

Notice of Meeting



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Dear Elected Member

The next Ordinary meeting of the Shire of Wandering will be held on Thursday 14 December 2023 in the Council Chambers commencing at 2.30pm.

Schedule

1.30pm	Citizenship Ceremony / afternoon tea
2.30pm	Ordinary Council Meeting

Alan Hart
Chief Executive Officer

8 December 2023

DISCLAIMER

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

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

AGENDA

Shire of Wandering
Ordinary Council Meeting
14 December 2023

OUR VISION

Wandering is a community of responsible, resilient and adaptable residents thriving in our scenic, economically diverse environment.

We wish to acknowledge the traditional custodians of the land we are meeting on today. We acknowledge and respect their continuing culture and the contribution they make to the Shire of Wandering, and convey our respects to Elders past, present and emerging.

DISCLAIMER

INFORMATION FOR THE PUBLIC ATTENDING COUNCIL MEETINGS

Please Note:

The recommendations contained in this agenda are officers' recommendations only and should not be acted upon until Council has resolved to adopt those recommendations.

The resolutions of Council should be confirmed by perusing the minutes of the Council meeting at which these recommendations were considered.

Members of the public should also note that they act at their own risk if they enact any resolution prior to receiving official written notification of Council's decision.

Meeting Procedures:

1. All Council meetings are open to the public, except for matter raised by Council under "confidential items".
2. Members of the public may ask a question at an ordinary Council Meeting under "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 proceeding, 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 decision of the Shire of Wandering.

Council Meeting Information:

Your Council generally handles all business at Ordinary or Special Council Meetings.

From time to time Council may form a Committee to examine subjects and then report back to Council.

Generally all meetings are open to the public; however, from time to time Council will be required to deal with personal, legal and other sensitive matters under "confidential items". On those occasions Council will generally close that part of the meeting to the public. Every endeavour will be made to do this as the last item of business of the meeting.

Public Question Time. It is a requirement of the *Local Government Act 1995* to allow at least fifteen (15) minutes for public question time following the opening and announcements at the beginning of the meeting. Should there be a series of questions the period can be extended at the discretion of the presiding member.

Written notice of each question should be given to the Chief Executive Officer fifteen (15) minutes prior to the commencement of the meeting. A summary of each question and the response is included in the meeting minutes.

When a question is not able to be answered at the Council Meeting a written answer will be provided after the necessary research has been carried out. Council staff will endeavour to provide the answers prior to the next ordinary meeting of Council.

Councillors may from time to time have a financial interest in a matter before Council. Councillors must declare an interest and the extent of the interest in the matter on the Agenda. However, the Councillor can request the meeting to declare the matter trivial, insignificant or in common with a significant number of electors or ratepayers. The Councillor must leave the meeting whilst the matter is discussed and cannot vote unless those present agree as above.

Members of staff, who have delegated authority from Council to act on certain matters, may from time to time have a financial interest in a matter on the Agenda. The member of staff must declare that interest and generally the presiding member of the meeting will advise the Officer if he/she is to leave the meeting.

Agendas, including an Information Bulletin, are delivered to Councillors within the requirements of the *Local Government Act 1995*, i.e. seventy-two (72) hours prior to the advertised commencement of the meeting. Whilst late items are generally not considered there is provision on the Agenda for items of an urgent nature to be considered.

Should an elector wish to have a matter placed on the Agenda the relevant information should be forwarded to the Chief Executive Officer in time to allow the matter to be fully researched by a Shire Officer. An Agenda item, including a recommendation, will then be submitted to Council for consideration. The Agenda closes the Friday week prior to the Council Meeting (i.e. ten (10) days prior to the meeting).

The Information Bulletin produced as part of the Agenda includes items of interest and information, which does not require a decision of Council.

Agendas for Ordinary Meetings are available at the Shire of Wandering Office and on the Shire website seventy-two (72) hours prior to the meeting and the public are invited to view a copy at the Shire Office.

Agenda items submitted to Council will include a recommendation for Council consideration. Electors should not interpret and/or act on the recommendations until after they have been considered by Council. Please note the Disclaimer in the Agenda (page 2).

Public Inspection of Unconfirmed Minutes (Regulation 13).

A copy of the unconfirmed Minutes of Ordinary and Special Meetings will be available for public inspection from the Shire of Wandering Office and the Shire of Wandering website within ten (10) working days after the Meeting.

Alan Hart
Chief Executive Officer

SHIRE OF WANDERING

Agenda for the Ordinary Meeting of Council to be held in the Council Chambers on Thursday 14 December 2023 – commencing at 2.30pm.

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1. Declaration of Opening / Announcements of Visitors

The Presiding Member to declare the meeting open.

We wish to acknowledge the traditional custodians of the land we are meeting on today. We acknowledge and respect their continuing culture and the contribution they make to the Shire of Wandering, and convey our respects to Elders past and present.

2. Attendance / Apologies / Approved Leave of Absence

Councillors

Cr Ian Turton (Shire President)
Cr Sheryl Little (Deputy Shire President)
Cr Lou Cowan
Cr Gillian Hansen
Cr Dennis Jennings
Cr Alan Price
Cr Max Watts

Staff

Alan Hart (Chief Executive Officer)
Karl Mickle (Operations Manager)

Apologies

Members of the Public

3. Announcements by the Presiding Member

4. Response to Previous Public Questions Taken on Notice

Nil.

5. Public Question Time

6. Petitions / Deputations / Presentations / Submissions

Nil.

7. Applications for Leave of Absence

8. Disclosures of Interest

9. Confirmation of Minutes of Previous Meetings Held

9.1 Ordinary Council Meeting Minutes – 16 November 2023

Statutory Environment:

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

Voting Requirements:

Simple Majority

Recommendation:

That the Minutes of the Ordinary Meeting of Council held on 16 November 2023 be confirmed as true and correct.

Moved: _____

Seconded: _____

Carried

For/Against: Cr Turton Cr Little Cr Cowan Cr Hansen Cr Jennings Cr Price Cr Watts

10. Reports of Committees of Council

11. Reports from Councillors

Cr Ian Turton (President)

Cr Sheryl Little (Deputy President)

Cr Lou Cowan

Cr Gillian Hansen

Cr Dennis Jennings

Cr Alan Price

Cr Max Watts

12. Chief Executive Officer

12.1 Shire of Wandering Policy Manual Review

File Reference:	11.111.11101
Author:	Lisa Boddy, Executive Assistant
Authorising Officer	Alan Hart, Chief Executive Officer
Date:	
Disclosure of Interest:	Nil
Attachments:	Policy 35 – Bereavement Acknowledgement Policy 36 – Self Supporting Loans Policy 37 – Welcome to Country
Previous Reference:	Item 12.1 Ordinary Council Meeting 16 November 2023

Summary:

To continue with the process of reviewing all Council policies to ensure they are still relevant and correct for the day to day workings of the Shire.

Background:

At the Ordinary Council Meeting held on 18 August 2022 Council resolved to adopt Policy 83 – Policy Manual which states that:

All policies within the Policy Manual are to be reviewed by Council every three years, being one third of Council's policies each year in a three year period. Council may review an individual policy at any time before the next review date if it determines it to be necessary.

As there are currently 90 policies of the Shire it is proposed that each month several policies are reviewed by Council, this will ensure that all policies are reviewed in the stated three year period.

Comment:

Three policies are to be reviewed this month:

- Policy 35 – Bereavement Acknowledgement
- Policy 36 – Self Supporting Loans
- Policy 37 – Welcome to Country

These policies were presented to the General Planning Forum on 16 November 2023. Changes were made to policies 35 and 37 as highlighted in the attachments. No changes were made to Policy 36.

Consultation:

Chief Executive Officer
Elected Members

Statutory Environment:

Local Government Act 1995 S.2.7(2)(b)

Policy Implications:

As reviewed.

Financial Implications:

Nil.

**Strategic Implications:
Provide Strong Leadership**

Our Goals	Our Strategies
A well informed Community	Foster Opportunities for connectivity between Council and the Community
We plan for the future and are strategically focused	Ensure accountable, ethical and best practice governance Service Level Plans detail operational roles, responsibilities and resources.

Sustainability Implications:

- Environmental: There are no known significant environmental considerations.
- Economic: There are no known significant economic considerations.
- Social: There are no known significant social considerations.

Risk Implications:

Not regularly updating the Shire’s Policy manual poses a reputable risk with a medium risk rating. In order to maintain transparency and to facilitate appropriate decision making processes, it is imperative that policy statements reflect the current position of Council and work practices at the Shire as well as best practice approaches.

Voting Requirements:

Simple Majority

Officer Recommendation:

That Council adopts the following policies with any amendments made.

- **Policy 35 – Bereavement Acknowledgement**
- **Policy 36 – Self Supporting Loans**
- **Policy 37 – Welcome to Country**

Moved: _____

Seconded: _____

Carried

For/Against: Cr Turton Cr Little Cr Cowan Cr Hansen Cr Jennings Cr Price Cr Watts

POLICY TYPE:	GOVERNANCE AND COUNCIL MEMBERS
DATE ADOPTED:	18/07/2019

POLICY NO:	35
DATE LAST REVIEWED:	17/09/2020 16/09/2021

LEGAL (PARENT):	<i>Local Government Act 1995</i>
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LEGAL (SUBSIDIARY):	
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DELEGATION OF AUTHORITY APPLICABLE:	
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DELEGATION NO.	
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ADOPTED POLICY	
TITLE:	Bereavement Acknowledgement
OBJECTIVE:	<ul style="list-style-type: none"> To describe the Shire's approach to the passing of people who have played significant roles in the Shire.

DEFINITIONS

Death Notice - A public expression of sympathy about the death of a person.

Immediate family - Means the nucleus of a family that is a spouse; children; parents; and siblings, as recognised under Australian law.

Noongar Elder - The term Elder is used to describe a cultural construct within Aboriginal and Torres Strait Islander culture. For the purpose of this policy it is used to refer to individuals who are recognised by family and/or Aboriginal community as being a holder of cultural knowledge and respected as such. A Noongar Elder is a person who is traditionally connected to one or more of the 14 Noongar language groups which take into account the whole South West of Western Australia (Amangu, Yued/Yuat, Whadjuk/Wajuk, Binjareb/Pinjarup, Wardandi, Balardong/Ballardong, Nyakinyaki, Wilman, Ganeang, Bibulmun/Piblemen, Mineng, Goreng and Wudjari and Njunga)

POLICY STATEMENT

The Shire of Wandering is proud of its history and the people who have shaped it. As a mark of respect, Council can acknowledge the contribution made to the district by deceased persons and their immediate families.

The Bereavement Policy will recognise (but is not limited to) the following groups of people:

- (a) Noongar Elders.
- (b) Freeman of the Shire of Wandering and immediate family members.
- (c) Persons honoured as a Wandering pioneer and immediate family members.
- (d) Current and former council members of the Shire of Wandering.
- (e) Chief Executive Officers appointed by the Shire of Wandering Council.
- (f) Employees employed by the Shire of Wandering and "in service" at the date of their passing.
- (g) Volunteers who have contributed to the Shire of Wandering services and projects and "in service" at the date of their passing.
- (h) Identities of the Shire of Wandering, or other significant persons, as agreed by the Shire President and the Chief Executive Officer

1. FORM OF RECOGNITION

The Shire recognises the death of a person closely associated with the district by following established funeral etiquette, respecting the wishes of the immediate family if known, and being sensitive to the deceased's cultural or religious beliefs, if known.

Generally, this recognition will take the form of:

- (a) A Public expression of sympathy on behalf of the district, by placing a notice in the Death Notices section of the West Australian Newspaper; and
- (b) Sending a sympathy (condolence) card or a personal note to the immediate family if known, on behalf of Council and employee;

- (c) Flying of the appropriate flag at half-mast prior to and during the day of the funeral at the discretion of the Shire President and CEO
- (d) A floral tribute where this form of sympathy is considered acceptable by the family; and
- (e) When considered appropriate by the Shire president and the Chief Executive Officer, inviting council members or senior employee to represent the Shire at the funeral service, dependent upon the type of service being held.

NOTE: Where council members, senior employee or employee have a personal connection to the deceased, it is the individual's prerogative to attend the funeral on their own behalf.

Recognition of an immediate family member of a person closely associated with the Shire of Wandering and its history will be:

- (a) A sympathy card or personal note of condolence, on behalf of the district; and
- (b) Inviting a council member or senior employee representative(s) to attend the funeral on behalf of the Shire, where the Shire President or Chief Executive Officer considers it appropriate.

2. TIMING OF RECOGNITION

Funeral etiquette dictates that formal recognition occurs at the time of the death or at the funeral service.

The funeral service provides for the proper remembrance of the person who has died.

Where Council is notified of a death after a funeral service has taken place, it is still appropriate to send a sympathy card or a personal note of condolence.

POLICY TYPE:	GOVERNANCE AND COUNCIL MEMBERS
DATE ADOPTED:	18/07/2019

POLICY NO:	36
DATE LAST REVIEWED:	17/09/2020 16/09/2021

LEGAL (PARENT):	<i>Local Government Act 1995</i>
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LEGAL (SUBSIDIARY):	
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DELEGATION OF AUTHORITY APPLICABLE:	
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DELEGATION NO.	
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ADOPTED POLICY	
TITLE:	Self-Supporting Loans
OBJECTIVE:	<ul style="list-style-type: none"> To provide a framework for access to self-supporting loans

POLICY STATEMENT

1. PRINCIPLES

The Shire of Wandering has adopted the following principles:

- (a) A request to Council to raise a self-supporting loan will be considered only from community not for profit organisations.
- (b) Each request will be considered on its merits, and the organisation may be asked to provide guarantors or other acceptable security.
- (c) In the event of Council agreeing to make funds available on a self-supporting basis for the construction of infrastructure, Council reserves the right to control and/or to carry out any of the following:
 - The preparation of plans and specifications for the proposed work,
 - The calling of tenders for the proposed work,
 - The preparation of the contract documents,
 - The letting of the contract,
 - Sole supervision of the project,
 - Sole authorisation of expenditure of funds for the project.
- (d) Each request for a Self-Supporting loan is to be considered on its individual merits and any application is to include a minimum of the following information:
 - Request for Self-Supporting Loan in the amount of \$xx for a term of xx years.
 - Demonstrate capacity to meet loan repayments,
 - Project scope,
 - Total Cost of Project (project Budget) including all funding sources,
 - The Total number of registered Members,
 - Benefits the project will bring to members and the community, and
 - Acknowledgement that the applicant is responsible for reimbursement to the Shire of Wandering of full costs associated with the loan and that the club will enter into a "LOAN REPAYMENT AGREEMENT" with the Shire of Wandering.
- (e) The provision of self-supporting loans will only be at the sole discretion of Council and on terms agreed between Council and the entity seeking funding.

POLICY TYPE:	GOVERNANCE AND COUNCIL MEMBERS
DATE ADOPTED:	18/07/2019

POLICY NO:	37
DATE LAST REVIEWED:	17/09/2020 16/09/2021

LEGAL (PARENT):	<i>Local Government Act 1995</i>
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LEGAL (SUBSIDIARY):	
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DELEGATION OF AUTHORITY APPLICABLE:	
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DELEGATION NO.	
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ADOPTED POLICY	
TITLE:	Welcome to, and acknowledgment of Country
OBJECTIVE:	<ul style="list-style-type: none"> To acknowledge the Traditional Custodians of the land upon which the Shire of Wandering is situated and demonstrate respect for the original custodians. This policy provides direction to the Shire outlining how this acknowledgement is conducted.

POLICY STATEMENT

The Shire of Wandering supports Welcome to Country statements and this Policy applies to relevant Shire of Wandering functions, and where appropriate and relevant, to functions held in Shire facilities. The Shire values its Aboriginal and Torres Strait Islander residents and employees.

Observing Welcome to Country protocols demonstrates respect for Aboriginal traditional cultural practices and recognises the Aboriginal people as Traditional Custodians in the cultural history of the Wandering District.

1. IMPLEMENTATION

A Welcome to Country, **or acknowledgement of Country**, should be observed at all official major Shire events including but not limited to:

- (a) All events celebrating Aboriginal and Torres Strait Islander people and culture, for example NAIDOC and Reconciliation Week celebrations;
- (b) Opening of new significant buildings or other infrastructure
- (c) Australia Day Citizenship Ceremonies;
- (d) Opening of major exhibitions and annual art awards; and
- (e) ~~All meetings of Council~~

A Welcome to Country ceremony gives Traditional Custodians, the opportunity to formally welcome people to their land. This ceremony should be undertaken by Elders acknowledged as such by their family and community. The Shire acknowledges the importance of having Elders who are recognised in the local community as being the most appropriate people to conduct a Welcome to Country for the Shire. Where a local Elder is not available, it is acceptable for an Elder from another area to give the Welcome to Country.

2. WELCOME TO COUNTRY

Welcome to Country should always occur as the first item in a ceremony or event. There is no specific wording or format for a Welcome to Country and it may include speech, dance, music, song and/or other cultural rituals.

Where a Welcome to Country has occurred an Acknowledgement of Country should also be included in the speech notes of the MC, Senior Officer or council members who is the next to speak at the event, meeting or ceremony.

This Acknowledgement of Country should make a specific link or observation to the Welcome to Country that has just occurred and give thanks.

3. ACKNOWLEDGEMENT OF COUNTRY

An Acknowledgement of Country can be undertaken by an Aboriginal and Torres Strait Islander person who is not a Traditional Custodian of the area or a non-Aboriginal person.

An Acknowledgement of Country is a way for people to show respect for indigenous heritage.

This Acknowledgement of Country should make a specific link or observation to the Welcome to Country that has just occurred and give thanks.

An Acknowledgement of Traditional Custodians should be used by a Shire Officer or Council member at significant events, meetings and ceremonies prior to the commencement of the activity.

13. Finance

13.1 Financial Reports November 2023

File Reference:	N/A
Location:	N/A
Applicant:	N/A
Author:	Bob Waddell
Authorising Officer	Alan Hart– Chief Executive Officer
Date:	2023
Disclosure of Interest:	N/A
Attachments:	November 2023 Financial Statements
Previous Reference:	Nil

Summary:

Consideration of the financial reports for the period ending 30 November 2023.

Background:

The financial reports for the period ending 30 November 2023 are included as attachments.

Comment:

If you have any questions regarding details in the financial reports, please contact the office prior to the Council meeting so that sufficient time is given to research the request. This will enable the information to be provided at the Council meeting.

Consultation:

Not applicable.

Statutory Environment:

Section 34 (1) (a) of the *Local Government (Financial Management) Regulations 1996* states that a Local Government is to prepare monthly statement of financial activity including annual budget estimates, monthly budget estimates, actual monthly expenditure, revenue and income, material variances between monthly budget and actual figures and net current assets on a monthly basis.

Policy Implications:

Not applicable.

Financial Implications:

Not applicable.

Strategic Implications:

Improve Our Financial Position

Our Goals	Our Strategies
The Wandering Shire is financially sustainable	<ul style="list-style-type: none"> • Improve accountability and transparency • Develop an investment strategy that plans for the future and provides cash backed reserves to meet operational needs • Prudently manage our financial resources to ensure value for money • Reduce reliance on operational grants

Improve Our Financial Position

Our Goals	Our Strategies
The Wandering Shire is financially sustainable	<ul style="list-style-type: none"> • Improve accountability and transparency • Develop an investment strategy that plans for the future and provides cash backed reserves to meet operational needs • Prudently manage our financial resources to ensure value for money • Reduce reliance on operational grants

Sustainability Implications:

- Environmental: There are no known significant environmental considerations.
- Economic: There are no known significant economic considerations.
- Social: There are no known significant social considerations.

Risk Implications:

Nil

Voting Requirements:

Simple Majority

Officer Recommendation:

That the financial report for the period ending 30 November 2023 as presented be accepted.

Moved: _____

Seconded: _____

Carried

For/Against: Cr Turton Cr Little Cr Cowan Cr Hansen Cr Jennings Cr Price Cr Watts



SHIRE OF WANDERING

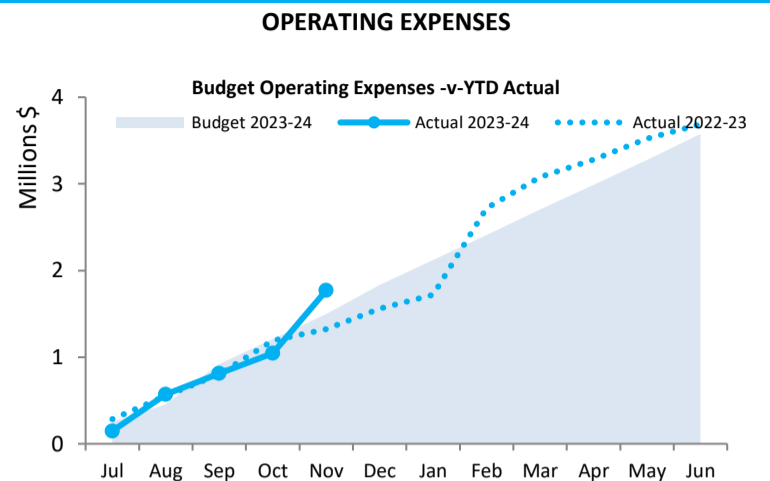
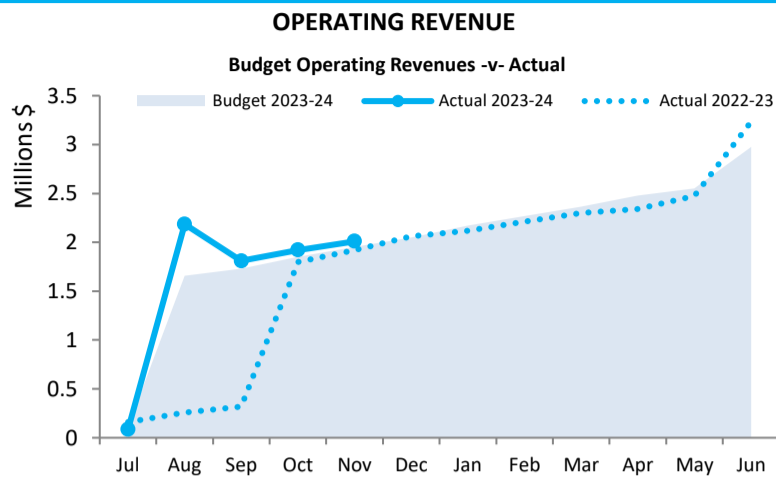
MONTHLY FINANCIAL REPORT (Containing the Statement of Financial Activity) FOR THE PERIOD ENDED 30 NOVEMBER 2023

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

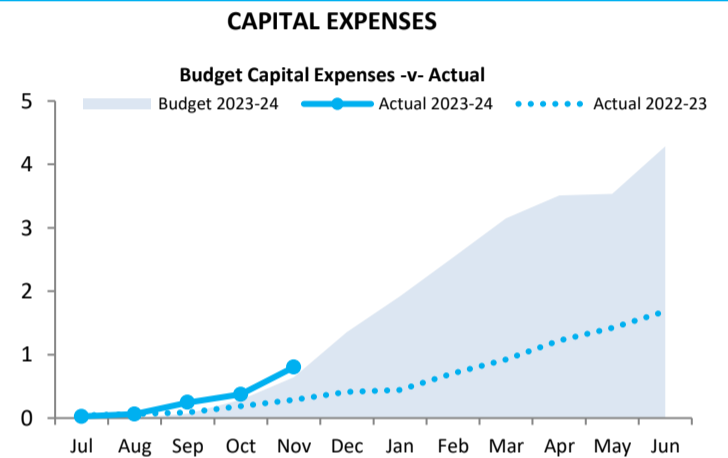
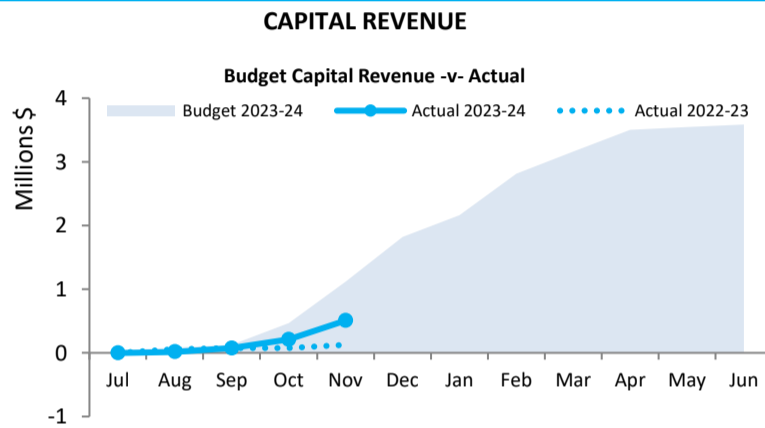
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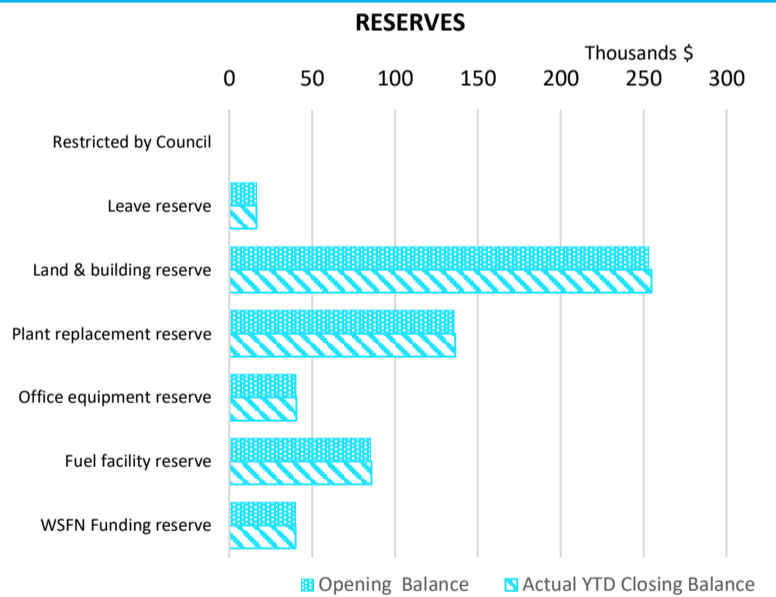
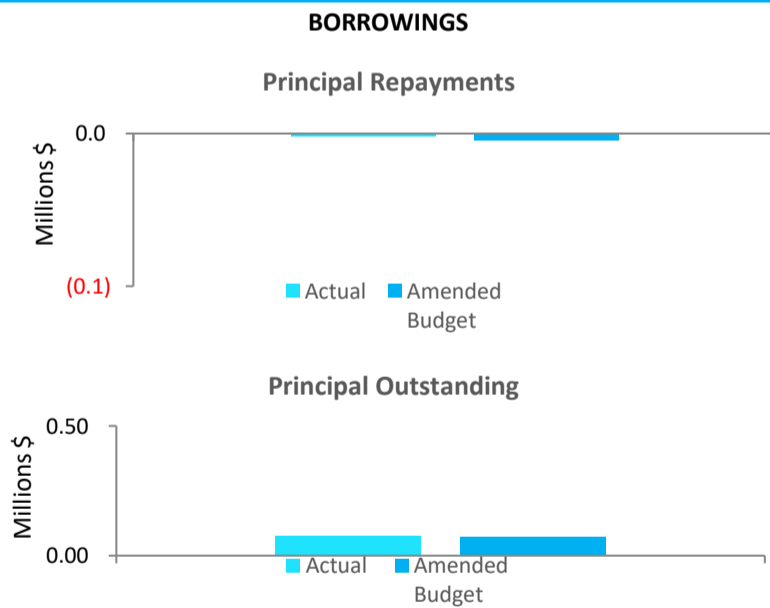
OPERATING ACTIVITIES



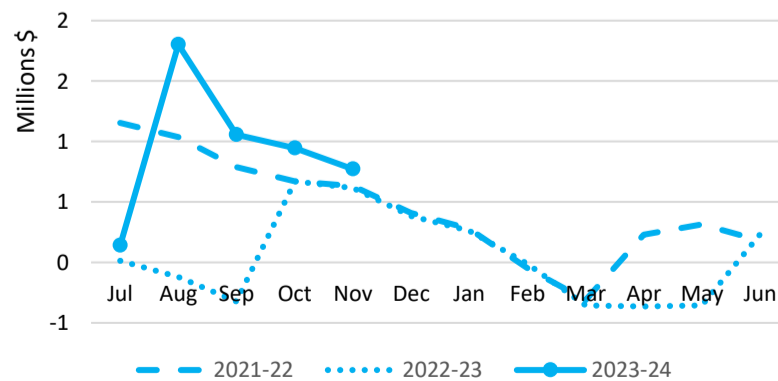
INVESTING ACTIVITIES



FINANCING ACTIVITIES



Closing funding surplus / (deficit)



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

STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2023

BY NATURE

	Ref	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Variance \$	Variance %	Var.
	Note	(a)	(b)	(b)	(c)	(c) - (b)	((c) - (b))/(b)	
		\$	\$	\$	\$	\$	%	
OPERATING ACTIVITIES								
Revenue from operating activities								
Rates		1,463,898	1,463,898	1,463,898	1,460,792	(3,106)	(0.21%)	
Operating grants, subsidies and contributions	11	270,000	270,000	111,205	169,112	57,907	52.07%	▲
Fees and charges		834,770	834,770	351,045	341,338	(9,707)	(2.77%)	
Interest earnings		15,200	15,200	6,330	8,836	2,506	39.59%	
Other revenue		391,121	391,121	17,795	28,042	10,247	57.58%	▲
		2,974,989	2,974,989	1,950,273	2,008,120	57,847	2.97%	
Expenditure from operating activities								
Employee costs		(1,103,394)	(1,103,394)	(459,515)	(525,879)	(66,364)	(14.44%)	▼
Materials and contracts		(1,242,492)	(1,242,492)	(522,335)	(515,721)	6,614	1.27%	
Utility charges		(41,200)	(41,200)	(17,120)	(9,693)	7,427	43.38%	
Depreciation on non-current assets		(1,047,948)	(1,047,948)	(435,943)	(598,737)	(162,794)	(37.34%)	▼
Interest expenses		(3,302)	(3,302)	(1,375)	(881)	494	35.90%	
Insurance expenses		(104,971)	(104,971)	(51,200)	(101,875)	(50,675)	(98.98%)	▼
Other expenditure		(32,500)	(32,500)	(8,625)	(16,718)	(8,093)	(93.83%)	
		(3,575,807)	(3,575,807)	(1,496,113)	(1,769,505)	(273,392)	18.27%	
Non-cash amounts excluded from operating activities	1(a)	1,053,077	1,053,077	441,072	598,836	157,764	35.77%	▲
Amount attributable to operating activities		452,259	452,259	895,232	837,451	(57,781)	(6.45%)	
INVESTING ACTIVITIES								
Inflows from investing activities								
Proceeds from capital grants, subsidies and contributions	12	3,535,296	3,535,296	1,117,798	506,980	(610,818)	(54.64%)	▼
		3,535,296	3,535,296	1,117,798	506,980	(610,818)	(54.64%)	
Outflows from investing activities								
Payments for inventories, property, plant and equipment and infrastructure	6	(3,855,368)	(3,905,368)	(643,750)	(800,282)	(156,532)	(24.32%)	▼
		(3,855,368)	(3,905,368)	(643,750)	(800,282)	(156,532)	24.32%	
Amount attributable to investing activities		(320,072)	(370,072)	474,048	(293,302)	(767,350)	(161.87%)	
FINANCING ACTIVITIES								
Inflows from financing activities								
Transfer from reserves	9	0	50,000	0	0	0	0.00%	
		0	50,000	0	0			
Outflows from financing activities								
Repayment of borrowings	7	(4,570)	(4,570)	0	(1,483)	(1,483)	0.00%	
Transfer to reserves	9	(373,878)	(373,878)	0	(3,205)	(3,205)	0.00%	
		(378,448)	(378,448)	0	(4,688)	(4,688)	0.00%	
Amount attributable to financing activities		(378,448)	(328,448)	0	(4,688)	(4,688)	0.00%	
MOVEMENT IN SURPLUS OR DEFICIT								
Surplus or deficit at the start of the financial year	1(c)	246,261	232,754	232,754	232,754	0	0.00%	
Amount attributable to operating activities		452,259	452,259	895,232	837,451	(57,781)	(6.45%)	
Amount attributable to investing activities		(320,072)	(370,072)	474,048	(293,302)	(767,350)	(161.87%)	▼
Amount attributable to financing activities		(378,448)	(328,448)	0	(4,688)	(4,688)	0.00%	
Surplus or deficit at the end of the financial year	1(c)	(0)	(13,507)	1,602,034	772,214	(829,820)	51.80%	▼

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.

STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2023

BY PROGRAM

	Note	Adopted Annual Budget	Amended Annual Budget (d)	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var. ▲▼	Significant Var. \$
		\$	\$	\$	\$	\$	%		
OPERATING ACTIVITIES									
Revenue from operating activities									
Governance		3,500	3,500	1,455	0	(1,455)	(100.00%)	▼	
General Purpose Funding - Rates	6	1,463,898	1,463,898	1,463,898	1,460,792	(3,106)	(0.21%)	▼	
General Purpose Funding - Other		22,200	22,200	9,240	36,021	26,781	289.83%	▲	\$
Law, Order and Public Safety		46,250	46,250	24,885	28,228	3,343	13.44%	▲	
Health		2,500	2,500	2,205	343	(1,862)	(84.43%)	▼	
Education and Welfare		0	0	0	0	0			
Housing		38,480	38,480	16,030	16,189	159	0.99%	▲	
Community Amenities		58,500	58,500	24,355	48,804	24,449	100.38%	▲	\$
Recreation and Culture		2,420	2,420	1,000	1,584	584	58.41%	▲	
Transport		116,500	116,500	34,950	71,619	36,669	104.92%	▲	\$
Economic Services		818,120	818,120	349,665	324,778	(24,887)	(7.12%)	▼	
Other Property and Services		402,621	402,621	22,590	19,762	(2,828)	(12.52%)	▼	
		2,974,989	2,974,989	1,950,273	2,008,120				
Expenditure from operating activities									
Governance		(216,291)	(216,291)	(90,830)	(109,603)	(18,773)	(20.67%)	▼	\$
General Purpose Funding		(100,024)	(100,024)	(41,665)	(50,965)	(9,300)	(22.32%)	▼	
Law, Order and Public Safety		(118,341)	(118,341)	(50,087)	(66,271)	(16,184)	(32.31%)	▼	\$
Health		(18,649)	(18,649)	(7,755)	(7,964)	(209)	(2.70%)	▼	
Education and Welfare		(6,234)	(6,234)	(2,585)	(2,883)	(298)	(11.52%)	▼	
Housing		(49,921)	(49,921)	(20,710)	(24,143)	(3,433)	(16.58%)	▼	
Community Amenities		(233,767)	(233,767)	(97,484)	(119,706)	(22,222)	(22.80%)	▼	\$
Recreation and Culture		(254,102)	(254,102)	(106,704)	(112,972)	(6,268)	(5.87%)	▼	
Transport		(1,585,714)	(1,585,714)	(660,361)	(816,664)	(156,303)	(23.67%)	▼	\$
Economic Services		(972,474)	(972,474)	(405,217)	(405,379)	(162)	(0.04%)	▼	
Other Property and Services		(20,290)	(20,290)	(12,715)	(52,955)	(40,240)	(316.48%)	▼	\$
		(3,575,807)	(3,575,807)	(1,496,113)	(1,769,505)				
Non-cash amounts excluded from operating activities	1(a)	1,053,077	1,053,077	441,072	598,836	157,764	35.77%	▲	
Amount attributable to operating activities		452,259	452,259	895,232	837,451	(57,781)	(6.45%)		
INVESTING ACTIVITIES									
Inflows from investing activities									
Proceeds from capital grants, subsidies and contributions	12	3,535,296	3,535,296	1,117,798	506,980	(610,818)	(54.64%)	▼	\$
Proceeds from Disposal of Assets	5	0	0	0	0	0			
		3,535,296	3,535,296	1,117,798	506,980				
Outflows from investing activities									
Payments for inventories, property, plant and equipment and infrastructure	6	(3,855,368)	(3,905,368)	(643,750)	(800,282)	(156,532)	(24.32%)	▼	\$
		(3,855,368)	(3,905,368)	(643,750)	(800,282)				
Amount attributable to investing activities		(320,072)	(370,072)	474,048	(293,302)				
FINANCING ACTIVITIES									
Inflows from financing activities									
Proceeds from New Debentures	7	0	0	0	0	0	0.00%		
Transfer from Reserves	9	0	50,000	0	0	0			
		0	50,000	0	0				
Outflows from financing activities									
Payments for principal portion of lease liabilities	8	0	0	0	0	0			
Repayment of Debentures	7	(4,570)	(4,570)	0	(1,483)	(1,483)		▼	
Transfer to Reserves	9	(373,878)	(373,878)	0	(3,205)	(3,205)		▼	
		(378,448)	(378,448)	0	(4,688)				
Amount attributable to financing activities		(378,448)	(328,448)	0	(4,688)				
MOVEMENT IN SURPLUS OR DEFICIT									
Surplus or deficit at the start of the financial year	1	246,261	232,754	232,754	232,754				
Amount attributable to operating activities		452,259	452,259	895,232	837,451				
Amount attributable to investing activities		(320,072)	(370,072)	474,048	(293,302)				
Amount attributable to financing activities		(378,448)	(328,448)	0	(4,688)				
Surplus or deficit at the end of the financial year	1	(0)	(13,507)	1,602,034	772,214				

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.

