

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

MINUTES

of the

Ordinary Meeting of Council

held

WEDNESDAY 18th AUGUST 2021

CWA Hall

189 Campbell Street, Cuballing

COUNCIL MEETING PROCEDURES

1. All Council meetings are open to the public, except for matters raised by Council under “Confidential Matters”.
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.

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In particular, and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or limitation of approval made by a member or officer of the Shire of 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:

The Shire President, Cr Conley, declared the meeting open at 2.00pm.

2. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE:

2.1.1 Attendance

Cr Mark Conley	President
Cr Eliza Dowling	Deputy President
Cr Scott Ballantyne	
Cr Dawson Bradford	
Cr Robert Harris	
Cr Deb Hopper	
Mr Gary Sherry	Chief Executive Officer
Ms Bronwyn Dew	Deputy Chief Executive Officer
Mr Bruce Brennan	Manager of Works and Services
Ms Debbie Horton	

2.1.2 Apologies

Cr Deb Hopper

2.1.3 Leave of Absence

Nil

3. STANDING ORDERS:

COUNCIL DECISION – 2021/085:

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

Moved: Cr Ballantyne

Seconded: Cr Dowling

Carried 5/0

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:

4.3.1	Application for Telecommunications Facility – Lots 21 & 22 Cooke Road, Stratherne
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Ms Debbie Horton expressed her concerns regarding the application for a telecommunications facility at the property on Cooke Road in Stratherne. Ms Horton concerns included that:

- the application did not consider the adjoining small landowners in any way and that the applicants reply to submissions was dismissive of the small landowners concerns;
- she expected that the proposed facility was just the commencement. Ms Horton's experience was that the site would be upgraded and added to over time;
- a number of landowners nearby to the site had expressed concerns to Ms Horton but had chosen not to make a submission because they believed their submission would not make a difference in the decision;
- there are a range of alternative sites in the current locality that could have been considered and would have been significantly more acceptable to local land owners; and
- expressed concerns regarding the technology including potential future health impacts. In particular Ms Horton believes that the health impacts of 5G radiation were a concern.

Cr Conley advised that in considering the application Council was only able to consider the application submitted and could not consider alternatives. Further under the Western Australian planning system the applicant did have appeal rights to the State Administrative Tribunal and Council was required to consider the application in line with current standards and regulations.

5. APPLICATIONS FOR LEAVE OF ABSENCE:

Nil

6. CONFIRMATION OF MINUTES:

6.1.1	Ordinary Meeting of Council held on Wednesday 21 st July 2021
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COUNCIL DECISION – 2021/086:

That the Minutes of the Ordinary Meeting of Council held on Wednesday 21st July 2021 be confirmed as a true record of proceedings.

Moved: Cr Ballantyne

Seconded: Cr Dowling

Carried 5/0

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

Nil

8. **DISCLOSURE OF FINANCIAL INTEREST:**

Nil

9. REPORTS OF OFFICERS AND COMMITTEES:

Cr Conley requested that item 9.2.2 be brought forward for consideration.

9.2.2	Application for Telecommunications Facility – Lots 21 & 22 Cooke Road, Stratherne
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Applicant:	Optus Mobile Pty Ltd C/- SAQ Consulting
File Ref. No:	A2610
Disclosure of Interest:	Nil
Date:	12 th August 2021
Author:	Gary Sherry
	Nil
	9.2.2A Information from Applicant
Attachments:	9.2.2B Location plan
	9.2.2C Submissions
	9.2.2D Response of Applicant to Submissions

Summary

A Development Application, seeking approval for a telecommunications facility at Lots 21 and 22 Cooke Road, is recommended for conditional approval.

Background

The applicant, on behalf of Optus, seeks development approval for a proposed new telecommunications facility (mobile phone base station) to improve telecommunication coverage and access to enhanced services for Stratherne. This is a part of a Government-funded 'blackspot' program. Optus propose to install one 60 metre high lattice tower, with associated antennas, plus ground mounted equipment cabinets and a stock fence.

Details submitted by the applicant are set out in Attachment 9.2.2A. This provides extensive background information including the site selection process, the proposal, planning controls and visual impact. Appendix A shows the preliminary plans, while Appendix B sets out the Environmental Electromagnetic Energy (EME) Report.

The site's location is outlined in Attachment 9.2.2B which is east of the Popanyinning townsite.

The Shire administration invited comment on the Development Application for a 6 week period through:

- sending letters to wide-ranging stakeholders including adjoining/nearby landowners, relevant State Government authorities, local Members of Parliament and the Shire of Pingelly;
- placing a notice in the Narrogin Observer on 3 June 2021;
- placing a notice in The Cuby News newsletter delivered to all postal addresses in the Shire of Cuballing;
- placing a notice board (sign) on the application site; and
- having details on the Shire website.

The Shire received eight submissions on the Development Application outlined in Attachment 9.2.2C. Submissions from the Department of Fire and Emergency Services (DFES) and two nearby residents raised objection to the application.

The Shire sought comment from the applicant on the submissions. The applicant's response is included at Attachment 9.2.2D.

Comment

Following assessment against the planning framework, it is recommended that Council approve the Development Application subject to conditions. It is noted, for instance, that:

- there are no significant environmental, cultural heritage or social impacts;
- the nearest residence is approximately 480metres from the telecommunication facility;
- the Development Application complies with *State Planning Policy 5.2 Telecommunications Infrastructure*; and
- the required mobile telecommunication service provided by this proposed facility is important to the Stratherne community.

While noting the above, some considerations with the Development Application include:

1. The proposed telecommunication facility will have some visual impacts give the site is high in the landscape.
2. It is acknowledged that some people are concerned about the possible health effects of electromagnetic energy from mobile phone base stations. The Australian Communications and Media Authority requires all telecommunications providers to strictly adhere to Commonwealth legislation and associated regulations regarding mobile phone facilities and equipment. The submitted EME report states that the maximum calculated electromagnetic energy level from the site will be 0.22% of the public exposure limit which is substantially within the allowable limit under the standard.
3. The DFES response is fairly standard and is noted. It is suggested the opportunity cost of not having a telecommunication facility and the associated risk to life and property is far greater than the facility being constructed in a bushfire prone area. The Shire questions the value of a bushfire attack level (BAL) assessment for this application given it will not change the construction standard of the facility and it is of course not a habitable structure. The Shire suggests the development approval includes a condition requiring establishment and maintenance of an asset protection zone (low fuel area) around the facility and includes an advice note that the facility is located in a bush fire prone area.

Strategic Implications

The Development Application aligns with the Strategic Community Plan which seeks to improve all forms of communication within the Shire.

Statutory Environment

The planning framework is extensive relating to telecommunication facilities and this Development Application including:

- *Telecommunications Act 1997*;
- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *State Planning Policy 2.5 Rural Planning*;
- *State Planning Policy 5.2 Telecommunications Infrastructure*;
- *Shire of Cuballing Local Planning Scheme No. 2* - the site is zoned "General Agriculture" with telecommunications infrastructure a "D" (discretionary) use in this zone;
- *Shire of Cuballing Local Planning Strategy*; and
- the area proposed for the telecommunications facility is classified as a Bush Fire Prone Area as set out at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>.

Policy Implications – Nil
Financial Implications – Nil
Economic Implication – Nil
Social Implication – Nil
Environmental Considerations – Nil

Consultation

The Development Application was subject to widespread consultation.

Options

Council may resolve:

1. approve the Development Application with no conditions;
2. approve the Development Application with conditions;
3. refuse the Development Application (giving reasons); or
4. defer and request additional information.

Voting Requirements – Simple Majority

COUNCIL DECISION – 2021/087:

That Council approve the Development Application for a telecommunications facility at Lots 21 and 22 on Deposited Plan 75675 (No. 13) Cooke Road, Stratherne, subject to the following conditions:

- 1. the development hereby approved must be carried out in accordance with the plans submitted with the application, addressing all conditions, or otherwise amended by the local government and shown on the approved plan and these shall not be altered and/or modified without the prior knowledge and written consent of the local government;**
- 2. this development approval shall lapse and be of no further effect if the development hereby permitted has not been substantially commenced within 2 years of the date hereof. Where the Development Approval has lapsed, no further development is to be carried out;**
- 3. any lighting devices are to be positioned and shielded so as not to cause any direct, reflected or incidental light to encroach beyond the property boundaries, in accordance with Australian Standard AS4282/1997; and**
- 4. the operator/owner establishes an asset protection zone around the telecommunication facility prior to the facility being operational, which is then suitably maintained to the satisfaction of the local government.**

ADVICE

- A) All operations must be carried out in accordance with the separate requirements of the Australian Communications and Media Authority and Australian Radiation Protection and Nuclear Safety Agency pertaining (but not limited) to electromagnetic energy.**
- B) The property is located in a Bush Fire Prone Area as set out at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>.**
- C) If the applicant is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.**

Moved: Cr Bradford

Seconded: Cr Harris

Carried 5/0

Cr Bradford commended Debbie Horton on her submission to Council.

Ms Horton left the meeting at 2.25pm.



SAQ Consulting Pty Ltd

ABN 76 864 757 592

P O Box 50

Clayfield QLD 4011

30 April 2021

Shire of Cuballing
P O Box 13
CUBALLING WA 6311

Email: enquiries@cuballing.wa.gov.au

To whom it may concern:

RE: Proposed telecommunications facility
113 Cooke Road (Lots 21 and 22), Stratherne

I advise **SAQ Consulting Pty Ltd** acts on behalf of Optus Mobile Pty Ltd ('Optus') in respect of this application.

The proposal by Optus is to establish a telecommunications facility, in the form of a mobile telephone base station, on land at 113 Cooke Road (lots 21 and 22), Stratherne. The subject land is located within the *General Agriculture Zone* pursuant to the Shire of Cuballing Town Planning Scheme No. 2.

The proposed facility, which consists of a 60-metre tall lattice tower, antennas, ground-mounted equipment cabinets and fencing, forms part of a Government-funded 'blackspot' programme, which aims to bring new and improved telecommunications into the Stratherne area.

Please find **attached** the proposal drawings, a copy of the Certificates of Title and the completed application form (including owner's consent).

I would appreciate if Council could advise me of the lodgement fee needing to be to paid. I will also provide a planning statement to assist in the determination of the application and a 'standard form' EME report detailing the predicted electromagnetic emissions from the facility.

Should you have any immediate questions, please do not hesitate to contact me.

Yours sincerely

MARK BAADE

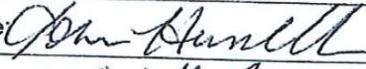


B. Plan (Hons)

M: 0417 088 000

mark@saqconsulting.com.au

Enc.

APPLICATION FOR DEVELOPMENT APPROVAL

Owner Details		
Name: John Philip Boucher Hassell and Jacqueline Michelle Walton-Hassell		
ABN (if applicable): 59 806 369 864		
Address: 2658 Wickepin-Pingelly Road, East Pingelly WA 6308		
		Postcode: 6308
Phone:	Fax:	Email:
Work:	boyangs@treko.net.au
Home:		
Mobile: 0428 875073		
Contact person for correspondence:		
Signature: 	Date: 16/4/2021	
Signature: 	Date: 16/4/2021	
The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).		
Applicant Details (if different from owner)		
Name: Optus Mobile Pty Ltd, C/- SAQ Consulting		
Address: PO Box 50, Clayfield QLD		
		Postcode: 4011
Phone:	Fax:	Email:
Work:	mark@saqconsulting.com.au
Home:		
Mobile: 0417 088000		
Contact person for correspondence: Mark Baade		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input type="checkbox"/> Yes <input type="checkbox"/> No		
Signature: 	Date: 30/4/21	

Property Details		
Lot No: Lot 21 and Lot 22	House/Street No: 113	Location No:
Diagram or Plan No: 75675	Certificate of Title Vol. No: 2837/284 and 2837/285	Folio:
Title encumbrances (e.g. easements, restrictive covenants): Mortgage and caveat		
Street name: Cooke Road	Suburb: Strathorne	
Nearest street intersection: Popanyinning East Road		

Proposed Development	
Nature of development:	<input type="checkbox"/> Works <input type="checkbox"/> Use <input checked="" type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, is the exemption for:	<input type="checkbox"/> Works <input type="checkbox"/> Use
Description of proposed works and/or land use: Telecommunications facility	
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use: Rural	
Approximate cost of proposed development: \$250k	
Estimated time of completion: to be confirmed	
Acceptance Officer's initials:	<i>OFFICE USE ONLY</i> Date received:
Local government reference No:	



31 May 2021

Gary Sherry
Shire of Cuballing
P O Box 13
CUBALLING WA 6311

SAQ Consulting Pty Ltd
ABN 76 864 757 592
P O Box 50
Clayfield QLD 4011

Dear Gary

**RE: Proposed telecommunications facility
113 Cooke Road (Lots 21 and 22), Stratherne**

As Council is aware, **SAQ Consulting Pty Ltd** acts on behalf of Optus Mobile Pty Ltd ('Optus') in respect of this application. The proposal by Optus is to establish a telecommunications facility, in the form of a mobile telephone base station, on land at 113 Cooke Road (lots 21 and 22), Stratherne.

The proposed facility, which consists of a 60-metre tall lattice tower, antennas, ground-mounted equipment cabinets and fencing, forms part of a Government-funded 'blackspot' programme, which aims to bring new and improved telecommunications into the Stratherne area.

The subject land is located within the *General Agriculture Zone* pursuant to the Shire of Cuballing Town Planning Scheme No. 2.

Further to the information supplied at lodgement, this letter constitutes a detailed planning statement as to the merits of the proposal to assist Council in determining the application.

Since the lodgement of the application, the facility's proposed location has been surveyed and as a result the proposal plans have been updated. The updated plans are now attached and replace the set previously lodged.

The Subject Land

The two allotments that comprise the subject land are part of a larger agricultural landholding, all located on the eastern side of Cooke Road. The formal description of the subject land is as follows:

Lot 21 on Deposited Plan 75675, Certificate of Title details Volume 2837 Folio 284
Lot 22 on Deposited Plan 75675, Certificate of Title details Volume 2837 Folio 285



Lot 22 is 49 hectares in size and fronts Cooke Road. It contains a dwelling and a number of outbuildings and farm buildings. Most of the vegetation on this lot is in the curtilage of the buildings. The balance of the land is cleared land with a number of tracks and dams.

The telecommunications facility itself is located in the south-eastern corner of lot 21, which is 287 hectares in size. The majority of lot 21 is cleared farming land, although there is a large, vegetated outcrop just north of the selected location.

The proposed facility and its compound is located in an already cleared area on Lot 21 approximately 160 metres from the southern boundary and 5 metres from the eastern boundary. The location will be accessed by way of an existing track from Cooke Road across the land (via Lot 22), with mains power sourced from a nearby existing power pole (on Lot 21).

The facility's location is shown on the proposal plans and in the aerial photo below (proposed location marked with a yellow dot). The facility and its access are clear of existing stands of vegetation, there are no easements affecting either allotment and no vegetation clearance will be required to access, construct, operate or maintain the facility.



As noted above, the subject land is located within the *General Agriculture Zone* pursuant to the Shire's planning scheme.

The Locality

The locality is part of a vast rural area dotted with farms and stands of vegetation of various sizes. There are no settlements of any note or size in this area. The subject land is close to the boundaries of the Shire of Pingelly and the Shire of Wickelipin.

The selected location will enable the new facility to provide new and improved network coverage and capacity to the area surrounding the subject land.



The Proposal

The proposal is to establish a telecommunications facility on the land. The proposed facility is part of a 'black spot' government-funded program of facilities in Western Australia.

The proposal will accommodate the requirements for the Optus 3G and 4G mobile network and will provide network coverage and capacity to the rural area surrounding the facility.

The installation will improve access to the full suite of services from the Optus network, including improved voice call quality, high speed broadband internet access, video calling and other data services. The proposed facility will also be capable of supporting 5G services when they become available to the area.

More particularly, the proposal consists of the following elements:

- a 60-metre tall lattice tower located within a 16m x 15m compound (which allows for future collocation on the tower);
- three (3) panel antennas, each 2.69m in length mounted to a new headframe on the top of the proposed lattice tower, giving a maximum finished height of 61.35 metres;
- nine (9) remote radio units (RRUs) mounted on the proposed headframe;
- a 1200mm diameter parabolic antenna mounted on the lattice tower at a height of 57m (for the purposes of connection to the existing Optus network);
- a new 4-bay equipment cabinet (dimensions 2.33m H x 2.87m W x 0.75m D) to house the necessary base-station equipment, located at the base of the lattice tower;
- A cable tray connecting the equipment cabinet to the lattice tower; and
- Compound fencing (stock type) and access gates.

Whilst not a relevant planning issue, it is worthy of note that the maximum levels of electromagnetic energy from the proposed facility is estimated at **0.22%** of the exposure limits mandated by the Commonwealth Government. A standard form EME report is attached for Council's information.

Assessment against the Planning Scheme

As noted above, the subject land and proposal is located in the *General Agriculture Zone* pursuant to the Shire's Town Planning Scheme No.2. The term 'telecommunications infrastructure' is a land use defined by the scheme.

'Telecommunications infrastructure' is noted as a 'D' use in the zoning table for the *General Agriculture Zone*, which requires a planning permit to be obtained from Council (but does not require Council to give special notice).

The *General Agriculture Zone* (nor the planning scheme more generally) does not deal specifically with telecommunications facilities in a policy sense, but this type of infrastructure



has traditionally been encouraged into rural zones and to that end the zoning is appropriate (and in fact, the only zoning available in this area).

The impact of the proposed facility is limited only to that of visual impact and it will not create appreciable noise, smoke, smell, dust or other nuisance and will not generate heavy traffic.

The proposed facility will be located in a compound occupying around 240 square metres of land sited about 850 metres from the nearest public road and almost 500 metres from the nearest dwelling (located to the east). From both of those locations views of the proposed facility will also be mitigated by existing vegetation.

The facility will be sited on an unused and already cleared part of the subject land. As such, there will be no material adverse impact from the proposed facility adjoining land or the locality more generally.

The location will utilise the existing access point from Cooke Road and existing internal tracks for access. The large compound will allow for collocation of additional equipment (by others) in the future if needed and is a design requirement for 'black-spot' funded facilities.

The Objectives for the *General Agriculture Zone* are as follows:

- *To preserve productive land suitable for grazing, cropping and other compatible productive rural uses in a sustainable manner;*
- *To allow for the extraction of basic raw materials where it is environmentally and socially acceptable;*
- *To ensure the preservation of the rural character and rural appearance of land within the zone;*
- *To encourage intensive agriculture where soil conditions and location are appropriate and it can be demonstrated that off-site impacts (if any) will not adversely affect existing agricultural activities;*
- *To protect the economic viability of rural zoned land through a presumption against subdivision except where such subdivision will enhance and/or promote the viability and diversity of general farming activity;*
- *To preserve and protect the natural undeveloped land throughout the zone;*
- *To ensure that natural drainage patterns/catchments throughout the Shire are recognised in land management practices.*

With respect to these Objectives, the following comments are made:

- The proposed facility will have no impact on the use of the land (or adjoining land) for grazing, cropping or other rural uses;
- The proposed facility is set back from public roads and sensitive land uses such that it will not materially impact on the rural character or rural appearance of the locality;



- No subdivision is proposed, nor is it necessary; and
- The proposed facility is located in an already cleared part of the land and no vegetation, drainage or other natural features will be impacted.

