relevant to the LPS, are outside the scope of the LPS or are better addressed in other publications or planning tools such as a Local Planning Policy. Some suggested modifications are too detailed for the LPS which is a strategic document, while other suggested modifications are superfluous.

It is recognised that further consideration needs to occur relating to management between the Dryandra Woodland and adjoining farming operations. It is proposed that this will be further considered, in time, through the Scheme review through an anticipated Environment Special Control Area and a likely Local Planning Policy. A collaborative approach is required for managing land on the interface between the Dryandra Woodland and farming areas. Considerable more consultation will be required prior to the introduction of an Environment Special Control Area.

## 6. *Next steps*

The modified LPS is recommended for Council support. Should Council agree with the officer recommendation, the DPLH and then the WAPC will consider the submissions and the Council's final adopted version of the LPS and, in time, the WAPC will endorse the LPS. Following the WAPC endorsement of the LPS, LPS 2004 will be revoked.

### Strategic Implications

The LPS (and the associated Local Planning Scheme) will establish Council's land use planning framework for the district. Accordingly, it is highlighted that the finalised LPS will have significant implications on development and subdivision in the district along with influencing infrastructure coordination, economic development and managing natural resources. There are wide ranging economic, social and environmental implications which are summarised in this report and outlined in the LPS. This includes the likelihood of planning for an increase in population and the associated demands of new and expanded infrastructure and services.

The LPS, once endorsed will assist:

- in coordinating the provision of infrastructure and services;
- in more orderly, planned and sustainable development;
- in the decision-making of the local government and other authorities/agencies;
- the Council in its planning, the Shire with its service delivery and will provide increased certainty for other stakeholders;
- to provide a framework for more detailed planning at the structure plan, subdivision and development stages;
- to inform landowners and developers/subdividers of Council requirements; and
- to raise community/stakeholder awareness.

The draft LPS has referred to and is considered consistent with the *Shire of Cuballing Strategic Community Plan 2014-2024* including its approach to community services, the economy, the built environment and the natural environment.

### Statutory Environment

*Planning and Development Act 2005* and *Planning and Development (Local Planning Schemes) Regulations 2015*. The *Planning and Development (Local Planning Schemes) Regulations 2015* 11(2) set out that:

'A local planning strategy must -

- (a) set out the long-term planning directions for the local government; and
- (b) apply any State and regional planning policy that is relevant to the strategy; and

- (c) provide the rationale for any zoning or classification of land under the local planning scheme.'

The LPS will guide the review and amendments of the Local Planning Scheme, the formulation of relevant local planning policies and guide the assessment of development applications and subdivision applications.

#### Policy Implications

Policy implications are outlined in the draft LPS. Finalisation of the LPS will increase certainty for everyone with an interest in the matters raised and should assist in more consistent decision making.

#### Financial Implications

The Shire has met the cost of preparing and advertising the draft LPS. There will be future costs in fully implementing the proposals and recommendations set out in the LPS. The Council should, in-time, adequately increase budget accounts to ensure that necessary additional and/or expanded infrastructure and services are appropriately funded and maintained.

#### Economic Implications

There are expected to be significant and wide ranging economic implications to individuals and the community in the short and longer term. A key objective of the draft LPS is to diversify and grow the local economy. The Council is planning for a growing population and associated subdivision/development. New subdivision/development, when implemented, will result in increased rates to the Shire however this will increase Shire responsibilities and costs.

Various sites have potential for additional development/subdivision, however some sites will not be able to be developed or subdivided given they have environmental, servicing, bushfire, landscape or other planning constraints.

#### Social Implications

Finalisation of the LPS is anticipated to result in various social implications and some of these are outlined in this report. The additional population, anticipated for Cuballing and Popanyinning, should add to the strength of the communities and make better use of available services.

#### Environmental Considerations

Considerable portions of the district have high environmental values. With the community and stakeholders anticipated to increasingly seek more sustainable outcomes, the Council and its partners are expected to need to identify more effective ways of conserving and enhancing the district's environmental assets.

#### Consultation

The draft LPS has been subject to community and stakeholder consultation in accordance with the Regulations. As outlined in the 'Background' section, the Shire advertised the draft LPS for 2 months which exceeded statutory requirements.

#### Options

The Council can agree with the proposed modifications set out in Attachments 9.2.1C, 9.2.1D and 9.2.1E, it can propose different modifications or it can defer consideration of the matter and require additional information. The final decision on the LPS will be made by the WAPC.

Voting Requirements – Absolute Majority

#### **OFFICER RECOMMENDATION**

**That Council:**

- 1. endorses the local government comments and the local government recommendation in the Schedule of Submissions in Attachment 9.2.1B;**
- 2. supports the Schedule of Modifications in Attachment 9.2.1C pursuant to 14(2)(b) of the Planning and Development (Local Planning Scheme) Regulations 2015;**
- 3. supports the modified Shire of Cuballing Local Planning Strategy report, outlined in Attachment 9.2.1D, pursuant to 14(2)(b) of the Planning and Development (Local Planning Scheme) Regulations 2015;**
- 4. endorses the modifications to the Strategy Plans, outlined in Attachment 9.2.1E, pursuant to 14(2)(b) of the Planning and Development (Local Planning Scheme) Regulations 2015;**
- 5. notes and accepts the Implementation Table from the Cuballing/Popanyinning Bushfire Hazard Level Assessment outlined in Attachment 9.2.1F;**
- 6. refers the modified Local Planning Strategy to the Western Australian Planning Commission for final endorsement in accordance with Regulation 14(3) of the Planning and Development (Local Planning Scheme) Regulations 2015;**
- 7. delegates authority to the Shire’s Chief Executive Officer to progress matters with the Department of Planning, Lands and Heritage and to make modifications to the Local Planning Strategy if directed to by the Western Australian Planning Commission;**
- 8. supports the revocation of the Shire of Cuballing Local Planning Strategy (2004) following Western Australian Planning Commission endorsement of the modified Local Planning Strategy; and**
- 9. advises submitters of the above and thank them for their input into the process**



Department of Planning,  
Lands and Heritage

Your ref: ADM246  
Our ref: PLH0017-2018  
Enquiries: Aidan Ash Ph 08 6551 8040

Mr Gary Sherry  
Chief Executive Officer  
Shire of Cuballing  
Email: [enquiries@cuballing.wa.gov.au](mailto:enquiries@cuballing.wa.gov.au)

Dear Mr Sherry

**INVITATION TO COMMENT ON DRAFT SHIRE OF CUBALLING LOCAL PLANNING STRATEGY**

Thank you for your letter dated 17 April 2018 to comment on the draft local planning strategy. The Department of Planning, Lands and Heritage (DPLH), in regards to Aboriginal heritage, has reviewed the Register of Sites and Objects and advises there are three reported Aboriginal sites within the Shire of Cuballing. A further eight lodged Aboriginal heritage places exist within the Shire area (search results attached).

The DPLH, in regards to Aboriginal heritage, supports the draft local planning strategy and commends the recognition of the importance of the protection of Aboriginal heritage within the area. The only comment for your consideration is to revise the use of the word 'clan' or omitting it from the sentence (The Gnaala Karla Booja clan native title claim page 14 section 2.7.1.).

The DPLH recommends that developers undertaking activities within the proposal area take into consideration the DPLH's Aboriginal Heritage Due Diligence Guidelines when planning specific developments. These guidelines have been developed to assist proponents to identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present. The guidelines are available at: <https://www.daa.wa.gov.au/heritage/land-use/>.

If you have any queries in regards to this please do not hesitate to myself on (08) 6551 8040 or via email [aidan.ash@dplh.wa.gov.au](mailto:aidan.ash@dplh.wa.gov.au).

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Aidan Ash'.

Aidan Ash

**TEAM LEADER**

29 May 2018

Postal address: Locked Bag 2506 Perth WA 6001 Street address: 140 William Street Perth WA 6000  
Tel: (08) 655 18002 Fax: (08) 655 19001 [info@dplh.wa.gov.au](mailto:info@dplh.wa.gov.au) [www.dplh.wa.gov.au](http://www.dplh.wa.gov.au)  
ABN 68 565 723 484  
[wa.gov.au](http://wa.gov.au)





# Aboriginal Heritage Inquiry System

## List of Other Heritage Places

For further recorded information on using this information please see the Department of Planning, Lands and Heritage's Terms of Use statement at <http://www.dpal.wa.gov.au/Terms-Of-Use>

### Search Criteria

8 Other Heritage Places in LGA - Shire Of Cuballing

### 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 Planning, Lands and Heritage 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@dph.wa.gov.au](mailto:heritageenquiries@dph.wa.gov.au) and we will make every effort to rectify it as soon as possible.

### South West Settlement ILUA Disclaimer

Your heritage enquiry is on land within or adjacent to the following Indigenous Land Use Agreement(s): Gnaala Karla Booja People ILUA.

On 8 June 2015, six identical Indigenous Land Use Agreements (ILUAs) were executed across the South West by the Western Australian Government and, respectively, the Yued, Whadjuk People, Gnaala Karla Booja, Ballardong People, South West Boorarah #2 and Wagyl Kaip & Southern Noongar groups, and the South West Aboriginal Land and Sea Council (SWALSC).

The ILUAs bind the parties (including 'the State', which encompasses all State Government Departments and certain State Government agencies) to enter into a Noongar Standard Heritage Agreement (NSHA) when conducting Aboriginal Heritage Surveys in the ILUA areas, unless they have an existing heritage agreement. It is also intended that other State agencies and instrumentalities enter into the NSHA when conducting Aboriginal Heritage Surveys in the ILUA areas. It is recommended a NSHA is entered into, and an 'Activity Notice' issued under the NSHA, if there is a risk that an activity will 'impact' (i.e. by excavating, damaging, destroying or altering in any way) an Aboriginal heritage site. The Aboriginal Heritage Due Diligence Guidelines, which are referenced by the NSHA, provide guidance on how to assess the potential risk to Aboriginal heritage.

Likewise, from 8 June 2015 the Department of Mines, Industry Regulation and Safety (DMIRS) in granting Mineral, Petroleum and related Access Authority tenures within the South West Settlement ILUA areas, will place a condition on these tenures requiring a heritage agreement or a NSHA before any rights can be exercised.

If you are a State Government Department, Agency or Instrumentality, or have a heritage condition placed on your mineral or petroleum title by DMIRS, you should seek advice as to the requirement to use the NSHA for your proposed activity. The full ILUA documents, maps of the ILUA areas and the NSHA template can be found at <https://www.dpc.wa.gov.au/swntis/South-West-Native-Title-Settlement/Pages/default.aspx>.

Further advice can also be sought from the Department of Planning, Lands and Heritage at [heritageenquiries@dph.wa.gov.au](mailto:heritageenquiries@dph.wa.gov.au).

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### Coordinate Accuracy

Coordinates (Easting/Northing metres) are based on the GDA 94 Datum. Accuracy is shown as a code in brackets following the coordinates.



## Aboriginal Heritage Inquiry System

### List of Other Heritage Places

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**Terminology (NB that some terminology has varied over the life of the legislation)**

**Place ID/Site ID:** This is a unique ID assigned by the Department of Planning, Lands and Heritage 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*.

**Access and Restrictions:**

- **File Restricted = No:** Availability of information that the Department of Planning, Lands and Heritage holds in relation to the place is not restricted in any way.

- **File Restricted = Yes:** Some of the information that the Department of Planning, Lands and Heritage 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 Planning, Lands and Heritage receives written approval from the informants who provided the information. To request access please contact [heritageenquiries@dph.wa.gov.au](mailto:heritageenquiries@dph.wa.gov.au).

- **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 4km<sup>2</sup>) 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 the Department of Planning, Lands and Heritage.

- **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.

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## Aboriginal Heritage Inquiry System

### List of Other Heritage Places

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ID	Name	File Restricted	Boundary Restricted	Restrictions	Status	Type	Knowledge Holders	Coordinate	Legacy ID
3273	DRYANDRA	No	No	No Gender Restrictions	Lodged	Quarry	*Registered Knowledge Holder names available from DAA	494640mE 6372648mN Zone 50 [Unreliable]	S00221
3380	CONTINE POOL	No	No	No Gender Restrictions	Lodged	Camp	*Registered Knowledge Holder names available from DAA	500640mE 6369648mN Zone 50 [Unreliable]	S99999
4645	NYAMUTTIN 1	Yes	Yes	No Gender Restrictions	Lodged	Artefacts / Scatter	*Registered Knowledge Holder names available from DAA	Not available when location is restricted	S02426
4646	NYAMUTTIN 2	Yes	Yes	No Gender Restrictions	Lodged	Painting	*Registered Knowledge Holder names available from DAA	Not available when location is restricted	S02427
27274	Cuballing Reserve Hill	Yes	Yes	No Gender Restrictions	Lodged	Ceremonial, Mythological, Quarry, Rockshelter, Meeting Place, Natural Feature, Ochre, Plant Resource	*Registered Knowledge Holder names available from DAA	Not available when location is restricted	
29165	Prison Massacre Site	No	No	No Gender Restrictions	Lodged	Historical, Man-Made Structure, Massacre	*Registered Knowledge Holder names available from DAA	496550mE 6364000mN Zone 50 [Reliable]	
29168	Mervyn Abraham's Gravesite	No	No	No Gender Restrictions	Lodged	Skeletal Material / Burial	*Registered Knowledge Holder names available from DAA	503500mE 6383668mN Zone 50 [Reliable]	
29160	George Road/Patullo Road Bush Camping & Hunting Ground	No	No	No Gender Restrictions	Lodged	Camp, Hunting Place	*Registered Knowledge Holder names available from DAA	511095mE 6381719mN Zone 50 [Reliable]	

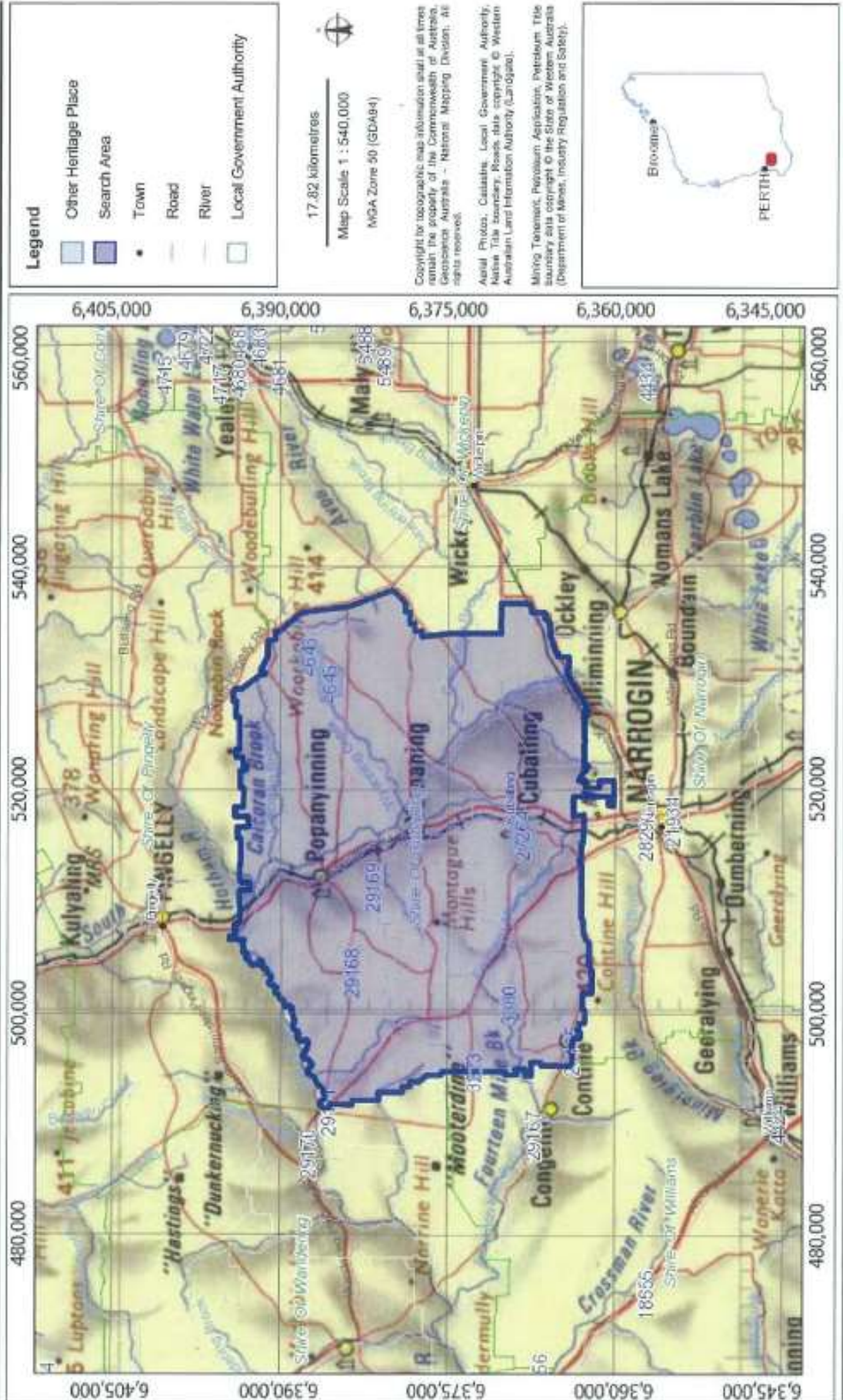


Department of Planning,  
Lands and Heritage

# Aboriginal Heritage Inquiry System

Map of Other Heritage Places

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

**23 MAY 2018**

Your Ref: ADM246  
Our Ref: EHB-01834 EHB18/222  
Enquiries: Vic Andrich 9388 4999

Mr Gary Sherry  
Chief Executive Officer  
Shire of Cuballing  
PO Box 13  
CUBALLING WA 6311

Dear Mr Sherry

### **DRAFT LOCAL PLANNING STRATEGY**

Thank you for your letter of 17 April 2018 requesting comment from the Department of Health (DOH) on the above proposal.

The DOH provides the following comment:

#### **1. Local Planning Strategy Content**

I commend you for inclusion of 'enhancing public health of the community' as part of your vision and key objectives.

Although the document focuses on outcomes for the Shire, it does not address potential issues in relation disaster preparedness, recovery management or the associated impacts on public health.

The document provides a snapshot of foreseeable outcomes in relation to Settlement Issues, Infrastructure, Heritage, Tourism, Economic and Employment Issues, etc. but does not highlight potential negative impacts of such outcomes for the community. This is an excellent opportunity to guide development which simultaneously addresses potential negative aspects.

A risk assessment of each of the potential outcomes should be incorporated into the Strategy. For your reference, consider the enHealth document '*Risky Business*' – *A resource to manage environmental health risks specifically tailored for local governments*. The document is available for download at:  
[http://www.public.health.wa.gov.au/2/1400/2/health\\_risk\\_assessment.pm](http://www.public.health.wa.gov.au/2/1400/2/health_risk_assessment.pm)

#### **2. Water Supply and Wastewater Disposal**

The draft Strategy should facilitate where appropriate, developments to connect to scheme water and be in accordance with the draft *Country Sewerage Policy*.

Where reticulated sewerage is not available the Strategy should provide guidance for on-site effluent disposal. To assess if on-site wastewater disposal systems are to be

Environmental Health Directorate | Public and Aboriginal Health Division  
All correspondence to: PO Box 8172 Perth Business Centre Western Australia 6849  
Grace Vaughan House 227 Stubbs Terrace Shenton Park WA 6008  
Telephone (08) 9388 4999 Fax (08) 9388 4955  
ABN 28 684 750 332  
[www.health.wa.gov.au](http://www.health.wa.gov.au)

## ENVIRONMENT

effective, a 'site-and-soil evaluation' (SSE) in accordance with Australian Standard 1547 (AS/NZS 1547) is required and should be referenced in the document.

Approval is required for any on-site waste water treatment process (by DOH or local government) with such proposals being in accordance with DOH publications which may be referenced and downloaded from:

[http://ww2.health.wa.gov.au/Articles/N\\_R/Recycled-water](http://ww2.health.wa.gov.au/Articles/N_R/Recycled-water)

[http://ww2.health.wa.gov.au/Articles/U\\_Z/Water-legislations-and-guidelines](http://ww2.health.wa.gov.au/Articles/U_Z/Water-legislations-and-guidelines)

[http://ww2.health.wa.gov.au/Articles/S\\_T/Subdivisions-and-town-planning-approvals](http://ww2.health.wa.gov.au/Articles/S_T/Subdivisions-and-town-planning-approvals)

Again, where scheme water may not be available, developments 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*.

### 3. Medical Entomology

A Mosquito Management Plan should be developed within the strategy for the whole shire with the proviso that individual subdivisions/developments comply with the Plan thus ensuring consistency across the industrial area. Details for mosquito management may be downloaded from:

[http://ww2.health.wa.gov.au/Articles/J\\_M/Mosquito-management](http://ww2.health.wa.gov.au/Articles/J_M/Mosquito-management)

### 4. Public Health Impacts

DOH has also a document on '*Evidence supporting the creation of environments that encourage healthy active living*' which may assist you with planning elements related to this structure plan. A copy is attached or may be downloaded from:

[http://www.public.health.wa.gov.au/cproot/6111/2/140924\\_wahealth\\_evidence\\_statement\\_be\\_health.pdf](http://www.public.health.wa.gov.au/cproot/6111/2/140924_wahealth_evidence_statement_be_health.pdf)

### Industrial Estates and Precincts

Enclosed is a draft scoping tool that highlights public health issues that should be addressed and incorporated into the proposed industrial estate/precinct. A copy is attached.

The Strategy is 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:

[http://epa.wa.gov.au/sites/default/files/Policies\\_and\\_Guidance/GS3-Separation-distances-270605.pdf](http://epa.wa.gov.au/sites/default/files/Policies_and_Guidance/GS3-Separation-distances-270605.pdf)

You should also acknowledge the DOH's *Guidelines for the Separation of Agricultural and Residential Land Use* as a means to help avoid conflict and potential adverse health effects and nuisance impacts from chemical use, dust and other rural pursuits. A copy is attached or it may be accessed from the Public Health website:

[http://ww2.health.wa.gov.au/Articles/F\\_I/Guidelines-for-separation-of-agricultural-and-residential-land-uses](http://ww2.health.wa.gov.au/Articles/F_I/Guidelines-for-separation-of-agricultural-and-residential-land-uses)

### 5. Land Use Planning for Natural Hazards

Another document '*Land Use Planning for Natural Hazards* can also guide the use of land to effectively reduce risk and enhance sustainability for areas prone to hazards such as flooding, fire, earthquake, strong wind and erosion.

Available for download from: <https://www.ag.gov.au/EmergencyManagement/Tools-and-resources/Publications/Documents/Manual-series/manual-7-planning-safer-communities.pdf>

Should you have queries or require further information please contact Vic Andrich on 9388 4999 or [ehinfo@health.wa.gov.au](mailto:ehinfo@health.wa.gov.au)

Yours sincerely



Stan Goodchild  
**A/EXECUTIVE DIRECTOR  
ENVIRONMENTAL HEALTH DIRECTORATE**

16 May 2018

*Att:*



Government of Western Australia  
Department of Health

## Evidence supporting the creation of environments that encourage healthy active living

This evidence brief summarises the literature supporting the creation of environments that encourage healthy active living. It is designed to be used by State and Local Governments and developers, seeking to create new or redevelop existing neighbourhoods. It is structured according to six key components of urban development, and includes a rationale for action and a summary of the key design elements that have demonstrated effectiveness in increasing healthy active living.

The way in which our neighbourhoods and cities are designed can have a profound impact on the degree to which people can live healthy lifestyles (particularly in relation to active living and access to fresh and healthy food). Creating supportive built environments is well recognised as a means of improving health and wellbeing, whilst also contributing to a reduction in traffic congestion and parking problems, and improved social and environmental outcomes.

The Department of Health supports the incorporation of healthy design elements into urban development that encourage healthy active living. Design elements that are supported by current evidence are described below. Further information on each design element and the evidence base supporting these can be found at [www.healthyactivebydesign.com.au](http://www.healthyactivebydesign.com.au)

### Mixed Land Use

The location of different land uses and destinations relative to each other has a large impact on how accessible they are and how people travel to and between different places<sup>1</sup>. A good land use mix enables residents to fulfil a variety of daily activities where they live, work and play (e.g. shopping precincts, schools, employment, community spaces, recreation facilities and open spaces). The more of these land uses and destinations that exist within walking distance, the more likely residents are to walk, cycle or use public transport to get to those places<sup>2,3</sup>.

Convenient access to fresh and healthy food can improve healthy eating<sup>4,6</sup>. Land use planning can impact on all parts of the 'paddock to plate' food chain (growing/producing, processing, transporting, distributing and selling food) which in turn affects the supply, access and cost of fresh and healthy food for the community<sup>7-9</sup>.

### Design Elements

- Developments should have a compact mix of land uses and groupings of destinations within walking distance of most residents<sup>3, 10-15</sup>. Key destinations include retail, fresh and healthy food outlets, public open space, services, sport and recreation, local employment, schools, and community facilities.
- To ensure the availability and accessibility of fresh and nutritious food, arable land needs to be protected and appropriate land should be available for the production, storage, distribution and transportation of food<sup>11, 16</sup>. On a smaller scale, vacant public land, parks and streetscapes can be used to provide local opportunities to produce locally grown fruit and vegetables.

health.wa.gov.au



### Activity Centres

Developing activity centres and main streets with a mix of land uses and destinations within walking distance of most residential dwellings can support active transport<sup>3, 10-15, 17</sup>. The co-location and grouping of destinations within the centre allows for multiple activities to be undertaken which is more conducive for active transport (walking, cycling and public transport). With growth and higher residential density increasingly occurring around the network of activity centres, it is even more critical that access via active transport modes is prioritised.

The provision of fresh and healthy food stores within the mix of destinations in a centre is important to provide access to fresh and healthy food and encourage its consumption<sup>10-12, 15, 17</sup>. This could be through large supermarkets, grocery stores, smaller fruit and vegetable retailers and farmers markets.

#### Design elements

- Developments should create activity centres with a mix of land uses and destinations that meet daily living needs within walking distance of most residential dwellings<sup>3, 11-14</sup> and near public transport.
- Centres should be surrounded by walking, cycling and public transport routes that are put in place early to enable access to key services and destinations from the outset<sup>18</sup>.
- Centres should provide a high quality, attractive and safe public realm, and be structured in main street formats that are not dominated by car parking.
- Centres should provide a variety of fresh and nutritious food outlets (supermarkets, grocery stores, farmers markets)<sup>10-12, 15, 17</sup>.

### Movement Network

Active transport is well recognised as a means of improving health and wellbeing, whilst also contributing to a reduction in traffic congestion and parking problems and improved environmental and social outcomes<sup>19, 20</sup>.

Car-centric infrastructure and urban planning has seen an increasing reliance on the car, associated traffic congestion, less walking and cycling for short trips and increased sedentary behaviour. Creating environments that support replacing short car trips with walking, cycling or public transport (which usually involves a walking or cycling trip to the stops and between destinations) and recreational walking and cycling can reduce overweight and obesity and improve overall health<sup>19</sup>.

Local access to a variety of good quality, affordable fresh and healthy food is reliant on the food transport system. As well as costing more, the range and quality of foods available decrease with increasing distance from Perth. A movement network that provides an effective food transport system locally and across the state can help to overcome this.

#### Design elements

- Developments should provide an accessible, connected movement network integrating walking, cycling and public transport in which neighbourhoods, centres and destinations are connected to each other<sup>11-15</sup>. Walking and cycling routes should be continuous, connected<sup>21-26</sup>, convenient, direct and legible with paths located on at least one, but ideally both sides of the street<sup>3, 11-13, 21-23, 29-31</sup>.
- Development should provide a safe, functional and attractive environment to support walking, cycling and public transport and maximise pedestrian safety by heightening visibility<sup>32</sup>, providing safe places to cross streets<sup>22, 33</sup>, minimising the potential for conflicts with motorists and providing amenities that enhance functionality and comfort<sup>34, 35</sup>.
- Public transport should be available and accessible and be a viable and attractive alternative transport option. Transit stops should be located within walkable catchments of all residents, workplaces and key destinations along well connected streets and in safe locations<sup>2, 36, 37</sup>.
- The movement network should integrate appropriate infrastructure for the efficient and timely transport of fresh and healthy food around the state to ensure access by all.

### Public Open Space

The provision of high quality attractive parks and public open spaces helps to create an enjoyable and attractive neighbourhood environment in which to walk or cycle<sup>28, 38</sup>. Parks provide opportunities to be active within them and those living closer to a park or having more parks are more likely to be active<sup>24, 39-44</sup> and have a healthier weight<sup>44</sup>. Having more parks and a greater public open space area<sup>45</sup> can also increase physical activity. The inclusion of footpaths, trails, natural play spaces, sport facilities/courts, equipment and playgrounds has been shown to encourage park use and physical activity within parks<sup>45-48</sup>. This is becoming increasingly important for those living in higher density housing without a private backyard<sup>49</sup>.

Parks can provide opportunities to grow and provide local access to fresh and healthy foods. Community gardens can positively influence a healthy diet, provide greater access to fruit and vegetables<sup>50, 51</sup>, enable residents to consume more fruit and vegetables<sup>52</sup> and provide opportunities to be active<sup>51, 52</sup>. Parks and community gardens also improve social activity and social connections with neighbours<sup>50, 53</sup> and offer improved mental health outcomes<sup>51, 52</sup>.

#### Design elements

- Developments should provide a range of quality public open spaces to contribute towards the recreation, physical activity, health and social needs of the community.
- Parks and open spaces should be located within walking distance of most residents<sup>3, 11-13</sup>, along connected routes<sup>3, 12, 13</sup> and be co-located with other community facilities to encourage access by walking or cycling.
- The design of parks and open space and the infrastructure provided within them should cater for a variety of users to undertake a mix of activities that increase physical activity, provide access to healthy nutritious foods (through community gardens) and prevent injury.

### Housing Diversity

A combination of higher residential density and mixed land use can increase walking among adults, particularly walking for transport<sup>24, 41, 49, 54-57</sup>. Higher densities and smaller lot sizes generally result in the creation of more compact uses of land decreasing the distances between destinations. This increases the likelihood that people will walk and cycle for transport<sup>58-61</sup> and also provides increased patronage to support local businesses, services and facilities<sup>3, 62</sup>.

#### Design elements

- Developments should provide a range of residential lot sizes and choice of housing types within walking distance of key destinations<sup>14</sup>.
- Residential densities should be increased in areas within close proximity to mixed use centres, local employment, community facilities and public transport<sup>3, 14, 29</sup>.
- Lot layouts could be oriented to maximise opportunities for residents to grow fruit and vegetables, especially in areas with limited access to fresh and healthy food.
- *Crime Prevention Through Environmental Design* features should be incorporated to lessen the opportunity for crime and enhance personal safety, traffic safety, property safety and security. This will contribute to streetscape amenity which in turn encourages walking, cycling and use of public spaces<sup>32, 36</sup>.

## Schools

Environments that support children and their parents to walk, cycle or use public transport to get to school increases their physical activity and reduces traffic in the local community<sup>63</sup>. Living in close proximity to school is one of the most consistent predictors of walking or cycling to school<sup>33, 64-68</sup>. Infrastructure that maximises connectivity and safety is also critical so the environment surrounding the school must also incorporate connected pathways, traffic management and safe crossings<sup>69</sup>.

Schools grounds are an ideal location for students to achieve part of their daily physical activity needs. The provision of playspaces, sports facilities, line markings for games and grassed areas increases the likelihood that students will be active during recess and lunch<sup>70-73</sup>. Enabling community use of these facilities outside of school hours has also been shown to increase the community's physical activity<sup>74, 75</sup>.

Growing fresh and healthy food through school kitchen gardens can increase children's exposure to fruit and vegetables<sup>76</sup> and can encourage healthier diets and fruit and vegetable consumption<sup>76</sup>. Extending the school garden to be accessible to the wider community outside of school hours can facilitate shared maintenance and shared benefits.

The food environment and presence of food stores around schools also plays an important role in children's daily exposure of healthy or unhealthy foods, which can influence healthy eating behaviours. Emerging evidence is showing that the closer someone is to fresh and healthy food outlets the more likely they are to consume healthy products<sup>77</sup>.

### Design elements

- Developments should locate schools within 800m walkable catchments of most residents that are integrated with connected walking and cycling networks and serviced by public transport routes (where appropriate) to enable students to conveniently and safely access the school via means other than the car<sup>3</sup>.
- School grounds and facilities should be designed to encourage active and unstructured play during school hours. Site design should enable shared use by the general public outside of school hours.
- End of trip facilities should be provided within schools to encourage walking and cycling to school (e.g. bike racks).
- School grounds could be utilised to grow fresh and healthy food<sup>3</sup>.
- School car parks and ovals could be designed to host farmers markets to enable fresh and healthy food to be sold locally, particularly in areas underserved by fresh and healthy food stores.
- Consider limiting the location of fast food outlets in close proximity of schools<sup>78</sup>.

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## ***Industrial estates, precincts and industrial developments Scoping Tool: Public Health Considerations***

Land-use planning decisions have a direct impact on public health both in terms of promoting healthy living and in terms of preventing both acute and chronic diseases.

This information sheet is for State and Local Governments responsible for both land-use planning for industrial estates and assessing development proposals. This information sheet may also help government officials and public health professionals provide guidance to planners and others about the potential health implications of their decisions. Property developers of residential and industrial estates and precincts or industrial facilities may also find this information useful for preparing proposals.

Land-use planning directed towards sustainable economic growth through industrial development incorporates strategies which ensure sensitive land-users are not disadvantaged or placed at risk from industrial activity. Land-use plans that consider the health and wellbeing of local communities help preserve or even improve the health of the community affected by the proposed plans. Health and amenity issues that affect residential areas also affect business, visitors and workers in an industrial estate. Although traditionally not an area for public health, the aesthetics and amenity of an industrial estate can impact on how the area is perceived and in turn influence the health and wellbeing of people in the estate and adjacent neighbourhoods.

Industrial areas are important for economic growth and therefore the potential for incremental intrusion of non-industrial activities on these areas also needs to be considered to ensure the core function of an industrial area remains for industrial use. Industrial developments are most often compromised when separation distances to sensitive receptors<sup>1</sup> have not been considered during the planning stage of either a residential estate or an industrial estate. Buffers based on separation distance can be implemented by State Government long after developers have purchased land for industrial or residential estates. The potential for this to occur is greatest wherever residential land lies adjacent to heavy industry or land that is zoned and reserved for mixed industrial development and it is clear that separation distances have not been considered during planning or are inadequate.

This guidance is about promoting healthy public policy and is based on the understanding that health is not just the product of health care activities but is influenced by a wide range of activities that include land-use planning and industry regulation. Understanding how these activities influence health provides an opportunity for planning authorities to adopt strategies that help to prevent and reduce certain ill health for as long as possible and thereby help to reduce or avoid related health costs.

<sup>1</sup> Sensitive receptors are any residential area and include but are not limited to schools, hospitals, elderly housing, day care facilities and individual residences.

Factors that influence public health to be considered by assessors and proponents include (but not limited to).

- Air quality
- Noise
- Hazard management
- Climate change
- Light
- Water quality
- Radiation safety
- Traffic

Features of Industrial Neighbourhoods that affect the health and safety of employees, visitors and neighbouring communities:

- Disaster preparedness and emergency management
- community consultation
- Built Environment and workforce well being

### **Air quality**

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Local air quality can be affected by air pollutants emitted from industrial facilities in an industrial estate or precinct during both the construction stage and during normal operations. Air pollutants may include odorous chemicals, gases, fumes and particulate matter (dust). Such pollutants, when not managed correctly, have been associated with health problems ranging from short lived reversible respiratory health effects to long term chronic cardiorespiratory health effects in exposed individuals. Air pollution has also been implicated in non-cardiorespiratory effects such as autoimmune disorders and low birth weight.

People who live near or adjacent to industrial estates do not expect industrial emissions to impact their health. They also expect a high standard of amenity. Two proven ways that impacts can be minimised is by providing a buffer between industry and sensitive land-uses and by ensuring industrial activities are regulated to minimise the impacts of noise, odour, dust and traffic.

A primary responsibility of State and local government planning authorities and is to preserve good air quality over residential areas both for purposes of health and amenity. To this end the planning authorities seek to ensure that air emissions from industrial facilities do not cause the air pollutants over residential areas to exceed health based air-quality standards/guidelines. The National Environmental Protection Measure (air NEPM) for ambient air quality prescribes ambient air quality standards for six key pollutants (PM<sub>10</sub>, O<sub>3</sub>, CO, NO<sub>2</sub>, SO<sub>2</sub> and lead). Standards/guidelines for other pollutants are available from the Department of Environment Regulation (DER) or DOH. Standards/guidelines apply to residential areas and it is incumbent upon a proponent to determine that air pollutants emitted by their facility comply with the appropriate standard/guideline. To help ensure air quality standards/guidelines can be met in residential areas the DER regulates emissions for industrial facilities they licence and for facilities assessed by the Environmental Protection Authority (EPA) as requiring emission regulation.

The air-quality standards/guidelines apply to all sensitive receptors therefore industrial estates and residential areas should be strategically located to one another with due regard to factors that influence emission dispersal and dilution. Factors such as dominant wind direction and separation distance can reduce potential risks to communities. DOH also considers amenity important for health and wellbeing. Intermittent odour and dust emissions in particular degrade amenity and the potential for these to occur should be considered in the planning and approvals process. While the PM<sub>10</sub> air NEPM protects against the adverse health effects from dust, separate guidelines exist for dust levels that preserve amenity.



Air borne emissions are a feature of most industrial precincts whether from a fugitive source like a stockpile or from a point source like a stack. , Regardless of the source, a key question of the decision-making authority will be how the proposal or plan minimises amenity and health effects associated with air emissions? The following information from the proponent can assist answer this question

- A list of the potential contaminants of concern (their health effects and the recommended guideline for each contaminant may be required for high risk developments).
- Monitoring or modelling data of the contaminants of concern if available.
- A statement of intent to develop and implement an air quality monitoring and management plan or a statement justifying why such a plan is not required
- Evidence of adaptive, mitigation and management practices sufficiently flexible to respond proactively to conditions likely to generate unexpected emissions, and
- Evidence of strategies to engage with the community or to deal with community concerns if and when they arise.

This is not a complete list and if necessary a proponent may seek the advice of a suitably qualified and experienced environmental consultant to prepare a concise but detailed air-quality risk assessment or air-quality management plan. Where there is a potential risk for large scale industrial air borne emissions to impact air quality, a 'health risk assessment' may quantify those risks and enable appropriate management actions to be developed. The DER and DOH may also provide proposal assessing authorities and proponents with advice.

## Noise

Noise pollution is a potential problem when residential estates encroach on industrial areas. Potential noise impacts to residents can occur from sources such as industrial equipment, trucks and machinery (e.g. pumps or refrigeration plants).

Noise above the health guideline can lead to significant health and nuisance concerns from residents and workers. To minimise health and nuisance impacts associated with noise, a proponent should develop a noise management plan and have it approved by the authorising authority. Such a plan should be proactive and consider both the impact on and from future neighbours as the case may be.

The DER regulates noise from licensed facilities while local government regulates noise from non-licensed facilities and residential areas.

## Traffic

Increased traffic movements of trucks and machinery offsite through residential areas and local towns can cause concerns. It is important that where there is an increase in transit traffic appropriate planning and discussion with potentially affected communities is undertaken. A traffic management plan may be needed to manage traffic impacts on surrounding areas.

## Light

Light pollution, characterised as excessive or obtrusive artificial light, may affect nearby communities.

Light pollution can be divided into two main types:

- 1) Annoying light that intrudes on an otherwise natural or low-light setting and
- 2) Excessive light that leads to discomfort and adverse health effects. Its sources include advertising lights, commercial properties, offices, factories, streetlights, other buildings and illuminated sporting venues.

It is important to consider any light obtrusive activities surrounding the proposed development to ensure they do not impact on neighbouring properties.

## Water quality

### Wastewater disposal

In most instances, industrial developments require reticulated sewerage to be delivered by a licensed supplier in accordance with the draft *Country Sewerage Policy* or the *Government Sewage Policy - Perth Metropolitan Region*.

[http://www.public.health.wa.gov.au/3/1430/2/subdivisions\\_and\\_town\\_planning\\_approvals.pm](http://www.public.health.wa.gov.au/3/1430/2/subdivisions_and_town_planning_approvals.pm)

However, in some locations reticulated sewerage systems, particularly in regional and remote areas, is not provided or planned. Moreover, existing sewerage systems may not have the capacity to accommodate increases in connection rates without significant investment. Therefore, it should be noted that it can take several years from planning stage discussions before an upgrade is operational.

Where a reticulated sewerage system is not available, health and environmental concerns may arise if a site does not install and maintain an appropriate onsite wastewater system to service the workforce and the development.

In situations where on-site wastewater systems are proposed, such as septic tanks or aerobic treatment units, it is essential to conduct a Land Capability Assessment or a geotechnical report as per AS 1547 (2000) at the lot and subdivision level. In all cases, lot sizes will need to be able to accommodate the wastewater generated on-site within their boundaries.

To ensure the Department of Health is satisfied that there will be appropriate provision of wastewater disposal systems, a proponent is required to provide written evidence/details on the predicted occupant size, trade waste type/quantities and whether the development will be:

- Connected to a reticulated sewerage system. If so:
  - Detail what is the capacity of the local reticulated mains to handle the increase in generated wastewater volumes, and/or
  - Details of future proposals to upgrade the reticulated sewerage system or the wastewater treatment plant, or
- Connected to an onsite wastewater system. If so:
  - Provide a Land Capability Assessment at the lot and development levels, or a Geotechnical report as per AS 1547 (2000) at the lot and development level;
  - Provide groundwater levels and soil type;
  - Type of onsite wastewater system proposed e.g. septic tanks, aerobic treatment unit, etc.;
  - The location of the onsite wastewater disposal system in proximity to office/ traffic and parking/ accommodation and other facilities
  - Whether sufficient area is available to accommodate onsite wastewater treatment systems and the effluent disposal area required. Developers should note that some proposals have been constrained due to insufficient area for on-site effluent disposal.