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

SHIRE OF WANDERING
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 NOVEMBER 2023

	30 June 2023	30 November 2023
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	1,336,298	1,858,721
Trade and other receivables	256,682	346,689
Inventories	35,951	138,869
Other assets	17,897	385
TOTAL CURRENT ASSETS	1,646,829	2,344,664
NON-CURRENT ASSETS		
Trade and other receivables	7,911	7,911
Other financial assets	20,372	20,372
Inventories	166,300	169,253
Property, plant and equipment	7,396,366	7,481,843
Infrastructure	87,514,167	87,634,714
Right-of-use assets	0	214,935
TOTAL NON-CURRENT ASSETS	95,105,116	95,529,029
TOTAL ASSETS	96,751,945	97,873,693
CURRENT LIABILITIES		
Trade and other payables	292,870	101,854
Other liabilities	425,101	771,386
Lease liabilities	0	29,659
Borrowings	4,570	3,087
Employee related provisions	141,662	141,662
TOTAL CURRENT LIABILITIES	864,203	1,047,647
NON-CURRENT LIABILITIES		
Lease liabilities	0	192,708
Borrowings	70,972	70,972
Employee related provisions	34,659	34,659
TOTAL NON-CURRENT LIABILITIES	105,631	298,340
TOTAL LIABILITIES	969,834	1,345,987
NET ASSETS	95,782,111	96,527,706
EQUITY		
Retained surplus	21,127,881	21,870,270
Reserve accounts	570,806	574,012
Revaluation surplus	74,083,424	74,083,424
TOTAL EQUITY	95,782,111	96,527,706

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

(a) Non-cash items excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32*.

	Notes	Adopted Budget	YTD Budget (a)	YTD Actual (b)
Non-cash items excluded from operating activities				
		\$	\$	\$
Adjustments to operating activities				
Less: Movement in liabilities associated with restricted cash		5,129	5,129	99
Add: Depreciation on assets		1,047,948	435,943	598,737
Total non-cash items excluded from operating activities		1,053,077	441,072	598,836

(b) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation*

32 to agree to the surplus/(deficit) after imposition of general rates.

		Adopted Budget Opening	Last Year Closing	Year to Date
		30 June 2023	30 June 2023	30 November 2023
Adjustments to net current assets				
Less: Reserves - restricted cash	9	(570,806)	(570,806)	(574,012)
Add: Borrowings	7	0	4,570	3,087
Add: Current portion of employee benefit provisions held in reserve		16,365	16,365	16,464
Total adjustments to net current assets		(554,441)	(549,872)	(524,802)
(c) Net current assets used in the Statement of Financial Activity				
Current assets				
Cash and cash equivalents	3	1,336,298	1,336,298	1,858,721
Rates receivables	4	44,780	43,483	223,707
Receivables	4	176,014	213,199	122,982
Other current assets	5	35,951	53,849	139,254
Less: Current liabilities				
Payables	6	(279,329)	(292,870)	(101,854)
Borrowings	7	0	(4,570)	(3,087)
Contract and Capital Grant/Contribution liabilities	10	(425,512)	(425,101)	(771,386)
Provisions	10	(87,500)	(141,662)	(141,662)
Less: Total adjustments to net current assets	1(b)	(554,441)	(549,872)	(524,802)
Closing funding surplus / (deficit)		246,261	232,754	772,214

CURRENT AND NON-CURRENT CLASSIFICATION

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

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 30 NOVEMBER 2023

NOTE 1

STATEMENT OF FINANCIAL ACTIVITY INFORMATION (ALTERNATE PRESENTATION)

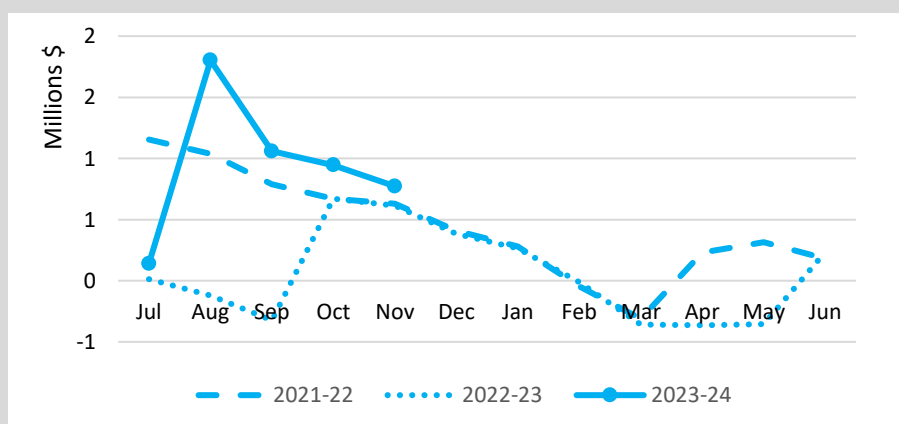
Adjusted Net Current Assets	Note	Last Years Closing 30/06/2023	This Time Last Year 30/11/2022	Year to Date Actual 30/11/2023
		\$	\$	\$
Current Assets				
Cash Unrestricted	3	765,492	1,079,903	1,284,709
Cash Restricted - Reserves	3	570,806	535,319	574,012
Cash Restricted - Bonds & Deposits	3	0	0	0
Receivables - Rates	4	43,483	364,786	223,707
Receivables - Other	4	213,199	198,277	122,982
Other Assets Other Than Inventories	5	17,897	0	385
Inventories	5	35,951	(33,067)	138,869
		1,646,829	2,145,218	2,344,664
Less: Current Liabilities				
Payables	6	(283,675)	(299,421)	(94,464)
Contract and Capital Grant/Contribution Liabilities	10	(425,101)	(608,686)	(771,386)
Bonds & Deposits	6	(9,195)	(10,378)	(7,390)
Loan and Lease Liability	7	(4,570)	0	(32,746)
Provisions	10	(141,662)	(87,501)	(141,662)
		(864,203)	(1,005,985)	(1,047,647)
Less: Cash Reserves	9	(570,806)	(535,319)	(574,012)
Add Back: Component of Leave Liability not Required to be funded		16,365	11,291	16,464
Add Back: Loan and Lease Liability		4,570	0	32,746
Less : Loan Receivable - clubs/institutions		0	0	0
Less : Trust Transactions Within Muni		0	0	0
Net Current Funding Position		232,754	615,205	772,214

SIGNIFICANT ACCOUNTING POLICIES

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

KEY INFORMATION

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



This Year YTD
Surplus(Deficit)
\$.77 M

Last Year YTD
Surplus(Deficit)
\$.62 M

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2023**

**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 Actual materially.

The material variance adopted by Council for the 2023-24 year is \$10,000 or 10.00% whichever is the greater.

Nature or type	Var. \$	Var. %	Explanation of positive variances		Explanation of negative variances	
			Timing	Permanent	Timing	Permanent
	\$	%				
Revenue from operating activities						
Operating grants, subsidies and contributions	57,907	52.07%	▲	Positive variance due to the receipt of the MRWA Grant prior to budget phasing.		
Other revenue	10,247	57.58%	▲	Positive variance due to Insurance Reimbursement not budgeted for and phasing of Legal Fees Rate recovery phasing.		
Expenditure from operating activities						
Employee costs	(66,364)	(14.44%)	▼		Negative variance due to Transport employee cost tracking higher than budgeted figure.	
Depreciation on non-current assets	(162,794)	(37.34%)	▼		Negative variance due to increase in the value of Road Assets after the 22-23 FV Revaluation.	
Insurance expenses	(50,675)	(98.98%)	▼		Negative variance is due to phasing of Admin - Insurance expenditure.	
Non-cash amounts excluded from operating activities	157,764	35.77%	▲	Positive variance due to the increase in the Depreciation charge for year.		
Investing activities						
Proceeds from capital grants, subsidies and contributions	(610,818)	(54.64%)	▼		Budget Allocations for completed projects which are grant related in this FY are ahead of actuals.	
Payments for inventories, property, plant and equipment	(156,532)	(24.32%)	▼		Negative variance due plant purchase made early, budget phased for 2nd half of year.	
Surplus or deficit at the end of the financial year	(829,820)	51.80%	▼			

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2023

OPERATING ACTIVITIES
NOTE 4
RATE REVENUE

General rate revenue	Budget							YTD Actual			
	Rate in \$ (cents)	Number of Properties	Rateable Value	Rate Revenue	Interim Rate	Back Rate	Total Revenue	Rate Revenue	Interim Rates	Back Rates	Total Revenue
RATE TYPE				\$	\$	\$	\$	\$	\$	\$	\$
Gross rental value											
GRV Residential	0.140620	51	577,616	81,224	0	0	81,224	81,224	0	0	81,224
GRV Special Use	0.150750	3	137,893	20,787	0	0	20,787	20,787	0	0	20,787
GRV Rural Residential	0.115620	53	723,850	83,692	0	0	83,692	83,692	0	0	83,692
GRV Industrial	0.115620	2	35,360	4,088	0	0	4,088	4,088	0	0	4,088
Unimproved value											
UV Rural, Rural Residential and Mining Tenements	0.005370	131	202,259,000	1,086,131	0	0	1,086,131	1,086,131	0	0	1,086,131
Non Rateable											
Non Rateable	0.00000	32	17,365	0	0	0	0	0	0	0	0
Sub-Total		272	203,751,084	1,275,922	0	0	1,275,922	1,275,922	0	0	1,275,922
Minimum payment	Minimum \$										
Gross rental value											
GRV Residential	1,312	29	76,792	38,048	0	0	38,048	38,048	0	0	38,048
GRV Special Use	1,312	1	4,160	1,312	0	0	1,312	1,312	0	0	1,312
GRV Rural Residential	1,312	47	232,564	61,664	0	0	61,664	61,664	0	0	61,664
GRV Industrial	1,312	2	0	2,624	0	0	2,624	2,624	0	0	2,624
UV Rural, Rural Residential and Mining Tenements	1,312	94	12,920,836	123,328	0	0	123,328	123,328	1,357	600	125,285
Sub-total		173	13,234,352	226,976	0	0	226,976	226,976	1,357	600	228,933
		445	216,985,436	1,502,898	0	0	1,502,898	1,502,898	1,357	600	1,504,855
Discount							(43,000)				(47,808)
Amount from general rates							1,459,898				1,457,047.61
Rates Written Off		0	0	0	0	0	0	0	0	0	(222)
Ex-gratia rates		0	0	0	0	0	4,000	3,967	0	0	3,967
Total general rates							1,463,898				1,460,792

KEY INFORMATION

Prepaid rates are, until the taxable event for the rates has occurred, refundable at the request of the ratepayer. Rates received in advance give rise to a financial liability. On 1 July 2021 the prepaid rates were recognised as a financial asset and a related amount was recognised as a financial liability and no income was recognised. When the taxable event occurs the financial liability is extinguished and income recognised for the prepaid rates that have not been refunded.

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
	Transport	\$	\$	\$	\$	\$	\$	\$	\$

Capital acquisitions	Adopted Budget	YTD Budget	YTD Actual	YTD Actual Variance
	\$	\$	\$	\$
Land held for resale - cost	0	0	2,953	2,953
Buildings	490,380	48,000	128,930	80,930
Furniture and equipment	7,000	0	358	358
Plant and equipment	55,000	0	98,876	98,876
Infrastructure - roads	3,239,740	576,779	569,165	(7,614)
Infrastructure - footpaths	63,248	18,971	0	(18,971)
Payments for Capital Acquisitions	3,855,368	643,750	800,282	156,532
Capital Acquisitions Funded By:				
	\$	\$	\$	\$
Capital grants and contributions	3,535,296	1,117,798	506,980	(610,818)
Lease liabilities	0	222,367	222,367	0
Contribution - operations	266,072	(696,415)	70,935	767,350
Capital funding total	3,855,368	643,750	800,282	156,532

SIGNIFICANT ACCOUNTING POLICIES

Each class of fixed assets within either plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

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

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

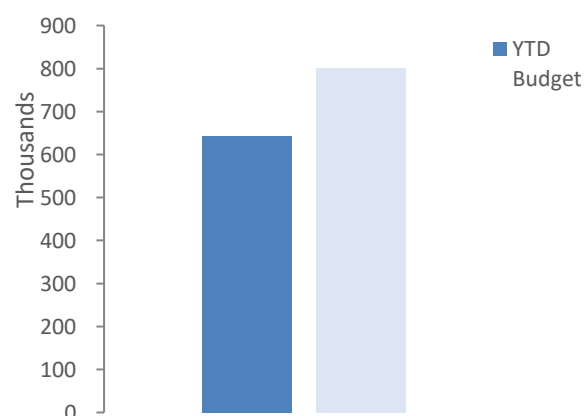
Initial recognition and measurement for assets held at cost

Plant and equipment including furniture and equipment is recognised at cost on acquisition in accordance with *Financial Management Regulation 17A*. Where acquired at no cost the asset is initially recognise at fair value. Assets held at cost are depreciated and assessed for impairment annually.

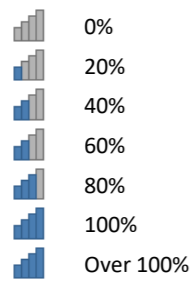
Initial recognition and measurement between mandatory revaluation dates for assets held at fair value

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

Payments for Capital Acquisitions



Capital expenditure total
Level of completion indicators



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

Level of completion indicator, please see table at the end of this note for further detail.

Account Number	Job Number	Balance Sheet Category	Account/Job Description	Adopted		YTD Actual	Variance (Under)/Over
				Budget	YTD Budget		
				\$	\$	\$	\$
Land Held for Resale							
Other Property & Services							
E14761		511	Land Held for Resale - Industrial Estate & Lot 801	0	0	(2,953)	(2,953)
Total - Other Property & Services				0	0	(2,953)	(2,953)
Total - Land Held for Resale				0	0	(2,953)	(2,953)
Buildings							
Law, Order & Public Safety							
E05111		521	Fire Station - New Toilet and Change Room	0	0	(10,264)	(10,264)
Total - Law, Order & Public Safety				0	0	(10,264)	(10,264)
Recreation And Culture							
E11383	WCC231	521	Wandering Community Centre Construction - Water Tanks DWER	0	0	(11,896)	(11,896)
E11383	WCC233	521	Wandering Community Centre Construction - New Veranda Grant	(120,000)	(48,000)	(103,537)	(55,537)
E11383	WCC234	521	Wandering Community Centre Upgrade - Kitchen Upgrade Grant I	(370,380)	0	(3,233)	(3,233)
Total - Recreation And Culture				(490,380)	(48,000)	(118,666)	(70,666)
Total - Buildings				(490,380)	(48,000)	(128,930)	(80,930)
Plant & Equipment							
Transport							
E12360		525	Purchase Plant & Equipment	(55,000)	0	(98,876)	(98,876)
Total - Transport				(55,000)	0	(98,876)	(98,876)
Total - Plant & Equipment				(55,000)	0	(98,876)	(98,876)
Furniture & Equipment							
Governance							
E04116		523	Purchase Furniture & Equipment	(7,000)	0	0	0
Total - Governance				(7,000)	0	0	0
Total - Furniture & Equipment				(7,000)	0	(358)	(358)
Infrastructure - Roads							
Transport							
E12101	RRSP241	541	Bridge Upgrade Culverts (0425)	(582,000)	(4,528)	0	4,528
E12102	RRG233	541	RRG - Kubbine Road - Gravel Resheeting - SLK 0.0 -6.16	0	0	(26,830)	(26,830)
E12102	RRG241	541	York Williams Road- SLK21.75-26.71 Bitumen Seal	(860,505)	(215,070)	(247,254)	(32,184)
E12103	R2R232	541	R2R - Wandering Pingelly Road , Bridge 0424A over Biberkine Bro	(234,551)	(2,250)	0	2,250
E12103	R2R234	541	R2R-Kubbine Road - Gravel Resheet	0	0	(18,091)	(18,091)
E12103	R2R241	541	Drainage Repairs down hill Wandoo Crescent	(43,376)	(43,376)	(51,774)	(8,398)
E12103	R2R242	541	Bridge Repairs	(61,734)	(18,519)	(17,100)	1,419
E12104	BS241	541	York Williams Road -Intersection Seal on north Approach SLK 8.75	(169,323)	(16,930)	(11,000)	5,930
E12105	WSFN231	541	North Bannister Wandering - Rd SLK 9.1 -22.0 - project developm	(29,948)	(8,983)	(42,048)	(33,065)
E12105	WSFN232	541	Wandering Narrogin Rd SLK 2.35 - 6.15 - project development fun	(8,656)	(2,597)	(41,144)	(38,547)
E12105	WSFN233	541	Wandering Pingelly Rd SLK 3.90 - 19.10 - project development fur	(72,767)	(21,829)	(15,595)	6,234
E12105	WSFN241	541	North Bannister Wandering Road-Upgrade and Overlay Pavement	(1,101,343)	(220,038)	(98,329)	121,709
E12105	WSFN242	541	WSFN North Bannister Wandering Road - Replace and Upgrade Ci	(75,537)	(22,659)	0	22,659
Total - Transport				(3,239,740)	(576,779)	(569,165)	7,614
Total - Infrastructure - Roads				(3,239,740)	(576,779)	(569,165)	7,614
Infrastructure - Footpaths							
Transport							
E12140	BN01	543	BIke Network-Gnowing Street 185m new Path	(63,248)	(18,971)	0	18,971
Total - Transport				(63,248)	(18,971)	0	18,971
Total - Infrastructure - Footpaths				(63,248)	(18,971)	0	18,971
Grand Total				(3,855,368)	(643,750)	(800,282)	(156,532)

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2023**

**FINANCING ACTIVITIES
NOTE 7
BORROWINGS**

Repayments - borrowings

Information on borrowings			New Loans			Principal Repayments			Principal Outstanding			Interest Repayments		
Particulars	Loan No.	1 July 2023	Actual	Adopted Budget	Amended Budget	Actual	Adopted Budget	Amended Budget	Actual	Adopted Budget	Amended Budget	Actual	Adopted Budget	Amended Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Community amenities														
Industrial Estate Development	1	75,542	0	0	0	(1,483)	(4,570)	(4,570)	74,059	70,972	70,972	(881)	(3,302)	(3,302)
Total		75,542	0	0	0	(1,483)	(4,570)	(4,570)	74,059	70,972	70,972	(881)	(3,302)	(3,302)
Current borrowings		4,570							3,087					
Non-current borrowings		70,972							70,972					
		75,542							74,059					

All debenture repayments were financed by general purpose revenue.

The Shire has no unspent debenture funds as at 30th June 2023, nor is it expected to have unspent funds as at 30th June 2024.

KEY INFORMATION

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature. Non-current borrowings fair values are based on discounted cash flows using a current borrowing rate.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2023**

**FINANCING ACTIVITIES
NOTE 8
LEASE LIABILITIES**

Movement in carrying amounts

Information on leases			New Leases			Principal Repayments			Principal Outstanding			Interest Repayments		
Particulars	Lease No.	1 July 2023	Actual	Adopted Budget	Amended Budget	Actual	Adopted Budget	Amended Budget	Actual	Adopted Budget	Amended Budget	Actual	Adopted Budget	Amended Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Transport														
JCB Excavator	1	0	222,367	0	0	0	0	0	222,367	0	0	0	0	0
Total		0	222,367	0	0	0	0	0	222,367	0	0	0	0	0
Current lease liabilities		0							29,659					
Non-current lease liabilities		0							192,708					
		0							222,367					

All lease repayments were financed by general purpose revenue.

The Shire does not have any lease liabilities to report.

KEY INFORMATION

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

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

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2023**

**OPERATING ACTIVITIES
NOTE 9
RESERVE ACCOUNTS**

Reserve accounts

Reserve name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Restricted by Council									
Leave reserve	16,364.70	129.00	98.82	5,000.00	0.00	0.00	0.00	21,493.70	16,463.52
Land & building reserve	253,164.86	1,996.00	1,528.74	0.00	0.00	0.00	0.00	255,160.86	254,693.60
Plant replacement reserve	135,588.37	1,069.00	818.79	348,378.00	0.00	(50,000.00)	0.00	435,035.37	136,407.16
Office equipment reserve	40,335.67	318.00	243.58	0.00	0.00	0.00	0.00	40,653.67	40,579.25
Fuel facility reserve	85,352.65	673.00	515.43	16,000.00	0.00	0.00	0.00	102,025.65	85,868.08
WSFN Funding reserve	40,000.00	0.00	0.00	315.00	0.00	0.00	0.00	40,315.00	40,000.00
	570,806.25	4,185.00	3,205.36	369,693.00	0.00	(50,000.00)	0.00	894,684.25	574,011.61

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2023**

**NOTE 10
BUDGET AMENDMENTS**

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

GL/JOB Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				\$	\$	\$	\$
Budget adoption							0
E12360	Purchase Plant & Equipment GEN	0810.23	Opening Surplus(Deficit) Capital Expenses			(13,507)	(13,507)
						(50,000)	(63,507)
				0	0	(63,507)	(63,507)

13.2 Accounts for Payment November 2023

File Reference:	N/A
Location:	N/A
Applicant:	N/A
Author:	Alan Hart – Chief Executive Officer
Authorising Officer	Alan Hart – Chief Executive Officer
Date:	October 2023
Disclosure of Interest:	N/A
Attachments:	Payment Listing and Credit Card Statement November 2023
Previous Reference:	Nil

Summary:

Council to note payments of accounts as presented.

Background:

The schedule of accounts is included as an attachment for Council information.

Comment:

If you have any questions regarding payments in the listing please contact the office prior to the Council meeting.

Consultation:

There has been no consultation.

Statutory Environment:

Section 12 of the *Local Government (Financial Management) Regulations 1996* states that

- 12 (1) A list of creditors is to be compiled for each month showing –
- (a) The payee’s name;
 - (b) The amount of the payment;
 - (c) Sufficient information to identify to transaction; and
 - (d) The date of the meeting of the council to which the list is to be presented.

Policy Implications:

There are no policy implications.

Financial Implications:

There are no financial implications.

Strategic Implications:

Improve Our Financial Position

Our Goals	Our Strategies
The Wandering Shire is financially sustainable	<ul style="list-style-type: none"> • Improve accountability and transparency • Develop an investment strategy that plans for the future and provides cash backed reserves to meet operational needs • Prudently manage our financial resources to ensure value for money • Reduce reliance on operational grants

Sustainability Implications:

- Environmental: There are no known significant environmental considerations.
- Economic: There are no known significant economic considerations.
- Social: There are no known significant social considerations.

Risk Implications:

Nil.

Voting Requirements:

Simple Majority

Shire of Wandering

Certificate of Expenditure – 30 November 2023

This Schedule of Accounts to be passed for payment covering:

Payment Method	Cheque/EFT/DD Number	Amount
Municipal Fund:		
Electronic Funds Transfers		\$433,923.53
Direct Debits		\$ 20,835.80
Cheques	-	Nil
	TOTAL	\$454,759.33

to the Municipal and Trust Accounts, totalling \$454,759.33 which were submitted to each member of the Council on 14 December 2023, have been checked and fully supported by vouchers and invoices which are submitted herewith, have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations, and costings.

Alan Hart
Chief Executive Officer

Officer Recommendation:

That in accordance with section 13 of the Financial Management Regulations of the *Local Government Act 1995* and in accordance with delegation, payment of Municipal Fund vouchers, Licensing, Salaries and Wages and EFT Transfers, Direct Debit totalling \$454,759.33 (attached) be noted as approved for payment and credit card statement be noted.

Moved: _____

Seconded: _____

Carried

For/Against: Cr Turton Cr Little Cr Cowan Cr Hansen Cr Jennings Cr Price Cr Watts

Shire of Wandering
List of Accounts for Payments for November 2023

Chq/EFT	Date	Name	Description	Amount	Amount
EFT8696	03/11/2023	Harvey Norman AV\IT Armadale	Grant Funded IT Purchases for CRC		-\$ 12,329.85
12116108	29/09/2023	Harvey Norman AV\IT Armadale	CRC Technology Grant Computer Purchases for CRC programs	\$ 5,792.00	
1211610	29/09/2023	Harvey Norman AV\IT Armadale	WA State Library Technology Grant-Computer Purchases for CRC	\$ 5,291.95	
1211615	29/09/2023	Harvey Norman AV\IT Armadale	Be Connected Grant -Computer Purchases	\$ 1,245.90	
EFT8697	08/11/2023	AMPAC	Debt collections costs		-\$ 440.00
100378	30/09/2023	AMPAC	Debt collections costs - A344	\$ 440.00	
EFT8698	08/11/2023	Avon Waste	Waste Collection Costs		-\$ 4,049.89
58481	30/09/2023	Avon Waste	Domestic & commercial general waste services, Fuel facility bin, North Bannister bins, General waste to landfill gate fee, Recycling Services, Recycle processing fee, Transfer Station general waste bins, General waste to landfill gate fee, Transfer Station recycle bins, Recycle processing fee, Building waste bin hire	\$ 4,049.89	
EFT8699	08/11/2023	Brookton Plumbing	Septic pump out		-\$ 1,358.01
7021	16/10/2023	Brookton Plumbing	Septic tank pump out, Septic tank pump out,	\$ 1,358.01	
EFT8700	08/11/2023	Corsign WA	Custom Sign		-\$ 990.00
79035	13/09/2023	Corsign WA	Kangaroo Next 5 km 750x750, Concealed driveway ahead 750x750	\$ 325.60	
79072	13/09/2023	Corsign WA	Security notice - sign for Bushfire Shed, Emergency access only - sign for Bushfire Shed	\$ 41.80	
78959	19/09/2023	Corsign WA	Event Signage	\$ 622.60	
EFT8701	08/11/2023	Focus Networks	IT Services		-\$ 0.17
8534	06/10/2023	Focus Networks	Interest Charges Overdue 5 days - Penalty for Inv-10249G	\$ 0.17	
EFT8702	08/11/2023	IT Vision	IT Services		-\$ 554.40
39110	30/09/2023	IT Vision	Refresh Synergysoft play account	\$ 554.40	

Shire of Wandering
List of Accounts for Payments for November 2023

Chq/EFT	Date	Name	Description	Amount	Amount
EFT8703	08/11/2023	ITR Pacific	Grader Blades		-\$ 4,928.00
625566	07/09/2023	ITR Pacific	Grader Blades	\$ 4,928.00	
EFT8704	08/11/2023	Jozef Majko	Payroll deductions		-\$ 1,200.00
DEDUCTION	24/10/2023	Jozef Majko	Payroll Deduction	\$ 600.00	
DEDUCTION	07/11/2023	Jozef Majko	Payroll Deduction	\$ 600.00	
EFT8705	08/11/2023	LGISWA	Insurance		-\$ 73,368.04
100-154528-01	01/08/2023	LGISWA	Insurance Premium 2023/24 year	\$ 73,368.04	
EFT8706	08/11/2023	Major Motors	Vehcile Repairs		-\$ 18,406.79
42833	27/09/2023	Major Motors	Replace electrical wiring harness due to damage to external harness	\$ 18,406.79	
EFT8707	08/11/2023	Orix Australia Corporation	Hire of Utility		-\$ 1,796.64
968428	30/09/2023	Orix Australia Corporation	Hire of Utility for Works Manager	\$ 1,796.64	
EFT8708	08/11/2023	RingCentral	Phone system Administration		-\$ 662.00
672488	06/10/2023	RingCentral	Phone system Administration, Phone system Harvest Ban Line, Phone system Council Chambers, Phone system Engineering and Works, Phone system CRC	\$ 662.00	
EFT8709	08/11/2023	Shire of Wandering Christmas Club	Payroll deductions		-\$ 520.00
DEDUCTION	24/10/2023	Shire of Wandering Christmas Club	Payroll Deduction	\$ 260.00	
DEDUCTION	07/11/2023	Shire of Wandering Christmas Club	Payroll Deduction	\$ 260.00	
EFT8710	08/11/2023	Shire of Wandering Staff Lotto	Payroll deductions		-\$ 170.00
DEDUCTION	24/10/2023	Shire of Wandering Staff Lotto	Payroll Deduction	\$ 85.00	
DEDUCTION	07/11/2023	Shire of Wandering Staff Lotto	Payroll Deduction	\$ 85.00	
EFT8711	16/11/2023	AMPAC	Debt collections costs		-\$ 836.15
101068	20/10/2023	AMPAC	Debt collections costs - October 2023	\$ 745.40	
101189	31/10/2023	AMPAC	Debt collections costs - October 2023	\$ 90.75	
EFT8712	16/11/2023	Alan John Price	Refund of Nomination Fee		-\$ 100.00
67975	15/11/2023	Alan John Price	Refund of Nomination Fee	\$ 100.00	

Shire of Wandering
List of Accounts for Payments for November 2023

Chq/EFT	Date	Name	Description	Amount	Amount
EFT8713	16/11/2023	Altus Planning	Contract Strategic Planning Services		-\$ 2,637.25
3165	03/07/2023	Altus Planning	June 2023	\$ 1,652.75	
3296	01/11/2023	Altus Planning	September 2023	\$ 984.50	
EFT8714	16/11/2023	Australian Taxation Office	BAS		-\$ 13,324.00
31 OCTOBER 2023	31/10/2023	Australian Taxation Office	BAS OCTOBER 2023	\$ 13,324.00	
EFT8715	16/11/2023	Avon Waste	Transfer Station general waste bins		-\$ 5,896.16
59051	31/10/2023	Avon Waste	Domestic & commercial general waste services, Fuel facility bin, North Bannister bins, General waste to landfill gate fee, Recycling Services, Recycle processing fee, Transfer Station general waste bins, General waste to landfill gate fee, Transfer Station recycle bins, Recycle processing fee, Building waste bin hire	\$ 5,896.16	
EFT8716	16/11/2023	Ben Pike Carpentry	Carpentry Services		-\$ 1,722.64
524	15/09/2023	Ben Pike Carpentry	Repairs to Administration Office	\$ 330.00	
534	08/11/2023	Ben Pike Carpentry	Instal Glass Panels in Office Doors	\$ 1,392.64	
EFT8717	16/11/2023	Bob Waddell & Associates	Financial Services		-\$ 990.00
3608	22/10/2023	Bob Waddell & Associates	Prepare monthly financial statements	\$ 495.00	
3622	06/11/2023	Bob Waddell & Associates	Financial Assistance	\$ 495.00	
EFT8718	16/11/2023	Corsign WA	Signs		-\$ 75.90
78268	21/08/2023	Corsign WA	400x100mm Magnetic Shire logos for Tread carefully signs	\$ 75.90	
EFT8719	16/11/2023	Dennis Jennings	Refund of Nomination Fee		-\$ 100.00
67868	15/11/2023	Dennis Jennings	Refund of Nomination Fee	\$ 100.00	
EFT8721	16/11/2023	Ecowater Services	Aquarius Quarterly Service		-\$ 403.00
5069	25/10/2023	Ecowater Services	Aquarius Quarterly Service - 19 Humes Wy, Chlorine	\$ 201.50	
5070	25/10/2023	Ecowater Services	Aquarius Quarterly Service - 5 Dunmall Dr, Chlorine	\$ 201.50	

Shire of Wandering
List of Accounts for Payments for November 2023

Chq/EFT	Date	Name	Description	Amount	Amount
EFT8722	16/11/2023	Focus Networks	IT Services		-\$ 4,525.22
10372G	17/10/2023	Focus Networks	Expand Hard Drive Storage on Server as per quotation AU-7198G	\$ 242.00	
8546	19/10/2023	Focus Networks	Interest Charges Overdue 5 days - Penalty for SaaInv-13489	\$ 0.17	
10294G	31/10/2023	Focus Networks	Synergysoft Upgrade	\$ 198.00	
8573	02/11/2023	Focus Networks	Interest Charges on Inv 13489 - SAAS	\$ 0.23	
13586-MPSD	02/11/2023	Focus Networks	Managed Computer /Server Services and Support-Rates Services, Managed Computer /Server Services and Support-CRC, Managed Computer /Server Services and Support-Works Admin, Managed Computer /Server Services and Support-General Administration	\$ 1,954.70	
13611-SAAS	06/11/2023	Focus Networks	Monthly Managed Services (SAAS) Firewall/Remote Services and Antivirus Software Management-Rates Services, Monthly Managed Services (SAAS) Firewall/Remote Services and Antivirus Software Management-CRC, Monthly Managed Services (SAAS) Firewall/Remote Services and Antivirus Software Management-Works Admin, Monthly Managed Services (SAAS) Firewall/Remote Services and Antivirus Software Management-Admin	\$ 611.66	
10313G	07/11/2023	Focus Networks	Managed Switch and Installation at Wandering Community Centre	\$ 1,518.46	
EFT8723	16/11/2023	Fuel Distributors of WA	Diesel & ULP Delivery		-\$ 63,953.57
505815	16/10/2023	Fuel Distributors of WA	Diesel, Ulp	\$ 63,953.57	
EFT8724	16/11/2023	G Carstairs & Co	Building Repairs		-\$ 1,947.00
820	01/11/2023	G Carstairs & Co	Repair Concrete on fire shed building	\$ 1,947.00	

Shire of Wandering
List of Accounts for Payments for November 2023

Chq/EFT	Date	Name	Description	Amount	Amount
EFT8725	16/11/2023	Integrated ICT	Microsoft Office Licencing		-\$ 8,408.40
28713	31/08/2023	Integrated ICT	Microsoft Office Licencing Fees for 2023/24 year	\$ 8,408.40	
EFT8726	16/11/2023	Edwards Isuzu Ute	Vehicle Purchase		-\$ 52,849.80
6873	29/09/2023	Edwards Isuzu Ute	Works Manager Utility	\$ 52,849.80	
EFT8727	16/11/2023	Marketforce	Advertising		-\$ 246.69
1675697	31/10/2023	Marketforce	Advertising - Change of Fees and Charges and Position Vacant - Grader Operator	\$ 246.69	
EFT8728	16/11/2023	Metrocount	Batteries for MetroCounts		-\$ 291.50
322231	11/10/2023	Metrocount	Batteries for MetroCount Devices	\$ 291.50	
EFT8729	16/11/2023	Moore Australia	Staff Training		-\$ 1,155.00
3712	08/10/2023	Moore Australia	Staff Training - Senior Finance Officer	\$ 1,155.00	
EFT8730	16/11/2023	Officeworks	Stationery Supplies		-\$ 850.80
608969736	10/08/2023	Officeworks	Stationery Supplies, T Bags, Tissues, A4 Paper, Delivery Fee	\$ 615.80	
609949767	11/10/2023	Officeworks	Desk Screen	\$ 235.00	
EFT8731	16/11/2023	Pingelly Tyre Service	Plant Repairs		-\$ 1,328.36
9807	11/10/2023	Pingelly Tyre Service	Hydraulic Hose Repairs	\$ 856.26	
9808	11/10/2023	Pingelly Tyre Service	Hydraulic Hose Repairs	\$ 321.78	
9886	08/11/2023	Pingelly Tyre Service	Hydraulic Hose Repairs	\$ 150.32	
EFT8732	16/11/2023	Resonline	Online booking system Monthly Fee		-\$ 242.00
159778	31/10/2023	Resonline	Online booking system fee - Caravan Park October 2023,	\$ 242.00	
EFT8733	16/11/2023	Robert John Cowan	Refund of Nomination Fee		-\$ 100.00
67869	15/11/2023	Robert John Cowan	Refund of Councillor Nomination Fee	\$ 100.00	
EFT8734	16/11/2023	Scavenger Fire Safety	Emergency Services Supplies		-\$ 1,403.16
18677	01/11/2023	Scavenger Fire Safety	60m fire hose	\$ 1,403.16	
EFT8735	16/11/2023	WA Contract Ranger Services	Contract Ranger Service		-\$ 574.75
5100	25/10/2023	WA Contract Ranger Services	Contract Ranger Service Labour & travel 9.10 & 24.10.2023	\$ 574.75	