As such, it is considered the proposed facility is supported by the zone objectives.

With respect to the General Development Controls set out in part 4 of the scheme, the following is relevant to an assessment of the proposal.

- Setback – no specific setbacks are required and the facility is well away from public roads and dwellings.
- Carparking – no need or requirement in the circumstances.
- Landscaping – no need or requirement in the circumstances.
- Access – existing arrangements utilised from Cooke Road.

In general terms:

- The proposed facility will provide a new and/or significantly improved service, giving reliable access to those in the surrounding area.
- The facility:
 - Is appropriately located on the subject land
 - Does not cause land use conflicts
 - Has minimised its impact on the amenity and character of the zone through its siting, design and setback
 - Does not require the removal of vegetation
 - Will not generate significant runoff
 - Does not increase the bushfire risk to the subject land or surrounds
 - Is of benefit to the District
- Although tall (a height necessary to provide the necessary coverage and consistent with such structures in rural areas), the proposed facility has very little bulk and will not be unusual or particularly dominant element in the landscape. The lattice tower will be constructed of galvanised steel which will weather in time. Apart from its limited visual impact, the proposed facility is not expected to have any material impact on the amenity of the wider area, particularly given its significant setbacks from public roads.
- No collocation options are available for use and a new facility is required in this instance.

The practical outcome of the proposal is to provide essential infrastructure to the area which will support the primary production pursuits of the surrounding area and provide much-needed connectivity for those living, working, visiting and travelling through the area.



These outcomes are also broadly consistent with the stated aims of the Scheme set out at 1.6.

With respect to alternate locations for the proposed facility, the 'blackspot' coverage requirements for the new facility are quite fixed meaning the area in which the facility can be placed is limited. Further, given the generally homogenous nature of the rural surrounds of the locality it is unlikely any other location would be markedly different or better than the one selected.

The benefits of the location selected include:

- A willing landowner
- Achieves the technical and 'blackspot' outcomes
- Well set back from existing public roads
- No requirement to clear native vegetation

Importantly, the proposal will not materially interfere with the continuing use of the subject land, the policies and desired outcomes for the *General Agriculture Zone* and will have no material visual impact on its surrounds.

State Planning Policy 5.2 – Telecommunications Infrastructure

The background to SPP 5.2 states:

Adequate and reliable telecommunications are essential for all aspects of contemporary community life, from supporting the State's economy to creating and maintaining connected and cohesive social networks. Contact between emergency services and the community increasingly relies on the telecommunications networks.

The importance of telecommunications services in Western Australia is recognised in the Western Australian Planning Commission's (WAPC's) State Planning Strategy 2050 (2014), which advocates for the provision of an effective state-wide telecommunications network. This network includes both above and below ground infrastructure to support both fixed line and wireless telecommunications.

The proposal and its rationale set out above is consistent with the policy principles set out in the SPP, which seeks to minimise the visual impact of such facilities through siting and design and facilitate improved telecommunications services to the community.

Specifically, for the reasons stated above the proposal clearly meets the intent of the key policy measure which states:

5.1.1 The benefit of improved telecommunications services should be balanced with the visual impact on the surrounding area.

In this instance, this outcome has been achieved.

It is noted the Shire of Cuballing does not have a local planning policy specific to telecommunications.



State Planning Policy 3.7 – Planning in Bushfire Prone Areas

The selected location is also within a bushfire prone area and is therefore subject to State Planning Policy 3.7.

However, in accordance with the WAPC Planning Bulletin 111/2016 the proposed type of infrastructure should be exempted from the requirements of the SPP for the following reasons:

- it does not result in the intensification of development (or land use) on the subject land;
- it does not result in an increase of residents or employees;
- it does not involve the occupation of employees on site for any considerable amount of time; and
- it does not result in an increase to the bushfire threat.

Accordingly, no bushfire assessment or further information is required in this respect.



Conclusion

The proposed facility at 113 Cooke Road, Stratherne will introduce new and significantly improved coverage and capacity for the Optus mobile telecommunications services to the surrounding area. As noted above, the area has been identified as a coverage 'blackspot' and forms part of a Government funded 'blackspot' programme of works. The provision of a reliable service through this area is important for the local population and those working, visiting and passing through the area.

Having regard to the requirements of the existing network and the applicable policies within the Shire's planning scheme, it is considered the proposal is appropriately located within the *General Agriculture Zone*, which is a type of zone traditionally recognised as a 'preferred' zone for such infrastructure.

The facility has been designed and sited to achieve the desired network objectives whilst minimising the visual impact through siting, design and setback.

Importantly, its location and design will not have any material impact on the continuing use of the subject land, the surrounding land or the achievement of the desired outcomes for the *General Agriculture Zone* and the planning scheme more generally.

Accordingly, the proposal represents an orderly placement and development of what is now an essential piece of modern infrastructure and I consider the subject proposal warrants planning consent.

Should you have any questions, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Baade', is written over a faint, circular watermark or stamp.

MARK BAADE

B. Plan (Hons)

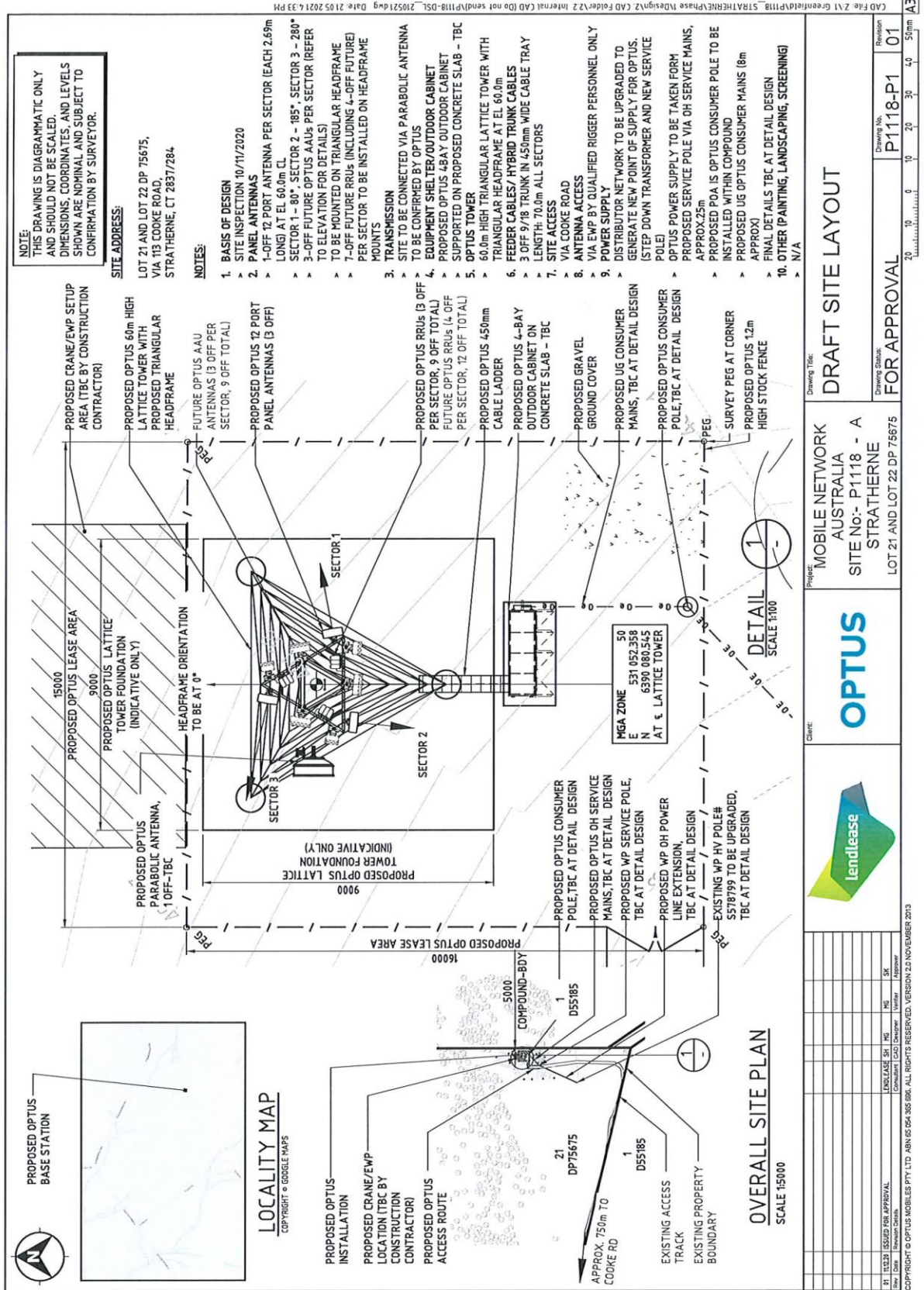
M: 0417 088 000

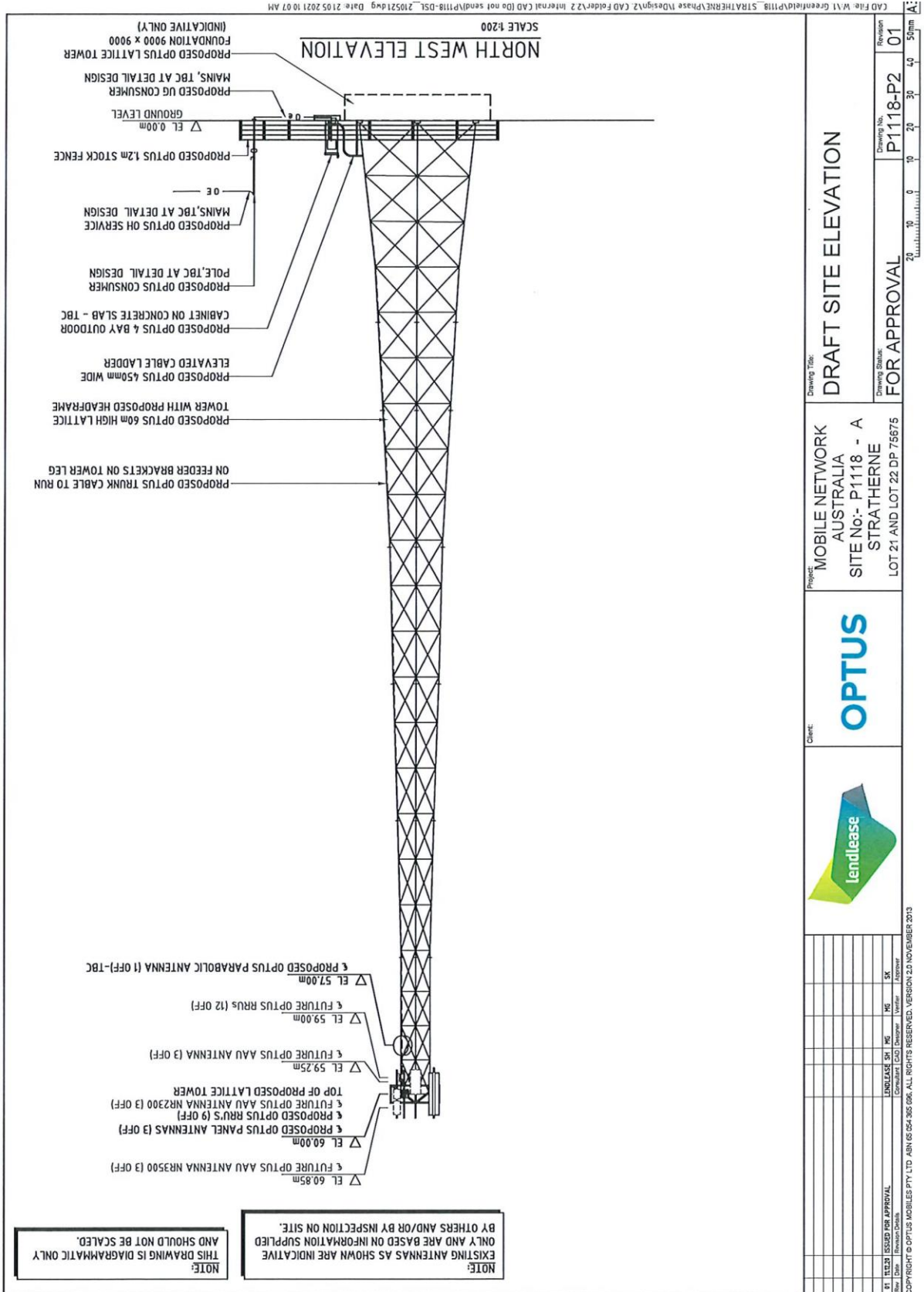
mark@saqconsulting.com.au

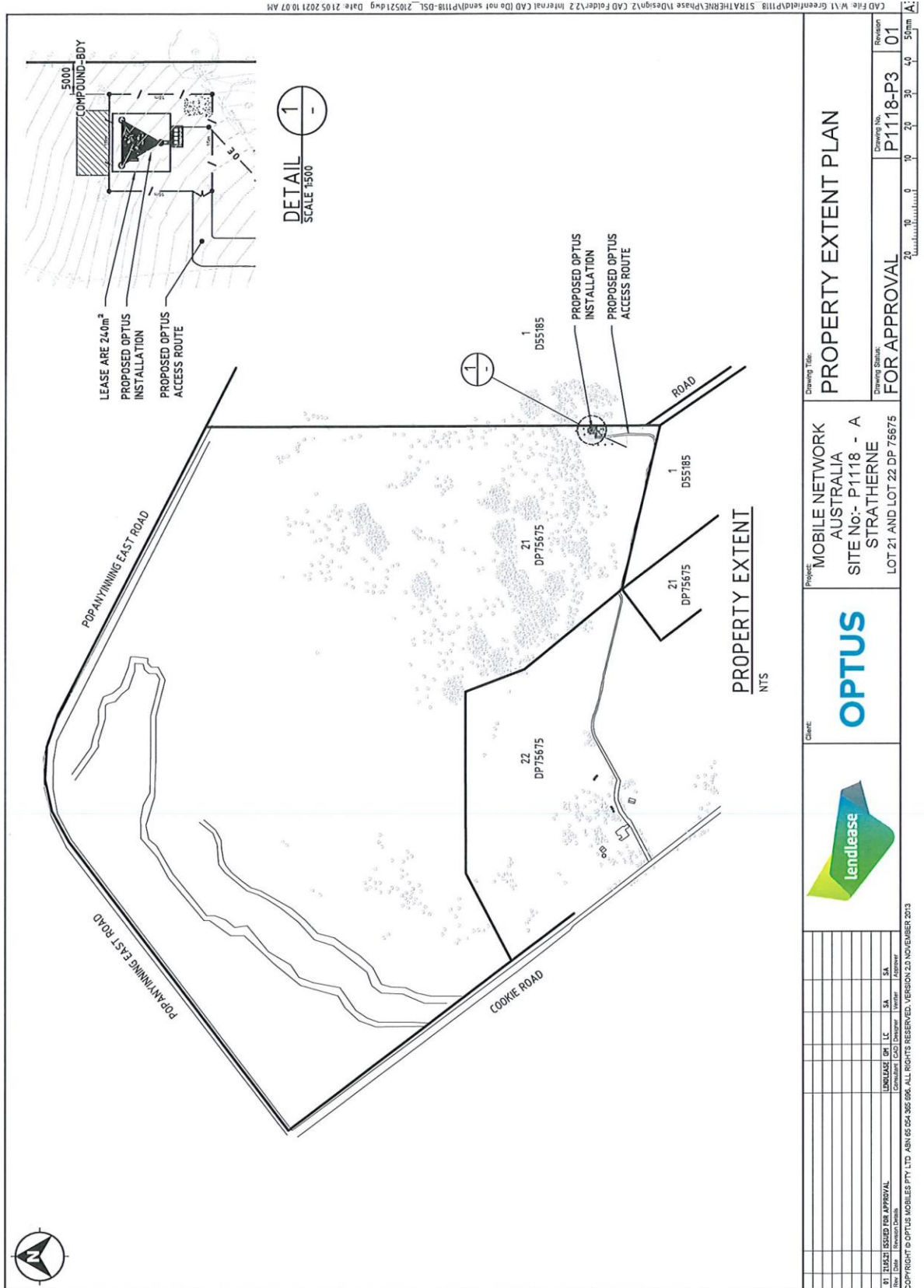
Attached:

Updated proposal plans

EME report







Environmental EME Report

Location 113 Cooke Rd WA 6309, STRATHERNE WA 6309

Date 13/01/2021

RFNSA No. 6309004

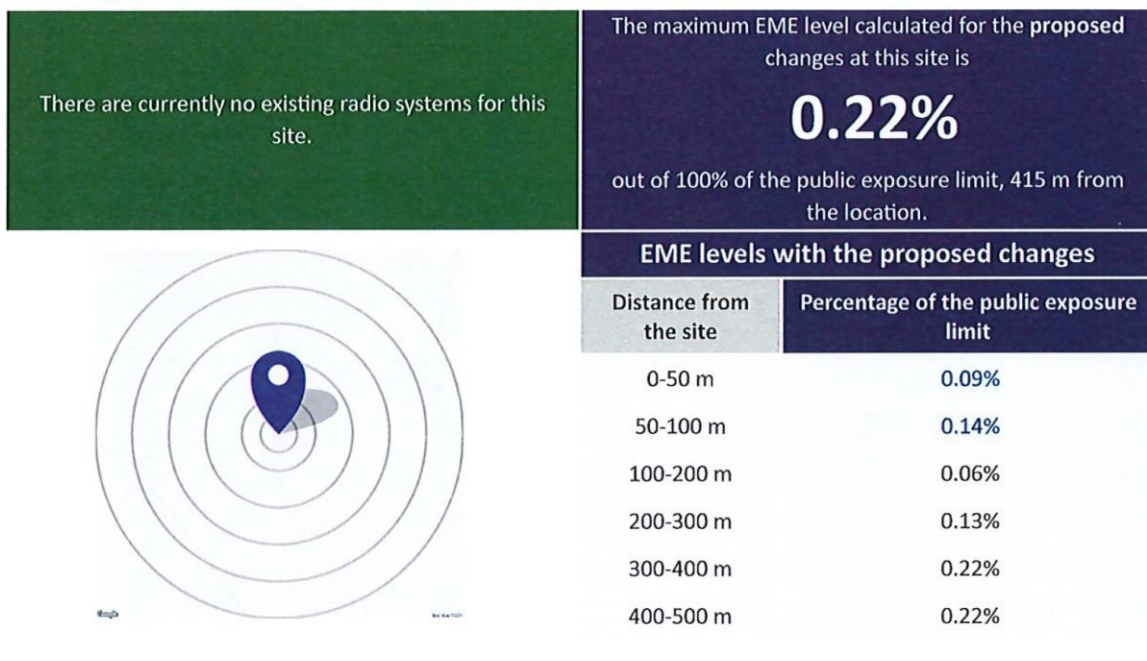
How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 113 Cooke Rd WA 6309, STRATHERNE WA 6309. These levels have been calculated by Lend Lease using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

A document describing how to interpret this report is available at ARPANSA's website:

[A Guide to the Environmental Report.](#)

A snapshot of calculated EME levels at this site



For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/6309004>.