### Drinking water

A safe and potable supply of drinking water is essential for all. Detailed consideration needs to be given to how many people will need access to drinking water and how drinking water will be supplied during construction activities and ongoing operational phases. In situations where connection to a drinking water supply through a licensed provider (scheme water) is not available, consideration must be given to alternative drinking water systems. DOH approval is required for such systems.

To provide an alternative drinking water system, written evidence/details are to be provided on:

- Drinking water volumes required;
- How drinking water will be provided to the development;
- The commitment to comply with the *Australian Drinking Water Guidelines 2011 (2011 ADWG)*, as published by the National Health & Medical Research Council;
- The establishment of a Drinking Water Quality Plan including a drinking water quality monitoring program for chemical and microbiological analysis), and
- Routine evaluation of the 12 elements of the Drinking Water Quality Plan.

Where rainwater is proposed as the main source of potable water, consideration must be given to WA's decreasing rainfall patterns. In addition, depending on the proximity of the estate to agricultural and other industrial sites, there is the potential for roofs to act as a funnel and capture dust, chemicals and spray drift residues that may concentrate in the rainwater tank. Rainwater monitoring and other mitigation strategies will be required to ensure public health is not compromised.

#### **Non-drinking water (recycled water or alternative water supplies)**

The Department of Health supports non-drinking water schemes as a sustainable and beneficial option to manage water resources. However, serious health implications may result if non-drinking water systems (in particular recycled water) are not appropriately installed and managed.

Written evidence/details should be provided to the Department of Health on:

- The proposal/concept for a recycled water scheme, prior to implementation.
- The volumes of non-drinking water produced/required
- The treatment of the non-drinking water to a level that is fit for purpose
- The commitment to implementation of the relevant Australian Guidelines for Water Recycling (AGWR):
  - AGWR - Phase 1 (2006);
  - AGWR - Phase 2: Stormwater Harvesting and Reuse (2009), and
  - AGWR - Phase 3: Managed Aquifer Recharge (2009).
- The establishment of a Recycled/Alternate Water Quality Plan including the water quality monitoring program
- Routine evaluation of the 12 elements of the Recycled/Alternate Water Quality Plan.

DOH cannot support mandatory recycled water re-use for a development. Rigid sustainability targets may not recognise that some areas are just not suitable for garden or grey-water re-use, due to potential issues such as the height of the groundwater table, proximity to wetlands, small lots sizes for instance.

## **Hazard Management**

### **Vector borne diseases (mosquito management)**

Mosquito populations and the types of mosquito-borne diseases vary across WA. Existing habitats such as wetlands can support extensive mosquito populations and can cause serious nuisances to humans who may reside within these areas, as well as increase the chance of people contracting debilitating or potentially life threatening mosquito-borne diseases.

New industrial estates may be proposed in areas that are not suitable for humans to live. Re-contouring the land and installing infrastructure can create new habitats for mosquitoes to breed.

To minimise the risk of mosquito-borne disease and breeding sites, a proponent needs to provide written evidence of the following:

- Existing breeding locations within close proximity to the proposed development, and the extent of known mosquito-borne disease risk and nuisance levels from biting insects.
- Commitment to develop and implement a mosquito management plan that provides strategies for managing mosquito breeding sites during construction and ongoing operational phases of the development and for minimising the exposure of future occupants to adult mosquitoes.
- Commitment to locate, design and maintain any proposed man-made water bodies (e.g. constructed wetlands, vegetated swales and other stormwater infiltration infrastructure) in accordance with the Chironomid midge and mosquito risk assessment guide for constructed water bodies (Midge Research Group, 2007).

#### **Nuisance insects (including stable fly)**

Consideration needs to be given to other nuisance insects such as stable fly that may cause health concerns to future workers and occupants.

Stable fly can be a significant public health concern and is generally a problem surrounding rural activities such as agriculture, irrigated horticulture, animal industries, dairies and piggeries.

Consequently, incoming industrial occupants may be exposed to nuisance fly breeding and infestation that can be associated with surrounding activities.

Stable flies are an aggressive, biting, blood sucking fly that attacks livestock, domestic pets and humans in search of a blood meal. The primary host animals are cattle and horses which are normally 'accessible' to stable flies in a rural environment. The repeated biting attacks can cause considerable suffering and distress to animals and in some cases, cause death. Whilst this is not strictly a public health issue it can be a significant nuisance to residents and cause suffering and annoyance to livestock and domestic pets.

Stable fly breeding has been known to be a problem in the Shires of Harvey, Gingin, Murray, Serpentine/Jarrahdale, and in areas that have mixed agriculture and horticultural activities.

One of the main sources of breeding has been the use of poultry manure for vegetable production on the Swan Coastal Plain. It is also known that stable flies also breed prolifically in rotting vegetable material, other manures, animal bedding and feed (if left exposed to the elements).

To minimise health risks associated with nuisance insects it is recommended that the proponent undertakes land-use surveys within a 5-10 kilometre radius of the proposed estate to ascertain activities that may pose a risk from nuisance fly breeding, particularly if there are known stable fly problems in the area.

If any such activities are identified then effective management plans should be developed in consultation with the landowners on which the activities occur.

#### **Pest management**

All developments are likely to attract pests such as mosquitoes, cockroaches, rats and feral animals, which need to be controlled to prevent health concerns for the surrounding community.

Written evidence should be provided on the intention to develop and implement a pest management plan that appropriately controls pests and minimises any use of pesticides in the control of insect pests, weeds and feral animals where appropriate..

#### **Pesticide use**

There are general requirements for pests (weeds, weed pathogens, vermin, vectors, feral animals etc.) control on industrial estates and open areas in residential estates. Appropriate training and licenses are required in accordance with the *Health (Pesticides) Regulations 2011* to apply pesticides (insecticides and herbicides)

Written evidence should be provided on the intention to control pests by employing the use of contractors who are appropriately trained and hold a current Pest Management Technician Licence and be employed by a Registered Pest Management Business.

If a proponent wishes their own employees to apply pesticide(s) as part of their Pest Management Program, then the employees should be provided with sufficient knowledge, skills, training and the personal protective equipment to safely apply the pesticide(s). The pesticides available to non-licensed individuals may differ in formulation and strength which should be considered when developing a pest management plan.

### **Contaminated sites**

Industrial estates may be proposed on land that is potentially contaminated from previous or existing land uses. Contamination may be of ground and surface waters and soil, and result from the release of hazardous substances associated with industrial and commercial activities, poor asbestos removal practices or dumping, or the distribution of acid sulphate soils.

If a site is suspected of or known to be contaminated it will need to be reported to the Department of Environment Regulation (DER) in accordance with the *Contaminated Sites Act 2003*.

DER will assess and classify the site if necessary, which may trigger a formal process of site investigation and/or clean-up. The aim of this work is to ensure that any contamination does not present an unacceptable risk to the environment or to people.

### **Acid sulfate soils**

Acid sulfate soils (ASS) are naturally occurring soils and sediments containing iron sulfides, most commonly pyrite.

When ASS is exposed to air the iron sulfides in the soil react with oxygen and water to produce a variety of iron compounds and sulfuric acid. Initially a chemical reaction, the process is accelerated by soil bacteria. The resulting acid can release other substances, including heavy metals, from the soil into the surrounding environment.

The production of hydrogen sulphide gas from ASS is also a concern for public health.

Further queries on contaminated sites and ASS should be directed to the DER Contaminated Sites Branch. DER will request DOH advice on human health issues and public risk related to contaminated sites and ASS as required.

## **Radiation safety**

### **Power lines, electromagnetic fields and health**

The magnetic field from a power line can vary widely because the current in the wires depends on the amount of power consumed. On the other hand, the electric field from a power line varies very little because the voltage essentially remains constant.

Electric and magnetic fields are also different in the way they interact with our bodies. Electric fields have very little penetration, while magnetic fields can penetrate to our inner organs.

The strongest electromagnetic fields (EMFs) are found around those major transmission lines that carry the highest voltages and currents. EMFs are also present around suburban distribution systems that, although at much lower voltages, still carry large currents.

Each power line runs along a corridor of land called an easement. The width of the easement is determined by a number of factors, including the electrical load on the line. The widest easements,

naturally, are given to the lines with the highest loads e.g. an easement width of 60 metres is typical for 330kV lines.

Public access to an easement is permitted, but building and long-term occupation are not. At the edge of an easement, the EMFs are appreciably lower than they are in the centre. The World Health Organisation limits are not exceeded anywhere within easements; the EMFs outside easements are consequently well below these limits.

On this basis, there is no reason to discourage either Industrial development that borders power line easements, or short term recreational activity within easements.

The Radiation Safety Act and Regulations specify maximum exposure limits for non-ionising emissions from radiofrequency radiation, ultraviolet radiation and electromagnetic fields from power lines and electronic equipment. Where a potential hazard in this area may arise, the Radiation Health Unit can provide advice on determining compliance to the relevant standards or guidelines.

### **Climate change – health considerations**

It is now known that our changing climate presents a significant and emerging threat to public health. While efforts to mitigate the effects of climate change are occurring on a global level some individual and communities will also need to adapt to changing environmental conditions to stay healthy. Emerging public health impacts of climate change include heat waves and other extreme weather events and a reduced water supply. Some relatively simple strategies that developers can employ to mitigate public health impact of climate change include.

#### **Heat waves**

- Reducing the effect of heat stress through industrial and residential design plans which retain natural vegetation and trees that help to cool industrial and urban environments.
- Considering building material with low albedo effects and
- Employing passive solar designs for buildings.

#### **Extreme weather related health effects**

- Developments should not be located in flood plains and should be designed to withstand extreme weather conditions.
- In bushfire prone areas, industrial and residential developments should comply with local planning authority requirements. Such requirements may prevent development in fire prone areas or may require developers to abide by particular building codes and occupants to develop fire protection plans.

#### **Water consumption**

- Consideration should be given to the supply and use of water, particularly in regional areas, and adopting approved methods to reduce water demand and reuse grey or waste water.

## **Features of Industrial Estates**

### **Healthy built environments and Work force wellbeing**

The Department of Health supports strategies that create an industrial estate that supports physical activity and healthy eating for workers and visitors.

Key principles in designing the built environment can contribute to the health and wellbeing of the industrial estate. There are a number of key principles that can be adopted or adapted to suit the level of industry; heavy industry may have different requirements compared with light industry.

- Mixed land-use integrated with transport.
- Accessible, convenient and safe active transport (walking, cycling and public transport).

- Well connected streets, pathways and walking/cycling routes.
- An attractive and welcoming industrial form.
- Safe and accessible places for all users.
- Parks and open space with a mix of formal and informal physical activity uses and gardens.
- Supporting infrastructure that encourages physical activity e.g. lighting, bike lockers and shade.
- Easy access to healthy food

Workforce wellbeing is the prerogative of the individual facilities and businesses within an industrial estate however planners and developers have an opportunity to promote health and wellbeing through land-use planning. When these design principles are integrated and applied correctly a range of health, social, economic and environmental benefits will follow. It can improve the wellbeing of the workforce and attract future investment.

The modern workforce is relatively more health conscious and selective in what they consume. Varied and nutritious food options for the workforce and visitors to an industrial estates to be encouraged. A proponent should consider:

- How food will be supplied and transported safely to the site.
- If the industrial estate/development is to incorporate a food business (lunch bar, etc.) then such businesses will need to comply with the *Food Act 2008*, associated standards, regulations and guidelines.

#### **Disaster preparedness and emergency management**

Industrial estates vary in size and complexity and it is a ky requirement that an emergency plan is tailored to each facility within the estate. A less hazardous facility may require simple plan compared with a more hazardous facility.

Industrial activities/accidents can result in fires, blasts and other explosions that can cause emissions to air, water and soil to the surrounding areas. Industrial estates in close proximity to residential areas may require a different level of emergency medical response and disaster recovery compared with industrial estates that are located in isolated or remote areas.

Emergency medical response and emergency disaster recovery plans address not only internal emergencies (worksites accidents, etc.) but also external threats such as bush fire, cyclones, floods, etc. Access/egress to the industrial site or estate may be compromised during an emergency and /or disaster.

Safe Work Australia has developed a *Guide for Major Hazard Facilities: Emergency Plans*.

This guide is available for download from the Safe Work Australia website:

<http://www.safeworkaustralia.gov.au/sites/SWA/about/Publications/Documents/667/Emergency%20Plans.doc>

#### **Community Consultation**

DOH regards community consultation as an important component of activities undertaken during the planning stages for new development. Community consultation provides important opportunities to develop two-way relationships between industry and communities affected by planning decisions. DOH has developed a guide to assist proponents engage with communities.

*Public Health consultation: a guide for developers.*

[http://www.public.health.wa.gov.au/2/1397/2/community\\_consultation.pm](http://www.public.health.wa.gov.au/2/1397/2/community_consultation.pm)

## Further information

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The Public Health Division (Environmental Health Directorate) of the Department of Health of Western Australia has a range of health resources and experts who can provide advice on improving the health outcomes of Industrial estates, precincts and developments. For further information visit: [www.health.wa.gov.au](http://www.health.wa.gov.au)



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# Guidelines for Separation of Agricultural and Residential Land Uses

Establishment of Buffer Areas

August 2012

Delivering a Healthy WA

## Definitions

**Agricultural land use** - The use of land for the production of food, fibre and timber, including grazing, cropping, horticulture and forestry.

**Buffer area/zone** - A buffer is formed to create an area of separation between conflicting land uses.

**Buffer element** - A natural or artificial feature within a buffer area that mitigates an adverse impact, including open ground, vegetation or constructed/acoustic barrier.

**No-spray zone** - An area in which direct application of the agricultural chemical is prohibited; this area is specified in distance between the closest point of direct chemical application and the nearest boundary of a site to be protected, unless otherwise specified on a product label (APVMA).

**Registered pesticide** - A pesticide that is registered under the Agvet Code of Western Australia Part 2

**Residential development** - Urban subdivision, low-density residential subdivision and rural allotments created primarily for residential purposes and other places uses as human accommodation, excluding dwellings associated with bonafide agricultural holdings.

**Sensitive land use** - Land uses considered to be potentially sensitive to emissions from industry and infrastructure including residential developments, hospitals, hotels, motels, hostels, caravan parks, schools, hospitals, nursing homes, child care facilities, shopping centres, playgrounds, and some public buildings.

**Separation distances** - The total linear distance between a source and a sensitive receptor.

**Spray Drift** - The movement of pesticide away from the target area in the atmosphere. The three main forms of drift are droplet drift, vapour drift and particulate drift.

**Vegetative barrier** - A vegetative barrier is usually a tree or shrub line that is located on the downwind side of a sprayed area to protect an area susceptible to spray drift. Vegetation is sometimes planted deliberately to filter spray drift from the environment.

## Abbreviations

**APVMA** - Australian Pesticides and Veterinary Medicine Authority, a Commonwealth government statutory authority established in 1993 to centralise the registration of all agricultural and veterinary chemical products and labels into the Australian marketplace

**DOH** - Department of Health

## Introduction

This document has been developed to consolidate the current Department of Health (DOH) position for the establishment of buffer areas in new residential subdivisions where possible conflicts with existing agricultural land use exist. The need for a formal policy arises as an increasing number of residential developments encroach on land previously occupied for agricultural use and concerns are raised or health impacts reported. Buffer areas can reduce conflict, health impacts and resulting complaints from conflicting agricultural, residential and other urban land uses.

The DOH has largely adopted the best practice standards described by the Queensland Department of National Resources in their "Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997" and supported by CSIRO (2002). Other jurisdictions have used similar processes.

## Purpose

This document provides specific requirements to assist local governments, developers, land owners and consultants in providing adequate separation from conflicting land uses. These guidelines should be used in conjunction with State Planning Policy 4.1 (draft for public comment WAPC July 2009) and *Guidance for the Assessment of Environmental Factors No 3 Separation distances between industrial and sensitive land uses* (Environmental Protection Authority, (June 2005).

All chemical use must comply with existing legislation. Spraying practices will also need to comply with the APVMA "no spray zone" which is being introduced to the labels of new and existing pesticides. A designated buffer area under these guidelines will contribute to the area included as a "no spray zone", allowing a greater portion of agricultural land to be available for crops where a large "no spray zone" applies.

## Scope

This document provides recommendations on the minimum separation distance required between agricultural land use and residential land use based on current scientific knowledge and industry practice. These separation distances may be applied to other proposed sensitive land uses.

Single residential dwellings located in land zoned Rural, Agricultural or equivalent in local and regional planning schemes are excluded from this document.

## Objective

The objective of this guideline is to avoid conflicts arising from proposed residential developments and other sensitive land use near existing agricultural land. This guideline will assist in minimising health and nuisance impacts from chemical use and dust.

## Limitations

Considering the complexity in determining a safe buffer distance applicable to multiple situations it is important that the design of buffer areas is based on the best possible evidence and is conservative in its approach.

Vegetative buffers may not be suitable where the chemicals in use may result in vapour drift (eg. soil fumigants) or where herbicide spray drift would impact on the vegetative buffer. In these circumstances a 300m buffer distance would apply.

Safe application of chemicals, design and use of spray technology/equipment and requirements under existing legislation are not specifically covered by this document. Buffers are not substitutes for good spray management practices.

## Establishment and maintenance of buffer areas

New residential developments should protect the rights of the existing agricultural producers to continue to perform farming activities on their land.

The following measures should be implemented at the earliest possible planning stage to minimise impacts on public health:

1. Where land is approved for subdivision or residential development the prospective proponent must be advised by the local government of the requirement for buffer areas to be included.
2. Applications for development are to consider and describe the existence and location of surrounding land uses, including viticultural and agricultural activities, and site the development in a position which will not result in the potential for land use conflict between neighbouring land uses.
3. Applications for a site being developed for residential purposes are to include buffer areas that are planned and funded by the proponent of that development, unless otherwise determined by mutual agreement with existing land owners (including land owned by State and Local Authorities).
4. Buffer areas should apply from the boundary to boundary of the conflicting land uses.
5. Consideration needs to be given to the time in which an area remains "mixed use". Buffer areas may be temporary and can be reserved for public open spaces or further residential development once conflicting agricultural land use has ceased. Residential subdivision applications may include future residential lots that will fall within the buffer area that will be constructed only when neighbouring agricultural activities have ceased.
6. Persons intending to live in or adjacent to an agricultural land use area need to be fully informed of the agricultural practices and their potential impact on health or amenity before they settle into the area.

7. Where a vegetative buffer is planned, the proposals must state who is responsible for planting and maintaining the buffer area vegetation. The vegetative buffer needs to be planted and established before building approval is granted. A legal agreement must be established that specifies the legal and ongoing obligations on the developers, local government and landowners.
8. Any alternative design is based on a thorough analysis of the specific site conditions by an expert and should be approved by the Environmental Protection Authority/ Department of Health.

EPA Guidelines require the following separation distances for common agricultural uses:

Industry	Description of Industry	Buffer Distances
Market Gardens	Broad Scale Operations	300-500m
Orchards		500m
Turf-farms and lawns		500m
Vineyards		500m

The precise design of the buffer will depend on many different factors including the chemicals used, method of application, the site, the proposed land-uses and the adjacent or nearby land use and characteristics including road reserves and existing vegetation.

The following minimum requirements will be considered suitable by the DoH:

1. A separation distance of 300m for to control spray drift, dust, smoke and ash.
2. Alternatively a 40 m separation distance can be used where a vegetative buffer has been adequately designed, implemented and maintained in accordance with these guidelines.
3. Vegetative buffers will not be operational until trees reach the minimum effective height to control spray drift. Residential areas should not be developed within 300m until this time.

Natural geographical features (watercourses and ridge lines), public open spaces, road reserves etc. can be used to meet the required separation distances. Areas reserved for public open spaces should not be designed for recreational use (eg. playground, community facilities) until agricultural activities are ceased.

In some circumstances a temporary, suitably designed constructed buffer with 50% porosity and of sufficient height may be accepted (ie. where residential development of existing agricultural land is likely to occur before a vegetative buffer can be established and chemicals used are of low public health risk). Temporary buffers are subject to the same design criteria as permanent ones to ensure their effectiveness. Constructed buffers should be submitted for approval as an alternative design.

## Requirements for Vegetative buffers

To be effective barriers to spray drift, the vegetated buffers need to meet the following criteria:

- Be located as close as practicable to the point of release of the spray.
- A minimum total width of 40m made up of 10m cleared fire break area either side of a 20 m wide planted area.
- Contain random plantings of a variety of tree and shrub species of differing growth habitats, at spacings of 4-5m.
- Include species with long, thin (needle-like) and rough (furry/hairy) foliage which facilitates the more efficient capture of spray droplets and which are fast growing and hardy;
- Foliage should be from the base to the crown; mixed plantings of trees may be required to ensure there are no gaps in the lower canopy.
- Provide a permeable barrier which allows air to pass through the buffer. A porosity of 0.5 is acceptable (that is, approximately 50% of the screen should be air space).
- Have a mature tree height twice the height of the spray release height.
- Have mature height and width dimensions which do not detrimentally impact upon adjacent crop land.

Applications for development where biological buffers are proposed shall include a detailed landscaping plan indicating the extent of the buffer area, the location and spacing of trees and shrubs and a list of tree and shrub species. The application shall also contain details concerning the proposed ownership of the buffer area and the means by which the effectiveness of the buffer is to be maintained.

**This document is available in alternative formats on request for a person with a disability.**

**Nicole Gould**

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**From:** Ian Kininmonth <Ian.Kininmonth@watercorporation.com.au>  
**Sent:** Monday, 25 June 2018 3:01 PM  
**To:** Shire of Cuballing Enquiries  
**Subject:** Draft Shire of Cuballing Local Planning Strategy  
**Attachments:** Cuballing water network.pdf; Popanyinning water scheme.pdf

Thank you for the opportunity to comment on the draft planning strategy. As you know, the Water Corporation provides water services to the towns of Cuballing and Popanyinning. Water is supplied via the Great Southern Towns Water Scheme.

As has correctly been identified in the Strategy in section 2.3.1, there may be need to improve water pressure to support new development areas in the Popanyinning townsite and improvements to the Cuballing water storage facility, also to support new lots and development.

In each town, water zone boundaries indicate the extent of existing and planned water reticulation mains. Within the water zone boundaries, water reticulation mains can be extended relatively easily as they have already been planned for. Mains extensions are usually funded by the developer / land owners i.e. user pays principle.

A number of areas have been identified in the Strategy for future residential and rural residential use which are outside the existing water zones. There is no planning for these areas. There may therefore be issues with extension of water reticulation mains which could affect supply to these areas.

To ascertain the feasibility of servicing the areas identified, prior to zoning there should be a request to Water Corporation to evaluate servicing feasibility and issues. This should be accompanied by an indication of lot yields in each of the areas. This will enable demand to be forecast and with this servicing issues.

The attached plans show the water zone boundaries and extent of reticulated water supply for the town towns. This information can also be obtained from the State government's spatial system or from the Water Corporation EsiNet service <https://www.watercorporation.com.au/home/builders-and-developers/subdividing/our-spatial-database>

Sincerely,

**Ian Kininmonth**  
 Senior Urban Planner  
 Development Services

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**E:** Ian.Kininmonth@watercorporation.com.au  
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Keep in touch     **W:** watercorporation.com.au

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The Shire Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracy of title, liability or other information provided on this map. This map is not intended to be used as a legal document and the information provided should be used as a guide only. No warranty is made by the Shire Corporation as to the accuracy of the information provided on this map. Any information found on this map should be subject to the Shire Corporation's 2018/19 Financial Statements and the Shire Corporation's 2018/19 Financial Statements and the Shire Corporation's 2018/19 Financial Statements.

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YOUR REF: ADM246  
OUR REF: OCR184961-18.6.7  
ENQUIRIES: Azhar Awang



Shire of 29 JUN 2018  
**Narrogin**  
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28 June 2018

Garry Sherry  
Chief Executive Officer  
Shire Of Cuballing  
PO Box 13  
CUBALLING WA 6311

Dear Gary

**SHIRE OF CUBALLING DRAFT LOCAL PLANNING STRATEGY**

Thank you for your letter dated 17 April 2018 regarding the Shire of Cuballing Draft Local Planning Strategy which is advertised for public comments.

The Shire of Narrogin has considered the above matter at its meeting held on 27 June 2018 whereby it resolved as follows:

*With respect to the Shire of Cuballing's draft Local Planning Strategy, that Council:*

- 1. Write to the Shire of Cuballing commending it on the preparation of the Shire of Cuballing's draft Local Planning Strategy; and*
- 2. Advise the Shire of Cuballing that the Shire of Narrogin supports the Shire of Cuballing's draft Local Planning Strategy and does not have any comments to provide.*

Should you have any queries or wish to discuss this matter further, please do not hesitate to contact me.

Yours sincerely

**Azhar Awang**  
Executive Manager Development And Regulatory Services

Enquiries: Jane O'Malley  
Our Ref: 0066\_2018\_0704  
Your Ref: ADM246



4 July 2018

Gary Sherry  
Chief Executive Officer  
Shire of Cuballing  
PO Box 13 CUBALLING WA 6311

Dear Gary

**Comment on Draft Shire of Cuballing Local Planning Strategy.**

We welcome the opportunity to provide comment on the Shire's Draft Planning Strategy.

The Peel-Harvey Catchment Council (PHCC) is the regional body responsible for the Peel-Harvey Natural Resource Management (NRM) Region. The following comments are provided within the context of our mission statement : *'as environmental stewards we will encourage and enable effective catchment management to create a healthier natural environment in the Peel-Harvey by building community education and capacity, influencing and leading critical thought and environmental pride, and exemplifying and implementing best practice'*.

We recognise the importance of local planning strategies in setting the future directions and standards for land use and development in a local government area in a way which achieves social, environmental and economic outcomes.

Through our review of the draft strategy, we provided the following overarching comments. Specific comments linked to the draft strategy text are presented in Table 1.

Overarching comments

1. The Strategy should recognise the importance of protecting natural resources in the District, given that they underpin all broadscale agriculture in the shire, on-farm water resources, and many other social and economic activities. To this end, reference to future land use which complements, and where possible implements, the Hotham-Williams Natural Resources Management Plan is strongly encouraged.
2. The Shire is to be congratulated in recognising the importance of the Dryandra Woodlands in the Planning Strategy. A number of suggestions are included in Table 1 to clarify and support the recognition of the Woodlands as an important environmental, tourism and recreational asset. A key threat to the threatened fauna of Dryandra are feral cats and foxes.
3. The link between agricultural productivity and the condition of natural resources should be strengthened in the final Strategy. For example, farm productivity should be explicitly linked to native vegetation, soil health and water quality protection. The current draft Strategy correctly



*We acknowledge the Noongar people as Traditional Custodians  
of this land and pay our respects to all Elders past and present*

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identified the importance of vegetation to threatened species and nature conservation, but does not draw its link to water resource condition, salinization and soil health. Table 1 provides details to address this comment.

Table 1: Comments referenced to Draft Strategy text

Report reference	PHCC comments and suggestions
2. Local profile	
p 5	It's great to see Dryandra Woodland identified as a key environmental and recreational asset early in the document. Dryandra is recognised as environmental significant at a Wheatbelt regional level.
2.2.3 Key Settlement issues, p 8	Key settlement issues are supported, for example, consolidation of existing townsites, proper planning of any new rural living areas, and introduction of a Rural Smallholding Zone. It is important to ensure that provisions related to a possible new Rural Smallholding Zone ensure that developers must adhere to high levels of environmental management, including vegetation and watercourse protection and stormwater management. Caution must also be employed with identifying new rural living areas and Rural Smallholding zones as elsewhere it has led to 'bleeding of townsites into rural areas and the loss of productive agricultural lands
2.3. Infrastructure 2.3.1 Water	The section recognises the importance of built public and private water supply through rainwater capture and stormwater capture.  The section could explicitly recognise the importance of private dam infrastructure that supplies stock watering sources to many of the District's farms.  It is also considered important to recognise in this Section that the District's rivers and other watercourses form part of the District's critical water infrastructure (they are also covered in Section 2.5. Environment and Conservation). They supply water for stock and are critical infrastructure.
2.3 Infrastructure 2.3.5. Stormwater management (drainage)	Important to show the link between stormwater management infrastructure and the District's natural drainage infrastructure (rivers and other watercourses). Section currently omits the important part that the natural drainage system plays in supporting stormwater management infrastructure.
2.3.7 Community infrastructure	Reference to Dryandra Woodland as a recreational asset and the recreational infrastructure in the Woodland should be included.



Report reference	PHCC comments and suggestions
Recreation and community	
2.4 Economics and Employment  2.4.1 Agriculture	<p>Section should mention that the Shire supports both broadscale and intensive agriculture (e.g. piggeries).</p> <p>Mention of the increases in soil acidity should be included in this section or another. Management of soil acidity is a growing challenge for many farmers and the current solution (import of lime) is of finite value.</p>
2.4.5 Key Economic and Employment Issues	<p>A statement in regard to the economic and employment potential related to the Dryandra Woodlands should be included. The tourism and recreational values of the Woodlands mean that wise management of the Woodlands environmental values (including threats to Dryandra's environmental values) are of economic significance.</p>
2.5 Environment and Conservation  2.5.4 Waterways and groundwater resources	<p>Section importantly recognises the finite availability of water resources and the need to plan for a changing climate, including reduce rainfall.</p> <p>It is suggested that the section could be enhanced by the inclusion of statements that:</p> <ul style="list-style-type: none"> <li>• protection of freshwater surface water resources is of particular importance given the salinization of most Hotham River subcatchments.</li> <li>• Landcare practice in the District has been shown to restore salty watercourses to a state where they can once again be used on-farm (e.g. as on-farm washdown water).</li> <li>• water resources support biodiversity values – aquatic ecosystems (in water) and riparian ecosystems (fringing vegetation, habitat and related fauna (e.g. river and floodplain ecosystems, and deep-rooted vegetation etc).</li> <li>• waterways are often of environmental and special cultural significance to Noongar People</li> <li>• the quality of surface water resources can be degraded by sediment loads, salinization, loss of fringing vegetation</li> <li>• river health and condition can decline through poor land use and development (e.g. inadequate vegetative buffers, uncontrolled stock access, poor stormwater design and infrastructure related to development</li> <li>• the fencing of rivers and other watercourses to control stock access is one of the simplest and most effective means of protecting rivers and the related ecosystems.</li> </ul>

Report reference	PHCC comments and suggestions
	<p>It is also suggested that map in Attachment 11 should show subcatchment boundaries (currently only shows Murray and Avon Catchment extent). Local planning strategies should recognise local scale catchments to facilitate improved stormwater planning at local development scales. The PHCC can assist with GIS spatial data showing sub-catchments.</p>
2.5.6 Vegetation	<p>It is great to see the <i>'Shire will endeavour to retain remnant vegetation, and assist in the planning of environmental corridors to help link the fragmented vegetated areas'</i>.</p> <p>It is suggested that the section could be enhanced by:</p> <ul style="list-style-type: none"> <li>• Noting that much of the vegetation in the Shire is a Threatened Ecological Community as recognised by the Federal Government, that being the Wheatbelt Eucalypt Woodlands. See here for more info: <a href="http://www.environment.gov.au/cgi-bin/sprat/public/publicshowcommunity.pl?id=128">http://www.environment.gov.au/cgi-bin/sprat/public/publicshowcommunity.pl?id=128</a></li> <li>• Clarification that the protection of the District's native vegetation is important not only for the conservation of biodiversity and the provision of environmental services including water resource improvement (esp. water quality and groundwater levels), reduction in wind and water erosion, watercourse stabilisation, stock sheltering in severe weather, and reduction in ground temperatures.</li> <li>• Inclusion of statements that recognise the significant planting of local indigenous and native Australian vegetation by landholders for various on-farm and catchment purposes. This vegetation, in addition to on-farm remnant vegetation is important for on-farm productivity, catchment water resources and habitat for wildlife.</li> <li>• Inclusion of the significance of roadside vegetation as vegetation corridors and linkages to fragment areas. Protection of roadside vegetation is made all the more important in a heavily cleared landscape.</li> </ul>
2.5.6 Vegetation	<p>It is suggested the current statement in regard to farmer's rights to farm around Dryandra, and in turn ensure that farming activities do not adversely affect Dryandra's values could be better phrased to focus on opportunities rather than rights and responsibilities (i.e. the intent of this statement is supported, but it reinforces and 'us and them' approach to land management.</p> <p>It is suggested that the statement could be replaced with words to the effect that "Given the environmental significance of the Dryandra</p>

Report reference	PHCC comments and suggestions
	Woodlands and the importance of managing threats to these Woodlands at a landscape scale across both public and private lands, there is an increased focus on collaborative land management efforts involving farmers, government agencies, and other groups around Dryandra. For example, feral animal control is occurring across land tenures in and around Dryandra with the support of farmers and is supporting increases in numbers of the threatened numbat and woylie.
2.5.7 Wildlife	<p>It is great to see the Section highlights the importance of Dryandra, however, the section should include some description of:</p> <ul style="list-style-type: none"> <li>• Diversity of native wildlife and not just the threatened and priority species</li> <li>• The diversity of threatened species in Dryandra (See the Dryandra Management Plan, or contact DBCA Narrogin)</li> <li>• The major threats to wildlife, especially the recognised threats to wildlife in and around Dryandra. These threats include feral cats and foxes, fragmentation of remnant vegetation, altered fire regimes.</li> <li>• The importance of reserves other than Dryandra for wildlife, these include Boyagin Nature Reserve and Tutanning Nature Reserve (it is noted that these reserves are on the Shire's boundaries, but they are important to the maintenance of wildlife in the District, including threatened species.</li> </ul>
2.5.6 Key Environment and Conservation Issues	<p>All the identified key issues are supported, with the following comments and suggested additions:</p> <ul style="list-style-type: none"> <li>• <i>Salinity continues to be a major issue</i>, with soil acidity of growing importance and reducing productivity</li> <li>• Remnant vegetation should be protected, and in the case of the Wheatbelt Eucalypt Woodlands are protected under the Environment Protection and Biodiversity Conservation Act 1999 (Federal). Also of note is <i>Banksia cuneata</i> (Matchstick Banksia) which is listed as Endangered under the EPBC Act.</li> <li>• Endangered fauna, including Numbats, Woylies, Chuditch, Carnaby's Black Cockatoos, among others require protection of habitat and the management threats, such as feral cats and foxes.</li> </ul>
3. Strategic Direction	
3.3. Settlements	The draft strategies are noted, with one suggested additional strategy:

Report reference	PHCC comments and suggestions
3.3.2 Residential Development – Strategies	Ensure new residential developments are water sensitive and implement best-practice stormwater management. (As per 3.4.2 Stormwater Management – Strategies.
3.3.3 Rural living - Rural residential – Strategies	The strategies are noted, with one suggested addition to Strategy (f):  Ensure that the environmental qualities of the land and/or water are maintained or improved, such as through revegetation, water-sensitive stormwater management, among others.
3.3.3 Rural living - Rural smallholdings – Strategies	The draft strategies are noted. It is suggested that Strategy (e) should be clarified by spelling out the major strategies that are to be employed to maintain or improve environmental qualities, for example: <ul style="list-style-type: none"> <li>• Ensure that remnant vegetation (and in turn priority flora and fauna) is protected through structure planning and appropriate land tenure mechanisms, and/or fencing</li> <li>• Ensure that rivers and watercourses are protected through appropriate land tenure mechanisms and/or fencing</li> <li>• Support revegetation for the purposes of land conservation, water resource improvement or wildlife habitat.</li> </ul>
3.3.4 Crown land - Actions	The draft strategies are noted. It is suggested that an additional Action be considered:  Support protection of the environmental values of Crown Reserves, and where managed by the Shire, maintain and protect the reserves environmental values where possible.
3.5. Economics and employment 3.5.1 – Agriculture – Actions	The draft Actions are noted. It is suggested that an additional action should be to ensure the new Scheme includes a Rural Zone provision to the effect that:  Developments are to identify and protect environmental assets, and manage threats to environmental values, linked to the development.
3.6 Environment and Conservation 3.6.3 Waterways and Groundwater Resources – Strategies and Actions	The draft Strategies and Actions are supported, and the following additions are suggested:  New Strategies: <ul style="list-style-type: none"> <li>• Support the fencing and restoration of waterways, especially where they will enhance farm productivity, improve water quality and increase wildlife habitat and ecological connectivity.</li> </ul>



Report reference	PHCC comments and suggestions
	<p>New Action:</p> <ul style="list-style-type: none"> <li>• Ensure that the new Scheme protects waterways and wet valley floors where they are part of proposals for subdivision, development or intensified land use.</li> </ul>
<p>3.6 Environment and Conservation 3.6.4 Vegetation – Strategies</p>	<p>This section should note that much of the remnant vegetation in the Shire on private and public lands is Wheatbelt Eucalypt Woodland and is protected as a Threatened Ecological Community under the Environment Protection and Biodiversity Conservation Act 1999 (Federal)</p> <p>The draft strategies are noted and supported.</p> <p>The following enhancements are suggested:</p> <ul style="list-style-type: none"> <li>• Strategy (b) restoration and protection of links should encourage restoration of linkages in accordance with the Hotham-Williams NRM Plan and other recognised district studies</li> <li>• Strategy (c) conservation lots is strongly supported.</li> <li>• Strategy (d) – support rehabilitation of vegetation – should not be limited to where vegetation has become degraded. Revegetation can serve multiple purposes. The Hotham-Williams NRM Plan provides numerous opportunities for revegetation, highlighting the importance to farm productivity, water resource restoration and nature conservation.</li> </ul>
<p>3.6 Environment and Conservation 3.6.4 Vegetation – Actions</p>	<p>The draft actions are strongly supported, with the following comments:</p> <p>Action (b) – Introduce an Environment Special Control Area in the new local planning scheme for land near the Dryandra Woodlands. This action should be implemented in consultation with landholders and other key stakeholders to ensure a collaborative approach to land management is encouraged and the support of farmers is maintained.</p> <p>Action (e) – Progressively prepare management plans for reserves vested with the local government which have significant biodiversity values. This action should include reference to implementation of the plans within resourcing opportunities and constraints.</p>
<p>3.6.5 Climate change</p>	<p>This section should reference the predicted impacts of climate change as forecast by CSIRO. For example, these include reduced winter rainfall trends and increasing summer temperature trends. The implications of these predictions are increased frequency and intensity of wildlife, and changes to the natural distributions of wildlife.</p>

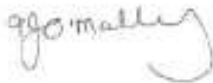
Report reference	PHCC comments and suggestions
	<p>The proposed Action (<i>Shire to monitor the impact of climate change ...</i>) is challenging given it is often difficult to directly link events to climate change. It is suggested that a slightly more proactive approach could be taken. A suggested replacement action is that:</p> <p>The Shire will recognise the likely predicted climatic changes, including reduced winter rainfall trends and increasing summer temperature trends, at all stages of the planning and development assessment process.</p>
3.7.1. Bushfire – Strategies and Actions	<p>The proposed Strategies and Actions are supported.</p> <p>The importance of assessing bushfire risks as part of all development and revegetation proposals is critical.</p>

We hope our comments provide opportunities to strengthen and focus the final strategy towards your strategic community goals.

We look forward to continuing our work with the Shire and its community to support sustainable agriculture, and restore and protect the District’s natural resources including the Dryandra Woodlands.

Should you require further information, please do not hesitate to contact Jane O’Malley on (08) 6369 8800 or email [admin@peel-harvey.org.au](mailto:admin@peel-harvey.org.au).

Yours sincerely



Jane O’Malley  
Chief Executive Officer





Government of Western Australia  
Department of Jobs, Tourism, Science and Innovation

Your ref: ADM246  
Our ref: J0820/201701  
Enquiries: [simone.soliman@jtsi.wa.gov.au](mailto:simone.soliman@jtsi.wa.gov.au)  
Phone: 9222 0476


Gary Sherry  
Chief Executive Officer  
Shire of Cuballing  
PO Box 13  
CUBALLING WA 6311

Dear Mr Gary Sherry

I refer to your letter dated 17 April 2018, inviting the Department of Jobs, Tourism, Science and Innovation (JTSI) to comment on the Draft Shire of Cuballing Local Planning Strategy. JTSI's tourism division, Tourism Western Australia (Tourism WA), provides the following comments to assist in finalising the strategy.

Tourism WA notes the support by the Shire within the Draft Planning Strategy for tourism and its further development, and the recognition that tourism provides an important element of economic development and diversification in the Shire. In this regard, it is pleasing to note that the strategy aims to encourage the development of a wide range of tourist and recreation facilities, tourist accommodation and activities, and the establishment of businesses, trails and possibly events, which attract and promote the Shire as a tourist destination.

Tourism WA is currently in the process of implementing Taste 2020: a strategy for food and wine tourism in Western Australia for the next five years and beyond. This strategy recognises that there are significant opportunities for agri-tourism initiatives across Western Australia. In relation to Cuballing, Tourism WA is working with the community to encourage the development of agri-tourism experiences such as wine and food trails and recently Dowerbin wines attended a Tourism WA sponsored Cellar Door workshop. This strength is also present within the Shire's Strategic Community Plan 2014-2014 under the heading, Objective 6: Events and Activities – "We should work with local towns to promote annual events such as the Arts, Food and Wine Trail". JTSI encourages the Shire to work diligently on these types of initiatives to form networks of tourism activities and creating visitor experiences in the area.

  
Christine Gibbey  
EXECUTIVE DIRECTOR  
Infrastructure and Land Planning

11 June 2018

Level 6, 1 Adelaide Terrace East Perth Western Australia 6004  
Telephone +61 8 9222 0555 Facsimile +61 8 92220505  
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[wa.gov.au](http://wa.gov.au)  
ABN 90 199 516 864

**Gary Sherry**

Adm 246

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**From:** Geoff McKeown <ceo@williams.wa.gov.au>  
**Sent:** Thursday, 5 July 2018 1:59 PM  
**To:** Gary Sherry  
**Subject:** RE: Draft Shire of Cuballing Local Planning Startegy

Hi Gary,

I refer to the draft Shire of Cuballing Local Planning Strategy forwarded for comment.