Shire of Wandering
List of Accounts for Payments for November 2023

Chq/EFT	Date	Name	Description	Amount	Amount
EFT8736	16/11/2023	WALGA	Staff Training		-\$ 638.00
SI-003321	01/10/2023	WALGA	Planning Practices Advanced Training-Operations Administration Officer	\$ 638.00	
EFT8737	16/11/2023	WD Auto Repairs	Plant Repairs		-\$ 4,198.81
1373	21/09/2023	WD Auto Repairs	Parts for Loader	\$ 1,772.21	
1374	21/09/2023	WD Auto Repairs	Battery Clamps	\$ 55.00	
1386	01/11/2023	WD Auto Repairs	Skid Steer Tyres x 4,	\$ 2,371.60	
EFT8738	16/11/2023	Woodlands Distributors	Dog Waste Bags		-\$ 270.20
6016	27/10/2023	Woodlands Distributors	Dog Waste Bags, Postage	\$ 270.20	
EFT8739	17/11/2023	C & D Cutri	Bridge Repairs		-\$ 18,810.00
358	23/10/2023	C & D Cutri	Bridge 3067A Dwarda East Road - Replace Pile 8 Abutment 1 with one 250UB. Install type 5 bearing plany Pile 3 Abut 1 side Pier 4	\$ 18,810.00	
EFT8740	17/11/2023	MJB Industries	Culverts and Headwalls		-\$ 103,343.66
12299-2	25/10/2023	MJB Industries	Culverts and head walls-WSFN North Bannister Road	\$ 15,453.04	
1299-3	25/10/2023	MJB Industries	Culverts and head walls-WSFN North Bannister Road	\$ 20,058.24	
12299-5	27/10/2023	MJB Industries	Culverts and head walls-WSFN North Bannister Road	\$ 17,819.38	
12299-6	27/10/2023	MJB Industries	Culverts and head walls-WSFN North Bannister Road	\$ 14,374.24	
1299-7	27/10/2023	MJB Industries	Culverts and head walls-WSFN North Bannister Road	\$ 17,819.38	
12299-8	27/10/2023	MJB Industries	Culverts and head walls-WSFN North Bannister Road	\$ 17,819.38	
EFT8741	17/11/2023	Orix Australia Corporation	Hire of Utility		-\$ 4,298.40
1796.64	30/09/2023	Orix Australia Corporation	Hire of Utility for Works Manager	\$ 1,796.64	
980935	31/10/2023	Orix Australia Corporation	Hire of Utility for Works Manager	\$ 2,501.76	
EFT8742	17/11/2023	Pyke Plumbing and Gas Pty Ltd	Repairs at Community Centre		-\$ 4,360.32
249	09/11/2023	Pyke Plumbing and Gas Pty Ltd	Repair leak to damaged water tank at Town Oval	\$ 4,360.32	
EFT8743	17/11/2023	Sherrin Rentals	Hire Loader		-\$ 12,523.50
5196419	31/10/2023	Sherrin Rentals	Hire Loader	\$ 12,523.50	
EFT8744	17/11/2023	Sheryl Little	Councillor allowances Travelling Expenses		-\$ 445.50
QTR 30092023	30/09/2023	Sheryl Little	Councillor allowances Travelling Expenses	\$ 445.50	

Shire of Wandering
List of Accounts for Payments for November 2023

Chq/EFT	Date	Name	Description	Amount	Amount
EFT8745	17/11/2023	Wandering Smash Repairs	Insurance Claim		-\$ 300.00
5774	05/09/2023	Wandering Smash Repairs	Excess for Insurance Claim OWD	\$ 300.00	
DD211123.1	20/11/2023	Bankwest	Credit Card Payment		-\$ 2,797.97
	21/09/2023	Credit Card	Credit Card October -November 2023	\$ 2,797.97	
DD4542.1	07/11/2023	Australian Super	Payroll deductions		-\$ 1,246.84
SUPER	07/11/2023	Australian Super	Payroll Deductions	\$ 1,019.59	
DEDUCTION	07/11/2023	Australian Super	Payroll Deductions	\$ 62.28	
DEDUCTION	07/11/2023	Australian Super	Payroll Deductions	\$ 164.97	
DD4542.2	07/11/2023	Aware Super	Superannuation contributions		-\$ 5,762.91
DEDUCTION	07/11/2023	Aware Super	Payroll Deductions	\$ 1,160.75	
SUPER	07/11/2023	Aware Super	Payroll Deductions	\$ 4,602.16	
DD4542.3	07/11/2023	ANZ OnePath Masterfund	Superannuation contributions		-\$ 245.53
DEDUCTION	07/11/2023	ANZ OnePath Masterfund	Payroll Deductions	\$ 58.46	
SUPER	07/11/2023	ANZ OnePath Masterfund	Payroll Deductions	\$ 187.07	
DD4542.4	07/11/2023	HostPlus Super Fund	Superannuation contributions		-\$ 266.75
DEDUCTION	07/11/2023	HostPlus Super Fund	Payroll Deductions	\$ 63.51	
SUPER	07/11/2023	HostPlus Super Fund	Payroll Deductions	\$ 203.24	
DD4542.5	07/11/2023	AMP Superannuation Savings Trust	Superannuation contributions		-\$ 964.42
DEDUCTION	07/11/2023	AMP Superannuation Savings Trust	Payroll Deductions	\$ 216.70	
SUPER	07/11/2023	AMP Superannuation Savings Trust	Payroll Deductions	\$ 747.72	
DD4542.6	07/11/2023	MLC Masterkey	Superannuation contributions		-\$ 293.07
DEDUCTION	07/11/2023	MLC Masterkey	Payroll Deductions	\$ 69.78	
SUPER	07/11/2023	MLC Masterkey	Payroll Deductions	\$ 223.29	
DD4542.7	07/11/2023	Macquarie Super	Superannuation contributions		-\$ 135.68
SUPER	07/11/2023	Macquarie Super	Payroll Deductions	\$ 135.68	
DD4542.8	07/11/2023	HESTA	Superannuation contributions		-\$ 207.81
DEDUCTION	07/11/2023	HESTA	Payroll Deductions	\$ 49.48	
SUPER	07/11/2023	HESTA	Payroll Deductions	\$ 158.33	
DD4542.9	07/11/2023	Prime Super	Superannuation contributions		-\$ 283.09
SUPER	07/11/2023	Prime Super	Payroll Deductions	\$ 283.09	

Shire of Wandering
List of Accounts for Payments for November 2023

Chq/EFT	Date	Name	Description	Amount	Amount
DD4555.1	21/11/2023	Australian Super	Payroll deductions		-\$ 1,246.85
SUPER	21/11/2023	Australian Super	Payroll Deductions	\$ 1,034.08	
DEDUCTION	21/11/2023	Australian Super	Payroll Deductions	\$ 47.80	
DEDUCTION	21/11/2023	Australian Super	Payroll Deductions	\$ 164.97	
DD4555.2	21/11/2023	Aware Super	Superannuation contributions		-\$ 5,447.20
DEDUCTION	21/11/2023	Aware Super	Payroll Deductions	\$ 1,041.47	
SUPER	21/11/2023	Aware Super	Payroll Deductions	\$ 4,405.73	
DD4555.3	21/11/2023	ANZ OnePath Masterfund	Superannuation contributions		-\$ 362.26
DEDUCTION	21/11/2023	ANZ OnePath Masterfund	Payroll Deductions	\$ 86.25	
SUPER	21/11/2023	ANZ OnePath Masterfund	Payroll Deductions	\$ 276.01	
DD4555.4	21/11/2023	HostPlus Super Fund	Superannuation contributions		-\$ 266.75
DEDUCTION	21/11/2023	HostPlus Super Fund	Payroll Deductions	\$ 63.51	
SUPER	21/11/2023	HostPlus Super Fund	Payroll Deductions	\$ 203.24	
DD4555.5	21/11/2023	AMP Superannuation Savings Trust	Superannuation contributions		-\$ 417.34
DEDUCTION	21/11/2023	AMP Superannuation Savings Trust	Payroll Deductions	\$ 99.37	
SUPER	21/11/2023	AMP Superannuation Savings Trust	Payroll Deductions	\$ 317.97	
DD4555.6	21/11/2023	MLC Masterkey	Superannuation contributions		-\$ 293.07
DEDUCTION	21/11/2023	MLC Masterkey	Payroll Deductions	\$ 69.78	
SUPER	21/11/2023	MLC Masterkey	Payroll Deductions	\$ 223.29	
DD4555.7	21/11/2023	HESTA	Superannuation contributions		-\$ 197.44
DEDUCTION	21/11/2023	HESTA	Payroll Deductions	\$ 47.01	
SUPER	21/11/2023	HESTA	Payroll Deductions	\$ 150.43	
DD4555.8	21/11/2023	Macquarie Super	Superannuation contributions		-\$ 117.73
SUPER	21/11/2023	Macquarie Super	Payroll Deductions	\$ 117.73	
DD4555.9	21/11/2023	Prime Super	Superannuation contributions		-\$ 283.09
SUPER	21/11/2023	Prime Super	Payroll Deductions	\$ 283.09	
TOTAL					-\$ 454,759.33

Credit Card Breakdown - October-November 2023				
Date	Supplier	Description	Amount	GST
19/10/2023	Wandering Tavern	Council Meeting Refreshments	\$ 438.01	\$ 39.82
19/10/2023	Coles Online	CRC Event Expenditure	\$ 103.45	\$ 9.40
20/10/2023	Treetops Adventure	CRC Event Expenditure	\$ 749.70	\$ 68.15
28/10/2023	Swan Pools	Pool Supplies-Cartridge Filter	\$ 169.40	\$ 15.40
30/10/2023	Aussie Broadband	Internet -Shire	\$ 79.00	\$ 7.18
31/10/2023	Seek	Advertising-Position Vacant	\$ 401.50	\$ 36.50
02/11/2023	Ewoods Connection	Mobile Phone Covers	\$ 137.36	\$ 12.49
03/11/2023	Bunnings	Fan Wall - Mail Room	\$ 52.25	\$ 4.75
07/11/2023	Adobe	Acrobat Licencing	\$ 576.86	\$ 52.44
12/11/2023	Moore River Roadh	Fuel OWD	\$ 89.89	\$ 8.17
	Bankwest	Bank Fee	\$ 0.55	\$ 0.05
		TOTAL	\$ 2,797.97	\$ 254.36

13.3 2022/23 Annual Report

File Reference:	14.145.14512
Author:	Lisa Boddy, Executive Assistant
Authorising Officer	Alan Hart, Chief Executive Officer
Date:	7 December 2023
Disclosure of Interest:	Nil
Attachments:	2022/23 Annual Report (draft, incomplete)
Previous Reference:	N/A

Summary:

For Council to adopt the Annual Report for the Year Ended 30th June 2023.

Background:

Council is required to accept the Annual Report to enable it to be available for the Annual Electors Meeting each year.

The Local Government Act 1995 requires Council to accept the Annual Report no later than 31 December each year or no later than two months after the Auditors Report becomes available.

Comment:

In accordance with s5.53(2) of the Local Government Act 1995, it is proposed that the Annual Report 2021/22 be adopted by Council.

The Annual Report includes all of the statutory information required under the Local Government Act and Regulations, including but not limited to;

- Report from the Shire President
- Report from the CEO
- Annual Financial Reports
- Auditors Report

Section 5.27 of the Local Government Act 1995 requires that the Annual General Elector's Meeting be held on a day and a time selected by the Local Government, but no more than 56 days after the annual report is accepted.

Consultation:

Council

Statutory Environment:

Sections 5.27, 5.53 – 5.55 of the *Local Government Act 1995*.
Section 1.7 of the *Local Government Act 1995*.

Policy Implications:

There are no known policy requirements in relation to this item.

Financial Implications:

There are no known financial implications in relation to this item

**Strategic Implications:
Provide Strong Leadership**

Our Goals	Our Strategies
A Well informed Community	Foster Opportunities for connectivity between Council and the Community

Sustainability Implications:

- Environmental: There are no known significant environmental considerations.
- Economic: There are no known significant economic considerations.
- Social: There are no known significant social considerations.

Risk Implications:

N/A

Voting Requirements:

Simple Majority

Officer Recommendation:

That Council:

1. **Accepts the Annual Report 2022-2023, in accordance with Section 5.53 and 5.41(1) of the Local Government Act 1995, as shown in the attachment to this agenda, subject to any minor information, typographical and legislative corrections being included in the final document.**
2. **Holds the Annual Electors Meeting commencing at _____ on _____ at _____ and that it be advertised in accordance with Section 5.27 of the *Local Government Act 1995*.**

Moved: _____

Seconded: _____

Carried

For/Against: Cr Turton Cr Little Cr Cowan Cr Hansen Cr Jennings Cr Price Cr Watts

Shire of Wandering Annual Report 2022/23



Cover to be inserted

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Shire President's Report

Still to come



Upgrade of York Williams Road



Roadside Breakfast



Chief Executive Officer's Report

Wandering is a small, connected community and I have the pleasure of writing the CEO's report for the 2022/2023 financial year.

The Shire has a dedicated workforce that has continued to deliver results to the Wandering community through the continual improvement of our road network, maintaining our parks and gardens, delivering community services through the Wandering CRC and Council and business services in the administration office.

During the year under review the Shire completed a number of projects including the extension to the Wandering Fire Station which includes new training facilities for our volunteers, office space for the leadership team at the Wandering Brigade and Chief Bushfire Control Officer and a new kitchen and change room facilities. It is exciting to see these facilities constructed to support our volunteers and thanks to the Department of Fire and Emergency Services for providing the funding for this facility.



The Shire also commenced works on the upgrade of the Wandering Community Centre, through the Wandering Community Centre Upgrade Committee and the Chairperson, Brendon Whitley. This project has been on the books for many years and the committee has worked tirelessly over the last 12 months to finalise the plans for the building, including community consultation and incorporating the feedback into the final design. During the year, works completed were the universal access ramp from the community centre to the oval and the associated landscaping, and the installation of the water tanks behind the machinery shed to capture the rainwater from the Wandering Community Centre building to be used in the public toilets where non-potable water can be used.

The Works team had a busy year with a number of road reconstruction projects being completed, including works on the York Williams Road, North Wandering Road, Kubbine Road and Moromocking Road.

I would like to thank all of the staff for their hard work and contributions during the year and also to thank and acknowledge the continued contribution of our Elected Members who work collaboratively with the administration to ensure that the strategic goals of the Shire are met.

Alan Hart
Chief Executive Officer

Our Statistics

 <p>535 Total Number of Residents <i>(based on 2021 Census)</i></p>	 <p>445 Total Number of Rateable Properties</p>	 <p>\$1,338,041 Rates Levied</p>
 <p>\$1,312 Minimum General Residential Rate</p>	 <p>\$1,312 Minimum General Residential Rate</p>	 <p>9% Increase in Average Rate</p>
 <p>\$3,213,585 Operating Revenue</p>	 <p>\$95,782,112 Net Assets</p>	 <p>\$993,399 Operating Grants Revenue</p>
 <p>\$1,011,696 Specific Purpose Grants Revenue</p>	 <p>184 km Length of Sealed Roads</p>	 <p>295 km Length of Gravel Roads</p>
 <p>0 Debt Servicing Ratio</p>	 <p>231 Number of Dwellings</p>	 <p>82 Number of Garbage Services Provided</p>

Australia Day 2023



Statutory Disclosures

Councillor attendance at Council Meetings:

In the 2022/2023 year there were 11 Ordinary Council Meetings (OCM), two Audit Committee Meetings (ACM) and four Special Council Meetings (SCM) held. Attendance was as follows:

	OCM	SCM	ACM
Cr I Turton	11	3	1
Cr G Parsons	11	4	2
Cr P Treasure	9	3	2
Cr M Watts	10	3	2
Cr G Hansen	9	3	1
Cr S Little	10	3	0
Cr G Curtis (Retired Oct 2022)	2	2	1

Public Interest Disclosures

As a public authority, the Shire has an obligation to provide information under the *Public Interest Disclosure Act 2003*. No public interest disclosure requests were received during the 2022-23 year.

Register of Complaints

Section 5.53(2)(hb) of the *Local Government Act 1995* requires that a local government’s Annual Report is to contain details of entries made under Section 53121 of the Act during the financial year, in the register of complaints. There were no complaints received and recorded in the Register for the 2022/23 period.

Employee Remuneration

In accordance with section 5.53(2)(g) of the *Local Government Act 1995* and Section 19B of the *Local Government (Administration) Regulations 1996*, the following information is provided with respect to employees annual salary entitlements. Set out below, in bands of \$10,000 is the number of employees of the Shire of Wandering with an annual salary of \$100,000 or more.

Salary Range	Number of Employees
\$110,000 - \$119,999	1
\$120,000 - \$129,999	
\$140,000 – 149,999	1

National Competition Policy

The National Competition Policy statement requires Local Governments to include in the Annual Report, ongoing statements on the following: 1) Competitive Neutrality–To remove benefits (and costs) that accrue to government business because of their public ownership. 2) Structural Reform–Local government is required to reform the structure of publicly owned monopoly businesses where it is proposed to introduce competition. 3) Legislative Review–To review legislation that restricts competition.



Clean Up Australia Day



Elected Members

The Shire of Wandering is comprised of seven Elected Members, including the Shire President. Cr Gary Curtis resigned from Council in August 2022.



Cr Ian Turton
(Shire President)



Cr Paul Treasure
(Deputy President)



Cr Gary Curtis



Cr Gillian Hansen



Cr Sheryl Little



Cr Graeme Parsons



Cr Max Watts

Operation Manager's Report

Still to come



Collecting rain water run off from the machinery shed to re use at the public toilets



Community Resource Centre Report

The Wandering Community Resource Centre (WCRC) is partly funded through the Department of Primary Industries and Regional Development (DPIRD) and is a service provided under the Shire of Wandering. Its core services align with the contractual obligations with DPIRD and other contracts held such as Department of Transport and Services Australia. Any other activities and services are provided and developed through community needs analysis.

The WCRC is managed by one part-time Co-ordinator who reports to the CEO of the Shire of Wandering and one part-time assistant working two days per week. The CRC is open Monday-Thursday 9am-4pm.

Community Resource Centres (CRCs) deliver a range of community services for DPIRD which, as part of the Western Australian Community Resource Network, contribute towards the Community Level Outcomes for the WACRN program. These Community Level Outcomes (CLO) are:

CLO 1 - Development of vibrant and sustainable regional communities.

CLO 2 - Regional communities have improved access to the state government and community information they need.

CLO 3 - Regional communities improve their economic health.

CLO – 4 Regional communities improve their social cohesion and capacity.

Each CRC service provider contributes towards these through their work in delivering services tailored to address the Service Level Outcome for the WACRN. The Service Level Outcomes (SLO) for the WACRN are:

SLO 1 – Community members are provided with access to state government and community information and services.

SLO 2 – Local businesses and the workforce have access to activities and initiatives that improve skills and capacity to foster economic growth in the local community.

SLO 3 – Community members have access to activities and initiatives that create or improve community connectedness and capacity.

Economic and Business Development Support:

2022/23 saw an increase in small home-based businesses within the local area. This enabled the successful launch of The Wandering Collective. This new addition to the CRC services allows for locals to display and sell their products as well as promote their products to visitors and stakeholders.

We worked with several professional service providers to deliver a range of workshops, including Truck Driver training and Business Workshops. RSM delivered free workshops and business assistance. Busselton Advanced Driver Training delivered truck driver training, Employment Training Solutions delivered the Heavy Vehicle Pilot training. We will be partnering with these facilitators again next year to deliver a range of workshops and opportunities to upskill our local workforce and assist business owners.

Community Support and Activities

The Wandering CRC delivered a range of activities and services throughout the year, including a range of Tasty Tuesday lunches which were held once a month, Wandering Cabaret Night, Community Garden Busy Bees and Clean-Up Australia Day.

The popular Women's Night and Men's Night were once again a success and well attended. The CRC continues to provide assistance to the shire's Australia Day Breakfast.

The beginning of 2023 saw a relocation of the CRC to the Wandering Community Centre for three months due to a safety issue with the ceiling. This time was also used to refurbish the interior of the building which included new carpet, a re-paint and a change of layout. These upgrades have enabled a more professional, friendly and usable space which is comfortable all year round.

At the end of 2022 we employed Marina Corkery as a part-time assistant for the CRC who works two days a week and assists at after hours events where required. She has become a valuable member of staff with her main focus areas being library, children's activities and event assistance, along with general day-to-day functions of the CRC and being relief when the Coordinator is away.

The Wandering Craft Group and Virtual Village continue to use the facility once a week for their group activities and their member numbers have remained stable throughout the year. The CRC partnered with the Wandering Lions Club and Wandering Shire to deliver the annual Roadside Community Breakfasts which saw three breakfasts being held across the shire to check-in with the community and discuss issues and opportunities with residents.



Integrated Planning

Principles

The Council members and employees will follow the Local Government Department's Integrated Planning Framework that provides the process to:

- Ensure community input is explicitly and reliably generated.
- Provide capacity for location specific planning were appropriate.
- Inform long-term objectives of the Shire with these inputs.
- Identify the resourcing requirements to deliver against the long-term objectives.
- Clearly articulate long-term financial interchange implications and strategies.

Application

As part of the Shire of Wandering's planning cycle, the principles and practices of the integrated planning framework will be demonstrated in all consultation, research, development and implementation phases of the strategic planning process.

Outcomes from the process are a Wandering Community Strategic Plan 2018-2028 (CSP) representing the long-term community aspirations, a Corporate Business Plan 2021-2025 (CBP) outlining the strategic and operational objectives to be achieved in the four-year period. The CBP will demonstrate activities and projects are fully resourced and have appropriate timelines and performance measures.

This will be underpinned by a series of informing strategies and plans which will include:

- A 10-year long-term financial plan;
- A workforce plan that is reviewed every four years in conjunction with the corporate business plan;
- An asset management plan for the life cycle of all assets including maintenance and replacement programs; and
- Any relevant issue specific strategies and plans for major projects or key developments.

The Council will ensure that there are adequate resources provided in both the integrated planning development and delivery phases to ensure timelines and legislative requirement are met and that the community expectations are addressed in a sustainable manner.

The integrated planning process and outcomes will be incorporated into the performance indicators of the CEO for the overall integrated planning process and for Managers for the components relative to their areas of control.

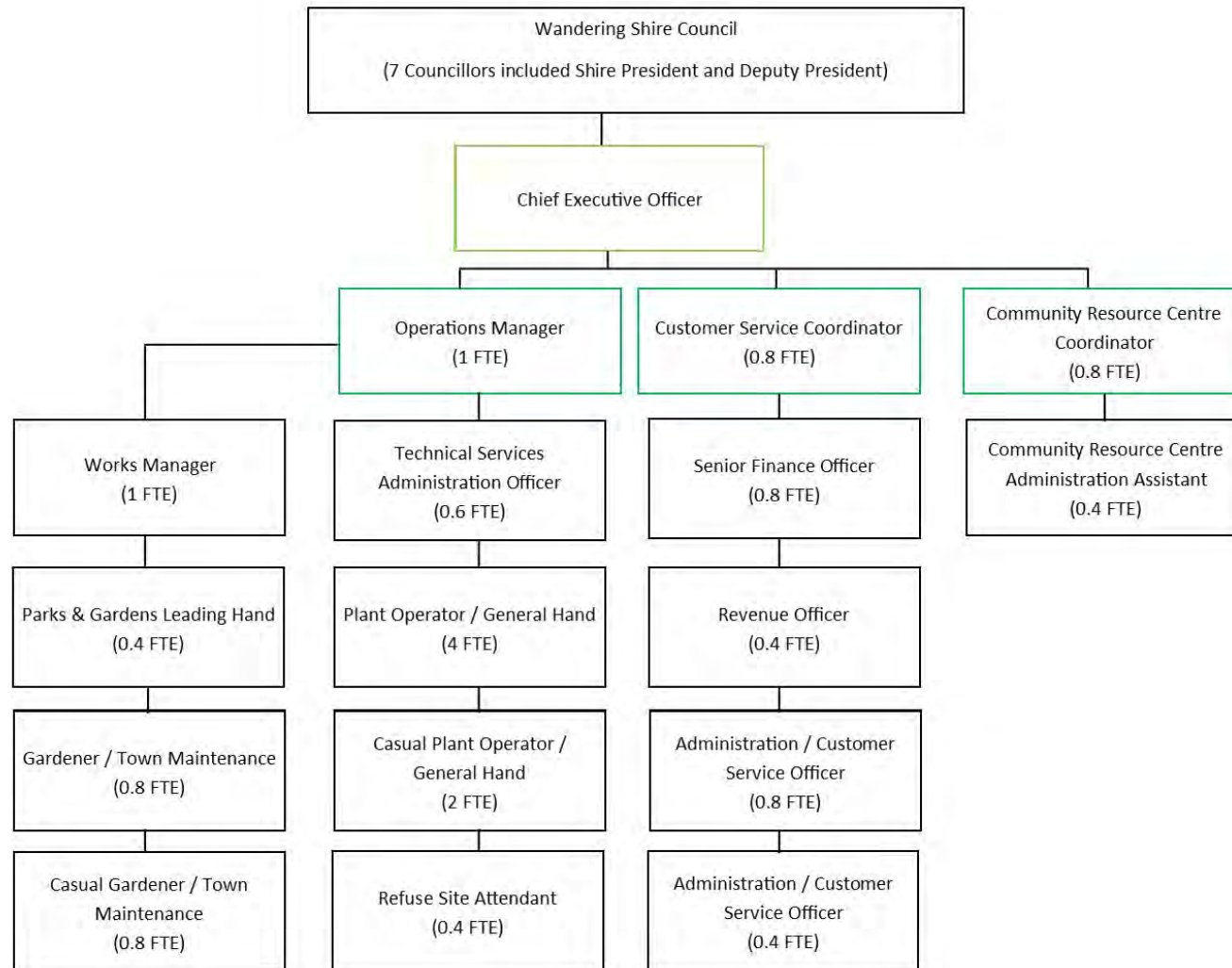
Council members and employees will be trained as appropriate and guideline documents and processes will be recorded appropriately and made available to all new and existing employee to ensure continuity and quality management of the integrated planning process.



Wandering Fire Station Upgrades



Organisational Structure



Off Site Services: Rates - Town Planning - Building - Environmental Health - Ranger Services - Cleaning Services - Bush Fire - Local Emergency Management Committee (LEMC)

Corporate Business Plan

1. Improve Our Financial Position

OUTCOME: 1		IMPROVE OUR FINANCIAL POSITION		Responsible Agency/Officer	Measures & Targets	2022-2023	2023-2024	2024-2025	2022-2023	2023-2024	2024-2025
										Cost Estimates	
Improve accountability and transparency	1.1	Seek a high level of legislative compliance and effective internal controls									
		1.1.1	Meet key financial ratios	CEO	Ratios at or better than benchmark standard	✓	✓	✓			
		1.1.2	Annual external audit identifies no adverse trends	CEO	Audit Report	✓	✓	✓			
		Demonstrate sound financial planning									
	1.1.3	Implement recommendations from Regulation 17 Review	CEO	Adopted Strategy	✓	✓	✓				
Develop an investment strategy that plans for the future and provides cash-backed reserves to meet operational needs	1.2	Annually review and update the Long-Term Financial Plan and Strategic Resource Plan ensuring they integrate with the Strategic Community Plan and that adequate cash backed reserves are maintained to meet investing activities									
		1.2.1	Maintain the Fuel Facility Reserve and actively save to fund 90% of the replacement of the fuel tanks by 2027/28	EMTS	Establishment of reserve fund				\$86,701	\$103,002	\$119,547
		1.2.2	Maintain the Plant Replacement Reserve to ensure replacement of the Shire's Plant fleet	EMTS	Adopted Council Report	✓	✓	✓	\$357,188	\$357,138	\$72,004
Prudently manage our financial resources to ensure value for money.	1.3	Ensure that the Annual Budget is in line with the strategies within the Corporate Business Plan									
		1.3.1	Balanced budget delivered annually	CEO	Budget	✓	✓	✓			
		Demonstrate sound financial management, implementing opportunities where appropriate.									
		1.3.2	Reactive to industry trends.	CEO	Professional Development sessions attended	✓	✓	✓	\$2,500	\$2,500	\$2,500
		Implement changes to rating structure as recommended by the Rate Review									
		1.4.2	Rate review implemented over a staged process	CEO/Consultant	Budget	✓	✓		\$3,500		
		Review income generated by rates									
	1.4.3	Rates are reviewed annually	Consultant	Budget	✓	✓	✓				

2. Improve the Economic Growth of our Community

OUTCOME: 2	IMPROVE THE ECONOMIC GROWTH OF OUR COMMUNITY		Responsible Agency/Officer	Measures & Targets	2021/22	2022/23	2023/24	2024/25	Cost Estimates				
									2021/22	2022/23	2023/24	2024/25	
The agricultural industry continues to be a main economic driver.	2.1	Maintain our road network to a high standard.											
		2.1.1	Maintain transport network in accordance with 5 year Road Project Plan and Asset Management Plans.	EMTS	Adopted Plans & Strategies	✓	✓	✓	✓				
			Roads (Renewal/Upgrade)			✓	✓	✓	✓	\$776,846	\$789,444	\$800,378	\$813,486
			Roads (Maintenance)			✓	✓	✓	✓	\$585,570	\$597,285	\$609,230	\$621,415
			Bridges (Renewal/Maintenance)			✓	✓	✓	✓	\$15,000	\$15,300	\$15,610	\$15,930
		Encourage new and existing complimentary business to grow.											
	2.1.2	Develop, Market and sell Industrial Lots	Working Group/Consultant	Subdivision/Sales	✓	✓			\$200,000	(\$250,000)			
Roads are a critical driver for our Shire	2.2	Develop a Road Management Plan, which incorporates a road heirarchy, minimum service leaves, maintenance policy, contractor policy and Asset Management Plan											
		2.2.2	Develop Maintenance and Contractor Policy.	EMTS/CEO	Adopted Policies	✓							
		Lobby and build enduring partnerships with key Government Departments to better manage Heavy Vehicles and their impact on local roads											
		2.2.4	Liaise with government and other agencies to ensure the future viability of the freight network in the Shire.	EMTS/Council	Maintain membership of Secondary Freight Network Group	✓	✓	✓	✓	\$6,000	\$6,000	\$6,000	\$6,000
		Develop a Roadside Reserve Management Plan											
		2.2.5	Roadside Reserve Management Plan to be developed	EMTS/Roadside Conservation Committee	Adopted Plan		✓				\$2,500		
		Develop a strategic Gravel Reserve Policy											
	2.2.6	Gravel Reserve Policy to be developed	EMTS/CEO	Adopted Policy		✓							

OUTCOME: 2	IMPROVE THE ECONOMIC GROWTH OF OUR COMMUNITY		Responsible Agency/Officer	Measures & Targets	2021/22	2022/23	2023/24	2024/25	2021/22	2022/23	2023/24	2024/25	
					Cost Estimates								
Facilitate increased business opportunities	2.3	Support Business Development and facilitate opportunities for startup and growth											
		2.3.1	Develop a Business Growth Strategy supporting commercial and industrial growth.	Consultant	Adopted Strategy			✓				\$3,500	
		Ensure our planning framework & environment supports nimble decision making and gives confidence to developers											
		2.3.2	Review land use planning documents	CEO/Consultant	Adopted Reviewed documents	✓	✓			\$5,000	\$5,000		
		2.3.3	Review Shire of Wandering Town Planning Scheme No. 3	Consultant	Adopted Scheme No. 4		✓	✓	✓		\$10,000	\$15,000	\$15,000
		Ensure our procurement policies support local business and help generate local employment											
	2.3.4	Review purchasing and procurement policy including identification of "buy local" principles.	CEO	Adopted Policy	✓			✓					
Capture tourism opportunities locally	2.4	Encourage tourists, longer stays and repeat visitation											
		2.4.1	Support and develop tourism opportunities within the Shire	CEO/Concil	Maintain membership of HWEDA	✓	✓	✓	✓	\$5,000	\$5,000	\$5,000	\$5,000
		Provide for and maintain infrastructure that grows tourism											
		2.4.2	Continuing development of the Wandering Caravan Park	EMTS/Consultant Contractors	Implementation Stage 2 - Cabin	✓				\$140,000			
The Hotham Williams Economic Development Alliance (HWEDA) partnership brings economic return to the Shire and community	2.5	Maintain our commitment to HWEDA											
		2.5.1	Ensure that a Council member is an active participant on the HWEDA Board	Council	Meetings attended by Council member	✓	✓	✓	✓				
		2.5.2	Support HWEDA Initiatives where they benefit the Shire and Region.	Council	Council resolutions supporting HWEDA initiatives	✓	✓	✓	✓				
		Start-up incentives are investigated for businesses											
		2.5.3	Format strategy to actively promote and encourage business development in the Shire.	Consultant	Adopted strategy		✓				\$3,500		

3. Retain and Grow our Population

OUTCOME: 3	RETAIN AND GROW OUR POPULATION		Responsible Agency/Officer	Measures & Targets	2021-2022	2022-2023	2023-2024	2024-2025	2021-2022	2022-2023	2023-2024	2024-2025
					Cost Estimates							
Our permanent and transient population grows		We assist with retaining the Wandering Primary School										
	3.1.1	Liase with government to ensure the future viability of the Wandering Primary School	CEO/Council	Provision of housing for School Staff	✓	✓	✓	✓				
		We promote the lifestyle and business opportunities of Wandering										
	3.1.2	Parks and gardens are maintained to an high standard.	EMTS	85% or greater satisfaction from survey (See 4.1.2) Maintain funding levels to meet target	✓	✓	✓	✓	\$90,000	\$108,000	\$129,600	\$155,520
	3.1.3	Number of residents engaged and actively participating in community events	CRC	Data collection	✓	✓	✓	✓				
		We support early years and youth										
	3.1.4	Develop a Youth Strategy that identifies initiatives, support services, facilities and programs.	Consultant	Adopted Strategy		✓				\$4,000		
		We encourage Aging in Place										
	3.1.6	Undertake needs study for services and/or facilities for the well-aged	Consultant	Adopt Study		✓				\$4,000		
	3.1.7	Ensure Access and Inclusion Plan meets changing needs of community	CEO/CRC	Survey (see 4.1.2)	✓	✓	✓	✓	\$1,520	\$2,000		

OUTCOME: 3	RETAIN AND GROW OUR POPULATION		Responsible Agency/Officer	Measures & Targets	2021-2022	2022-2023	2023-2024	2024-2025	2021-2022 2022-2023 2023-2024 2024-2025					
									Cost Estimates					
People feel safe, connected and actively involved in the Community.	3.2	Facilitate and support activities that optimise use of our facilities												
		3.2.1	Develop Recreation Strategy to promote and encourage usage of recreation facilities	Consultant	Adopted Strategy		✓				\$4,000			
		3.2.2	Ensure Shire buildings are maintained and/or upgraded in a planned and funded approach.	EMTS/CEO/CRC		✓	✓	✓	✓		\$65,000	\$60,000	\$75,000	
			Assist Community and sporting organisations to remain sustainable and active											
		3.2.2	Maintain a subsidised fee for use of facilities for sporting and community organisations of the Shire	CEO	Council Policy 30 - takeup	✓	✓	✓	✓					
		3.2.3	Provide grant writing assistance to local sporting and community groups	CRC	Number of grants written	✓	✓	✓	✓					
			The diversity and number of clubs in our Shire adds to our quality of life											
		3.2.4	Support Clubs by actively engaging with Council	CEO/Council	Number of Clubs assisting with Community Events Clubs invited to Council forums	✓	✓	✓	✓					
			Engage and celebrate local culture, both indigenous and non-indigenous											
		3.2.5	Advocate and support projects and initiatives that will develop and recognise the cultural heritage of the Shire	CEO/Council	Number of initiatives	✓	✓	✓	✓					
		3.2.6	Hold Welcome to Country for designated Shire Events	CEO/Council	Australia Day & other designated Civic Functions	✓	✓	✓	✓					
			Facilitate and support Emergency Services Planning											
		3.2.7	Actively participate with LEMC & DOAC	EMTS	Number of meetings attended	✓	✓	✓	✓					
		3.2.8	Actively pursue joint CESM role in conjunction with BFAC, DFES and other local governments	EMTS	Engagement of CESM		✓				\$5,000	\$5,000	\$5,000	
			Preserve our history.											
	Secure the data contained in the Municipal Heritage inventory	CEO/Heritage Council	Hard and soft Copy secured.		✓				\$1,500					
	Undertake recorded history project for the preservation of spoken word stories.	CRC	Funding sourced & DVD/CD produced			✓				\$1,000				

4. Provide Strong Leadership

OUTCOME: 4	PROVIDE STRONG LEADERSHIP		Responsible Agency/Officer	Measures & Targets	2021-2022	2022-2023	2023-2024	2024-2025	2021-2022	2022-2023	2023-2024	2024-2025	
									Cost Estimates				
A well informed Community	4.1	Foster Opportunities for connectivity between Council and the Community											
		4.1.1	Develop and implmenet a Community Engagement and Communication Strategy	Consultant	Adopted Strategy	✓				4000			
		4.1.2	Undertake biannual community satisfaction survey	Consultant/CRC	> 30% participation		✓		✓		\$2,500		\$2,500
We plan for the future and are strategically focussed.	4.2	Ensure accountable, ethical and best practice governance											
		4.2.1	Legislative compliance measures set at best practice levels or higher.	CEO	100% compliance on CAR	✓	✓	✓	✓				
		4.2.2	Full review of Policy Manual, Delegations and Authorisations.	CEO	Adopted Manual, Delegations & Authorisations.		✓		✓		\$3,500		\$3,500
		Develop and maintain our Strategic Plan, Corporate Business Plan, Asset Management Plan, Workforce Plan and Long Term Financial Plan.											
		4.2.3	Review Integrated Plans within statutory guidelines	CEO	Adopted plans within statutory guidelines	✓	✓	✓	✓				
		Service Level Plans detail operational roles, responsibilities and resources.											
		4.2.4	Develop and implement service levels for all operational areas.	CEO/EMTS/CRC	Service levels incorporated into IPR	✓	✓						
		Engage with local, regional, state and federal stakeholders to grow mutually beneficial relationships.											
4.2.5	Develop and foster strategic alliances with local governments, major industry and government agencies	CEO/Council	Meetings attended	✓	✓	✓	✓						

Freedom of Information

This information statement is published in accordance with the *Freedom of Information Act 1992*.