Radio systems at the site

This base station currently has equipment for transmitting the services listed under the existing configuration. The proposal would modify the base station to include all the services listed under the proposed configuration.

Carrier	Existing		Proposed	
	Systems	Configuration	Systems	Configuration
Optus			3G, 4G	WCDMA900 (proposed), LTE700 (proposed), LTE1800 (proposed), LTE2100 (proposed)

An in-depth look at calculated EME levels at this site

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined. All EME levels are relative to 1.5 m above ground and all distances from the site are in 360° circular bands.

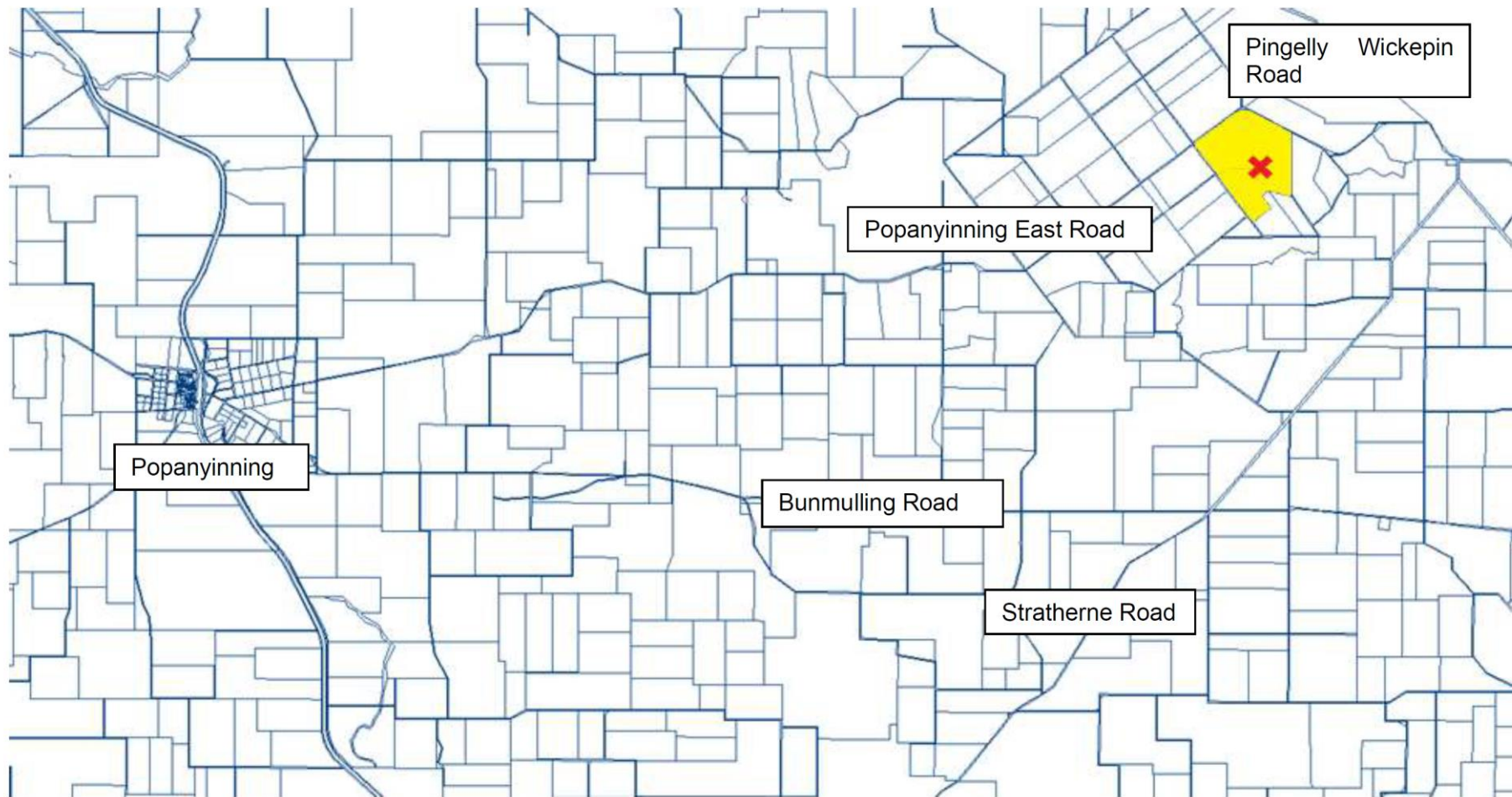
Distance from the site	Existing configuration			Proposed configuration		
	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
0-50m				1.45	5.54	0.09%
50-100m				1.83	8.84	0.14%
100-200m				1.24	4.07	0.06%
200-300m				1.55	6.34	0.13%
300-400m				2.17	12.50	0.22%
400-500m				2.19	12.74	0.22%

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest, identified through consultation requirements of the [Communications Alliance Ltd Deployment Code C564:2018](#) or other means. Calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Maximum cumulative EME level for the proposed configuration

Location	Height range	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
No locations identified				



A2610

Nicole Gould

From: PEARSON Brett [PD84956] <Brett.PEARSON@police.wa.gov.au>
Sent: Wednesday, 2 June 2021 10:52 AM
To: Nicole Gould
Cc: EDWARDS Robyn [PD88014]
Subject: RE: Planning Application- Telecommunications Facility - 113 Cooke Road (Lots 21 & 22, Stratherne

Good morning Nicole,

We have had a look at this proposal.

The proposed Telecommunications Facility, 113 Cooke Road (Lots 21 & 22, Stratherne, will have no impact on the existing WA Police Radio Communications site located at Mt Shaddick.

No objections from our perspective.

Regards,



Brett Pearson | 84956 | A/Head of Radio and Electronic Services
Radio and Electronics Services | Western Australia Police Force
21 Swanbank Rd, Maylands WA 6051
T: (08) 9370 7438 | 0488918142
E: brett.pearson@police.wa.gov.au | W: www.police.wa.gov.au

From: Nicole Gould <admin@cuballing.wa.gov.au>
Sent: Monday, 31 May 2021 11:42 AM
To: PEARSON Brett [PD84956] <Brett.PEARSON@police.wa.gov.au>
Subject: Planning Application- Telecommunications Facility - 113 Cooke Road (Lots 21 & 22, Stratherne

Good Morning

Please find attached letter and accompanying information regarding the Planning Application for a Telecommunications Facility located at 113 Cooke Road (Lots 21 & 22, Stratherne

Kind Regards

Nichole Gould
Administration Officer

Nicole Gould

A2610

From: DFES Land Use Planning <advice@dfes.wa.gov.au>
Sent: Thursday, 10 June 2021 3:50 PM
To: Gary Sherry
Cc: Shire of Cuballing Enquiries
Subject: A2610 - Lots 21 & 22 - (113) Cooke Road Stratherne - Telecommunications Facility

DFES Ref: D21163

Dear Mr Sherry,

I refer to your letter dated 31 May 2021 and email dated 9 June 2021 in relation to the referral of a development application for telecommunications infrastructure (mobile phone base station) at 113 Cooke Road, Stratherne.

The Department of Fire & Emergency Services (DFES) provide the following comments with respect to *State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7)* and the *Guidelines for Planning in Bushfire Prone Areas (Guidelines)*: -

- The intent of SPP 3.7 is to *implement effective, risk-based land use planning and development to preserve life and reduce the impact on bushfire on property and infrastructure.*
- The proposed development application is located within an area that has been designated as a 'bushfire prone area' by the Fire and Emergency Services Commissioner pursuant to the *Fire and Emergency Services Act 1998*. In accordance with the requirements SPP 3.7, any development within a bushfire prone area is to be accompanied by:
 - a)
 - (i) a BAL assessment. BAL assessments should be prepared by an accredited Level 1 BAL Assessor or a Bushfire Planning Practitioner unless otherwise exempted in the Guidelines; or
 - (ii) a BAL Contour Map that has been prepared for an approved subdivision clearly showing the indicative acceptable BAL rating across the subject site, in accordance with the Guidelines. BAL Contour Maps should be prepared by an accredited Bushfire Planning Practitioner.
 - b) the identification of any bushfire hazard issues arising from the BAL Contour Map or the BAL assessment; and
 - c) an assessment against the bushfire protection criteria requirements contained within the Guidelines demonstrating compliance within the boundary of the development site. This information can be provided in the form of a Bushfire Management Plan or an amended Bushfire Management Plan where one has been previously endorsed.
- The proposed land use does not constitute 'minor development' or 'unavoidable development' and, as such, the Bushfire Management Plan should demonstrate the ability to be located in an area of BAL-29 or lower.
- DFES does not agree with the planning consultant's assertion on page 7 of the planning report that the proposed development does not result in the intensification of development (or land use) on the subject land.

Given the proposed development has the potential to increase the threat of bushfire to people, property and infrastructure, it is considered that it should not be supported until such time that the bushfire risk and hazard reduction measures are established and understood. DFES recommends that this development application be deferred to allow the proponent to submit the required information in accordance with SPP 3.7 and the Guidelines.

Carriers operate within designated spectrums in accordance with their Australian Communications and Media Authority (ACMA) licence. The Carrier transmitting frequency will not interfere with DFES' communications.

Land Use Planning staff are available to discuss planning proposals and provide general bushfire advice at any stage of the planning process. Please do not hesitate to contact me on the number below, should you require clarification of any of the matters raised.

Kind regards



Joel Gajic
Senior Land Use Planning Officer | Land Use Planning

DFES Land Use Planning | Emergency Services Complex | 20 Stockton Bend Cockburn Central WA 6164 | PO Box P1174 Perth WA 6844

T : 9395 9739 E: advice@dfes.wa.gov.au W: dfes.wa.gov.au



FOR A SAFER STATE



Gary Sherry

A2610

From: Wheatbelt Landuse Planning <wheatbeltlanduseplanning@dbca.wa.gov.au>
Sent: Thursday, 10 June 2021 8:21 AM
To: Gary Sherry
Cc: Greg Durell; Peter Lacey
Subject: Planning Application - Telecommunications Facility, Stratherne

Attention: Gary Sherry

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

However, the application implicates a threatened ecological community that has been listed by the Federal Government under their legislation. Therefore, please provide the following advice to the proponent:

Some of the native vegetation within the subject site is currently mapped as potentially being *Eucalypt Woodlands of the Western Australian Wheatbelt*, a threatened ecological community (TEC) listed as critically endangered under the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The development proposal may impact this potential occurrence. The proponent should therefore contact the Australian Government Department of Agriculture, Water and the

Environment for information regarding the assessment and management of impacts on this TEC.

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

Additional information:

No other significant biodiversity assets appear to be at risk.

Mike Fitzgerald

Land Use Planning Officer | Wheatbelt Region

Parks and Wildlife Service

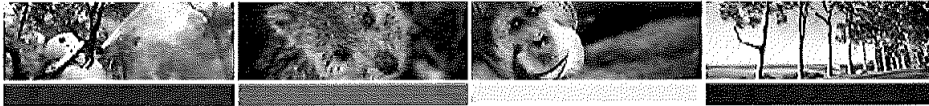
Department of Biodiversity, Conservation and Attractions

Hough Street, Narrogin

PO Box 100 Narrogin WA 6312

P (08) 9881 9223 | M 0477 308 921

E: 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](mailto:dbca.wa.gov.au)

Additional information:

No other biodiversity assets appear to be at risk.

Nicole Gould

A2610

From: Darren.West.MP <Darren.West.MP@mp.wa.gov.au>
Sent: Tuesday, 22 June 2021 12:49 PM
To: Gary Sherry
Cc: Shire of Cuballing Enquiries
Subject: ATTENTION : CEO - Planning Application - Telecommunications Facility - 113 Cooke Road (Lots 21 and 22), Stratherne

Dear Gary

Thank you for your letter and details regarding a recent application for a Telecommunications Facility within your Shire.

I appreciate you keeping me informed of this and any decision that may follow, however, I will leave it to your community to comment on the project.

Thanks and best regards
Darren

Darren West MLC

Member for Agricultural Region
185 Fitzgerald Street, Northam
PO Box 446, Northam WA 6401
Ph: 9621 1999

Nicole Gould

From: Neil Morcel <morcel@netspace.net.au>
Sent: Wednesday, 9 June 2021 12:59 PM
To: Shire of Cuballing Enquiries
Subject: proposed telecommunications facility

RE: proposed new Optus telecommunications facility at 113 Cooke Rd, Stratherne.

Good Afternoon,

Thankyou for the notification and opportunity to comment on the above proposal.

As a landowner in the area of the proposed new telecommunications facility,

I fully support and welcome the proposal, and look forward to it being in operation!

Kind Regards,

Neil Morcel

Lot 140 Cooke Rd

East Popanyinning

Nicole Gould

A2610

From: Telephone Service Regulation <Telephone.Service.Regulation@acma.gov.au>
Sent: Friday, 25 June 2021 8:32 AM
To: Shire of Cuballing Enquiries
Subject: Response to planning application [SEC=OFFICIAL]
Attachments: Scan from Ricoh.pdf

Good morning Cuballing Shire Council

I refer to the attached regarding Optus' proposal to deploy a mobile phone base station at 113 Cooke Road Stratherne WA 6309.

I apologise to for the delayed response as the ACMA's customer service centre only received the attached on 24 July 2021.

The ACMA does not have any comments regarding Optus' proposal.

I would also note that we are responsible for the regulation of broadcasting, radiocommunications, telecommunications and online content. As such, we generally do not provide submissions regarding deployments that are subject to the local councils development application/approval processes.

Yours sincerely

Andrew

Andrew Sabo
Telecommunications Engineer
Monitoring and Compliance Section

Australian Communications and Media Authority
acma.gov.au



Mr G Sherry
CEO
Shire of Cuballing
PO Box 13
CUBALLING WA 6311

Dear Mr Sherry

PLANNING APPLICATION – TELECOMMUNICATIONS FACILITY – 113 COOKE ROAD (LOTS 21 AND 22), STRATHERNE

Further to your letter of 31 May 2021, I wish to register my strong concerns and reservations in relation to the proposed Telecommunications Facility to be located at 113 Cooke Rd (Lots 21 and 22), Stratherne and request that these concerns be raised with Council prior to a decision being made on the application.

As the property owner and resident (2146 Popanyinning East Rd) nearest to the proposed location of the tower I will have the most significant level of impact. I will have direct line of sight of the tower from my dwelling, my sheds and elsewhere on my property which will have an adverse effect on my current uninterrupted view of the local countryside.

The surrounding views of the countryside attained from the position of my property and the associated dwelling was a significant factor in my decision to purchase. I do not wish to have this view interrupted or reduce the visual ambience currently available to me. I have significant concerns that the resale value of my property and its appeal to a potential future purchaser will be adversely affected should the view be impeded by a large telecommunications tower, antennas and cabling as per the application.

I note the owner of the property where the tower is to be located has proposed a location well away from their own main dwelling, but seems to have given no consideration to the impact on me as the nearest neighbour. At no time has the applicant spoken to me or asked for my feedback on the proposed application or the location of the tower. Had they done so I would have raised these concerns directly when approached.

I note the proposed 60 metre tower has the potential to be extended higher, which would be a further visual distraction. The base tower itself will be elevated by antennas. The cabling connecting the tower to a large equipment cabinet will further detract from the overall appearance of the landscape. Concerns about the visual impact of the tower are raised on page 4 of the Consultant's report. While the report describes this as a "limited" impact, as the resident most impacted by the location of the proposed tower I disagree with this assessment as I would classify the visual impact to me as "significant."

Page 5 of the Consultant report indicates that no collocation options are available for the tower. I disagree with this claim. I understand there is an existing Emergency Services telecommunication facility located less than 2kms away from the proposed location of this tower. There is no reference in the report as to why this is not a suitable collocation site.

I disagree with findings on page 6 of the Consultant report that states *"the benefit of improved telecommunication services should be balanced with the visual impact of the surrounding area"* There is no data in the report that provides evidence existing blackspot issues will be improved by the location of the tower at that particular location over and above any other location.

There is no information provided in the development application on the potential requirements for lighting on the tower, which I understand may be necessary under FAA requirements. If required, a continuous or flashing light would further disrupt my quiet enjoyment of my property and extend the visual impact to both day and night time.

There is limited information provided in the development application on any assessment of potential radiation associated with or emitted from the tower and its potential adverse impact or on myself, visitors to my property, my stock or the surrounding wildlife. Prior to Council making a determination on any development request of this nature I would request further evidence be obtained that can provide Council with assurance that residents or visitors to the area are not exposed to any potential adverse health impacts arising from the location of the tower.

There is no information on the radiation levels I will be exposed to when the 5G services become available.

Although the report claims the tower will result in improved telecommunications services no evidence is provided to demonstrate that this will be achieved to any greater degree than if the tower is located as part of a hub with existing emergency services towers. In addition, collocation with an existing tower will have a lessor impact on the surrounding ambience and can take advantage of existing infrastructure such as fencing, and lower environmental and financial impacts with land clearing and maintenance of vegetation costs minimised and able to be shared amongst the respective users of the shared site.

The report does not mention access to power. I am not sure if the Shire is aware that Western Power have contacted local residents advising of their intention to install stand alone power units for most farming enterprises for more effective power delivery. The units will be solar powered with backup diesel generators. If power is a requirement and not already available at the emergency services collocation site this is an environmentally friendly option that could be considered.

I chose to move from Perth out to where I now live , because of the amazing landscape, uninterrupted views, peace and quiet, and stress free lifestyle; which I have had, until now.

Would you like to live with this next to you if you had a choice?

Please don't ruin this for me.

Yours sincerely

Ross Brensell



Mon. 19/July/2021

CHIEF EXECUTIVE OFFICER
GARY SHERRY
PO BOX 13
CUBALLING WA 6311

Dear Mr Sherry,

We wish to take the opportunity to provide comments to the Shire regarding the Development Application for the proposed Telecommunications Facility at 113 Cooke Rd Stratherne. We strongly oppose the proposal presented for this site. We formerly resided in the Armadale Shire in WA in close proximity to another Telecommunications Tower that was erected some years after we moved into the semirural area. A short time after that Tower was commissioned there was an electrical malfunction at that facility, resulting in electricity flowing back through the grid to our house roof and down our metal patio posts. It was difficult to get information from the relevant authorities at the time, but it seems that as we were the first house down the line with a sheet metal roof it acted as a conductor and was “live”. It was a very dangerous situation for our family, but we were fortunate to have a timber and fibro, timber stumped house, so we survived to relay the tale. We moved to the Stratherne area to escape the health issues we believed this Tower presented. We chose a picturesque valley with panoramic views and a healthy, clean environment.

The proposal states the “...mobile telephone base station...” would be “...located within the General Agriculture Zone pursuant to the Shire of Cuballing Town Planning Scheme No.2”, and is to be “...in the south-eastern corner of Lot 21...” Cooke Rd Stratherne. Further it states, “...the locality is part of a vast rural area dotted with farms and stands of vegetation of various sizes... (with) no settlements of any note or size in this area.” We strongly dispute this interpretation of the area in the vicinity of the proposed Tower. As The Shire would be well aware, there are a number (we believe in excess of a dozen) of smaller Lots in the immediate area, serving the purpose of lifestyle blocks. The proposal states the proposed facility would be “...located... almost 500 metres from the nearest dwelling (located to the east)”, and yet their own included Environmental EME Report lists it at 415 metres, substantially closer to the facility from the perspective of anyone living in that dwelling.