I apologise for not responding by the due date of the 28<sup>th</sup> June 2018.

The Shire of Williams thanks the Shire of Cuballing for the opportunity to comment on the draft document.

If there is still time to accept a response, the Shire of Williams will not be making a submission.

Kind regards,

**Geoff McKeown**  
**Chief Executive Officer**  
**Shire of Williams**

Phone 08 9885 1005  
Fax 08 9885 1020  
Mobile 0429 900 005



ADM 246  
04 JUL 2018

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Shire of Wicképin

Shire of Cuballing  
Chief Executive Officer  
PO Box 13  
CUBALLING WA 6311

Contact: Agatha Prior  
File:LRC.1.417

25 June 2018

Dear Gary,

On behalf of Council I would like to commend the Shire of Cuballing for your effort in preparing the draft Shire of Cuballing Local Planning Strategy.

Your Local Planning Strategy was presented to the 20 June 2018 Ordinary Meeting of Council and they did not have any comments to make regarding the draft of the Cuballing Local Planning Strategy.

If you require any further information, please contact Mr. Mark Hook on 9888 1005 or email [ceo@wickepin.wa.gov.au](mailto:ceo@wickepin.wa.gov.au).

Yours sincerely

Agatha Prior  
Executive Support Officer

*"A 'Fortunate Place' enjoying a pleasant lifestyle with quality services and a strong and expanding community"*

15 MAY 2018

**Nicole Gould**

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**From:** Mike Fitzgerald <mike.fitzgerald@dbca.wa.gov.au>  
**Sent:** Friday, 11 May 2018 9:03 AM  
**To:** Shire of Cuballing Enquiries  
**Subject:** Draft Cuballing Local Planning Strategy

**Attention: Gary Sherry**

Thank you for the opportunity to review your Shire's draft Local Planning Scheme.

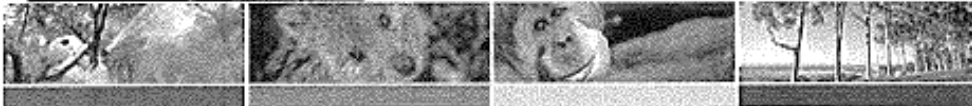
The Parks and Wildlife Service of the Department of Biodiversity, Conservation and Attractions advises that, based on currently available information, this Local Planning Strategy is unlikely to cause any adverse impact to known significant biodiversity values.

Please contact Mike Fitzgerald on (08) 9881 9223 ([mike.fitzgerald@dbca.wa.gov.au](mailto:mike.fitzgerald@dbca.wa.gov.au)) if you require clarification or further information.

**Mike Fitzgerald**

Land Use Planning Officer | Wheatbelt Region

Parks and Wildlife Service  
Department of Biodiversity, Conservation and Attractions  
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P (08) 9881 9223 | M 0477 308 921  
E: [mike.fitzgerald@dbca.wa.gov.au](mailto:mike.fitzgerald@dbca.wa.gov.au)



***We're the people and places you know, but with new-look email addresses***

From early July 2017 we'll be moving to an updated IT system as part of the new Department of Biodiversity, Conservation and Attractions (DBCA). This means email addresses for staff at Kings Park and Botanic Garden, Bold Park, Rottnest Island, Perth Zoo and the former Department of Parks and Wildlife will now carry the domain @dbca.wa.gov.au



Government of Western Australia  
Department of Fire & Emergency Services



Our Ref: D01166  
Your Ref: ADM246

Gary Sherry  
Shire of Cuballing  
[enquiries@cuballing.wa.gov.au](mailto:enquiries@cuballing.wa.gov.au)

Dear Mr Sherry,

### DRAFT SHIRE OF CUBALLING LOCAL PLANNING STRATEGY – BUSHFIRE HAZARD LEVEL ASSESSMENT

I refer to your email dated 17 April 2018 seeking comment on the draft Shire of Cuballing Local Planning Strategy (Strategy) and supporting Bushfire Hazard Level (BHL) Assessment Revision B by Lush Fire & Planning Pty. Ltd. dated 17 November 2016.

DFES provide the following comments with regard to *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines).

#### General Comment

DFES provided comments on 1 February 2017 on the draft BHL assessment and it is noted that the BHL assessment has not been modified to reflect our recommendations.

While most of the recommended modifications were minor, DFES was of the opinion that Policy Areas C03, C04, C05, C09 and P02 represented an extreme bushfire risk, and further investigation was required if these areas were to be identified for intensification in the Strategy. DFES advised that the landscape associated with these locations did not provide for appropriate bushfire protection based on a range of factors including but not limited to:

- The subject sites are located adjacent to vast tracts of bushfire prone vegetation. Catastrophic bushfire behaviour is likely, and a bushfire could develop rapidly and grow to a significant size.
- The topography, type and extent of vegetation located beyond the site may result in landscape-scale destruction as it interacts with the bushfire hazard on and close to the site.
- Bushfire can approach from multiple aspects resulting in a significantly adverse vulnerability to bushfire for people, property and infrastructure.

#### Assessment

##### Policy Area C03

Policy Area C03 (Figure 13 of the BHL assessment) is identified in the Strategy as existing rural residential land suitable for subdivision of lots of 1 hectare. In the event the land is already zoned in the local planning scheme, then this policy area may not be considered an intensification of land use, and may not require further scrutiny. However if this land is not currently zoned within the local planning scheme, it is recommended that the land be identified in the Strategy, including

the Cuballing Strategy Plan as an “investigation area” to reflect the bushfire constraints on this land and limit expectations for development of this land.

#### **Crown land adjoining Policy Area C03**

The Strategy also identifies the crown land adjoining Policy Area C03 to the west (note 9 of the Cuballing Strategy Plan) as a rural residential zone and denotes investigating the area for appropriate urban uses. This land did not form part of the BHL assessment, however presents the same challenges as Policy Areas C03 and C04 as the land adjoins vast tracts of bushfire prone vegetation.

This land is incorrectly identified as rural residential on the Cuballing Strategy Plan, and should be identified as an “investigation area” to reflect the bushfire constraints on this land.

#### **Policy Area C04 & C05**

Policy Area C04 and C05 is identified as future rural residential in the Strategy. The BHL assessment identifies a number of issues, including vehicular access and the adjoining areas of bushfire prone vegetation. In the event appropriate vehicular access could be provided, it is likely significant separation from the bushfire prone vegetation will be necessary. This separation could include a public road or areas of ‘low threat’ public open space.

DFES recommends that, in absence of any further detailed assessment, Policy Area C04 be identified in the Strategy, including the Cuballing Strategy Plan as an “investigation area” to reflect the bushfire constraints on this land.

#### **Policy Area C09**

Policy Area C09 (Figure 13 of the BHL assessment) to the east of Great Southern Highway and south of Cuballing East Road, is identified for rural residential in the Cuballing Strategy Plan. Vehicular access to this area is constrained and this area contains significant areas of bushfire prone vegetation both within existing lots and adjoining these lots.

It appears that this land is already zoned and as such it is recommended these constraints be clearly identified within the Strategy.

#### **Policy Area P02**

Policy Area P02 (Popanyinning - Figure 14 of the BHL assessment) is identified as future residential within the Popanyinning Strategy Plan). This land presents challenges as the land adjoins vast tracts of bushfire prone vegetation in crown reserves and undeveloped parcels.

In absence of further detailed assessment, it is recommended this land be identified as an “investigation area” in the Strategy, including the Popanyinning Strategy Plan. The requirement for a structure plan prior to development of this area would ensure appropriate vehicular access and hazard separation.



**Recommendation – Advice only**

DFES reiterate the advice dated 1 February 2017 and recommend the BHL assessment be modified. In line with SPP 3.7, broad consideration of bushfire risk is one of the most effective means of preventing inappropriate development in bushfire prone areas and is best achieved at the strategic planning stage. Deferral to subsequent stages of the planning process could result in unrealistic landowner and Shire expectations.

In the absence of further detail as requested, DFES request that Policy Areas C03, C04, C05, C09 and P02 be identified as "investigation areas". Investigation areas should be annotated within the legend of the Strategy Plans and the Strategy document as a separate zone to differentiate these areas from areas of unconstrained future residential, future rural residential and future rural small holding areas. DFES request that consideration be given to the investigation areas clearly articulating the constraints as identified in the BHL assessment.

Should you require further information, please contact me on telephone number 9482 1761.

Yours sincerely



**Sandeep Shankar**  
**LAND USE PLANNING OFFICER**

2 July 2018



Government of **Western Australia**  
Department of **Mines, Industry Regulation and Safety**

Your ref ADM246  
Our ref A0777/201801  
Enquiries Lisa KIRBY  
9222 3561  
Glennis.HALL@dmirs.wa.gov.au

Mr Gary Sherry  
Chief Executive Officer  
Shire of Cuballing  
PO Box 13  
CUBALLING WA 6311

Dear Mr Sherry,

**DMIRS' RESPONSE — INVITATION TO COMMENT ON DRAFT SHIRE OF CUBALLING LOCAL PLANNING STRATEGY**

Thank you for your letter dated 17 April 2018 inviting comment on the above Draft Shire of Cuballing Local Planning Strategy (LPS).

The Department of Mines, Industry Regulation and Safety (DMIRS) has assessed this proposal with respect to access to mineral and petroleum resources, geothermal energy, and basic raw materials and makes the following comments.

**Policy**

Minerals, petroleum and geothermal energy can only be mined or extracted where they naturally occur. Economic, environmental and other constraints further limit the areas available for mining. An important aspect of resource evaluation and development from a land use planning viewpoint is that the locations of mineable deposits cannot always be predicted. This makes it imperative that known resources should be protected from inappropriate zoning or development, and that access to land for exploration should be maintained over as much of the planning area as possible.

Changes to land use that are incompatible with mineral, petroleum and basic raw material (BRM) exploration and mining can result in the loss to the community of valuable resources. Therefore, it is essential when planning how land is to be used, to take account of both known mineral and petroleum resources and BRM and the potential for further discoveries.

DMIRS recommends that councils adopt the following strategies regarding mineral resources in its planning.

001069.Glennis.HALL  
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Within Government Only

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Telephone +61 8 9222 3333 Facsimile +61 8 9222 3862  
[www.dmirs.wa.gov.au](http://www.dmirs.wa.gov.au)  
ABN 69 410 336 368

1. Operating mines and quarries should be protected from sterilization or hindrance by encroachment of incompatible adjacent development.
2. Known resources and areas of identified high resource potential should not be unnecessarily sterilized by inappropriate zoning or development.
3. Access to land for exploration and possible development should be maintained over as much of the planning area as possible.

Consistent with Section 5.7 of State Planning Policy No. 2 Environment and Natural Resources, the important mineral resources and BRM within the Shire should be identified and protected. Therefore, DMIRS suggests that the Strategy contains comments on geology, mineral resources and basic raw materials of the Shire.

## State Planning Policy 2.5 — Rural Planning

For your information and convenience, we have attached the relevant sections of the Rural Planning Guidelines associated with State Planning Policy 2.5 Rural Planning (SPP 2.5). In particular, we draw your attention to the discussion on section 120 of the *Mining Act 1978* and zoning tables.

### Geology and prospectivity

The Shire has comparatively low prospectivity.

A section in the LPS should include a comment on geology.

DMIRS suggests Section 2.5.3 Geology and Mineral Resources of the draft LPS is rewritten as "Geologically, the district forms part of the Archean-aged Yilgarn Craton. In the Shire of Cuballing the underlying rocks consist predominantly of Yilgarn Craton granites with minor granulite of the South West Terrane. These rocks have comparatively low prospectivity and currently there are no mining tenements within the Shire."

Further information on the geology and mineral deposits can be found online at <http://www.dmp.wa.gov.au/gswapublications>. State wide spatial datasets may be downloaded free of charge from the Data and Software Centre at DMIRS's website <http://www.dmp.wa.gov.au/datacentre>. The most recent geological dataset to be used for 'Attachment 10' in the LPS is "State interpreted bedrock geology polygons 1:500 000 (2016).

## Mineral and petroleum resources

There are no known mineral or petroleum resources within the Shire of Cuballing.

## Basic raw materials

Basic raw materials (BRM) are defined as a mineral when on Crown land, and hence the need for mining leases under the *Mining Act 1978* for BRM extraction in Crown reserves. On private property, basic raw material extraction and sale is authorised by the Shire through grant of Extractive Industry Licenses (EIL). Extraction of BRM is required for all new infrastructure (roads, telecommunications etc.) to be built in the Shire.

Within the Shire there are sixteen Crown reserves for Gravel and Quarry purposes. DMIRS's database shows fifteen EIL: mainly gravel, one sand. However, this may not be up to date information.

Although these BRM sites are not considered Significant Geological Supplies (SGS) under SPP 2.5 all these areas warrant consideration in the strategy for long-term use and protection from conflicting land uses. All the aforementioned BRM sites maybe shown on Attachment 10 using the Gravel and sand reserves shapefile DMIRS sent to the Department of Planning in January 2016.

## Tenements

Currently there are no granted mining tenements, no pending mining tenements and no active State Agreement wholly or partly within the Shire.

There are no active petroleum titles and no geothermal energy permits within the Shire.

Information on Mining Act tenements and Petroleum and Geothermal Energy Resources Act titles is available from the DMIRS' website on Tengraph (<http://www.dmp.wa.gov.au/tengraph>) and on GeoVIEW.WA (<http://www.dmp.wa.gov.au/geoview>). It is recommended that you consider using these systems in your land use planning studies.

## Constraints

It is important for existing mineral and petroleum resources and BRM, where there are resources that will last for a number of years, to be identified in the Strategy and protected in the Scheme from sensitive land uses that would conflict with the extraction, such as any new rural residential subdivisions or townsite expansions.

Appropriate separation distances should be established to protect mineral resources and BRM. By introducing a separation distance, the Shire can seek to protect the amenity of landowners and ensure the longevity of strategic resource extraction in the Shire. Separation distances recommended by the DMIRS obtained from the Environmental Protection Authority's (EPA) published report "Guidance for the Assessment of Environmental Factors," which can be viewed online at [http://epa.wa.gov.au/EPADocLib/1840\\_GS3.pdf](http://epa.wa.gov.au/EPADocLib/1840_GS3.pdf)

If you have any queries, including the provision of digital data for your map preparation, please contact Lisa Kirby, Senior Geologist, by telephone 08 9222 3591 or email [lisa.kirby@dmirs.wa.gov.au](mailto:lisa.kirby@dmirs.wa.gov.au).

Yours sincerely



Jeffrey HAWORTH  
Executive Director  
Geoscience and Resource Strategy Division

26 June 2018



## Extractive industries

### 7.1 Mining

Western Australia is one of the most diverse mining resource regions in the world, with more than 50 different commodities being produced, including gold, iron ore, nickel and bauxite. Mining is an important primary industry and a major source of employment and contributor to Western Australia's economy, with more than 1,000 operating mine sites. The continuing importance of mining to the State's economy is recognised in the *State Planning Strategy 2050*.

Mining in Western Australia can occur under one of three different pieces of legislation:

1. *The Mining Act 1978* (Mining Act) is the principal statute governing the extraction of minerals in Western Australia, which applies to mineral exploration and mining operations. The Department of Mines and Petroleum (DMP), administers the granting of mining tenements.
2. State Agreement Acts. The Department of State Development administers these agreements; and
3. The Planning and Development 2005 Act. This applies to some minerals on privately owned land that was granted before 1 January 1899. This activity is normally administered by local governments under delegation from the WAPC.

Regardless of which legislation applies, all mining is subject to the provisions of the *Environmental Protection Act 1986*, the *Aboriginal Heritage Act 1972* and the *Mines Safety and Inspection Act 1994*.

Most mining activity involves relatively low impact exploration and is carried out in rural areas. Ongoing exploration is essential to the discovery of new deposits.

'Mining operations' means premises where mining operations, as that term is defined in the Mining Act, are carried out. This relates to activities of a mine site that occur on the mining tenement (extraction, removal of overburden, and processes such as crushing, leaching and evaporating which are necessary to extract minerals from the ground), including activities not contiguous to the site or directly part of a mining operation such as offsite workers accommodation. Under the Mining Act, mining operations normally occur within a special type of mining tenement called a mining lease, whereas supporting infrastructure may require a general purpose lease or miscellaneous licence. Refer to DMP's website for more information on mining tenements at: [www.dmp.wa.gov.au/Minerals/Mining-Tenements-explained-5145.aspx](http://www.dmp.wa.gov.au/Minerals/Mining-Tenements-explained-5145.aspx). The grant of a mining tenement is a separate process to the approval of an exploration or mining proposal and the Environmental Protection Authority can intervene in the assessment of proposals.

'Minerals' are defined under the Mining Act as including all naturally occurring substances that are obtainable from the ground by mining operations carried out on or under the surface of the land. The Mining Act does not apply to petroleum products or the quarrying of limestone, gravel, shale, non-mineral sand or clay on private land, and these activities are dealt with under other statutes.

Generally minerals are the property of the State regardless of whether the minerals are on private land or Crown land. However, apart from gold, silver and precious metals, minerals which are within privately owned land that was granted before 1 January 1899 is in most instances, the property of the landowner. This is known as Minerals to Owner land. Most land that falls into this category is in the south-west of WA. In these circumstances the Mining Act has limited application and mining operations may require development approval under the relevant local planning scheme, in addition to environmental approval under the *Environmental Protection Act 1986*.

Section 120(1) of the Mining Act applies to the granting of all mining tenements, including exploration licences, and requires that the provisions of a local planning scheme affecting the use of the land concerned are to be taken into account when an application for granting of a mining tenement is to be considered.

#### Local government and Mineral to Owner land mining approvals

Where a local government has identified Minerals to Owner land that may be exempt from the Mining Act, provisions could be added to the local planning scheme that outline the local government's role in decision-making. In such instances, it is recommended that 'Mining Operations\*\*' be inserted into the Zoning Table of a local planning scheme with the appropriate qualified designation of 'P\*\*' (permitted), 'D\*\*' (not permitted without local government discretion), 'A\*\*' (not permitted without discretion and special notice) or 'X\*\*' (not permitted). The '\*\*' can then be annotated in the local planning scheme text as applying only to Mineral to Owner land. In some cases a local government may not consider the land use planning suitability of such a proposal until environmental approval has been granted, although approval processes frequently run in parallel.



## Rural Planning Guidelines

Version 3 December 2016

Western Australian Planning Commission 15

### Local government and WAPC input into *Mining Act 1978* approvals

Local government has the opportunity to lodge an objection to a mining tenement application heard by the Warden (s.42, 59, 70D, 75, 97A and r. 120A, 146 of the Mining Act). The Warden then makes a recommendation to the Minister for Mines and Petroleum regarding the grant and conditions for leases. Further assessment is also undertaken by DMP before a lease is granted.

Before mining operations can commence, a detailed mining proposal needs to be submitted to DMP for approval. Proposals need to address many matters, particularly those relating to environmental impact and management, to address stakeholder consultation. DMP expects that for significant proposed mining operations, extensive consultation would have already taken place with local government and the local community. DMP assesses mining proposals and monitors ongoing mining operations to ensure that they meet community safety and environmental standards. Depending on the potential environmental and community impact, DMP can refer a proposal to the Environmental Protection Authority for assessment under the *Environmental Protection Act 1986*.

Access to townsite land for any mining tenement activity is only possible after DMP has consulted with the Minister responsible for the administration of the *Land Administration Act 1997* and the local government, and obtained their recommendations.

As mentioned, section 120 of the Mining Act establishes a connection between mining and the *Planning and Development Act 2005*, such that the provisions of an operational planning scheme are to be taken into account, but the provisions of any such scheme are not to operate to prohibit or affect the granting of a mining tenement or the carrying out of mining operations authorised by the Mining Act.

Under sub-section 120(2) of the Mining Act, where an application for a mining lease, including general purpose leases, has been made and the local government or the WAPC consider that if granted the lease would authorise the carrying out of mining operations contrary to the provisions of a local planning scheme, they may inform the Ministers responsible for Mines and Petroleum and Planning of the incompatibility. The Minister for Mines and Petroleum must then consult with and obtain the recommendation of the Minister for Planning prior to finalising the application.

While some local planning schemes purport to prohibit mining, and designate mining operations as a non-permitted 'X' use, due to section 120 of the Mining Act this can only be enforced where the Mining Act does not apply, for instance, in the case of Minerals to Owner land. Where a local government seeks to 'trigger' consultation between the Ministers as outlined in section 120 of the Mining Act, 'Mining Operations' can be inserted into the Zoning Table of a local planning scheme and be designated as a discretionary 'D' use. This provides the local government with an avenue to advise the Ministers responsible for Planning and Mines and Petroleum when an application for granting a lease or authorising of mining operations may conflict with an operational local planning scheme. 'Mining Operations' should not be designated as an 'X' use in local planning schemes as this may create an expectation that the local government has the authority to approve or refuse all mining-related applications, and may establish an incorrect belief that mining cannot occur.

Although the capacity exists to invoke section 120 of the Mining Act, usually in those areas that have potentially incompatible sensitive land use zonings such as residential or rural residential zones, the occurrence is rare.

To accompany land use permissibility in the Zoning Table, a local planning scheme usually includes provisions that

expand on the use and provide a basis for local government decision-making. In such cases, a provision could be inserted in Part 4 of the local planning scheme to indicate that the local government can exercise its discretion to trigger section 120(2) of the Mining Act, and to signify that its discretion is limited to this role rather than a development approval role. A provision that has been used in several local planning schemes is:

"In considering proposals to commercially extract minerals, Council may exercise its discretion to inform the Minister for Mines and the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme and the Local Planning Strategy."

The example on page 16 differentiates between those mining operations on Mineral to Owner land in which the local government has a direct approval role and other lands where the Mining Act applies. In the latter case, the 'D' designation can act as a trigger for referrals under section 120 of the Mining Act if the local government chooses to do so.

State Agreements are legislative contracts between the Government of Western Australia and proponents of major resource projects which are ratified by an Act of the State Parliament. They specify the rights, obligations, terms and conditions for development of the project and establish a framework for ongoing relations and cooperation between the State and the project proponent.

Development which is subject to a State Agreement is not subject to any provision of the *Planning and Development Act 2005*. However, sometimes proposals may be forwarded to a local or State agency for review and comment.



## Rural Planning Guidelines

Version 3 December 2016

### An example of Mining in a Zoning Table where Mineral to Owner land exists

Use Class/Zone	Residential	Special residential	General industry	Rural residential	Rural	Environmental conservation
Mining operations on Minerals to Owner land*	X*	X*	X*	X*	A*	X*
Mining operations Mining Act	D	D	D	D	D	D

## 7.2 Basic raw materials

Guidance for the extraction of basic raw materials within the Perth and Peel planning regions is provided in *State Planning Policy 2.4: Basic Raw Materials*. Guidance for basic raw materials outside the Perth and Peel planning regions is provided in SPP 2.5. The extraction of basic raw materials on Crown land (National Parks, State Forests and other Crown reserves) is subject to Section 24 of the *Mining Act 1978*, and require the approval of the relevant Ministers and Government authorities. Extraction in these areas is likely to be subject to assessment under Part 4 of the *Environmental Protection Act 1986*.

Proximity to sensitive land uses such as rural residential estates may limit or sterilise extraction of basic raw materials due to ongoing amenity concerns such as dust and noise. Where basic raw materials are present, consideration should be given to the zoning and land use of the area, and provisions for the protection, access and use of the resources. Schemes may provide for extractive industries in rural zones, although basic raw material extraction areas can also be identified as Special Control Areas which

can set out the appropriate land use and development controls, arrangements for the referral of applications where appropriate, and the matters to be considered before determining a development proposal. Special Control Areas are dealt with in Part 5 of local planning schemes and should be identified on scheme maps.

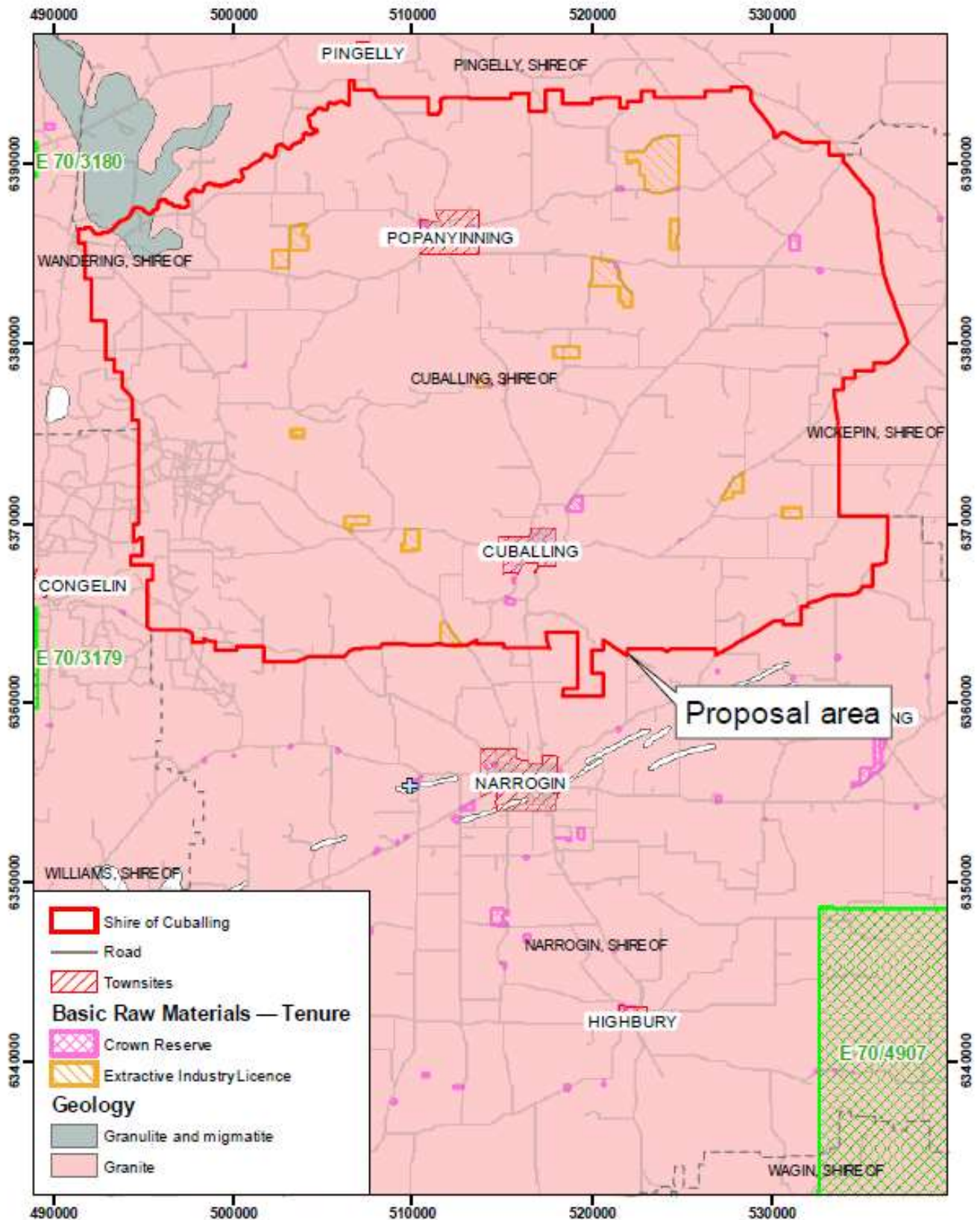
The following should be considered when determining provisions to include in local planning schemes:

- hours of operation;
- vehicle access points available to the site;
- size and frequency of trucks that will be required;
- location of extraction areas relative to sensitive land uses;
- whether a management plan is required and if so, what it should address;
- management of biosecurity to prevent pests, weeds and diseases from being introduced or transported to other locations;

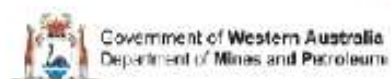
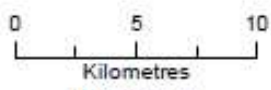
- measures to minimise air, water, noise, vibration and visual pollution;
- size and/or storage of excavations, stock piles and over-burden dumps; and
- appropriate rehabilitation of the land.

For further information, refer to the WAPC fact sheet for basic raw materials. This outlines a range of land use planning considerations relevant to the establishment, expansion or modification of extractive industries in Western Australia. The Department of Agriculture and Food WA also has an extractive industries protocol for weed management.





**Draft Shire of Cuballing Local Planning Strategy  
Geology, Mining Tenements, and BRM Tenure**



Name: A0777\_201801A0777\_201801ShireofCuballingLPS

1:280,000

Date: 26/06/2018

Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions				
No.	Name and Address of Submitter	Summary of Submissions	Local Government Comments	Local Government Recommendation
1	Department of Biodiversity, Conservation and Attractions PO Box 100 Narrogin WA 6312 (Mike Fitzgerald)	The Parks and Wildlife Service of the Department of Biodiversity, Conservation and Attractions advises that, based on currently available information, this Local Planning Strategy (LPS) is unlikely to cause any adverse impact to known significant biodiversity values.	That the submission be noted.	No modification to the LPS is required.
2	Department of Health PO Box 8172 Perth Business Centre WA 6849 (Stan Goodchild)	<b>LPS content</b> Support the inclusion of 'enhancing public health of the community' as part of the LPS vision and key objectives.	Noted	No modification to the LPS is required.
		Although the LPS focuses on outcomes for the Shire, it does not address potential issues in relation to disaster preparedness, recovery management or the associated impact on public health.	Disagree as considered superfluous. The LPS considers risks and hazards including bushfire, flooding and implications of climate change. Disaster preparedness, recovery management or the associated impact on public health are covered in greater detail in separate Shire strategies including the Local Emergency Management and Local Recovery Plan.	No modification to the LPS is required.
		The LPS provides a snapshot of foreseeable outcomes in relation to settlement issues, infrastructure, heritage, tourism, economic and employment issues etc. but does not highlight potential negative impacts of such outcomes for the community. A risk assessment of each of the potential outcomes should be incorporated in the LPS.	Noted. The LPS is a higher level strategy that provides a framework for future planning stages. The LPS sets out a range of matters to address, including risk assessments, at future planning stages which are relevant to the context, property and proposal.	No modification to the LPS is required.

<b>Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions</b>				
<b>No.</b>	<b>Name and Address of Submitter</b>	<b>Summary of Submissions</b>	<b>Local Government Comments</b>	<b>Local Government Recommendation</b>
		<p><b>Water supply and waste water disposal</b> The draft LPS should facilitate where appropriate, developments to connect to scheme water and be in accordance with the draft Country Sewerage Policy.</p>	<p>Noted. Subdivisions will be assessed against WAPC policy requirements and availability/practicality of connecting to the reticulated water system.</p> <p>There is no reticulated sewerage system in the Shire of Cuballing.</p>	No modification to the LPS is required.
		<p>Where reticulated sewerage is not available, the LPS should provide guidance for on-site effluent disposal. To assess if on-site wastewater disposal systems are to be effective, a site-and-soil evaluation in accordance with Australian Standard 1547 (AS/NSS 1547) is required and should be referenced in the document.</p> <p>Approval is required for any on-site waste water treatment process (by DOH or local government) with such proposals being in accordance with DOH publications. Where Scheme water may not be available, developments 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.</p>	Disagree, as considered superfluous. The requirement to gain approval for on-site waste water treatment is covered by various other publications. The LPS is a higher level strategy.	No modification to the LPS is required.
		<p><b>Medical entomology</b> A Mosquito Management Plan should be developed across the whole Shire.</p>	Disagree, based on the level of risk in the Shire of Cuballing compared to areas such as Mandurah. If any Mosquito Management Plan is prepared, it will be separately funded by the Shire and may focus on the townsites.	No modification to the LPS is required.
		<p><b>Public health impacts</b> Enclosed is a draft scoping tool that highlights public health issues that should be addressed and incorporated into the proposed industrial estate/precinct.</p>	Noted. The scoping tool can be considered at the scheme amendment and structure planning stages.	No modification to the LPS is required.

<b>Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions</b>				
<b>No.</b>	<b>Name and Address of Submitter</b>	<b>Summary of Submissions</b>	<b>Local Government Comments</b>	<b>Local Government Recommendation</b>
		The LPS is 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'.	Agree and suggest this is added to section 3.7.	Modify the LPS in section 3.7.
		<b>Land use planning for natural hazards</b> 'Land Use Planning for Natural Hazards can also guide the use of land to effectively reduce risk and enhance sustainability for areas prone to hazards such as flooding, fire, earthquake, strong wind and erosion.	Noted	No modification to the LPS is required.
3	Department of Planning, Lands and Heritage Locked Bag 2506 Perth WA 6001 (Aiden Ash)	The Department of Planning, Lands and Heritage (DPLH), in regards to Aboriginal heritage, has reviewed the Register of Sites and Objects and advises there are three reported Aboriginal sites within the Shire of Cuballing. A further eight lodged Aboriginal heritage places exist within the Shire area (search results attached).	Agree and add this information to section 2.7.2.	Modify the LPS in section 2.7.2.
		The DPLH, in regards to Aboriginal heritage, supports the draft LPS and commends the recognition of the importance of the protection of Aboriginal heritage within the area.	Noted.	No modification to the LPS is required.
		The only comment for your consideration is to revise the use of the word 'clan' or omitting it from the sentence (The Gnaala Karla Booja clan native title claim page 14 section 2.7.1).	Agree.	Modify the LPS in section 2.7.1.
		The DPLH recommends that developers undertaking activities within the proposal area take into consideration the DPLH's Aboriginal Heritage Due Diligence Guidelines when planning specific developments. These guidelines have been developed to assist proponents to identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present.	Noted.	No modification to the LPS is required.
4	Department of Jobs, Tourism,	Tourism WA notes the support by the Shire within the draft LPS for tourism and its further development, and the	Noted.	No modification to the LPS is required.

<b>Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions</b>				
<b>No.</b>	<b>Name and Address of Submitter</b>	<b>Summary of Submissions</b>	<b>Local Government Comments</b>	<b>Local Government Recommendation</b>
	Science and Innovation Infrastructure Level 6, 1 Adelaide Terrace East Perth WA 6004  (Christine Ginbey)	<p>recognition that tourism provides an important element of economic development and diversification in the Shire. In this regard, it is pleasing to note that the LPS aims to encourage the development of a wide range of tourist and recreation facilities, tourist accommodation and activities, and the establishment of businesses, trails and possibly events, which attract and promote the Shire as a tourist destination.</p> <p>Tourism WA is currently in the process of implementing Taste 2020: a strategy for food and wine tourism in Western Australia for the next five years and beyond. This strategy recognises that there are significant opportunities for agri-tourism initiatives across Western Australia. In relation to Cuballing, Tourism WA is working with the community to encourage the development of agri-tourism experiences such as wine and food trails and recently Dowerdyne wines attended a Tourism WA sponsored Cellar Door workshop. This strength is also present within the Shire's Strategic Community Plan 2014-2014 under the heading, Objective 6: Events and Activities - "We should work with local towns to promote annual events such as the Arts, Food and Wine Trail". JTSI encourages the Shire to work diligently on these types of initiatives to form networks of tourism activities and creating visitor experiences in the area.</p>	Noted.	No modification to the LPS is required.
5	Department of Mines, Industry Regulation and Safety Mineral House 100 Plain Street East Perth WA 6004	<p>DMIRS recommends that Council adopt the following strategies regarding mineral resources in its planning.</p> <ol style="list-style-type: none"> <li>1. Operating mines and quarries should be protected from sterilization or hindrance by encroachment of incompatible adjacent development.</li> <li>2. Known resources and areas of identified high resource potential should not be unnecessarily sterilized by inappropriate zoning or development.</li> </ol>	Support the suggested modification. Add to the strategies in section 3.6.2.	Modify the LPS in section 3.6.2.

Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions				
No.	Name and Address of Submitter	Summary of Submissions	Local Government Comments	Local Government Recommendation
	(Jeffrey Haworth)	3. Access to land for exploration and possible development should be maintained over as much of the planning area as possible.		
		Consistent with Section 5.7 of State Planning Policy No. 2 Environment and Natural Resources, the important mineral resources and BRM within the Shire should be identified and protected. Therefore, DMIRS suggests that the LPS contains comments on geology, mineral resources and basic raw materials of the Shire.	Noted, this is addressed in LPS sections 2.5.3 and 3.6.2 along with Attachment 10.	No modification to the LPS is required.
		<b>State Planning Policy 2.5 – Rural Planning</b> Have attached the relevant sections of the Rural Planning Guidelines associated with State Planning Policy 2.5 Rural Planning (SPP 2.5). In particular, we draw your attention to the discussion on section 120 of the <i>Mining Act 1978</i> and zoning tables.	Noted.	No modification to the LPS is required.
		<b>Geology and prospectivity</b> The Shire has comparatively low prospectivity.	Noted. This is addressed in the below point.	No modification to the LPS is required.
		DMIRS suggests Section 2.5.3 Geology and Mineral Resources of the draft LPS is rewritten as “Geologically, the district forms part of the Archean-aged Yilgarn Craton. In the Shire of Cuballing the underlying rocks consist predominantly of Yilgarn Craton granites with minor granulite of the South West Terrane. These rocks have comparatively low prospectivity and currently there are no mining tenements within the Shire.”	Agree. Modify section 2.5.3 as set out by DMIRS.	Modify the LPS in section 2.5.3.
		<b>Minerals and petroleum resources</b>	Noted.	No modification to the LPS is required.

Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions				
No.	Name and Address of Submitter	Summary of Submissions	Local Government Comments	Local Government Recommendation
		There are no known mineral or petroleum resources within the Shire of Cuballing.		
		<p><b>Basic raw materials</b> Basic raw materials (BRM) are defined as a mineral when on Crown land, and hence the need for mining leases under the <i>Mining Act 1978</i> for BRM extraction in Crown reserves. On private property, basic raw material extraction and sale is authorised by the Shire through grant of Extractive Industry Licenses (EIL). Extraction of BRM is required for all new infrastructure (roads, telecommunications etc.) to be built in the Shire.</p>	Noted.	No modification to the LPS is required.
		Within the Shire there are sixteen Crown reserves for Gravel and Quarry purposes. DMIRS's database shows fifteen EIL: mainly gravel, one sand. However, this may not be up to date information.	Noted.	No modification to the LPS is required.
		Although these BRM sites are not considered Significant Geological Supplies (SGS) under SPP 2.5, all these areas warrant consideration in the LPS for long-term use and protection from conflicting land uses. All the aforementioned BRM sites may be shown on Attachment 10 using the gravel and sand reserves shapefile DMIRS sent to the Department of Planning in January 2016.	Agree. Add the gravel and sand reserves to Attachment 10.	Modify Attachment 10 of the LPS.
		<p><b>Tenements</b> There are no granted mining tenements, no pending mining tenements, no active State Agreement, no active petroleum titles and no energy geothermal energy permits within the Shire.</p>	Noted.	No modification to the LPS is required.

Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions				
No.	Name and Address of Submitter	Summary of Submissions	Local Government Comments	Local Government Recommendation
		<p><b>Constraints</b> It is important for existing mineral and petroleum resources and BRM, where there are resources that will last for a number of years, to be identified in the LPS and protected in the Scheme from sensitive land uses that would conflict with the extraction, such as any new rural residential subdivisions or townsite expansions.</p>	Noted. There are no known mineral and petroleum resources. Regarding basic raw materials, Attachment 10 is to be updated as outlined earlier and addressed through strategies in section 3.6.2 of LPS.	No modification to the LPS is required.
		<p>Appropriate separation distances should be established to protect mineral resources and BRM. By introducing a separation distance, the Shire can seek to protect the amenity of landowners and ensure the longevity of strategic resource extraction in the Shire. Separation distances recommended by the DMIRS obtained from the Environmental Protection Authority's (EPA) published report "Guidance for the Assessment of Environmental Factors," which can be viewed online at <a href="http://epa.wa.gov.au/EPADocLib/1840GS3.pdf">http://epa.wa.gov.au/EPADocLib/1840GS3.pdf</a></p>	Partly agree. Rather than adding separation distances for mineral resources and BRM, add reference to the EPA report in section 3.7 as addressed in Submission 2.	Modify the LPS in section 3.7.
6	Department of Fire and Emergency Services 20 Southport Street West Leederville WA 6007 (Sandeep Shankar)	<p>While most of the recommended modifications were minor, DFES was of the opinion that <b>Policy Areas C03, C04, C05, C09 and P02</b> represented an extreme bushfire risk, and further investigation was required if these areas were to be identified for intensification in the LPS. DFES advised that the landscape associated with these locations did not provide for appropriate bushfire protection based on a range of factors including but not limited to:</p> <ul style="list-style-type: none"> <li>The subject sites are located adjacent to vast tracts of bushfire prone vegetation. Catastrophic bushfire behaviour is likely, and a bushfire could develop rapidly and grow to a significant size.</li> <li>The topography, type and extent of vegetation located beyond the site may result in landscape-scale destruction as it interacts with the bushfire hazard on and close to the site.</li> </ul>	<p>Noted. Lush Fire &amp; Planning have reviewed the DFES submission and have updated the Bushfire Hazard Level Assessment Report (BHL) through providing an Implementation Table (Table 6). The Implementation Table contains general and Policy Area recommendations and references what planning stage the recommendations are relevant to.</p> <p>Lush Fire &amp; Planning have reviewed each Policy Area from the BHL including the level of constraint for development and subdivision. The only area where there is an issue for re-subdivision is Policy Area C09 Munro Street, Cuballing and in</p>	Modify the LPS as outlined in the below rows responding to the DFES submission.