Structure and Functions of Council

The Shire of Wandering is established under the Local Government Act 1995 and has the responsibility for the administration of this Act within the municipality. Other major legislation, which creates a duty or an authority for Council to act, includes but is not limited to the following:

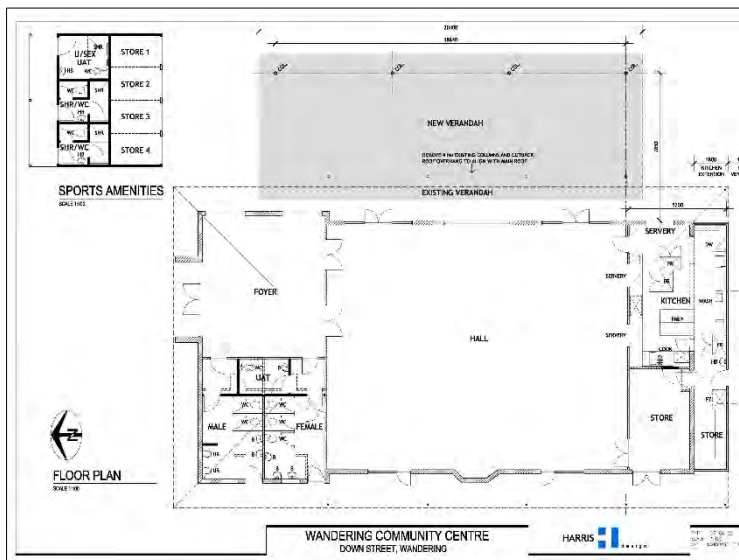
- Health Act 1911
- Cat Act 2011
- Town Planning and Development Act 2005
- Bush Fires Act 1954
- Dog Act 1976
- Cemeteries Act 1986

Council

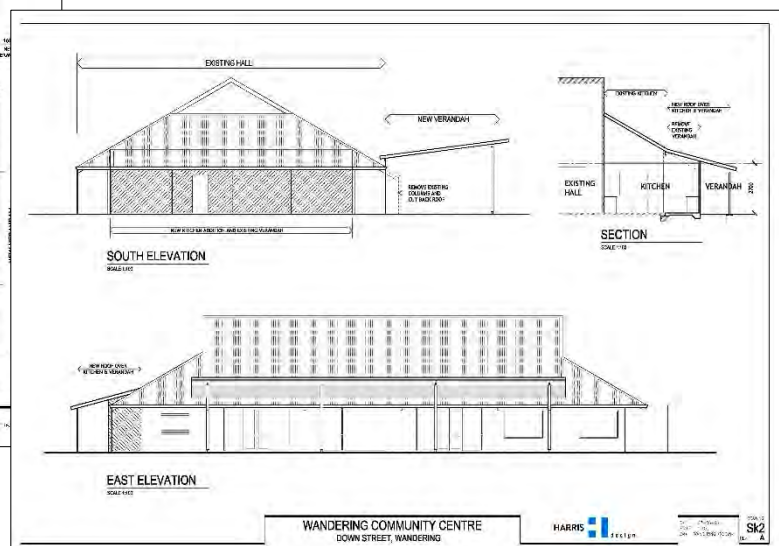
Council's affairs are managed by seven people elected from the community who act in a voluntary capacity.

The Council acts as a community board, establishing policies and making decisions within the requirements of the Local Government Act on a wide range of issues affecting the community, and in keeping with the legislative requirements to:

- Determine policies to be applied by Council in exercising its discretionary powers
- Determine the type, range and scope of projects to be undertaken by Council
- Develop comprehensive management plans, budgets, financial controls and performance objectives and indicators for the operations of Council.
- The Council makes decisions which direct and/or determine its activities and functions. Such decisions include the approval of works and services to be undertaken, and the allocation of resources to works and services.
- Decisions are also made to determine whether or not approvals are to be granted for applications for residential and commercial development.
- Ordinary meetings of Council are held on the third Thursday of each month commencing at 3.30pm except January. All members of the public are welcome to attend.



Wandering Community Centre Upgrade
Concept Plans



Services to the Community

Council provides an extensive variety of services for the community under a wide range of legislation.

Services provided include:

- Building control
- Bush fire control
- Cemeteries
- Citizenship ceremonies
- Community Resource Centre
- Crossovers
- Demolition permits
- Dog control
- Cat control
- Environmental health
- Fire prevention
- Library services
- Street bins
- Media releases
- Parks and reserves
- Planning controls
- Playground equipment
- Public health services
- Public buildings for hire
- Public toilets
- Recreation/sporting facilities
- Roads and footpaths
- Rubbish collection
- Storm water drainage
- Street lighting
- Traffic control works
- Playgroup
- LEMAC (Local Emergency Management Advisory Committee)
- Weed control on reserves
- Natural Resource Management/ Landcare

Significant Local Events

- Wandering Autumn Graze
- Wandering Fair
- ANZAC Day Breakfast
- Australia Day Breakfast
- Wandering Campout Weekend

Tree planting day



Tourist Attractions

The Wandering Caravan Park is the perfect place for visitors to base themselves, and visit the following attractions:

- Wineries
- Hotham River
- Dryandra Woodland & Barna Mia Wildlife Sanctuary
- State Forest
- Bibbulman Track
- Munda Bididi Trail
- Mount Cooke Trail



Local Industries and Services

Major agricultural activities include cereal crops, oil seed, livestock, vineyards and olive groves.

Education services include local primary school and bus services to Boddington and Narrogin for district high school education.

Local industries include smash repairs and mechanical services.

The Shire provides a high level of community amenities including town oval, tennis courts, basketball and netball courts, badminton courts, bowling greens, clay target shooting ground, and golf course.



South 32 generously donated a second fire Truck to the Shire of Wandering's volunteer bush fire brigade

Capital Grants, Subsidies and Contributions

- (1) In this regulation —
- renew**, in relation to an asset, means to return the asset to its original state by rebuilding, repairing or restoring the asset;
- replace**, in relation to an asset, does not include to upgrade the asset or to replace the asset with a different version of the asset.
- (2) For the purposes of section 5.53(2)(i), the annual report for a financial year beginning on or after 1 July 2022 must include the amount of all capital grants, subsidies and contributions, for replacing and renewing assets, that were received by the local government during —
- the financial year; and
 - the 2 financial years before the financial year.

Main Roads WA	2023	2022	2021
Regional Road Group	453141	310211	376453
Black Spot	42400	0	0
Western Secondary Freight Network	41017	0	0
Bridge Replacement	0	0	498000
Direct Grant	66639	61230	56275
Rural Road Safety Project	0	347721	0
Department of Infrastructure, Transport			
Regional Development and Communications			
Roads to Recovery	0	189685	198000
Local Roads Community Infrastructure	106305	214630	0
Department of Water & Environmental Regulation			
Community Water Supply Grant Program	7255	0	0
Department Fire and Emergency Services			
Wandering Fire Shed Extension	253104		
Wandering Fire Shed CCTV	5000		
Bushfire Water Tanks Initiative		95803	9114

Equal Opportunity Statement

Statement

The Shire of Wandering Council recognises its legal obligations under the *Equal Opportunity Act 1984* (as amended) and will actively promote the principles of equity and diversity in the workplace. This means that Council aims to provide a work environment that fosters good working relationships where employees, contractors and volunteers are fairly and equally, and that unlawful discrimination does not take place.

Council aims to be respected for its commitment to equal opportunity as an employer and as a service provider to the community by adopting the following:

Appointments, Promotion and Training

Access to employment, contracts, promotion and training is to be fair and equitable. Decisions on matters affecting (prospective and current) employees, contractors and volunteers will be made on merit and are based on relevant experience, skills and ability required for the role. No decisions will be made on the basis of nepotism or patronage.

Diversity

Council recognises, values, and respects social, cultural and linguistic diversity. Where it can reasonably be achieved assistance will be provided to employees and volunteers with special needs in order to assist them in undertaking their roles effectively.

Discrimination and Harassment Free Environment

Council promotes an environment where people can work effectively without the fear of unlawful discrimination or harassment.

Discrimination is treating one person less favourably than another because of a personal attribute which is covered by equal opportunity laws, and includes gender, marital status, pregnancy, family responsibilities or status, race, religious and/or political conviction, impairment, age, gender history, and sexual orientation. Discrimination is unlawful. Harassment is also not tolerated. Harassment is defined as any unwelcome, offensive action or remark concerning a person's gender, race, age, impairment or one of the other attributes as covered in the Equal Opportunity legislation.

Good Working Relationships

Council aims to provide an enjoyable, challenging, and harmonious work environment. Workplace bullying is one activity that detracts from this environment. It can create a risk to health and safety and will not be tolerated. Workplace bullying is defined as repeated, unreasonable behaviour directed towards a person or a group of persons at a workplace.

Responsibilities

All employees, volunteers and contractors have a shared responsibility to apply and promote the equal opportunity principles.

Grievances

Grievances in relation to discrimination, harassment, and bullying will be dealt with fairly, quickly and confidentially by the Equal Opportunity Coordinator in accordance with grievance procedures. The Equal Opportunity Coordinator will receive appropriate training to undertake this role. The Chief Executive Officer is the Equal Opportunity Co-ordinator for the Shire.

The Shire's current Equal Opportunity & Diversity Plan can be found on our website:

<https://www.wandering.wa.gov.au/documents/10833/equal-employment-opportunity-and-diversity-plan-2021-2022>



Work Health and Safety

Policy Statement

The Shire of Wandering will manage Work safety and health including the development and implementation of an Work Safety and Health Management System that complies with or exceeds legislative requirements including, but not limited to:

- The Work Safety and Health Act 1984 (WA)
- The Work Safety and Health Regulations 1996 (WA),
- And with any other requirements placed upon the Shire or to which the Shire subscribes.

The Shire of Wandering will ensure that all levels of employees, including senior management, employees and contractors understand their roles and responsibilities in accordance with legislative requirements.

The Shire of Wandering will, so far as is practicable, meet our objectives by:

- Providing and maintaining workplaces, plant, and systems of work such that employees are not exposed to hazards; and
- Providing such information, instruction, and training to, and supervision of, employees as is necessary to enable them to perform their work in such a manner that they are not exposed to hazards; and
- Consulting and cooperating with safety and health representatives, if any, and other employees at our workplaces, regarding Work safety and health at our workplaces; and

- Where it is not practicable to avoid the presence of hazards at our workplaces, providing our employees with, or otherwise providing for our employees to have, such adequate personal protective clothing and equipment as is practicable to protect them against those hazards; and
- Making arrangements for ensuring, so far as is practicable, that:
 - The use, cleaning, maintenance, transportation and disposal of plant; and
 - The use, handling, processing, storage, transportation and disposal of substances, at our workplaces is carried out in a manner such that our employees are not exposed to hazardsWhile at work all employees, including contractors and volunteers will be expected to:
 - Ensure their own safety and health at work; and
 - Avoid adversely affecting the safety or health of any other person through any act or omission at work;
 - Comply with safety and health instructions given by the Shire, including any direction to wear personal protective clothing or equipment;
 - Report all hazards, injury or harm to health in our workplaces to the Shire in a timely fashion and assist with any investigations when required;
 - Cooperate with the Shire in our efforts to carry out our legislatively imposed safety and health duties

A safe and efficient place of work is our goal.



Scenic Wandering

Access and Inclusion Plan

1.1 Outcome One: Events and Services

Shire of Wandering will provide events and services that are accessible to all community members.

What	How
Adapt services to meet the needs of a changing demographic.	Staff will react positively to changes as they arise, and where possible implement changes as a matter of priority
Events held will include requirements for universal access to all facets of the event	Event booking forms will include reference to universal access to ensure all events are accessible to everyone.
Shire staff will ensure they are able to provide support and assistance when required.	Implementation of a training program for all staff to ensure they are equipped with appropriate knowledge and skills.
Provide appropriate directional signage to town facilities	Increase signage in the main street to indicate where facilities are.

1.2 Outcome Two: Buildings and Facilities

The Shire of Wandering buildings and other facilities will be accessible to all community members.

What	How
Improve accessibility to community buildings, halls and toilets	Plans are currently being drawn up to incorporate at least two accessible parking bays and access to the Wandering Community Centre, as well as universal toilet facilities.
Provide and maintain safe and accessible parking and footpaths	Planning underway for a universal access pathway connecting the Wandering Caravan Park, Wandering Community Centre and oval, to the town centre
Upgrade Wandering Caravan Park to provide a range of accommodation options that are accessible to all users.	Two universal access accommodation units will be constructed at the Caravan Park in Stage 1, with a view to increasing the number to five in the future.
Provide accessible and inclusive open spaces	Parks and open spaces to be monitored and reviewed to ensure there are no barriers to access.



Ramp connecting the Wandering Community Centre to the Oval

1.3 Outcome Three: Accessible Information

Shire of Wandering information will be accessible to all community members.

What	How
Create Shire of Wandering documents in a range of suitable formats, including hard copy and digital.	Ensure documents are presented in an appropriate range of formats to meet the needs of the individual.
Provide information in alternative formats on individual request	Shire staff are training in the use of the Translating and Interpreting Service (TIS).
Effectively communicate to our community.	Ensure communication is provided in a form that contains simplified information with sufficient explanation.

1.4 Outcome Four: Quality of Service

All community members will receive the same level and quality of service from Shire of Wandering employees and elected members.

What	How
Ensure facilities are welcoming and inviting, and staff are in a position to assist with access when called upon to do so.	Planning is underway to replace or modify the current counter in the administration office to ensure it is accessible for all community members
Provide high quality service to our diverse community	Shire employees to complete training and professional development, as applicable, to ensure they have the knowledge and skills to provide quality services for all community members.
Promote the Access & Inclusion Plan to the community, staff and elected members	All Shire staff and elected members to have knowledge of the Access and Inclusion Plan; and Election packs distributed to potential elected members to be aware of the Shire's AIP and expectations

1.5 Outcome Five: Opportunities to Provide Feedback

All community members will have the same opportunities to provide feedback or make complaints to the Shire of Wandering.

What	How
Ensure a range of methods are available to capture complaints and feedback	Ensure complaints can be received in various avenues and actioned appropriately, Complaints can be submitted via: <ul style="list-style-type: none"> • Email • Phone • Letter/Post • In Person • Through the Shire website feedback form
Communicate and respond in an appropriate manner to complaints received.	Ensure concerns are reviewed with a compassionate manner and in confidence.
Ensure feedback regarding access is considered and reflected in the Access & Inclusion Plan	Complaints with regards to access to be referenced on an annual basis and monitored, reviewed and incorporated into the formalised actions of the next AIP.

1.6 Outcome Six: Public Consultation

All community members have the same opportunities to participate in public consultation conducted by the Shire of Wandering.

What	How
Engage with the community in a proactive manner utilising a range of consultation tools and methods.	Ensure public consultations are well advertised in both print and online.
Maintain community networks that can provide advice and guidance on access matters.	Ensure all community engagement and consultation is conducted in a safe, inclusive and accessible way.
Encourage diversity in all Shire represented committees and forums.	Ensure recommendations and areas of improvement to continually be built into organisational structure and priority areas.

1.7 Outcome Seven: Employment Opportunities

All community members are encouraged to pursue employment opportunities within the Shire of Wandering.

What	How
Recognise and apply the skills, knowledge, and experience of people with disability.	Ensure recruitment practices are inclusive and encourage everyone to apply for employment with the Shire.
Foster a workplace culture that is inclusive and welcoming for people of all abilities and backgrounds	Continuing to improve organisational culture that recognises access and inclusion issues, and encouraging diversity within the workforce.
Implement the actions outlined in the Shire of Wandering Equal Employment Opportunity & Diversity Plan.	Actively support and advocate for the Shire's Equal Employment Opportunity & Diversity Plan.

1.8 Outcome Eight: Capacity Building

The Shire of Wandering will build community capacity and advocate for inclusion.

What	How
Support residents to access information and services including the National Disability Insurance Scheme and mental health support networks.	Collaborate with the Shire of Wandering Community Resource Centre to provide NDIS information sessions.
Provide education to encourage inclusive recruitment in the local business community.	Collaborate with the Shire of Wandering Community Resource Centre to provide appropriate training sessions for the local business community.
Increase the capacity of local groups, clubs and organisations to be more inclusive.	Collaborate with the Shire of Wandering Community Resource Centre to assist local groups, clubs and organisations become more inclusive.

Record Keeping Plan

Council's revised Record Keeping Plan was first adopted by Council in 2011, and will undergo another full review in 2024/2025.

Policy Statement

The Shire of Wandering is committed to making and keeping full and accurate records of its business transactions and its official activities.

Records created and received by Shire personnel and contractors, irrespective of format, are to be managed in accordance with the Shire's Record Keeping Plan and this Records Management Policy.

Records will not be destroyed except by reference to the General Disposal Authority for Local Government Records.

Records Creation

All Council members, employee and contractors will create full and accurate records, in the appropriate format, of the Shire's business decisions and transactions to meet all legislative, business, administrative, financial, evidential historical requirements.

Records Capture and Control

All records created and received in the course of Shire business are to be captured at the point of creation, regardless of format, with required metadata, into appropriate record keeping and business systems that are managed in accordance with sound record keeping principles.

Security and Protection of Records

The Shire of Wandering is responsible for the security and protection of all records created or captured as part of the Shire's day to day operations. All Shire employee and contractors have a responsibility to apply the following security and protection measures to all records created or received when carrying out the Shire's business.

Access to Records

Access to the Shire's records by the general public will be in accordance with the Freedom of Information Act 1992.

Access to the Shire's records by Council members will be through the Chief Executive Officer in accordance with the Local Government Act 1995.

Local Government Council Members

In relation to the recordkeeping requirements of Local Government council members, records must be created and kept which properly and adequately record the performance of member functions arising from their participation in the decision-making processes of Council and Committees of Council.

This requirement should be met through the creation and retention of records of meetings of Council and Committees of Council of Local government and other communications and transactions of council members which constitute evidence affecting the accountability of the Council and the discharge of its business.

Local Governments must ensure that appropriate practices are established to facilitate the ease of capture and management of council members' records up to and including the decision-making processes of Council.

Appraisal, Retention and Disposal of Records

Records will only be destroyed or otherwise disposed of by reference to the General Disposal Authority for Local Government Records issued by the State Records Office and following authorisation from the responsible Officer and the Chief Executive Officer. Records identified as a State Archive should be transferred to the State Records Office in accordance with the requirements of the General Disposal Authority for Local Government Records.



13.4 2022/23 Annual Financial Statements

File Reference:	14.145.14512
Author:	Alan Hart-Chief Executive Officer
Authorising Officer	Alan Hart-Chief Executive Officer
Date:	7 December 2023
Disclosure of Interest:	Nil
Attachments:	2022/23 Annual Financial Report 2022/23 Independent Auditors Report
Previous Reference:	N/A

Summary:

For Council to adopt the Annual Financial Statements and the Auditors Report for the year ended 30th June 2023.

Background:

The Shire's Auditors, Office of the Auditor General, have audited the 2022/23 Annual Financial Statements and have provided an Independent Auditors Report as required under the relevant provisions of the Local Government Act (1995) as amended. The Audit Report and Annual Financial Statements are presented to Council for adoption.

Comment:

The audit for the 2022/23 financial year has been completed and provides an overview of the financial activities of the Shire for the 2022/23 financial year.

Presented as attachments to this report are the following documents:

- Annual Financial Report
- Auditors Report

The Shire has received a management report in addition to the above documents. This report will be referred to the audit committee for their consideration prior to it being presented to Council in accordance with the Act.

Consultation:

Office of Auditor General

Statutory Environment:

Local Government Act (1995) Section 7.12(A)

Local Government (Audit) Regulations 1996 Regulation 16

Local Government (Financial Management) Regulations 1996

Policy Implications:

As per significant accounting policies.

Financial Implications:

As per the Annual Financial Report.

**Strategic Implications:
Improve our Financial Position**

Our Goals	Our Strategies
The Wandering Shire is financially sustainable	Improve accountability and transparency Develop an investment strategy that plans for the future and provides cash backed reserves to meet operational needs Prudently manage our financial resources to ensure value for money Reduce reliance on operational grants

Sustainability Implications:

- Environmental: There are no known significant environmental considerations.
- Economic: There are no known significant economic considerations.
- Social: There are no known significant social considerations.

Risk Implications:

N/A.

Voting Requirements:

Simple Majority

Officer Recommendation:

That Council accept the Audited Financial Statements for the financial year ended 30th June 2023 in Accordance with Section 5.55 of the Local Government Act (1995) as amended.

Moved: _____

Seconded: _____

Carried

For/Against: Cr Turton Cr Little Cr Cowan Cr Hansen Cr Jennings Cr Price Cr Watts

SHIRE OF WANDERING
FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023

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The Shire of Wandering conducts the operations of a local government with the following community vision:

Wandering is a community of responsible, resilient and adaptable residents thriving in our scenic, economically diverse environment.

Principal place of business:
22 Watts Street
WANDERING WA 6308

**SHIRE OF WANDERING
FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

*Local Government Act 1995
Local Government (Financial Management) Regulations 1996*

STATEMENT BY CEO

The accompanying financial report of the Shire of Wandering has been prepared in compliance with the provisions of the *Local Government Act 1995* from proper accounts and records to present fairly the financial transactions for the reporting period ended 30 June 2023 and the financial position as at 30 June 2023.

At the date of signing this statement the particulars included in the financial report are not misleading or inaccurate.

Signed on the 29th day of November 2023



Chief Executive Officer

Alan Hart

Name of Chief Executive Officer

**SHIRE OF WANDERING
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2023**

	NOTE	2023 Actual	2023 Budget	2022 Actual
		\$	\$	\$
Revenue				
Rates	2(a),22	1,338,041	1,331,358	1,211,613
Grants, subsidies and contributions	2(a)	1,062,073	396,300	976,553
Fees and charges	2(a)	759,011	823,490	778,875
Interest revenue	2(a)	11,045	13,200	8,067
Other revenue	2(a)	43,415	42,739	91,419
		3,213,585	2,607,087	3,066,527
Expenses				
Employee costs	2(b)	(1,035,135)	(1,095,977)	(1,453,833)
Materials and contracts		(1,165,047)	(1,120,211)	(982,076)
Utility charges		(55,140)	(31,700)	(42,416)
Depreciation		(1,275,856)	(1,182,279)	(1,233,565)
Finance costs	2(b)	0	(2,970)	0
Insurance		(100,166)	(100,634)	(80,661)
Other expenditure	2(b)	(55,678)	(41,500)	(66,791)
		(3,687,022)	(3,575,271)	(3,859,342)
		(473,437)	(968,184)	(792,815)
Capital grants, subsidies and contributions	2(a)	908,225	1,699,791	1,198,980
Profit on asset disposals		19,268	2,333	9,598
Loss on asset disposals		0	0	(4,316)
Fair value adjustments to financial assets at fair value through profit or loss	4	921	0	999
		928,414	1,702,124	1,205,261
Net result for the period		454,977	733,940	412,446
Other comprehensive income for the period				
<i>Items that will not be reclassified subsequently to profit or loss</i>				
Changes in asset revaluation surplus	16	35,638,049	0	(68,931)
Total other comprehensive income for the period	16	35,638,049	0	(68,931)
Total comprehensive income for the period		36,093,026	733,940	343,515

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



**SHIRE OF WANDERING
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2023**

	NOTE	2023 \$	2022 \$
CURRENT ASSETS			
Cash and cash equivalents	3	1,336,298	1,045,333
Trade and other receivables	5	240,553	131,244
Inventories	6	35,951	64,203
Other assets	7	17,898	0
TOTAL CURRENT ASSETS		1,630,700	1,240,780
NON-CURRENT ASSETS			
Trade and other receivables	5	7,911	26,648
Other financial assets	4	20,372	19,451
Inventories	6	166,300	0
Property, plant and equipment	8	7,396,366	7,426,031
Infrastructure	9	87,514,167	51,611,213
TOTAL NON-CURRENT ASSETS		95,105,116	59,083,343
TOTAL ASSETS		96,735,816	60,324,123
CURRENT LIABILITIES			
Trade and other payables	12	276,741	165,342
Other liabilities	13	425,100	285,497
Borrowings	14	4,570	0
Employee related provisions	15	141,662	87,500
TOTAL CURRENT LIABILITIES		848,073	538,339
NON-CURRENT LIABILITIES			
Borrowings	14	70,972	0
Employee related provisions	15	34,659	96,698
TOTAL NON-CURRENT LIABILITIES		105,631	96,698
TOTAL LIABILITIES		953,704	635,037
NET ASSETS		95,782,112	59,689,086
EQUITY			
Retained surplus		21,127,882	20,709,332
Reserve accounts	25	570,806	534,379
Revaluation surplus	16	74,083,424	38,445,375
TOTAL EQUITY		95,782,112	59,689,086

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



**SHIRE OF WANDERING
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2023**

	NOTE	RETAINED SURPLUS \$	RESERVE ACCOUNTS \$	REVALUATION SURPLUS \$	TOTAL EQUITY \$
Balance as at 1 July 2021		20,305,298	525,967	38,514,306	59,345,571
Comprehensive income for the period					
Net result for the period		412,446	0	0	412,446
Other comprehensive income for the period	16	0	0	(68,931)	(68,931)
Total comprehensive income for the period		412,446	0	(68,931)	343,515
Transfers from reserve accounts	25	165,820	(165,820)	0	0
Transfers to reserve accounts	25	(174,232)	174,232	0	0
Balance as at 30 June 2022		20,709,332	534,379	38,445,375	59,689,086
Comprehensive income for the period					
Net result for the period		454,977	0	0	454,977
Other comprehensive income for the period	16	0	0	35,638,049	35,638,049
Total comprehensive income for the period		454,977	0	35,638,049	36,093,026
Transfers from reserve accounts	25	54,000	(54,000)	0	0
Transfers to reserve accounts	25	(90,427)	90,427	0	0
Balance as at 30 June 2023		21,127,882	570,806	74,083,424	95,782,112

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



**SHIRE OF WANDERING
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2023**

NOTE	2023 Actual \$	2022 Actual \$
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts		
Rates	1,354,752	1,201,561
Grants, subsidies and contributions	993,399	932,798
Fees and charges	759,011	940,159
Interest revenue	11,045	8,067
Goods and services tax received	235,206	238,999
Other revenue	43,415	91,419
	3,396,828	3,413,002
Payments		
Employee costs	(1,004,663)	(1,410,846)
Materials and contracts	(1,085,105)	(1,258,084)
Utility charges	(55,140)	(42,416)
Finance costs	0	(9,788)
Insurance paid	(100,166)	(80,661)
Goods and services tax paid	(234,221)	(161,284)
Other expenditure	(55,678)	(66,791)
	(2,534,973)	(3,029,869)
Net cash provided by (used in) operating activities	861,855	383,133
CASH FLOWS FROM INVESTING ACTIVITIES		
Payments for purchase of inventories	6 (86,300)	0
Payments for purchase of property, plant & equipment	8(a) (525,487)	(518,401)
Payments for construction of infrastructure	9(a) (1,071,796)	(1,008,216)
Capital grants, subsidies and contributions	1,011,696	1,267,038
Proceeds from sale of property, plant & equipment	25,455	80,686
Net cash provided by (used in) investing activities	(646,432)	(178,893)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from new borrowings	24(a) 75,542	0
Net cash provided by (used in) financing activities	75,542	0
Net increase (decrease) in cash held	290,965	204,240
Cash at beginning of year	1,045,333	841,093
Cash and cash equivalents at the end of the year	1,336,298	1,045,333

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



**SHIRE OF WANDERING
STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDED 30 JUNE 2023**

	NOTE	2023 Actual \$	2023 Budget \$	2022 Actual \$
OPERATING ACTIVITIES				
Revenue from operating activities				
General rates	22	1,334,402	1,327,719	1,208,287
Rates excluding general rates	22	3,639	3,639	3,326
Grants, subsidies and contributions		1,062,073	396,300	976,553
Fees and charges		759,011	823,490	778,875
Interest revenue		11,045	13,200	8,067
Other revenue		43,415	42,739	91,419
Profit on asset disposals		19,268	2,333	9,598
Fair value adjustments to financial assets at fair value through profit or loss	4	921	0	999
		3,233,774	2,609,420	3,077,124
Expenditure from operating activities				
Employee costs		(1,035,135)	(1,095,977)	(1,453,833)
Materials and contracts		(1,165,047)	(1,120,211)	(982,076)
Utility charges		(55,140)	(31,700)	(42,416)
Depreciation		(1,275,856)	(1,182,279)	(1,233,565)
Finance costs		0	(2,970)	0
Insurance		(100,166)	(100,634)	(80,661)
Other expenditure		(55,678)	(41,500)	(66,791)
Loss on asset disposals		0	0	(4,316)
		(3,687,022)	(3,575,271)	(3,863,658)
Non-cash amounts excluded from operating activities	23(a)	1,217,458	1,184,999	1,205,879
Amount attributable to operating activities		764,210	219,148	419,345
INVESTING ACTIVITIES				
Inflows from investing activities				
Capital grants, subsidies and contributions		908,225	1,699,791	1,198,980
Proceeds from disposal of assets		25,455	35,000	80,686
		933,680	1,734,791	1,279,666
Outflows from investing activities				
Purchase of inventories	6	(86,300)	(200,000)	0
Purchase of property, plant and equipment	8(a)	(525,487)	(692,190)	(518,401)
Purchase and construction of infrastructure	9(a)	(1,071,796)	(1,479,454)	(1,008,216)
		(1,683,583)	(2,371,644)	(1,526,617)
Amount attributable to investing activities		(749,903)	(636,853)	(246,951)
FINANCING ACTIVITIES				
Inflows from financing activities				
Proceeds from borrowings	24(a)	75,542	200,000	0
Transfers from reserve accounts	25	54,000	54,000	165,820
		129,542	254,000	165,820
Outflows from financing activities				
Repayment of borrowings	24(a)	0	(18,665)	0
Transfers to reserve accounts	25	(90,427)	(88,500)	(174,232)
		(90,427)	(107,165)	(174,232)
Amount attributable to financing activities		39,115	146,835	(8,412)
MOVEMENT IN SURPLUS OR DEFICIT				
Surplus or deficit at the start of the financial year	23(b)	179,334	270,870	15,352
Amount attributable to operating activities		764,210	219,148	419,345
Amount attributable to investing activities		(749,903)	(636,853)	(246,951)
Amount attributable to financing activities		39,115	146,835	(8,412)
Surplus or deficit after imposition of general rates	23(b)	232,756	0	179,334

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



**SHIRE OF WANDERING
FOR THE YEAR ENDED 30 JUNE 2023
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SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023

1. BASIS OF PREPARATION

The financial report of the Shire of Wandering which is a Class 4 local government comprises general purpose financial statements which have been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied except for disclosure requirements of:

- AASB 7 Financial Instruments Disclosures
- AASB 16 Leases paragraph 58
- AASB 101 Presentation of Financial Statements paragraph 61
- AASB 107 Statement of Cash Flows paragraphs 43 and 45
- AASB 116 Property, Plant and Equipment paragraph 79
- AASB 137 Provisions, Contingent Liabilities and Contingent Assets paragraph 85
- AASB 140 Investment Property paragraph 75(f)
- AASB 1052 Disaggregated Disclosures paragraph 11
- AASB 1054 Australian Additional Disclosures paragraph 16

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

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

The local government reporting entity

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

Judgements and 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.

The balances, transactions and disclosures impacted by accounting estimates are as follows:

- estimated fair value of certain financial assets
- impairment of financial assets
- estimation of fair values of land and buildings, and infrastructure.

Initial application of accounting standards

During the current year, the following new or revised Australian Accounting Standards and Interpretations were applied for the first time.

- AASB 2020-3 Amendments to Australian Accounting Standards - Annual Improvements 2018-2020 and Other Amendments
- AASB 2020-6 Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current – Deferral of Effective Date
- AASB 2021-7a Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections [general editorials]
- AASB 2022-3 Amendments to Australian Accounting Standards - Illustrative Examples for Not-for-Profit Entities accompanying AASB 15

These amendments have no material impact on the current annual financial report

New accounting standards for application in future years

The following new accounting standards will have application to local government in future years:

- AASB 2014-10 Amendments to Australian Accounting Standards - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
- AASB 2020-1 Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-current
- AASB 2021-2 Amendments to Australian Accounting Standards - Disclosure of Accounting Policies or Definition of Accounting Estimates
- AASB 2021-7c Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections [deferred AASB 10 and AASB 128 amendments in AASB 2014-10 apply]
- AASB 2022-5 Amendments to Australian Accounting Standards - Lease Liability in a Sale and Leaseback
- AASB 2022-6 Amendments to Australian Accounting Standards - Non-current Liabilities with Covenants
- AASB 2022-7 Editorial Corrections to Australian Accounting Standards and Repeal of Superseded and Redundant Standards
- AASB 2022-10 Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities

This standard will result in a terminology change for significant accounting policies

The amendment may result in changes to the fair value of non-financial assets. The impact is yet to be quantified.

Except as described above these amendments are not expected to have any material impact on the financial report on initial application.

SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023

2. REVENUE AND EXPENSES

(a) Revenue

Contracts with customers

Recognition of revenue is dependant on the source of revenue and the associated terms and conditions associated with each source of revenue and recognised as follows:

Revenue Category	Nature of goods and services	When obligations typically satisfied	Payment terms	Returns/Refunds/Warranties	Timing of revenue recognition
Grants, subsidies and contributions	Community events, minor facilities, research, design, planning evaluation and services	Over time	Fixed terms transfer of funds based on agreed milestones and reporting	Contract obligation if project not complete	Output method based on project milestones and/or completion date matched to performance obligations
Fees and charges - licences, registrations, approvals	Building, planning, development and animal management, having the same nature as a licence regardless of naming.	Single point in time	Full payment prior to issue	None	On payment of the licence, registration or approval
Fees and charges - waste management entry fees	Waste treatment, recycling and disposal service at disposal sites	Single point in time	Payment in advance at gate or on normal trading terms if credit provided	None	On entry to facility
Fees and charges - sale of stock	Fuel, post office agency and community resource centre stock	Single point in time	In full in advance, on 15 day credit	Refund for faulty goods	Output method based on goods
Fees and charges for other goods and services	Cemetery services, library fees, reinstatements and private works	Single point in time	Payment in full in advance	None	Output method based on provision of service or completion of works

Consideration from contracts with customers is included in the transaction price.

Revenue Recognition

Revenue recognised during the year under each basis of recognition by nature of goods or services is provided in the table below:

For the year ended 30 June 2023

Nature	Contracts with customers	Capital grant/contributions	Statutory Requirements	Other	Total
	\$	\$	\$	\$	\$
Rates	0	0	1,338,041	0	1,338,041
Grants, subsidies and contributions	37,406	0	0	1,024,667	1,062,073
Fees and charges	754,753	0	4,258	0	759,011
Interest revenue	4,430	0	6,615	0	11,045
Other revenue	24,796	0	0	18,619	43,415
Capital grants, subsidies and contributions	0	908,225	0	0	908,225
Total	821,385	908,225	1,348,914	1,043,286	4,121,810

For the year ended 30 June 2022

Nature	Contracts with customers	Capital grant/contributions	Statutory Requirements	Other	Total
	\$	\$	\$	\$	\$
Rates	0	0	1,211,613	0	1,211,613
Grants, subsidies and contributions	34,157	0	0	942,396	976,553
Fees and charges	771,584	0	7,291	0	778,875
Interest revenue	241	0	7,826	0	8,067
Other revenue	18,002	0	0	73,417	91,419
Capital grants, subsidies and contributions	0	1,198,980	0	0	1,198,980
Total	823,984	1,198,980	1,226,730	1,015,813	4,265,507

SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023

2. REVENUE AND EXPENSES (Continued)

(a) Revenue (Continued)

Note	2023 Actual	2022 Actual
	\$	\$
Interest revenue		
Interest on reserve account funds	4,430	241
Trade and other receivables overdue interest	6,615	7,826
	11,045	8,067
The 2023 original budget estimate in relation to: Trade and other receivables overdue interest was \$9,500.		
Fees and charges relating to rates receivable		
Charges on instalment plan	1,250	790
The 2023 original budget estimate in relation to: Charges on instalment plan was \$1,700.		
(b) Expenses		
Auditors remuneration		
- Audit of the Annual Financial Report	28,200	27,400
	28,200	27,400
Employee Costs		
Employee benefit costs	787,104	1,213,894
Other employee costs	248,031	239,939
	1,035,135	1,453,833
Other expenditure		
Sundry expenses	55,678	66,791
	55,678	66,791

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

3. CASH AND CASH EQUIVALENTS

Note	2023	2022
	\$	\$
Cash at bank and on hand	1,336,298	1,045,333
Total cash and cash equivalents	1,336,298	1,045,333
Held as		
- Unrestricted cash and cash equivalents	331,197	208,836
- Restricted cash and cash equivalents	1,005,101	836,497
	1,336,298	1,045,333

SIGNIFICANT ACCOUNTING POLICIES

Cash and cash equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

Restricted financial assets

Restricted financial asset balances are not available for general use by the local government due to externally imposed restrictions. Restrictions are specified in an agreement, contract or legislation. This applies to reserve accounts, unspent grants, subsidies and contributions and unspent loans that have not been fully expended in the manner specified by the contributor, legislation or loan agreement and for which no liability has been recognised.

4. OTHER FINANCIAL ASSETS

	2023	2022
	\$	\$
Non-current assets		
Financial assets at fair value through profit or loss	20,372	19,451
	20,372	19,451
Financial assets at fair value through profit or loss		
Units in Local Government House Trust - opening balance	19,451	18,452
Movement attributable to fair value increment	921	999
Units in Local Government House Trust - closing balance	20,372	19,451

SIGNIFICANT ACCOUNTING POLICIES

Other financial assets at amortised cost

The Shire classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Fair values of financial assets at amortised cost are not materially different to their carrying amounts, since the interest receivable on those assets is either close to current market rates or the assets are of a short term nature. Non-current financial assets at amortised cost fair values are based on discounted cash flows using a current market rates. They are classified as level 2 fair values in the fair value hierarchy (see Note 21 (i)) due to the observable market rates).

Interest received is presented under cashflows from operating activities in the Statement of Cash Flows where it is earned from financial assets that are held for cash management purposes.

Financial assets at fair value through profit or loss

The Shire has elected to classify the following financial assets at fair value through profit or loss:

- debt investments which do not qualify for measurement at either amortised cost or fair value through other comprehensive income.
- equity investments which the Shire has elected to recognise as fair value gains and losses through profit or loss.

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

5. TRADE AND OTHER RECEIVABLES

Note	2023	2022
	\$	\$
Current		
Rates and statutory receivables	43,483	58,028
Trade receivables	175,146	72,231
GST receivable	0	985
Receivables for employee related provisions	21,924	0
	240,553	131,244
Non-current		
Rates and statutory receivables	3,971	2,675
Receivables for employee related provisions	3,940	23,973
	7,911	26,648

SIGNIFICANT ACCOUNTING POLICIES

Rates and statutory receivables

Rates and statutory receivables are non-contractual receivables arising from statutory requirements and include amounts due from ratepayers for unpaid rates and service charges and other statutory charges or fines.

Rates and statutory receivables are recognised when the taxable event has occurred and can be measured reliably.

Trade receivables

Trade receivables are amounts receivable from contractual arrangements with customers for goods sold, services performed or grants or contributions with sufficiently specific performance obligations as part of the ordinary course of business.

Other receivables

Other receivables are amounts receivable from contractual arrangements with third parties other than contracts with customers including grants for the construction of recognisable non financial assets.

Measurement

Trade and other receivables are recognised initially at the amount of the transaction price, unless they contain a significant financing component, and are to be recognised at fair value.

Classification and subsequent measurement

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

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

Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value. Non-current receivables are indexed to inflation, any difference between the face value and fair value is considered immaterial.

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

6. INVENTORIES

Note	2023	2022
	\$	\$
Current		
Fuel and materials	22,298	50,550
Gravel	13,653	13,653
	35,951	64,203
Non-current		
Land held for resale		
Cost of acquisition	80,000	0
Development costs	86,300	0
	166,300	0
The following movements in inventories occurred during the year:		
Balance at beginning of year	64,203	74,203
Inventories expensed during the year	(514,435)	(791,645)
Transfers from Land - Freehold	80,000	0
Additions to inventory - capital	86,300	0
Additions to inventory - operating	486,183	781,645
Balance at end of year	202,251	64,203

SIGNIFICANT ACCOUNTING POLICIES

General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Land held for resale

Land held for development and resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development.

Land held for resale (Continued)

Borrowing costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed onto the buyer at this point.

Land held for resale is classified as current except where it is held as non-current based on the council's intentions to release for sale.

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

7. OTHER ASSETS

Other assets - current

Accrued income

	2023	2022
	\$	\$
	17,898	0
	17,898	0

SIGNIFICANT ACCOUNTING POLICIES

Other current assets

Other non-financial assets include prepayments which represent payments in advance of receipt of goods or services or that part of expenditure made in one accounting period covering a term extending beyond that period.

SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023

8. PROPERTY, PLANT AND EQUIPMENT

(a) Movements in Balances

Movement in the balances of each class of property, plant and equipment between the beginning and the end of the current financial year.

	Land	Buildings - non-specialised	Buildings - specialised	Total land and buildings not subject to operating lease	Land and buildings subject to operating lease	Total land and buildings	Furniture and equipment	Plant and equipment	Work in progress	Total property, plant and equipment
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Balance at 1 July 2021	1,421,000	1,040,000	2,622,322	5,083,322	329,000	5,412,322	23,791	1,884,458	0	7,320,571
Additions	0	0	243,700	243,700	0	243,700	7,485	199,759	67,457	518,401
Disposals	0	0	0	0	0	0	0	(75,404)	0	(75,404)
Depreciation	0	(20,800)	(52,841)	(73,641)	(6,000)	(79,641)	(13,221)	(225,655)	0	(318,517)
Transfers	0	0	(19,020)	(19,020)	0	(19,020)	0	0	0	(19,020)
Balance at 30 June 2022	1,421,000	1,019,200	2,794,161	5,234,361	323,000	5,557,361	18,055	1,783,158	67,457	7,426,031
Comprises:										
Gross balance at 30 June 2022	1,421,000	1,040,000	2,847,002	5,308,002	329,000	5,637,002	108,942	2,518,558	67,457	8,331,959
Accumulated depreciation at 30 June 2022	0	(20,800)	(52,841)	(73,641)	(6,000)	(79,641)	(90,887)	(735,400)	0	(905,928)
Balance at 30 June 2022	1,421,000	1,019,200	2,794,161	5,234,361	323,000	5,557,361	18,055	1,783,158	67,457	7,426,031
Additions	0	0	393,568	393,568	0	393,568	6,523	122,001	3,395	525,487
Disposals	0	0	0	0	0	0	0	(6,187)	0	(6,187)
Depreciation	0	(20,800)	(56,940)	(77,740)	(6,000)	(83,740)	(5,090)	(229,687)	0	(318,517)
Transfers to Inventories	(80,000)	0	0	(80,000)	0	(80,000)	0	0	0	(80,000)
Transfers to Infrastructure	0	0	(82,991)	(82,991)	0	(82,991)	0	0	(67,457)	(150,448)
Balance at 30 June 2023	1,341,000	998,400	3,047,798	5,387,198	317,000	5,704,198	19,488	1,669,285	3,395	7,396,366
Comprises:										
Gross balance at 30 June 2023	1,341,000	1,040,000	3,157,579	5,538,579	329,000	5,867,579	115,465	2,603,692	3,395	8,590,131
Accumulated depreciation at 30 June 2023	0	(41,600)	(109,781)	(151,381)	(12,000)	(163,381)	(95,977)	(934,407)	0	(1,193,765)
Balance at 30 June 2023	1,341,000	998,400	3,047,798	5,387,198	317,000	5,704,198	19,488	1,669,285	3,395	7,396,366

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

8. PROPERTY, PLANT AND EQUIPMENT (Continued)

(b) Carrying Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
(i) Fair Value					
Land and buildings					
Land	Level 2	Market cost	Independent valuation	June 2021	Unobservable inputs for assets and liabilities
Buildings - non-specialised	Level 2	Market cost	Independent valuation	June 2021	Unobservable inputs for assets and liabilities
Buildings - specialised	Level 3	Replacement cost	Independent valuation	June 2021	Unobservable inputs for assets and liabilities
<p>Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.</p> <p>During the period there were no changes in the valuation techniques used by the local government to determine the fair value of property, plant and equipment using either level 2 or level 3 inputs.</p>					
(ii) Cost					
Furniture and equipment		NA	Cost	NA	NA
Plant and equipment		NA	Cost	NA	NA

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

9. INFRASTRUCTURE

(a) Movements in Balances

Movement in the balances of each class of infrastructure between the beginning and the end of the current financial year.

	Infrastructure - roads	Infrastructure - bridges	Infrastructure - drainage	Infrastructure - footpath	Infrastructure - recreation	Infrastructure - other	Total Infrastructure
	\$	\$	\$	\$	\$	\$	\$
Balance at 1 July 2021	35,776,446	10,388,012	3,524,563	184,356	1,117,447	577,132	51,567,956
Additions	1,008,216	0	0	0	0	0	1,008,216
Revaluation increments / (decrements) transferred to revaluation surplus	0	0	0	0	46,638	(115,569)	(68,931)
Depreciation	(550,473)	(221,307)	(74,615)	(10,785)	(33,605)	(24,263)	(915,048)
Transfers	0	0	0	0	19,020	0	19,020
Balance at 30 June 2022	36,234,189	10,166,705	3,449,948	173,571	1,149,500	437,300	51,611,213
Comprises:							
Gross balance at 30 June 2022	38,251,314	11,065,365	3,730,758	215,696	1,755,900	574,700	55,593,733
Accumulated depreciation at 30 June 2022	(2,017,125)	(898,660)	(280,810)	(42,125)	(606,400)	(137,400)	(3,982,520)
Balance at 30 June 2022	36,234,189	10,166,705	3,449,948	173,571	1,149,500	437,300	51,611,213
Additions	1,071,796	0	0	0	0	0	1,071,796
Revaluation increments / (decrements) transferred to revaluation surplus	23,218,866	13,500,042	(1,208,203)	127,344	0	0	35,638,049
Depreciation	(580,719)	(221,307)	(74,615)	(10,785)	(52,808)	(17,105)	(957,339)
Transfers from Property, Plant and Equipment	0	0	0	0	0	150,448	150,448
Balance at 30 June 2023	59,944,132	23,445,440	2,167,130	290,130	1,096,692	570,643	87,514,167
Comprises:							
Gross balance at 30 June 2023	73,358,254	31,633,333	4,458,397	487,088	1,755,900	725,148	112,418,120
Accumulated depreciation at 30 June 2023	(13,414,122)	(8,187,893)	(2,291,267)	(196,958)	(659,208)	(154,505)	(24,903,953)
Balance at 30 June 2023	59,944,132	23,445,440	2,167,130	290,130	1,096,692	570,643	87,514,167

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

9. INFRASTRUCTURE (Continued)

(b) Carrying Value Measurements

(i) Fair Value	Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
	Infrastructure - roads	Level 3	Cost approach using depreciated replacement cost	Independent valuation	June 2023	Construction costs and current condition, residual values and remaining useful life assessment inputs
	Infrastructure - bridges	Level 3	Cost approach using depreciated replacement cost	Independent valuation	June 2023	Construction costs and current condition, residual values and remaining useful life assessment inputs
	Infrastructure - drainage	Level 3	Cost approach using depreciated replacement cost	Independent valuation	June 2023	Construction costs and current condition, residual values and remaining useful life assessment inputs
	Infrastructure - footpath	Level 3	Cost approach using depreciated replacement cost	Independent valuation	June 2023	Construction costs and current condition, residual values and remaining useful life assessment inputs
	Infrastructure - recreation	Level 3	Cost approach using depreciated replacement cost	Independent valuation	June 2022	Unobservable inputs for assets and liabilities
	Infrastructure - other	Level 3	approach using depreciated replacement	Independent valuation	June 2022	Unobservable inputs for assets and liabilities

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used to determine the fair value of infrastructure using level 3 inputs.

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

10. FIXED ASSETS

(a) Depreciation

Depreciation rates

Typical estimated useful lives for the different asset classes for the current and prior years are included in the table below:

Asset Class	Useful life
Buildings	40 to 50 years
Furniture and equipment	3 to 10 years
Plant and equipment	3 to 10 years
Sealed roads and streets formation pavement seal	not depreciated 20-50 years
- bituminous seals	15-20 years
- asphalt surfaces	15-25 years
Gravel roads formation pavement	not depreciated 50 years
Footpaths - slab	20 years
Sewerage piping	100 years
Water supply piping and drainage systems	50 years
Recreation assets	4 to 50 years
Other assets	4 to 50 years
Bridges	4 to 50 years

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

10. FIXED ASSETS (Continued)

SIGNIFICANT ACCOUNTING POLICIES

Fixed assets

Each class of fixed assets within either property, plant and equipment or infrastructure, is carried at cost or fair value (as indicated), less any accumulated depreciation and impairment losses.

Initial recognition and measurement for assets held at cost

Plant and equipment including furniture and equipment is recognised at cost on acquisition in accordance with *Financial Management Regulation 17A*. Where acquired at no cost, the asset is initially recognised at fair value. Assets held at cost are depreciated and assessed for indicators of impairment annually.

Initial recognition and measurement between mandatory revaluation dates for assets held at fair value

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

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

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

Individual assets that are land, buildings, infrastructure and investment properties acquired between scheduled revaluation dates of the asset class in accordance with the Shire's revaluation policy, are recognised at cost and disclosed as being at fair value as management believes cost approximates fair. They are subject to subsequent revaluation at the next revaluation date consistent with *Financial Management Regulation 17A(4)*.

Revaluation

The fair value of land, buildings, infrastructure and investment properties is determined at least every five years in accordance with the regulatory framework. This includes buildings and infrastructure items which were pre-existing improvements (i.e. vested improvements) on vested land acquired by the Shire.

At the end of each period, the carrying amount for each asset class is reviewed and, where appropriate, the fair value is updated to reflect current market conditions consistent with *Financial Management Regulation 17A(2)* which requires land, buildings infrastructure, investment properties and vested improvements to be shown at fair value.

Revaluation (continued)

For property, plant and equipment and infrastructure, increases in the carrying amount arising on revaluation of asset classes are credited to a revaluation surplus in equity. Decreases that offset previous increases of the same class of asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss. Subsequent increases are then recognised in profit or loss to the extent they reverse a net revaluation decrease previously recognised in profit or loss for the same class of asset.

Depreciation

The depreciable amount of all property, plant and equipment and infrastructure, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Depreciation on revaluation

When an item of property, plant and equipment and infrastructure is revalued, any accumulated depreciation at the date of the revaluation is treated in one of the following ways:

- (i) The gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount of the asset.
- (ii) Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Amortisation

All intangible assets with a finite useful life, are amortised on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use.

The residual value of intangible assets is considered to be zero and the useful life and amortisation method are reviewed at the end of each financial year.

Amortisation is included within depreciation in the Statement of Comprehensive Income and in Note 10(a).

Impairment

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains or losses on disposal

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the Statement of Comprehensive Income in the period in which they arise.

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

11. LEASES

Lessor - Property, Plant and Equipment Subject to Lease

The table below represents a maturity analysis of the undiscounted lease payments to be received after the reporting date.

Less than 1 year
1 to 2 years
2 to 3 years

	2023 Actual	2022 Actual
	\$	\$
	32,860	0
	32,240	0
	17,980	0
	83,080	0
Amounts recognised in profit or loss for Property, Plant and Equipment Subject to Lease		
Rental income	14,260	13,800

The Shire leases one house to the Housing Authority with rental payable weekly. This lease is classified as an operating lease as it does not transfer substantially all of the risks and rewards incidental to the ownership of the asset. The house is not considered investment property as they are leased for use in the supply of services to the community.

Lease payments for some contracts include CPI increases, but there are no other variable lease payments that depend on an index or rate. Although the Shire is exposed to changes in the residual value at the end of the current leases, the Shire typically enters into new operating leases and therefore will not immediately realise any reduction in residual value at the end of these leases. Expectations about the future residual values are reflected in the fair value of the properties.

SIGNIFICANT ACCOUNTING POLICIES

The Shire as Lessor

Upon entering into each contract as a lessor, the Shire assesses if the lease is a finance or operating lease.

The contract is classified as a finance lease when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases not within this definition are classified as operating leases. Rental income received from operating leases is recognised on a straight-line basis over the term of the specific lease.

Initial direct costs incurred in entering into an operating lease (eg legal cost, cost to setup) are included in the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

When a contract is determined to include lease and non-lease components, the Shire applies AASB 15 to allocate the consideration under the contract to each component.

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

12. TRADE AND OTHER PAYABLES

Current

Sundry creditors
Prepaid rates
Accrued payroll liabilities
ATO liabilities
Bonds and deposits held
Accrued Expenses

	2023	2022
	\$	\$
	162,876	112,287
	13,695	10,233
	38,374	26,201
	26,176	0
	9,195	16,621
	26,425	0
	276,741	165,342

SIGNIFICANT ACCOUNTING POLICIES

Financial liabilities

Financial liabilities are initially recognised at fair value when the Shire becomes a party to the contractual provisions of the instrument.

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability extinguished or transferred to another party and any consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

Trade and other payables

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

Prepaid rates

Prepaid rates are, until the taxable event has occurred (start of the next financial year), refundable at the request of the ratepayer. Rates received in advance are initially recognised as a financial liability. When the taxable event occurs, the financial liability is extinguished and the Shire recognises income for the prepaid rates that have not been refunded.

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

13. OTHER LIABILITIES

	2023	2022
	\$	\$
Current		
Contract liabilities	47,592	11,460
Capital grant/contributions liabilities	377,508	274,037
	<u>425,100</u>	<u>285,497</u>
Reconciliation of changes in contract liabilities		
Opening balance	11,460	11,460
Additions	47,592	0
Revenue from contracts with customers included as a contract liability at the start of the period	(11,460)	0
	<u>47,592</u>	<u>11,460</u>
<p>The aggregate amount of the performance obligations unsatisfied (or partially unsatisfied) in relation to these contract liabilities was \$47,592 (2022: \$11,460)</p> <p>The Shire expects to satisfy the performance obligations, from contracts with customers unsatisfied at the end of the reporting period, within the next 12 months.</p>		
Reconciliation of changes in capital grant/contribution liabilities		
Opening balance	274,037	205,979
Additions	377,508	274,037
Revenue from capital grant/contributions held as a liability at the start of the period	(274,037)	(205,979)
	<u>377,508</u>	<u>274,037</u>
Expected satisfaction of capital grant/contribution liabilities		
Less than 1 year	377,508	274,037
	<u>377,508</u>	<u>274,037</u>

Performance obligations in relation to capital grant/contribution liabilities are satisfied as project milestones are met or completion of construction or acquisition of the asset.

SIGNIFICANT ACCOUNTING POLICIES

Contract liabilities

Contract liabilities represent the Shire's obligation to transfer goods or services to a customer for which the Shire has received consideration from the customer.

Contract liabilities represent obligations which are not yet satisfied. Contract liabilities are recognised as revenue when the performance obligations in the contract are satisfied.

Capital grant/contribution liabilities

Capital grant/contribution liabilities represent the Shire's obligations to construct recognisable non-financial assets to identified specifications to be controlled by the Shire which are yet to be satisfied. Capital grant/contribution liabilities are recognised as income when the obligations in the contract are satisfied.

Fair values for non-current capital grant/contribution liabilities, not expected to be extinguished within 12 months, are based on discounted cash flows of expected cashflows to satisfy the obligations using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy (see Note 21(i)) due to the unobservable inputs, including own credit risk.

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

14. BORROWINGS

	Note	2023			2022		
		Current	Non-current	Total	Current	Non-current	Total
Secured		\$	\$	\$	\$	\$	\$
Debentures		4,570	70,972	75,542	0	0	0
Total secured borrowings	24(a)	4,570	70,972	75,542	0	0	0

Secured liabilities and assets pledged as security

Debentures, bank overdrafts and bank loans are secured by a floating charge over the assets of the Shire of Wandering. Other loans relate to transferred receivables. Refer to Note 5.

The Shire of Wandering has complied with the financial covenants of its borrowing facilities during the 2023 and 2022 years.

SIGNIFICANT ACCOUNTING POLICIES

Borrowing costs

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

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

Borrowings fair values are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy (see Note 21(i)) due to the unobservable inputs, including own credit risk.

Risk

Details of individual borrowings required by regulations are provided at Note 24(a).

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

15. EMPLOYEE RELATED PROVISIONS

Employee Related Provisions

	2023	2022
	\$	\$
Current provisions		
Employee benefit provisions		
Annual leave	59,925	67,359
Long service leave	62,859	9,307
	122,784	76,666
Employee related other provisions		
Employment on-costs	18,878	10,834
	18,878	10,834
Total current employee related provisions	141,662	87,500
Non-current provisions		
Employee benefit provisions		
Long service leave	32,501	86,242
	32,501	86,242
Employee related other provisions		
Employment on-costs	2,158	10,456
	2,158	10,456
Total non-current employee related provisions	34,659	96,698
Total employee related provisions	176,321	184,198

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave and long service leave and associated on costs for services rendered up to the reporting date and recorded as an expense during the period the services are delivered.

Annual leave liabilities are classified as current, as there is no unconditional right to defer settlement for at least 12 months after the end of the reporting period.

SIGNIFICANT ACCOUNTING POLICIES

Employee benefits

The Shire's obligations for employees' annual leave, long service leave and other employee leave entitlements are recognised as employee related provisions in the Statement of Financial Position.

Short-term employee benefits

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

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position.

Other long-term employee benefits

Long-term employee benefits provisions are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023

16. REVALUATION SURPLUS

	2023 Opening Balance	2023 Change in Accounting Policy	Total Movement on Revaluation	2023 Closing Balance	2022 Opening Balance	Total Movement on Revaluation	2022 Closing Balance
	\$	\$	\$	\$	\$	\$	\$
Revaluation surplus - PPE & Other	3,499,207	0	0	3,499,207	3,499,207	0	3,499,207
Revaluation surplus - Infrastructure	34,946,168	0	35,638,049	70,584,217	35,015,099	(68,931)	34,946,168
	38,445,375	0	35,638,049	74,083,424	38,514,306	(68,931)	38,445,375

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

17. RESTRICTIONS OVER FINANCIAL ASSETS

	Note	2023 Actual \$	2022 Actual \$
The following classes of financial assets have restrictions imposed by regulations or other externally imposed requirements which limit or direct the purpose for which the resources may be used:			
- Cash and cash equivalents	3	1,005,101	836,497
		1,005,101	836,497
The restricted financial assets are a result of the following specific purposes to which the assets may be used:			
Restricted reserve accounts	25	570,806	534,379
Contract liabilities	13	47,592	11,460
Capital grant liabilities	13	377,508	274,037
Bonds and deposits held	12	9,195	16,621
Total restricted financial assets		1,005,101	836,497

**18. UNDRAWN BORROWING FACILITIES AND CREDIT
STANDBY ARRANGEMENTS**

Credit card limit		5,000	5,000
Credit card balance at balance date		(1,359)	(2,186)
Total amount of credit unused		3,641	2,814
Loan facilities			
Loan facilities - current		4,570	0
Loan facilities - non-current		70,972	0
Total facilities in use at balance date		75,542	0
Unused loan facilities at balance date		0	0

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

19. RELATED PARTY TRANSACTIONS

(a) Elected Member Remuneration

Fees, expenses and allowances to be paid or reimbursed to elected council members.

Note	2023 Actual \$	2023 Budget \$	2022 Actual \$
President's annual allowance	6,170	6,170	5,959
President's meeting attendance fees	4,350	3,680	3,553
President's annual allowance for ICT expenses	1,113	1,050	1,050
	11,633	10,900	10,562
Deputy President's annual allowance	1,285	1,000	254
Deputy President's meeting attendance fees	4,601	3,680	3,553
Deputy President's child care expenses	0	0	0
Deputy President's other expenses	0	0	0
Deputy President's ICT expenses	0	0	0
Deputy President's annual allowance for ICT expenses	1,112	1,050	1,050
Deputy President's travel and accommodation expenses	0	0	0
Deputy President's annual allowance for travel and accommodation expenses	0	0	0
	6,998	5,730	4,857
All other council member's meeting attendance fees	12,303	18,400	13,323
All other council member's All other council member expenses	0	0	760
All other council member's annual allowance for ICT expenses	4,607	5,250	3,939
All other council member's travel and accommodation expenses	1,551	500	0
	18,461	24,150	18,022
19(b)	37,092	40,780	33,441

(b) Key Management Personnel (KMP) Compensation

The total of compensation paid to KMP of the Shire during the year are as follows:

Note	2023 Actual \$	2022 Actual \$
Short-term employee benefits	452,472	666,235
Post-employment benefits	56,423	76,760
Employee - other long-term benefits	11,574	53,006
Employee - termination benefits	49,676	0
Council member costs	37,092	33,441
	607,237	829,442

Short-term employee benefits

These amounts include all salary and fringe benefits awarded to KMP except for details in respect to fees and benefits paid to council members which may be separately found in the table above.

Post-employment benefits

These amounts are the current-year's cost of the Shire's superannuation contributions made during the year.

Other long-term benefits

These amounts represent annual leave and long service leave entitlements accruing during the year.

Termination benefits

These amounts represent termination benefits paid to KMP (Note: may or may not be applicable in any given year).

Council member costs

These amounts represent payments of member fees, expenses, allowances and reimbursements during the year.

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

19. RELATED PARTY TRANSACTIONS

Transactions with related parties

Transactions between related parties and the Shire are on normal commercial terms and conditions, no more favourable than those available to other parties, unless otherwise stated.

No outstanding balances or provisions for doubtful debts or guarantees exist in relation to related parties at year end.

In addition to KMP compensation above the following transactions occurred with related parties:

	2023 Actual	2022 Actual
	\$	\$
Purchase of goods and services	0	558
Short term employee benefits - other related parties	20,905	168,123
Amounts outstanding from related parties:		
Trade and other receivables	0	183
Amounts payable to related parties:		
Trade and other payables	9,796	20,104

Related Parties

The Shire's main related parties are as follows:

i. Key management personnel

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any council member, are considered key management personnel and are detailed in Notes 19(a) and 19(b)

ii. Other Related Parties

During the previous year, a company controlled by a related party of a council member, was awarded a contract under the selective tender process on terms and conditions equivalent for those that prevail in arm's length transactions under the Shire's procurement process.

The contract involved roadworks in the Shire, and amounted to \$265,941 in the current year (\$369,871 in the prior year).

Short-term employee benefits related to an associate person of the CEO who was employed by the Shire under normal employment terms and conditions.

Outside of normal citizen type transactions with the Shire, there were no other related party transactions involving key management personnel and/or their close family members and/or their controlled (or jointly controlled) entities.

iii. Entities subject to significant influence by the Shire

There were no such entities requiring disclosure during the current or previous year.

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

20. EVENTS OCCURRING AFTER THE END OF THE REPORTING PERIOD

The Shire is not aware of any material events occurring after the end of the reporting period that may impact these financial statements.

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

21. OTHER SIGNIFICANT ACCOUNTING POLICIES

a) Goods and services tax (GST)

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.

b) Current and non-current classification

The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Shire's operational cycle. In the case of liabilities where the Shire 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 or non-current based on the Shire's intentions to release for sale.

c) Rounding off figures

All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar. Amounts are presented in Australian Dollars.

d) Comparative figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the Shire applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements that has a material effect on the statement of financial position, an additional (third) Statement of Financial Position as at the beginning of the preceding period in addition to the minimum comparative financial report is presented.

e) Budget comparative figures

Unless otherwise stated, the budget comparative figures shown in this annual financial report relate to the original budget estimate for the relevant item of disclosure.

f) Superannuation

The Shire contributes to a number of Superannuation Funds on behalf of employees. All funds to which the Shire contributes are defined contribution plans.

g) Fair value of assets and liabilities

Fair value is the price that the Shire would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

h) Interest revenue

Interest revenue is calculated by applying the effective interest rate to the gross carrying amount of a financial asset measured at amortised cost except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

i) Fair value hierarchy

AASB 13 requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

Level 1

Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2

Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3

Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

Valuation techniques

The Shire selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the Shire are consistent with one or more of the following valuation approaches:

Market approach

Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.

Income approach

Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

Cost approach

Valuation techniques that reflect the current replacement cost of the service capacity of an asset.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the Shire gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability are considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

j) Impairment of assets

In accordance with Australian Accounting Standards the Shire's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard (e.g. AASB 116) whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other Standard.

SHIRE OF WANDERING
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FOR THE YEAR ENDED 30 JUNE 2023

22. RATING INFORMATION

(a) General Rates

RATE TYPE		2022/23	2022/23	2022/23	2022/23	2022/23	2022/23	2022/23	2022/23	2021/22	
Rate Description	Basis of valuation	Rate in \$	Number of Properties	Actual Rateable Value*	Actual Rate Revenue	Actual Interim Rates	Actual Total Revenue	Budget Rate Revenue	Budget Interim Rate	Budget Total Revenue	Actual Total Revenue
		\$		\$	\$	\$	\$	\$	\$	\$	\$
GRV Residential	Gross rental valuations	0.1378410	54	604,864	83,375	0	83,375	83,375	0	83,375	74,583
GRV Special Use	Gross rental valuations	0.1561120	3	137,893	21,527	0	21,527	21,527	0	21,527	22,398
GRV Rural Residential	Gross rental valuations	0.0927580	41	585,000	54,263	0	54,263	54,263	0	54,263	0
GRV Industrial	Gross rental valuations	0.0782000	1	20,800	1,627	0	1,627	1,627	0	1,627	0
UV Rural Residential	Unimproved valuation	0.0000000	0	0	0	0	0	0	0	0	64,957
UV Rural/Mining	Unimproved valuation	0.0616000	133	16,220,900	999,207	5,645	1,004,852	999,207	0	999,207	917,938
Non Rateable		0.0000000	0	0	0	(4,040)	(4,040)	0	0	0	0
Total general rates			232	17,569,457	1,159,999	1,605	1,161,604	1,159,999	0	1,159,999	1,079,876
				Minimum Payment \$							
Minimum payment											
GRV Residential	Gross rental valuations	1,204	26	49,544	31,304	0	31,304	31,304	0	31,304	29,700
GRV Special Use	Gross rental valuations	1,204	1	4,160	1,204	0	1,204	1,204	0	1,204	1,100
GRV Rural Residential	Gross rental valuations	1,204	43	341,950	51,772	0	51,772	49,364	0	49,364	0
Rural Residential - Vacant	Gross rental valuation	1,204	21	74,730	25,284	0	25,284	27,692	0	27,692	0
GRV Industrial	Gross rental valuations	1,204	1	14,560	1,204	0	1,204	1,204	0	1,204	0
GRV Industrial-Vacant	Gross rental valuations	1,204	3	15,200	3,612	0	3,612	3,612	0	3,612	0
UV Rural Residential	Unimproved valuation	0	0	0	0	0	0	0	0	0	56,100
UV Rural/Mining	Unimproved valuation	1,204	85	9,747,037	102,340	0	102,340	102,340	0	102,340	89,100
Total minimum payments			180	10,247,181	216,720	0	216,720	216,720	0	216,720	176,000
Total general rates and minimum payments			412	27,816,638	1,376,719	1,605	1,378,324	1,376,719	0	1,376,719	1,255,876
				Rate in							
Ex-gratia Rates											
CBH Receival Bin	Tonnage	0.1022400	1	35,600	3,639	0	3,639	3,639	0	3,639	3,326
Total amount raised from rates (excluding general rates)			1	35,600	3,639	0	3,639	3,639	0	3,639	3,326
Discounts							(43,505)			(49,000)	(47,539)
Rates Written Off							(417)			0	(50)
Total Rates							1,338,041			1,331,358	1,211,613
Rate instalment interest							1,493			3,000	2,844
Rate overdue interest							5,122			6,500	4,982

The rate revenue was recognised from the rate record as soon as practicable after the Shire resolved to impose rates in the financial year as well as when the rate record was amended to ensure the information in the record was current and correct.

*Rateable Value at time of raising of rate.

SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023

23. DETERMINATION OF SURPLUS OR DEFICIT

		2022/23 Budget	2021/22
	2022/23 (30 June 2023 Carried Forward)	(30 June 2023 Carried Forward)	(30 June 2022 Carried Forward)
Note	\$	\$	\$
(a) Non-cash amounts excluded from operating activities			
The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Statement of Financial Activity in accordance with <i>Financial Management Regulation 32</i> .			
Adjustments to operating activities			
Less: Profit on asset disposals	(19,268)	(2,333)	(9,598)
Less: Movement in liabilities associated with restricted cash	5,093	5,053	(48,972)
Less: Fair value adjustments to financial assets at fair value through profit or loss	(921)	0	(999)
Add: Loss on disposal of assets	0	0	4,316
Add: Depreciation	1,275,856	1,182,279	1,233,565
Non-cash movements in non-current assets and liabilities:			
Pensioner deferred rates	(1,296)	0	(1,424)
Receivable - employee related provision	20,033	0	0
Employee benefit provisions	(62,039)	0	28,991
Non-cash amounts excluded from operating activities	1,217,458	1,184,999	1,205,879
(b) Surplus or deficit after imposition of general rates			
The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with <i>Financial Management Regulation 32</i> to agree to the surplus/(deficit) after imposition of general rates.			
Adjustments to net current assets			
Less: Reserve accounts	25 (570,806)	(568,855)	(534,379)
Less: Current assets not expected to be received at end of year			
- Land held for resale	6 0	(200,000)	0
Add: Current liabilities not expected to be cleared at end of year			
- Current portion of borrowings	14 4,570	(18,665)	0
- Employee benefit provisions	16,365	16,321	11,272
Total adjustments to net current assets	(549,871)	(771,199)	(523,107)
Net current assets used in the Statement of Financial Activity			
Total current assets	1,630,700	1,281,017	1,240,780
Less: Total current liabilities	(848,073)	(509,818)	(538,339)
Less: Total adjustments to net current assets	(549,871)	(771,199)	(523,107)
Surplus or deficit after imposition of general rates	232,756	0	179,334

SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023

24. BORROWING AND LEASE LIABILITIES

(a) Borrowings

Purpose	Note	Actual								Budget			
		Principal			Principal at 30 June 2022	Principal			Principal at 30 June 2023	Principal			
		Principal at 1 July 2021	New Loans During 2021-22	Repayments During 2021-22		New Loans During 2022-23	Repayments During 2022-23	Principal at 1 July 2022		New Loans During 2022-23	Repayments During 2022-23	Principal at 30 June 2023	
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Industrial Estate Development	14	0	0	0	0	75,542	0	75,542	0	200,000	(18,665)	181,335	
Total		0	0	0	0	75,542	0	75,542	0	200,000	(18,665)	181,335	

Borrowing Finance Cost Payments

Purpose	Note	Loan Number	Institution	Interest Rate	Date final payment is due	Actual for year ending 30 June 2023	Budget for year ending 30 June 2023	Actual for year ending 30 June 2022
						\$	\$	\$
Industrial Estate Development		10	WATC*	4.4949%	30/06/2033	0	(2,970)	0
Total						0	(2,970)	0
Total Finance Cost Payments						0	(2,970)	0

* WA Treasury Corporation

(b) New Borrowings - 2022/23

Particulars/Purpose	Institution	Loan Type	Term Years	Interest Rate	Amount Borrowed		Amount (Used)		Total Interest & Charges	Actual Balance Unspent
					2023 Actual	2023 Budget	2023 Actual	2023 Budget		
					\$	\$	\$	\$		
Industrial Estate	WATC*	Debenture	10	4.4949%	75,542	200,000	(75,542)	200,000	0	0
					75,542	200,000	(75,542)	200,000	0	0

* WA Treasury Corporation

(c) Unspent Borrowings

Particulars	Institution	Date Borrowed	Unspent Balance 1 July 2022	Borrowed During Year	Expended During Year	Unspent Balance 30 June 2023
			\$	\$	\$	\$
Industrial Estate	WATC*	29/06/2023	0	75,542	(75,542)	0
			0	75,542	(75,542)	0

* WA Treasury Corporation

**SHIRE OF WANDERING
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2023**

25. RESERVE ACCOUNTS

	2023 Actual Opening Balance	2023 Actual Transfer to	2023 Actual Transfer (from)	2023 Actual Closing Balance	2023 Budget Opening Balance	2023 Budget Transfer to	2023 Budget Transfer (from)	2023 Budget Closing Balance	2022 Actual Opening Balance	2022 Actual Transfer to	2022 Actual Transfer (from)	2022 Actual Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Restricted by council												
(a) Leave reserve	11,272	5,093	0	16,365	11,269	5,053	0	16,322	60,244	28	(49,000)	11,272
(b) Office equipment reserve	40,004	332	0	40,336	40,002	187	0	40,189	47,482	22	(7,500)	40,004
(c) Land & building reserve	251,086	2,079	0	253,165	251,074	1,174	0	252,248	231,859	128,547	(109,320)	251,086
(d) Plant replacement reserve	163,235	26,353	(54,000)	135,588	163,230	25,764	(54,000)	134,994	133,449	29,786	0	163,235
(e) Fuel facility reserve	68,782	16,570	0	85,352	68,780	16,322	0	85,102	52,933	15,849	0	68,782
(f) WSNF funding reserve	0	40,000		40,000	0	40,000	0	40,000	0	0	0	0
	534,379	90,427	(54,000)	570,806	534,355	88,500	(54,000)	568,855	525,967	174,232	(165,820)	534,379
	534,379	90,427	(54,000)	570,806	534,355	88,500	(54,000)	568,855	525,967	174,232	(165,820)	534,379

All reserves are supported by cash and cash equivalents and financial assets at amortised cost and are restricted within equity as Reserve accounts.

In accordance with council resolutions or adopted budget in relation to each reserve account, the purpose for which the reserves are set aside and their anticipated date of use are as follows:

Name of reserve account	Anticipated date of use	Purpose of the reserve account
Restricted by council		
(a) Leave reserve	Ongoing	For the payment of long service leave
(b) Office equipment reserve	2023/2024	For the replacement of office equipment
(c) Land & building reserve	Ongoing	For the purchase of land and buildings, and major repairs/upgrading of existing buildings
(d) Plant replacement reserve	Ongoing	For the purchase and replacement of plant and equipment
(e) Fuel facility reserve	2027/2028	For the renewal or replacement of fuel facility equipment
(f) WSNF funding reserve	2023/2024	To assist in financing Councils contribution to Western Secondary Freight Network Works Program



Auditor General

INDEPENDENT AUDITOR'S REPORT 2023 Shire of Wandering

To the Council of the Shire of Wandering

Opinion

I have audited the financial report of the Shire of Wandering (Shire) which comprises:

- the Statement of Financial Position as at 30 June 2023, and the Statement of Comprehensive Income, Statement of Changes in Equity, Statement of Cash Flows and Statement of Financial Activity for the year then ended
- Notes comprising a summary of significant accounting policies and other explanatory information.

In my opinion, the financial report is:

- based on proper accounts and records
- presents fairly, in all material respects, the results of the operations of the Shire for the year ended 30 June 2023 and its financial position at the end of that period
- in accordance with the *Local Government Act 1995* (the Act) and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards.

Basis for opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial report section below.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

The Chief Executive Officer (CEO) is responsible for the preparation and the Council for overseeing the other information. The other information is the information in the entity's annual report for the year ended 30 June 2023, but not the financial report and my auditor's report.

My opinion on the financial report does not cover the other information and accordingly, I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report, or my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I did not receive the other information prior to the date of this auditor's report. When I do receive it, I will read it and if I conclude that there is a material misstatement in this information, I am required to communicate the matter to the CEO and Council and request them to correct the misstated information. If the misstated information is not corrected, I may need to retract this auditor's report and re-issue an amended report.

Responsibilities of the Chief Executive Officer and Council for the financial report

The Chief Executive Officer (CEO) of the Shire is responsible for:

- keeping proper accounts and records
- preparation and fair presentation of the financial report in accordance with the requirements of the Act and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards
- managing internal control as required by the CEO to ensure the financial report is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the CEO is responsible for:

- assessing the Shire's ability to continue as a going concern
- disclosing, as applicable, matters related to going concern
- using the going concern basis of accounting unless the State Government has made decisions affecting the continued existence of the Shire.

The Council is responsible for overseeing the Shire's financial reporting process.

Auditor's responsibilities for the audit of the financial report

As required by the *Auditor General Act 2006*, my responsibility is to express an opinion on the financial report. The objectives of my audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.

A further description of my responsibilities for the audit of the financial report is located on the Auditing and Assurance Standards Board website. This description forms part of my auditor's report and can be found at https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf.

My independence and quality management relating to the report on the financial report

I have complied with the independence requirements of the *Auditor General Act 2006* and the relevant ethical requirements relating to assurance engagements. In accordance with ASQM 1 *Quality Management for Firms that Perform Audits or Reviews of Financial Reports and Other Financial Information, or Other Assurance or Related Services Engagements*, the Office of the Auditor General maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Matters relating to the electronic publication of the audited financial report

This auditor's report relates to the financial report of the Shire of Wandering for the year ended 30 June 2023 included in the annual report on the Shire's website. The Shire's management is responsible for the integrity of the Shire's website. This audit does not provide assurance on the integrity of the Shire's website. The auditor's report refers only to the financial report. It does not provide an opinion on any other information which may have been hyperlinked to/from the annual report. If users of the financial report are concerned with the inherent risks arising from publication on a website, they are advised to contact the Shire to confirm the information contained in the website version.

Patrick Arulsingham
Senior Director Financial Audit
Delegate of the Auditor General for Western Australia
Perth, Western Australia
4 December 2023

14 Planning and Technical Services

14.1 Development Application – Single Dwelling

File Reference:	A422
Location:	Lot 111 (No. 17) Humes Way, Wandering
Applicant:	Carly Arnason
Author:	Lilian Yek c/- Altus Planning (Shire’s Town Planning Consultant)
Authorising Officer	Alan Hart – Chief Executive Officer
Date:	4 December 2023
Disclosure of Interest:	Nil
Attachments:	Attachment 1 – Original Proposed Development Plans Attachment 2 – Contour Map Attachment 3 – Revised Site Plan
Previous Reference:	N/A

Summary:

The Shire has received a development application seeking approval for a modular (steel kit) construction of a single house dwelling with associated carport, outbuildings and rainwater tanks (proposed development or proposal) at Lot 111 (No. 17) Humes Way, Wandering (subject site or site).

The proposed dwelling consists of two (2) bedrooms, one (1) bathroom, a kitchen, living and laundry area. A sea container and an additional outbuilding has been proposed on the subject site. Three (3) 10,000L rainwater tanks and leach drain septic system are also proposed.

The proposal requires development approval as discretion is required for the approval of sea containers in accordance with Local Planning Policy 3 – Sea Containers.

The proposal also satisfies all deemed-to-comply requirements of State Planning Policy 7.3 – Residential Design Codes (R-Codes) Volume 1, except in relation to:

- 5.2.5 Sightlines, and
- 5.4.1 Visual Privacy.

Having reviewed the relevant planning framework and provisions, the application is recommended for approval.

Background:

The subject site is located on the fringe of the Wandering Townsite, measuring 1000m² in size. The site is bordered by Humes Road to the east and is adjoined by similar sized residential lots to the north and south, noting that the southern lot is currently vacant.

To the west, the property adjoins a large landholding for residential purposes, which remains densely vegetated outside of its built envelope.

The subject site is currently vacant and devoid of any vegetation.

A locality plan is provided at Figure 1. The original set of development plans are provided as Attachment 1 with a revised site plan provided as Attachment 3 which is the plan for determination.



Figure 1: Subject Site and Locality (Source: PlanWA 2023)

Comment:

Town Planning Scheme No. 3

The subject site is zoned 'Residential – R10' pursuant to the Shire of Wandering Local Planning Scheme No. 3 (**LPS3** or **Scheme**). The objectives for the Residential zone are set out in clause 4.2 (1) of the Scheme as follows:

- a) to provide for the predominant form of residential development to be single houses
- b) to provide for diversity of lifestyle choice with a range of residential densities where possible.
- c) to achieve a high standard of residential development having regard to the economic importance of tourism to the district.
- d) to allow for the establishment of non-residential uses which are compatible with the predominant residential use and which will not adversely affect local amenities.

With respect to the above, objectives (a) and (b) is relevant to the proposal and is considered to be consistent with the objectives of the zone.

The proposed dwelling is a 'P' use under the 'Residential' zone which means the use is permitted provided that it complies with the relevant development standard and requirements of the Scheme. The definition of dwelling pursuant to 'Schedule 1 – Definitions' of the Scheme is as follows:

“has the same meaning given to the term in the Residential Design Codes.”

Clause 5.10 sets out the minimum standards for dwellings, the assessment of the proposal is as per the table below.

Clause 5.10 – Minimum Standards for Dwellings	
Notwithstanding anything elsewhere contained in the Scheme the following minimum standards are required for all dwellings in the Scheme Area:	
Provision	Comment
a) <i>dwellings shall comply in all respects with the National Construction Code;</i>	<p>Building comments were sought as part of this assessment.</p> <p>The dwelling has to be designed in accordance with AS3959-2018 for the applicable Bushfire Attack Level (BAL) rating assessed. A certified Building Assessment and energy efficiency assessment will be required.</p> <p>These are matters that can be addressed in the Building Permit stage, following the issuance of development approval.</p>
b) <i>transportable dwellings may be approved pursuant to clause 5.9 of the Scheme subject to the buildings being designed as a transportable single house (mining camp type transportable accommodation units shall not be permitted);</i>	The proposal is intended as a modular building constructed as a single house.
c) <i>all dwellings shall contain at least one separate bedroom, a dining/living room and kitchen with separate toilet, bathroom and laundry facility in accordance with the National Construction Code;</i>	The proposal consists of two (2) bedrooms, one (1) bathroom, laundry, kitchen and living area.
d) <i>dwellings shall be constructed as a single unit with compatible external materials;</i>	The dwelling can be considered to be constructed as a singular unit using Colourbond cladding and a steel frame. The proposed colours are ‘Dover White’ and ‘Shale Grey’ which are considered to be neutral and compatible with residential development in the surrounding locality.
e) <i>all floors shall be sealed with suitable impervious materials, and all walls and ceilings lined in a finished workmanlike manner; and</i>	This is a matter to be addressed during Building Permit stage, following development approval.
f) <i>all window openings are to be glazed to the requirements of the National Construction Code and fitted with effective insect screen.</i>	This is a matter to be addressed during Building Permit stage.

Pursuant to clause 5.13.1, site requirements for the proposal are assessed in accordance with the Residential Design Codes (**R-Codes**).

It is noted that Clause 5.11 of the Scheme allows for the use of setback area for the parking of vehicles.

State Planning Policy 7.3 – Residential Design Codes Volume 1 (R-Codes)

The proposed dwelling and outbuildings meet all the deemed-to-comply requirements of R-Codes.

5.1.1 – Site Area:

Deemed to Comply	Required	Proposed	Compliance
<i>C1.1 and C1.2 – Site Area Requirements</i>	Min. Lot Area 875sqm	1,000sqm	Yes
	Average Lot Area – 1000sqm	1,000sqm	Yes
	Minimum Frontage – 20m	21m	Yes
C1.3	Corner truncations up to a maximum of 20sqm to be added to the area of an adjoining lot	N/A	N/A
	Battle axe – access leg is no more than 20% of site area	N/A	N/A

5.1.2 – Street Setback:

Deemed to Comply	Required	Proposed	Compliance
<i>C2.1 – Primary Street</i>	7.5m	12m	Yes
<i>C2.2 – Secondary Street</i>	N/A	N/A	N/A
<i>C2.3 – Corner Truncation</i>	N/A	N/A	N/A
<i>C2.4 – Porches, Verandahs and Balconies</i>	Project into the primary street setback area to a maximum of half the required primary street setback – 7.5m	12m	Yes

5.1.3 – Lot Boundary Setback (Dwelling):

Section of Wall	Major Opening	Length	Height	Setback Required	Proposed Setback	Compliance
<i>Wall (North)</i>	Yes	17m	3m	1.5m	4.5m	Yes
<i>Eaves</i>	Project no more than 750mm* into setback area			0.75m	3.9m	Yes
<i>Wall (South)</i>	Yes	17m	3m	1.5m	1.5m	Yes
<i>Eaves</i>	Project no more than 750mm* into setback area			N/A	N/A	N/A
<i>Wall (West - Rear)</i>	Yes	11m	3m	1.5m	17m	Yes
<i>Eaves</i>	Project no more than 750mm* into setback area			N/A	N/A	N/A

*Less setbacks may apply as per 5.1.3 C3.1.

5.1.4 – Open Space:

Deemed to Comply	Required	Proposed	Compliance
<i>C4 – Open Space</i>	60%	73%	Yes

5.1.5 – Communal Open Space:

N/A – Applies to grouped dwellings only.

5.1.6 – Building Height:

Deemed to Comply	Required (Table 3)	Proposed	Compliance
<i>Pitched Roof</i>			
<i>Maximum Height of Wall</i>	7.0m	3m	Yes
<i>Maximum Total Building Height</i>			
<i>Gable/Skillion/Concealed Roof</i>	8.0m	N/A	N/A
<i>Hipped and Pitched Roof</i>	10.0m	5.3m	Yes

5.2.1 – Setback of Garages and Carports:

Deemed to Comply	Required	Proposed	Compliance
<i>C1.1 – Garage Primary Street</i>	4.5m or at least 0.5m behind the dwelling alignment	N/A	N/A
	3m where parallel to street	N/A	N/A
<i>C1.2 – Carport (Primary Street)</i>	Carport meets primary street setback requirement or	12m	Yes
	Carport achieves 50% of Table 1 setback and:	N/A	N/A
	<ul style="list-style-type: none"> - width does not exceed 60% of frontage - Allow unobstructed view between dwelling and street - Is compatible in materials and roof pitch in the dwelling 	N/A	N/A
<i>C1.3 – Setback from right of way of communal street</i>	Manoeuvring space of at least 6m provided?	N/A	N/A
<i>C1.4 – Secondary street (if applicable)</i>	1.5m	N/A	N/A

5.2.2 – Garage Width:

N/A – No garage proposed.

5.2.3 – Street Surveillance:

Deemed to Comply	Required	Proposed	Compliance
<i>C3.1 – Entry Points</i>	Clearly definable entry points visible and accessible from the street.	Front verandah with door to laundry.	Yes
<i>C3.2 – Surveillance</i>	At least one major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach of the dwelling	Major opening to Kitchen.	Yes
<i>C3.3 – Surveillance of b/axe lots</i>	At least one major opening from a habitable room of the dwelling faces the approach of the dwelling	N/A	N/A

5.2.4 – Street Walls and Fences:

Deemed to Comply	Required	Proposed	Compliance
<i>C4.1 – Fence height</i>	Fencing (excluding pillars) within front setback visually permeable above 1.2m (Figure 12)	1.2m wire mesh fencing	Yes
<i>C4.2 – Fence height pillars</i>	Maximum solid pillar height of 1.8m	1.2m solid post	Yes
	Maximum pillar dimensions of 400mm x 400mm.	Whilst the dimension of posts are not indicated, it is for steel posts and should be of a dimension <400mm x 400mm.	Yes, condition for approval is recommended.

5.2.5 – Sightlines:

Deemed to Comply	Required	Proposed	Compliance
<i>C5 - Sightlines</i>	Walls, fences and other structures truncated or reduced to no higher than 0.75 within 1.5m of where walls, fences, or other structures adjoin those outlined in C5 i-iii.	No truncation or reduction in fence height has been proposed.	No. However, this can be as addressed via a condition of approval.

Assessment is required against the applicable design principles of 5.2.5 which state as follows:

P5 Unobstructed sight lines provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, rights-of-way, communal streets, crossovers, and footpaths.

The proposal does not indicate any reduction in fencing or truncation where the driveway adjoins primary street access. Whilst it has been considered that proposed fencing material are of wire mesh and provides a reasonable level of visibility, for safety reasons it is recommended additional measures are put in place.

As such, the proposed fence can be supported subject to it being conditioned to either being truncated or reduced in height within 1.5m of where the driveway meets the road reserve.

5.2.6 – Appearance of Retained Dwelling:

N/A – Applies to grouped and multiple dwellings only.

5.3.1 – Outdoor Living Areas:

Deemed to Comply	Required	Proposed	Compliance
<i>C1.1 – Outdoor Living Area</i>	Area in accordance with Table 1 – N/A	N/A	N/A
	Behind front setback	Alfresco is setback >7.5m.	Yes
	Accessible from a primary living space	Alfresco accessed via Living area, front and backyards also accessible.	Yes
	Minimum width and length dimension of 4m	Alfresco dimensions of 8m (w) x 3.5m (d), with direct connection to backyard and is considered to have a total dimension of > 4m.	Yes
	Two-thirds of the required area without permanent roof cover	Patio has full roof cover with direct access to uncovered backyard of >220sqm.	Yes
<i>C1.2</i>	Multiple dwellings provided with a balcony opening directly from primary living space	N/A	N/A

5.3.2 – Landscaping:

Deemed to Comply	Required	Proposed	Compliance
<i>C2.2 – Trees and Associated Planting Areas</i>	1 tree required	Three (3) trees proposed.	Yes.
	2x2m planting area	Yes	Yes
	Street setback area not more than 50% impervious surface	Yes	Yes

5.3.3 – Parking:

Deemed to Comply	Required	Proposed	Compliance
<i>C3.1 – Resident</i>	2	1 vehicle bay within proposed carport and 1 tandem parking proposed.	Yes
<i>C3.2 – Visitor</i>	N/A – only applies to grouped and multiple dwellings	N/A	N/A

5.3.4 – Design of Car Parking Spaces:

Deemed to Comply	Required	Proposed	Compliance
<i>C4.1 – Car space and manoeuvring area design</i>	As per AS2890.1	The carport is proposed at a 90 degree angle from the street with a dimension of 7.5m (length) x 4m (width).	Yes.
<i>C4.2 – Visitor Bays</i>	Marked and signposted	N/A	N/A
	Located outside of security barrier	N/A	N/A
	Accessible path provided	N/A	N/A

5.3.5 – Vehicular Access

Deemed to Comply	Required	Proposed	Compliance
<i>C5.1 – Access to onsite parking</i>	Provided from communal street or right-of-way, or secondary street where no communal street or right-of-way exists, or primary street where no secondary street, communal street or right-of-way exists	Access to the dwelling provided via the Primary Street. It was not clear as to whether the proposed driveway are to be paved and drained.	Yes, however recommend including a condition for the specification of driveway.
<i>C5.2 – Driveways to primary and secondary streets</i>	Minimum width of 3m for driveways serving four dwellings or less	4m	Yes
	Maximum width of 6m	4m	Yes
	Maximum aggregate width of 9m	4m	Yes
<i>C5.3 – Driveways</i>	Setback 0.5m from side boundary	1.5m away from side boundary.	Yes
	No closer than 6m to a street corner	N/A	N/A
	Aligned at right angle to street	Yes	Yes
	Avoids street trees	Yes	Yes
	Adequately paved and drained	No information has been provided.	This can be addressed via a condition of approval.

5.3.6 – Pedestrian Access

N/A – Applies to grouped and multiple dwellings only.

5.3.7 – Site Works

Deemed to Comply	Required	Proposed	Compliance
<i>C7.1 – Site works and retaining walls between the street boundary and the street setback</i>	0.5m or less between street boundary and the street setback, except where necessary to provide for pedestrian, universal and/or vehicle access, drainage works or natural light to a dwelling	No retaining walls, fill and/or excavation of more than 0.5m proposed between street boundary and street setback.	Yes.
<i>C7.2 – Site works and retaining walls behind front setback</i>	Complies with Table 4	Proposed cut and fill less than 0.5m. No setback required.	
<i>C7.3 – Impact on adjoining properties</i>	0.5m or less within 1m of a lot boundary	N/A	

5.3.9 – Stormwater Management

Deemed to Comply	Required	Proposed	Compliance
<i>C9 – Stormwater</i>	Stormwater contained on site.	No stormwater management has been proposed. However, there are large area of permeable surfaces identified.	Yes, however recommend including a condition to reflect that all stormwater is to be contained on-site.

5.4.1 – Visual Privacy

Deemed to Comply	Required	Proposed	Compliance
<i>C1.1 – Setback for areas coded R50 or lower</i>	Major openings to bedrooms and studies - 4.5m	Bedroom 2 – 5.5m; Bedroom 1 – 20.5m.	Yes
	Major openings to habitable rooms other than bedrooms and studies – 6m	Kitchen Window 1 – 14m; Kitchen Window 2 – 7.5m; Lounge Sliding Door – 7.5m; Lounge Door 2 – 20.5m.	Yes
	Unenclosed outdoor active habitable spaces – 7.5m	5.5m setback to southern boundary, measured from the verandah given that it has a finished floor level of >0.5m from NGL.	No. However, it is recommended that a condition for approval is included to permanently screen the southern portion of the adjacent carport up to at least the height of 1.6m.

Assessment is required against the applicable design principles at 5.4.1 P1.1 and P1.2 which state as follows:

P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:

- *building layout and location;*
- *design of major openings;*
- *landscape screening of outdoor active habitable spaces; and/or*
- *location of screening devices.*

P1.2 Maximum visual privacy to side and rear boundaries through measures such as:

- *offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;*
- *building to the boundary where appropriate;*
- *setting back the first floor from the side boundary;*
- *providing higher or opaque and fixed windows; and/or*
- *screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).*

It has been recommended that a condition for approval to include permanent screening of at least 1.6m in height, and at least 75% obscure to restrict view of overlooking into adjoining property, to be installed partially (2m) at the southern portion of the carport, reflecting the width of the verandah. Refer to Figure 2. This will bring the proposal into compliance with deemed-to-comply provision C1.1 whilst still enabling access from the carport to the front entry of the dwelling.

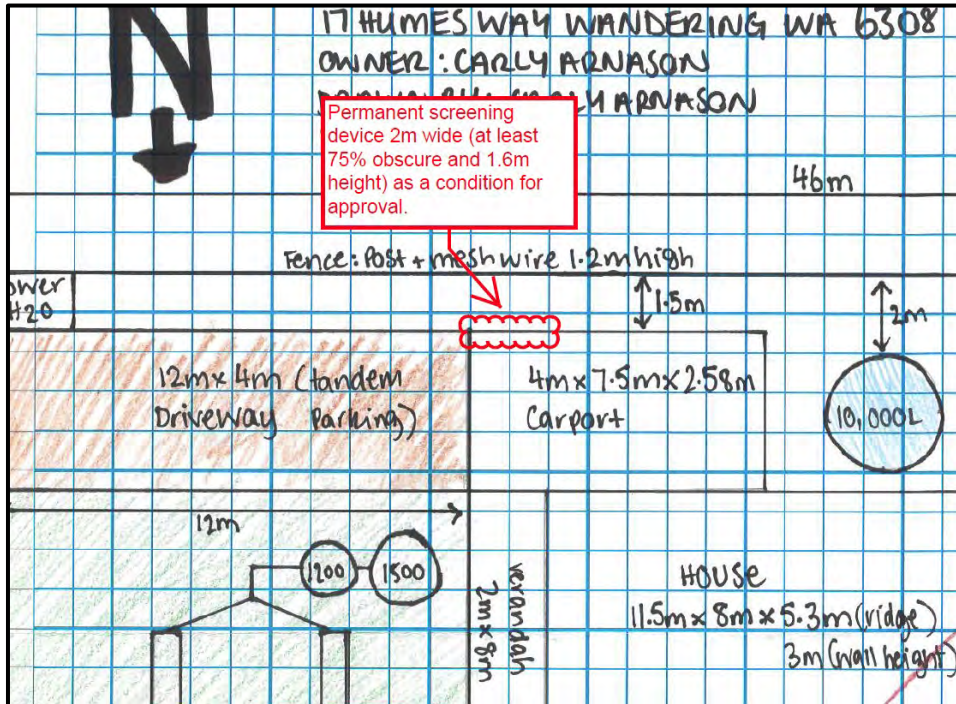


Figure 2: Recommended condition for approval for visual privacy from outdoor living area (verandah) more than 0.5m from NGL.

5.4.2 – Solar Access

Deemed to Comply	Required	Proposed	Compliance
C2.1 – R25 and lower	25% of adjoining site area	No overshadowing diagram/calculation have been provided. However, due to the relatively low single level proposal, it can be assumed that overshadowing will not exceed 25% of adjoining site.	Yes

5.4.3 – Outbuildings

Deemed to Comply	Required	Proposed	Compliance
<i>C3 – Large and multiple outbuildings</i>	Not attached to dwelling	Detached from dwelling.	Yes
	Non-habitable	Shed and sea container is for temporary storage of building material during construction phase and firewood and gardening equipment in the future.	Yes, recommend to be conditioned as non-habitable.
	Maximum area of 60sqm	50sqm (combined).	Yes
	Setback in accordance with Table 2a	1.0m required for a wall height less than 3.5m and a length less than 9m. Setback of 1.5m minimum provided.	Yes
	Max. wall height of 2.4m	3m.	Yes; the Shire’s Local Planning Policy No. 1 – Sheds and Outbuildings allows a maximum wall height of 3.6m.
	Max. ridge height of 4.2m	3m.	Yes; the Shire’s Local Planning Policy No. 1 – Sheds and Outbuildings allows a maximum ridge height of 4.5m.
	Not located within primary or secondary street setback area	Located behind dwelling.	Yes
	Complies with open space and outdoor living area requirements	Open space and outdoor living area requirements for dwelling have been achieved.	Yes

5.4.4 – External Fixtures, Utilities and Facilities

Deemed to Comply	Required	Proposed	Compliance
C4.1	Solar collectors proposed	None proposed.	N/A
C4.2	Television aerials, essential plumbing and downpipes permitted	None proposed.	N/A
C4.3	Other external fixtures not visible from the primary street	Three (3) rainwater tanks of 10,000L proposed. These are located behind proposed carport and behind primary street setback.	Yes, however, it is recommended that adequate screening as a condition for approval.
	Designed to integrate with the building		
	Are located so as not to be visually obtrusive		
C4.4	Antennas, satellite dishes and the like not visible from the primary and secondary street	None proposed.	N/A
C4.5	Min 4sqm enclosed lockable store room with minimum dimension of 1.5m	N/A	N/A
C4.6	Communal bin store area provided if necessary	N/A – kerbside waste collection.	N/A
C4.7	Clothes drying areas screened from street	None proposed but ample opportunity.	N/A

5.5.1 – Ancillary Dwellings

N/A – No ancillary dwellings proposed.

5.5.2 – Aged or Dependent Persons’ Dwellings

N/A – None proposed.

5.5.3 – Single Bedroom Dwellings

N/A – None proposed.

Local Planning Policy 1 – Sheds and Outbuildings Policy

The proposed outbuildings meet the policy objectives and statement of the Local Planning Policy 1 – Sheds and Outbuildings Policy. External surface of the proposed outbuilding shall be of natural colours non-reflective in nature and are recommended as a condition for approval.

Local Planning Policy 3 – Sea Containers

The Local Planning Policy 3 – Sea Containers require all proposal with sea containers to be assessed and determined by the Council.

Policy Statement – General Requirements for Containers	
Provision	Comment
a) <i>All containers shall require the planning approval of Council.</i>	Noted.
b) <i>As they are second-hand relocated structures, containers are not considered as being “ancillary outbuildings”.</i>	Noted.
c) <i>Containers may be approved in any zone.</i>	Noted.
d) <i>There is a presumption that no more than one container will be permitted per property, particularly in the Residential Zone. Council may consider additional containers where it is satisfied that there is a genuine need for such container(s).</i>	The proposal is only for one (1) sea container.
e) <i>Containers may be approved on a vacant property.</i>	N/A. The proposal includes a single house dwelling.
f) <i>Containers are not to be used for habitable purposes, unless specifically repurposed for such use.</i>	The proposed sea container is not intended to be used for habitable purpose.
g) <i>Containers are not to be located within front boundary setbacks as required by Town Planning Scheme No. 3 or the Residential Design Codes.</i>	The sea container is located behind front boundary setback.
h) <i>Containers may be temporarily placed on a property to store building materials while construction of a house is being carried out on the property. Where containers are proposed for a temporary period the following will apply:</i> <ul style="list-style-type: none"> • <i>i. The use will expire with the building licence.</i> • <i>ii. A building licence for the dwelling must be issued before a planning approval is granted for a container.</i> • <i>iii. The container must be maintained in a reasonable condition as determined by Council.</i> 	N/A. The proposal is not intended to be used temporarily.
i) <i>Where containers are proposed to be permanently installed on a property the following will apply:</i> <ul style="list-style-type: none"> • <i>i. They should be adequately screened from view and shall not be easily seen from nearby roads, other public places, or adjoining properties.</i> • <i>ii. They should be painted in muted tones to the satisfaction of the Shire, so as not to be visually intrusive.</i> • <i>iii. They should be maintained in good repair with no visible rust marks.</i> 	Vegetative screening has been proposed to be installed between the sea container and its adjacent lot boundary, to ensure that it cannot be easily seen by the adjoining neighbour. The proposed colour is to be light neutral green. A condition for approval is recommended to ensure that the proposed sea container is in good condition.

Provision	Comment
<p>j) <i>Applications for Town Planning Approval shall include:</i></p> <ul style="list-style-type: none"> • <i>i. A scaled site plan showing the proposed location of the container and detailing setbacks to boundaries. The site plan shall also include other buildings, accessways, watercourses and vegetation on the property.</i> • <i>ii. The proposed size and use of the container.</i> • <i>iii. Evidence that the sea container will be adequately screened from view and shall not be easily seen from nearby roads, other public places, or adjoining properties.</i> 	<p>Provided.</p>
<p>k) <i>Containers approved in the Rural Residential Zones, shall not be located within the front boundary setback area or in areas designated for car parking or landscaping.</i></p>	<p>N/A</p>

State Planning Policy 3.7 - Planning in Bushfire Prone Areas

State Planning Policy 3.7 - Planning in Bushfire Prone Areas (**SPP3.7**) has been prepared by the Western Australian Planning Commission (**WAPC**) to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

The subject site is designated as a ‘Bushfire Prone Area’ as per the Department of Fire and Emergency Services Map of Bushfire Prone Areas, refer **Figure 3** below.



Figure 3: Map of Bushfire Prone Area

Pursuant to clause 78B(1) of the Deemed Provisions, the development application does not need to address SPP3.7 and the associated Guidelines as the proposal is for a single dwelling on a lot less than 1,100m². Bushfire considerations will however apply at building permit stage.

Planning and Development (Local Planning Schemes) Regulations 2015

Deemed Provisions – CI 67 Matters to be considered by Local Government.

Deemed Provisions – CI 67 Matters to be considered by Local Government	
Provision	Comment
(a) the aims and provisions of the Scheme and any other relevant town planning scheme operating within the Scheme Area;	The proposal is consistent with the objectives of the 'Residential – R10' zone under TPS3.
(b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;	The proposal has been assessed under the TPS3 and its local planning policies.
(c) any approved State planning policy;	The proposal meets the provisions of SPP7.3 (R-Codes) and is exempt from requiring consideration under SPP3.7 at planning stage.
(g) any local planning policy for the Scheme area;	The proposal has been assessed in accordance with both LPP1 and LPP3 and meets the policy objectives.
(m) the compatibility of the development with its setting, including — (i) the compatibility of the development with the desired future character of its setting; and (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	<p>The proposed single house and its outbuildings are consistent and compatible with its setting.</p> <p>The three (3) water tanks proposed is unusual for a development of such scale, however, it is considered that given the water tanks are located behind the street setback at the rear of the property and sufficiently setback from the lot boundary, it is unlikely to be considered having a detrimental impact to the amenity. It is recommended that the rainwater tanks be screened with vegetation.</p>
(n) the amenity of the locality including the following — (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;	The proposal is adequately setback from the boundaries and can be considered to be consistent with the characteristic and use of the zone. The proposed outbuildings and rainwater tank are sufficiently setback from the primary street and screened from adjoining lot. The proposal does not have an adverse environmental impact.
(o) the likely effect of the proposal on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment;	The proposal is not within any natural environment or water resource protection area.

Provision	Comment
(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	No vegetation is proposed to be removed for this application. The existing lot has been vacant and void of any vegetation.
(q) whether the land to which that application relates is unsuitable for the proposal by reason of it being, or likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire or any other risk;	Exemption to bushfire assessment applied..

Health and Building Comments:

The application has been referred to the Health and Building. Building comments have been reflected in the recommended condition for approval.

Consultation:

Based on the above assessment, it has been determined that the application did not warrant public consultation.

Statutory Environment:

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Wandering Local Planning Scheme No. 3

State Planning Policy 3.7 – Planning in Bushfire Prone Areas

State Planning Policy 7.3 – Residential Design Codes Volume 1 (R-Codes)

Policy Implications:

Nil

Financial Implications:

Costs may be incurred by the Shire if the landowner requests a review of the determination from the State Administrative Tribunal (**SAT**).