The proposal states “...a 60-metre tall lattice tower (with) antennas... as a mobile telephone base station... with three (3) panel antennas,... nine (9) remote radio units, (and a) ...parabolic antenna”. Further, it states the “...views of the proposed facility will... be mitigated by existing vegetation...” and “...it will not materially impact on the rural character or appearance of the locality...” and further that it “...has very little bulk

and will not be an unusual or particularly dominant element in the landscape...”, constructed of “...galvanized steel”. We strongly dispute the notion that the existing vegetation will hide a 60-metre tall steel lattice tower, and believe that it will stick out as visual pollution, and will be seen atop the hill as the dominant blight on the landscape for miles around.

The proposal states the “...facility has been designed and sited to achieve... minimizing the visual impact through siting, design and setback...” and “...it is unlikely any other location would be markedly different or better than the one selected.” We strongly dispute this notion as there are other types of structures available such as a monopole as opposed to lattice tower, powdercoating of steel to blend in with the bush outlook as opposed to galvanized steel, and alternative locations in a farming setting not surrounded by relatively smaller lifestyle lots. In fact the “willing landowner” may have other locations on their Lots suitably in close proximity to power and elevation, without the surrounding smaller lifestyle lots being impacted. There is already an existing site to the southwest on a hill, used for other transmitters. Has the suitability of this and alternative sites devoid of numerous dwellings been explored? Further, the proposal states it “...clearly meets the intent of...” the State Planning Policy 5.2 – Telecommunications Infrastructure, specifically 5.1.1... to “...be balanced with the visual impact on the surrounding area”, and goes on to say “... this outcome has been achieved.” We strongly dispute this claim.

The proposal states “The impact of the proposed facility is limited only to that of visual impact...” We strongly dispute this claim on health grounds. It states that “...maximum levels of electromagnetic energy... is estimated at 0.22% of the exposure limits mandated by the Commonwealth Government” at 500 metres. The proposed tower is intended to accommodate Optus 3G and 4G mobile networks immediately, and will also be capable of supporting 5G services in the future when it becomes available in this area. There is also discussion of future collocation of additional equipment by others on the tower, resulting in higher levels of electromagnetic energy (EME) radiating from the tower. The Draft Site Layout diagram 11/12/20 lists proposed future Optus AAU antennas and RRU’s. Therefore the future levels of radiation would be expected to be cumulatively higher as it would seem only the listed equipment for 3G and 4G have been used to calculate the EME levels at this site.

We have reviewed some of the mountain of research carried out on electromagnetic fields (EMFs) around the world and its effects on our health. The following is a small sample of some of the latest findings:

*The World Health Organisation (WHO) classified EMFs as “a possible human 2B carcinogen”, in May 2011. WHO notes there is limited research on the higher frequencies used in 5G, with more research being conducted on EMFs across the spectrum, with inconsistent results to date, but potentially associated with tissue heating. This occurs when skin absorbs EME, causing a slight rise in the temperature of the brain and body. Researchers also found using a mobile phone for at least 90 minutes a day was associated with attention difficulties. (Deniz, Omur et al 2017)

* 5G, or fifth generation networks of wireless technology (first deployed in 2019) work by producing a type of energy called electromagnetic radiation, using higher frequencies on the electromagnetic spectrum than previous wireless networks (from 3.5GHz up to several tens of GHz), creating an EMF. 5G also uses a method called beamforming, which sends data directly to devices, differing from previous Generations which send signals in all directions. “EMFs are believed to have negative health effects” (Nunez, Kirsten 2021).

* A study found people experience more EMF-related tissue heating as they age, and the higher the EMFs, the more they are absorbed, as older people tend to have thinner skin and reduced bloodflow. The researchers claim more study is needed in regards the specific effects of 5G on human tissue. They also note the effects of exposure to 5G on cognitive function need to be studied. (Sacco, Giulia et al 2021)

* There is limited research on how 5G affects animals, most of it involving mice or rats. In 1 such study they were subjected to exposure for 9 hours a day, 7 days a week, for 2 years, of cell phone radiofrequency radiation, considered higher than exposure by humans under normal cellular phone use conditions. They were found to have significant increases in levels of DNA damage in heart and brain tissues, linked to EMFs. (Smith-Roe, Stephanie et al 2019)

* The issue of conflicts of interests or bias on this type of research is very relevant. Selection of research group members, where the final outcome of the evaluation may already be predicted, compromises the results of sound, robust scientific research. Funding sources to undertake research must be impartial, not provided by the industry or their foundations. (Hardell, Lennart et al, 2020) Human wellbeing and a healthy environment are very important aspects to consider. Possible health risks raised from research into exposure to EMFs, requiring further investigation include DNA damage, infertility, brain tumor incidence, Autism, Alzheimer’s Disease, lens opacity linked to the production of cataracts, to name a few.

* 5G uses pulsed millimeter waves (MMWs), and past research on microwaves has already indicated that pulsed waves have more profound biological effects on humans, when compared to non-pulsed waves, including effects on skin, eyes, heart, immune system and plant health. This can lead to gene toxicity, as well as DNA single and double strand breaks. Research shows MMWs are particularly susceptible to being absorbed by plants and rain, which in turn animals and humans consume. Effects on birds and bees have also been noted. (Inquiry... Submission 517)

* It is noted that some antennas use self-tilt and pan to dramatically change direction, or may need to be manually adjusted to obtain the best coverage. Due to this changeable situation, the orientation producing the highest maximum EME level must be used for the calculation. Some EME is also reflected from buildings and the ground, as well as other solid objects such as rocks, and when combined with the direct signal from a Tower, the overall level can be higher. (ARPANSA) The Communications Alliance Ltd Industry


Code requires mobile network companies to take account of community concern about locations of particular interest, and the public are free to request additional information under the Code, Section 10.3. What data was used to arrive at the EME values reported in the Proposal?

Full reference information has been provided in an annex for further reading.

In conclusion, we feel that further investigation into a more suitable site needs to be undertaken. As discussed previously, there are many small lifestyle blocks in the vicinity of the proposed site chosen, where the residents of these Lots will endure not only the visual impacts of this proposed Tower, but the possible life-impacting health issues raised by exposure to EMFs not only from 3G and 4G, but also from the addition of 5G in the near future. 6G is already being investigated by the Chinese company Huawei, so who knows what's around the corner in the next decade? There are numerous elevated sites in this area, with powerlines crisscrossing the landscape, often in wide open paddocks. We understand the need for blackspot telecommunication infrastructure throughout the rural area, but feel more needs to be done to place these Towers in places where they have the least impact on human wellbeing, as well as that of our animals and our environment. 415 metres does not seem to be a wide enough buffer zone while the research on health impacts is inconclusive. We can learn the lessons from our past and ever-evolving experiences with the Big Oil Companies, the Tobacco Industry, and the Pharmas, to name but a few.

There is also the possible devaluation of the properties in the immediate visual area of this proposed site. Many people want and use the services of Telecommunication Towers, but fewer people wish to live near them.

Yours sincerely,



(D.Horton)



(C. Horton)

PO Box 29
Pingelly WA 6308

REFERENCES (in order as they appear in the submission)

Effects of Short and Long Term Electromagnetic Field Exposure on the Human Hippocampus,
Omur Gulsen Deniz, Suleyman Kaplen, ... and Devra Davis, 2017

Is 5G Harmful to People? Separating Facts from Myths,
Kirsten Nunez May 10 2021
Medically reviewed by Madeline Knott MD

Age-dependence of Electromagnetic Power and Heat Deposition in Near-Surface Tissues in Emerging 5G Bands,
Giulia Sacco, Stefano Pisa and Maxim Zhadobov, 2021

Elevation of the Genotoxicity of Cell Phone Radiofrequency Radiation in Male and Female Rats and Mice Following Subchronic Exposure,
Stephanie L. Smith-Roe, Michael E. Wyde, ... and Kristine L. Witt, 2019

Health Risks from Radiofrequency Radiation, Including 5G, Should Be Assessed by Experts with No Conflicts of Interest,
Lennart Hardell and Michael Carlberg, 2020

Inquiry into the Deployment, Adoption and Application of 5G in Australia,
Submission 517

[https:// www.ARPANSA.gov.au / surveys](https://www.ARPANSA.gov.au/surveys)
(Australian Radiation, Protection and Nuclear Safety Agency)
Australia's Radiation Protection Standard



6 August 2021

Gary Sherry
Shire of Cuballing
P O Box 13
CUBALLING WA 6311

SAQ Consulting Pty Ltd
ABN 76 864 757 592
P O Box 50
Clayfield QLD 4011

Dear Gary

RE: Proposed telecommunications facility
113 Cooke Road (Lots 21 and 22), Stratherne

As Council is aware, SAQ Consulting Pty Ltd acts on behalf of Optus Mobile Pty Ltd ('Optus') in respect of this application. The proposal by Optus is to establish a telecommunications facility, in the form of a mobile telephone base station, on land at 113 Cooke Road (lots 21 and 22), Stratherne.

The proposed facility, which consists of a 60-metre tall lattice tower, antennas, ground-mounted equipment cabinets and fencing, forms part of a Government-funded 'blackspot' programme, which aims to bring new and improved telecommunications into the Stratherne area. The subject land is located within the *General Agriculture Zone* pursuant to the Shire of Cuballing Town Planning Scheme No. 2.

I am in receipt of Council's schedule of submissions received from both agencies and members of the public and am pleased to provide the following responses to assist Council in its determination of the application.

Submission 1 – WA Police Force

No response required.

Submission 2 – DFES

As stated in the planning statement accompanying the application, WAPC Planning Bulletin 111/2016 allows for the proposed type of infrastructure to be exempted from the requirements of the SPP3.7 for the following reasons:

- *it does not result in the intensification of development (or land use) on the subject land;*
- *it does not result in an increase of residents or employees;*
- *it does not involve the occupation of employees on site for any considerable amount of time; and*
- *it does not result in an increase to the bushfire threat.*



There is no formal referral requirement for the application to be considered by DFES and the discretion of how to proceed with respect to bushfire risk lies with Council.

Notwithstanding this, I have spoken with DFES about this matter (as per the contact on the DFES submission) and it has been confirmed that although there is no formal referral mechanism, if asked they will respond in the manner they have. However, there is no requirement to follow their advice or undertake a formal bushfire assessment if it is deemed unnecessary by Council.

I say such an assessment is not warranted in this circumstance and the following considerations are relevant.

The proposed facility is located in cleared area as shown in Figure 1 below, a recent photo taken when the compound area was being surveyed. The compound is set 5 metres from the eastern boundary and approximately 160 metres from the southern boundary.



Figure 1: Photo of survey activity

Further, the location has no vegetation within approximately 15 metres of the tower (consisting of a single tree located to the south-west - as verified by the survey extract in Figure 2 below), and is well separated to the main areas of vegetation to the north, east and north-west (shown in the Landgate extract at Figure 3).

The proposed facility does not constitute critical infrastructure and the base of the compound will be finished with gravel ground cover to help suppress grass and weeds within the compound. The lattice tower and equipment cabinets are made of non-combustible steel and are set back from the edges of the compound (particularly the cabinets).

As such, a sufficient buffer to vegetation is already in place and is further enhanced by the materials for the facility, placement of the compound and the finishing of its base.

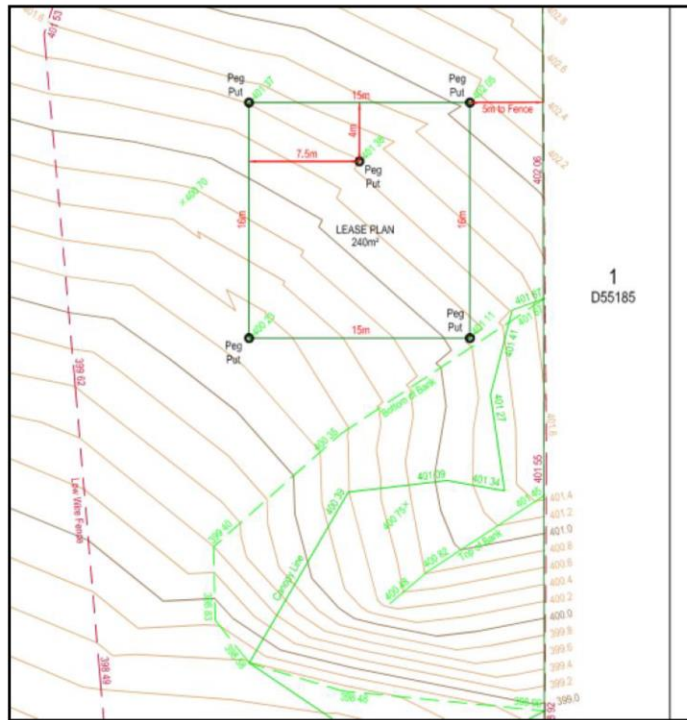


Figure 2: Survey extract (note extent of 'canopy line')

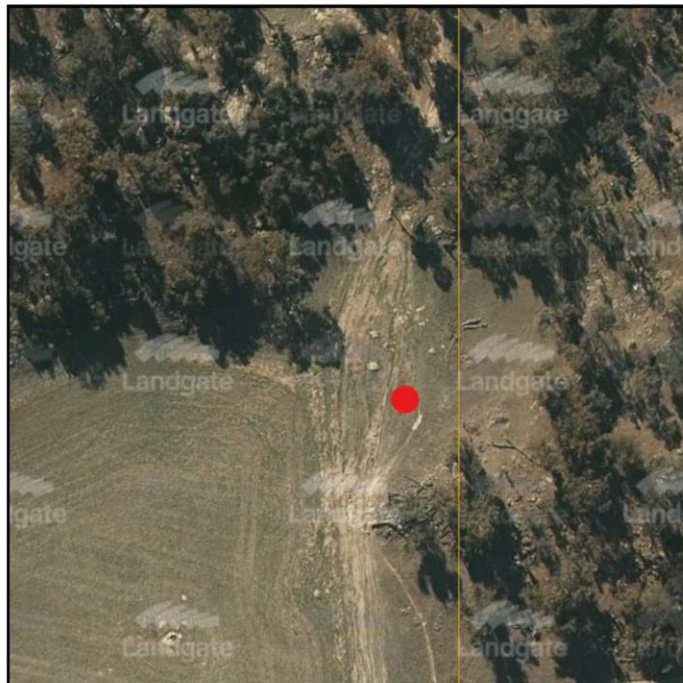


Figure 3: Landgate extract with location of tower marked

Accordingly, in line with the approach set out in the WAPC bulletin advice, the discretion afforded to Council by the relevant legislation and the reasons set out above, a formal bushfire assessment is unnecessary in this instance and no additional bushfire measures are required.



Submission 3 – Dept of Biodiversity, Conservation and Attractions

The Eucalypt Woodlands Threatened Ecological Community, which according to the Protected Matters Search Tool is like to occur in area, is under no threat given the proposed facility (which includes all areas required for construction and maintenance) are cleared and well set back from vegetation and have clear and existing access.

As such, given there is no vegetation or habitat clearance or disturbance required for the access, construction, operation and maintenance of the proposed facility, no referral to the Commonwealth is required and the applicant well aware of its responsibilities in this respect.

Submission 4 – Member for the Agricultural Region

No response required.

Submission 5 – Resident 1

If approved, the proposed facility will be operational in 2022.

Submission 6 – ACMA

No response required.

Submission 7 – Resident 2

Resident 2's dwelling is located approximately 480 metres east of the proposed facility and is separated by stands of vegetation. Although tall, the proposed facility has little bulk and will not be lit.

It's not clear why this submission notes the proposed facility has the potential to be extended higher – this is not contemplated, not noted anywhere in the documentation submitted and is also very unlikely. Should collocation occur on this facility, new antennas would most likely be placed at the 55m or 50m height on the tower. In any event, the ability for the tower to be extended (whether needing approval or not) is not a relevant consideration.

It is also incorrect to characterise the equipment cabinet as 'large' and that it will be a visual distraction. Quite apart from the position in the landscape of the cabinet and its distance from public roads, the cabinet has a length of 2.87m and a height of 2.33m. Such a cabinet, in the context of the site and the location selected, can not be accurately described as large.

Given these factors, I remain of the view that the impact of the facility is limited. While it might be able to be seen (or at least partly seen) from one location does not diminish the fact that in the context of the subject land and the wider locality the facility will have very little impact. I respectfully suggest the real impacts of the proposed facility have been over-stated in this particular submission.

Coverage

As set out in the planning statement, SPP5.2 requires:

The benefit of improved telecommunications services should be balanced with the visual impact on the surrounding area.

The proposed facility is a 'black spot' facility – that is, it was nominated as a black spot, assessed against that criteria and funded on that basis. The Optus coverage map, available online and shown in Figure 4 below with the subject land marked, clearly shows a lack of coverage in the area.

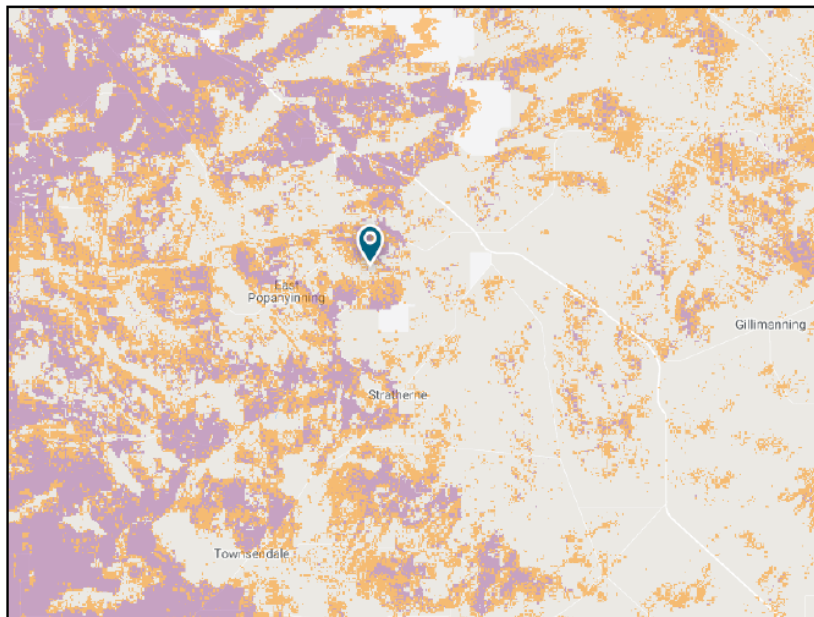
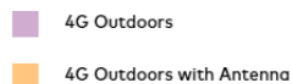


Figure 4: Map of existing Optus coverage (www.optus.com.au/coverage)



As such, it is beyond dispute there is a coverage deficit in the area, which the proposed facility has been sited and designed to address. To that end, in this instance the benefits of the improvements to services – which are substantial - must weigh heavily on any assessment.

It is also noteworthy that SPP5.2 does not require there to be no visual impact.

Accordingly, the balance struck is appropriate in this instance.

Collocation

With respect to the issues of collocation, both the existing WAPC and DFES structures are located approximately 2.5 kilometres to the south-west of the selected location.

Both structures, which rely on solar arrays for power, were considered both for collocation and replacement. The construction of a new structure for Optus only was also contemplated at this location.