<b>Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions</b>				
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		<ul style="list-style-type: none"> <li>Bushfire can approach from multiple aspects resulting in a significantly adverse vulnerability to bushfire for people, property and infrastructure.</li> </ul>	<p>particular the area south of Rose Street. Lush Fire &amp; Planning state (pages 39 and 44) 'That additional subdivision south from Rose Street not be supported without an appropriate secondary access.'</p> <p>While secondary access solutions may be possible, for the area south of Rose Street, it is noted that various landowners would need to work together to achieve an appropriate secondary access.</p> <p>Further assessment of individual Policy Areas from the BHL is outlined below.</p>	
		<p>Policy Area C03 (Figure 13 of the BHL assessment) is identified in the LPS as existing rural residential land suitable for subdivision of lots of 1 hectare. In the event the land is already zoned in the local planning scheme, then this policy area may not be considered an intensification of land use, and may not require further scrutiny. However if this land is not currently zoned within the local planning scheme, it is recommended that the land be identified in the LPS, including the Cuballing Strategy Plan as an "investigation area" to reflect the bushfire constraints on this land and limit expectations for development of this land.</p>	<p>No modification to the LPS or the BHL report are required given the current Rural Residential zoning. The LPS and BHL highlight issues required to address as part of possible re-subdivision to 1ha lots. There are only a handful of lots above 2ha and some of these lots have other planning matters to address.</p>	<p>No modification to the LPS is required.</p>
		<p>The LPS also identifies the Crown land adjoining Policy Area C03 to the west (note 9 of the Cuballing Strategy Plan) as a rural residential zone and denotes investigating the area for appropriate urban uses. This land did not form part of the BHL assessment, however presents the same challenges as Policy Areas C03 and C04 as the land adjoins vast tracts of bushfire prone vegetation.</p>	<p>Support the LPS Strategy Plan being modified from 'Future Rural Residential' to 'Rural Residential – investigation area'.</p>	<p>Modify the LPS Strategy Plan as outlined in the Local Government Comments column.</p>

<b>Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions</b>				
<b>No.</b>	<b>Name and Address of Submitter</b>	<b>Summary of Submissions</b>	<b>Local Government Comments</b>	<b>Local Government Recommendation</b>
		<p>This land is incorrectly identified as rural residential on the Cuballing Strategy Plan, and should be identified as an “investigation area” to reflect the bushfire constraints on this land.</p>		
		<p>Policy Area C04 and C05 is identified as future rural residential in the LPS. The BHL assessment identifies a number of issues, including vehicular access and the adjoining areas of bushfire prone vegetation. In the event appropriate vehicular access could be provided, it is likely significant separation from the bushfire prone vegetation will be necessary. This separation could include a public road or areas of ‘low threat’ public open space.</p> <p>DFES recommends that, in absence of any further detailed assessment, Policy Area C04 be identified in the LPS, including the Cuballing Strategy Plan as an “investigation area” to reflect the bushfire constraints on this land.</p>	<p>Support the LPS Strategy Plan being modified from ‘Future Rural Residential’ to ‘Rural Residential – investigation area’.</p>	<p>Modify the LPS Strategy Plan as outlined in the Local Government Comments column.</p>
		<p>Policy Area C09 (Figure 13 of the BHL assessment) to the east of Great Southern Highway and south of Cuballing East Road, is identified for rural residential in the Cuballing Strategy Plan. Vehicular access to this area is constrained and this area contains significant areas of bushfire prone vegetation both within existing lots and adjoining these lots.</p> <p>It appears that this land is already zoned and as such it is recommended these constraints be clearly identified within the LPS.</p>	<p>Lush Fire &amp; Planning advise there are ‘Significant constraints for part of area (south of Rose Street) and potentially unsuitable for further subdivision.’ There are access restrictions (a lack of two access routes) south of Rose Street.</p> <p>The advertised draft LPS Strategy Plan – Cuballing townsite and surrounds identified the area containing Policy Area C09 as ‘Rural Residential’ and the plan included Note 11 which stated ‘Need to address two access routes prior to resubdivision.’</p>	<p>No modification to the LPS is required.</p>

<b>Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions</b>				
<b>No.</b>	<b>Name and Address of Submitter</b>	<b>Summary of Submissions</b>	<b>Local Government Comments</b>	<b>Local Government Recommendation</b>
			<p>Given Policy Area CO9 is already zoned Rural Residential, it is expected that the final LPS Strategy Plan will show the area as Rural Residential. The WAPC may however require Note 11 to be modified.</p> <p>The Shire will consider the updated BHL should any subdivision applications be received for the area south of Rose Street.</p> <p>It is highlighted there is a distinction between subdivision (creating additional lots) and development (constructing a house and shed). There is no suggestion that existing vacant lots cannot be developed to contain a dwelling and a shed.</p>	
		<p>Policy Area P02 (Popanyinning - Figure 14 of the BHL assessment) is identified as future residential within the Popanyinning Strategy Plan). This land presents challenges as the land adjoins vast tracts of bushfire prone vegetation in crown reserves and undeveloped parcels.</p> <p>In absence of further detailed assessment, it is recommended this land be identified as an “investigation area” in the LPS, including the Popanyinning Strategy Plan. The requirement for a structure plan prior to development of this area would ensure appropriate vehicular access and hazard separation.</p>	<p>Support the LPS Strategy Plan being modified from ‘Future Residential’ to ‘Residential – investigation area’.</p>	<p>Modify the LPS Strategy Plan as outlined in the Local Government Comments column.</p>

Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions				
No.	Name and Address of Submitter	Summary of Submissions	Local Government Comments	Local Government Recommendation
		<p><b>Recommendation – Advice only</b> DFES reiterate the advice dated 1 February 2017 and recommend the BHL assessment be modified. In line with SPP 3.7, broad consideration of bushfire risk is one of the most effective means of preventing inappropriate development in bushfire prone areas and is best achieved at the strategic planning stage. Deferral to subsequent stages of the planning process could result in unrealistic landowner and Shire expectations.</p>	Agree. The BHL has been modified by Lush Fire & Planning.	No modification to the LPS is required.
		In the absence of further detail as requested, DFES request that <b>Policy Areas C03, C04, C05, C09 and P02</b> be identified as “investigation areas”. Investigation areas should be annotated within the legend of the Strategy Plans and the LPS document as a separate zone to differentiate these areas from areas of unconstrained future residential, future rural residential and future rural small holding areas. DFES request that consideration be given to the investigation areas clearly articulating the constraints as identified in the BHL assessment.	These matters have been considered above.	Modify the LPS as outlined in the above rows responding to the DFES submission.
7	Shire of Narrogin PO Box 1145 Narrogin WA 6312 (Azhar Awang)	The Shire of Narrogin supports the draft LPS and does not have any comments to provide.	Noted.	No modification to the LPS is required.
8	Water Corporation Locked Mail Bag 2 Osborne Park	As has correctly been identified in the LPS in section 2.3.1, there may be need to improve water pressure to support new development areas in the Popanyinning townsite and improvements to the Cuballing water storage facility, also to support new lots and development.	Noted.	No modification to the LPS is required.

<b>Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions</b>				
<b>No.</b>	<b>Name and Address of Submitter</b>	<b>Summary of Submissions</b>	<b>Local Government Comments</b>	<b>Local Government Recommendation</b>
	Delivery Centre Osborne Park WA 6916 (Ian Kininmonth)	In each town, water zone boundaries indicate the extent of existing and planned water reticulation mains. Within the water zone boundaries, water reticulation mains can be extended relatively easily as they have already been planned for. Mains extensions are usually funded by the developer / landowners i.e. user pays principle.	Noted.	No modification to the LPS is required.
		A number of areas have been identified in the LPS for future residential and rural residential use which are outside the existing water zones. There is no planning for these areas. There may therefore be issues with extension of water reticulation mains which could affect supply to these areas.	Noted. This will be considered in greater detail by proponents at the structure planning and scheme amendment stages.	No modification to the LPS is required.
		To ascertain the feasibility of servicing the areas identified, prior to zoning there should be a request to Water Corporation to evaluate servicing feasibility and issues. This should be accompanied by an indication of lot yields in each of the areas. This will enable demand to be forecast and with this servicing issues.	Noted. This will be considered in greater detail by proponents at the structure planning stage.	No modification to the LPS is required.
9	Shire of Wickepin PO Box 19 Wickepin WA 6370 (Agatha Prior)	No comments regarding the draft LPS.	Noted.	No modification to the LPS is required.
10	Peel Harvey Catchment Council 58 Sutton Street Mandurah WA 6210 (Jane O'Malley)	The LPS should recognise the importance of protecting natural resources in the District, given that they underpin all broadscale agriculture in the Shire, on-farm water resources, and many other social and economic activities. To this end, reference to future land use which complements, and where possible implements, the Hotham-Williams Natural Resources Management Plan is strongly encouraged.	Noted. The importance of protecting natural resources is addressed in various sections of the LPS.  Support adding a strategy which requires consideration of the Hotham-Williams Natural Resources Management Plan in planning proposals in section 3.6.3 of the LPS. There are also opportunities to review	Modify the LPS in section 3.6.3.

<b>Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions</b>				
<b>No.</b>	<b>Name and Address of Submitter</b>	<b>Summary of Submissions</b>	<b>Local Government Comments</b>	<b>Local Government Recommendation</b>
			Local Planning Policy – Hotham River Environs to set out in more detail the Shire’s approach to natural resource management.	
		The Shire is to be congratulated in recognising the importance of the Dryandra Woodlands in the LPS. A number of suggestions are included in Table 1 to clarify and support the recognition of the Woodlands as an important environmental, tourism and recreational asset. A key threat to the threatened fauna of Dryandra are feral cats and foxes.	Noted. Other matters are considered in below rows.	No modification to the LPS is required.
		The link between agricultural productivity and the condition of natural resources should be strengthened in the final LPS. For example, farm productivity should be explicitly linked to native vegetation, soil health and water quality protection. The current draft LPS correctly identified the important of vegetation to threatened species and nature conservation, but does not draw its link to water resource condition, salinization and soil health.	The comment is outside the scope of the LPS and is better addressed in other publications or planning tools such as a Local Planning Policy.	No modification to the LPS is required.
		Great to see Dryandra Woodland identified as a key environmental and recreational asset.	Noted.	No modification to the LPS is required.
		2.2.3 Key Settlement issues Key settlement issues are supported, for example, consolidation of existing townsites, proper planning of any new rural living areas, and introduction of a Rural Smallholding Zone. It is important to ensure that provisions related to a possible new Rural Smallholding Zone ensure that developers must adhere to high levels of environmental management, including vegetation and watercourse protection and stormwater management. Caution must also be employed with identifying new rural living areas and Rural Smallholding zones as elsewhere it	Noted. Provisions relating to a possible new Rural Smallholding Zone will be addressed through the review of the Local Planning Scheme or a scheme amendment.	No modification to the LPS is required.

<b>Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions</b>				
<b>No.</b>	<b>Name and Address of Submitter</b>	<b>Summary of Submissions</b>	<b>Local Government Comments</b>	<b>Local Government Recommendation</b>
		has led to ‘bleeding’ of townsites into rural areas and the loss of productive agricultural lands		
		2.3. Infrastructure 2.3.1 Water The section recognises the importance of built public and private water supply through rainwater capture and stormwater capture.	Noted.	No modification to the LPS is required.
		The section could explicitly recognise the importance of private dam infrastructure that supplies stock watering sources to many of the District’s farms.  It is also considered important to recognise in this section that the District’s rivers and other watercourses form part of the District’s critical water infrastructure (they are also covered in Section 2.5. Environment and Conservation). They supply water for stock and are critical infrastructure.	Disagree, as considered too detailed for the LPS which is a strategic document. This could be addressed through a Local Planning Policy.	No modification to the LPS is required.
		2.3 Infrastructure 2.3.5. Stormwater management (drainage) : Important to show the link between stormwater management infrastructure and the District’s natural drainage infrastructure (rivers and other watercourses). Section currently omits the important part that the natural drainage system plays in supporting stormwater management infrastructure.	Disagree, as considered too detailed for the LPS which is a strategic document. This could be addressed through a Local Planning Policy.	No modification to the LPS is required.
		2.3.7 Community infrastructure Reference to Dryandra Woodland as a recreational asset and the recreational infrastructure in the Woodland should be included.	Agree.	Modify the LPS in section 2.3.7.
		2.4 Economics and Employment 2.4.1 Agriculture Section should mention that the Shire supports both broadscale and intensive agriculture (e.g. piggeries).	Agree.	Modify the LPS in section 2.4.1.

<b>Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions</b>				
<b>No.</b>	<b>Name and Address of Submitter</b>	<b>Summary of Submissions</b>	<b>Local Government Comments</b>	<b>Local Government Recommendation</b>
		Mention of the increases in soil acidity should be included in this section or another. Management of soil acidity is a growing challenge for many farmers and the current solution (import of lime) is of finite value.	Disagree, as considered superfluous. Salinity covered in section 2.5.5.	No modification to the LPS is required.
		2.4.5 Key Economic and Employment Issues : A statement in regard to the economic and employment potential related to the Dryandra Woodlands should be included. The tourism and recreational values of the Woodlands mean that wise management of the Woodlands environmental values (including threats to Dryandra's environmental values) are of economic significance.	Agree.	Modify the LPS in section 2.4.5.
		2.5 Environment and Conservation 2.5.4 Waterways and groundwater resources: Section importantly recognises the finite availability of water resources and the need to plan for a changing climate, including reduce rainfall.	Noted.	No modification to the LPS is required.
		It is suggested that the section could be enhanced by the inclusion of statements that: <ul style="list-style-type: none"> <li>• protection of freshwater surface water resources is of particular importance given the salinization of most Hotham River sub catchments;</li> <li>• Landcare practice in the District has been shown to restore salty watercourses to a state where they can once again be used on-farm (e.g. as on-farm washdown water);</li> <li>• water resources support biodiversity values – aquatic ecosystems (in water) and riparian ecosystems (fringing vegetation, habitat and related fauna (e.g. river and floodplain ecosystems, and deep-rooted vegetation etc);</li> <li>• waterways are often of environmental and special cultural significance to Noongar People;</li> </ul>	Disagree, as considered too detailed for the LPS which is a strategic document. This could be addressed through a Local Planning Policy.	No modification to the LPS is required.



<b>Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions</b>				
<b>No.</b>	<b>Name and Address of Submitter</b>	<b>Summary of Submissions</b>	<b>Local Government Comments</b>	<b>Local Government Recommendation</b>
		<ul style="list-style-type: none"> <li>the quality of surface water resources can be degraded by sediment loads, salinization, loss of fringing vegetation;</li> <li>river health and condition can decline through poor land use and development (e.g. inadequate vegetative buffers, uncontrolled stock access, poor stormwater design and infrastructure related to development);</li> <li>the fencing of rivers and other watercourses to control stock access is one of the simplest and most effective means of protecting rivers and the related ecosystems.</li> </ul>		
		<p>It is suggested that the section could be enhanced by the inclusion of statements that:</p> <ul style="list-style-type: none"> <li>protection of freshwater surface water resources is of particular importance given the salinization of most Hotham River sub catchments;</li> <li>Landcare practice in the District has been shown to restore salty watercourses to a state where they can once again be used on-farm (e.g. as on-farm washdown water);</li> <li>water resources support biodiversity values – aquatic ecosystems (in water) and riparian ecosystems (fringing vegetation, habitat and related fauna (e.g. river and floodplain ecosystems, and deep-rooted vegetation etc));</li> <li>waterways are often of environmental and special cultural significance to Noongar People;</li> <li>the quality of surface water resources can be degraded by sediment loads, salinization, loss of fringing vegetation;</li> <li>river health and condition can decline through poor land use and development (e.g. inadequate vegetative buffers, uncontrolled stock access, poor stormwater design and infrastructure related to development);</li> </ul>	Disagree, as considered too detailed for the LPS which is a strategic document. This could be addressed through a Local Planning Policy.	No modification to the LPS is required.

<b>Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions</b>				
<b>No.</b>	<b>Name and Address of Submitter</b>	<b>Summary of Submissions</b>	<b>Local Government Comments</b>	<b>Local Government Recommendation</b>
		<ul style="list-style-type: none"> <li>the fencing of rivers and other watercourses to control stock access is one of the simplest and most effective means of protecting rivers and the related ecosystems.</li> </ul>		
		It is also suggested that Attachment 11 should show sub catchment boundaries (currently only shows Murray and Avon Catchment extent). Local planning strategies should recognise local scale catchments to facilitate improved stormwater planning at local development scales. The PHCC can assist with GIS spatial data showing sub-catchments.	Agree.	Modify Attachment 11 of the LPS.
		<p>2.5.6 Vegetation</p> <p>It is great to see the 'Shire will endeavour to retain remnant vegetation, and assist in the planning of environmental corridors to help link the fragmented vegetated areas.</p>	Noted.	No modification to the LPS is required.
		<p>It is suggested the section could be enhanced by:</p> <ul style="list-style-type: none"> <li>Noting that much of the vegetation in the Shire is a Threatened Ecological Community, as recognised by the Federal Government, that being the Wheatbelt Eucalypt Woodlands.</li> <li>Clarification that protection of the district's native vegetation is important not only for the conservation of biodiversity, but also for the provision of environmental services including water resource improvements.</li> <li>Inclusion of statements that recognise significant planting of local indigenous and native Australian vegetation by landholdings for various on-farm and catchment purposes.</li> <li>Inclusion of the significance of roadside vegetation as vegetation corridors and linkages to fragment areas.</li> </ul>	Agree in part. Support modifying section 2.5.6 relating to the first bullet point. Other matters are considered too detailed for the LPS which is a strategic document. This could be addressed through a Local Planning Policy.	Modify the LPS in section 2.5.6.
		<p>2.5.6 Vegetation</p> <p>It is suggested the current statement in regard to farmer's rights to farm around Dryandra, and in turn ensure that farming activities do not adversely affect Dryandra's values</p>	Noted. Section 2.5.6 of the draft LPS mentions farmers have both rights and responsibilities. This will be further considered through the Scheme review	No modification to the LPS is required.

<b>Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions</b>				
<b>No.</b>	<b>Name and Address of Submitter</b>	<b>Summary of Submissions</b>	<b>Local Government Comments</b>	<b>Local Government Recommendation</b>
		<p>could be better phrased to focus on opportunities rather than rights and responsibilities (i.e. the intent of this statement is supported, but it reinforces and ‘us and them’ approach to land management.</p> <p>It is suggested that the statement could be replaced with words to the effect that “Given the environmental significance of the Dryandra Woodlands and the importance of managing threats to these Woodlands at a landscape scale across both public and private lands, there is an increased focus on collaborative land management efforts involving farmers, government agencies, and other groups around Dryandra. For example, feral animal control is occurring across land tenures in and around Dryandra with the support of farmers and is supporting increases in numbers of the threatened numbat and woylie.</p>	<p>through an anticipated Environment Special Control Area and a likely Local Planning Policy.</p>	
		<p><b>2.5.7 Wildlife</b> It is great to see the Section highlights the importance of Dryandra, however, the section should include some description of:</p> <ul style="list-style-type: none"> <li>• Diversity of native wildlife and not just the threatened and priority species</li> <li>• The diversity of threatened species in Dryandra (See the Dryandra Management Plan, or contact DBCA Narrogin)</li> <li>• The major threats to wildlife, especially the recognised threats to wildlife in and around Dryandra. These threats include feral cats and foxes, fragmentation of remnant vegetation, altered fire regimes.</li> <li>• The importance of reserves other than Dryandra for wildlife, these include Boyagin Nature Reserve and Tutanning Nature Reserve (it is noted that these reserves are on the Shire’s boundaries, but they are</li> </ul>	<p>Disagree, as considered too detailed for the LPS which is a strategic document. This could be addressed through a Local Planning Policy. The Shire has limited capacity to influence management of the Boyagin Nature Reserve and Tutanning Nature Reserve which are located outside of the Shire of Cuballing.</p>	<p>No modification to the LPS is required.</p>

Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions				
No.	Name and Address of Submitter	Summary of Submissions	Local Government Comments	Local Government Recommendation
		important to the maintenance of wildlife in the District, including threatened species.		
		<p>2.5.8 Key Environment and Conservation Issues All the identified key issues are supported, with the following comments and suggested additions:</p> <ul style="list-style-type: none"> <li>• <i>Salinity continues to be a major issue</i>, with soil acidity of growing importance and reducing productivity</li> <li>• Remnant vegetation should be protected, and in the case of the Wheatbelt Eucalypt Woodlands are protected under the Environment Protection and Biodiversity Conservation Act 1999 (Federal). Also of note is <i>Banksia cuneata</i> (Matchstick Banksia) which is listed as Endangered under the EPBC Act.</li> <li>• Endangered fauna, including Numbats, Woylies, Chuditch, Carnaby's Black Cockatoos, among others require protection of habitat and the management threats, such as feral cats and foxes.</li> </ul>	Noted. The list of key environmental and conservation issues in the LPS is considered appropriate.	No modification to the LPS is required.
		<p>3.3. Settlements The draft strategies are noted, with one suggested additional strategy: 3.3.2 Residential Development – Strategies Ensure new residential developments are water sensitive and implement best-practice stormwater management. (As per 3.4.2 Stormwater Management – Strategies.</p>	Disagree, as considered superfluous. Stormwater covered in section 3.4.2.	No modification to the LPS is required.
		<p>3.3.3 Rural living - Rural residential – Strategies The strategies are noted, with one suggested addition to Strategy (f): Ensure that the environmental qualities of the land and/or water are maintained or improved, such as through revegetation, water-sensitive stormwater management, among others.</p>	Agree, add the words 'water-sensitive stormwater management'.	Modify the LPS in section 3.3.3.
		3.3.3 Rural living - Rural smallholdings – Strategies	Disagree. This will be considered in greater detail through the review of the Local	No modification to the LPS is required.

<b>Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions</b>				
<b>No.</b>	<b>Name and Address of Submitter</b>	<b>Summary of Submissions</b>	<b>Local Government Comments</b>	<b>Local Government Recommendation</b>
		<p>The draft strategies are noted. It is suggested that Strategy (e) should be clarified by spelling out the major strategies that are to be employed to maintain or improve environmental qualities, for example:</p> <ul style="list-style-type: none"> <li>• Ensure that remnant vegetation (and in turn priority flora and fauna) is protected through structure planning and appropriate land tenure mechanisms, and/or fencing.</li> <li>• Ensure that rivers and watercourses are protected through appropriate land tenure mechanisms and/or fencing.</li> <li>• Support revegetation for the purposes of land conservation, water resource improvement or wildlife habitat.</li> </ul>	Planning Scheme, through a scheme amendment or via a Local Planning Policy.	
		<p>3.3.4 Crown land Actions : The draft strategies are noted. It is suggested that an additional Action be considered: Support protection of the environmental values of Crown Reserves, and where managed by the Shire, maintain and protect the reserves environmental values where possible.</p>	Agree.	Modify the LPS in section 3.3.4.
		<p>3.5. Economics and employment 3.5.1 – Agriculture – Actions The draft Actions are noted. It is suggested that an additional action should be to ensure the new Scheme includes a Rural Zone provision to the effect that: Developments are to identify and protect environmental assets, and manage threats to environmental values, linked to the development.</p>	Noted. This will be considered in more detail at the scheme review stage.	No modification to the LPS is required.
		3.6 Environment and Conservation	Noted. This will be considered in more detail at the scheme review stage or through a Local Planning Policy.	No modification to the LPS is required.

<b>Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions</b>				
<b>No.</b>	<b>Name and Address of Submitter</b>	<b>Summary of Submissions</b>	<b>Local Government Comments</b>	<b>Local Government Recommendation</b>
		<p>3.6.3 Waterways and Groundwater Resources – Strategies and Actions : The draft Strategies and Actions are supported, and the following additions are suggested:</p> <p>New Strategies: Support the fencing and restoration of waterways, especially where they will enhance farm productivity, improve water quality and increase wildlife habitat and ecological connectivity.</p> <p>New Action: Ensure that the new Scheme protects waterways and wet valley floors where they are part of proposals for subdivision, development or intensified land use.</p>		
		<p>3.6 Environment and Conservation 3.6.4 Vegetation – Strategies This section should note that much of the remnant vegetation in the Shire on private and public lands is Wheatbelt Eucalypt Woodland and is protected as a Threatened Ecological Community under the Environment Protection and Biodiversity Conservation Act 1999 (Federal).</p>	Disagree as considered superfluous with previously supported changes to section 2.5.	No modification to the LPS is required.
		The draft strategies are noted and supported.	Noted.	No modification to the LPS is required.

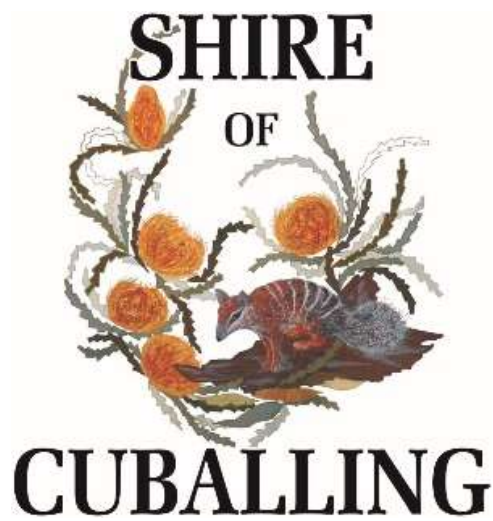
<b>Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions</b>				
<b>No.</b>	<b>Name and Address of Submitter</b>	<b>Summary of Submissions</b>	<b>Local Government Comments</b>	<b>Local Government Recommendation</b>
		<p>The following enhancements are suggested:</p> <ul style="list-style-type: none"> <li>• Strategy (b) restoration and protection of links should encourage restoration of linkages in accordance with the Hotham-Williams NRM Plan and other recognised district studies</li> <li>• Strategy (c) conservation lots is strongly supported.</li> <li>• Strategy (d) – support rehabilitation of vegetation – should not be limited to where vegetation has become degraded. Revegetation can serve multiple purposes. The Hotham-Williams NRM Plan provides numerous opportunities for revegetation, highlighting the importance to farm productivity, water resource restoration and nature conservation.</li> </ul>	Agree in part. Support modifying section 3.6.4 relating to the third bullet point.	Modify the LPS in section 3.6.4.
		<p>3.6 Environment and Conservation 3.6.4 Vegetation – Actions The draft actions are strongly supported.</p>	Noted.	No modification to the LPS is required.
		<p>Action (b) – Introduce an Environment Special Control Area in the new local planning scheme for land near the Dryandra Woodlands. This action should be implemented in consultation with landholders and other key stakeholders to ensure a collaborative approach to land management is encouraged and the support of farmers is maintained.</p>	Noted and agree that a collaborative approach is required. Considerable more consultation will be required prior to the introduction of an Environment Special Control Area.	No modification to the LPS is required.
		<p>Action (e) – Progressively prepare management plans for reserves vested with the local government which have significant biodiversity values. This action should include reference to implementation of the plans within resourcing opportunities and constraints.</p>	Agree.	Modify the LPS in section 3.6.4.

Shire of Cuballing Local Planning Strategy Review of LPS – Schedule of Submissions				
No.	Name and Address of Submitter	Summary of Submissions	Local Government Comments	Local Government Recommendation
		<p>3.6.5 Climate change This section should reference the predicted impacts of climate change as forecast by CSIRO. For example, these include reduced winter rainfall trends and increasing summer temperature trends. The implications of these predictions are increased frequency and intensity of wildlife, and changes to the natural distributions of wildlife.</p>	Disagree, as considered too detailed for the LPS which is a strategic document. This could be addressed through a Local Planning Policy.	No modification to the LPS is required.
		<p>The proposed Action (<i>Shire to monitor the impact of climate change ...</i>) is challenging given it is often difficult to directly link events to climate change. It is suggested that a slightly more proactive approach could be taken. A suggested replacement action is that: The Shire will recognise the likely predicted climatic changes, including reduced winter rainfall trends and increasing summer temperature trends, at all stages of the planning and development assessment process.</p>	Agree.	Modify the LPS in section 3.6.5.
		<p>3.7.1. Bushfire – Strategies and Actions The proposed Strategies and Actions are supported.</p> <p>The importance of assessing bushfire risks as part of all development and revegetation proposals is critical.</p>	That the submission be noted.	No modification to the LPS is required.
11	Shire of Williams PO Box 96 Williams WA 6391 (Geoff McKeown)	No comments to make.	That the submission be noted.	No modification to the LPS is required.



**Shire of Cuballing Local Planning Strategy  
Review of Local Planning Strategy - Schedule of Modifications**

No.	Modification
1	Changes to the LPS report outlined in <del>strikeout</del> and/or green highlight in Attachment 9.2.1D.
2	For the Strategies, replace bullet points with 'S1', 'S2' etc.
3	For the Actions, replace bullet points with 'A1', 'A2' etc.
4	Formatting changes and administrative 'tidy-ups' such as updating the contents, adding photographs and using the Shire's preferred corporate font and colours for publications.
5	Changes to the Strategy Plans outlined in Attachment 9.2.1E.
6	Ideally modifying the Land Use Areas colours on the Strategy Plans to more clearly differentiate between land uses including between Residential and Rural Residential and between Residential – Investigation Area and Rural Residential – Investigation Area. The stripes could be in different directions between Residential – Investigation Area and Rural Residential – Investigation Area.
7	Add gravel and sand reserves to Attachment 10.
8	Show sub catchment boundaries in Attachment 11.
9	Update Attachment 15 of the LPS through adding the Implementation Table from the <i>Cuballing/Popanyinning Bushfire Hazard Level Assessment</i> as outlined in Attachment 9.2.1F.



~~Draft~~

# Shire of Cuballing Local Planning Strategy

Prepared by Edge Planning & Property for the Shire of Cuballing

[www.edgeplanning.com.au](http://www.edgeplanning.com.au)

~~March~~ December 2018

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 Figure 3: Strategy Plan - Cuballing townsite and surrounds  
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- |    |  |
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| 3  | Tenure – Popanyinning townsite   |
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## **1 Introduction**

### **1.1 What is a Local Planning Strategy?**

Local planning strategies are strategic documents that set out the longer-term planning direction for a local government area, apply State and regional planning policies and provide the rationale for the zones and provisions set out in the local planning scheme.

For this reason, a local government is required to prepare a local planning strategy as part of the process of reviewing the local planning scheme<sup>1</sup>.

### **1.2 The Role and Purpose of a Local Planning Strategy**

Local planning strategies are the main framework for planning at the local level. They enable the local government authority to plan for the future and outline the local government authority's strategic vision, policies and proposals and reflect local needs and aspirations. In doing so, they provide the rationale for the zones, reservations and provisions of a local planning scheme.

Local planning strategies are primarily concerned with 'spatial' or 'land use' considerations such as the location, and distribution of land uses, the relationships between various land uses, subdivision, development and the infrastructure required to support subdivision and development. They are also the key instrument for implementing State and regional planning strategies and policies at the local level.

The Strategy is intended to operate for between 10 - 15 years.

### **1.3 State Planning Framework**

The State Planning Framework<sup>2</sup> identifies the *State Planning Strategy 2050* as the principal strategy guiding land use and development in Western Australia.

Together, the *State Planning Strategy 2050* and the strategic policies (State planning policies) and operational policies (development control policies) of the Western Australian Planning Commission (WAPC) provide the framework within which this Strategy has been prepared.

Of particular relevance to this Strategy are:

- (a) *State Planning Policy No. 1: State Planning Framework;*
- (b) *State Planning Policy No. 2: Environment and Natural Resources Policy;*
- (c) *State Planning Policy No. 2.4: Basic Raw Materials;*
- (d) *State Planning Policy No. 2.5: Rural Planning;*
- (e) *State Planning Policy No. 2.9: Water Resources;*
- (f) *State Planning Policy No. 3: Urban Growth and Settlement;*
- (g) *State Planning Policy No. 3.4: Natural Hazards and Disasters;*
- (h) *State Planning Policy No. 3.5 Historic Heritage Conservation;*
- (i) *State Planning Policy No. 3.6: Development Contributions for Infrastructure;*
- (j) *State Planning Policy No. 3.7: Planning in Bush Fire Areas;* and
- (k) *State Planning Policy No. 5.2: Telecommunications Infrastructure.*

<sup>1</sup> For further information refer to Regulation 11(1) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, available online from: <https://www.planning.wa.gov.au/publications/7295.aspx>

<sup>2</sup> Set out in *State Planning Policy No. 1: State Planning Framework*, available online from: <https://www.planning.wa.gov.au/publications/1160.aspx>

## 1.4 Regional Planning Framework

The *Wheatbelt Regional Planning and Infrastructure Framework*<sup>3</sup> (December 2015) establishes the vision, objectives, planning approach and sets out key regional infrastructure projects.

## 1.5 Local Planning Framework

The Strategy builds on the original local planning strategy endorsed by the WAPC on 21 December 2004 and the *Shire of Cuballing Strategic Community Plan 2014-2024*<sup>4</sup> endorsed by the Council on 17 July 2014. The Strategy reiterates the vision from the Strategic Community Plan.

## 1.6 Regional Economic Development Framework

Complementing the *Wheatbelt Regional Planning and Infrastructure Framework* are key regional economic development strategies. In particular they include:

- (a) *Wheatbelt Regional Investment Blueprint* (2015)<sup>5</sup>;
- (b) *Wheatbelt South Sub-Regional Economic Strategy*<sup>6</sup> (2014); and
- (c) *Greater Narrogin Region Growing Our Community: An Economic Development and Implementation Strategy*<sup>7</sup> (2015) which covers the Shires of Narrogin and Cuballing.

Many of the objectives and priority projects in the economic development strategies have land use planning implications.

<sup>3</sup> The *Wheatbelt Regional Planning and Infrastructure Framework* is available online from: <http://planning.wa.gov.au/6971.asp>

<sup>4</sup> The *Shire of Cuballing Strategic Community Plan 2014-2024* is available online from: <http://www.cuballing.wa.gov.au/Documents/>

<sup>5</sup> The *Wheatbelt Regional Investment Blueprint* is available online from: <http://www.wheatbelt.wa.gov.au/publications/wheatbelt-blueprint/>

<sup>6</sup> The *Wheatbelt South Sub-Regional Economic Strategy* is available online from: <http://www.wheatbelt.wa.gov.au/publications/economic-development-plans/>

<sup>7</sup> *Greater Narrogin Region Growing Our Community: An Economic Development and Implementation Strategy* is available online from: <http://www.wheatbelt.wa.gov.au/publications/economic-development-plans/>

## 2 Local Profile

The Shire of Cuballing (to be called the 'district') covers approximately 1250 square kilometres. The Cuballing townsite is located 192 kilometres southeast of Perth and 14 kilometres north of Narrogin. The district is located in the southern Wheatbelt and is outlined in Figure 1.

The district is predominantly an agricultural area. The district's main townsites are Cuballing and Popanyinning with the smaller settlement of Yornaning. Land tenure is outlined in Attachments 1-3.

The Dryandra Woodland is a key environmental and recreational asset and is located in the western portion of the district, while the Hotham River flows through the district.

Narrogin is the regional centre for the southern Wheatbelt. While the Cuballing townsite has its own character, it is in part a 'satellite' town to Narrogin. The nearby town of Pingelly provides additional services to the northern portion of the district. The district is dependent on Narrogin, Perth and other centres for various services.

### 2.1 Population

#### 2.1.1 Demographics

The district's resident population was 863 in 2016<sup>8</sup> and has grown 22 per cent in the last decade. The district's estimated current population is around 900. It is noted that:

- (a) children aged 0 to 14 constitute approximately 20 per cent of the district's population;
- (b) approximately 16 per cent of the district's population is aged 65 years old or over.
- (c) the median age of 44 is higher than the WA average of 36.

*Western Australia Tomorrow 2015*<sup>9</sup> sets out multiple population forecasts for the district, each of which has been prepared using slightly different simulations. The forecasts have been broken into five 'bands', with the median value of each band being used to give five forecasts - Band A contains the lowest simulations and Band E the highest simulations. The forecast for Band C (the middle band) is also the median value for all forecasts.

The WAPC's population forecasts for the district, to the year 2026, range from 670 to 1100. With regard to the Shire of Cuballing's 2016 population, this represents population change somewhere between a decline of 193 residents and growth of 237 residents. The median population forecast is for 880 residents, which represents a negligible population increase of about 17 residents.

In addition to population forecasts, *Western Australia Tomorrow* contains household size forecasts. These indicate that household sizes in the Shire of Cuballing are likely to grow - slightly - from approximately 2.2 people per dwelling, to approximately 2.59 to 2.63 people per dwelling in 2026.

The Wheatbelt Development Commission's economic development strategy for the greater Narrogin region (which includes Cuballing) aims to achieve population growth of 3 per cent per annum across the Greater Narrogin region<sup>10</sup>. At this rate of growth, the Shire of Cuballing's population would grow to 1,159 in 2026

The Council does not consider it likely that the district's population will decline, given the area's close proximity to Perth and Narrogin, the district's natural and cultural assets, its growing equestrian activities and the relative affordability of the district.

<sup>8</sup> Based on 2016 census data available from: [http://www.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/LGA52310?opendocument](http://www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA52310?opendocument)

<sup>9</sup> <http://www.planning.wa.gov.au/publications/6194.asp>  
<sup>10</sup> *Greater Narrogin Region Growing Our Community: An Economic Development and Implementation Strategy*

**2.1.2 Land Supply and Housing**

Most of the population growth and development has come from ‘historically’ created lots. There has been limited new subdivisions created in recent years.

Additional dwellings and lots will be required to facilitate aspirational and Council anticipated population growth. Most new population growth will be in the Cuballing and Popanyinning townsites.

The regional economic development framework and the Council’s Strategic Community Plan support the provision of additional appropriately located rural living land in part to cater for the growing equine sector.

Under the most optimistic population forecast set out in *WA Tomorrow 2015*, an additional 10 dwellings would be needed. However, under the aspirational growth target set out in the Wheatbelt Development Commission's *Greater Narrogin Region Growing Our Community: An Economic Development and Implementation Strategy*, as many as 160 additional dwellings will need to be provided in the period to 2026. This is based on:

- (a) projected population increases of 17 to 296 additional residents;
- (b) an average household size of 2.2people<sup>11</sup>; and
- (c) a dwelling occupancy rate of 83.3 per cent<sup>11</sup>.

The 'development footprint' set out in the Strategy will need to include enough land suitable for residential and rural living development (rural residential and rural smallholding). In doing so, it needs to be recognised that:

- (a) not all landowners will want to subdivide or develop their land immediately or will have the resources to do so;
- (b) once created, not all lots will be developed for housing immediately;

- (c) a certain percentage of dwellings will remain vacant;
- (d) some of the land identified as suitable for residential or rural living development is affected by some form of constraint which will need to be addressed prior to its development, making any development of the land a longer-term proposition; and
- (e) changes in Government policy may affect the rate of population growth.

For these reasons, it is necessary to identify a supply of land (with an appropriate land supply ‘buffer’) capable of accommodating the residential and rural lifestyle development required during the lifespan of this strategy. However, the strategy should not identify excessive areas of land for such purposes. In this regard, identifying excessive areas of land for development does not:

- (a) assist with the orderly and logical expansion of the residential settlement pattern in a manner which maximises the efficient use of infrastructure; or
- (b) protect rural land for agricultural purposes.

These principles are set out in *State Planning Policy 3: Urban Growth and Settlement* and *State Planning Policy 2.5: Rural Planning*.

A significant proportion of this development could be accommodated within the Cuballing and Popanyinning townsites, which contain:

- (a) 158 undeveloped lots; and
- (b) enough land zoned for residential purposes and capable of further subdivision to create as many as 170 additional lots.

However, the prevailing pattern and style of development indicates the townsite is unlikely to be subdivided and developed to its full potential. For this reason, most of the additional lots/dwellings will need to be

<sup>11</sup> Based on 2016 census data available from:

[http://www.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/LGA52310?opendocument](http://www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA52310?opendocument)

located in new development areas around the Cuballing and Popanyinning townsites.

The development footprint set out in the 2004 Local Planning Strategy has been reviewed and some areas have been deleted, retained or added to reflect changing circumstances and the *Cuballing/Popanyinning Bushfire Hazard Level Assessment* (extract outlined in Attachment 15).

### 2.1.3 Key Population Issues

- (i) **The district's population has rapidly expanded over the past decade and is likely to grow steadily.**
- (ii) **The district differs from many Wheatbelt local government areas as its population has grown considerably in the last decade.**
- (iii) **The average household size is likely to decline in the period to 2031, requiring the provision of additional dwellings to house the growing population.**
- (iv) **To accommodate the district's growing population and to facilitate economic development, a range of lot sizes will be required including residential, rural residential and rural smallholding.**
- (v) **A need to ensure the Shire can service and support its ageing population through housing diversity and medical services, including aged care and accommodation into the future.**

## 2.2 Settlements

### 2.2.1 Cuballing / Popanyinning

Approximately half of the district's population live within the Cuballing and Popanyinning townsites. The townsites are characterised by a traditional grid pattern subdivision layout and generous sized lots.

Although the Cuballing townsite is the administrative and population centre of the district, its location is at a central-south point in the district. This southerly location is countered by the district's second major

population centre of Popanyinning, which is located at a point in the central-north of the district. Both townsites are situated on the Great Southern Highway and given their relative locations in the district, act as development axis. This 'axis' of development is strengthened by it being part of a key route between the regional centres.

There are opportunities for urban consolidation (that is, increased residential density) in residential areas, the re-subdivision of some rural residential areas along with the development of 'greenfield' sites where land suitability, land capability and servicing requirements are appropriately addressed.

The close proximity of Narrogin provides the district with opportunities to promote an alternative lifestyle to that of Narrogin for those persons who wish to live in a rural setting.

Attachment 4 outlines settlement patterns, while Attachments 5 and 6 show the context and constraints for the Cuballing and Popanyinning townsites.

### 2.2.2 Rural Living

Rural living areas in the district contain 'historic' lots created for rural residential and rural smallholding purposes, generally located near the Cuballing and Popanyinning townsites. The *Shire of Cuballing Local Planning Scheme No. 2* contains a Rural Residential Zone but no Rural Smallholding Zone.

Generally, rural residential lots are between 1 and 4 hectares in size and provide an option for people who want to live in a low density residential area in a semi-rural setting, close to a townsite. There is a trend for 'lifestyle lots' between 1 and 2 hectares in size, as these lots are more easily managed, but retain a rural character and amenity.