Strategic Implications:

The recommendations of this report are consistent with the Shire's Strategic Community Plan 2018 - 2028.

Improve the Economic Growth of our Community

Our Goals	Our Strategies
Facilitate increased business opportunities	Ensure our planning framework and environment supports nimble decision making and gives confidence to developers

Retain and Grow our Population

Our Goals	Our Strategies
Our permanent and transient population grows	We promote the lifestyle and business opportunities

Sustainability Implications:

- Environmental: There are no known significant environmental considerations.
- Economic: There are no known significant economic considerations.
- Social: There are no known significant social considerations.

Voting Requirements:

Simple Majority

Officer Recommendation:

That Council approves the application for development approval, submitted by Carly Arnason, for a single dwelling and associated carport, one (1) outbuilding, one (1) sea container and three (3) rainwater tanks at Lot 111 (No. 17) Humes Way, Wandering, subject to the following conditions:

Conditions:

1. **The development hereby approved shall occur in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of the Council.**
2. **Non-reflective natural colours which blend with the natural landscape, to the satisfaction of the Shire, being used on the roof and external walls of all buildings except for rainwater tanks, which shall be screened from view by tree planting to the satisfaction of the Shire.**
3. **The sea container shall be screened from view with vegetation and painted in muted tones to the satisfaction of the Shire. The container should also be maintained in good repair with no visible rust marks.**
4. **A permanent screening device of 2m wide, at least 1.6m in height and 75% obscure to be installed at the southern side of the carport to screen the verandah.**
5. **The outbuilding (Shed) and sea container shall not be used for habitable purpose.**
6. **All stormwater generated by the proposed development shall be managed and disposed of to the specifications and satisfaction of the Shire.**
7. **All development on site will require building permit with satisfactory building plans and specifications being approved by the Shire.**
8. **The driveway shall be paved and drained to the satisfaction of the Shire.**
9. **The front fence shall be truncated or reduced in height to 0.75m within 1.5m of where the fence adjoins the driveway.**
10. **Compliance with the relevant Health Regulations to the satisfaction of the Environmental Health Officer.**

Advice Notes:

- 1. Dwelling will need to be designed in accordance with AS3959-2018 for the applicable BAL assessed.**
- 2. An Energy Efficiency Assessment will be required as part of meeting the specification for building approval.**
- 3. A Owner Builder Approval from DMIRS (Building and Energy) is required if the owner wishes to be an Owner Builder.**

Moved: _____

Seconded: _____

Carried

For/Against: Cr Turton Cr Little Cr Cowan Cr Hansen Cr Jennings Cr Price Cr Watts

17 HUMES WAY WANDERING WA 6308
OWNER: CARLY ARNASON
DRAWN BY: CARLY ARNASON
30.8.2023

SCALE - 1:100

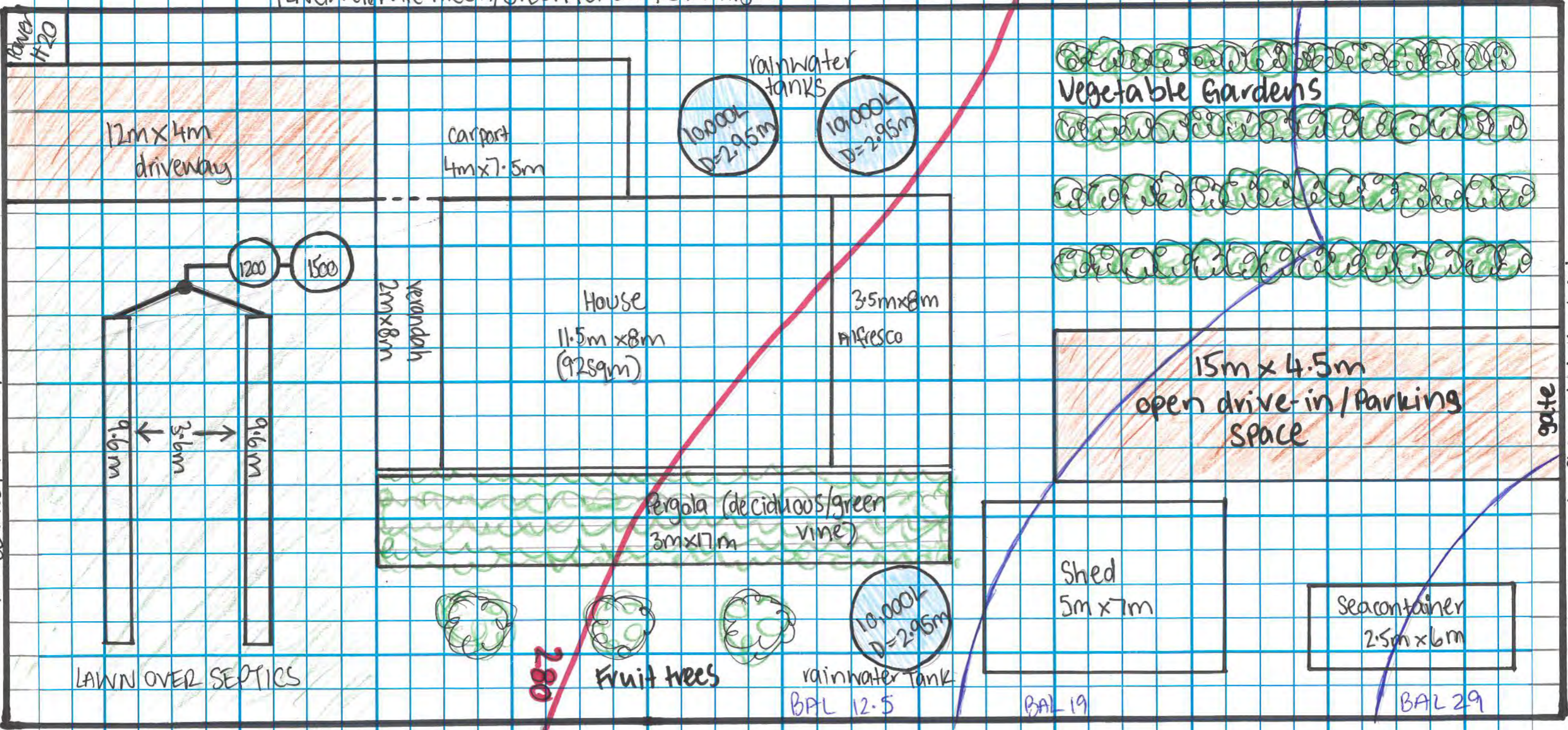


— Contour line
— BAL Sections
1.5m boundary setbacks

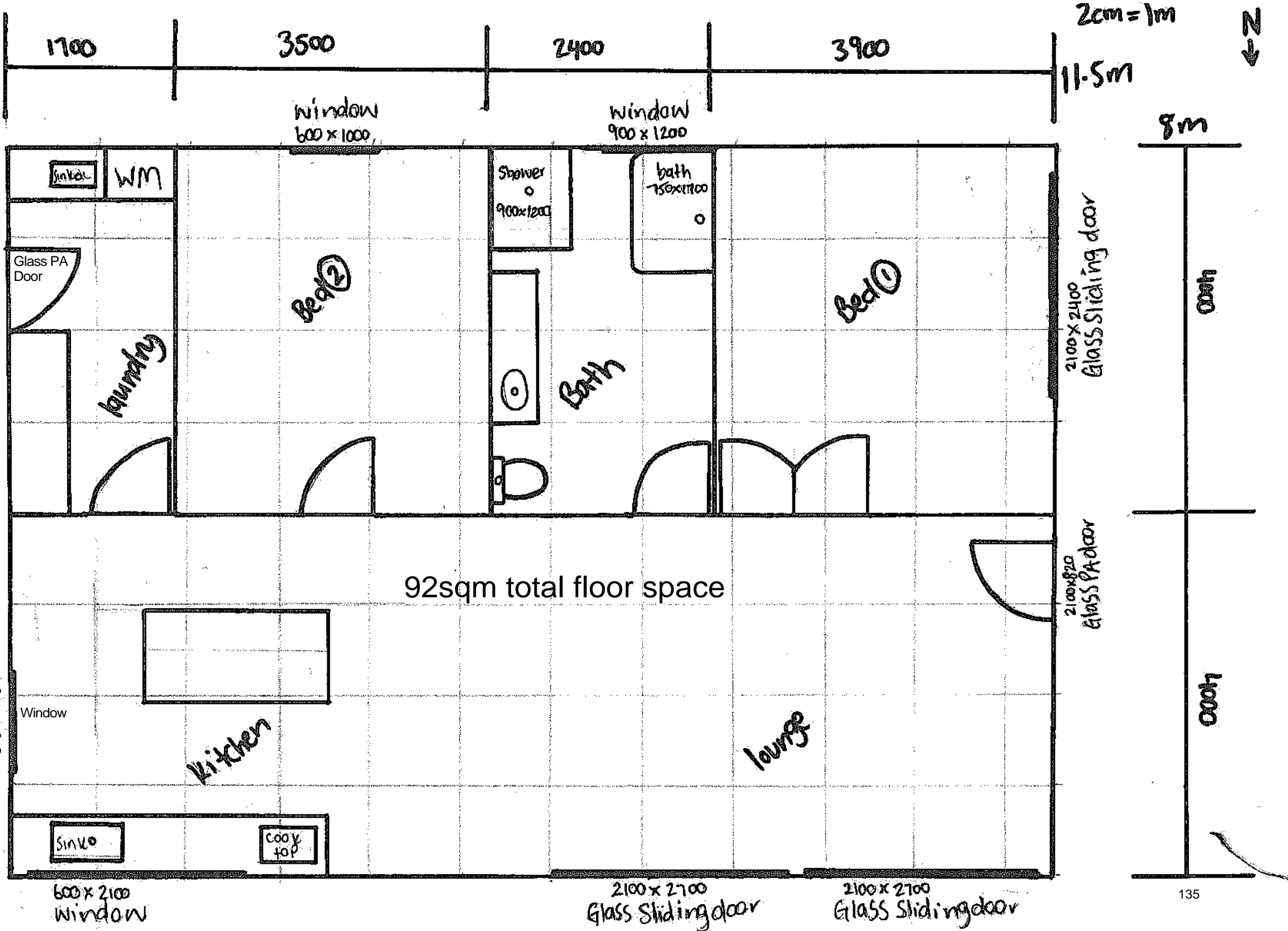
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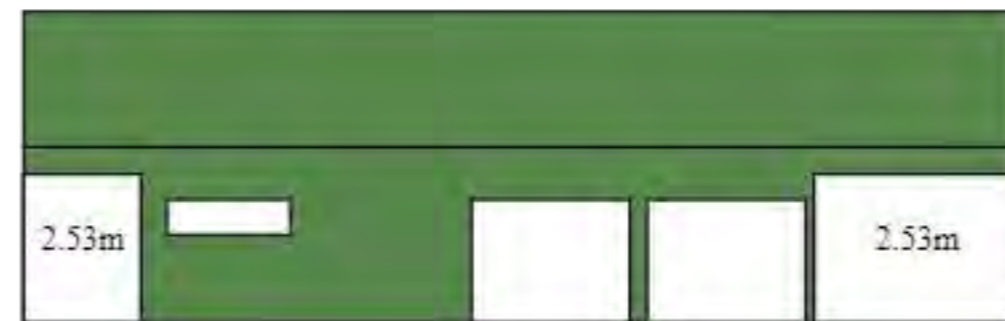
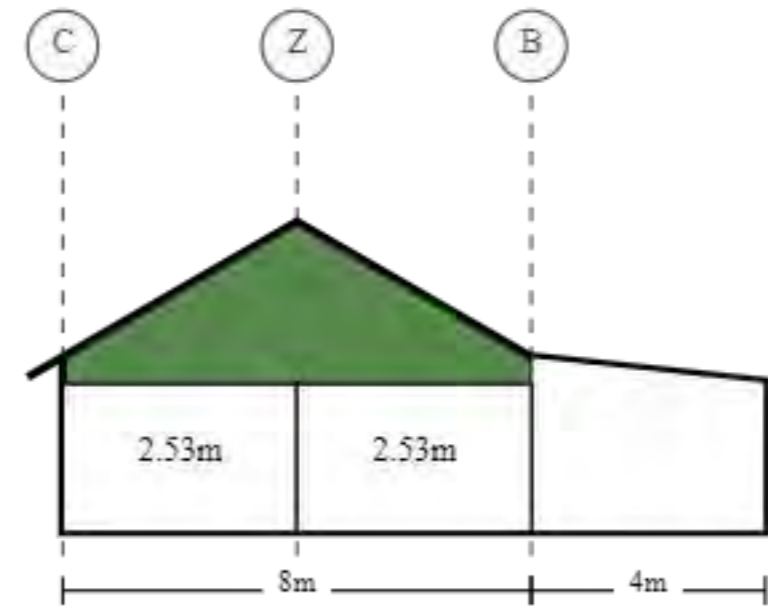
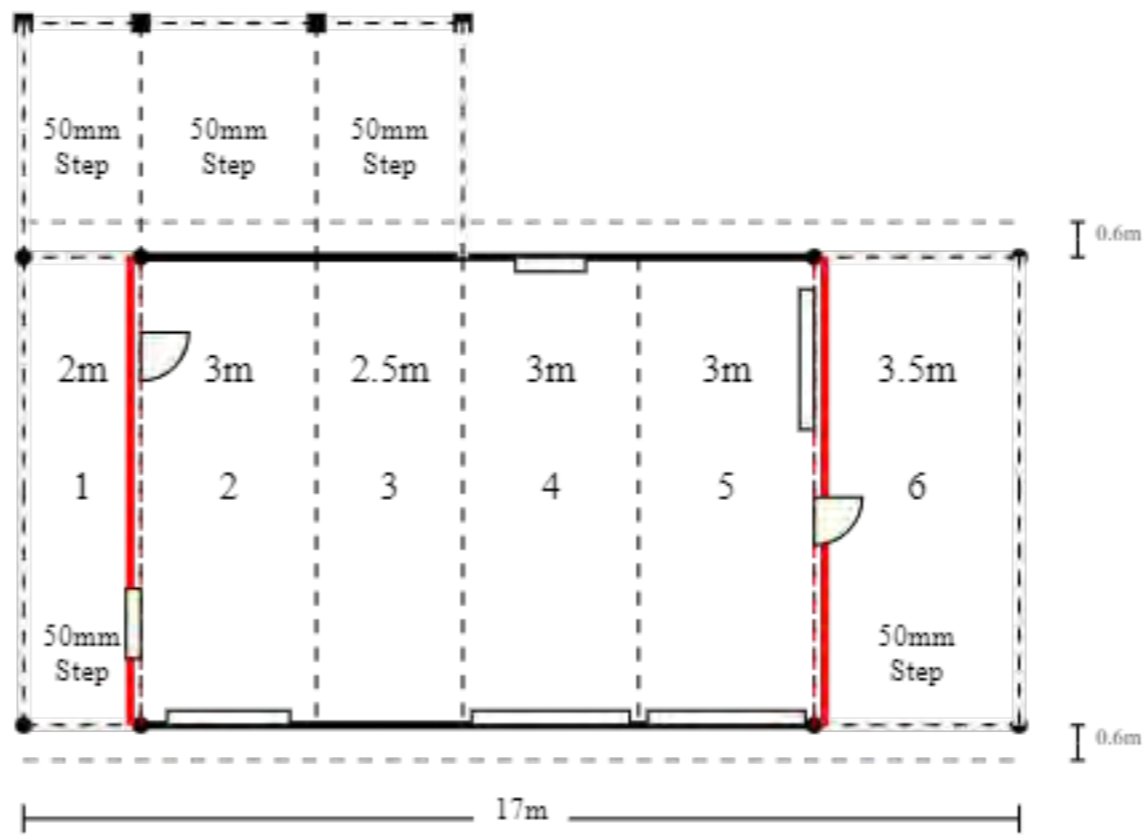
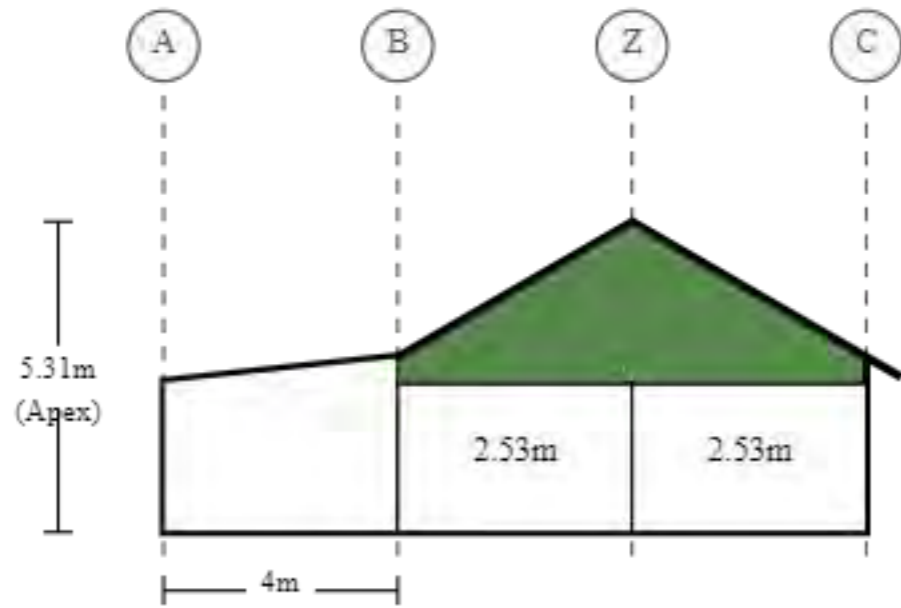
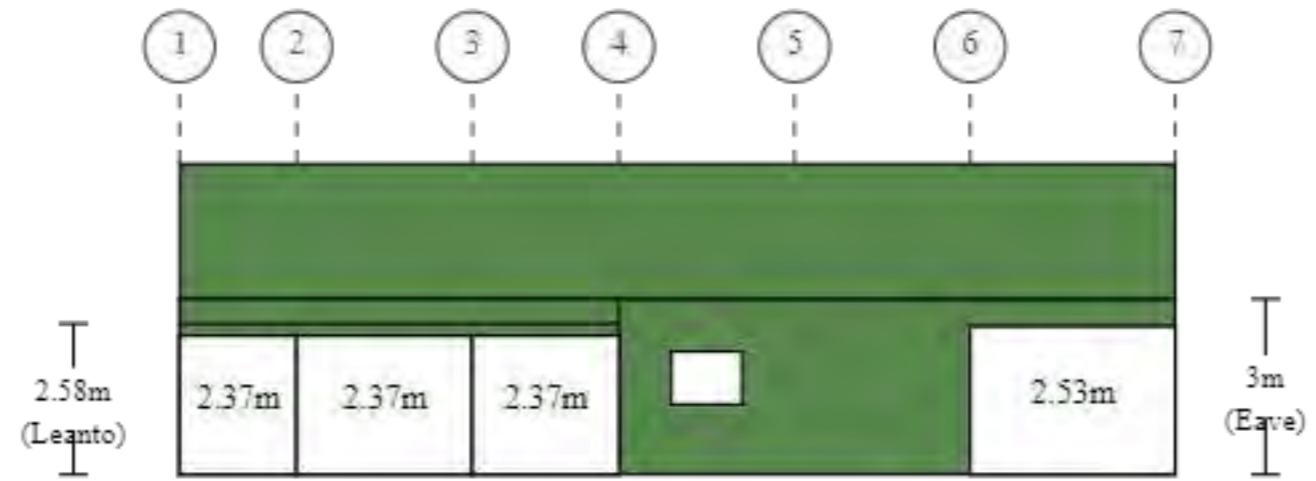
FENCING: wire mesh/steel pickets 1.5m high

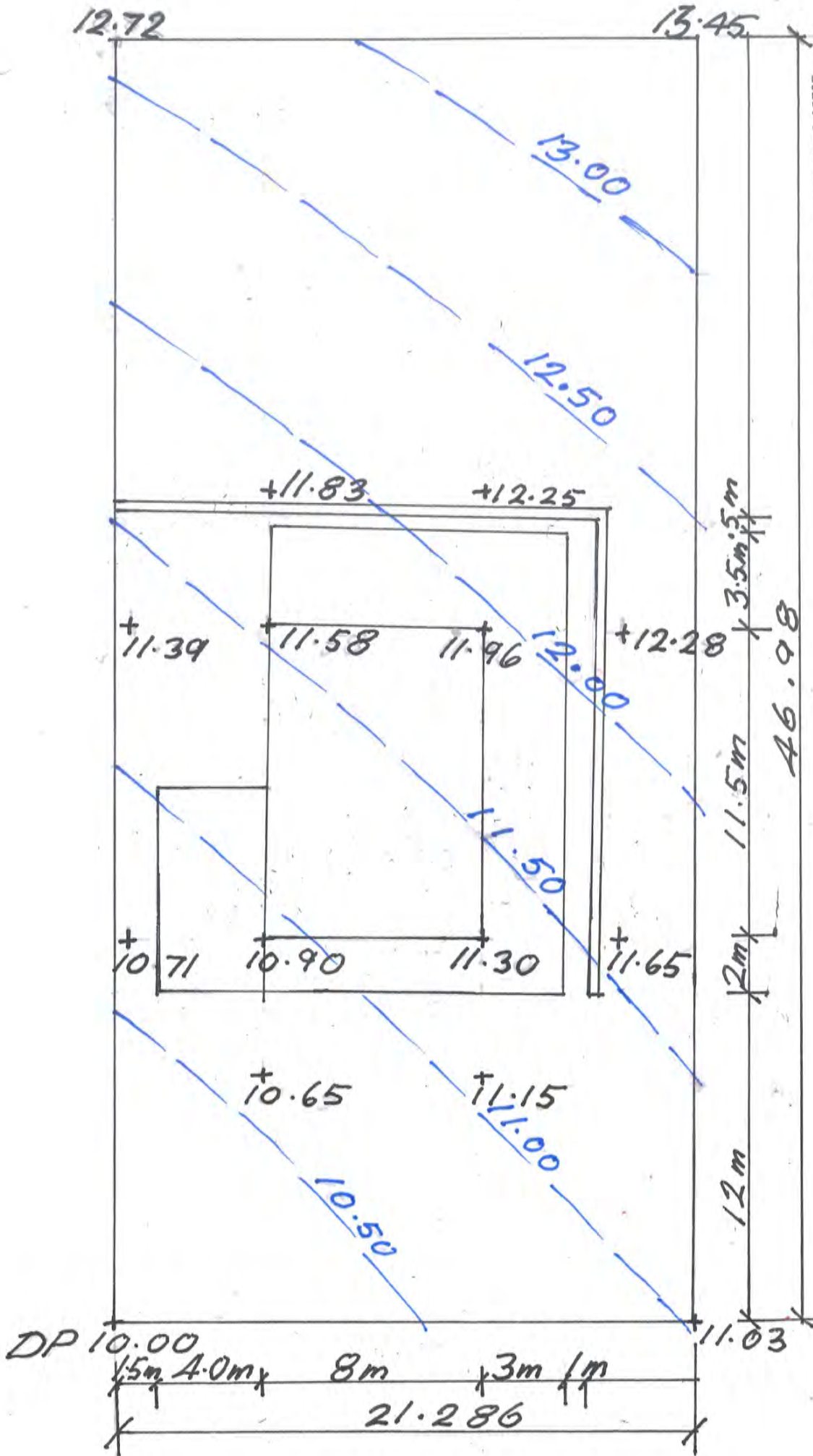
HUMES WAY ↑
FENCE: post and rail timber with mesh wire 1.5m high



FENCING: wire mesh/steel pickets 1.5m high







Dan Turner (BE Civil) RPEQ 05707
 MIEAust ID 8159788 NER
 Civil, Structural & Project Management
 ABN 37 730 733 802
 97 Felspar St. Narragin WA 6312
 Ph: (08) 9881 5007 Mob: 0409 667 048
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Contour Plan 17 Humes Way Wandering.

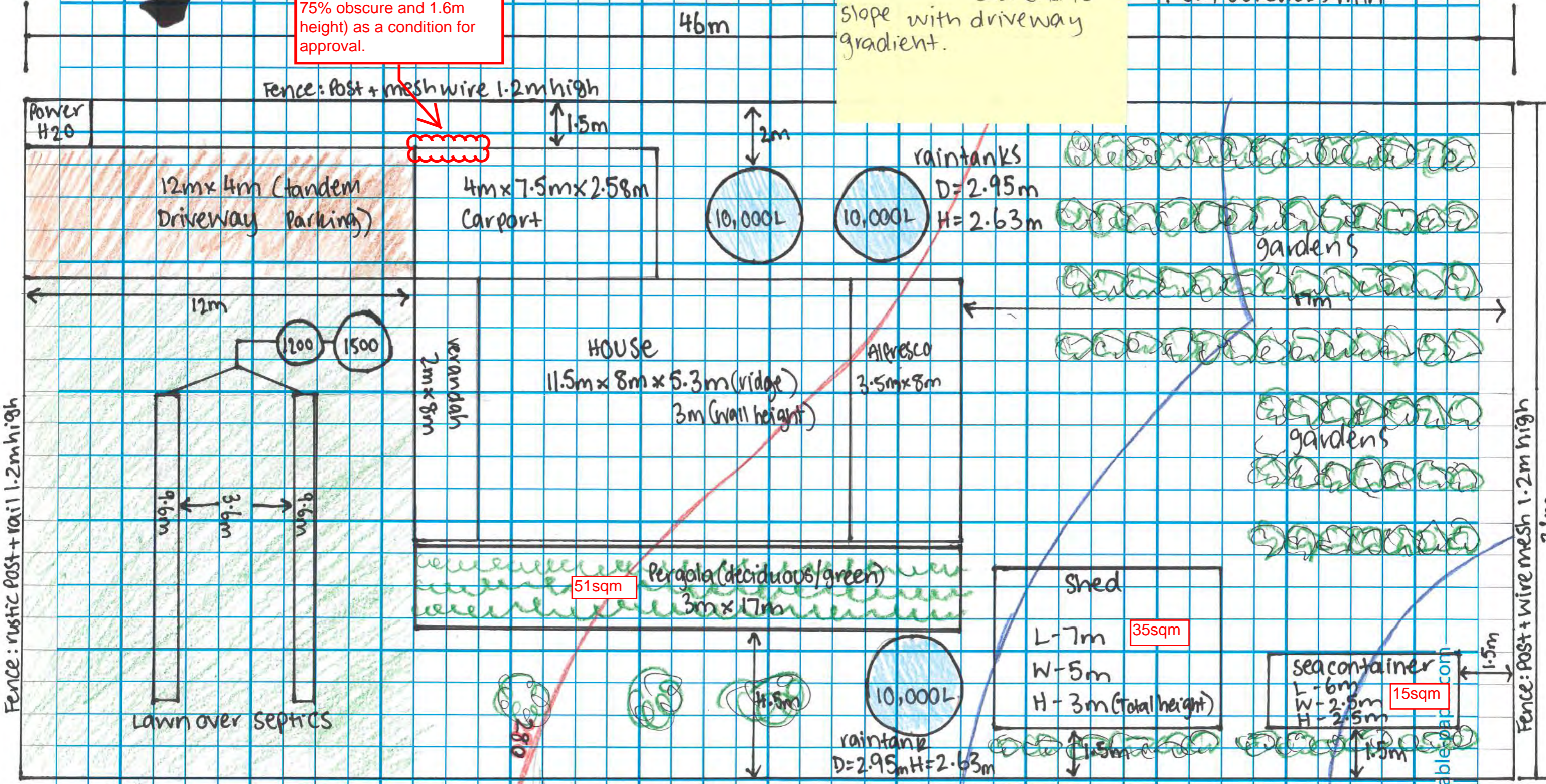


17 HUMES WAY WANDERING WA 6308
 OWNER: CARLY ARNASON
 CARLY ARNASON

Permanent screening device 2m wide (at least 75% obscure and 1.6m height) as a condition for approval.

Finished Floor Levels:
 House: 11.62
 Carport: 11.57
 some cut @ west end of House ~ 500-1000mm
 some fill at east end to slope with driveway gradient.

SCALE = 1:100
 - contour line
 - BAL sections
 1.5m Setbacks min



HOUSE COLOURS: (including carport + verandahs)
 WALLS - DOVER WHITE COLOURBOND
 ROOF - SHALE GREY COLOURBOND
 WINDOWS / EXTERNAL FRAMES + SUPPORTS: WHITE

SHED COLOURS:
 WALLS: DOVER WHITE
 ROOF: SHALE GREY

SEA CONTAINER COLOUR:
 Light neutral green + green vines for screening

14.2	Development Application – Single House, Outbuilding and Lean To
File Reference:	A189
Location:	Lot 66 (No. 8) White Street, Wandering
Applicant:	Tallon Terry and Kaitlyn Davey
Author:	Lilian Yek c/- Altus Planning (Shire’s Town Planning Consultant)
Authorising Officer	Alan Hart – Chief Executive Officer
Date:	4 December 2023
Disclosure of Interest:	Nil
Attachments:	Attachment 1 – Proposed Development Plans Attachment 2 – Letter of Support from Neighbour Attachment 3 – Signed Plan from Neighbour
Previous Reference:	Item 14.3 Ordinary Council Meeting 17 August 2023

Summary:

The Shire has received a development application seeking approval for a single house and an outbuilding with the addition of a lean-to (proposed development or proposal) at Lot 66 (No. 8) White Street, Wandering (subject site or site).

The proposed dwelling consists of four (4) bedrooms, two (2) bathrooms, laundry, study, kitchen, dining and living area.

It is noted that a previous approval for the additions and alterations of an existing dwelling (now demolished) has been granted on the site which has a similar footprint to the current application.

Discretion is required for the proposal due to variations to the planning framework.

The proposal satisfies all deemed-to-comply requirements of State Planning Policy 7.3 – Residential Design Codes (R-Codes) Volume 1, except in relation to:

- 5.1.3 Lot Boundary Setback;
- 5.3.7 Site Works; and
- 5.4.1 Visual Privacy.

Having reviewed the relevant planning framework and provisions, the application is recommended for approval.

Background:

The subject site is located within the Wandering Townsite and measures approximately 1,216m² in area. The site is bordered by White Street to the south-east and is adjoined by similar residential properties to the north-east and south-west, with land reserved for public purposes (Wandering Primary School) to the north-west.

At the time of assessment, the existing dwelling on site has been demolished. The previous approval (dated 17 August 2023) cannot be exercised as it extends only to the approval of additions and alterations of the existing dwelling. In the absence of the existing dwelling, a new application is required for the reconstruction of a ‘Single House’.

A locality plan is provided at Figure 1 and the proposed development plans are provided as an attachment. It is noted that the site has recently been cleared which is not evident in Figure 1.



Figure 1: Subject Site and Locality (Source: PlanWA 2023)

Comment:

Town Planning Scheme No. 3

The subject site is zoned 'Residential – R10' pursuant to the Shire of Wandering (Shire) Local Planning Scheme No. 3 (LPS3 or Scheme). The objectives for the Residential zone are set out in clause 4.2 (1) of the Scheme as follows:

- e) *to provide for the predominant form of residential development to be single houses*
- f) *to provide for diversity of lifestyle choice with a range of residential densities where possible.*
- g) *to achieve a high standard of residential development having regard to the economic importance of tourism to the district.*
- h) *to allow for the establishment of non-residential uses which are compatible with the predominant residential use and which will not adversely affect local amenities.*

With respect to the above, objectives (a), (b) and (c) are relevant to the proposal and the proposal is considered to be consistent with the objectives of the zone.

The proposed dwelling is a 'P' use under the 'Residential' zone which means the use is permitted provided that it complies with the relevant development standard and requirements of the Scheme. The definition of dwelling pursuant to 'Schedule 1 – Definitions' of the Scheme is as follows:

“has the same meaning given to the term in the Residential Design Codes.”

Clause 5.10 sets out the minimum standards for dwellings, the assessment of the proposal is as per the table below.

Clause 5.10 – Minimum Standards for Dwellings	
Notwithstanding anything elsewhere contained in the Scheme the following minimum standards are required for all dwellings in the Scheme Area:	
Provision	Comment
<i>g) dwellings shall comply in all respects with the National Construction Code;</i>	The dwelling has to be designed in accordance with AS3959-2018 for the applicable Bushfire Attack Level (BAL) rating assessed. A BAL assessment has previously been submitted by the Applicant for the site which indicated a BAL-29 rating. A certified Building Assessment and energy efficiency assessment will be required. These are matters that can be addressed in the Building Permit stage, following the issuance of development approval.
<i>h) transportable dwellings may be approved pursuant to clause 5.9 of the Scheme subject to the buildings being designed as a transportable single house (mining camp type transportable accommodation units shall not be permitted);</i>	N/A.
<i>i) all dwellings shall contain at least one separate bedroom, a dining/living room and kitchen with separate toilet, bathroom and laundry facility in accordance with the National Construction Code;</i>	The proposal consists of four (4) bedrooms, two (2) bathrooms, laundry, study, kitchen, dining and living area
<i>j) dwellings shall be constructed as a single unit with compatible external materials;</i>	The dwelling is constructed as a single unit with horizontal panel external wall cladding. No colour has been provided as part of the proposal. It is recommended that a condition for approval is included for a neutral and compatible colour.
<i>k) all floors shall be sealed with suitable impervious materials, and all walls and ceilings lined in a finished workmanlike manner; and</i>	This is a matter to be addressed during Building Permit stage, following development approval.
<i>l) all window openings are to be glazed to the requirements of the National Construction Code and fitted with effective insect screen.</i>	This is a matter to be addressed during Building Permit stage.

Pursuant to clause 5.13.1, site requirements for the proposal are assessed in accordance with the R-Codes.

State Planning Policy 7.3 – Residential Design Codes Volume 1 (R-Codes)

The proposed dwelling and outbuilding shall conform with the R-Codes. An assessment of the proposal against the applicable provisions is provided within this Report.

5.1.1 – Site Area:

Deemed to Comply	Required	Proposed	Compliance
<i>C1.1 and C1.2 – Site Area Requirements</i>	Min. Lot Area – 875sqm	1,216sqm	Yes
	Average Lot Area – 1000sqm	1,216sqm	Yes
	Minimum Frontage – 20m	26.23m	Yes
<i>C1.3</i>	Corner truncations up to a maximum of 20sqm to be added to the area of an adjoining lot	N/A	N/A
	Battle-axe – access leg is no more than 20% of site area	N/A	N/A

5.1.2 – Street Setback:

Deemed to Comply	Required	Proposed	Compliance
<i>C2.1 – Primary Street</i>	7.5m	15.85m	Yes
<i>C2.2 – Secondary Street</i>	N/A	N/A	N/A
<i>C2.3 – Corner Truncation</i>	N/A	N/A	N/A
<i>C2.4 – Porches, Verandahs and Balconies</i>	Project into the primary street setback area to a maximum of half the required primary street setback – 7.5m	15.85m	Yes

5.1.3 – Lot Boundary Setback:

Section of Wall	Major Opening	Length	Height	Setback Required	Proposed Setback	Compliance
Wall (North/Rear)	Yes	16.1m	4.1m	3.4m	15m	Yes
Eaves	Project no more than 750mm* into setback area			2.65m	14.4m	Yes
Wall (West)	Yes	14.4m	4m	2.8m	1.95m	No
Eaves	Project no more than 750mm* into setback area			2.05m	1.35m	No
Wall (East)	Yes	14.4m	4.9m	3.3m	8m	Yes
Eaves	Project no more than 750mm* into setback area			2.55m	7.4m	Yes

*Less setbacks may apply as per 5.1.3 C3.1.

Assessment is required against the applicable design principles of 5.1.3 which state as follows:

P3.1 Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:

- *reduce impacts of building bulk on adjoining properties;*
- *provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and*
- *minimise the extent of overlooking and resultant loss of privacy on adjoining properties.*
-

The proposed western wall has a length of 14.4m along a 45.35m boundary, with the bulk lessened by the three (3) windows along the western elevation. Additionally, it is noted that the potentially affected neighbour's land sits higher than the subject site, as evidenced by the retaining wall beneath the dividing fence. For these reasons, the impacts of building bulk are reduced.