The WAPC structure is only 40m in height and would require replacement to achieve the antenna height required by Optus. The DFES structure is a 68m guyed mast. Both structures are lightweight in nature and could not accommodate the equipment required by Optus.

As such a new 60m-tall structure of some form was required at this location and would regardless require a substantial solar array as there is no mains power available. Accordingly, a significant amount of vegetation would require clearance to allow for the establishment of a new structure and the installation and proper functioning of new solar arrays.



There are also non-trivial issues associated with tenure and the nature of leasing from WAPC and DPLH, which would have, based on past experiences, taken a protracted period.

As such, collocation is not possible on the existing WAPC and DFES structures, a new structure and associated infrastructure would be required and on assessment of the issues involved this location was discounted.

EME

With respect to EME, a predictive report was provided with the original application showing the maximum output from the facility (measured at 1.5m above the ground) is 0.22%, which is clearly orders of magnitude below the standards required to be met in Australia.

As with all mobile telecommunications facilities in Australia, the proposed facility is required to comply at all times with the relevant Radiation Protection Standard and once operational must have this compliance certified by an accredited person.

At the levels mandated in Australia (by ACMA), which have also been adopted in about 25 countries around the world including the European Union, there is no scientifically substantiated evidence to suggest that EME cause adverse health effects. It should be noted that the standard incorporates a significant margin (about 50 times) to ensure potentially sensitive groups in the community, such as children, pregnant women and people who may be suffering health problems, are adequately protected.

It is also important to note that Optus nor any carrier is involved in the methodology of determining the appropriate exposure limits, but can assure Council that this proposal and all existing facilities adhere to the applicable limits – typically by orders of magnitude.

Organisations such as the World Health Organisation (WHO) routinely review the medical research and science relevant to the Electromagnetic Energy (EME) generated by radio communications services. The consensus is that there is no substantiated scientific evidence of health effects from the EME generated by radio communications services that comply with national and international safety guidelines.

There are many other useful sources of information available, including on the WHO website (www.who.org) and the ACMA and ARPANSA websites. The website www.emfexplained.info is a high-quality and centralised location of information, including details and links to studies, myths and various other fact sheets and independent information.

In March 2014, ARPANSA released a report following a review of all scientific literature from 2000-2012 on radiofrequency health effects and concluded:

“In their findings in this Report, the Expert Panel notes that since the preparation of RPS3 there have been significant advances in the science. Based on the assessment of the scientific evidence from January 2000 till August 2012, the Expert Panel find that the underlying basis of the ARPANSA RF exposure Standard remains sound and that the exposure limits in the Standard continue to provide a high degree of protection against the known health effects of RF electromagnetic fields.”



The latest advice from ARPANSA states:

“Health authorities, including ARPANSA and the WHO have examined the scientific evidence regarding possible health effects from base stations. Current research indicates that there are no established health effects from the low exposure to the RF EME exposure from mobile phone base station antennas.”

ARPANSA Fact sheet “Mobile Base Stations and Health”

As such, there is no basis for concern that EME from the proposed facility will have any adverse health impacts.

Submission 8 – Resident 3

It is unclear from the submission where resident 3 resides but given resident 2 lives in dwelling closest to the proposed facility (approximate 480 metres east) and the dwelling on the subject land is the next closest (at around 950 metres west), resident 3 must therefore live further away than that.

The submission takes issue with the visual impact, collocation and EME issues.

The visual impact, which must properly be balanced with need and the improvements to service, has already been discussed above and in the planning statement and Council has sufficient information to make an informed decision on this issue.

The issues raised by the submitter with respect to collocation and EME have already been addressed above.

The proposed facility at 113 Cooke Road, Stratherne will introduce new and significantly improved coverage and capacity for the Optus mobile telecommunications services to the surrounding area. As noted above, the area has been identified as a coverage ‘blackspot’ and forms part of a Government funded ‘blackspot’ programme of works. The provision of a reliable service through this area is important for the local population and those working, visiting and passing through the area.

Having had regard for all relevant factors, the proposal represents an orderly placement and development of what is now an essential piece of modern infrastructure.

Should you have any questions, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Baade'.

MARK BAADE

B. Plan (Hons)

M: 0417 088 000

mark@saqconsulting.com.au

9.1 DEPUTY CHIEF EXECUTIVE OFFICER:

9.1.1 List of Payments – July 2021

File Ref. No:	NA
Disclosure of Interest:	Nil
Date:	15 th July 2021
Author:	Nichole Gould
Attachments:	9.1.1A List of June Municipal Accounts 9.1.1B Credit Card Transactions 9.1.1C Coles Card Reconciliation

Summary

Council is to review payments made under delegation in July 2021.

Background – Nil

Comment

Council is provided at Attachments 9.1.1A with a list of payments made from Council's bank account during the month of July 2021.

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

COUNCIL DECISION – 2021/088:

That Council receives:

- 1. the List of Accounts paid in July 2021 under delegated authority in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996, including payments from Council’s Municipal Fund totalling \$426,700.89 included at Attachment 9.1.1A;**
- 2. a summary of transactions completed on Credit Cards by Council Staff for the period ending 30th June 2021 included at Attachment 9.1.1B; and**
- 3. a summary of transactions completed on Coles Cards by Council Staff for the period ending 30th June 2021 included at Attachment 9.1.1C.**

Moved: Cr Bradford

Seconded: Cr Dowling

Carried 5/0

LIST OF JULY 2021 MUNICIPAL FUND ACCOUNTS

Chq/EFT	Name	Description	Amount
02072021	Police Licensing	Police Licensing Payments	133.75
05072021	Police Licensing	Police Licensing Payments	6,559.55
06072021	Police Licensing	Police Licensing Payments	293.75
07072021	Loan Repayment No. 63 Graders	Loan Repayment No. 63 Graders	3,606.87
07072021	Police Licensing	Police Licensing Payments	598.90
07072021	Interest on Graders	Interest on Graders	107.41
08072021	Private Health Member Fees	Private Health Member Fees	239.00
08072021	Police Licensing	Police Licensing Payments	1,808.40
12072021	Police Licensing	Police Licensing Payments	449.80
14072021	Police Licensing	Police Licensing Payments	544.05
15072021	Police Licensing	Police Licensing Payments	352.05
16072021	ATO Clearing Account BAS	ATO Clearing Account BAS	12,456.00
16072021	Police Licensing	Police Licensing Payments	327.45
19072021	Police Licensing	Police Licensing Payments	54.30
20072021	Police Licensing	Police Licensing Payments	1,070.35
21072021	Police Licensing	Police Licensing Payments	1,409.25
22072021	Private Health Member Fees	Private Health Member Fees	239.00
22072021	Police Licensing	Police Licensing Payments	5,654.90
23072021	Police Licensing	Police Licensing Payments	130.50
26072021	Police Licensing	Police Licensing Payments	69.25
27072021	Police Licensing	Police Licensing Payments	149.50
28/07/2021	Police Licensing	Police Licensing Payments	909.80
29/07/2021	Police Licensing	Police Licensing Payments	5999.70
30/07/2021	Police Licensing	Police Licensing Payments	149.50
EFT6302	Jason Roger Mumby	Reimbursement of Pre Employment Medical & Police Clearance	181.80
EFT6303	Jason John Crossley	Reimbursement of Pre Employment Medical	126.00
EFT6304	Builders Registration Board Building Commission	June 2021 Building Forms	231.60
EFT6305	Building & Construction Industry Training	BCITF Forms June 2021	171.75
EFT6306	Best Office Systems	Monthly copier charges	687.96
EFT6307	Cloud Payment Group	Monthly Debt Collection Charges	11,385.00
EFT6308	Corsign (WA) Pty Ltd	Raised pavement markers yellow with pads	110.88
EFT6309	Cuby Roadhouse	Postage	309.38
EFT6310	Dews Mini Excavations	Excavator hire for house pads Aged Care	5,148.00
EFT6311	Dryandra Pony Club Inc	Dryandra Regional Equestrian Centre - Cross Country Fence Replacement	9,000.00
EFT6312	Edwards Motors	75,000km service CN1	833.85
EFT6313	Fire Mitigation Services	Fire Mitigation works	14,016.00
EFT6314	GG & MK Atwell	Councillor Photographs	250.00
EFT6315	Great Southern Waste Disposal	Rubbish removal - Recycling service	12,620.48
EFT6316	GSR Laser Tools	1 x Clegg Impact Tester 4.5kg	10,219.33

Chq/EFT	Name	Description	Amount
EFT6317	Kalexpress & Quality Transport	Freight Charges - Corsign	299.42
EFT6318	Landgate	Monthly UV Schedule Roll R2021/3 Dated 17/04/21 to 28/05/21	85.46
EFT6319	LG Corporate Solutions Pty Ltd	Prepare Asset Management Plan & depreciation Review	8,580.00
EFT6320	LGIS Risk Management	LGIS Regional Risk Coordinator for 2020/21	2,584.52
EFT6321	Makit Narrogin Hardware	Account for June	308.30
EFT6322	Marketforce	Notice of Public Advertisement of Planning Proposal - 113 Cooke Road, Popanyinning	207.48
EFT6323	R Munns Engineering Consulting Services	Provide Revised cost estimate for five year program WSNF	3,493.56
EFT6324	Shire of Narrogin	Disposal of kerbside waste collection	4,200.32
EFT6325	Toll Transport Pty Ltd	Freight Charges	87.01
EFT6326	Total Undercar	Repairs Landcruiser LT Popanyinning	568.00
EFT6327	Whitford Fertilisers Narrogin	Weighbridge Waste Management	49.50
EFT6328	Winc Australia Pty Limited	Stationery	4.75
EFT6329	Zircodate Pty Ltd	Barcodes for archives	33.00
EFT6330	Jason John Crossley	Reimbursement of Pre Employment Medical	41.25
EFT6331	Parrys Narrogin	Work Clothing – New Staff	971.15
EFT6332	Bill & Bens Hot Bread Shop	Catering - Disco	57.60
EFT6333	Bronwyn Dew	Reimbursement of internet service - July 2021	174.99
EFT6334	Country Paint Supplies	2 x 4lt Fish oil 2 x 4lt Turps	214.20
EFT6335	Cuballing Men's Shed	Completion of electrical safety works	1,343.10
EFT6336	Dews Mini Excavations	Excavator hire for aged care house pads	2,574.00
EFT6337	DX Print Group Pty Ltd	Rate Notices, tip passes, waste calendars, envelopes.	1,364.00
EFT6338	Edge Planning & Property	Monthly Town Planning Advice	528.00
EFT6339	Farmworks Narrogin	30 x 20lt Crucial	5,715.60
EFT6340	Great Southern Fuel Supplies	Bulk Diesel Fuel Delivery	2,705.67
EFT6341	Halanson Earthmoving	Hire of Vibe Roller Dry hire	880.00
EFT6342	IT Vision	Annual Licence fee - 2021/22	24,152.22
EFT6343	Local Government Professionals Australia WA	Annual Membership as per employment contract	531.00
EFT6344	Melchiorre Plumbing and Gas	Supply and fit new hot water system to Cuballing Hall	1,881.00
EFT6345	Narrogin Bearing Services	2 x Bearings for Road Broom 1 x Seal	50.09
EFT6346	Narrogin Earthmoving and Concrete	Steel Drum Roller hire	1,630.75
EFT6347	Narrogin Toyota & Mazda	20,000 Vehicle Service	539.47
EFT6348	One Music Australia	Licence fees - invoiced quarterly	88.22

Chq/EFT	Name	Description	Amount
EFT6349	Redfish Technologies Pty Ltd	Service Agreement For 2021/22	1,980.00
EFT6350	Regional Development Australia Wheatbelt Inc	Grant Guru Annual Subscription	467.50
EFT6351	Shire of Narrogin	Ranger Services	138.00
EFT6352	Thinkproject Australia Pty Ltd	Annual Subscription	8,538.41
EFT6353	Allans Auto Electrics and Air Conditioning	1 x Supply and Fit New Compressor and Receiver drier for Komatsu Grader	1,798.50
EFT6354	Bruce Brennan	50% Reimbursement Synergy - July 2021	344.86
EFT6355	Bronwyn Dew	50% reimbursement electricity - July 2021	192.05
EFT6356	Dews Mini Excavations	Excavator hire to clean culverts	1,287.00
EFT6357	Great Southern Fuel Supplies	Bulk Diesel Fuel Delivery	6,136.87
EFT6358	H+H Architects	Design Services for Independent Aged Living Units	2,167.00
EFT6359	Industrial Automation Group Pty Ltd	Annual Remote Server Fee 2021/22	1,899.70
EFT6360	IT Vision User Group	Membership to user group 2021/22	748.00
EFT6361	J & D Rural Fencing	Supply and install fencing along Edwards St Popanyinning Fire Mitigation Works	2,749.35
EFT6362	John Parry Medical Centre	Pre-Employment Medical	126.00
EFT6363	LGIS Broking	Carriers Liability Insurance 2021/22	2,620.63
EFT6364	LGIS Insurance	Workers Compensation Insurance - 1st Instalment	118,050.15
EFT6365	Narrogin Packaging and Motorcycles & Accessories	30lt Revive Disinfectant 2 x boxes urinal pads 2 x boxes hand towels	611.20
EFT6366	Shire of Narrogin	Jet Patcher hire to repair pot holes	6,597.92
20085	Shire of Cuballing	Coles Card Reimbursement	97.80
20086	Shire of Cuballing	Standpipe Charges - April to June 2021 Popanyinning	529.20
20087	Water Corporation	Water Charges - Standpipe Francis Street	430.61
20088	Synergy	Monthly Electricity Charge Street Lightning	660.74
20089	Water Corporation	Water Charges - Standpipe Francis Street	352.01
20090	Synergy	Electricity Charge - Lot 20 Howard St Popanyinning	619.23
DD2696.1	Hostplus Super	Superannuation contributions	293.74
DD2696.2	Aware Super Pty Ltd	Payroll deductions	5,848.42
DD2696.3	Matrix Superannuation	Superannuation contributions	182.71
DD2696.4	Australian Super	Superannuation contributions	643.14
DD2696.5	CBUS	Superannuation contributions	483.34
DD2696.6	MLC	Superannuation contributions	34.08

Chq/EFT	Name	Description	Amount
DD2705.1	inet Limited	Monthly NBN Internet Service CEO Residence - July 2021	89.99
DD2713.1	Telstra	Mobile Charges	567.46
DD2716.1	Hostplus Super	Superannuation contributions	294.50
DD2716.2	Aware Super Pty Ltd	Payroll deductions	5,859.93
DD2716.3	Matrix Superannuation	Superannuation contributions	200.89
DD2716.4	Australian Super	Superannuation contributions	699.46
DD2716.5	CBUS	Superannuation contributions	490.41
DD2716.6	MLC	Superannuation contributions	58.68
DD2717.1	National Australia Bank	Credit Card Payment	612.62
			350,050.79

CREDIT CARD TRANSACTIONS

Supplier	DETAIL OF PURCHASE	TOTAL
Bunnings	Toilet Seat	61.00
Transperth WA	Finance Reporting & Governance Training	3.20
Transperth WA	DCEO - Train Ticket	3.20
Crown Promenade	Financial Reporting & Governance Training	112.33
Crown Promenade	DCEO Accommodation	201.39
Crown Promenade		50.60
Aussie Broadband	Monthly NBN Internet Subscription	79.00
Work Clobber	Bisley Hi-Vis Jacket	101.90
	GRAND TOTAL	612.62

COLES CARD

Item Details	Covid-19	Refreshments	Office Main	Stationery	Events	Events	Vehicle Maintenance	GST 10%	Total
	1078000	04105	J4114	1042310	J132A	J132J	P268		
Groceries		55.65						2.81	55.65
Misc (Cleaning supplies)			42.15					3.83	42.15
Stationery/ Postage									0.00
Outside Staff Goods									0.00
Staff									0.00
Licensing									0.00
	0.00	55.65	42.15	0.00	0.00	0.00	0.00	6.64	97.80

9.1.2 Statement of Financial Activity – July 2021

Applicant:	N/A
File Ref. No:	ADM214
Disclosure of Interest:	Nil
Date:	12 th August 2021
Author:	Bronwyn Dew, Deputy Chief Executive Officer
Attachments:	9.1.2A Statement of Financial Activity

Summary

Council is to consider the Statement of Financial Activity for July 2021.

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

Operating Revenue

The key points of variance include:

- General Purpose Funding – Rates were raised on 28th July 2021;
- Transport – MRWA Direct Grant amount received \$87,145;
- Transport – First 40% of Regional Road Group claims have been submitted;
- Transport – 100% of Roads to Recovery has been claimed;
- Financial Assistance Grants – early payment of 2021/22 grant has been received;
- FESA – ESL grant funding – early payment of 2021/22 grant has been received; and
- Youth Traineeship Grant Funding for 2021/22 has been received.

Operating Expenses

The key points of variance include:

- Employee costs are underbudget due to timing of engaging new staff;
- Overall expenses underbudget; and
- Capital acquisitions are underbudget – due to timing of major projects.

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

Administration Allocations have been calculated to 31st July 2021.

Depreciation expense is calculated to 31st July 2021.

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

COUNCIL DECISION – 2021/089:

That the Statement of Financial Activity, as included at Attachment 9.1.2A for the Shire of Cuballing for period ending 31st July 2021 be received.

Moved: Cr Dowling

Seconded: Cr Harris

Carried 5/0

SHIRE OF CUBALLING

MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the Period Ended 31 July 2021

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

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MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDED 31 JULY 2021

INFORMATION

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 31 July 2021
Prepared by: Bronwyn Dew, Deputy Chief Executive Officer
Reviewed by: Gary Sherry, Chief Executive Officer

BASIS OF PREPARATION

REPORT PURPOSE

This report is prepared to meet the requirements of Local Government (Financial Management) Regulations 1996, Regulation 34. Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary due to transactions being processed for the reporting period after the date of preparation.

BASIS OF ACCOUNTING

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this statement are presented below and have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All Funds through which the Council controls resources to carry on its functions have been included in this statement. In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated. All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 12.