Rural smallholding lots are between 4 and 40 hectares in size. There are also known as 'hobby farms' and they provide opportunities



for small-scale rural and agricultural activities. Rural smallholdings lots provide a legitimate form of lifestyle living which enables people to enjoy a rural environment.

The State Government<sup>12</sup> advises:

‘The Local Government should capitalise on the increased interest in and demand for rural living opportunities in the region to provide alternative lifestyle opportunities and attract new residents.’ (page 54)

There is demand for rural living lots in the district including for equestrian enthusiasts. However, rural living precincts need to be carefully planned, as they are not as efficient in housing people, can prejudice future development of the land for urban purposes, consume and sterilise otherwise productive rural land.

### **2.2.3 Key Settlement Issues**

- (i) There is a need to encourage further growth within the existing townsites to maximise the use of the existing facilities and limit the potential infrastructure costs that would be placed on the Shire.**
- (ii) Attracting growth to the Cuballing and Popanyinning townsites will require maintaining elements of the existing townsite character, improving services and infrastructure, and achieving a high level of residential amenity, including protection from non-compatible land uses.**
- (iii) The development of rural living areas needs to be properly planned and provided for in the Strategy and local planning scheme.**
- (iv) The introduction of a Rural Smallholding Zone and associated implementation can assist to provide population growth and economic development in the district.**

<sup>12</sup> Greater Narrogin Region Growing Our Community: An Economic Development and Implementation Strategy

## **2.3 Infrastructure**

### **2.3.1 Water**

The Cuballing and Popanyinning townsites and rural properties near the pipeline are supplied with water from Harris Dam near Collie, delivered through the Great Southern Town Water Supply scheme.

The water supply system is operated by the Water Corporation and is capable of accommodating anticipated urban and associated development in the short to medium term. Depending on the location, water pressure may be required to be upgraded in parts of the Popanyinning townsite. There will be a need to upgrade the Cuballing water storage facility to facilitate more substantive new lots and development.

Most properties in the district depend on alternative water sources such as roof catchment which may be supplemented by groundwater or surface water. However, these water sources are not always reliable sources of water.

Other than re-use of stormwater, there is no community based fit-for-purpose water sources in the district.

### **2.3.2 Wastewater**

There is no reticulated sewerage system in the district. Accordingly, all development utilises some form of onsite wastewater disposal, including standard septic tanks/leach drains, fully inverted systems and the use of alternative treatment units.

Given the overall generous lot sizes, the general depth to groundwater and land capability, on-site effluent systems can generally be located and designed to effectively operate in the district. However, in some areas, onsite wastewater disposal can be problematic due to geotechnical conditions (some areas have impervious soils, clay or rock close to the surface). Additionally,

alternative treatment units do not necessarily facilitate smaller lots/medium density development.

Cuballing and Popanyinning townsites are not on the State Government's Infill Sewerage Program priority list.

### **2.3.3 Electricity**

The district is part of the South West Interconnected Network, with electricity supplied from a single transformer and feeder line (see Attachment 7). There are no known capacity issues for the Cuballing and Popanyinning townsites and, with planned upgrades, there should be enough capacity to cope with forecast increases in demand for electricity. Planned upgrades include the Narrogin substation transformer.

However, if there is a significant increase in industrial, commercial or other development in the short to medium term, it is likely that power upgrades would be needed.

### **2.3.4 Telecommunications**

Effective telecommunications infrastructure, including phone and internet services, is essential for social connectivity and for the district economy. The Cuballing and Popanyinning townsites have recently been provided with a fixed wireless national broadband network service. There is an ongoing need to address mobile 'blackspots' in parts of the district

### **2.3.5 Stormwater Management (Drainage)**

Traditional approaches to drainage are common through the district. The local government stormwater infrastructure is typically limited to a pit/pipe or open channel system. Older drainage systems do not usually incorporate stormwater detention.

### **2.3.6 Waste Management**

The Shire has established transfer station facilities at Cuballing and Popanyinning with waste transferred to a landfill site in the Shire of Narrogin. The Shire is investigating medium

to longer term options to improve waste management.

### **2.3.7 Community Infrastructure**

#### **Health**

Health services in the district are limited but include St John's Ambulance volunteers. The nearby Narrogin Regional Hospital provides a range of health services to the district. As the district's population grows and ages, the provision of additional health services may need to be considered.

#### **Education**

There are no schools within the district. There is however a number of school bus services to Narrogin. As the district's population grows, it is likely that additional students will need to be accommodated in Narrogin.

#### **Recreation and Community**

The Cuballing and Popanyinning townsites are well provided for in terms of sport, recreation and community facilities. Most of the land used for recreation and community purposes is reserved under the local planning scheme.

The major sporting venue in the district is the Dryandra Regional Equestrian Centre which is home to the local Dryandra Pony Club and Dryandra Regional Equestrian Association catering to adult riders. The venue attracts large numbers of riders from around the State to its regular equestrian events.

As outlined earlier, the Dryandra Woodland is a key recreational asset offering a range of activities and experiences.

### **2.3.8 Transport Infrastructure**

Transportation is critical to the district's ability to function effectively. Transportation modes in the district include walking, cycling, motorised transport and public transport. The State and regional road network plays a fundamental role in catering for inter and intraregional traffic and road freight.

#### **Walking and Cycling**

Currently, there is a reasonable network of paths and trails throughout and near the

Cuballing and Popanyinning townsites. There are recreational opportunities in the Dryandra Woodland and cycling opportunities on various roads.

### **Roads**

As outlined in Figure 1, the district is conveniently linked to Perth and other settlements. Attachment 7 shows main and secondary roads.

The *Roads 2030 Wheatbelt South*<sup>13</sup> sets out regional strategies for significant local government roads. It recommends various works be undertaken to improve the conditions of these roads.

The Council would prefer that a greater volume of heavy vehicles travelling through the district was undertaken by rail as this would make the townsites safer and improve their amenity and attractiveness. It could also reduce on-going road maintenance costs.

There are no plans to construct a heavy vehicle bypass around the Cuballing or Popanyinning townsites.

### **Rail Freight and Public Transport**

The Perth to Albany narrow gauge railway line dissects the district. The rail line is operating by ~~Brookfield Rail~~ **Arc Infrastructure** that runs a grain service to the Kwinana-Fremantle ports.

There is a public bus service operating through the district connecting Perth and Albany.

#### **2.3.9 Key Infrastructure Issues**

- (i) **The district's population means that the provision of community services needs to be carefully assessed and limited resources placed in locations where they can be of most benefit to the majority of the population.**
- (ii) **Servicing and regulatory authorities need to plan ahead to ensure that potable water, and electrical**

**infrastructure is adequate, reliable and well maintained.**

- (iii) **The lack of reticulated sewerage generally means the maximum residential density is R10.**
- (iv) **The regional function of secondary roads (significant local government roads) needs to be protected.**
- (v) **There is a need for more detailed planning and feasibility regarding waste management.**
- (vi) **The provision of health services required to support an ageing population needs to be planned for.**

## **2.4 Economics and Employment**

### **2.4.1 Agriculture**

The district's economy is dominated by agriculture and accordingly should be protected. **The district supports both broadacre farming, including cereal production and livestock, along with intensive agriculture such as piggeries.** The district's combination of landform and soils, climate and the generally reliable water supplies make it a productive agricultural area. Key employers are shown in Attachment 8 with many being agricultural or servicing agriculture.

The WAPC, which determines subdivision applications, generally does not support the fragmentation of rural land.

### **2.4.2 Mining and Basic Raw Materials**

There are future opportunities for mining and short to longer term opportunities to extract basic raw materials which can assist with job creation.

It is preferable to responsibly exploit minerals and basic raw materials prior to the land being developed for other purposes. Mineral resource and basic raw material extraction are different from other forms of development because they can only be worked where they naturally occur.

<sup>13</sup> Roads 2030 is available online from: <https://www.mainroads.wa.gov.au/Documents/Roads>

[202030%20-%20WHEATBELT%20SOUTH.RCN-D15%5E23117880.PDF](https://www.mainroads.wa.gov.au/Documents/Roads/202030%20-%20WHEATBELT%20SOUTH.RCN-D15%5E23117880.PDF)

There is a need for appropriate buffers to protect mining operations from more sensitive land uses and development which could prejudice the extraction of mineral and basic raw material resources.

### **2.4.3 Industry**

Industrial operations mainly service the agricultural sector and are located in the Cuballing and Popanyinning townsites and in rural areas. There are no industrial estates in the district.

To promote economic development, diversify the local economy and to minimise land use conflict, the Council supports identifying an industrial estate near Cuballing along with a rural industry precinct at Yornaning.

Industrial activities have the potential to impact on adjacent land uses, for example, through noise, air and dust emissions. These can be particularly problematic for more sensitive land uses, such as residential development.

Sound planning can minimise these impacts by ensuring that industrial development and sensitive development are appropriately located and by providing and maintaining a buffer area between industrial development and more sensitive land uses.

Containing the impacts and buffer area on-site provides industry with the greatest possible protection from the encroachment of more sensitive land uses.

### **2.4.4 Tourism**

The district's tourism industry is modest; although not without potential. The district is situated in an undulating landscape around two hour's drive from Perth, with convenient links to other regional centres. The district's key tourism asset is the Dryandra Woodland which is expected to shortly become a National Park. The Dryandra Regional Equestrian Centre is also a major draw card.

A considerable portion of the district is State Forest/Nature Reserve, which is ideal for

activities such as camping, cycling, hiking, picnics, bird-watching and, in the spring, wildflowers. Other activities available within the district include agri-tourism, sporting, equestrian recreation activities, a diverse range of cultural and heritage experiences and events.

Tourism offers opportunities to diversify the district economy. Tourists and visitors to the district, both day trippers and persons staying for a holiday, are a potentially expanding source of economic development and job creation. Tourism and ecotourism can assist in creating employment, business development and providing opportunities for indigenous people. It can also offer economic opportunities which mutually support and rely on environmental conservation objectives.

To attract tourists, a number matters need to be considered, for example, visual amenity, townscape, heritage and planning controls. The conservation and enhancement of the environment and landscape is essential.

### **2.4.5 Key Economics and Employment Issues**

- (i) **The protection of agricultural land is an important economic and employment base for the district.**
- (ii) **Rural land needs to be protected from unnecessary fragmentation.**
- (iii) **Reliance on one industry is not preferable and there is support to diversify the district economy.**
- (iv) **Statutory planning processes need to be flexible enough to allow a range of appropriate uses and development in rural areas.**
- (v) **The extraction of mineral resources/basic raw materials and development of the land for other purposes needs to occur in a staged manner, to ensure mineral resources/basic raw materials can be extracted in the longer term.**
- (vi) **Existing industrial development needs to be protected from the**

- encroachment of more sensitive land uses.
- (vii) **Local strategic planning should identify a preferred industrial estate for Cuballing.**
  - (viii) **The design of tourism related development should be sympathetic to the landscape.**
  - (ix) **The Dryandra Woodland offers further economic and employment potential and accordingly requires effective management.**

## 2.5 Environment and Conservation

### 2.5.1 Climate

The district experiences a Mediterranean style climate characterised by warm/hot dry summers and cool, wet winters. Attachment 9 shows rainfall isohyets.

### 2.5.2 Topography

The western portion of the district is located on the Darling Plateau and the eastern section contains flat floored valleys. The district's landscape is dominated by a system of valleys associated with the Hotham River and its tributaries.

### 2.5.3 Geology and Mineral Resources

Geologically, the district forms part of the Archean-aged Yilgarn Craton which consists of granite and gneiss rocks. The underlying rocks consist predominantly of Yilgarn Craton granites with minor granulite of the South West Terrane. These rocks have comparatively low prospectivity and currently there are no mining tenements within the district.

The district contains some mineral resources and basic raw material deposits such as gravel and sand. Attachment 10 shows information relating to minerals and basic raw materials.

### 2.5.4 Waterways and Groundwater Resources

Groundwater and surface water are finite resources, and there are limits to their availability and suitability for use. There is a requirement to ensure there is appropriate

water allocated to sustain the environment. Demand for water resources is increasing as the district's population and economy grow and expand. At the same time, there has been a trend of declining rainfall. One of the major challenges for the district is sustainably managing its water resources.

There are various waterways within the district including the Hotham River, Fourteen Mile Brook and Colcoran Brook. Attachment 11 shows water catchments.

The presence of groundwater relates to the major geomorphic units and geology. In this respect, groundwater is generally limited and where it does occur, its quality varies considerably. Bore yields are generally low, reflecting the lack of good aquifers, and are only suitable for stock watering.

### 2.5.5 Salinity

Salinisation has sterilised some land resources in the district. Salinity impacts agricultural productivity, degrades water resources, native vegetation, damages buildings and infrastructure and is detrimental to landscape qualities. Attachment 12 outlines salinity risk.

### 2.5.6 Vegetation

The predominant vegetation communities are Jarrah, Wandoo, Powderbark, York Gum and Salmon Gum.

Much of vegetation in the district is a Threatened Ecological Community, as recognised by the Federal Government, as part of the Wheatbelt Eucalypt Woodlands.

Of the 28,000 hectares of Dryandra State Forest, 17,500 hectares is in the district. The Dryandra State Forest is a rare remnant of the open eucalyptus woodlands that covered the area before clearing for agriculture.

It is important that the district's remnant vegetation and biodiversity values be protected. In this respect, many of the district's key environmental assets are already located in a conservation reserve of some description. A considerable portion of the

district is Nature Reserve/State Forest or soon to be National Park (see Attachment 11). However, there are various environmental assets located on private land. Attachment 13 shows native vegetation on non-Department of Biodiversity, Conservation and Attractions land.

The conservation of biodiversity values requires a cooperative approach between the local government, State Government agencies, landowners, and non-government organisations involved in land management and land use planning.

The above notwithstanding, the district's forests and woodlands are a considerable resource for both conservation and tourism as well as appropriately managed timber harvesting.

The Council acknowledges the right of the farmers located adjoining Department of Biodiversity, Conservation and Attractions (DBCA) managed land to continue traditional farming methods. Landowners also have a responsibility to ensure that their operations and potential development does not adversely affect DBCA Department of Biodiversity, Conservation and Attractions managed land including the Dryandra Woodland. In conjunction with relevant State authorities and landowners, the Shire will endeavour to retain remnant vegetation, and assist in the planning of environmental corridors to help link the fragmented vegetated areas.

### **2.5.7 Wildlife**

The district contains some threatened and priority fauna, which have been observed in different parts of the district with most near the Dryandra Woodland (see Attachment 16). The Dryandra Woodland is only one of two locations in Western Australia where natural populations of the Numbat remain.

Carnaby's Cockatoos and Black Cockatoos are endemic to southwest Western Australia, and have been observed in and around the district.

### **2.5.8 Key Environment and Conservation Issues**

- (i) **Surface and groundwater resources need to be protected.**
- (ii) **Salinity continues to be a major land management challenge.**
- (iii) **Areas of remnant vegetation, significant conservation, landscape and biodiversity value should be protected.**
- (iv) **Endangered fauna, including the Carnaby's Black Cockatoo, need to be protected.**
- (v) **The Dryandra Woodland requires protection through relevant management practices which are complemented by planning policies and strategies. The promotion of effective farming practices on properties adjoining the Dryandra Woodland is essential to the long term sustainability of the area.**

## **2.6 Hazards**

### **2.6.1 Bushfire**

'Reducing vulnerability to bushfire is the collective responsibility of State and local government, landowners, industry and the community. It requires ongoing commitment and diligence to a range of management measures such as the appropriate location and design of development, managing potential fuel loads, implementing bushfire management plans; providing emergency services, increasing awareness of the potential risk through education; and ensuring evacuation plans are in place. Such measures, in conjunction with planning policy and building controls, have the effect of increasing community resilience to bushfire.'

14

<sup>14</sup> State Planning Policy No. 3.7: Planning in Bushfire Prone Areas, is available online from: <http://www.planning.wa.gov.au/publications/7055.asp>

Decision making authorities should seek to minimise the potential for property and lives to be put at risk from bushfire. This can be done by:

- (a) not placing people, property and infrastructure in areas of extreme bushfire risk;
- (b) reducing vulnerability to bushfire through the identification and assessment of bushfire hazards and risks at all stages of the planning process;
- (c) ensuring subdivision, development and land use proposals take into account bushfire protection requirements and include bushfire protection measures; and
- (d) taking a responsible, balanced approach between bushfire risk management and management measures, and landscape, amenity and biodiversity conservation objectives.

Broad-scale mapping of bushfire prone areas<sup>15</sup>, indicates that large parts of the district are bushfire prone (see Attachment 14). In this respect, any proposal to rezone, subdivide or develop land in a bushfire prone area will need to be accompanied by a bush fire management plan or associated assessment that demonstrates how the risk of bushfire can be mitigated in accordance with WAPC policy.

The Shire has commissioned a bushfire hazard level assessment with an extract of the report shown in Attachment 15.

### **2.6.2 Flooding**

Flooding is a natural phenomenon with an important environmental role - for instance replenishing wetlands and triggering the life cycle stages of many plants and animals. For this reason, the natural ecological and drainage function of rivers, watercourses and floodplains needs to be protected and

managed. Flooding can also present a significant risk to life and property.

State and local government has a responsibility to minimise the potential for flood damage resulting from decisions about the use and development of land within the floodplains of rivers, and landowners also have the right to expect that adjacent land use and development will not increase the risk or impact of major river flooding on their lives or property.

Parts of the district, including portions of the Cuballing and Popanyinning townsites, are at risk of flooding during a flood event with a 1 in 100 (one per cent) annual exceedance probability. There is however no flood risk mapping which has been prepared in the district.

The only viable means of minimising property damage caused by flooding and ensuring that development does not increase the risk of flood damage for new development and/or occurring on neighbouring properties, is to carefully control the development of land near rivers and watercourses within the floodplain.

### **2.6.3 Key Hazard Issues**

- (i) **The significant bushfire risk within the district needs to be managed at each stage of the planning process by decision making authorities and landowners.**
- (ii) **The development of land near rivers and watercourses should be carefully managed, to avoid creating and/or increasing the risk of flood damage.**

## **2.7 Heritage**

### **2.7.1 Native title**

<sup>15</sup> State Bushfire Prone Area mapping prepared by the Office of Bushfire Risk Management is available online from:

<http://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/Pages/default.aspx>

The *Native Title Act 1993* provides for the recognition and protection of Aboriginal and Torres Strait Islander people's native title rights and interests. Certain government actions, such as grants of freehold, have been found to extinguish native title.

When planning for urban growth and development, native title is an important consideration as land in and around towns that may be identified as appropriate for certain development options may be subject to a native title claim or determination. Native title over most of the Shire of Cuballing has been extinguished by the granting of freehold title.

The traditional custodians of land within the District are the Gnaala Karla Booja people.

The Gnaala Karla Booja ~~clan's~~ native title claim<sup>16</sup> covers whole of the Shire of Cuballing and forms part of the South West Native Title Settlement. The settlement is an agreement ~~being negotiated~~ which is expected to be ~~shortly finalised~~ between the State Government and the Noongar people.

In 2009, the State Government and the South West Aboriginal Land and Sea Council began negotiating the South West Native Title Settlement, a negotiated settlement for six native title claims made by the Noongar people of the south west of Western Australia (of which the Gnaala Karla Booja claim forms approximately 30,415 square kilometres).

Under the settlement, native title would be exchanged for a negotiated package of benefits, including formal recognition of the Noongar people as traditional owners, land, investments and the establishment of Noongar Regional Corporations.

A major component of the Settlement is the establishment of the Noongar Land Estate through the transfer of a maximum of 320,000 hectares of Crown land for cultural and

economic development, comprising 300,000 hectares as reserve land and 20,000 hectares as freehold title. The Noongar Boodja Trust will be a major landholder in the Wheatbelt and South West regions.

The South West Native Title Settlement and the Gnaala Karla Booja claim ~~have not been~~ are expected to be finalised ~~in the short term~~. When they are, traditional owners are expected to be more closely involved in land use planning in the district. This strategy acknowledges the traditional owners of the district, past and present.

Until the South West Native Title Settlement commences the *Native Title Act 1993* (Cth) still applies to all land users planning activities in the Settlement Area. Within the native title settlement area and across the sub-region the *Aboriginal Heritage Act 1972* applies at all times, and will continue to do so after the commencement of the native title settlement. Land users must always consider Aboriginal heritage in their planning processes.

The finalisation of Native Title claims is expected to provide ongoing community and economic development opportunities for local Aboriginal people.

### 2.7.2 Aboriginal Heritage

The *Aboriginal Heritage Act 1972* provides for the protection and preservation of Aboriginal heritage and culture throughout Western Australia, including places and objects that are of significance to Aboriginal people. Under the *Aboriginal Heritage Act 1972*, Aboriginal sites and materials are protected regardless of whether they have been previously recorded or reported, or not.

The Register of Aboriginal Heritage Sites, maintained by the Department of Planning, Lands and Heritage, identifies ~~3 a number of~~ registered Aboriginal heritage sites ~~and 8~~ lodged Aboriginal heritage places within the

<sup>16</sup> Further information on native title claims is available from the National Native Title Tribunal (<http://www.nntt.gov.au>)



district. Key heritage assets are outlined in Attachment 17.

**2.7.3 Historic Heritage**

There are a number of historic heritage sites within the district. These are variously listed on the Municipal Heritage Inventory and the State Heritage Register, or both.

The district has a large stock of heritage places from the turn of the century to the 1920's, in particular within the Cuballing townsite. The number of heritage buildings in Cuballing with the total number has given the district a distinctly unique character, which offers great potential for additional business activities in the tourism sector.

**2.7.3 Key Heritage Issues**

- (i) Aboriginal and historic heritage sites need to be protected.**
- (ii) The native title claim and associated agreement is expected to create increased land administration certainty.**
- (iii) The need for streetscape/townscape improvements, which are complemented by conserving and enhancing heritage buildings and places.**

### **3 Strategic Direction**

#### **3.1 Vision and Key Objectives**

As set out in the Strategic Community Plan<sup>17</sup>, the Council's vision for the district is:

‘A progressive, diverse and caring community, with access to modern services and infrastructure, in an unique part of the world.’

In achieving this vision, the Council's key objectives are to:

- (a) manage the district's growth by developing a long-term land use planning strategy that contributes to the lifestyle enjoyed by residents;
- (b) encourage sustainable development and the expansion of the Cuballing and Popanyinning townsites, to improve service viability while conserving or enhancing a strong sense of community;
- (c) promote and manage a sustainable settlement pattern to avoid unnecessary duplication of resources.
- (d) ensure that future subdivision and development within and near the Cuballing and Popanyinning townsites provides a broad range of housing and lifestyle choices that enhance the character, environment and amenity of the townsites;
- (e) assist with growing the district's economic and employment base by encouraging greater diversification and promoting a resilient and increasingly robust economy;
- (f) promote agriculture as a key economic and social driver within the district;
- (g) facilitate orderly and coordinated development; and
- (h) create sustainable communities which:
- (i) manage and conserve key natural resources including land and water assets;

- (ii) attract and retain people and businesses;
- (iii) ensure the community has access to quality facilities and services;
- (iv) retain the unique sense of place that values its culture and heritage; and
- (v) enhance the public health of the community.

#### **3.2 Strategy Plans, Strategies and Actions**

Following the preceding analysis of the district, the Strategy Plans (Figures 2, 3 and 4) provide an overview of the strategy proposals. The following Strategies and Actions are proposed to implement the Strategy Plans.

The Strategy Plans show key elements of the Strategy and they provide a broad overview of intended land use, the major transport networks and key planning constraints. The Strategy Plans should not be seen as determining land use permissibility, but as broad land use areas relating to planning opportunities and constraints. The Strategy Plans are not a zoning map, as zoning and land use permissibility's are set out in the Local Planning Scheme and in Structure Plans.

The Land Use Areas on the Strategy Plans in part reflect the longer term anticipated zoning for the land. Rezoning of land will only be considered where the proposal is consistent with the Strategy and Strategy Plan requirements to the satisfaction of the Council and the WAPC.

Where the Strategy identifies rezoning opportunities, proponents will be responsible for justifying any rezoning proposal, including any associated planning, environmental and servicing investigations.

#### ***Strategies and Actions***

The vision, key objectives and Strategy Plans are complemented by a number of strategies

<sup>17</sup> The Shire of Cuballing Strategic Community Plan is available online from:  
<http://www.cuballing.wa.gov.au/Documents/>

and actions. The strategies and actions are grouped under themes.

### 3.3 Settlements

#### 3.3.1 Settlement Hierarchy

The Land Use Areas classified as 'Residential', 'Future Residential - Investigation Area', 'Rural Residential', 'Future Rural Residential - Investigation Area' and 'Future Rural Smallholding - Investigation Area' on the Strategy Plans (Figures 3 and 4) are potentially suitable for a range of uses including residential, rural residential, rural smallholding and appropriate employment uses.

#### Strategies

- S1) Recognise Cuballing as a Rural Town which is the district's cultural, recreation, business, social and administrative centre where the majority of new population and subdivision will occur.
- S2) Recognise Popanyinning as a Rural Village where moderate urban development is expected.
- S3) Recognise Yornaning as a settlement where modest development is supported.

#### 3.3.2 Residential Development

The district's residential areas in the Cuballing and Popanyinning townsites, should accommodate a range of lot sizes and housing types, in a manner that meets the on-going needs of the district's residents. The lack of reticulated sewerage limits opportunities for smaller residential lots.

#### Strategies

- S4) Retain Residential R10 as the highest residential density (smallest lot size) in the Cuballing and Popanyinning townsites.
- S5) Support infill development and increases in housing density of land currently zoned 'Rural Townsite' to R10 where the land is considered suitable and capable.

- S6) Contain residential subdivision and development within the development footprint outlined on the Strategy Plan and where appropriately zoned.
- S7) Support the subdivision and development of greenfield areas identified by this Strategy as likely to be suitable for residential development, generally shown as 'Residential' or 'Future Residential - Investigation Area' on the Strategy Plans subject to the proponent appropriately addressing relevant considerations (e.g. zoning, structure planning, environmental impact, servicing, landscape and bushfire management).
- S8) Encourage a mix of lot sizes and promote affordability and choice in housing by encouraging a mix of housing types.
- S9) Provide for a high level of amenity which reflects a non-metropolitan lifestyle.
- S10) Ensure new residential development has regard to the area's character and built form.
- S11) Promote energy efficient and climate responsive housing design.
- S12) Support non-residential land uses in residential areas, provided they complement (and are compatible with) residential development and are of a scale and design that respects the area's amenity.
- S13) Prevent commercial or industrial development which is better suited to the town centre or industrial areas, from occurring in residential areas.

#### Actions

The Shire of Cuballing will:

- A1) Retain the 'Rural Townsite' Zone in the new local planning scheme.
- A2) Impose an appropriate residential density coding including opportunities to support infill development to R10 where the land is suitable and capable.

#### 3.3.3 Rural Living

**Rural Residential**

Rural residential areas provide opportunities for lower-density residential development in a rural setting, which is compatible with nearby land uses and the capability, landscape and environmental attributes of the site. In doing so, rural residential areas should be large enough to facilitate the creation of lots of various sizes, as lots of different sizes present different lifestyle opportunities.

**Strategies**

- S14) Prevent the creation of new rural residential lots outside of the area shown on the Strategy Plans.
- S15) Use existing rural residential areas more efficiently, by increasing the density of lots where access to a reticulated potable water supply is available and development constraints (such as bushfire management, land capability and any potential environmental impacts) have been appropriately addressed.
- S16) Promote appropriate employment uses where compatible with existing uses and nearby development.
- S17) Support requests to amend the local planning scheme where the land is identified as 'Future Rural Residential – Investigation Area' by this Strategy, subject to the proponent appropriately addressing relevant considerations (e.g. zoning, structure planning, environmental impact, servicing, landscape and bushfire management).
- S18) Encourage the preparation of structure plans that provide for lot sizes ranging between one and four hectares.
- S19) Ensure that the environmental qualities of the land and/or water are maintained or improved, such as through revegetation and water-sensitive stormwater management.

**Actions**

The Shire of Cuballing will:

- A3) Impose a limitation of one dwelling per lot in the Rural Residential zone (does not include ancillary dwelling) under the new local planning scheme.

**Rural Smallholdings**

Rural Smallholding areas provide semi-rural and rural opportunities near the Cuballing townsite, provided those activities facilitate the conservation of native vegetation and are compatible with nearby land uses, the environmental and landscape values of the land. The semi-rural and rural pursuits may present opportunities to generate income.

**Strategies**

- S20) The creation of new Rural Smallholding lots outside areas identified for Rural Smallholdings by this Strategy should be prevented, unless associated with a boundary realignment.
- S21) Support requests to amend the local planning scheme where the land is identified as 'Future Rural Smallholding – Investigation Area' by this Strategy, subject to the proponent appropriately addressing relevant considerations (e.g. zoning, structure planning, environmental impact, servicing, landscape and bushfire management).
- S22) Support, where appropriate, innovative design and the clustering of houses and other structures to minimise the impacts on adjacent land, to provide for on-going use of land for rural pursuits and protect landscape and environmental values.
- S23) Encourage the preparation of structure plans that provide for lots ranging in size from four to 40 hectares.
- S24) Ensure that the environmental qualities of the land and/or water are maintained or improved such as through revegetation and water-sensitive stormwater management.

**Actions**

The Shire of Cuballing will:

- A4) Introduce a Rural Smallholding Zone in the new local planning scheme.
- A5) Set out development standards in the new local planning scheme to ensure subdivision and development is consistent with rural character landscape qualities and amenity.

### 3.3.4 Crown Land

#### Actions

The Shire of Cuballing will:

- A6) Promote the examination of Crown Land in the district and assess if the lands may be excess to their respective vesting authorities. If so, it may be advantageous for the Shire to acquire these properties for future uses as determined by the Council.
- A7) Negotiate with State Government agencies for assistance in creating a variety of lot sizes in and around the key settlements of the district.

- A8) Support protection of the environmental values of Crown reserves, and where managed by the Shire, maintain and protect the reserves' environmental values where possible.

## 3.4 Infrastructure

### 3.4.1 Hard Infrastructure

#### Strategies

- S25) Require new developments to be appropriately serviced with potable water and on-site effluent disposal.
- S26) Allow for and promote the establishment of renewable energy facilities and operations within the district.
- S27) Support telecommunications infrastructure where consistent with *State Planning Policy 5.2 Telecommunications Infrastructure*.

#### Actions

The Shire of Cuballing will:

- A9) Request that servicing authorities plan ahead to ensure that potable water, electrical and telecommunication infrastructure are

adequate, reliable and well maintained.

- A10) Lobby for enhanced infrastructure to implement the Strategy.
- A11) Promote and enhance water management and conservation.
- A12) Require that new development has a sufficient supply of potable water with quality addressing the *Australian Drinking Water Quality Guidelines 2004* (or any updates).

### 3.4.2 Stormwater Management

New subdivisions and developments are to incorporate water sensitive urban design features in response to soil, salinity, slope and other considerations.

#### Strategies

- S28) Promote the integration of land and water planning in accordance with the framework identified in *Better Urban Water Management* (WAPC 2008).
- S29) Promote re-use and recycling of water, particularly stormwater and wastewater.

#### Actions

The Shire of Cuballing will:

- A13) Promote water harvesting and water reuse wherever possible into the Shire's projects and operations.

### 3.4.3 Waste Management

Waste management facilities are necessary for the district's continued growth and development; however, their offsite impacts need to be minimised wherever possible.

#### Strategies

- S30) Ensure that any application(s) to develop a waste management facility within the district adequately addresses relevant considerations (e.g. zoning, servicing, land management and rehabilitation, environmental, landscape and fire management).
- S31) Ensure that any application to develop a waste management facility includes the provision of an onsite

buffer area for the waste management facility, or demonstrates that arrangements have been made with surrounding landowners to allow the waste management facility's buffer area to extend offsite.

#### **Actions**

The Shire of Cuballing will:

- A14) Undertake planning and feasibility to identify and secure appropriate waste management for the medium to longer term.

### **3.4.4 Community Infrastructure**

#### **Health**

##### **Actions**

The Shire of Cuballing will:

- A15) Promote Cuballing as the district's key centre for aged and frail accommodation and aged care facilities.

#### **Recreation**

The Council seeks to consolidate its recreational resources in fewer, but better serviced areas of public open space.

##### **Strategies**

- S32) Ensure that new residential subdivisions either incorporate appropriately sized, located and useable public open space or provide a cash-in-lieu payment.

##### **Actions**

The Shire of Cuballing will:

- A16) Review existing parks and recreation reserves and public open space in the townsites including tenure, usage and management.

### **3.4.5 Transport Infrastructure**

There are increasing transport demands, particularly in the number of heavy haulage (freight) vehicles and their impact on the State and regional road network. There is also conflict between heavy haulage vehicles and local traffic which can result in reduced transport efficiency, safety and amenity.

##### **Strategies**

- S33) Support the sealing and/or upgrading of secondary roads (shown as significant local government roads on the Strategy Plans).
- S34) Seek on-going improvements and upgrading of the Great Southern Highway.
- S35) Promote walking and cycling within the Cuballing and Popanyinning townsites.

##### **Actions**

The Shire of Cuballing will:

- A17) Work with Main Roads Western Australia (MRWA) to make the Great Southern Highway through the townsites safer, increase amenity and add to its attractiveness.
- A18) Seek MRWA support to investigate and bring forward the provision of passing lanes in the district to reduce the incidence of road trauma and improve amenity.
- A19) Continue to lobby government to maintain the rail network.
- A20) Monitor as to whether a more regular bus service between the district and Perth is required and liaise with the Public Transport Authority and TransWA.
- A21) Consider opportunities for new or upgrade trails to provide recreation and tourism benefits.

### **3.5 Economics and Employment**

The district has infrastructure assets and lower land values than areas closer to Perth with lower overheads for business and industry. In the future, its strategic position, wide open spaces and the need to grow the local economy may mean the district becomes increasingly attractive for development opportunities.

#### **3.5.1 Agriculture**

The district's rural areas should be used for agricultural production, which contributes significantly to the district's economy, while providing for a range of rural pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality. In some circumstances, rural areas can also provide opportunities for non-agricultural land uses which are not detrimental to agricultural productivity or the environment.

Farming is the core business of the district in the foreseeable future and must be protected to conduct normal operations. Due to the importance of agricultural land to the district economy, the Council considers it necessary to protect these areas from incompatible subdivision and development. Subdivision for residential, rural residential use and rural smallholding use are not supported outside of identified areas on the Strategy Plan.

There is a general presumption against subdivision of rural land. This presumption against subdivision is in accord with WAPC SPP2.5 and DC3.4 with subdivision only considered in exceptional circumstances.

There is on-going potential for rural uses other than broad acre farming, to be complementary and compatible within the rural setting. These include the diversification of agriculture activity to more intensive operations e.g. poultry farms, piggeries, kennels, feedlots and animal processing. It is acknowledged that some rural uses have potential impacts and that suitable measures are needed to protect nearby land uses.

**Strategies**

- S36) Support existing agriculture pursuits, while encouraging the establishment and adoption of new farming practices.
- S37) Promote a range of rural and associated uses compatible with the capability of the land and where it appropriately addresses off-site impacts.

- S38) Support animal premises and rural industries where relevant site specific matters are addressed and appropriate buffers are provided.
- S39) Require proponents of animal premises and rural industries to address management considerations near the Dryandra Woodland.
- S40) Control the number of dwellings on rural lots.

**Actions**

The Shire of Cuballing will:

- A22) Rename the 'General Agriculture' zone to 'Rural' in the new local planning scheme.
- A23) In the new local planning scheme, review the permissibility of uses based on State Planning Policy 2.5 and Policy DC3.4.
- A24) In the new local planning scheme, include provisions to control the development of second/multiple houses on rural land and provisions requiring a development application for land with no legal or constructed road access.
- A25) Provide advice to the WAPC on subdivision applications which is guided to WAPC policy. In particular, to not generally support additional lots in rural areas but generally support boundary realignments.
- A26) Provide advice to the WAPC on homestead lot subdivision applications that it does generally not support creating an additional lot but will generally support a boundary realignment.

**3.5.2 Industry**

There are opportunities for industrial and ancillary activities to be undertaken throughout much of the district. However, those activities should not have a detrimental impact on the amenity of adjacent areas. The district does not currently have an industrial estate.

**Strategies**

- S41) Require proponents of industrial development to demonstrate that

impacts/emissions (including noise, dust and other impacts) meet the relevant environmental and regulatory standards.

- S42) Support investigations to identify, secure and develop an industrial estate in the vicinity of the Cuballing townsite.
- S43) Support the development of a rural industry precinct at Yornaning for transport or related rural industries.

#### **Actions**

The Shire of Cuballing will:

- A27) Liaise with relevant stakeholders to identify and provide suitably located and serviced industrial land within the district.

#### **3.5.3 Commercial**

The Cuballing and Popanyinning town centre will increasingly be the focal point of the townsites. The town centres, shown as Commercial/Business on the Strategy Plans, should be enhanced through continued commercial development on this street and aesthetic improvements such as the undergrounding of power lines.

The Council recognises that the proximity of the district to the Narrogin regional centre has restricted large scale commercial development and will continue to do so in the immediate and medium term future. There is scope to attract some forms of commercial development that would not necessarily want to locate in Narrogin, but requires close proximity to a regional centre. In this situation, Cuballing would provide an ideal location.

#### **Strategies**

- S44) Encourage the consolidation of commercial uses in the town centres to create a compact and attractive environment.
- S45) Support and enhance business and commercial activity in the town centres.

#### **Actions**

The Shire of Cuballing will:

- A28) Ensure that there is adequate area for commercial development to meet the future needs of the projected population.
- A29) Prioritise the development of the town centre through favourable assessment of development proposals in the town centre.
- A30) Commit funds to improve the town centre streetscape including landscaping, paving, drainage and building renovation improvements.
- A31) To continue to provide flexibility for proposed land uses within the Rural Townsite zone.

#### **3.5.4 Tourism**

The district's tourism industry could be enhanced by a number of initiatives including developing a greater range of tourist facilities (both accommodation and activities) and enhancing townscapes.

#### **Strategies**

- S46) Support the development of a range of tourist facilities in appropriate locations subject to the proponent appropriately addressing relevant considerations (e.g. environmental impact, landscape, land use compatibility, the provision of services and bushfire risk management considerations).
- S47) Encourage development which is sympathetic with the district's architectural style.
- S48) Support the development of tourist attractions on Crown land where appropriate including at the Dryandra Woodland.
- S49) Support tourism based on the district's natural and cultural assets.

#### **Actions**

The Shire of Cuballing will:

- A32) Include provisions in the new local planning scheme, which allow for well-designed tourist accommodation facilities.



- A33) Promote the district as a tourist destination.
- A34) Maintain and develop high-quality tourist facilities such as public toilets, parks, reserves and streetscapes.
- A35) Examine opportunities to develop trails in the district.
- A36) Investigate opportunities to develop an iconic tourist event and/or attraction within the district.

**3.4.5 Regional Facilities**

The district has opportunities to accommodate facilities that serve a regional or sub-regional catchment such as recreational venues, landfills and a cemetery/crematorium.

**Strategies**

- S50) Generally support regional facilities where relevant site specific matters are addressed and appropriate buffers are provided.

**Actions**

The Shire of Cuballing will:

- A37) In the new local planning scheme, review the permissibility of uses based on State Planning Policy 2.5 and Policy DC3.4.

**3.6 Environment and Conservation**

**3.6.1 Topography**

The district’s visual amenity, created by its landscapes and vistas, is one of its key assets and needs to be conserved and maintained wherever possible.

**Strategies**

- S51) Ensure that the district’s landscape and scenic qualities are conserved and maintained through the use of appropriate development controls.
- S52) Ensure that development reflects and enhances the district's natural, cultural, visual and built character.
- S53) Protect and enhance landscapes and their visual amenity, as well as the character of 'view-sheds' associated with main roads and tourist routes.

- S54) Not support development and land use intensification that will have an unacceptable detrimental impact on the views from main roads and tourist routes.
- S55) Promote the rehabilitation, revegetation and restoration of denuded areas.
- S56) Require, where appropriate, that proponents prepare a visual impact assessment in accordance with the *Visual Landscape Planning Manual*.

**Actions**

The Shire of Cuballing will:

- A38) Include provisions in the new local planning scheme that require development be designed and located so that it does not detrimentally impact on the landscape values of the area.

**3.6.2 Geology and Mineral Resources**

The planning system should ensure that mineral and basic raw material resources are available for extraction in the longer term, while making sure that their extraction, processing and/or transportation does not adversely affect the environment or the health of the district’s residents.

In addition to ensuring that the potential impacts of mining/extraction operations are appropriately managed, the planning system needs to ensure that once mining/extraction operations have ceased the land is rehabilitated to a suitable standard.

**Strategies**

- S57) Support the extraction of minerals and basic raw materials in areas that are suitable in terms of existing land use, environmental considerations and vehicular access is appropriate.
- S58) Require buffer areas between mining/extraction operations and sensitive land uses.
- S59) Encourage the extraction of minerals and basic raw materials prior to the land being developed for other purposes.

S60) Operating mines and quarries should be protected from sterilisation or hindrance by encroachment of incompatible adjacent development.

S61) Known resources and areas of identified high resource potential should not be unnecessarily sterilised by inappropriate zoning or development.

S62) Access to land for exploration and possible development should be maintained over as much of the planning area as possible.

**Actions**

The Shire of Cuballing will:

A39) Work with the Department of Mines, Industry Regulation and Safety to safeguard areas of high mineral prospectively.

A40) Require the proponents of proposals to extract minerals and basic raw material to prepare and implement management plans.

**3.6.3 Waterways and Groundwater Resources**

**Strategies**

S63) Ensure activities that may raise salinity levels (that may jeopardise continued vegetation growth) are restricted.

S64) Consider publications such as the *Hotham-Williams Natural Resources Management Plan*, including future updates, in the assessment of proposals.

**Actions**

The Shire of Cuballing will:

A41) Support ‘best practice’ management strategies to improve salinity levels, soil acidity levels, soil water repellence levels, and reduce wind erosion susceptibility and subsoil compaction susceptibility.

**3.6.4 Vegetation**

The district contains significant areas of native vegetation. These areas provide fauna habitat

and contribute to the district's biodiversity values. For these reasons, areas of native vegetation should be protected and, where possible, land should be rehabilitated and endemic plant species reintroduced. There are opportunities to strengthen and create environmental corridors. Indicative environmental corridors are shown on the Strategy Plan – District.

**Strategies**

S65) Encourage the retention of native vegetation and restrict inappropriate clearing of native vegetation on privately owned land to protect, maintain and enhance the district's biodiversity and landscape values.

S66) Support the restoration and protection of links between native vegetation areas (environmental corridors), to provide connections for a range of fauna species.

S67) Support the creation of conservation lots where it would be justified by the conservation value of the native vegetation and the proponent has appropriately addressed the relevant planning considerations (e.g. land use compatibility, landscape protection and bushfire management).

S68) Support revegetation and rehabilitation of vegetation including rehabilitation where an area of native vegetation has become degraded.

**Actions**

The Shire of Cuballing will:

A42) Condition subdivision and development applications to ensure that native vegetation is retained and revegetation is promoted.

A43) Introduce an Environment Special Control Area in the new local planning scheme for land near the Dryandra Woodland.

A44) Have regard to the environmental impact of development proposals near the Dryandra Woodland.

A45) Encourage the use of management plans, the creation of conservation lots and the provision of development

- exclusion areas to protect areas of significant native vegetation.
- A46) Subject to resourcing opportunities and constraints, progressively prepare and implement management plans for reserves vested with the local government which have significant biodiversity values.
- A47) Examine measures to share the cost of protecting native vegetation areas on private land.

### 3.6.5 Climate Change

Effective planning seeks to pre-empt anticipated key changes and better assist communities to adapt to changing circumstances, including anticipated changes in the district's climate. Appropriate management of the risks, associated with these anticipated changes, is critical throughout the development process. Adaptation measures may assist to reduce the implications of the most serious consequences of climate change.

#### Actions

The Shire of Cuballing will:

- A48) ~~Monitor the impact of climate change and the implications for the natural and built environment and land use planning.~~ Recognise the likely predicted climatic changes, including reduced winter rainfall trends and increasing summer temperature trends, at all stages of the planning and development assessment process.

## 3.7 Hazards

### 3.7.1 Bushfire

Considerable portions of the district are vegetated which increases the risk of bushfire. This risk needs to be minimised wherever possible, with the aim of protecting life and property and reducing the impact of bushfire.

#### Strategies

- S69) Adopt a precautionary approach when assessing planning proposals

(whether subdivision or development) that may be vulnerable to bushfire.

- S70) Control the location of development and use of land to avoid placing inappropriate developments in areas of extreme fire risk.
- S71) Only support subdivision and development if the proponent can demonstrate the proposal is consistent with *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas*<sup>18</sup> and any associated guidelines and regulations.
- S72) Not support proposals where there is an 'extreme' risk of bushfire occurring, unless permanent and realistic hazard level reduction measures have been (or can be) implemented.
- S73) Consider the risk of bushfire in the context of other considerations such as environmental impact, vegetation retention and landscape protection.
- S74) Have regard to the *Cuballing/Popanyinning Bushfire Hazard Level Assessment* as part of future planning proposals.

#### Actions

The Shire of Cuballing will:

- A49) Use broad-scale bushfire risk mapping prepared by the Department of Fire and Emergency Services.
- A50) Implement *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas* and any related guidelines and regulations when assessing and determining proposals to develop the land.

### 3.7.2 Flooding

As outlined in section 2.6.2, there is no flood study in the district. The Strategy Plans show that there is a flood risk in parts of the Cuballing and Popanyinning townsites.

<sup>18</sup> *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas* is available online from:

<http://www.planning.wa.gov.au/State-planning-policies.asp>

**Strategies**

- S75) When assessing proposals to subdivide or develop land near rivers and watercourses, decision makers should ensure that the risk of flooding is given due consideration when considering subdivision or development proposals. This includes considering State and local planning policies and adopting a precautionary approach to flood risk.
- S76) Not support development within flood risk areas which could adversely affect the flow of floodwaters or where upstream, downstream, adjoining and nearby flood levels will increase, or where the risk to people and property could be increased.
- S77) The local government expects proponents of development adjacent to a river or waterway to demonstrate that the proposed development would be safe from flood risk and would not increase the risk further upstream or on nearby properties.
- S78) The local government may impose conditions to reduce flood risk including relating to development location, building floor level height and the form of construction.

**Actions**

The Shire of Cuballing will:

- A51) Seek the Department of Water and Environmental Regulation's advice in respect of proposals within flood risk land where the proposal:
  - (i) could increase the risk or impact from major river flooding;
  - (ii) could be adversely affected by flooding; or
  - (iii) could adversely affect the natural flood carrying capacity of floodplains.

**3.7.3 Land Use Management / Avoiding Land Use Conflicts**

**Strategies**

- S79) Generally not support the introduction of land uses that may adversely impact upon existing land uses.
- S80) Support land uses where consistent with the Land Use Areas shown on the Strategy Plans and supported by the Scheme.
- S81) Require appropriate buffers for hazard and amenity as determined by the appropriate authorities for those land uses. Buffer distances are guided by the standards recommended by the Environmental Protection Authority (EPA) including *Guidance for the Assessment of Environmental Factors No. 3 - Separation Distances between Industrial and Sensitive Land Uses*, unless appropriately justified by the proponent to the satisfaction of the local government.
- S82) Require habitable buildings to be setback from DBCA managed land or other Crown/local government managed land in accordance with applicable Bushfire Risk Management policy standards and generally be based on advice from DBCA.

**3.8 Heritage**

The district contains a number of sites of heritage and cultural value, which should be protected and promoted.

**Strategies**

- S83) Protect and conserve sites of significant heritage and cultural value.
- S84) Have due regard for the ethnographic and archaeological implications of development proposals.
- S85) Have due regard for policies relating to the protection and conservation of heritage sites when assessing and determining development proposals.
- S86) Have due regard for the potential heritage implications of a development proposal when assessing and determining the proposal.

**Actions**

The Shire of Cuballing will:

- A52) Maintain and, where required, review and update its municipal heritage inventory and the Heritage List.
- A53) Identify a Heritage Area covering relevant portions of the Cuballing town centre.
- A54) Investigate the provision of a Special Character Area (Special Control Area) in portions of the Cuballing and Popanyinning townsites.
- A55) Investigate opportunities to enhance heritage and townscape.

## **4 Implementation**

Implementation of the Strategy will progressively occur using various tools including the local planning scheme, local planning policies, working in partnership and effective governance. In addition to matters that the local government is able to directly influence, there are also various other factors including associated demands, financial feasibility and securing funding.

### **4.1 Local Planning Scheme**

A key component of implementing the Strategy is through the local planning scheme. A review of Town Planning Scheme No. 2 is required to determine if it is up-to-date and complies with the *Planning and Development (Local Planning Schemes) Regulations 2015* or whether a new Local Planning Scheme is required in the shorter time.

In time, the preparation of the *Shire of Cuballing Local Planning Scheme No.3* (LPS3) presents a significant opportunity to achieve effective implementation. The local government proposes the following zones in LPS3:

- Rural Townsite;
- Rural Residential;
- Rural Smallholdings;
- Rural;
- Commercial;
- General Industry; and
- Special Use.

Other land, generally managed by the State Government or the local government, will be reserved which reflects the predominant land use or tenure. It is expected that various new reserves will be introduced and/or renamed to account for the *Planning and Development (Local Planning Schemes) Regulations 2015*. This includes:

- Public Open Space;
- Environmental Conservation;
- State Forest;
- Civic and Community;
- Public Purposes;

- Infrastructure Services; and
- Recreation.

#### **4.1.1 Special Control Areas**

Special control areas are implemented through local planning schemes, which contain provisions for each special control area. These provisions apply in addition to the provisions that relate to the underlying zone or reservation and any general provisions of the Scheme.

It is proposed that LPS3 will contain the following special control areas:

- Heritage;
- Environment (related to the Dryandra Woodland); and
- Special Character Area.

#### **4.2 Local Planning Policies**

Local planning policies are an important adjunct to the local planning scheme, as they can set out planning requirements and respond more-efficiently to changing circumstances. A review of existing local planning policies and the formulation of new local planning policies (where required) will be undertaken during the preparation of the new local planning scheme, as this will assist with the implementation of the new local planning scheme.

The formulation, review and amendment of local planning policies, to ensure their consistency with the local planning scheme, should be a continual process.

#### **4.3 Monitoring and Review**

The timeframe of the Strategy extends to between 10 and 15 years. Many changes, not always foreseen, may occur during this time, and State, regional and local priorities and objectives may change. For instance, new land use and development opportunities and challenges, will arise during this time and some of the changes will not be foreseen today. They may result from factors such as innovations in technology, restructuring of the economy and the workforce, and diverse

and changing community needs and aspirations.

To ensure the Strategy remains relevant, the Shire will monitor and as required review the Strategy. Any proposed changes to the Strategy will be the subject of community and stakeholder consultation, prior to their endorsement.

**Local Planning Strategy Endorsements**

**Local Planning Strategy Adoption**

Prepared and adopted by the Council of the Shire of Cuballing at the meeting of the Council held on ....., for the Western Australian Planning Commission's certification consideration.

.....  
Shire President

.....  
Chief Executive Officer

**WAPC Public Advertising Certification**

Certified for public advertising by the Western Australian Planning Commission on ....., pursuant to Regulation 12 (4) of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

.....  
Delegated officer under Section 16  
of the *Planning and Development Act 2005*

**Local Government Final Adoption**

Adopted for final endorsement by the Council of the Shire of Cuballing at the meeting of the Council held on .....

.....  
Shire President

.....  
Chief Executive Officer

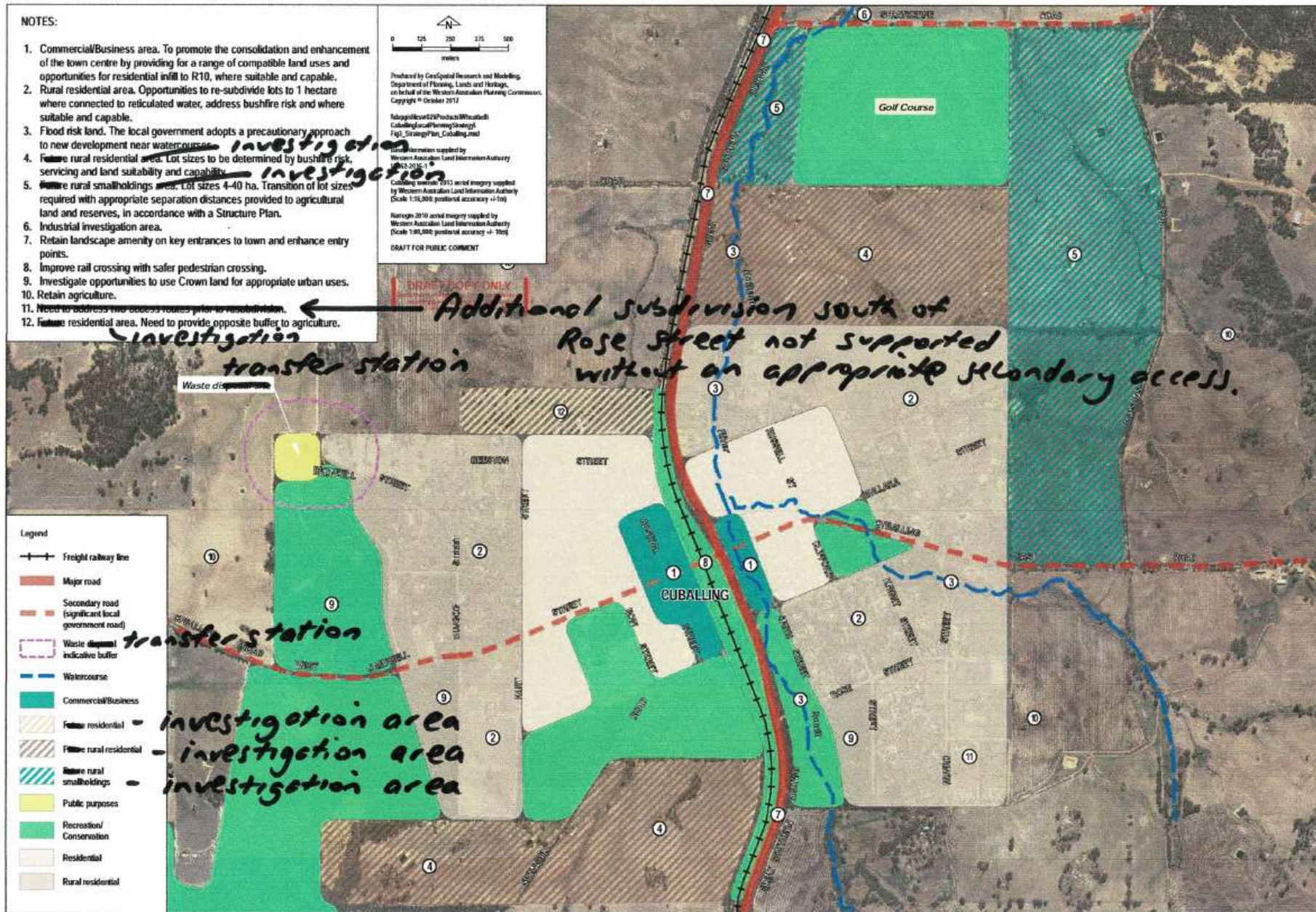
**WAPC Endorsement**

Endorsed by the Western Australian Planning Commission at the meeting of the Commission on ....., pursuant to Regulation 15 (1) of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

.....  
Delegated officer under Section 16  
of the *Planning and Development Act 2005*



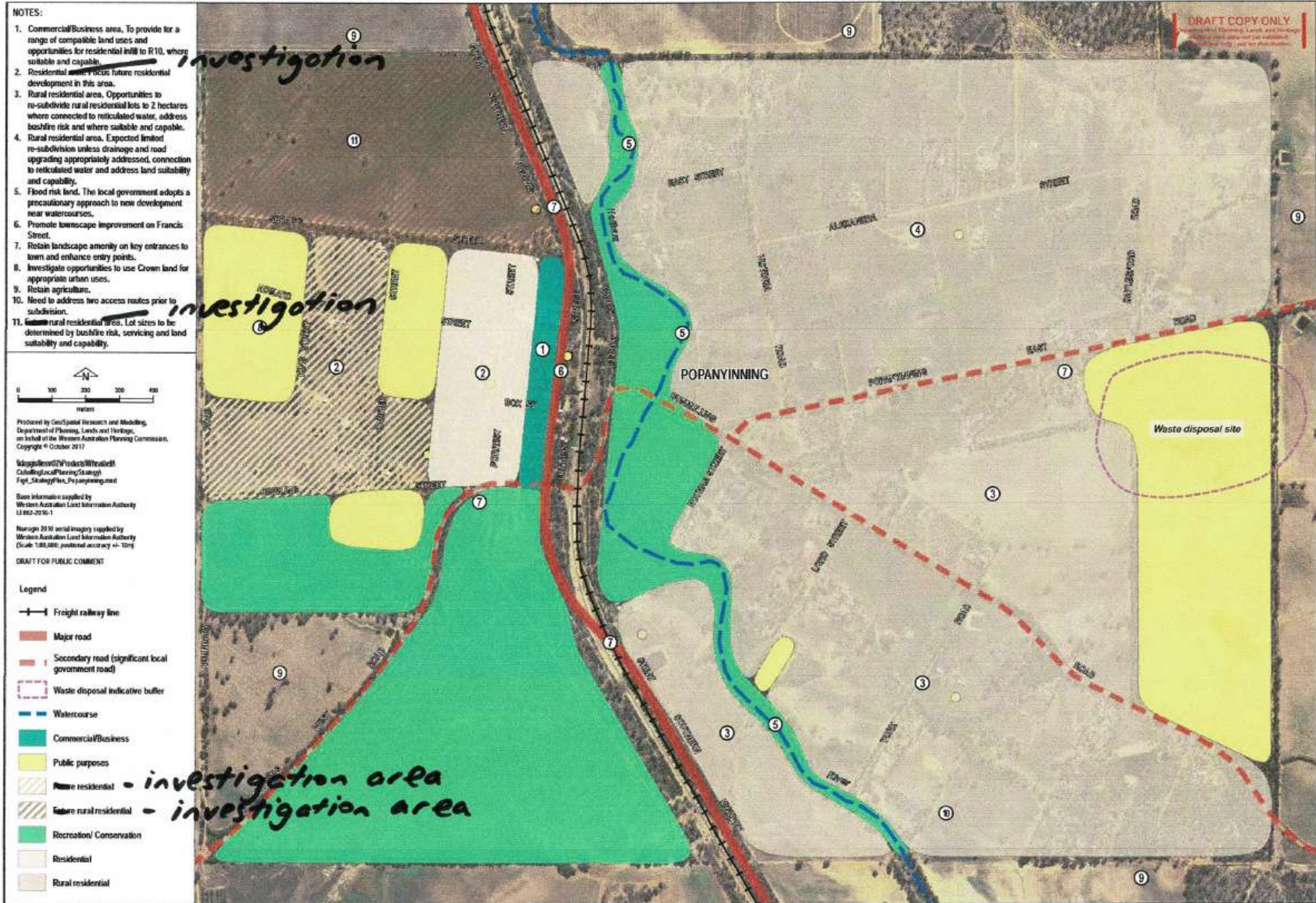
Shire of Cuballing Local Planning Strategy



Strategy Plan - Cuballing townsite and surrounds

Figure 3

Shire of Cuballing Local Planning Strategy



Strategy Plan - Popanyinning townsite and surrounds

Figure 4



## Cuballing / Popanyinning

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## Local Planning Strategy Bushfire Hazard Level Assessment

LUSH FIRE & PLANNING  
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REF: 16-047  
VER: C  
November 2018

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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 Prepared for: Shire of Cuballing  
 Author: Geoffrey Lush  
 Date Created: 20<sup>th</sup> September 2016

## Disclaimer

The measures contained in this report do not guarantee that a building will not be damaged in a bush fire. The ultimate level of protection will be dependent upon the design and construction of the dwelling and the level of fire preparedness under taken by the landowner. The severity of a bushfire will depend upon the vegetation fuel loadings; the prevailing weather conditions and the implementation of appropriate fire management measures.

## Revision Table

Revision	Date	Purpose
A	14/11/2016	Draft for review
B	17/11/2016	Council corrections and Appendix 1
C	7/11/2018	Implementation Table

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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### 1.0 INTRODUCTION

#### 1.1 Background

This bushfire hazard level assessment is prepared for the Shire of Cuballing for the Cuballing and Popanyinning townsites. It focusses on proposed development investigation areas which have been identified in the draft local planning strategy. It also more generally examines the hazard and associated development issues for other precincts in the townsites.

The policy areas for this assessment are shown in Figures 1 and 2.

The project outputs are:

- showing bushfire prone areas;
- maps showing areas with low, moderate or extreme bushfire hazard levels;
- associated plans and photographs that cover matters such as slope, vegetation types, cadastre overlaying aerial photography and a location plan; and
- an associated report which is 'fit for purpose' outlining:
  - methodology;
  - findings;
  - implications - including on existing created lots/development along with possible future development areas;
  - whether further bushfire risk management planning is required to reduce the hazard level before development, intensification or rezoning may be considered; and
  - recommendations including bushfire risk management measures.

Bush fires occur annually throughout Western Australia with differing levels of intensity. There appears to be at least one "major" fire a year which results in the loss of dwellings.

The bush fires Roleystone (Perth Hills), Margaret River, Milyeannup and Waroona have resulted in a number of formal inquiries being conducted by the State Government. The most significant of these being:

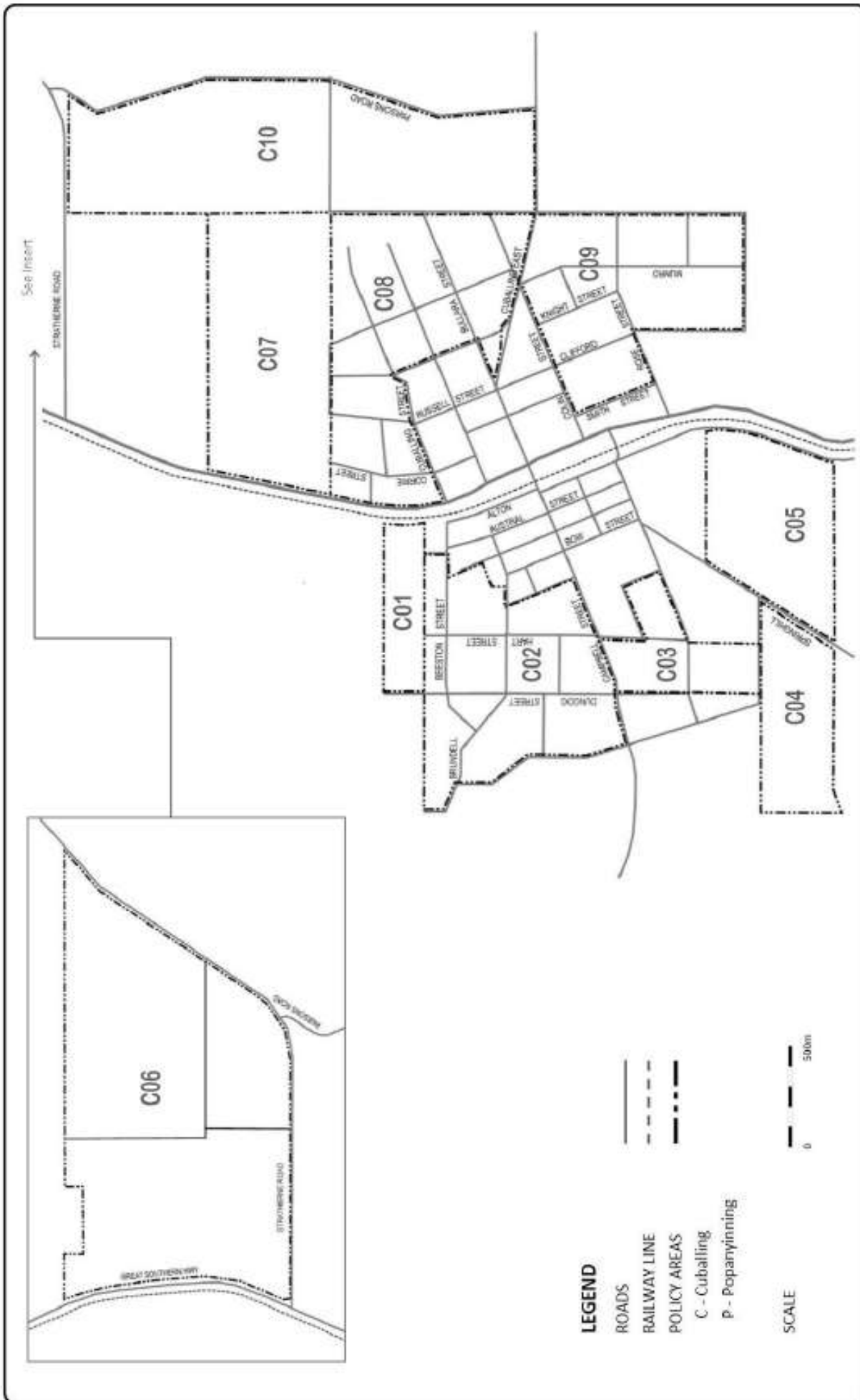
- The Keelty Inquiry (2011) A Shared Responsibility – The Report of the Perth Hills Bushfire February 2011; and
- The Ferguson Inquiry (2016) Reframing Rural Fire Management Report of the Special Inquiry into the January 2016 Waroona Fire.

The recommendations from the Keelty Inquiry has led to the introduction of State Planning Policy 3.7 Planning in Bushfire Prone Areas.

Previous national inquiries (1) have recognised that land use planning is the single most important mitigation measure for preventing future disaster losses from bush fires in areas of new development.

---

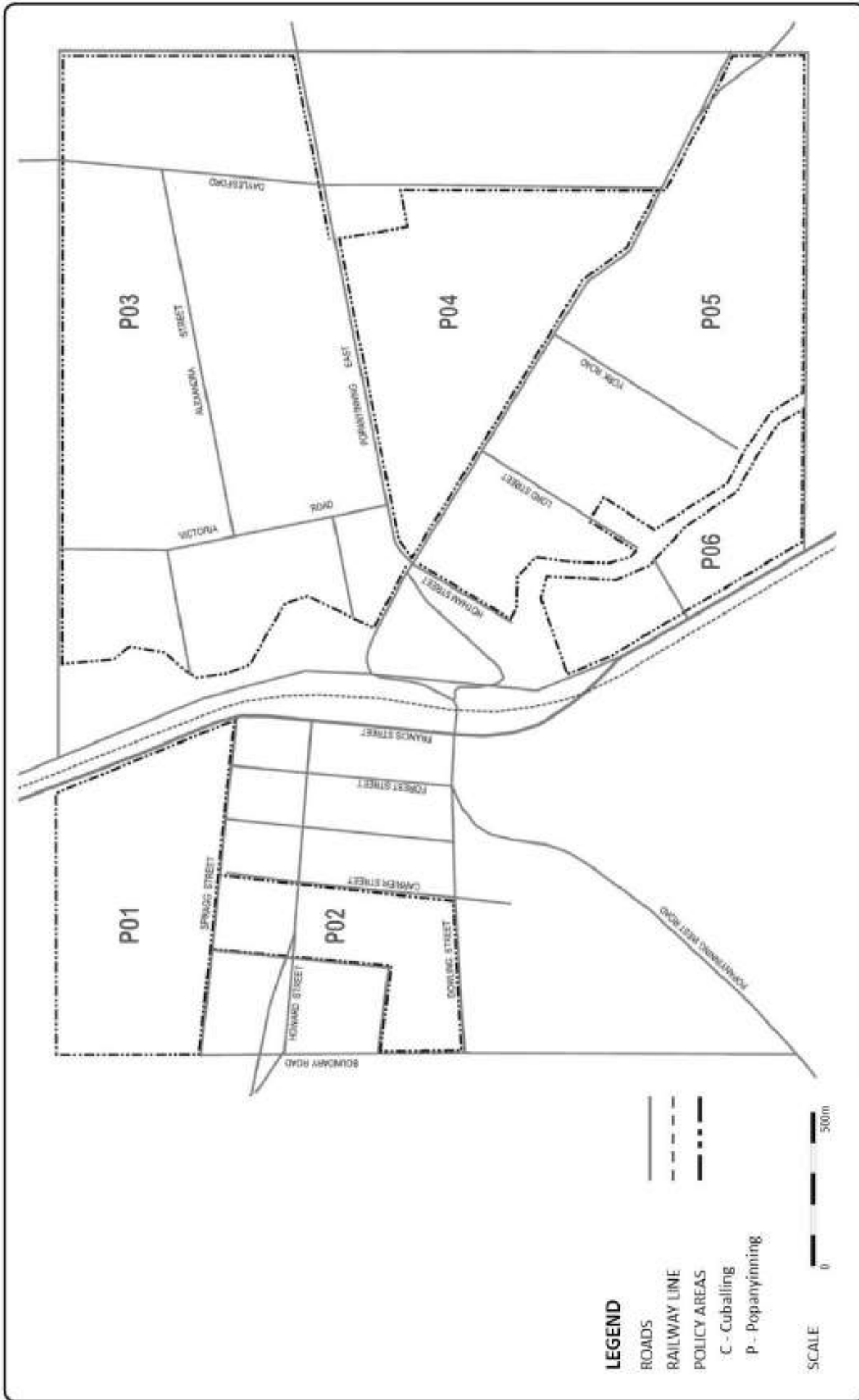
1 Council of Australian Governments (2004), National Inquiry on Bushfire Mitigation and Management, Page 92.



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A	Preliminary	13/10/2016







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A.	Preliminary	13/10/2016



## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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### 1.2 Methodology and Assumptions

The bushfire hazard assessment in this report is a "broad brush" assessment to support the preparation of the local planning strategy. The purpose of the assessment is to:

- a) Identify areas with a moderate or extreme hazard rating which require a more detailed analysis before any development / subdivision occurs;
- b) To identify any wider bushfire management issues in the locality which should be considered; and
- c) Ensure that bushfire management measures are considered as early as is possible in the planning process.

The bushfire hazard level assessment has been prepared in accordance with the methodology contained in the Guidelines for Planning in Bushfire Prone Areas (2). The classification of vegetation has also had regard to the methodology used for Bushfire Attack Level (BAL) Assessments and the Visual Guide for Bushfire Risk Assessment in Western Australia (3).

This requires that consideration also be given to the fuel loads associated with each vegetation class as well as to the tree height and foliage coverage. The relative fuel loads are shown in Table 1. The comparison of forest fuel loads compared to leaf litter depth is shown in Table 2.

The preparation of this assessment has included:

- Site Inspections;
- Reviewing district vegetation surveys;
- Use of aerial photography; and
- Measurement of slopes and distances on site.

It is noted that the consultant did not have any authority to enter private property and all inspections were conducted from public areas. Where an area could not be physically inspected the vegetation type and hazard rating has been assigned on the basis of the surrounding complexes.

In preparing this report the following assumptions have been made:

#### Existing Conditions

The assessment has been undertaken based upon the existing conditions at that time. The assessment does not consider any vegetation modification or fuel reduction which might be done as part of a development.

The vegetation classifications are also based upon the expected mature state of any vegetation.

---

2 WAPC (2015) Guidelines for Planning in Bushfire Prone Areas Appendix 2

3 Department of Planning (2016) Visual Guide for Bushfire Risk Assessment in Western Australia

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

Table 1 Indicative Fuel Loads

Vegetation Classification	Surface Fuel Load (t/ha)	Overall Fuel Load (t/ha)
Forest	25	35
Woodlands	15	25
Shrubland	15	15
Scrub	25	25
Mallee/Mulga	8	8
Rainforest	10	12
Tussock Moorland	17	17
Grassland	4.5	4.5

Source: AS3959 Table B2

Table 2 Forest Fuel Loads

Litter depth (mm)	Forest Type			
	Karri dominant	Mixed M.J.K.	Jarrah dominant	Wandoo
Litter weight (tonnes/ha)				
5	3.2	2.6	2.7	4.4
10	6.4	5.1	5.3	8.8
15	9.6	7.7	8.0	13.2
20	13.0	10.3	11.0	17.6
25	16.0	13.0	13.0	22.0
30	19.0	15.0	16.0	26.4
35	23.0	17.0	19.0	30.0
40	26.0	19.0	21.0	
45	29.0	22.0	24.0	
50	32.0	25.0	27.0	

Source FESA (2007) Visual Fuel Guide Appendix 1

Predominant Vegetation

The predominant vegetation type has been used for each vegetation plot. While the Guidelines recommend that vegetation types be mapped based upon units of 2,500m<sup>2</sup> this requires significant time and effort at the scale of this assessment and it does not offer any substantial improvement in the analysis.

For the purposes of this report farming areas which are being actively grazed have been considered as cropping / pasture while ungrazed areas are considered as unmanaged grassland. Unmanaged grassland are areas where the vegetation is not managed in minimal fuel condition where grass is more than 100mm in height. Any requirement in the Council Firebreak Notice to reduce this does not reduce the hazard level.

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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Where the Guidelines refer to forest or woodlands with a permanent grass understorey as having a moderate hazard level this has only been applied where the grass understorey is very low with reduced fuel loads.

### Vegetation Classifications

AS3959 also uses different fire behaviour models for vegetation types being broadly grouped as:

- Forest and woodland;
- Shrubland, scrub and heath; and
- Grasslands

Hence it can be difficult based solely upon the criteria for preparing bushfire hazard level assessments (Appendix 4 of the Guidelines) to clearly distinguish between areas with a moderate or extreme hazard rating; especially in coastal environments i.e. scrub and shrubland.

As both forest and woodland also have an extreme hazard level the distinction between these becomes academic. However, Guidelines classify low shrubs as having a moderate hazard level while tall shrubs have an extreme hazard level.

In accordance with current classification practice based upon the AS3959 classifications:

- Low shrubs mean shrubland which is generally less than 2m in height; and
- Tall shrubs mean scrub which is between 2 and 4m in height.

### Slope

Slope is the predominant gradient of the vegetated areas measured over 100m distance. At the scale of this assessment the slopes are general by nature and tend to be averaged with the following terms being used:

- Low slope means a slope of between 0 and 5 degrees (10%);
- Moderate slope means a slope of between 5 and 10 degrees (18%);
- Steep slope means a slope of between 10 and 15 degrees (28%); and
- Very steep slope means a slope of between 15 and 20 degrees (40%).

### Fuel Reduction

A level of 8 tonnes per hectare fuel loadings in Jarrah forest, is recognised as the threshold above which fire suppression becomes increasingly difficult. Even with a fuel loading of 8 tonnes per hectare a bushfire is unlikely to be able to be controlled even with the most sophisticated management and appliances when there are extreme or catastrophic fire weather conditions. This is also the recognised level which DPaW aims for when it does fuel reduction works as well as being consistent with the fuel load requirement for a Hazard Separation Zone in the Bushfire Protection Criteria (4).

While this measure may be used for fuel reduction measurement over larger areas of vegetation it does not correspond to a low fuel or low threat vegetation for the purpose of vegetation classifications or BAL assessments.

---

4 Guidelines for Planning in Bushfire Prone Areas Appendix Four.

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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### 2.0 EXISTING CONDITIONS

#### 2.1 Land Use

Cuballing townsite is the administrative and population centre of the Shire. The townsite is located approximately 15kms north of Narrogin. Popanyinning is the second townsite in the Shire and it is located 20kms north of Cuballing. Both townsites are situated on the Great Southern Highway which is the primary regional main road.

Both townsites are split by the highway; railway line and central drainage corridor. In Cuballing, the Cuballing Brook flows south-north and has tributaries to both the east and west. In Popanyinning, the Hotham River runs on a south-north alignment through the townsite and parallel to the Great Southern Highway and railway.

The Great Southern Towns Water Supply Scheme (GSTWSS) pipeline also runs parallel to the highway through both towns.

The existing conditions for the Cuballing townsite are shown in Figure 3. The town is based upon a grid street pattern bisected by the Great Southern Highway, railway line and Cuballing Brook. The town centre is located on the western side of the highway and includes recreation reserves, the Dryandra Equestrian Centre and the Rosedale Nature Reserve borders the western boundary. A notable feature of the Cuballing townsite are the extensive areas of Crown Land being both managed reserves and unallocated crown land.

The existing conditions for the Popanyinning townsite are shown in Figure 4. The town is similar to Cuballing in that it also has a grid street pattern bisected by the Great Southern Highway, railway line and the Hotham River. The eastern side of the town is relatively flat with large residential lots.

#### 2.2 Climate

The Study Area generally experience a temperate climate characterised by mild, wet winters and warm to hot, dry summers. The mean maximum temperature reaches 31 C in January with the highest recorded maximum temperature being 44.7 C in February 2007 (5). The lowest mean maximum temperature is 14 C in July.

There is an average rainfall of 493 mm per year.

In summer, there is an average of:

- 61 days with temperatures over 30 C;
- 18 days with temperatures over 35 C; and
- 2 days with temperatures over 40 C.

The fire weather season can be loosely defined as the period during which the fuel state and the atmospheric conditions are conducive to the spread of fire. The fire weather season extends from approximately mid-October to mid-May. Severe, Extreme or Catastrophic fire weather days occur when the Fire Danger Index (FDI) is equal to or greater than 50. These are significant to fire agencies because of the difficulty of suppressing fires under these conditions.

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<sup>5</sup> Bureau of Meteorology Narrogin Weather Station No 010614

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- LEGEND**
- STUDY AREA
- 100m INVESTIGATION BUFFER
- FEATURES
1. R10186 RUBBISH DISPOSAL
  2. UNALLOCATED CROWN LAND (UCL)
  3. R20802 CONSERVATION
  4. R16269 RECREATION
  5. R50156 EQUESTRIAN
  6. CUBALLING BROOK
  7. R42722 RECREATION & DRAINAGE
  8. R6457 QUARRY
  9. R7530 RECREATION - GOLF CLUB
  10. R7530 RECREATION - RIFLE RANGE
  11. 19021 GRAVEL
  12. RAILWAY LINE
  13. FIRE STATION
  14. TELECOMMUNICATIONS TOWER



**FIGURE 3**  
CUBALLING EXISTING CONDITIONS



**FIGURE 4**  
**POPANYINNING EXISTING CONDITIONS**

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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### 2.3 Topography

Both townsites are characterised by divided by a central north - south water course and associated low valley running parallel to the Great Southern Highway.

The slopes in both townsites are generally low with few moderate slopes.

The western side of the Cuballing townsite has a ridgeline with an elevation of 400m AHD. This then slopes down to the Cuballing Brook adjacent to the Great Southern Highway to a minimum elevation of 330m AHD. The eastern side the town then slopes upwards to a height of 370m AHD.

Popanyinning townsite has a lower elevation with the western side of town having a maximum height of approximately 330m AHD. The Hotham River adjacent to the Great Southern Highway has a minimum elevation of 290m AHD. The eastern side the town contains large flat area along Alexander Street which is between 290 and 300m AHD. The highest elevation on the eastern side of the town is a height of 320m AHD near the waste disposal site.

### 2.4 Vegetation

There are extensive areas of vegetation within both townsites on both public and private land.

The predominant vegetation classes within both townsites comprise of:

- Sheoak and Jam Wattle scrub and woodlands; and
- Wandoo/White Gum and York Gum woodlands and forests.

There are of course many other native species occurring throughout the study areas. Photographs of the local vegetation types are shown in Figure 5.

The Sheoak and Jam Wattle scrub is particularly prone to invasion by weeds especially in semi rural areas which can make management of fuel loads particularly difficult.

### 2.5 Bushfire Prone Areas

Bushfire prone areas are comprised of bushfire prone vegetation and a 100m buffer (6).

Vegetation is identified as bushfire prone where it meets the following size and proximity requirements:

- Areas of 1 hectare or greater in size;
- Less than 1 hectare to 0.25 hectares in area and 100 metres or less from other bushfire prone vegetation 1 hectare or greater in area;
- Is less than 0.25 hectares in area but is 20 metres or less from bushfire prone vegetation of any size; or
- Strips of vegetation 20 metres or greater in width regardless of length and 20 metres or less from each other or bush fire prone vegetation of any size.

The extract of the State Bushfire Prone Map for the Study Area is shown in Figures 6 and 7. It is noted that "grasslands" are not considered as being bushfire prone for the purpose of the Mapping Standard.

---

6 DFES (2015) Mapping Standard for Bush Fire Prone Areas.



Cuballing / Popanyinning Bushfire Hazard Level Assessment

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Low threat vegetation -  
Maintained land parks and inner  
suburban areas.

- Low hazard level
- AS3959 - BAL Low



Unmanaged grassland typically  
on large residential or semi-  
rural land.

- Moderate hazard level
- AS3959 Class G Grassland



Pasture / cropping typically on  
rural land adjacent to townsite

- Low hazard level
- AS3959 Class G Grassland



*Figure 5 Vegetation Examples*

Cuballing / Popanyinning Bushfire Hazard Level Assessment

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Woodland with permanent grass understorey being a low fuel zone.

- Moderate hazard level
- AS3959 Class B Woodland



Woodland with grass understorey with moderate fuel loading

- Extreme hazard level
- AS3959 Class B Woodland



Woodland / open forest with shrub understorey

- Extreme hazard level
- AS3959 Class A Forest or Class B Woodland



*Figure 5 Vegetation Examples*

Cuballing / Popanyinning Bushfire Hazard Level Assessment

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Sheoak can have multiple classifications being tall shrubs (scrub) low forest or low woodland

- Extreme hazard level
- AS3959 Class A Forest; Class B Woodland; or Class D Scrub



Acacia tall shrubland (scrub)

- Extreme hazard level
- AS3959 Class D Scrub



*Figure 5 Vegetation Examples*



STUDY AREA    - - - - -  
 BUSHFIRE PRONE LAND   

NOTE  
 Bushfire Prone Land is comprised of:  
 • Bushfire prone vegetation; and  
 • A 100m buffer from that vegetation

FIGURE 6  
 CUBALLING BUSHFIRE PRONE MAP



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STUDY AREA     - - - - -  
 BUSHFIRE PRONE LAND    

NOTE  
 Bushfire Prone Land is comprised of:

- Bushfire prone vegetation; and
- A 100m buffer from that vegetation

FIGURE 7  
 POPANYINNING BUSHFIRE PRONE MAP



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### 3.0 BUSHFIRE HAZARD LEVEL ASSESSMENT

The bushfire hazard primarily relates to the vegetation on the site, the type and extent (area) of vegetation and its characteristics. The methodology for determining the bushfire hazard level is contained in the Guidelines for Planning in Bushfire Prone Areas (Section 4.1 and Appendix 2).