SIGNIFICANT ACCOUNTING POLICES

GOODS AND SERVICES TAX

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

CRITICAL ACCOUNTING ESTIMATES

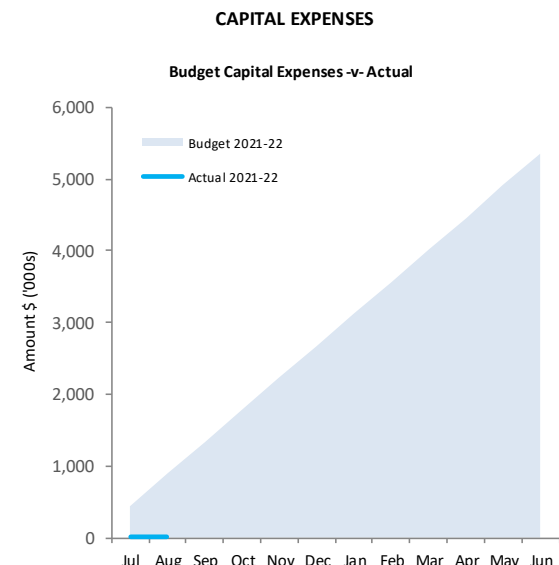
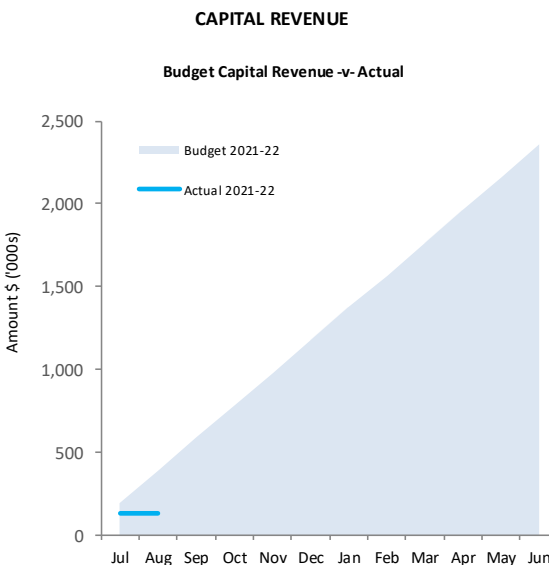
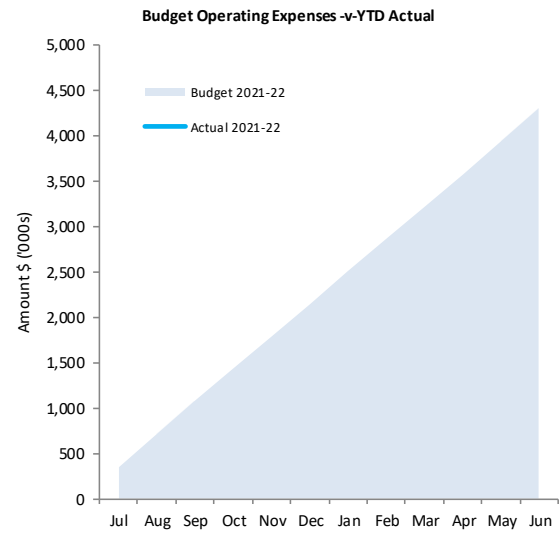
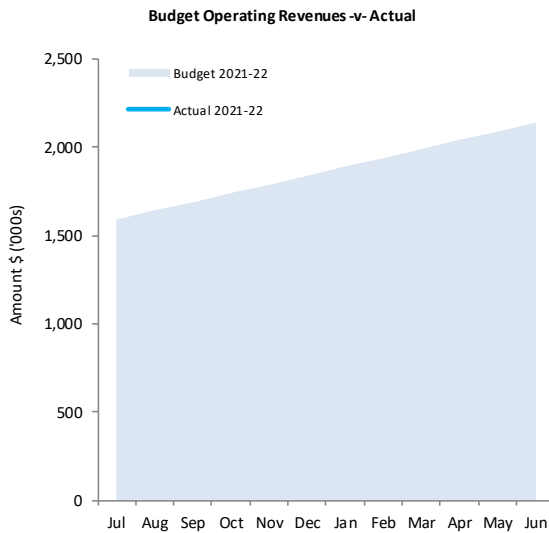
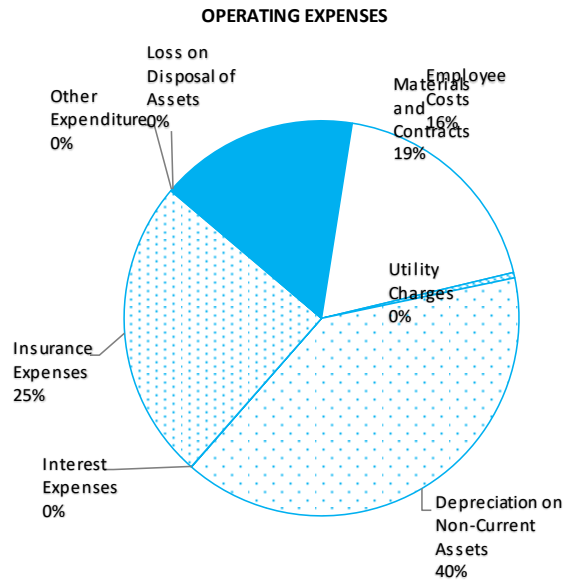
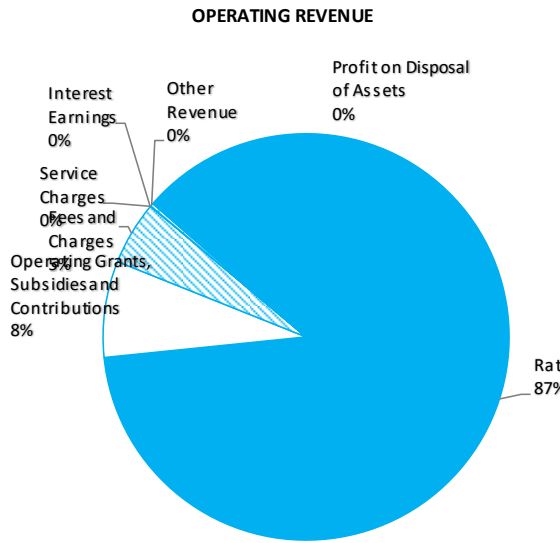
The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

ROUNDING OFF FIGURES

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

**MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 JULY 2021**

SUMMARY GRAPHS



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

**KEY TERMS AND DESCRIPTIONS
FOR THE PERIOD ENDED 31 JULY 2021**

STATUTORY REPORTING PROGRAMS

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

PROGRAM NAME	OBJECTIVE	ACTIVITIES
GOVERNANCE	Administration and operation of facilities and services to members of council, other costs that relate to tasks of elected members and ratepayers on matters which do not concern specific council activities	Complete Council meetings, Complete all Administration activities, Lobby other levels of government to support the aims of the Shire of Cuballing
GENERAL PURPOSE FUNDING	Rates, general purpose government grants and interest revenue	Manage Rates and collection. Maintain Property Data
LAW, ORDER, PUBLIC SAFETY	Supervision of various local laws, fire prevention, emergency services and animal control.	Provide ranger service, bush fire and emergency management
HEALTH	Inspections of septic and food control	Inspect food premises.
EDUCATION AND WELFARE	Support school activities	Provide activities of support of local schools
HOUSING	Provision and maintenance of staff housing	Provide staff & other housing
COMMUNITY AMENITIES	Operation of refuse sites, noise control and administration of Town Planning Scheme	Provision of waste & recycling services including the operation of the Cuballing & Popanyinning transfer stations. Also includes the provision of town planning services.
RECREATION AND CULTURE	Maintenance of halls, recreation centre and various reserves. Support library services in Narrogin.	Maintain halls & Civic buildings, parks and gardens and recreational facilities including managing the Dryandra Equestrian Centre lease.
TRANSPORT	Construction and maintenance of streets, roads, bridges, footpaths, drainage works, traffic signs, bus shelters and depot maintenance.	Maintain and protect local environmentally significant areas including the maintenance of Council roads and footpaths. Also includes the provision of vehicle licensing services.
ECONOMIC SERVICES	The regulation and provision of tourism, area promotion, building control, noxious weeds, vermin control and standpipes.	Control of noxious weeds on council property, DrumMuster and provision of building registration services. Includes tourism and promotion and supporting the Dryandra Country Visitors Centre.
OTHER PROPERTY AND SERVICES	Private works operation, plant repairs and operation costs.	Includes private works, overhead and plant allocations and the provision of building surveying services.

**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2021**

STATUTORY REPORTING PROGRAMS

	Ref Note	Annual Budget	YTD Budget	YTD Actual	Variance (\$)	Variance (%)
		\$	\$	\$	\$	%
Opening Funding Surplus(Deficit)	1(b)	1,904,205	1,904,205	1,934,755	30,550	2%
Revenue from operating activities						
General Purpose Funding	5	1,539,977	1,382,885	1,387,376	4,490	0%
Governance		44,950	35,828	38,100	2,272	6%
Law, Order and Public Safety		133,112	311	500	189	61%
Health		800	66	0	(66)	(100%)
Education and Welfare		2,500	0	0	0	
Housing		0	0	0	0	
Community Amenities		75,516	74,324	79,640	5,316	7%
Recreation and Culture		12,773	729	300	(429)	(59%)
Transport		249,755	87,998	87,918	(80)	(0%)
Economic Services		38,700	2,830	0	(2,830)	(100%)
Other Property and Services		45,000	3,749	0	(3,749)	(100%)
		2,143,083	1,588,720	1,593,834		
Expenditure from operating activities						
General Purpose Funding		(88,500)	(7,374)	(3,985)	3,389	46%
Governance		(138,957)	(46,099)	(39,834)	6,265	14% ▲
Law, Order and Public Safety		(298,263)	(35,709)	(32,722)	2,987	8%
Health		(45,907)	(3,823)	(3,315)	508	13%
Education and Welfare		(45,708)	(3,805)	(886)	2,919	77%
Housing		(40,711)	(4,038)	(2,529)	1,509	37%
Community Amenities		(353,068)	(24,151)	(20,855)	3,296	14%
Recreation and Culture		(378,844)	(42,198)	(32,604)	9,594	23% ▲
Transport		(2,715,046)	(248,413)	(246,119)	2,294	1%
Economic Services		(162,367)	(13,523)	(8,863)	4,660	34%
Other Property and Services		(34,500)	(54,959)	(52,293)	2,666	5%
		(4,301,871)	(484,092)	(444,004)		
Operating activities excluded from budget						
Add Back Depreciation		2,060,628	171,709	176,435	4,726	3%
Adjust (Profit)/Loss on Asset Disposal	6	42,073	0	0	0	
Adjust Provisions and Accruals		0	0	0	0	
Amount attributable to operating activities		(56,086)	1,276,338	1,326,265		
Investing Activities						
Non-operating Grants, Subsidies and Contributions	10	2,360,758	141,263	136,664	(4,599)	(3%)
Proceeds from Disposal of Assets	6	115,000	115,000	0	(115,000)	(100%) ▼
Land Held for Resale		0	0	0	0	
Capital Acquisitions	7	(5,353,726)	(362,240)	(16,909)	345,331	95% ▲
Amount attributable to investing activities		(2,877,968)	(105,977)	119,755		
Financing Activities						
Proceeds from New Debentures		850,000	850,000	0	(850,000)	(100%) ▼
Repayment of Debentures	8	(77,812)	(3,607)	(3,607)	0	0%
Transfer from Reserves	9	353,507	83,139	83,139	0	0%
Transfer to Reserves	9	(93,911)	(83,139)	(83,139)	0	0%
Amount attributable to financing activities		1,031,784	846,393	(3,607)		
Wardering Road Bridge Widening						
Closing Funding Surplus(Deficit)	1(b)	1,935	3,920,959	3,377,168		

KEY INFORMATION

▲ ▼ 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.

The material variance adopted by Council for the 2021/22 year is \$5,000 or 10% whichever is the greater.

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

KEY TERMS AND DESCRIPTIONS FOR THE PERIOD ENDED 31 JULY 2021

NATURE OR TYPE DESCRIPTIONS

REVENUE

RATES

All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears and service charges.

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 CHARGEES

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

SERVICE CHARGES

Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

INTEREST 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 can not be classified under the above headings, includes dividends, discounts, rebates etc.

EXPENSES

EMPLOYEE COSTS

All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

MATERIALS AND CONTRACTS

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

UTILITIES (GAS, ELECTRICITY, WATER, ETC.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSAL

Loss on the disposal of fixed assets.

DEPRECIATION 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.

**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2021**

BY NATURE OR TYPE

	Ref Note	Annual Budget	YTD Budget	YTD Actual	Variance (\$)	Variance (%)	
		\$	\$	\$	\$	%	
Opening Funding Surplus (Deficit)	1(b)	1,904,205	1,904,205	1,934,755	30,550	2%	
Revenue from operating activities							
Rates	5	1,241,412	1,381,008	1,386,500	5,492	0%	
Operating Grants, Subsidies and Contributions	10	702,067	123,061	122,145	(916)	(1%)	
Fees and Charges		143,279	79,961	80,840	879	1%	
Interest Earnings		10,575	879	476	(403)	(46%)	
Other Revenue		45,750	3,811	3,873	62	2%	
Profit on Disposal of Assets	6	0	0	0	0		
		2,143,083	1,588,720	1,593,834			
Expenditure from operating activities							
Employee Costs		(1,027,922)	(85,614)	(71,495)	14,119	16%	▲
Materials and Contracts		(865,829)	(106,226)	(83,366)	22,860	22%	▲
Utility Charges		(62,565)	(5,197)	(1,968)	3,229	62%	
Depreciation on Non-Current Assets		(2,060,628)	(171,709)	(176,435)	(4,726)	(3%)	
Interest Expenses		(23,708)	(1,974)	(107)	1,867	95%	
Insurance Expenses		(159,902)	(108,439)	(109,701)	(1,262)	(1%)	
Other Expenditure		(59,245)	(4,933)	(932)	4,001	81%	
Loss on Disposal of Assets	6	(42,073)	0	0	0		
		(4,301,871)	(484,092)	(444,004)			
Operating activities excluded from budget							
Add back Depreciation		2,060,628	171,709	176,435	4,726	3%	
Adjust (Profit)/Loss on Asset Disposal	6	42,073	0	0	0		
Adjust Provisions and Accruals		0	0	0	0		
Amount attributable to operating activities		(56,086)	1,276,338	1,326,265			
Investing activities							
Non-operating grants, subsidies and contributions	10	2,360,758	141,263	136,664	(4,599)	(3%)	
Proceeds from Disposal of Assets	6	115,000	115,000	0	(115,000)	(100%)	▼
Land held for resale		0	0	0	0		
Capital acquisitions	7	(5,353,726)	(362,240)	(16,909)	345,331	95%	▲
Amount attributable to investing activities		(2,877,968)	(105,977)	119,755			
Financing Activities							
Proceeds from New Debentures		850,000	850,000	0	(850,000)	(100%)	▼
Repayment of Debentures	8	(77,812)	(3,607)	(3,607)	0	0%	
Transfer from Reserves	9	353,507	83,139	83,139	0	0%	
Transfer to Reserves	9	(93,911)	(83,139)	(83,139)	0	0%	
Amount attributable to financing activities		1,031,784	846,393	(3,607)			
Closing Funding Surplus (Deficit)	1(b)	1,935	3,920,959	3,377,168			

KEY INFORMATION

▲ ▼ 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.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2021**

SIGNIFICANT ACCOUNTING POLICIES

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.

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 City 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 City 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 City does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

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.

INVENTORIES

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.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2021

OPERATING ACTIVITIES
NOTE 1(b)
ADJUSTED NET CURRENT ASSETS

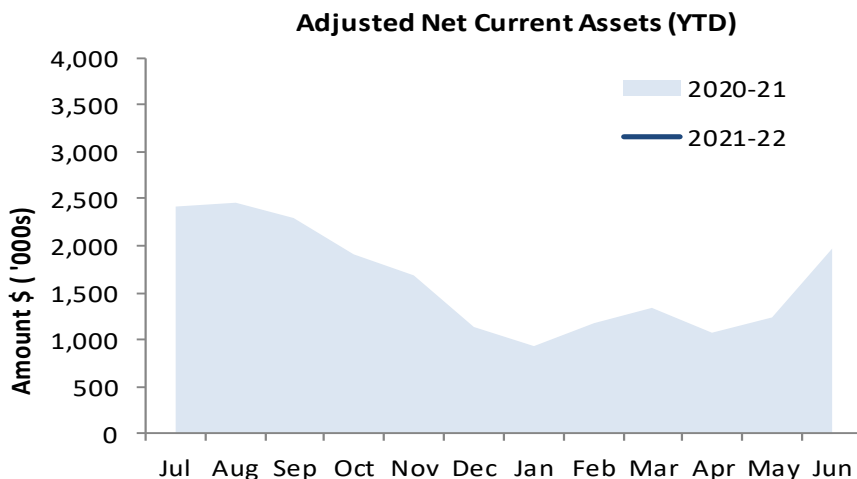
	Re Note	Last Years Closing 30 June 2021	This Time Last Year 31 Jul 2020	Year to Date Actual 31 Jul 2021
		\$	\$	\$
Adjusted Net Current Assets				
Current Assets				
Cash Unrestricted	3	1,831,039	945,484	1,664,042
Cash Restricted	3	1,076,895	1,317,345	1,076,895
Receivables - Rates	4	122,255	1,482,842	1,641,971
Receivables - Other	4	92,407	170,893	158,525
Loans receivable		0	0	0
ATO Receivable		0	0	18,251
Inventories		5,613	6,061	5,613
		3,128,210	3,922,626	4,565,298
Less: Current Liabilities				
Payables		(116,225)	(172,072)	(74,469)
ATO Payables		0	0	(35,489)
Provisions - employee		(260,765)	(196,543)	(260,765)
Long term borrowings		(44,358)	(53,621)	(40,751)
Bonds & Deposits		(334)	(3,976)	(1,276)
		(421,682)	(422,237)	(412,750)
Unadjusted Net Current Assets		2,706,528	3,500,389	4,152,548
Adjustments and exclusions permitted by FM Reg 32				
Less: Cash reserves	3	(1,076,895)	(1,317,345)	(1,076,895)
Less: Loans receivable		0	0	0
Add: Provisions - employee		260,765	196,543	260,765
Add: Long term borrowings		44,358	53,621	40,751
Adjusted Net Current Assets		1,934,755	2,433,208	3,377,168

SIGNIFICANT ACCOUNTING POLICIES

Please see Note 1(a) for information on significant accounting policies relating to Net Current Assets.

KEY INFORMATION

The amount of the adjusted net current assets at the end of the period represents the actual surplus (or deficit if the figure is a negative) as presented on the Rate Setting Statement.

**This Year YTD****Surplus(Deficit)****\$3.38 M****Last Year YTD****Surplus(Deficit)****\$2.43 M**

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2021**

**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 2021/22 year is \$5,000 or 10% whichever is the greater.

Reporting Program	Var. \$	Var. %	Variance	Timing/ Permanent	Explanation of Variance
	\$	%			
Revenue from operating activities					
Governance	2,272	6%		Timing	Not Material
General Purpose Funding	4,490	0%		Timing	Not Material
Law, Order and Public Safety	189	61%		Timing	Not Material
Health	(66)	(100%)		Timing	Not Material
Education and Welfare	0			Timing	Not Material
Housing	0			Timing	Not Material
Community Amenities	5,316	7%		Permanent	Cemtery Income higher than budgeted
Recreation and Culture	(429)	(59%)		Timing	Not Material
Transport	(80)	(0%)		Timing	Not Material
Economic Services	(2,830)	(100%)		Timing	Not Material
Other Property and Services	(3,749)	(100%)		Timing	Not Material
Expenditure from operating activities					
Governance	6,265	14%	▲	Timing	Not Material
General Purpose Funding	3,389	46%		Timing	Not Material
Law, Order and Public Safety	2,987	8%		Timing	Not Material
Health	508	13%		Timing	Not Material
Education and Welfare	2,919	77%		Timing	Not Material
Housing	1,509	37%		Timing	Not Material
Community Amenities	3,296	14%		Timing	Not Material
Recreation and Culture	9,594	23%	▲	Timing	Not Material
Transport	2,294	1%		Timing	Not Material
Economic Services	4,660	34%		Timing	Not Material
Other Property and Services	2,666	5%		Timing	Not Material
Investing Activities					
Non-operating Grants, Subsidies and Contributions	(4,599)	(3%)		Timing	Not Material
Proceeds from Disposal of Assets Land Held for Resale	(115,000)	(100%)	▼	Timing	Timing on Sale of Assets
Capital Acquisitions	345,331	95%	▲	Timing	Timing of Capital Works Program
Financing Activities					
Proceeds from New Debentures	(850,000)	(100%)	▼	Timing	Aged Persons Accommodation
Transfer from Reserves	0	0%		Timing	Not material
Repayment of Debentures	0	0%		Timing	Not material
Transfer to Reserves	0	0%		Timing	Not material

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2021

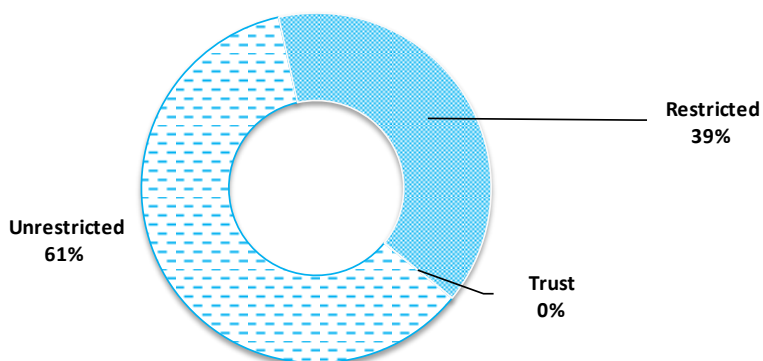
Cash and Investments	Unrestricted	Restricted	Trust	Total	Institution	Interest Rate	Maturity Date
				YTD Actual			
	\$	\$	\$	\$			
Cash on Hand							
Petty Cash and Floats	700			700	NAB	0.00%	At Call
At Call Deposits							
Municipal Fund	1,663,342			1,663,342	NAB	0.00%	At Call
Term Deposits							
Reserve Funds		1,076,895		1,076,895	NAB	0.20%	08-Feb-22
Total	1,664,042	1,076,895	0	2,740,938			

SIGNIFICANT ACCOUNTING POLICIES

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.



Total Cash	Unrestricted
\$2.74 M	\$1.66 M

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2021

OPERATING ACTIVITIES
NOTE 4
RECEIVABLES

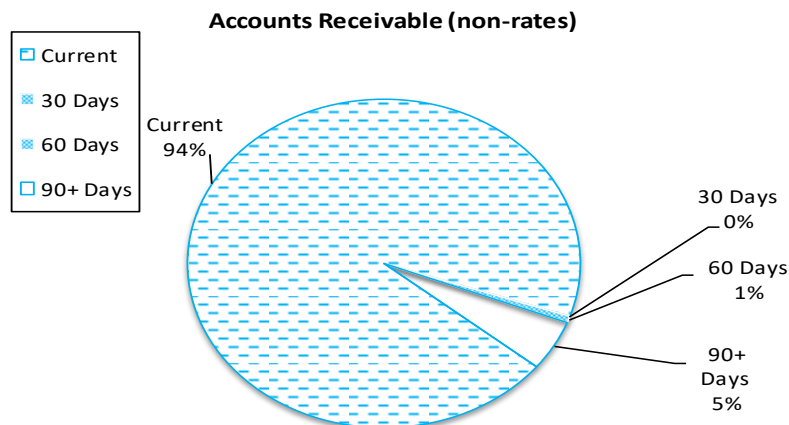
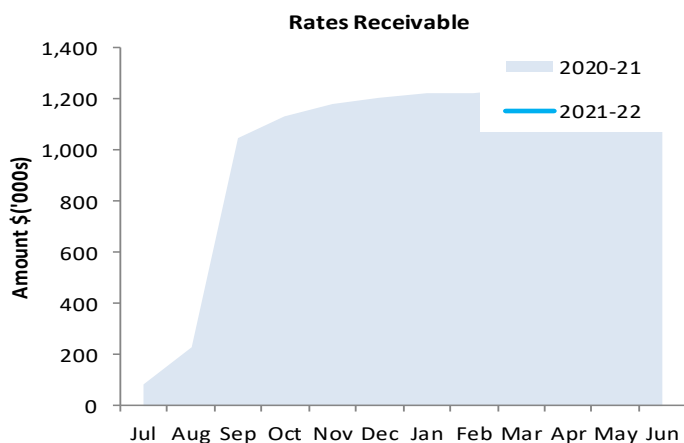
Rates Receivable	30 June 2020	31 Jul 21	Receivables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$		\$	\$	\$	\$	\$
Opening Arrears Previous Year:	84,880	122,255	Receivables - General	87,219	0	598	4,590	92,407
Levied this year	1,258,745	1,386,062	Percentage	94%	0%	1%	5%	
Less Collections to date	(1,221,370)	(133,654)	Balance per Trial Balance					
Equals Current Outstanding	122,255	1,641,971	Sundry debtors					158,525
			GST receivable					18,251
Net Rates Collectable	122,255	1,641,971	Total Receivables General Outstanding					176,776
% Collected	90.29%	-18.46%	Amounts shown above include GST (where applicable)					

KEY INFORMATION

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

SIGNIFICANT ACCOUNTING POLICIES

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.



Debtors Due
\$176,776
Over 30 Days
6%
Over 90 Days
5%

Collected	Rates Due
-18%	\$1,641,971

Attachment 9.1.2A
OPERATING ACTIVITIES
NOTE 5
RATE REVENUE

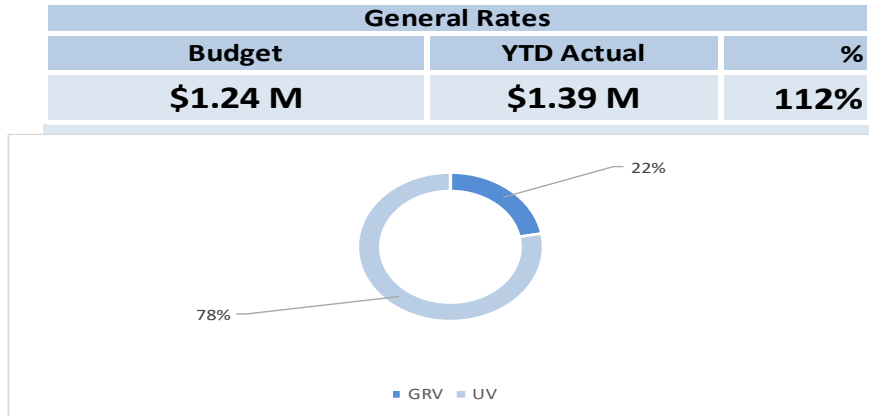
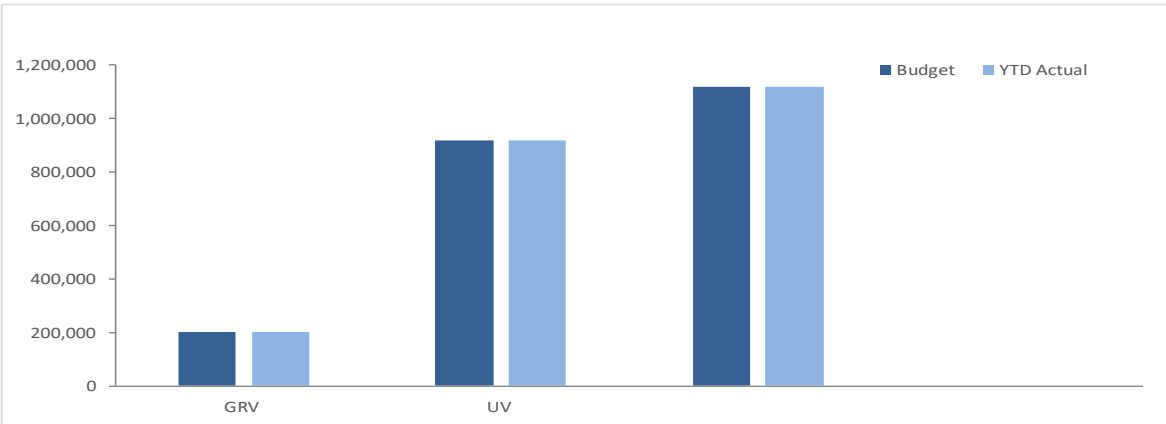
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2021

General Rate Revenue

RATE TYPE	Annual Budget							YTD Actual			
	Rate in	Number of Properties	Rateable Value	Rate Revenue	Interim Rate	Back Rate	Total Revenue	Rate Revenue	Interim Rates	Back Rates	Total Revenue
Differential General Rate	\$			\$	\$	\$	\$	\$	\$	\$	\$
GRV	0.083965	188	2,369,718	198,973	0	0	198,973	198,973	0	0	198,973
UV	0.006846	182	134,494,000	920,746	0	0	920,746	920,746	0	0	920,746
Sub-total		370	136,863,718	1,119,719	0	0	1,119,719	1,119,719	0	0	1,119,719
Minimum	\$										0
GRV	759	142		107,778	0	0	107,778	107,778	0	0	107,778
UV	1,023.00	155		158,565	0	0	158,565	158,565	0	0	158,565
		297	0	266,343	0	0	266,343	266,343	0	0	266,343
Sub-Totals		667	136,863,718	1,386,062	0	0	1,386,062	1,386,062	0	0	1,386,062
Discount							(85,000)				0
Concession / Write Offs							(58,900)				0
COVID Subsidy							(1,000)				0
Interim Rates							250				438
Ex-Gratia Rates							490				0
Amount from General Rates							1,241,412				1,386,500
Ex-Gratia Rates											0
Total General Rates							1,241,412				1,386,500

SIGNIFICANT ACCOUNTING POLICIES

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.

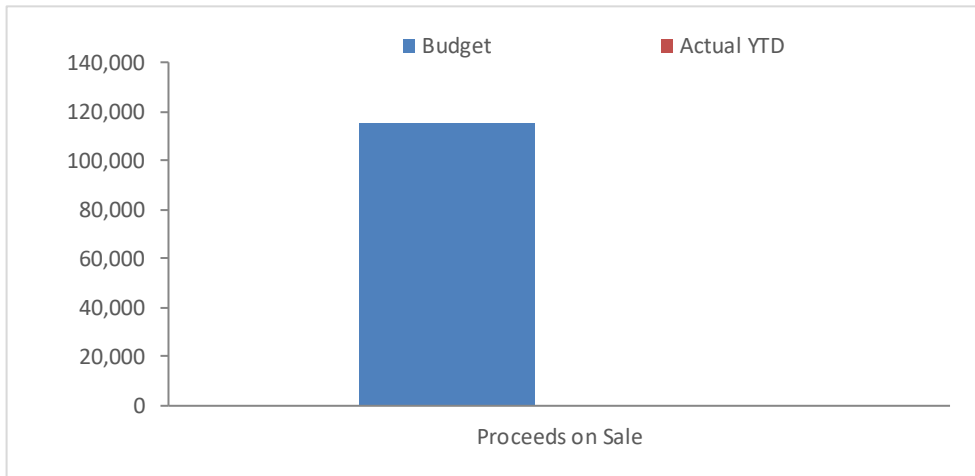


NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2021

Attachment 9.1.2A
OPERATING ACTIVITIES
NOTE 6
DISPOSAL OF ASSETS

Asset Ref.	Asset Description	Amended Budget				YTD Actual		
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit
		\$	\$	\$	\$	\$	\$	\$
10089	Isuzu Giga	60,000	35,000		(25,000)			
10051	Bomag Roller	40,000	30,000		(10,000)			
16	CN0 Dual Cab Utility	27,058	25,000		(2,058)			
103	CN1 Dual Cab Utility	30,015	25,000		(5,015)			
		157,073	115,000	0	(42,073)	0	0	0

KEY INFORMATION



Proceeds on Sale		
Budget	YTD Actual	%
\$115,000	\$0	0%

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2021

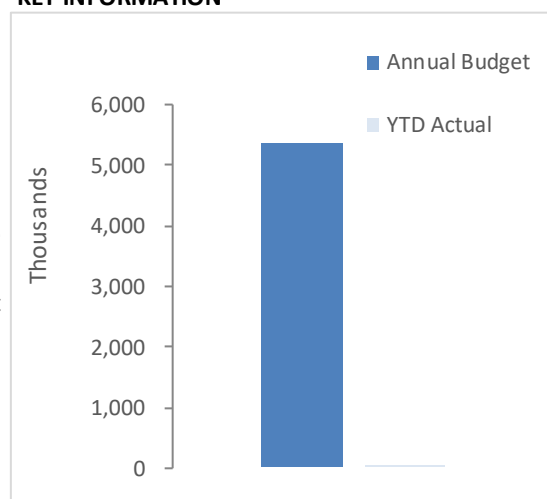
INVESTING ACTIVITIES
NOTE 7
CAPITAL ACQUISITIONS

Capital Acquisitions	Amended		YTD Actual Total	YTD Budget Variance
	Annual Budget	YTD Budget		
	\$	\$	\$	\$
Land & Buildings	2,549,561	171,158	14,627	156,531
Plant & Equipment	486,000	0	0	0
Furniture & Equipment	0	0	0	0
Roads	2,190,879	182,562	2,283	180,280
Recreation	0	0	0	0
Parks, Gardens, Recreation Facilities	72,286	6,021	0	6,021
Other Infrastructure	55,000	2,499	0	2,499
Capital Expenditure Totals	5,353,726	362,240	16,909	345,331
Capital Acquisitions Funded By:				
	\$	\$	\$	\$
Capital grants and contributions	2,360,758	141,263	136,664	(4,599)
Borrowings	850,000	850,000	0	(850,000)
Other (Disposals & C/Fwd)	115,000	115,000	0	(115,000)
Cash Backed Reserves				
Infrastructure Reserve	121,000	0	0	0
Pensioner Unit Maintenance Reserve	0	0	0	0
Plant Replacement Reserve	40,000	0	0	0
Contribution - operations	1,866,968	(744,023)	(119,755)	624,268
Capital Funding Total	5,353,726	362,240	16,909	(345,331)

SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

KEY INFORMATION

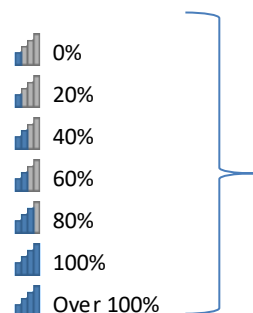


Acquisitions	Annual Budget	YTD Actual	% Spent
	\$5.35 M	\$.02 M	0%
Capital Grant	Annual Budget	YTD Actual	% Received
	\$2.36 M	\$.14 M	6%

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2021









Attachment 9.1.2A
INVESTING ACTIVITIES
NOTE 7
CAPITAL ACQUISITIONS (CONTINUED)

Capital Expenditure Total
Level of Completion Indicators



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

% of Completion  Level of completion indicator

	Acc / Job	Annual Budget	YTD Budget	YTD Actual	Variance	
Capital Expenditure						
Land						
0.00 	Cuballing Railway Reserve Business Case	C176A	35,000	2,916	0	2,916
Buildings						
0.00 	Administration Building Disabled Access	J4114C	62,833	5,236	0	5,236
0.00 	Building Renewal - Cuballing Memorial Park	C176	85,368	7,111	0	7,111
0.00 	Cuballing Transfer Station Shed Floor	C160	9,960	828	0	828
0.00 	Administration Building Refurbishment	J4114D	73,211	6,100	0	6,100
0.00 	Popanyinning Main Street Refurbishment	C193	200,465	16,702	0	16,702
0.01 	Aged Persons Accommodation	C084	1,587,188	132,265	14,627	117,638
0.00 	LRCI Phase 3 Projects	C300	495,536	41,294	0	41,294
Total Land & Buildings			2,549,561	171,158	14,627	156,531

Plant & Equipment							
0.00		Prime Mover	12407	200,000	0	0	0
0.00		Bomag Roller	12426	170,000	0	0	0
0.00		Two Way System	12411	15,000	0	0	0
0.00		MWS Vehicle	12406	53,000	0	0	0
0.00		WS Vehicle	12417	48,000	0	0	0
Total Plant & Equipment				486,000	0	0	0
Furniture & Equipment							
1.00		Nil		0	0	0	0
Total Furniture & Equipment				0	0	0	0
Infrastructure - Roads							
0.00		RRG - Narrogin Wandering Road	R129E	352,151	29,345	800	28,545
0.00		RRG - Stratherne Road 20/21	R001C	103,604	8,633	0	8,633
0.00		RRG - Wandering Narrogin Road	R001D	160,343	13,360	0	13,360
0.04		RTR - Popanyinning East Road Gravel Sheeting	RTR004	35,113	2,924	1,483	1,442
0.00		RTR - Popanyinning West Widening	RTR002	215,044	17,917	0	17,917
0.00		BS - Narrogin Wandering Road Black Spot	BS129	7,000	583	0	583
0.00		WSFN - Cuballing East Road	WSF006	1,317,624	109,800	0	109,800
Total Road Infrastructure				2,190,879	182,562	2,283	70,480
Recreation							
1.00		Nil		0	0	0	0
Total Recreation				0	0	0	0
Parks, Ovals & Playgrounds							
0.00		Yornaning Dam - Stage 3	C189	66,079	5,506	0	5,506
		Yornaning Dam - Mountain Bike Track	C197	6,207	515	0	515
Total Parks, Ovals & Playgrounds				72,286	6,021	0	6,021
Other Infrastructure							
0.00		Bridge Improvements - Capital Upgrade	11214	30,000	2,499	0	2,499
0.00		Depot Fencing & Gates - Eastern Boundary	10744	25,000	2,083	0	2,083
Total Other Infrastructure				55,000	2,499	0	2,499
0.00		TOTAL CAPITAL EXPENDITURE		5,353,726	362,240	16,909	235,531

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2021**

**FINANCING ACTIVITIES
NOTE 8
BORROWINGS**

Information on Borrowings Particulars	2020/21	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual	Annual Budget	Actual	Annual Budget	Actual	Annual Budget	Actual	Annual Budget
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Transport									
Loan 63 - Graders	29,228	0	0	3,607	29,228	25,621	29,228	107	485
							0		
Economic Services									
Loan 64 - Lot 74 Austral St	130,702			0	15,130	130,702	130,702	0	2,755
Education and Welfare									
Loan 65 - Aged Persons Housing			850,000	0	33,454	0	850,000	0	20,468
Total	159,930	0	850,000	3,607	77,812	156,323	1,009,930	107	23,708

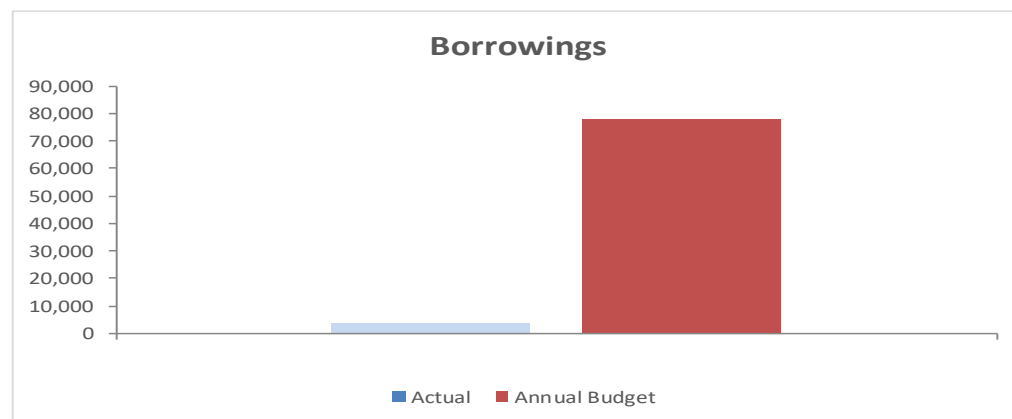
All debenture repayments were financed by general purpose revenue.