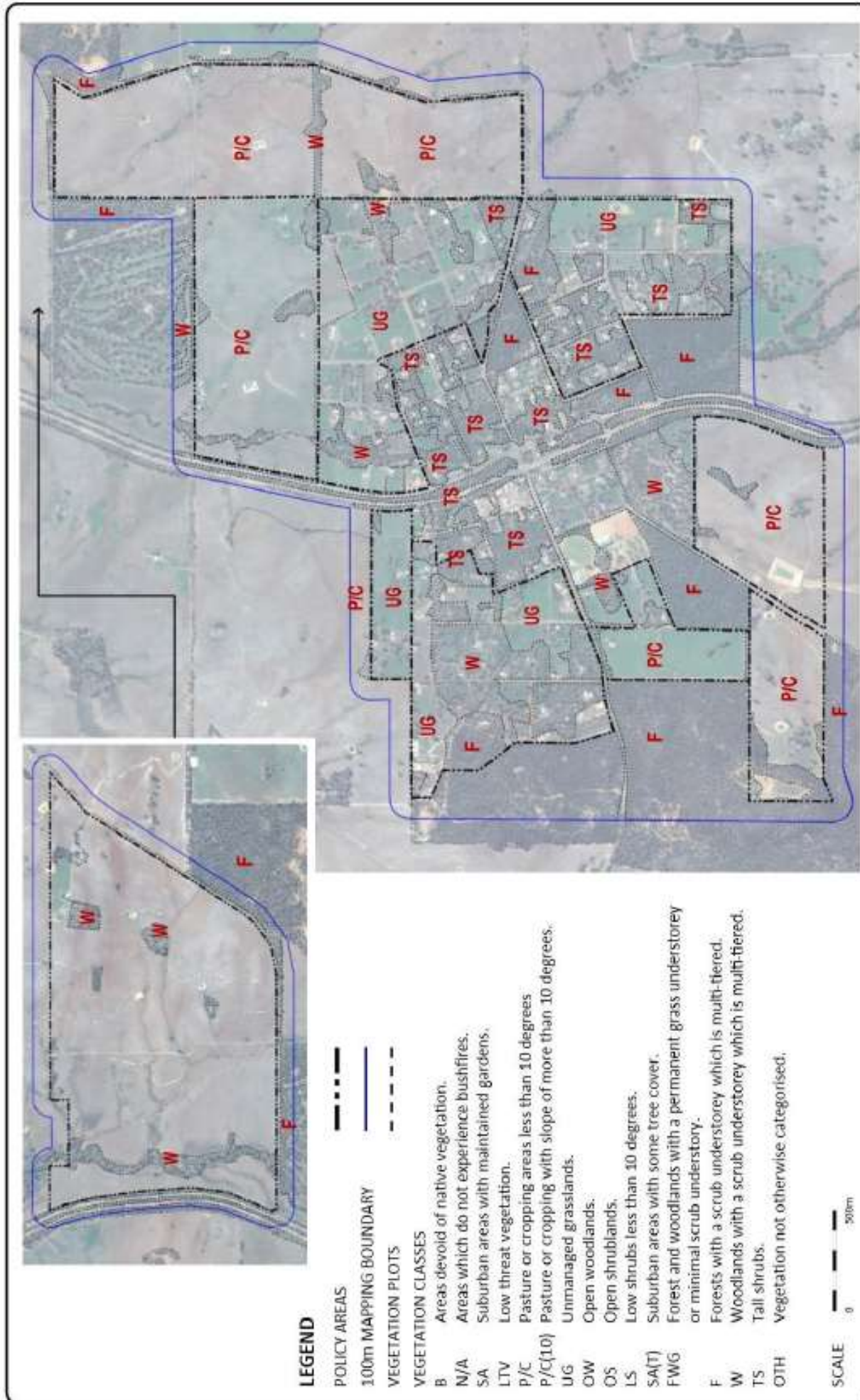
This classifies vegetation based on tree height and the percentage of canopy cover and the characteristics of the different hazard categories (7) are documented in Table 3.

The vegetation classifications based upon these categories are shown in Figures 8 and 9.

*Table 3 Vegetation Classifications*

Ref Code	Vegetation Description
<b>Low Hazard Rating</b>	
B	Areas devoid of standing native vegetation (less than 0.25ha cumulative area)
N/A	Areas which, due to climatic or vegetation (eg. rainforest) conditions, do not experience bushfires.
SA	Inner urban or suburban areas with maintained gardens and very limited native standing vegetation (less than 0.25 ha cumulative area).
LTV	Low threat vegetation, including grassland managed in a minimal fuel condition (i.e. to a nominal height of 100mm), maintained lawns, vineyard and orchards.
P/C	Pasture or cropping areas with very limited standing vegetation that is shrubland, woodland or forest with an effective up slope, on flat land or an effective down slope of less than 10 degrees, for a distance greater than 100 metres.
<b>Moderate Hazard Rating</b>	
P/C(10)	Areas containing pasture or cropping with an effective down slope* in excess of 10 degrees for a distance greater than 100 metres.
UG	Unmanaged grasslands.
OW	Open woodlands.
OS	Open shrublands.
LS	Low shrubs on areas with an effective up slope, on flat land or an effective down slope of less than 10 degrees, for a distance greater than 100 metres or flat land.
SA(T)	Suburban areas with some tree cover.
FWG	Forest and woodlands with a permanent grass understorey or at most a scrub understorey structure consisting of multiple areas of <0.25ha and not within 20 metres of each other or single areas of <1ha and not within 100 metres of other scrub areas.
<b>Extreme Hazard Rating</b>	
F	Forests with a scrub understorey which is multi-tiered.
W	Woodlands with a scrub understorey which is multi-tiered.
TS	Tall shrubs.
OTH	Any area of vegetation not otherwise categorised as low or moderate.

7 WAPC (2015) Guidelines for Planning in Bushfire Prone Areas Appendix 2 page 50

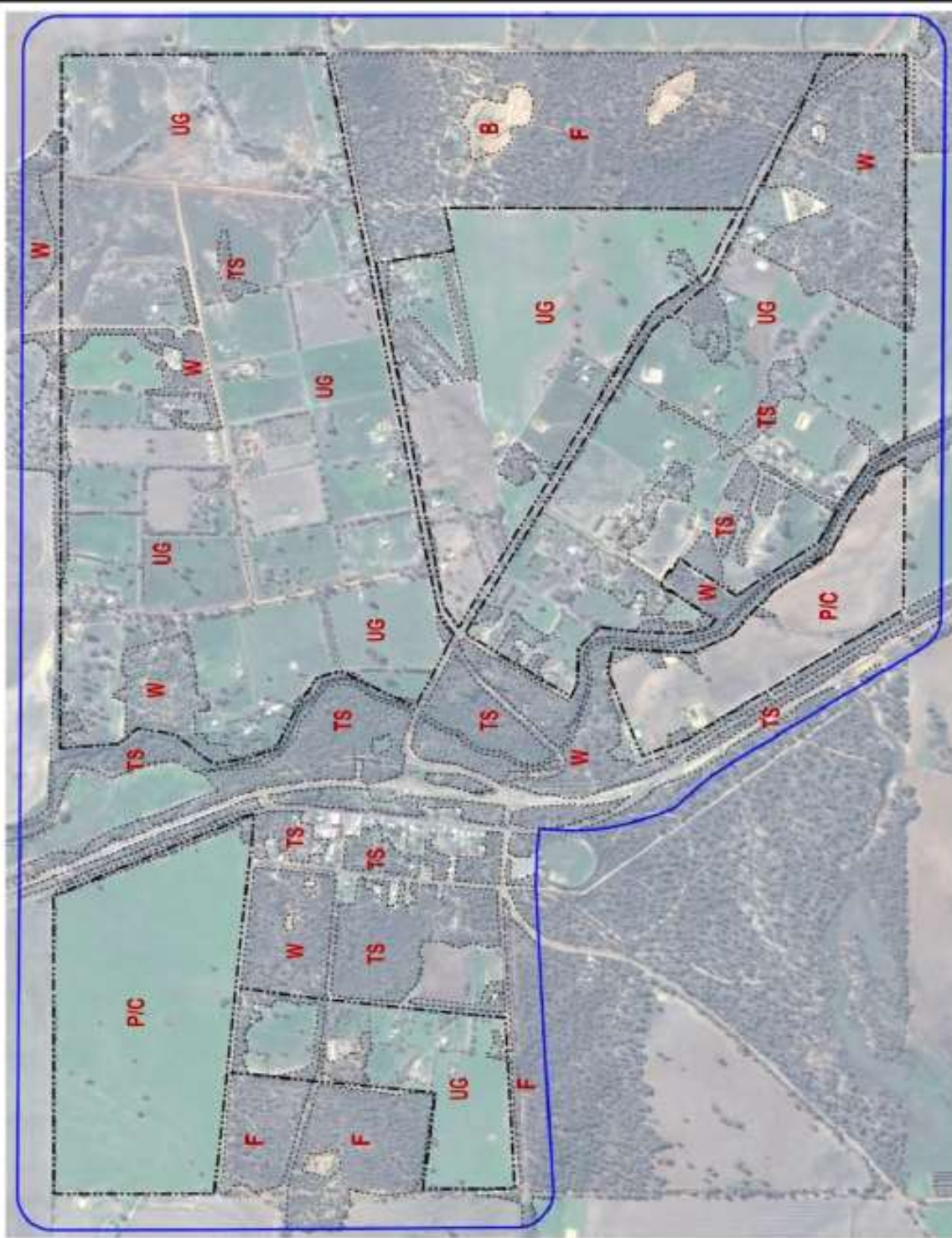


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A	Preliminary	13/20/2016



**FIGURE 8**  
**CUBALLING VEGETATION CLASSIFICATIONS**

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A	Preliminary	13/10/2016



**LEGEND**

- POLICY AREAS**  
 100m MAPPING BOUNDARY
- VEGETATION PLOTS**  
**VEGETATION CLASSES**  
 B Areas devoid of native vegetation.  
 N/A Areas which do not experience bushfires.  
 SA Suburban areas with maintained gardens.  
 LTV Low threat vegetation.  
 P/C Pasture or cropping areas less than 10 degrees  
 P/C(10) Pasture or cropping with slope of more than 10 degrees.  
 UG Unmanaged grasslands.  
 OW Open woodlands.  
 OS Open shrublands.  
 LS Low shrubs less than 10 degrees.  
 SA(T) Suburban areas with some tree cover.  
 FWG Forest and woodlands with a permanent grass understorey or minimal scrub understorey.  
 F Forests with a scrub understorey which is multi-tiered.  
 W Woodlands with a scrub understorey which is multi-tiered.  
 TS Tall shrubs.  
 OTH Vegetation not otherwise categorised.



**FIGURE 9**  
**POPANNING VEGETATION CLASSIFICATIONS**



## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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The classification of vegetation is based on the approach applied in AS3959 to identify which vegetation type or types predominate in the bushfire hazard assessment area as shown in Table 3.

Appendix 4 of the Guidelines for Planning in Bushfire Prone Areas (2015) stipulates that any cleared areas which would have a low hazard rating but are within 100m of the areas with an extreme hazard rating are to be assigned a moderate hazard rating to reflect the increased level of risk. This 100 metre buffer reflects the Hazard Separation Zone requirements.

The bushfire hazard levels for the townsites are shown in Figures 10 and 11.

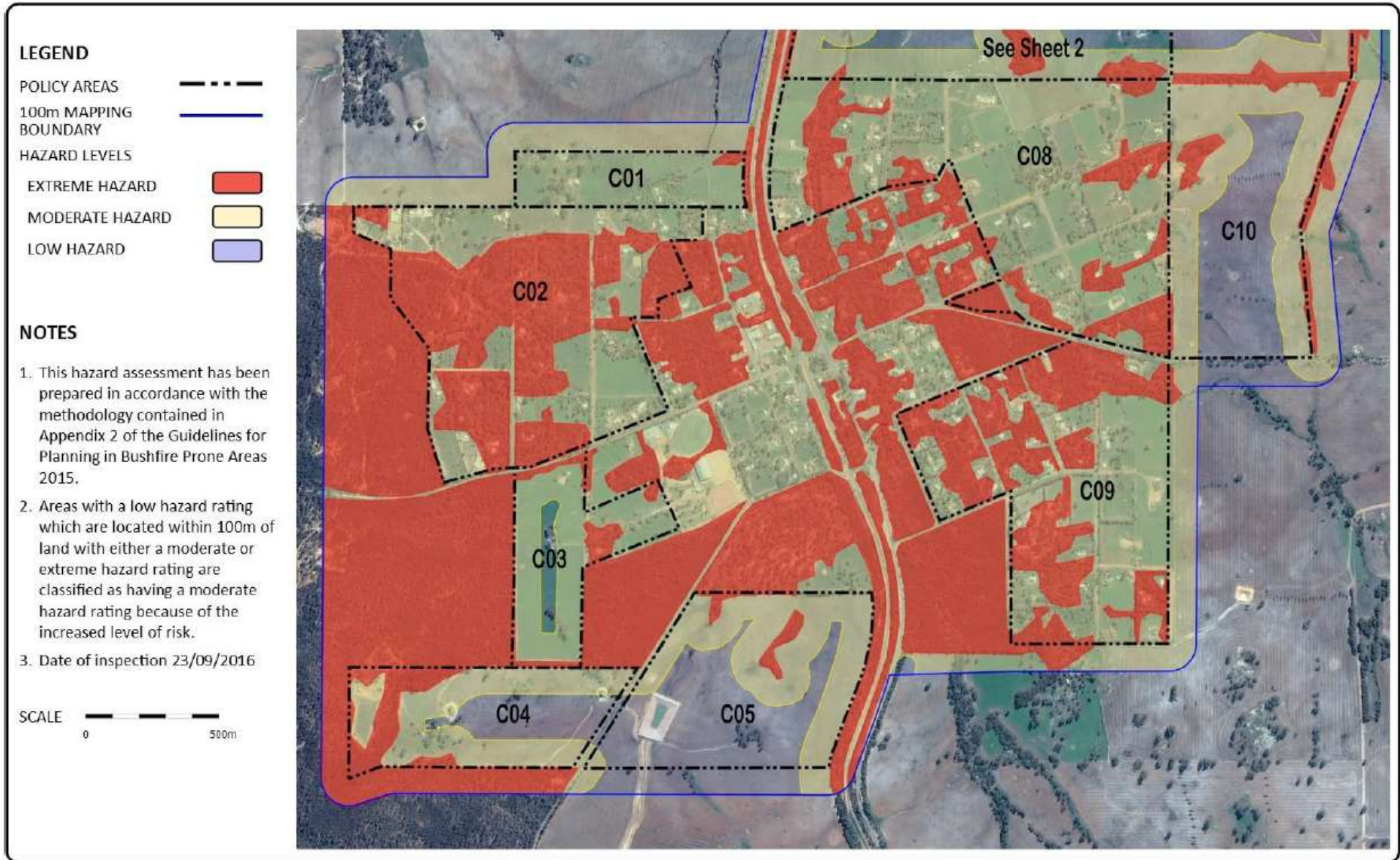


FIGURE 10  
CUBALLING BUSHFIRE HAZARD LEVELS (SHEET 1 OF 2)



Rev	Description	Date
A	Preliminary	13/10/2016



Attachment 9.2.1F

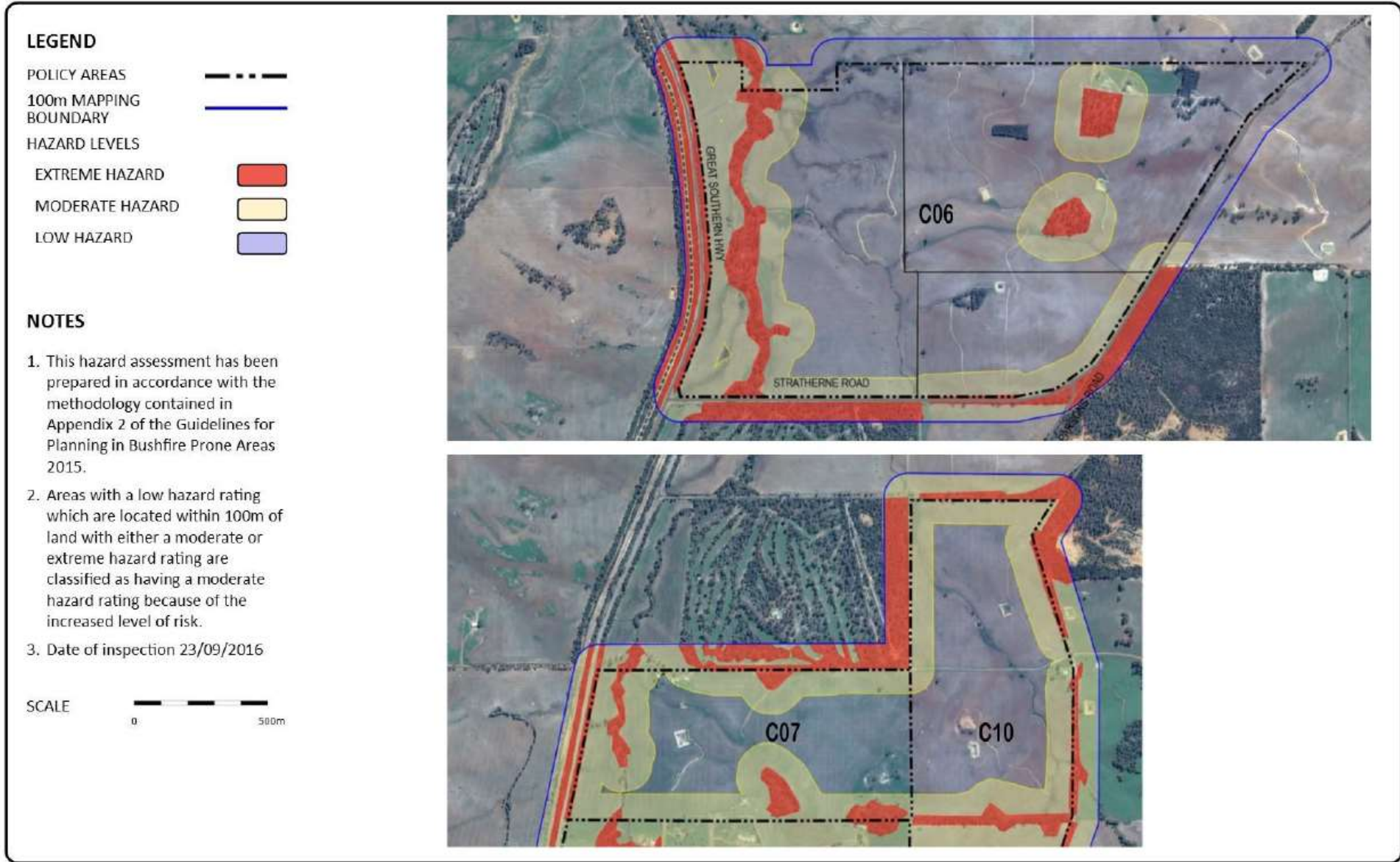


FIGURE 10  
CUBALLING BUSHFIRE HAZARD LEVELS (SHEET 2 OF 2)



Rev	Description	Date
A	Preliminary	13/10/2016



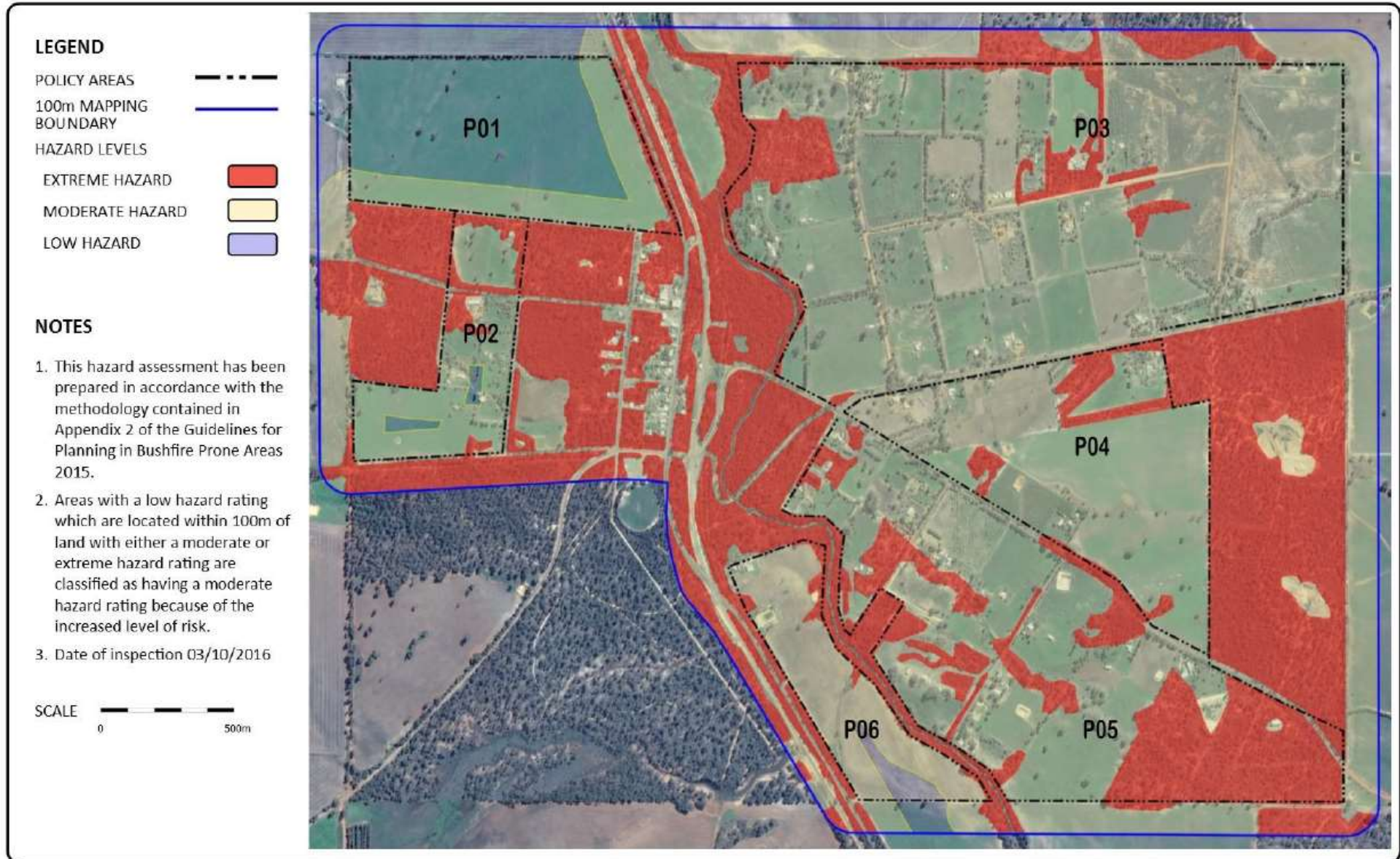


FIGURE 11  
POPANYANNING BUSHFIRE HAZARD LEVELS



Rev	Description	Date
A	Preliminary	13/10/2016



## 4.0 DEVELOPMENT ISSUES - GENERAL

### 4.1 BAL Contour Map or Assessment

The policy measures of SPP3.7 and the Guidelines for Planning in Bushfire Prone Areas have a presumption against any development in areas which will have:

- An extreme bushfire hazard level, or
- Which requires the use of BAL- 40 or BAL Flame Zone (FZ) construction standards.

From this it might be assumed that:

- Land with a BAL-40 or BAL-FZ rating has an extreme hazard level; and
- Land with a BAL-12.5 to BAL-29 rating has a moderate hazard level.

This is not correct as the BAL setbacks commence from the edge of the classified hazard vegetation. Hence land with a moderate hazard level will normally include land that has a BAL-40 and BAL-FZ rating as shown in Figure 12.

The second issue is that the vegetation classifications used for the bushfire hazard level assessment assign various vegetation types a moderate hazard rating. A development site with this vegetation type may still have a BAL-40 or BAL-FZ rating depending upon the setback of the site from that vegetation ie grassland.

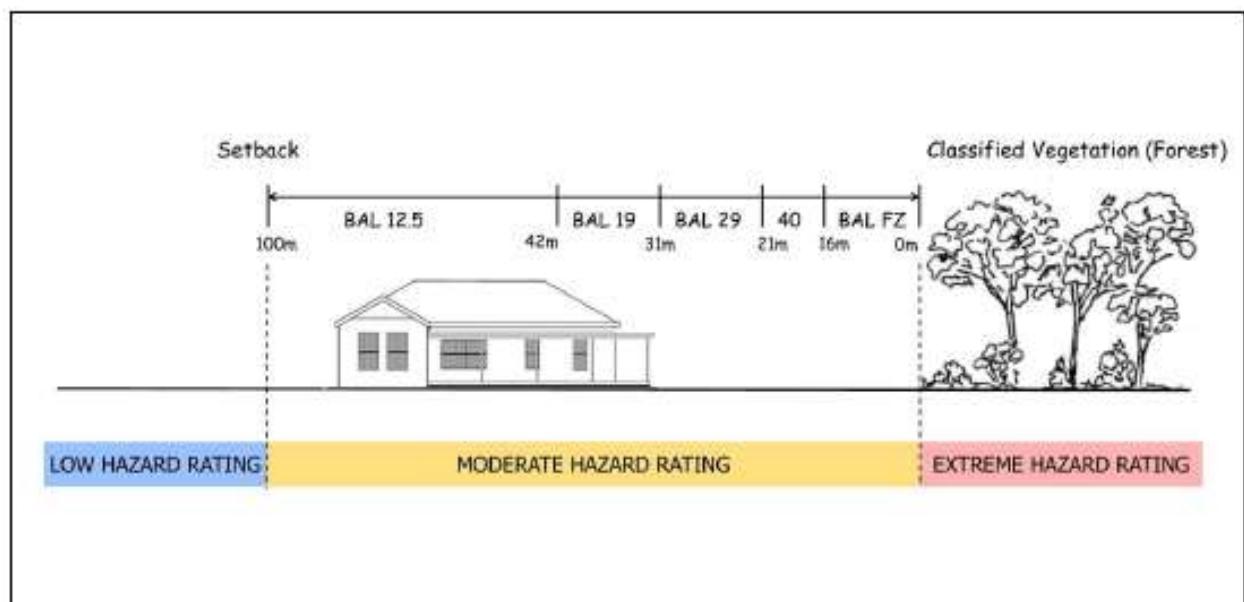


Figure 12 BHL - BAL Comparison

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

### 4.2 Hazard Reduction

In order to achieve the desired BAL rating permanent hazard reduction must be undertaken. In its simplest this will be achieved by the clearing of land for the subdivision or development. However, the need for permanent hazard reduction may conflict with environmental objectives and regulations.

The introduction of the State Bushfire Prone Maps and the need for formal BAL assessments is raising a number of new issues to be considered for both subdivision and development. This includes clearing of lots or building envelopes as part of the subdivision construction so as to allow for an appropriate BAL assessment. This is also very important for the staging of subdivisions.

Schedule 6 of the Environmental Protection Act 1986 provides for exemptions to requiring a permit to clear vegetation. The Environmental Protection (Clearing of Native Vegetation) Regulations 2004 then further prescribe/define twenty-six activities for which clearing can occur including:

- 1 The minimum clearing necessary to construct a building or other structure up to five (5) hectares; and
- 2 Clearing of up to 20m around buildings for fire protection.

In relation to (1) above the EPA's Clearing Guidelines stipulate that the permitted clearing is only to the "extent necessary" to construct the development. Under SPP3.7 Planning in Bushfire Prone Areas it is clear that the maximum recommended BAL rating is BAL-29. This then represents the minimum level of clearing necessary for a development especially a dwelling or an outbuilding.

The actual extent of the clearing which required will depend upon the vegetation classification and the slope. Where there is forest or woodland vegetation then this can be a significant distance as shown in Table 4. Complications can arise when these distances extend over proposed lot boundaries.

*Table 4 BAL 29 Clearing Areas (Forest)*

Slope Degrees	House Area (m <sup>2</sup> )	Setback Distance (m)		Cleared Area (m <sup>2</sup> )
		Upslope	Downslope	
Flat/Upslope	200	21	21	2,844
>0 - 5	200	21	27	3,216
>5 - 10	200	21	33	3,588
>10 - 15	200	21	42	4,146
>15 - 20	200	21	52	4,766

### 4.3 Grassland

The issue of "grasslands" is treated differently in a bushfire hazard level assessment compared to a Bushfire Attack Level (BAL) Assessment under AS3959 Construction of Buildings in Bushfire Prone Areas.

In addition, the State Bushfire Prone Maps do not generally include "grasslands".

The bushfire hazard level assessment classifies:

- Cropping and pasture areas on slopes of less than 10 degrees as having a low bushfire hazard rating;

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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- Cropping and pasture areas on slopes of more than 10 degrees as having a moderate bushfire hazard rating; and
- Unmanaged grassland has a moderate bushfire hazard rating.

AS3959 defines managed grasslands (low threat vegetation) as being less than 100mm in height. Unmanaged grasslands are classified vegetation (Class G) and these include:

- Low open shrubland;
- Hummock grassland;
- Tussock grassland;
- Sown pasture; and
- Herbfields.

For the preparation of a Bushfire Attack Level (BAL) Assessment it is the accepted practice that cropping and pasture areas are defined as Class G vegetation on the basis that the nature of the crop or pasture may change annually. AS3959 also nominates grassland have a fuel load of up to 4.5 tonnes per hectare.

This means that despite "pasture/cropping" areas having a low hazard rating such areas may still have a high BAL rating ie BAL-FZ or BAL-40.

### 4.4 Access

One of the most significant design issues to be considered in the subdivision and development of land is the need for multiple access.

Element 3 of the Bushfire Protection Criteria has an objective to ensure that the vehicular access serving a subdivision/development is safe in the event of a bush fire occurring. The performance criteria seek to ensure that the subdivision design allows emergency and other vehicles to move through the development easily and safely at all times.

The acceptable solution is to provide two different vehicular access routes, both of which connect to the public road network, and which are available to all residents/the public at all times. By providing two access options, residents can evacuate and fire services can enter even when one access route is blocked by fire. These access routes should be in different directions.

### 4.5 Vulnerable Land Uses

SPP3.7 Planning in Bushfire Prone Areas defines a vulnerable land use as one where persons may be less able to respond in a bushfire emergency. The Guidelines then explain that such uses include hospitals, nursing homes and retirement villages, tourist accommodation including camping grounds and ecotourism, childcare centres, educational establishments, places of worship and corrective institutions. This definition may also encompass places of assembly, retail and office premises as well as subsidiary uses of residential development, such as family day care centres or home businesses, and essential infrastructure such as energy, transport, telecommunications and other utilities.

Under SPP3.7 vulnerable land uses will not be supported in areas with a BAL rating of between BAL-12.5 to BAL-29 unless they are accompanied by a Bushfire Management Plan jointly endorsed by the relevant local government and the State authority for emergency services.

The precincts examined in this assessment are predominantly proposed for residential and/or rural living development. The most likely vulnerable land use to occur in this

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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context will be tourist accommodation including chalets, holiday homes, bed & breakfast establishments etc.

Given that the main concern in SPP3.7 relates to evacuation, then such uses should only be considered in locations where there is excellent access.

### 4.6 Climate Change

The Climate Commission (8) is predicting that there will be hotter and drier conditions particularly in the southern regions of the State. These are likely to cause changes to fire regimes, as the conditions for large and intense fires will be more common.

It is likely that a higher fire weather risk will be more common in spring, summer and autumn resulting in an increased annual fire season. This will also have the added implication of reducing the opportunity for hazard reduction activities and specially prescribed burning (9).

Consequently, the incidence of bush fires may increase. While this may not require any additional design measures in a subdivision it may place additional emphasis on the "preparedness" and "response" measures within the community.

## 5.0 DEVELOPMENT ISSUES - POLICY AREAS

### 5.1 Cuballing Policy Areas

The bushfire management / development issues associated with the Cuballing townsite are shown in Figure 13.

Large portions of the townsite have an extreme bushfire hazard rating which reflects the substantial areas of remnant vegetation on both private and public land. The extent of Crown Reserves and Unallocated Crown Land is a predominant feature.

The townsite has a grid shaped road network which is on a 45-degree axis. Many of the road connections have not been constructed resulting in dead end access which can potentially increase the bushfire risk.

#### 5.1.1 C01 Beeston Street

This is a proposed investigation area for potential residential lots. A variety of lot sizes are to be provided in accordance with a Structure Plan. A minimum lot size 1 hectare is proposed where connected to reticulated water and where suitable and capable.

The existing conditions are shown in Appendix 1 Plan 1. The area contains two lots situated north of Beeston Street with a combined area of 16 hectares. It extends for approximately 800m in length with a depth of 200m. It is generally cleared farming land with a low slope.

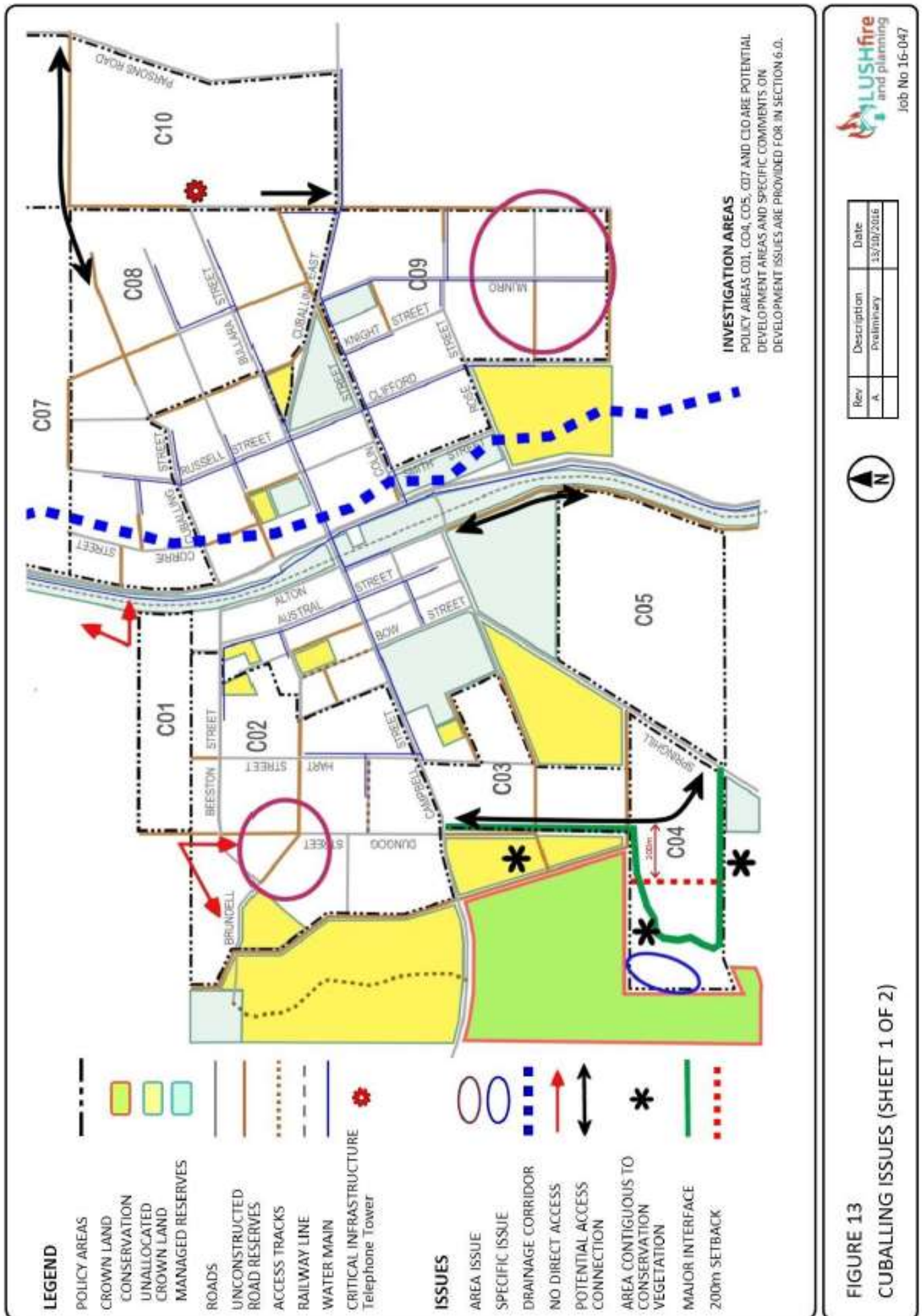
The eastern boundary adjoins the railway line and there is no direct access to the Great Southern Highway. Access to the site is from several unconstructed road reserves extending north of Beeston Street.

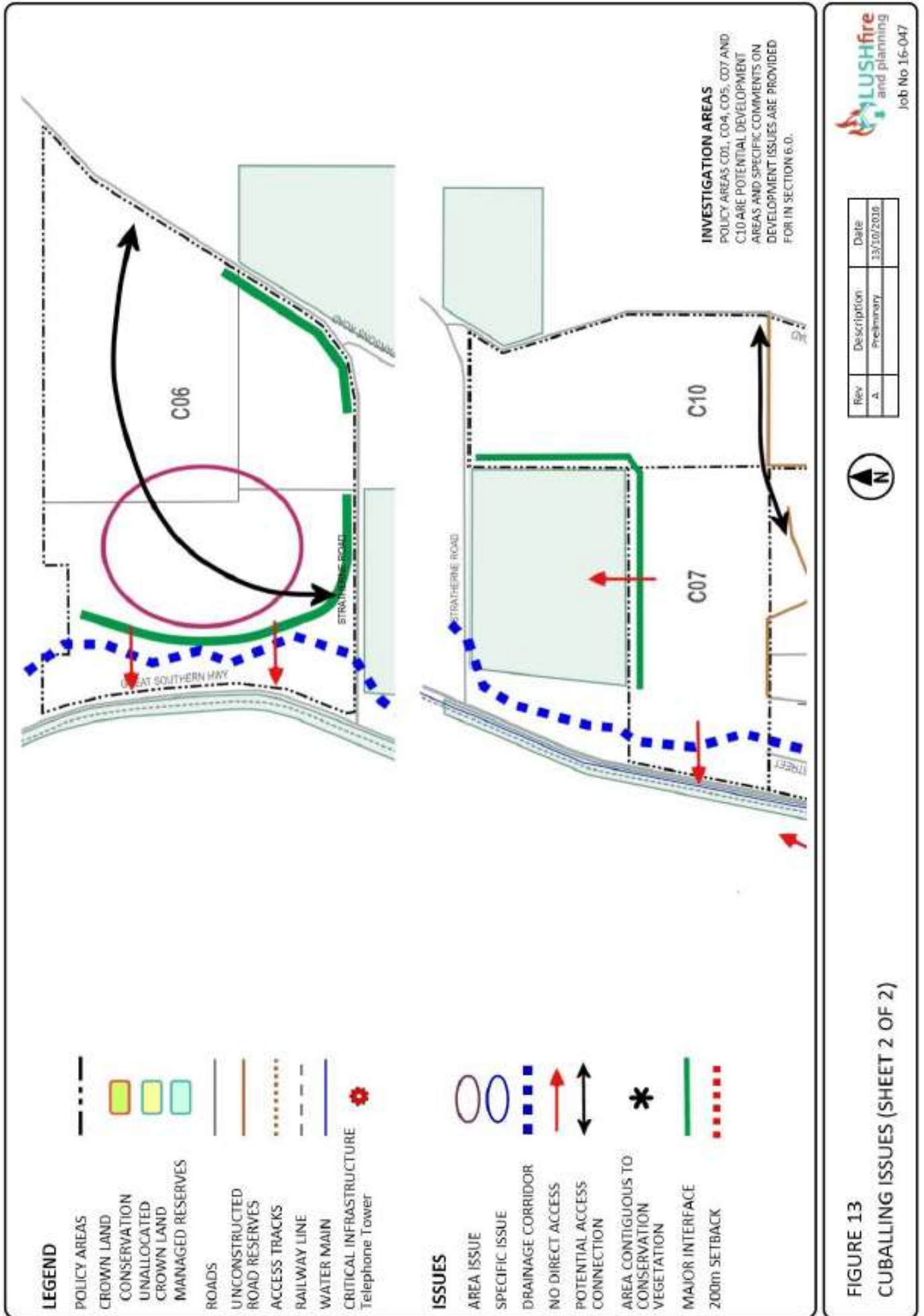
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8 Climate Commission (2011) The Critical Decade: Western Australia Climate Change Impacts. Page 10

9 Middelmann, M. H. (Editor) (2007) Natural Hazards in Australia: Identifying Risk Analysis Requirements. Geoscience Australia, Canberra. Page 104.







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The area contains unmanaged grassland which has a moderate bushfire hazard level. This will not preclude further development in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.

The main development issue will be the provision of multiple access in two directions in accordance with Acceptable Solution A3.1 because:

- Access to the east across the railway line is likely to be difficult to implement;
- Access to the north is not available as this is broad acres farming land; and
- Access to the west along Brundell Street only extends as far as the waste transfer station. It then connects to Cuballing Road West through Crown Land via a formed single lane gravel road.

### 5.1.2 C02 Dungog Street

This Policy Area covers a large area of the western portion of the townsite, between Campbell and Beeston Streets. It is identified as a Rural Residential area with opportunities to re-subdivide lots to 1 hectare where connected to reticulated water, address bushfire risk and where suitable and capable.

A large portion of the policy area has an extreme bushfire hazard rating. Dungog Road does not extend through to Beeston Road and this will restrict subdivision opportunities north of Cross Street due to:

- Acceptable Solution A3.1 provision of two access routes; and
- Acceptable Solution A3.3 restricting dead end roads to a maximum length of 200m

Further development in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria will require permanent hazard reduction to achieve a maximum BAL-29 rating.

### 5.1.3 C03 Hart Street

This area is cleared unsubdivided grazing land between Campbell and Springhill Streets extending down Hart Street. It is identified as a Rural Residential area with opportunities to re-subdivide lots to 1 hectare where connected to reticulated water, address bushfire risk and where suitable and capable.

It contains a number of lots between 1 and 2 hectares in size. There are large vegetated areas of Crown Land to the west and the south east. The Crown Land to the west is contiguous to the Rosedale Nature Reserve. This may require additional development setbacks above what is required for a BAL-29 rating.

Further development in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria is possible but will require a secondary road connection access to Springhill Road.

### 5.1.4 C04 Springhill Road West

This is a proposed investigation area for potential rural residential lots. The lot sizes will be determined by bushfire risk, servicing and land suitability and capability.

The existing conditions are shown in Appendix 1 Plan 2. It comprises of a single lot which has an area of 34 hectares and it is predominantly cleared farming land. The site is on the western side of Springhill Road extending for approximately 800m with a width of 350m.

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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It adjoins the Rosedale Nature Reserve with other vegetated land (Crown and freehold) on other boundaries. Policy Area C03 is located on the northern boundary.