SIGNIFICANT ACCOUNTING POLICIES

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.

KEY INFORMATION

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.



Principal Repayments	\$3,607
Interest Earned	\$476
Interest Expense	\$107
Reserves Bal	Loans Due
\$1.08 M	\$.16 M

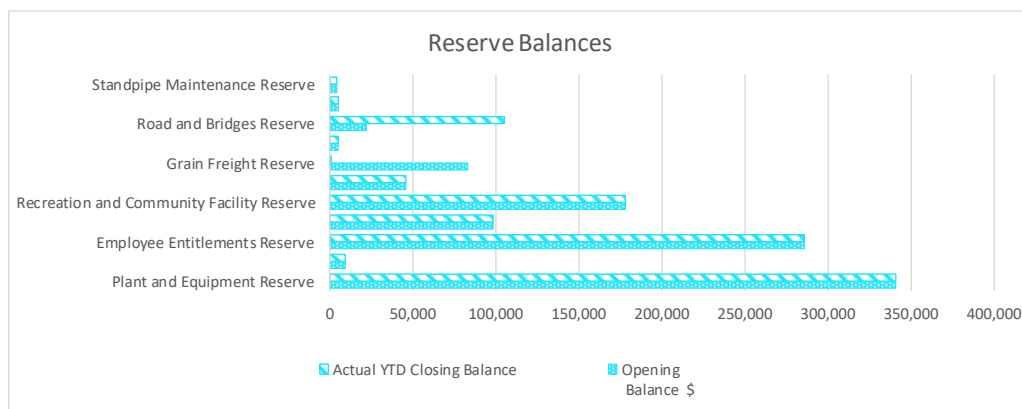
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2021

OPERATING ACTIVITIES
NOTE 9
CASH AND INVESTMENTS

Cash Backed Reserve

Reserve Name	Opening	Budget Interest	Actual Interest	Budget Transfers	Actual Transfers	Budget Transfers	Actual Transfers	Budget Closing	Actual YTD
	Balance	Earned	Earned	In (+)	In (+)	Out (-)	Out (-)	Balance	Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Plant and Equipment Reserve	340,654	1,960	0		0	(121,000)	0	221,614	340,654
IT and Office Equipment Reserve	9,149	32	0		0	0	0	9,181	9,149
Employee Entitlements Reserve	286,072	1,067	0		0	(20,000)	0	267,139	286,072
Housing Reserve	98,208	367	0		0	(40,000)	0	58,575	98,208
Recreation and Community Facility Reserve	178,046	792	0		0	(85,368)	0	93,470	178,046
Refuse Site Reserve	45,422	205	0		0	0	0	45,627	45,422
Grain Freight Reserve	83,139	0	0		0	(83,139)	(83,139)	0	0
Equestrian Reserve	4,910	50	0	4,772	0	0	0	9,732	4,910
Road and Bridges Reserve	21,883	486	0	83,139	83,139	0	0	188,647	105,022
Community & Sporting Club Reserve	5,316	21	0	1,000	0	(4,000)	0	2,337	5,316
Standpipe Maintenance Reserve	4,096	20	0		0	0	0	4,116	4,096
	1,076,895	5,000	0	88,911	83,139	(353,507)	(83,139)	900,438	1,076,895

KEY INFORMATION



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2021

NOTE 10
GRANTS AND CONTRIBUTIONS

Grants and Contributions

Description	Annual Budget	YTD Budget	YTD Actual	Variance
Operating grants, subsidies and contributions				
General Purpose Funding				
Grants Commission - General Purpose	276,000	0	0	0
Governance				
Insurance & Other Reimbursements	0	0	0	0
Department Primary Industries & Regional Development	35,000	35,000	35,000	0
Law, Order & Public Safety				
DFES - Bush Fire Brigades	31,547	0	0	0
Fire Mitigation Grant	84,825	0	0	0
Fire Prevention	12,990	0	0	0
Education & Welfare				
Stay on your feet	2,500	0	0	0
Community Amenities				
Other Income - Reimbursements	0	0	0	0
Recreation & Culture				
Mountain Bike Track Income	4,000	0	0	0
Youth Week Funding	1,000	83	0	(83)
Transport				
Main Roads - Direct Grant	87,145	87,145	87,145	0
Grants Commission - Roads Component	152,360	0	0	0
Economic Services				
Community Events	4,700	0	0	0
Other Property & Services				
Workers Compensation	10,000	833	0	(833)
Operating grants, subsidies and contributions Total	702,067	123,061	122,145	(916)
Non-operating grants, subsidies and contributions				
Education & Welfare				
Recreation & Culture				
Yornaning Dam Stage 3	15,156	1,263	0	(1,263)
Transport				
Main Roads - RRG	361,790	140,000	136,664	(3,336)
Roads to Recovery (RTR)	210,951	0	0	0
Black Spot (BS)	0	0	0	0
Wheatbelt Secondary Freight Network	1,171,254	0	0	0
Other Infrastructure				
Community Infrastructure Grants	49,815	0	0	0
Community Infrastructure Grants Phase 2	56,256	0	0	0
Community Infrastructure Grants Phase 3	495,536	0	0	0
Non-operating grants, subsidies and contributions Total	2,360,758	141,263	136,664	(4,599)
Grand Total	3,062,825	264,324	258,809	(5,515)

KEY INFORMATION

Some reclassification between Operating & Capital grants, contributions & reimbursements is required

9.2 CHIEF EXECUTIVE OFFICER:

9.2.1 Draft Policy – Setting a Reserve Price for the Sale of Plant Assets by Auction

Applicant:	N/A
File Ref. No:	ADM118
Disclosure of Interest:	Nil
Date:	11 th August 2021
Author:	Gary Sherry
Attachments:	9.2.1A Draft Policy for Setting a Reserve Price for the Sale of Plant Assets by Auction

Summary

Council is to consider adopting policy to guide the sale of plant assets by auction.

Background

At the July 2021 Meeting, in purchasing a new steel drum vibrating roller, Council resolved:

That Council:

1. accepts the offer from WesTrac Pty Ltd for supply of a Caterpillar CS68B vibrating steel drum roller for \$159,490 (GST Exclusive);
2. delegates to the Chief Executive Officer the authority to make minor amendments to purchase and any consequential changes as required to the purchase; and
3. agrees to sell Council's existing Bomag BW211 D3 vibrating steel drum roller by auction at a time after the delivery of the new vibrating roller.

Council's new roller has now been ordered, and staff are seeking to complete the sale of Council's existing Bomag BW211 D3 roller by public auction.

Comment

With a string of financially advantageous results, the Shire of Cuballing are increasingly looking to the sale of plant assets by auction.

Auctions easily allow compliance with Section 3.58 of the Local Government Act and Regulation 30 Local Government (Functions and General) Regulations 1996.

The selection of a reserve price is a crucial decision to ensure that in such an asset sale auction, Council's financial security is maintained. In the past staff have obtained Council authority in setting such a price. On occasion obtaining this authority has delayed the sale of the asset.

The Officer's Recommendation seeks for Council to adopt policy to endorse staff setting a reserve price value for asset sales that is the same as the sale price included in Council's annual budget. In the case of the current sale of the vibrating steel drum roller, in the 2020/21 annual budget Council budgeted income of \$30,000 (GST Exclusive) for the sale of the roller. The draft policy included at Attachment 9.2.1A would authorise staff to set a reserve price of this amount.

The draft policy included at Attachment 9.2.1A envisages that the method of sale and reserve price at auction of the few major plant items planned to be sold each year would be reviewed and endorsed by Council as part of the Annual Budget process. Subsequent to the Annual Budget, any change in the valuation of an asset that amendment

Strategic Implications

Shire of Cuballing Strategic Community Plan 2017-2027

GOVERNANCE & ORGANISATION - Our Council, Services, Policies and Engagement.

Goals

- Governance structures that ensure accountable, transparent and ethical decision making.

	Strategy	Outcome
4.2	Maintain a clear, transparent and ethical decision making process.	Openness and transparency in Council decisions.

Statutory Environment

Local Government Act 1995

3.58. Disposing of property

- (1) In this section —
dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;
property includes the whole or any part of the interest of a local government in property, but does not include money.
- (2) Except as stated in this section, a local government can only dispose of property to —
- the highest bidder at public auction; or
 - the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.
- (3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —
- it gives local public notice of the proposed disposition —
 - describing the property concerned; and
 - giving details of the proposed disposition; and
 - inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;
- and
- it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.
- (4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —
- the names of all other parties concerned; and
 - the consideration to be received by the local government for the disposition; and
 - the market value of the disposition —
 - as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
 - as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.

Local Government (Functions and General) Regulations 1996

30. Dispositions of property excluded from Act s. 3.58

- (1) A disposition that is described in this regulation as an exempt disposition is excluded from the application of section 3.58 of the Act.
- ...
- (3) A disposition of property other than land is an exempt disposition if —
- its market value is less than \$20 000; or

- (b) it is disposed of as part of the consideration for other property that the local government is acquiring for a consideration the total value of which is not more, or worth more, than \$75 000.

Policy Implications

The adopted policy will be included in the Shire of Cuballing's Policy Manual. This manual is available on the Shire of Cuballing website.

Financial Implications

Auction houses charges a commission of about 3% of the sale price and may have an additional expenses for specific requirements, such as an OHS Inspection for heavy machinery.

Economic Implications – Nil

Social Implications – Nil

Environmental Considerations – Nil

Consultation – Nil

Options

Council may resolve the Officer's Recommendation or

1. an reserve price for the sale of the vibrating steel drum roller by auction;
2. to sell the items by an alternative method including private treaty, with Council obtaining additional quotations for the sale or tender;
3. to not sell the vibrating steel drum roller; or
4. defer and seek additional information stating the reasons for such decision.

Voting Requirements – Simple Majority

COUNCIL DECISION – 2021/090:

That Council adopt the draft policy 2.19 Setting a Reserve Price for the Sale of Plant Assets by Auction included at Attachment 9.2.1A.

Moved: Cr Ballantyne

Seconded: Cr Bradford

Carried 5/0

2.19 Setting a Reserve Price for the Sale of Plant Assets by Auction

Policy Statement:

The Shire of Cuballing supports the use of public auction as a method of sale for plant assets.

Where a plant asset is offered for sale by public auction, the reserve price for such a sale will be the value of the proposed sale that is included in the Council's Annual Budget.

Guidelines:

1. Where the sale of a plant asset is not included in Council's Annual Budget, Council approval is required for the sale of that asset by public auction.
2. Council approval is required for the reserve price for a sale of a plant asset to be different to the value of the proposed sale included in Council's Annual Budget.

Resolution No:

Resolution Date:

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:

11.1.1	Urgent Business – Auction of Steel Drum Roller – Reserve Price
--------	--

Applicant:	N/A
File Ref. No:	ADM52
Disclosure of Interest:	Nil
Date:	16 th August 2021
Author:	Gary Sherry
Attachments:	Nil

Summary

Council is to consider reviewing urgent business relating to setting a Reserve Price for the sale of the Steel Drum Roller by auction.

Background – Nil

Comment

Staff are attempting to have the Agenda prepared at least a week before each Council Meeting. In completing this schedule, business of an urgent nature will arise from time to time in particular where commercial activities within the district would be delayed by Council not considering the item. In this instance, staff have received advice from an auction house regarding the value at auction of the Steel Drum Roller.

Statutory Environment

Shire of Cuballing – Standing Orders Local Law 1999 – Section 3.10:

3.10 Urgent Business Approved By the Person Presiding or by Decision

In cases of extreme urgency or other special circumstance, matters may, with the consent of the person presiding, or by decision of the members present, be raised without notice and decided by the meeting.

Strategic Implications – Nil

Policy Implications – Nil

Financial Implications – Nil

Economic Implication – Nil

Environmental Considerations – Nil

Consultation – Nil

Options

Council may resolve:

1. the Officer's Recommendation;
2. to not consider the urgent business.

Voting Requirements – Simple Majority

COUNCIL DECISION – 2021/091:

That Council consider the urgent business relating to setting a Reserve Price for the sale of the Steel Drum Roller by auction.

Moved: Cr Ballantyne

Seconded: Cr Dowling

Carried 5/0

11.1.2	Sale at Public Auction of Surplus Equipment – Bomag BW211 D3 Vibrating Steel Drum Roller
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Applicant: N/A
File Ref. No: ADM260
Disclosure of Interest: Nil
Date: 16th August 2021
Author: Bruce Brennan, Manager Works & Services
Attachments: Nil

Summary

Council is to consider the sale Council's existing Bomag BW211 D3 vibrating steel drum roller at public auction with a reserve price of \$20,000 (GST Exclusive).

Background

With a string of financially advantageous results, the Shire of Cuballing are increasingly looking to the sale of plant assets by auction.

Auctions easily allow compliance with Section 3.58 of the Local Government Act and Regulation 30 Local Government (Functions and General) Regulations 1996.

At the July 2021 Meeting, in purchasing a new vibrating steel drum roller Council resolved:

COUNCIL DECISION – 2021/084:

That Council:

1. accepts the offer from WesTrac Pty Ltd for supply of a Caterpillar CS68B vibrating steel drum roller for \$159,490 (GST Exclusive);
2. delegates to the Chief Executive Officer the authority to make minor amendments to purchase and any consequential changes as required to the purchase; and
3. agrees to sell Council's existing Bomag BW211 D3 vibrating steel drum roller by auction at a time after the delivery of the new vibrating roller.

Moved: Cr Bradford

Seconded: Cr Harris

Carried 5/0

Staff are anticipating delivery of the new roller and are seeking to complete the sale of Council's existing Bomag BW211 D3 by public auction.

Comment

Council is considering a draft policy at the August 2021 Ordinary Meeting, which would require that the income included Council's Annual Budget from the sale of a plant item auction would be the reserve price for the sale of that plant item at auction to sell that plant item.

This draft policy requires that a change in the expected value of a plant item to be sold at auction from the value included in the Council's Annual Budget, would require the new reserve price to be separately approved by Council.

In the 2020/21 annual budget Council budgeted income of \$30,000 (GST Exclusive) for the sale of the roller. Staff have subsequently been advised that the anticipated sale of the Bomag BW211 D3 by public auction will realise between \$20,000 and \$30,000.

The Pickles Auctions valuation reflects:

- The completion of a detailed site inspection in August 2021;

- the recent articulation point repairs;
- the engine have several minor fluid leaks, one near the dipstick and another on the left hand front of the engine; and
- that there doesn't seem to be many of this particular model sold in Australia to use as a good guide.

Therefore staff recommend that the reserve price for the auction sale of the roller should be at the lower end of the estimate. The Officer's Recommendation is for a reserve price of \$20,

It is noted that the reserve price needs to be the minimum price that Council would accept at auction. Council has previously achieved auction sales well in excess of the reserve price.

Strategic Implications

Shire of Cuballing Strategic Community Plan 2017-2027

ECONOMY – Our Economy, Infrastructure, Systems and Services.

Goals

- Community infrastructure and services delivered in a timely manner, are well utilised, effective and meet the expectations of the community.
- Transport systems that are functional, efficient, economical and safe, coupled with continuous improvement to meet the safety and amenity needs of the community.
- Managing community assets in a whole of life and economically sustainable manner.

	Strategy	Outcome
3.5	Maintain a robust asset management practices and maintenance programs.	Assets which meet the expectations of the community.

Statutory Environment

Local Government Act 1995

3.58. Disposing of property

- (1) In this section —
dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;
property includes the whole or any part of the interest of a local government in property, but does not include money.
- (2) Except as stated in this section, a local government can only dispose of property to —
- the highest bidder at public auction; or
 - the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.
- (3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —
- it gives local public notice of the proposed disposition —
 - describing the property concerned; and
 - giving details of the proposed disposition; and
 - inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;
- and
- it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.
- (4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —

- (a) the names of all other parties concerned; and
- (b) the consideration to be received by the local government for the disposition; and
- (c) the market value of the disposition —
 - (i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
 - (ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.

Local Government (Functions and General) Regulations 1996

30. Dispositions of property excluded from Act s. 3.58

(1) A disposition that is described in this regulation as an exempt disposition is excluded from the application of section 3.58 of the Act.

...

(3) A disposition of property other than land is an exempt disposition if —

- (a) its market value is less than \$20 000; or
- (b) it is disposed of as part of the consideration for other property that the local government is acquiring for a consideration the total value of which is not more, or worth more, than \$75 000.

Policy Implications – Nil

Council is considering a draft policy at the August 2021 Ordinary Meeting, which would require that the income included Council's Annual Budget from the sale of a plant item auction would be the reserve price for the sale of that plant item at auction to sell that plant item.

With a change in the expected value of a plant item to be sold at auction from the value included in the Council's Annual Budget, would require the new reserve price to be separately approved by Council.

Financial Implications

In the 2020/21 annual budget Council budgeted income of \$30,000 (GST Exclusive) for the sale of the Bomag BW211 D3 vibrating steel drum roller.

The auction house charges a commission of 2.75% of the sale price with an additional expense for an OHS Inspection of \$150 for heavy machinery. This is similar for all earthmoving and machinery. 2.75% of the reserve sale price of \$30,000 equates to \$825.

Economic Implications – Nil

Social Implications – Nil

Environmental Considerations – Nil

Consultation

Pickles Auctions

Options

The Council can resolve:

1. the Officer's Recommendation;
2. an amended Officer's Recommendation including an alternative reserve price;
3. to sell the items by an alternative method such as private treaty with Council obtaining an independent valuation for the roller, or tender;

4. to not sell the items; or
 5. defer and seek additional information;
- stating the reasons for any decision that differs from the Officer's Recommendation.

Voting Requirements – Simple Majority

COUNCIL DECISION – 2021/092:

That Council sell Council's existing Bomag BW211 D3 vibrating steel drum roller at public auction with a reserve price of \$20,000 (GST Exclusive).

Moved: Cr Dowling

Seconded: Cr Bradford

Carried 5/0

12. CONFIDENTIAL MATTERS:

12.1.1 Long Service Leave – Tim Jurmann

COUNCIL DECISION – 2021/093:

That Council:

- 1. approves paying Mr Timothy Jurmann’s long service leave entitlement as a lump sum; and**
- 2. authorises the Shire President and Chief Executive Officer to sign and seal the Deed of Agreement between Mr Timothy Jurmann and the Shire of Cuballing. included at Attachment 12.1.1A.**

Moved: Cr Dowling

Seconded: Cr Bradford

Carried 5/0

13. NEXT MEETING:

Ordinary Council Meeting, 2.00pm, Wednesday 15th September 2021 at the Shire of Cuballing Council Chambers, Campbell Street, Cuballing.

14. CLOSURE OF MEETING:

There being no further business, the Shire President, Cr Conley, closed the meeting at 2.55pm.