Subdivision opportunities are restricted on the western portion of the site due to:

- Acceptable Solution A3.1 provision of two access routes; and
- Acceptable Solution A3.3 restricting dead end roads to a maximum length of 200m

This can be partially addressed by providing a linkage through Policy Area C03 connecting to Campbell or Hart Streets.

The site is remote from the reticulated water supply which may limit the development opportunities.

Additional development setbacks above what is required for a BAL-29 rating may be required around the boundary where the bushland is contiguous with the Rosedale Nature Reserve.

### 5.1.5 C05 Springhill Road East

This is a proposed investigation area for potential rural residential lots. The lot sizes will be determined by bushfire risk, servicing and land suitability and capability.

The existing conditions are shown in Appendix 1 Plan 3. It comprises of a single lot which is predominantly cleared unsubdivided low sloping grazing land east of Springhill Street, extending to the railway line. It adjoins the Dryandra Equestrian Centre cross country course to the north.

The site is remote from the reticulated water supply which may limit the development opportunities.

Subdivision opportunities may be restricted on the eastern portion of the site due to:

- Acceptable Solution A3.1 provision of two access routes; and
- Acceptable Solution A3.3 restricting dead end roads to a maximum length of 200m

This can be addressed by providing a linkage through to Alton Road adjacent to the railway line. While there is an unconstructed road reserve there is significant remnant vegetation along this connection which would need approval to remove. The connection would only need to be an emergency access way rather than a fully constructed roadway.

### 5.1.6 C06 Stratherne Road

This is a proposed investigation area for potential industrial lots. It is predominantly cleared unsubdivided low sloping grazing land north of Stratherne Road. The Cuballing Brook is located on the western portion of the site and the golf club is south of Stratherne Road. A vegetated gravel reserve is also located south Stratherne Road and east of Parsons Road.

The site is comprised of multiple lots with an area of more than 200 hectares. The existing conditions are shown in Appendix 1 Plan 4.

The land on the eastern side of the Brook is flat and then this gradually slopes to the north east.

Depending on what land area is required for any industrial development it may be possible to locate this such that it is more than 100m from any existing bushland

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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vegetation. Hence it would have a low hazard rating and the policy measures of SPP3.7 and the Bushfire Protection Criteria would not apply to it.

A second access road connecting to the Great Southern Highway would be desirable but this would require a crossing of the Cuballing Brook. An alternative would be to loop the access back to Stratherne Road on the eastern side of the site.

### 5.1.7 C07 Great Southern Highway

This is a proposed investigation area for potential rural residential lots. A variety of lot sizes are to be provided in accordance with a Structure Plan. Minimum lot size 1 hectare where connected to reticulated water and where suitable and capable.

The existing conditions are shown in Appendix 1 Plan 5. The site contains one lot having an area of 80 hectares. The site is located between the townsite development and the golf club. It is situated on the eastern side of the Great Southern Highway and the Cuballing Brook is located on the western portion of the site.

Development of the area is potentially restricted if no secondary access can be provided:

- Northwards connecting to Stratherne Road;
- West connecting to the Great Southern Highway; or
- East through Policy Area C10 connecting to Parsons Road.

### 5.1.8 C08 Bullara Street

This is the north eastern portion of the townsite north of Cuballing East Road.

It is identified as a Rural Residential area with opportunities to re-subdivide lots to 1 hectare where connected to reticulated water, address bushfire risk and where suitable and capable.

Further development of the area is likely to require the construction of several road reserves so as to reduce potential cul-de-sacs. There is also an opportunity to provide a road connection from Carton or Bullarra Streets through the adjoining Policy Area C10 through to Parsons Road.

### 5.1.9 C09 Munro Street

This is the south eastern portion of the townsite south of Cuballing East Road.

It is identified as having opportunities to re-subdivide lots where connected to reticulated water, address bushfire risk and where suitable and capable.

It contains a range of lot sizes with areas of remnant vegetation. Large bushland areas are located on the western boundary adjacent to the Cuballing Brook. It has multiple east west access from Rose Street and Cuballing East Road.

South of Rose Street there is limited access with Munro Street being a dead end. This will restrict subdivision opportunities due to:

- Acceptable Solution A3.1 provision of two access routes; and
- Acceptable Solution A3.3 restricting dead end roads to a maximum length of 200m

### 5.1.10 C10 Parsons Road

This is a proposed investigation area for potential rural small holdings of between 4 and 40 hectares. A transition of lot sizes required with appropriate separation distances provided to agricultural land and reserves, in accordance with a Structure Plan.

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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The existing conditions are shown in Appendix 1 Plan 6. The site contains four lots having a combined area of 130 hectares. It is cleared unsubdivided grazing land east of the townsite on Parsons Road with low to moderate slopes.

Development in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria. Any structure plan should promote road connections:

- To Carton or Bullarra Streets through the adjoining Policy Area C08; and
- Through the adjoining Policy Area C07.

### 5.2 Popanyinning Policy Areas

The bushfire management / development issues associated with the Popanyinning townsite are shown in Figure 14.

Large portions of the townsite have an extreme bushfire hazard rating which reflects the substantial areas of remnant vegetation on both private and public land. However, the Hotham River is a more prominent vegetation corridor than the Cuballing Brook.

Similar to Cuballing, the townsite has a grid shaped road network which is on a 45-degree axis. Some of the road connections have not been constructed resulting in dead end access which can potentially increase the bushfire risk.

A notable feature is that Bunmulling Road where it crosses the Hotham River only has a single lane bridge. While this does not negate the requirements of the Bushfire Protection Criteria, it might be a more general fire protection issue if it restricts access.

#### 5.2.1 P01 Spragg Street

This is a proposed investigation area for potential future Rural Living development. The existing conditions are shown in Appendix 1 Plan 7.

It is comprised of three lots with a combined area of approximately 50 hectares being 800m by 480m. Spragg Street is unconstructed and designated as an emergency access way. The land to the south contains areas of remnant vegetation in Crown Reserves. Development of the area requires a second access and this should preferably be along Boundary Road.

#### 5.2.2 P02 Dowling Street

This area is situated between Dowling, Carrier and Howard Streets. It is identified for possible future residential development.

It is cleared undulating farm land with adjacent vegetated reserves.

#### 5.2.3 P03 Alexander Street

A large area of rural residential lots along Alexandra Street. The re-subdivision potential is limited unless drainage and road upgrading appropriately addressed, connection to reticulated water and address land suitability and capability.

The area is flat and predominantly cleared. The north western section has limited access. Development of land along the northern boundary would have to rely on the use of cul-de-sacs or battle axe lots.

Rev	Description	Date
A.	Preliminary	13/10/2016

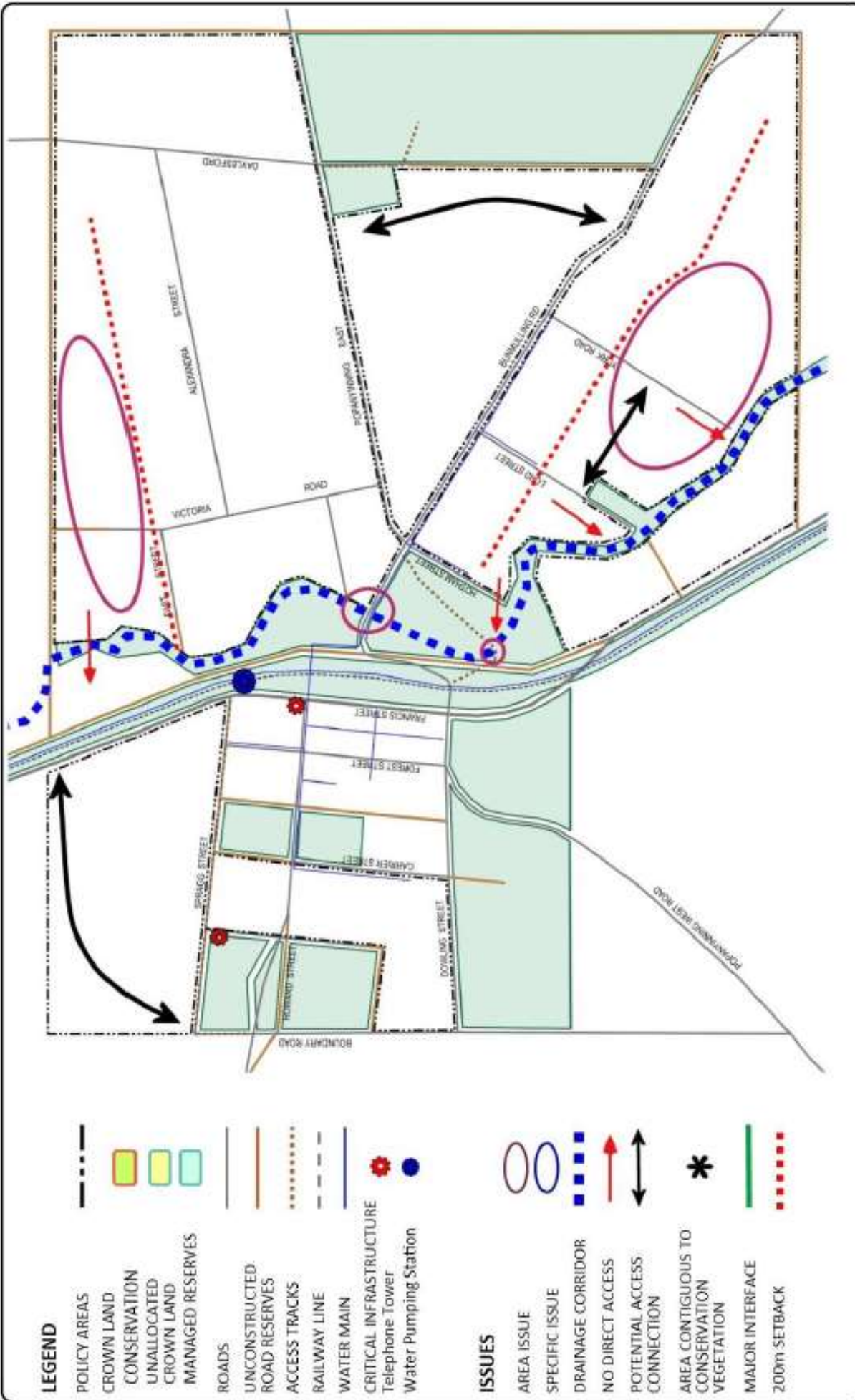


FIGURE 14  
POPANYINNING ISSUES

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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### 5.2.4 P04 Popanyinning East

Existing rural residential area situated between Popanyinning East Road and Bunmulling Road. Opportunities to re-subdivide rural residential lots to 2 hectares where connected to reticulated water, address bushfire risk where suitable and capable.

The site is adjacent to the municipal tip on its eastern boundary and this has a large area of remnant vegetation.

It would be desirable to have a connecting road between Popanyinning East Road and Bunmulling Road which would also give a defined boundary to the adjacent bushland area.

### 5.2.5 P05 Bunmulling Road

Existing rural residential area between Bunmulling Road and the Hotham River. Opportunities to re-subdivide rural residential lots to 2 hectares where connected to reticulated water, address bushfire risk where suitable and capable.

While it is generally cleared land, there is remnant vegetation along the river corridor. Lord Street and York Road extend for more than 200m from Bunmulling Road and subdivision of the southern areas near the river will be restricted.

### 5.2.6 P06 Highway South

Cleared farming land situated between the Great Southern Highway and the Hotham River. It is comprised of five lots with a total area of 24 hectares.

The Highway provides access in two directions. The distance (depth) of the site from the Highway to the river is much less than from Bunmulling Road to the river in P05.

## 5.3 Bushfire Protection Criteria

A preliminary examination of the precincts in terms of the how likely it is that development can comply with the Bushfire Protection Criteria is shown in Table 5. This is not a risk assessment and it is not quantifiable unless an actual subdivision design is considered.

The Bushfire Protection Criteria elements are:

- Location;
- Siting and Design;
- Vehicular Access; and
- Water.

The categories which have been used to consider these are:

<b>Relativity Weighting</b>	<b>Description - expectation</b>
Extreme	Unlikely to meet the criteria.
High	May meet the criteria subject to further investigation and design.
Moderate	Should meet the criteria depending upon the design.
Low	Expected to meet the criteria.

The purpose of this is to simply to identify the potential issues associated with each Precinct.



## Attachment 9.2.1F

### Cuballing / Popanyinning Bushfire Hazard Level Assessment

Table 5 BPC Policy Area Review

ELEMENT POLICY AREA	1 Location		2 Siting & Design		3 Vehicular Access							4 Water
	Cleared/ uncleared	Slopes > 10Deg	Asset Protection	Hazard Separation	Two access routes	Public road design	Cul-de-sacs	Battle axe	Driveways	EAW	Fire Service Access	
CUBALLING TOWNSITE												
C01 BEESTON ST	Cleared	No	Subject to subdivision design	Required on external boundaries.	Limited access to the north, east and south east.	Subject to subdivision design	Max length requirement may affect subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design
C02 DUNOG ST	Significant bushland areas with an extreme hazard rating	No	Subject to subdivision design	Setbacks are likely to be the minimum necessary for BAL-29 rating.	Northern section has limited access.	Subject to subdivision design	Max length requirement will affect subdivision design in the northern portion of the site.	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design
C03 HART ST	Cleared	No	Subject to subdivision design	Additional setback is required on the western boundary.	Requires a connection to the south	Subject to subdivision design	Max length requirement may affect subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design. May require tanks.
C04 SPRINGHILL RD WEST	Generally cleared with some remnant areas.	No	Subject to subdivision design	Additional setbacks are required on the western, northern and southern boundaries.	Requires a connection to the north	Subject to subdivision design	Max length requirement will affect subdivision design in the western portion of the site.	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design. Needs to connect to the north.	Is remote from water and likely to require tank supply.
C05 SPRINGHILL RD EAST	Cleared	No	Subject to subdivision design	Setbacks are likely to be the minimum necessary for BAL-29 rating.	Potentially requires a connection to the north east parallel to the railway line.	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Connection to the north east parallel to the railway line.	Subject to subdivision design	Subject to subdivision design
C06 STRATHERNE RD	Predominantly cleared with some minor bush areas.	No	Subject to subdivision design	Setbacks should be sufficient to ensure a maximum BAL-12.5 rating for any lots.	Second access to the highway across Cuballing Brook is unlikely. Second access to Stratheme Rd may extend outside of the subdivision	Subject to subdivision design	Are not appropriate for an industrial subdivision	Are not appropriate for an industrial subdivision	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Is remote from water and likely to require tank supply.
C07 GREAT SOUTHERNHWY	Predominantly cleared with some minor bush areas.	No	Subject to subdivision design	Required on external boundaries and Cuballing Brook	Second access to the highway across Cuballing Brook is unlikely. Second access to the north or east is required.	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Second access to the north or east are required.	Subject to subdivision design	Is remote from water and likely to require tank supply.
C08 BULLARA ST	Generally cleared with some remnant areas.	No	Subject to subdivision design	Setbacks are likely to be the minimum necessary for BAL-29 rating.	Requires connections with C07 or C10	Subject to subdivision design	Max length requirement may affect subdivision design	Subject to subdivision design	Subject to subdivision design	Second access to the north or east are required.	Subject to subdivision design	Subject to subdivision design

Relativity  
Weighting

Extreme	Unlikely to meet the criteria	High	May meet the criteria subject to further investigation and design	Moderate	Should meet the criteria depending upon the design.	Low	Expected to meet the criteria
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## Attachment 9.2.1F

### Cuballing / Popanyinning Bushfire Hazard Level Assessment

ELEMENT	1 Location		2 Siting & Design		3 Vehicular Access							4 Water
	CRITERIA											
POLICY AREA	Cleared/ uncleared	Slopes > 10Deg	Asset Protection	Hazard Separation	Two access routes	Public road design	Cul-de-sacs	Battle axe	Driveways	EAW	Fire Service Access	
C09 <b>MUNRO ST</b> North of Rose Street	Significant bushland areas with an extreme hazard rating	No	Subject to subdivision design	Setbacks are likely to be the minimum necessary for BAL-29 rating.	Grid road pattern with potential external connections	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design
South of Rose Street	Significant bushland areas with an extreme hazard rating	No	Subject to subdivision design	Setbacks are likely to be the minimum necessary for BAL-29 rating.	Southern section has limited access	Subject to subdivision design	Max length requirement will affect subdivision design in the southern portion of the site.	Subject to subdivision design	Subject to subdivision design	Difficult to connect to the surrounding road network.	Difficult to connect to the surrounding road network.	Subject to subdivision design
C10 <b>PARSONS RD</b>	Predominantly cleared with some minor bush areas.	No	Subject to subdivision design	Required on external boundaries.	Requires connections with C07 or C08	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Is remote from water and likely to require tank supply.
POPANYINNING TOWNSITE												
P01 <b>SPRAGG ST</b>	Cleared	No	Subject to subdivision design	Required on external boundaries.	Already exists. Internal access subject to subdivision design.	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design
P02 <b>DOWLING ST</b>	Predominantly cleared adjoining bushland reserves.	No	Subject to subdivision design	Adjoining bushland reserves. Setbacks are likely to be the minimum necessary for BAL-29 rating.	Already exists. Internal access subject to subdivision design.	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design
P03 <b>ALEXANDER ST</b>	Predominantly cleared with some minor bush areas.	No	Subject to subdivision design	Required on external boundaries and internal bushland.	Already exists.	Subject to subdivision design	Max length requirement may affect subdivision design in northern section. Southern area is compliant.	Likely to be used for northern area subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Is remote from water and likely to require tank supply.
P04 <b>POPANYINNING EST</b>	Predominantly cleared adjoining bushland reserve	No	Subject to subdivision design	Additional setbacks are required on the western boundary.	Already exists.	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design
P05 <b>BUNMULLING RD</b>	Contains bushland areas with an extreme hazard rating	No	Subject to subdivision design	Setbacks are likely to be the minimum necessary for BAL-29 rating.	Already exists for northern section. Southern areas have restricted access.	Subject to subdivision design	Max length requirement will affect subdivision design in the southern portion of the site.	Likely to be used for northern area subject to subdivision design	Subject to subdivision design	Required to connect existing roads	Required to connect existing roads	Subject to subdivision design
P06 <b>HIGHWAY SOUTH</b>	Cleared	No	Subject to subdivision design	Required on external boundaries.	Already exists along the Highway	Subject to subdivision design	Max length requirement may affect subdivision design along the river.	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design	Subject to subdivision design
Relativity Weighting	Extreme	Unlikely to meet the criteria	High	May meet the criteria subject to further investigation and design	Moderate	Should meet the criteria depending upon the design.	Low	Expected to meet the criteria				

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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### 6.0 CONCLUSION

This bushfire hazard level assessment has been undertaken to support and inform the preparation of Council's local planning strategy. The assessment has been undertaken at a strategic level given that it was not possible to physically inspect all of the vegetation units in each investigation area.

Both townsites have significant areas of bushland with an extreme bushfire hazard level. This is not unusual in many country towns where the surrounding farm land is generally cleared creating an increased desire to maintain and protect bushland areas. There is a recognised desire for people to live in closer contact with natural landscape, particularly on the urban fringe and rural residential areas.

A basic fire management measure is to physically separate development areas from vegetation areas with a high bushfire risk. However, for many communities and government agencies the substantial modification of the native vegetation is not seen as acceptable.

The objectives of State Planning Policy 3.7 Planning in Bushfire Prone Areas are in summary to:

1. Avoid any increase in the threat of bushfire to people, property and infrastructure.
2. Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making.
3. Ensure that strategic planning proposals take into account bushfire protection requirements and include specified bushfire protection measures.
4. Achieve an appropriate balance between bushfire risk management measures and environmental protection.

SPP3.7 promotes that the maximum Bushfire Attack Level to be used for the design of subdivision or development is BAL-29.

The most important issue arising from this assessment is the need to ensure that at both a district and local level that there is suitable multiple access to localities and development sites. Where this does not occur any additional development is difficult to justify strategically without a more detailed risk management assessment being undertaken.

The issue of unmanaged grassland within both townsites will be a continuing management issue.

#### 6.1 General Recommendations

1. That any structure planning for the proposed policy areas must address bushfire management issues and the co-ordination of fire management measures.
2. District and local ecological corridors and environmental buffer areas should be identified or referenced in the local planning strategy and form part of any detailed bushfire hazard assessment.
3. That planning proposals on land with a moderate or extreme hazard rating should be accompanied by a bushfire management plan with a more detailed bushfire hazard assessment for the proposed site.
4. That the provision of multiple access especially for subdivisions by either a public road, emergency access way or fire service access route be given high priority in the planning for all policy areas.

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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5. That it be acknowledged that the clearing of remnant vegetation to the "minimum extent necessary" to permit development is based upon the setbacks required for a BAL-29 rating.
6. That the Scheme review consider the location, zoning permissibility and development criteria for vulnerable and high-risk land uses.
7. That planning proposals and development applications in other bushfire prone areas not examined in this report comply with the provisions of State Planning Policy 3.7.
8. That townsite mitigation and the management plans for crown reserves recognise the need to undertake regular fuel reduction measures.
9. That consideration be given to developing strategic firebreaks / low fuel zones along specific road reserves so as to provide a 20m plus separation between vegetation cells while still allowing for ecological functions.

### 6.2 Policy Area Recommendations

#### C01 Beeston Street

No significant constraints

10. That to respond to a fire from the south west any structure plan:
  - ❖ Investigate the creation of an emergency access way across the railway line;
  - ❖ Investigate a road connection to Cuballing West Road; and
  - ❖ Provide for an extension of Alton Road to assist in traffic movement southwards.

#### C02 Dungog Street

Moderate level of constraints requiring further investigation.

11. That any further subdivision of the northern section requires an emergency access way connection to Beeston Street.
12. That View Street be upgraded to provide for public access.

#### C03 Hart Street

Moderate level of constraints requiring further investigation.

13. That any proposed structure plan provides for:
  - ❖ An access connection to Springhill Road; and
  - ❖ A fire service access route along the western boundary.
14. That an additional development setback for dwellings of 50m be provided along the western boundary.

#### C04 Springhill Road West

Moderate level of constraints requiring further investigation.

15. That any proposed structure plan provides for:
  - ❖ An access connection to Campbell Street;
  - ❖ Larger lots in the western portion of the area noting the 200m limit on the length of any cul-de-sacs; and
  - ❖ A fire service access route along the western and southern boundaries.
16. That an additional development setback for dwellings of 50m be provided along the boundaries adjacent to external bushland areas.

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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### C05 Springhill Road East

Moderate level of constraints requiring further investigation.

17. That any proposed structure plan investigates:
  - ❖ A road or emergency access way connection parallel to the railway line or by agreement through the equestrian centre;
  - ❖ The provision of larger lots in the eastern portion of the area noting the 200m limit on the length of any cul-de-sacs; and
  - ❖ Provision of a fire service access route / strategic firebreak adjacent to the railway line.

### C06 Stratherne Road

Moderate level of constraints requiring further investigation.

18. That any subdivision be designed to ensure that any proposed industrial lots have a BAL-12.5 rating.
19. That any rehabilitation / revegetation of the Cuballing Brook recognises any associated bushfire management and setback implications.
20. That any proposed structure plan investigates the provision of a second access either back to the Great Southern Highway or north eastwards to Stratherne Road.

### C07 Great Southern Highway

Moderate level of constraints requiring further investigation.

21. That any proposed structure plan investigates the provision of a second access routes to either the Great Southern Highway or through Policy Area C10.
22. That any rehabilitation / revegetation of the Cuballing Brook recognises any associated bushfire management and setback implications.

### C08 Bullara Street

Moderate level of constraints requiring further investigation.

23. That Hotham Street should be extended as a fire service access route connecting to Cuballing East Road.
24. That any proposed structure plan investigates the provision of access routes connecting through Policy Area C10.

### C09 Munro Street

The area north of Rose Street has moderate level of constraints requiring further investigation. Significant constraints for part of area (south of Rose Street) and potentially unsuitable for further subdivision, noting that the land is already zoned and development of the existing lots is expected.

25. That additional subdivision south from Rose Street not be supported without an appropriate secondary access.

### C10 Parsons Road

Moderate level of constraints requiring further investigation.

26. That any proposed structure plan investigates the provision of access routes connecting to Policy Areas C07 and C08.

### P01 Spragg Street

Low level of constraints and no specific recommendations.

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

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### P02 Dowling Street

Moderate level of constraints requiring further investigation.

27. That an additional development setback for dwellings of 50m be provided along the boundaries adjacent to external bushland areas.

### P03 Alexander Street

Moderate level of constraints requiring further investigation.

28. That larger lots be provided along the northern boundary so to avoid any cul-de-sacs.

### P04 Popanyinning East

Moderate level of constraints requiring further investigation.

29. That any proposed structure plan includes a connecting access road between Popanyinning East Road and Bunmulling Road at the eastern end of the area.
30. That an additional development setback for dwellings of 50m be provided along the eastern boundaries adjacent to adjacent bushland area.

### P05 Bunmulling Road

Moderate to significant (in part) level of constraints requiring further investigation.

31. That future subdivision be limited to land fronting Bunmulling Road due to the 200m length limit for any cul-de-sacs.

### P06 Highway South

Moderate level of constraints requiring further investigation.

32. That larger lots be provided adjacent to the river so to avoid any cul-de-sacs.

## 6.3 Implementation

The general and specific recommendations for the investigation areas are contained in Table 6. These also reference how the recommendation applies to the different planning stages or policies as follows:

- Bushfire Risk Management Plan;
- Local Planning Strategy;
- Planning Scheme or Amendment;
- Structure Plan;
- Development Application; or
- Local Planning Policy.

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

Table 6 Implementation

RECOMMENDATIONS		Planning Strategy	Planning Scheme or Amendment	Structure Plan	Subdivision	Development Application	Local Planning Policy
<b>General Recommendations</b>							
1	That any structure planning for the proposed policy areas must address bushfire management issues and the co-ordination of fire management measures.	Yes		Yes			
2	District and local ecological corridors and environmental buffer areas should be identified or referenced in the local planning strategy and form part of any detailed bushfire hazard assessment.	Yes					Yes
3	That planning proposals on land with a moderate or extreme hazard rating should be accompanied by a bushfire management plan with a more detailed bushfire hazard assessment for the proposed site.			Yes	Yes	Yes	
4	That the provision of multiple access especially for subdivisions by either a public road, emergency access way or fire service access route be given high priority in the planning for all policy areas.	Yes		Yes			
5	That it be acknowledged that the clearing of remnant vegetation to the "minimum extent necessary" to permit development is based upon the setbacks required for a BAL-29 rating.					Yes	Yes
6	That the Scheme review consider the location, zoning permissibility and development criteria for vulnerable and high-risk land uses.	Yes	Yes				
7	That planning proposals and development applications in other bushfire prone areas not examined in this report comply with the provisions of State Planning Policy 3.7.	Yes			Yes	Yes	

Attachment 9.2.1F

Cuballing / Popanyinning Bushfire Hazard Level Assessment

RECOMMENDATIONS		Planning Strategy	Planning Scheme or Amendment	Structure Plan	Subdivision	Development Application	Local Planning Policy
8	That townsite mitigation and the management plans for crown reserves recognise the need to undertake regular fuel reduction measures.						Yes
9	That consideration be given to developing strategic firebreaks / low fuel zones along specific road reserves so as to provide a 20m plus separation between vegetation cells while still allowing for ecological functions.	Yes					Yes
<b>C01 Beeston Street</b>							
10	That to respond to a fire from the south west any structure plan: <ul style="list-style-type: none"> <li>❖ Investigate the creation of an emergency access way across the railway line;</li> <li>❖ Investigate a road connection to Cuballing West Road; and</li> <li>❖ Provide for an extension of Alton Road to assist in traffic movement southwards.</li> </ul>		Yes	Yes	Yes		
<b>C02 Dungog Street</b>							
11	That any further subdivision of the northern section requires an emergency access way connection to Beeston Street.		Yes	Yes	Yes		
12	That View Street be upgraded to provide for public access.		Yes	Yes	Yes		
<b>C03 Hart Street</b>							
13	That any proposed structure plan provides for: <ul style="list-style-type: none"> <li>❖ An access connection to Springhill Road; and</li> <li>❖ A fire service access route along the western boundary.</li> </ul>	Yes					
14	That an additional development setback for dwellings of 50m be provided along the western boundary.			Yes		Yes	
<b>C04 Springhill Road West</b>							
15	That any proposed structure plan provides for: <ul style="list-style-type: none"> <li>❖ An access connection to Campbell Street;</li> <li>❖ Larger lots in the western portion of the area noting the 200m limit on the length of any cul-de-sacs; and</li> </ul>	Yes		Yes			



Attachment 9.2.1F

Cuballing / Popanyinning Bushfire Hazard Level Assessment

RECOMMENDATIONS		Planning Strategy	Planning Scheme or Amendment	Structure Plan	Subdivision	Development Application	Local Planning Policy
	❖ A fire service access route along the western and southern boundaries.						
16	That an additional development setback for dwellings of 50m be provided along the boundaries adjacent to external bushland areas.					Yes	Yes
<b>C05 Springhill Road East</b>							
17	That any proposed structure plan investigates: ❖ A road or emergency access way connection parallel to the railway line or by agreement through the equestrian centre; ❖ The provision of larger lots in the eastern portion of the area noting the 200m limit on the length of any cul-de-sacs; and ❖ Provision of a fire service access route / strategic firebreak adjacent to the railway line.	Yes		Yes			
<b>C06 Stratherne Road</b>							
18	That any subdivision be designed to ensure that any proposed industrial lots have a BAL-12.5 rating.		Yes	Yes	Yes		
19	That any rehabilitation / revegetation of the Cuballing Brook recognises any associated bushfire management and setback implications.			Yes			Yes
20	That any proposed structure plan investigates the provision of a second access either back to the Great Southern Highway or north eastwards to Stratherne Road.			Yes			
<b>C07 Great Southern Highway</b>							
21	That any proposed structure plan investigates the provision of a second access routes to either the Great Southern Highway or through Policy Area C10.			Yes			
22	That any rehabilitation / revegetation of the Cuballing Brook recognises any associated bushfire management and setback implications.						Yes

## Attachment 9.2.1F

### Cuballing / Popanyinning Bushfire Hazard Level Assessment

RECOMMENDATIONS		Planning Strategy	Planning Scheme or Amendment	Structure Plan	Subdivision	Development Application	Local Planning Policy
<b>C08 Bullara Street</b>							
23	That Hotham Street should be extended as a fire service access route connecting to Cuballing East Road.	Yes		Yes			
24	That any proposed structure plan investigates the provision of access routes connecting through Policy Area C10.			Yes			
<b>C09 Munro Street</b>							
25	That additional subdivision south from Rose Street not be supported without an appropriate secondary access.	Yes			Yes		
<b>C10 Parsons Road</b>							
26	That any proposed structure plan investigates the provision of access routes connecting to Policy Areas C07 and C08.	Yes		Yes			
<b>P01 Spragg Street</b>							
	There are no specific recommendations						
<b>P02 Dowling Street</b>							
27	That an additional development setback for dwellings of 50m be provided along the boundaries adjacent to external bushland areas.					Yes	Yes
<b>P03 Alexander Street</b>							
28	That larger lots be provided along the northern boundary so to avoid any cul-de-sacs.				Yes		Yes
<b>P04 Popanyinning East</b>							
29	That any proposed structure plan includes a connecting access road between Popanyinning East Road and Bunmulling Road at the eastern end of the area.			Yes			
30	That an additional development setback for dwellings of 50m be provided along the eastern boundaries adjacent to adjacent bushland area.					Yes	Yes

## Attachment 9.2.1F

### Cuballing / Popanyinning Bushfire Hazard Level Assessment

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RECOMMENDATIONS		Planning Strategy	Planning Scheme or Amendment	Structure Plan	Subdivision	Development Application	Local Planning Policy
<b>P05 Bunnulling Road</b>							
31	That future subdivision be limited to land fronting Bunmulling Road due to the 200m length limit for any cul-de-sacs.				Yes		
<b>P06 Highway South</b>							
32	That larger lots be provided adjacent to the river so to avoid any cul-de-sacs.				Yes		Yes

## Cuballing / Popanyinning Bushfire Hazard Level Assessment

## 7.0 REFERENCES

- Cheney P & Sullivan A (2008) *Grassfires – Fuel, Weather and Fire Behaviour*. CSIRO Publishing Collingwood
- DFES (2011) *Firebreak Location, Construction and Maintenance Guidelines*
- Ellis, S, Kanowski, P & Whelan, R (2004), *National Inquiry on Bushfire Mitigation and Management*, Canberra. Council of Australian Governments.
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- Gould J and Cruz M (2012) *Australian Fuel Classification: Stage II*; Australasian Fire and Emergency Service Authorities Council Melbourne
- Handmer J. & Haynes K. (Eds) (2008). *Community Bushfire Safety*. Collingwood CSIRO Publishing.
- Institute of Public Works Engineering Australia WA Division Inc. (2009) *Local Government Subdivisional Guidelines* Perth
- Keelty J (2011) *A Shared Responsibility – The Report of the Perth Hills Bushfire February 2011 Review* Government Printer Perth
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- Leading Emergency Services (2011) *Major Incident Review, Lake Clifton, Roleystone and Red Hills Fires*
- Leonard J (2009) *Report to the 2009 Victorian Bushfires Royal Commission Building performance in Bushfires* CSIRO
- Middelmann, M. H. (Editor) (2007) *Natural Hazards in Australia: Identifying Risk Analysis Requirements*. Geoscience Australia, Canberra
- Ramsay C. & Rudolph L. (2006) *Landscape and Building Design for Bushfire Areas*. Collingwood CSIRO Publishing.
- Standards Australia (2009) *AS/NZS ISO 31000 Risk Management- Principles and Guidelines* Sydney. Standards Australia International Ltd.
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- WAPC (2015) *Guidelines for Planning in Bushfire Prone Areas*
- Webster J (2012) *Essential Bushfire Safety Tips* CSIRO Publishing Collingwood

## Appendix 1 Investigation Area Plans

- Plan 1 - C01 Beeston Street
- Plan 2 - C04 Springhill Road West
- Plan 3 - C05 Springhill Road East
- Plan 4 - C06 Stratherne Road
- Plan 5 - C07 Great Southern Highway
- Plan 6 - C10 Parsons Road
- Plan 7 - P01 Spragg Street



Subject Land

Access to the south west  
through crown land



Subject Land

Beeston Street



PLAN 1  
POLICY AREA C01



Rev	Description	Date
A	Preliminary	28/10/2016



Job No 16-047



PLAN 2  
 POLICY AREA C04



Rev	Description	Date
A	Preliminary	28/10/2016



Job No 16-047



PLAN 3  
 POLICY AREA C05



Rev	Description	Date
A	Preliminary	28/10/2016



Job No 16-047





Subject land from Stratherne Road near golf club.



Subject land from eastern boundary on Stratherne Road.

Vegetation in R19021



PLAN 4  
POLICY AREA C06



Rev	Description	Date
A	Preliminary	28/10/2016



Job No 16-047



DIRECTION 385 (deg(T))      32°48'34.5"S      ACCURACY 5 @  
 117°10'57.7"E      DATUM MGS84



Subject land looking north

DIRECTION 87 (deg(T))      32°48'34.5"S      ACCURACY 5 @  
 117°10'57.7"E      DATUM MGS84



Russell Street

DIRECTION 218 (deg(T))      32°48'25.1"S      ACCURACY 5 @  
 117°10'57.7"E      DATUM MGS84



PLAN 5  
 POLICY AREA C07



Rev	Description	Date
A	Preliminary	28/10/2016



Job No 16-047



PLAN 6  
POLICY AREA C10



Rev	Description	Date
A	Preliminary	25/10/2016



Job No 16-047



PLAN 7  
 POLICY AREA P01



Rev	Description	Date
A	Preliminary	25/10/2016



Job No 16-047

## 9.2.2 Council Meeting Schedule 2019

Applicant: N/A  
File Ref. No: ADM239  
Disclosure of Interest: Nil  
Date: 13<sup>th</sup> December 2018  
Author: Gary Sherry  
Attachments: Nil

### **Summary**

**Council is to consider Council Meeting dates, locations and starting time for 2019.**

### **Background**

It is a legislative requirement for the public in general to be advised in advance of all meeting dates, place and starting times to facilitate attendance or participation in Council Meetings. Unforeseen circumstances may dictate a change to this schedule and local advertising will inform Electors accordingly.

### **Comment**

This current meeting schedule has Council's Ordinary meetings held on a regular monthly interval with no meeting held in January.

For some considerable time Council has held their Ordinary Meetings on the Thursday of the third week of each month, to fit with public holidays. The day on which the meeting would be held can be altered, but the draft schedule continues with Thursday as the Ordinary Meeting day for Council.

During 2018 Council amended the day of Council's Ordinary meetings from the third Thursday of the month, to the third Wednesday of the month. This timing better allows the Councillors to complete other activities and roles.

Council currently holds all its meetings at the Council Chambers at the Cuballing Administration Centre. It would be relatively easy to hold a Council meeting in a different location as a one-off event if Council thought there was benefit in such a move.

This proposed schedule includes 11 Ordinary Council Meetings. This schedule includes:

- most meetings are held four weeks after the preceding meeting with the exceptions of June 2019, August 2019 and November 2019 which are held five weeks after the preceding meeting;
- meetings starting at 2pm. This time could be separately altered to allow Council to make Council meetings more accessible to electors.

The proposed meeting schedule is included below:

<b>No</b>	<b>Date</b>	<b>Type</b>	<b>Time</b>
1	Wednesday 20 February 2019	Ordinary Meeting	2:00 PM
2	Wednesday 20 March 2019	Ordinary Meeting	2:00 PM
3	Wednesday 17 April 2019	Ordinary Meeting	2:00 PM
4	Wednesday 15 May 2019	Ordinary Meeting	2:00 PM
5	Wednesday 19 June 2019	Ordinary Meeting	2:00 PM
6	Wednesday 17 July 2019	Ordinary Meeting	2:00 PM
7	Wednesday 21 August 2019	Ordinary Meeting	2:00 PM

8	Wednesday 18 September 2019	Ordinary Meeting	2:00 PM
9	Wednesday 16 October 2019	Ordinary Meeting	2:00 PM
10	Wednesday 20 November 2019	Ordinary Meeting	2:00 PM
11	Wednesday 18 December 2019	Ordinary Meeting	2:00 PM

Separate to the monthly meeting schedule, it should be expected that Councillors will on occasion hold Special and Electors Meetings and informally meet to review or workshop individual matters.

Strategic Implications – Nil

### Statutory Environment

Local Government (Administration) Regulations 1996

12. Public notice of council or committee meetings — s. 5.25(1)(g)

- (1) At least once each year a local government is to give local public notice of the dates on which and the time and place at which —
  - (a) the ordinary council meetings; and
  - (b) the committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public, are to be held in the next 12 months.
- (2) A local government is to give local public notice of any change to the date, time or place of a meeting referred to in subregulation (1).
- (3) Subject to subregulation (4), if a special meeting of a council is to be open to members of the public then the local government is to give local public notice of the date, time, place and purpose of the special meeting.
- (4) If a special meeting of a council is to be open to members of the public but, in the CEO's opinion, it is not practicable to give local public notice of the matters referred to in subregulation (3), then the local government is to give public notice of the date, time, place and purpose of the special meeting in the manner and to the extent that, in the CEO's opinion, is practicable.

Policy Implications – Nil

### Financial Implications

Local advertising in the Narrogin Observer will occur a relatively small charge that can be met with Council's budget allocation.

Economic Implication – Nil

### Social Implications

Council has had a number of local residents and interested people attend Council's meetings in 2018. Council should allow for this to occur in 2019 if there is community interest in a matter before Council.

Environmental Considerations – Nil

Consultation – Nil

## Options

The Council can resolve:

1. the Officer's Recommendation; or
2. the Officer's Recommendation with minor amendments to times or venues; or
3. a different schedule of meetings, giving reasons for not accepting the Officer's Recommendation.

## Voting Requirements – Simple Majority

### **Officer's Recommendation:**

**That Council adopt the following Schedule of Council Meetings for 2019:**

1	Wednesday 20 February 2019	Ordinary Meeting	2:00 PM	Council Chambers
2	Wednesday 20 March 2019	Ordinary Meeting	2:00 PM	Council Chambers
3	Wednesday 17 April 2019	Ordinary Meeting	2:00 PM	Council Chambers
4	Wednesday 15 May 2019	Ordinary Meeting	2:00 PM	Council Chambers
5	Wednesday 19 June 2019	Ordinary Meeting	2:00 PM	Council Chambers
6	Wednesday 17 July 2019	Ordinary Meeting	2:00 PM	Council Chambers
7	Wednesday 21 August 2019	Ordinary Meeting	2:00 PM	Council Chambers
8	Wednesday 18 September 2019	Ordinary Meeting	2:00 PM	Council Chambers
9	Wednesday 16 October 2019	Ordinary Meeting	2:00 PM	Council Chambers
10	Wednesday 20 November 2019	Ordinary Meeting	2:00 PM	Council Chambers
11	Wednesday 18 December 2019	Ordinary Meeting	2:00 PM	Council Chambers

**9.3 MANAGER OF WORKS AND SERVICES:**

Nil

**10. ELECTED MEMBERS' MOTION OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN:**

Nil

**11. URGENT BUSINESS WITHOUT NOTICE WITH THE APPROVAL OF THE PRESIDENT OR MEETING:**

Nil at this time



## 12. CONFIDENTIAL MATTERS:

12.1.1	Deputy CEO Employment
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Applicant:	N/A
File Ref. No:	Personal
Disclosure of Interest:	Nil
Date:	30 <sup>th</sup> November 2018
Author:	Gary Sherry
Confidential Attachment:	12.1.1A Draft Employment Contract 12.1.1B Summary of Salary Package

**13. NEXT MEETING**

Ordinary Council Meeting, 2.00pm, Wednesday 20<sup>th</sup> February 2019 at the Shire of Cuballing Council Chambers, Campbell Street, Cuballing.

**14. CLOSURE OF MEETING:**