Adequate direct sun and ventilation can be achieved, due to the availability of open spaces on both the subject site and adjoining property, when considering the plot ratio.

In terms of potential overlooking, the reduced lot boundary setback abuts the neighbour's pool and shaded outdoor living area. The neighbouring property sits slightly higher than the subject site, with the existing dividing fence atop of retaining wall which will act for a certain degree of screening for portions of the abutting boundary. It is also noted that the Applicant has obtained a letter of support and signed development plans from the impacted neighbour at 10 White Street (refer to attachments).

It is noted that the previous approval (dated 17 August 2023) had a reduced setback of 1m to the western boundary. Considering this, the current proposal is of a better outcome and can be supported, particularly with affected neighbour support.

5.1.4 – Open Space:

Deemed to Comply	Required	Proposed	Compliance
C4 – Open Space	60%	71.2%	Yes

5.1.5 – Communal Open Space:

N/A – Applies to grouped dwellings only.

5.1.6 – Building Height:

Deemed to Comply	Required (Table 3)	Proposed	Compliance
<i>Pitched Roof</i>			
<i>Maximum Height of Wall</i>	7.0m	4.9m	Yes
<i>Maximum Total Building Height</i>			
<i>Gable/Skillion/Concealed Roof</i>	8.0m	N/A	N/A
<i>Hipped and Pitched Roof</i>	10.0m	7.21m	Yes

5.2.1 – Setback of Garages and Carports:

N/A – No garage or carport proposed.

5.2.2 – Garage Width:

N/A – No garage proposed.

5.2.3 – Street Surveillance:

Deemed to Comply	Required	Proposed	Compliance
<i>C3.1 – Entry Points</i>	Clearly definable entry points visible and accessible from the street.	Patio with door to Living area and Master Bedroom.	Yes
<i>C3.2 – Surveillance</i>	At least one major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach of the dwelling	Major opening to Master Bed and Living Room.	Yes
<i>C3.3 – Surveillance of b/axe lots</i>	At least one major opening from a habitable room of the dwelling faces the approach of the dwelling	N/A	N/A

5.2.4 – Street Walls and Fences:

N/A – No street walls or fencing proposed.

5.2.5 – Sightlines:

N/A – No walls, fences or other structures are proposed within 1.5m of an intersection with a street.

5.2.6 – Appearance of Retained Dwelling:

N/A – Applies to grouped and multiple dwellings only.

5.3.1 – Outdoor Living Areas:

Deemed to Comply	Required	Proposed	Compliance
<i>C1.1 – Outdoor Living Area</i>	Area in accordance with Table 1 – N/A	N/A	N/A
	Behind front setback	Patio is setback >7.5m.	Yes
	Accessible from a primary living space	Patio can be accessed from living area, with accessibility to front and backyards.	Yes
	Minimum width and length dimension of 4m	Patio dimensions of 10.75m (w) x 5.1m (d).	Yes
	Two-thirds of the required area without permanent roof cover	Patio has full roof cover with direct access to ample of open space surrounding dwelling.	Yes
<i>C1.2</i>	Multiple dwellings provided with a balcony opening directly from primary living space	N/A	N/A

5.3.2 – Landscaping:

Deemed to Comply	Required	Proposed	Compliance
<i>C2.2 – Trees and Associated Planting Areas</i>	1 tree required	At the time of assessment, it was made known that the site has been cleared. However, the site plan indicates retention of one (1) tree.	Yes, however, it is recommended that the retention and revegetation of tree as a condition for approval.
	2x2m planting area	No specific planting area has been identified, however, the site is generally unpaved and can be used for revegetation.	Yes, however, it is recommended that a revegetation plan be considered as a condition for approval.
	Street setback area not more than 50% impervious surface	Yes	Yes

5.3.3 – Parking:

Deemed to Comply	Required	Proposed	Compliance
C3.1 – Resident	2	No dedicated bays have been proposed. However, there is plenty of space on site for parking.	Yes
C3.2 – Visitor	N/A – only applies to grouped and multiple dwellings	N/A	N/A

5.3.4 – Design of Car Parking Spaces:

Deemed to Comply	Required	Proposed	Compliance
C4.1 – Car space and manoeuvring area design	As per AS2890.1	No dedicated bays have been proposed. However, there is plenty of space on site for parking.	Yes.
C4.2 – Visitor Bays	Marked and signposted	N/A	N/A
	Located outside of security barrier	N/A	N/A
	Accessible path provided	N/A	N/A

5.3.5 – Vehicular Access

Deemed to Comply	Required	Proposed	Compliance
C5.1 – Access to onsite parking	Provided from communal street or right-of-way, or secondary street where no communal street or right-of-way exists, or primary street where no secondary street, communal street or right-of-way exists	Access to the dwelling provided via the Primary Street. It is noted however that no clear crossover or vehicular access/driveway is shown on the plans.	No, however recommend including a condition to provide for vehicular access/driveway.
C5.2 – Driveways to primary and secondary streets	Minimum width of 3m for driveways serving four dwellings or less	No driveway proposed.	N/A
	Maximum width of 6m	No driveway proposed.	N/A
	Maximum aggregate width of 9m	No driveway proposed.	N/A
C5.3 – Driveways	Setback 0.5m from side boundary	N/A – no driveway proposed.	N/A
	No closer than 6m to a street corner		
	Aligned at right angle to street		
	Avoids street trees		
	Adequately paved and drained		

5.3.6 – Pedestrian Access

N/A – Applies to grouped and multiple dwellings only.

5.3.7 – Site Works

Deemed to Comply	Required	Proposed	Compliance
<i>C7.1 – Site works and retaining walls between the street boundary and the street setback</i>	0.5m or less between street boundary and the street setback, except where necessary to provide for pedestrian, universal and/or vehicle access, drainage works or natural light to a dwelling	No retaining walls, fill and/or excavation of more than 0.5m proposed between street boundary and street setback.	Yes.
<i>C7.2 – Site works and retaining walls behind front setback</i>	Complies with Table 4 - Proposed retaining wall of 2m in height, required setback of 2m.	Setback to western boundary 1.95m in lieu of 2m.	No, however, it is considered to be of a minor variation.
<i>C7.3 – Impact on adjoining properties</i>	0.5m or less within 1m of a lot boundary	N/A	N/A

Assessment is required against the applicable design principles of 5.3.7 which state as follows:

- P7.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.*
- P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.*
- P7.3 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1.*

An approximate 2m fill is proposed for the subject site due to the terrain of the site. Where it is viewed from the street front, the fill does not impose itself to the streetscape due to the dwelling being sufficiently setback from the street frontage.

In addition, the proposed dwelling sitting atop on a elevated platform is much similar to the characteristic of other dwellings in the surrounding area.

Consideration has also been given to clause 5.4.1 and addressed below.

5.3.9 – Stormwater Management

Deemed to Comply	Required	Proposed	Compliance
<i>C9 – Stormwater</i>	Stormwater contained on site.	Stormwater is contained on site via a gutter and spout system and will be conditioned.	Yes, however recommend including a condition to reflect that all stormwater is to be contained on-site.

5.4.1 – Visual Privacy

Room	Elevation	Affected Neighbour	Proposed Setback	Screening Device	Compliance
<i>C1.1 – Setback for areas coded R50 or lower</i>					
Major Openings to Bedrooms and Studies – 4.5m					
Master Bed	South	10 Dowsett Street	15.58m	No	Yes
Bed 2	West	10 White Street	1.95m	No	No
Bed 3	North	Public Reserve	15m	No	Yes
Bed 4	South	10 Dowsett Street	20.68m	No	Yes
Major Openings to Habitable Rooms Other than Bedrooms and Studies – 6m					
Living	South	10 Dowsett Street	20.68m	No	Yes
Living	East	6 White Street	8m	No	Yes
Dining	North	Public Reserve	15m	No	Yes
Kitchen	North	Public Reserve	15m	No	Yes
Kitchen	East	6 White Street	8m	No	Yes
Unenclosed Outdoor Active Habitable Spaces FFL >0.5m from NGL – 7.5m					
Patio	South	10 Dowsett Street	15.58m	No	Yes
Patio	East	6 White Street	8m	No	Yes

Assessment is required against the applicable design principles at 5.4.1 P1.1 and P1.2 which state as follows:

P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:

- *building layout and location;*
- *design of major openings;*
- *landscape screening of outdoor active habitable spaces; and/or*
- *location of screening devices.*

P1.2 Maximum visual privacy to side and rear boundaries through measures such as:

- *offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;*
- *building to the boundary where appropriate;*
- *setting back the first floor from the side boundary;*
- *providing higher or opaque and fixed windows; and/or*
- *screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).*

Whilst consideration has been given to the increased building height of the overall building, the adjoining property has a natural ground level which sits higher than the subject site at and therefore the existing dividing fence atop the retaining wall aids in partially screening views. In instances where it becomes apparent during or after construction that there is an overlooking concern, the parties may wish to consider increasing the existing fence height or screen up to 1.8m.

In addition, the impacted neighbour at 10 White Street has provided a letter of support and a copy of the signed development plans, indicating that they have no objections to the proposed variation.

It is also noted that the previous approval had a setback of 1.0m to the major opening associated with Bed 2. As such, it can be considered that the variation at 1.95m to the western boundary provides a better outcome and can be supported.

5.4.2 – Solar Access

Deemed to Comply	Required	Proposed	Compliance
<i>C2.1 – R25 and lower</i>	25% of adjoining site area	No overshadowing diagram/calculation have been provided. However, in consideration of the orientation and proposed location of dwelling, it can be assumed that overshadowing will not exceed 25% of adjoining site.	Yes

5.4.3 – Outbuildings

Deemed to Comply	Required	Proposed	Compliance
<i>C3 – Large and multiple outbuildings</i>	Not attached to dwelling	Detached from dwelling.	Yes
	Non-habitable	Not specified but will be conditioned	Recommend to be conditioned as non-habitable.
	Maximum area of 60sqm	Slight discrepancy on plan noted between the Site Plan (61.4sqm) and Outbuilding Floor Plan (59.8sqm).	Yes, it is considered that the minor discrepancy will not contribute to a detrimental impact. However, it is noted that the addition of lean-to will need to be conditioned as being unenclosed.
	Setback in accordance with Table 2a	1.0m required for a wall height less than 3.5m and a length less than 10m. Setback of 1.0m minimum provided.	Yes
	Max. wall height of 2.4m	3.4m.	Yes; the Shire's Local Planning Policy No. 1 – Sheds and Outbuildings allows a maximum wall height of 3.6m.
	Max. ridge height of 4.2m	4.35m.	Yes; the Shire's Local Planning Policy No. 1 – Sheds and Outbuildings allows a maximum ridge height of 4.5m.
	Not located within primary or secondary street setback area	Located behind dwelling.	Yes
	Complies with open space and outdoor living area requirements	Open space and outdoor living area requirements for dwelling have been achieved.	Yes

Assessment is required against the applicable design principles at 5.4.1 P1.1 and P1.2 which state as follows:

- P3 Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.*

The proposed outbuilding is located on the rear of the site and does not present itself to the streetscape. It is also sufficiently setback from the lot boundary in respect to the adjoining neighbours.

Therefore, it is considered that the proposed variation to the outbuilding can be supported.

5.4.4 – External Fixtures, Utilities and Facilities

Deemed to Comply	Required	Proposed	Compliance
C4.1	Solar collectors proposed	None proposed.	N/A
C4.2	Television aerials, essential plumbing and downpipes permitted	None proposed.	N/A
C4.3	Other external fixtures not visible from the primary street	None proposed.	N/A
	Designed to integrate with the building		
	Are located so as not to be visually obtrusive		
C4.4	Antennas, satellite dishes and the like not visible from the primary and secondary street	None proposed.	N/A
C4.5	Min 4sqm enclosed lockable store room with minimum dimension of 1.5m	An outbuilding of 61.4sqm has been proposed.	Yes
C4.6	Communal bin store area provided if necessary	N/A – kerbside waste collection.	N/A
C4.7	Clothes drying areas screened from street	None proposed but ample opportunity.	N/A

5.5.1 – Ancillary Dwellings

N/A – No ancillary dwellings proposed.

5.5.2 – Aged or Dependent Persons’ Dwellings

N/A – None proposed.

5.5.3 – Single Bedroom Dwellings

N/A – None proposed.

Local Planning Policy 1 – Sheds and Outbuildings Policy

The proposed outbuildings meet the policy objectives and statement of the Local Planning Policy 1 – Sheds and Outbuildings Policy. External surface of the proposed outbuilding shall be of natural colours non-reflective in nature and are recommended as a condition for approval.

State Planning Policy 3.7 - Planning in Bushfire Prone Areas

State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP3.7) has been prepared by the Western Australian Planning Commission (WAPC) to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

The subject site is designated as a 'Bushfire Prone Area' as per the Department of Fire and Emergency Services Map of Bushfire Prone Areas, refer Figure 2 below.



Figure 2: Map of Bushfire Prone Areas (Source: PlanWA 2023)

The application has been supported by a Bushfire Attack Level (BAL) Assessment which was previously submitted by the Applicant. Consideration has been given to the nature and footprint of proposed development and therefore, it can be considered that the previous BAL assessment can be accepted for the purposes of a planning assessment.

It was determined that the dwelling will achieve a rating of BAL-29 for all elevations. In accordance with policy measure 6.2b) of SPP3.7, the proposal can therefore be considered for approval. It is noted that the BAL-29 rating is based on the Asset Protection Zone (APZ) being maintained. As per Appendix 3 of the BAL Report and consistent with policy provision 6.5 of SPP3.7 and the explanatory notes within Appendix Four of the *Guidelines for Planning in Bushfire Prone Areas Version 1.4* (Guidelines), a condition of approval requiring a Bushfire Management Plan is recommended.

It is also noted that there is currently no notification on title advising that the property is within a bushfire prone area. Accordingly, a condition of approval requiring a notification to be placed on title is being recommended, consistent with policy provision 6.10 of SPP3.7.

Planning and Development (Local Planning Schemes) Regulations 2015

Deemed Provisions – CI 67 Matters to be considered by Local Government.

Deemed Provisions – CI 67 Matters to be considered by Local Government	
Provision	Comment
(a) the aims and provisions of the Scheme and any other relevant town planning scheme operating within the Scheme Area;	The proposal is consistent with the objectives of the 'Residential – R10' zone under TPS3.
(b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;	The proposal has been assessed as compliant with the TPS3 and its local planning policies.
(c) any approved State planning policy;	The proposal meets the provisions of SPP7.3 (R-Codes) and SPP3.7.
(g) any local planning policy for the Scheme area;	The proposal has been assessed in accordance with both LPP1 and meets the policy objectives.
(m) the compatibility of the development with its setting, including — (i) the compatibility of the development with the desired future character of its setting; and (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	The proposed single house and its outbuildings are consistent and compatible with its setting. In consideration of the development to the adjoining land, it is considered that the scale, bulk and height of development are appropriate to the site.
(n) the amenity of the locality including the following — (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;	The proposal is adequately setback from the lot boundaries and can be considered to be consistent with the characteristic and use of the zone. Whilst consideration is given to the variation of visual privacy setback, it is indicated that the impacted adjoining neighbour is on a higher ground than the subject site. As such, it is likely that any foreseeable impact can be mitigated. Furthermore, the affected neighbour has signed a letter and the development plans indicating that they have no objection to the variation. No other environmental or social impact can be perceived.

Provision	Comment
(o) the likely effect of the proposal on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment;	The proposal is not within any natural environment or water resource protection area.
(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	No vegetation is proposed to be removed for this application. The existing lot has been vacant and void of any vegetation, with the exception of one (1) tree on site.
(q) whether the land to which that application relates is unsuitable for the proposal by reason of it being, or likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire or any other risk;	Bushfire risk has been addressed with the BAL Assessment and BMP.

Health and Building Comments:

The application has been referred to the Health and Building. No further comments have been received.

Consultation:

Based on the above assessment, it has been determined that the application did not warrant public consultation.

The adjoining neighbour at Lot 65 (No. 10) White Street, Wandering has provided written notice that they do not object to the proposed 1.95m setback to proposed Bed 2 which contains an unscreened major opening. Given this neighbour is the only adjoining property which may be potentially impacted by the proposed lot boundary setback, no further consultation is considered necessary.

As for the proposed 61sqm outbuilding which exceeds the deemed-to-comply requirement of 60sqm, it has been assessed as demonstrating compliance with the applicable design principle and therefore no neighbour consultation is considered necessary.

Statutory Environment:

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Wandering Local Planning Scheme No. 3

State Planning Policy 3.7 – Planning in Bushfire Prone Areas

State Planning Policy 7.3 – Residential Design Codes Volume 1 (R-Codes)

Policy Implications:

Nil

Financial Implications:

Costs may be incurred by the Shire if the landowner requests a review of the determination from the State Administrative Tribunal (**SAT**).

Strategic Implications:

The recommendations of this report are consistent with the Shire’s Strategic Community Plan 2018 - 2028.

Improve the Economic Growth of our Community

Our Goals	Our Strategies
Facilitate increased business opportunities	Ensure our planning framework and environment supports nimble decision making and gives confidence to developers

Retain and Grow our Population

Our Goals	Our Strategies
Our permanent and transient population grows	We promote the lifestyle and business opportunities

Sustainability Implications:

- Environmental: There are no known significant environmental considerations.
- Economic: There are no known significant economic considerations.
- Social: There are no known significant social considerations.

Voting Requirements:

Simple Majority

Officer Recommendation:

That Council approves the application for development approval, submitted by Tallon Terry and Kaitlyn Davey, for a single house dwelling and associated outbuilding with the addition of lean-to at Lot 66 (No. 8) White Street, Wandering, subject to the following conditions:

Conditions:

- 1. The development hereby approved shall occur in accordance with the development plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of the Council.**
- 2. Prior to occupation of the development, a notification, pursuant to Section 70 of the Transfer of Land Act 1893, is to be placed on the certificate of title of the subject lot with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of a factor affecting use and enjoyment of land. The notification is to be prepared and executed at the applicant's cost to the satisfaction of the Shire of Wandering and is to state as follows:**

'This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is/may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.'

- 3. Non-reflective natural colours which blend with the natural landscape, to the satisfaction of the Shire, being used on the roof and external walls of all buildings to the satisfaction of the Shire.**

4. **The outbuilding (Shed) shall not be used for habitable purpose. The associated lean-to shall remain unenclosed on at least two (2) sides.**
5. **All stormwater generated by the proposed development shall be managed and disposed of to the specifications and satisfaction of the Shire.**
6. **A revegetation plan shall be prepared and indicate where vegetation area is proposed and to be implemented to the satisfaction of the Shire.**
7. **Fencing proposed on site shall be to the satisfaction of the Shire.**
8. **All development on site will require building permit with satisfactory building plans and specifications being approved by the Shire.**
9. **Compliance with the relevant Health Regulations to the satisfaction of the Environmental Health Officer.**

Advice Notes:

1. **Dwelling will need to be designed in accordance with AS3959-2018 for the applicable BAL-29.**
2. **An Energy Efficiency Assessment will be required as part of meeting the specification for building approval.**

Moved: _____

Seconded: _____

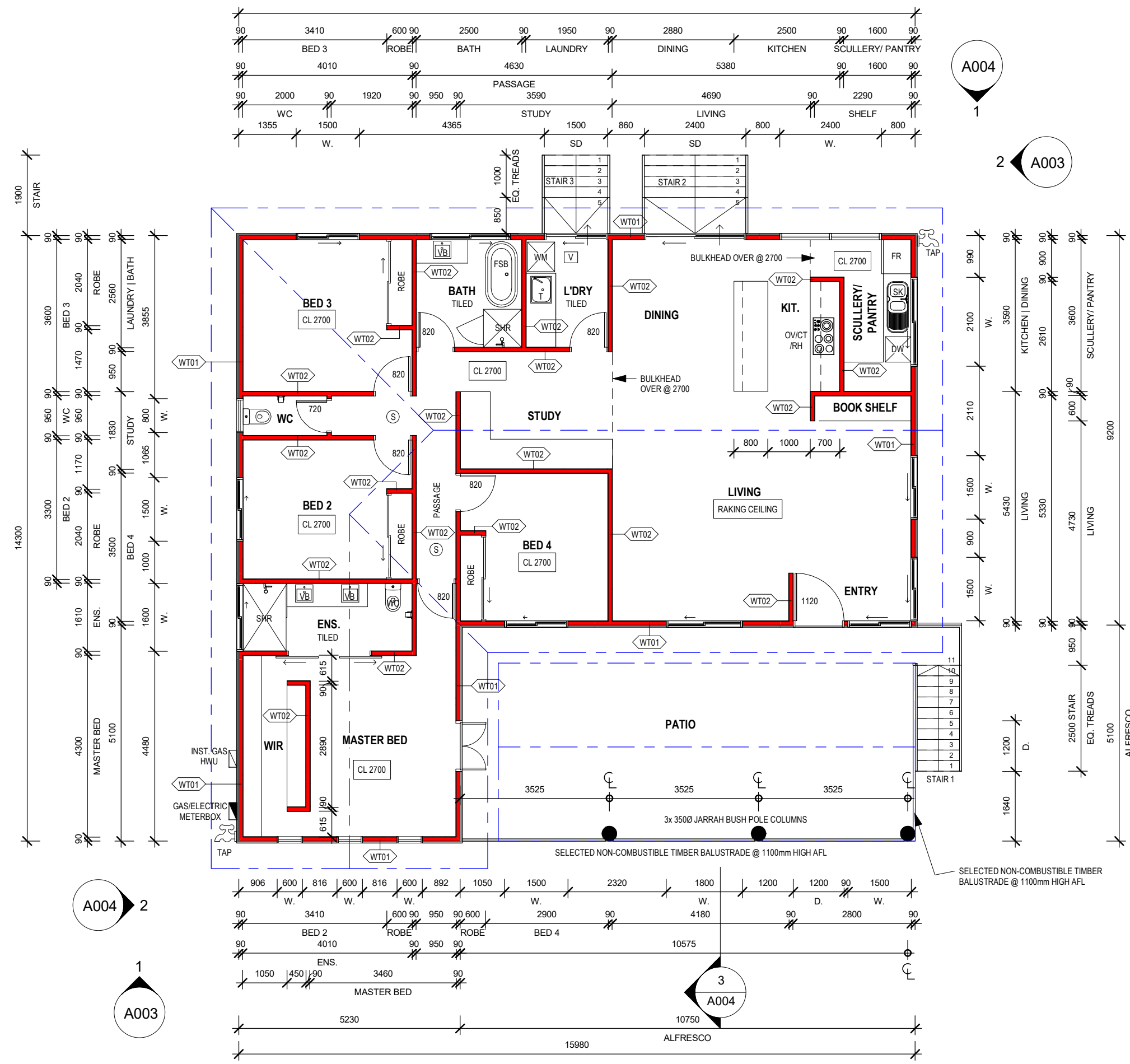
Carried

For/Against: Cr Turton Cr Little Cr Cowan Cr Hansen Cr Jennings Cr Price Cr Watts

ENERGY EFFICIENCY NOTES

- R4.0 INSULATION TO CEILINGS.
- R2.5 INSULATION TO EXTERNAL FRAMED WALLS.
- STANDARD SINGLE GLAZING IN STANDARD ALUMINIUM FRAMES TO OPENINGS.

7.1
NATIONWIDE HOUSE
Assessor
Accreditation No. Don Fleming
Address Lot 66 8th White Street Wandering WA 6308
499
www.nathers.gov.au
https://www.nathers.gov.au/GRCCodeEnding?PublicationID=6024AV9-01



WALL TYPE LEGEND

CODE	DESCRIPTION
WT01	EXTERNAL WALL. 90 x 35mm MGP10 WALL STUD SPACED @ 600 C/C MAX., HARDIEWRAP WEATHER BARRIER, HARDIE CAVITY BATTENS, 0.48BMT HIGH TENSILE COLORBOND EXTERNAL WALL CLADDING, 13mm GYPROCK FYRCHER PLASTERBOARD INTERNAL WALL LINING (FYRCHER MOISTURE RESISTANT PLASTERBOARD WALL LINING TO WET AREAS). BATTS INSULATION AS PER ENERGY EFFICIENCY REQUIREMENT
WT02	INTERNAL WALL. 90 x 35mm MGP10 STUD WALL SPACED @ 600 C/C MAX. 10mm GYPROCK PLASTERBOARD INTERNAL WALL LINING TO EACH SIDE (AQUACHEK MOISTURE RESISTANT PLASTERBOARD WALL LINING TO WET AREAS). BATTS INSULATION AS PER ENERGY EFFICIENCY REQUIREMENT
WT03	EXTERNAL RETAINING WALL. 390 x 190 x 190mm BESSER BLOCKS

- (S) DENOTES HARD WIRED SMOKE DETECTOR TO A.S. 3786
- (V) CEILING VENT - UNFLUMED

GLAZING NOTE:

- ALL GLAZING TO COMPLY WITH AS 2047 & AS 1288
- ALL GLAZING TO BE SINGLE GLAZED. FRAMING TO BE ALUMINIUM, INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL EXTERNAL GLAZED WINDOWS AND DOORS TO BE FITTED WITH FLYSCREEN

ROOF CONSTRUCTION NOTE:

- ALL TIMBER ROOF STRUCTURES AND COMPONENTS TO BE CONSTRUCTED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS 1684, AS 1720 AND AS 3959
- ROOF TO BE TIED DOWN TO RESIST UPLIFT IN ACCORDANCE WITH AS 1684
- ROOF TO BE FULLY SARKED
- ROOF SHEETING TO BE 0.48BMT COLORBOND HIGH TENSILE STEEL

TIMBER NOTES:

All timber work to be in accordance with

- AS 1684 - timber framing code
- AS 1720 - Timber structural code
- AS 3959 - Construction of buildings in bushfire-prone areas

Roof to be tied down to resist uplift as required in AS 1684 - timber framing code

All timber to be protected against fungal and termite attack in accordance with AS 3660 and AS 1604. Internal timber above ground not exposed to weather to be treated to hazard grade H2. Timber above ground exposed to weather to be treated to hazard grade H3. Timber in contact with ground to be treated to hazard level H4.

Termite treatment to be termite resistant materials in accordance with AS 3660.1

GENERAL NOTES:

- ALL WORK TO BE COMPLETED IN ACCORDANCE TO NATIONAL CONSTRUCTION CODE (NCC) AND AUSTRALIAN STANDARDS BY A FULLY LICENCED / REGISTERED BUILDER.
- IT IS THE BUILDERS RESPONSIBILITY TO COMPLY WITH ALL STATUTORY AUTHORITY REGULATIONS AND REQUIREMENTS WHICH IN THE EVENT OF ANY DISCREPANCY SHALL TAKE PRECEDENCE OVER THESE DRAWINGS
- ALL DIMENSIONS AND LEVELS SHOWN ON THESE DRAWINGS MUST BE CHECKED AND CONFIRMED ON SITE BY BUILDER PRIOR TO ANY CONSTRUCTION WORK COMMENCING. DRAFTSPERSON ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR ANY INACCURACIES IN DIMENSIONS. DO NOT SCALE FROM DRAWINGS.
- THIS DRAWING MUST BE READ IN CONJUNCTION WITH ENERGY EFFICIENCY REPORT AND ANY OTHER RELEVANT CONSULTANTS DRAWINGS.
- DOWNPIPES QUANTITIES, TYPE, SIZE AND LOCATIONS TO BE DETERMINED BY PLUMBER / BUILDER.
- DRAINAGE REQUIREMENTS (SUBSOIL, SOAKWELLS, RUNOFF AND STORMWATER) ARE TO BE DETERMINED ON SITE. ENSURE THERE IS NO DISCHARGE OR POOLING OF WATER AGAINST THE SLAB AND / OR FOOTINGS.

DIMENSION NOTE:

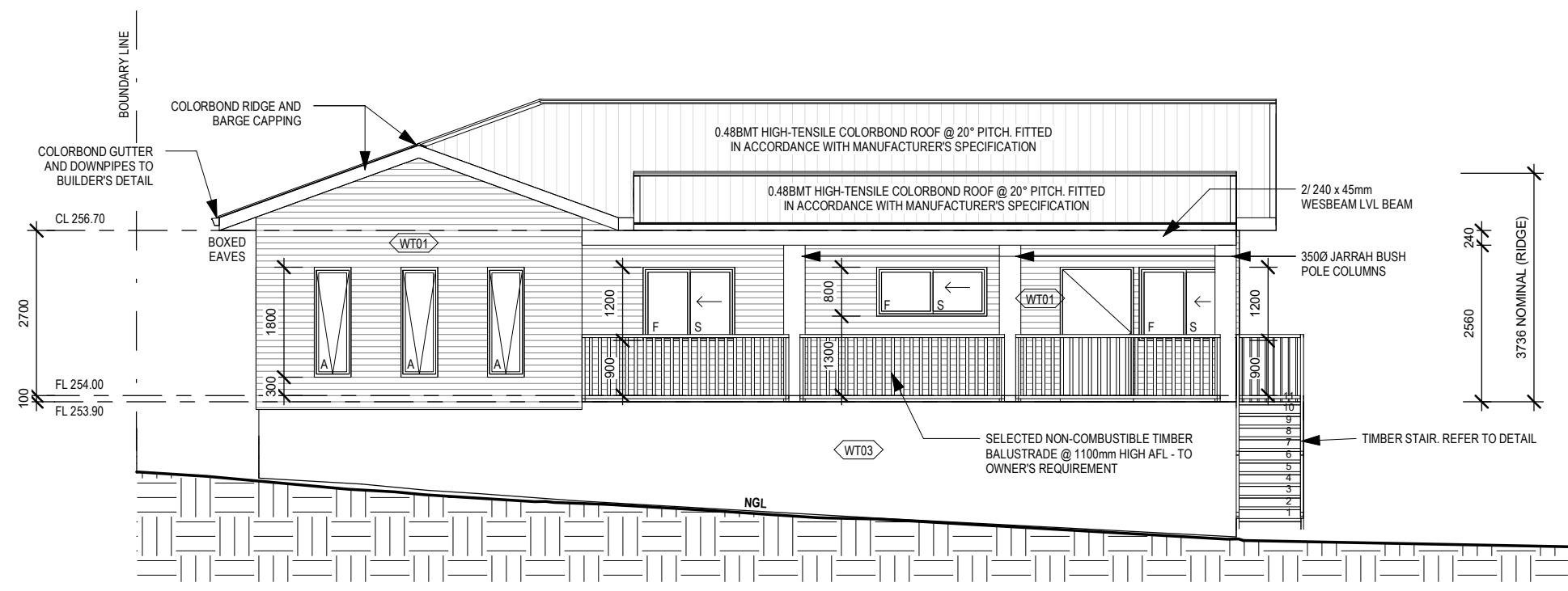
- WALL DIMENSIONS SHOWN ON PLAN ARE TO STRUCTURAL SIZES, NOT FINISHES SIZES.

INSULATION NOTE:

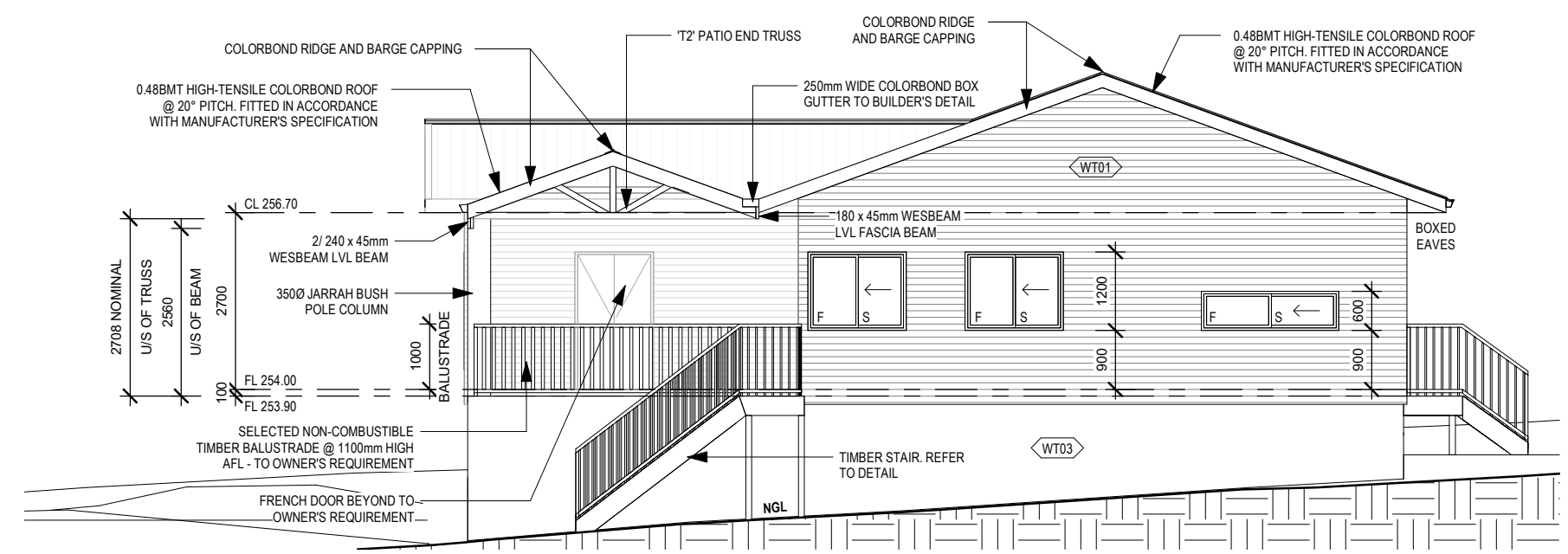
- INSTALL BATTS INSULATION THROUGHOUT NEW ROOF / CEILING SPACE IN ACCORDANCE WITH BCA, NCC, AND ENERGY EFFICIENCY REQUIREMENTS.
- INSTALL WALL BATTS INSULATION IN ACCORDANCE WITH ENERGY EFFICIENCY REQUIREMENTS.

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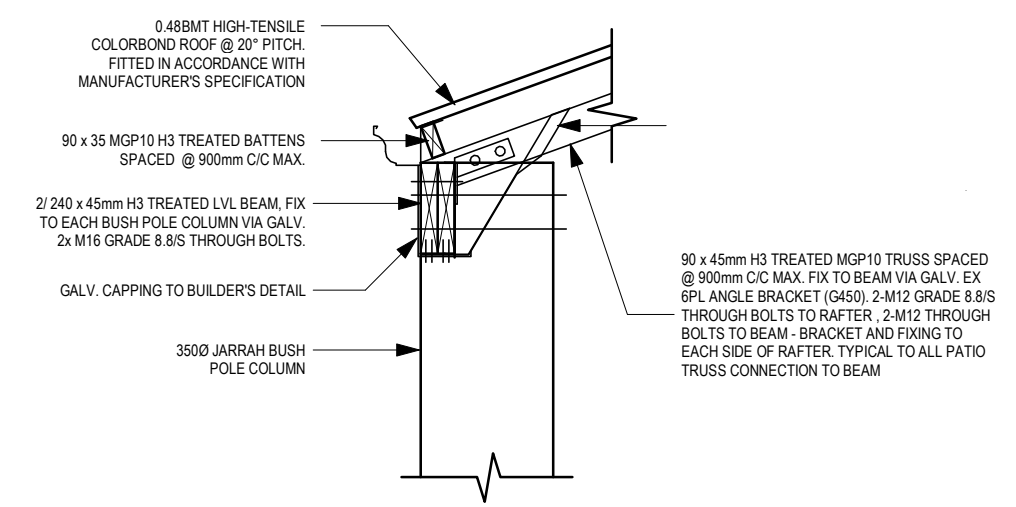
Date	17/10/2023		PROJECT	Drawing Title	Drawing No.	Notes	ISSUE	DESCRIPTION
Scale	1 : 100		PROPOSED DWELLING AND SHED ON LOT 66, #8 WHITE STREET, WANDERING WA	GROUND FLOOR PLAN	A002	1. All architectural dimensions are in millimetres U.N.O 2. All dimensions are to be checked on site. 3. Drawing is solely to be used for council application purpose only and does not form part of construction drawings. Property owner assumes & holds full liability and responsibility for all construction work & details commencing after receiving building permit.		



1 SOUTH ELEVATION (DWELLING)
1 : 100



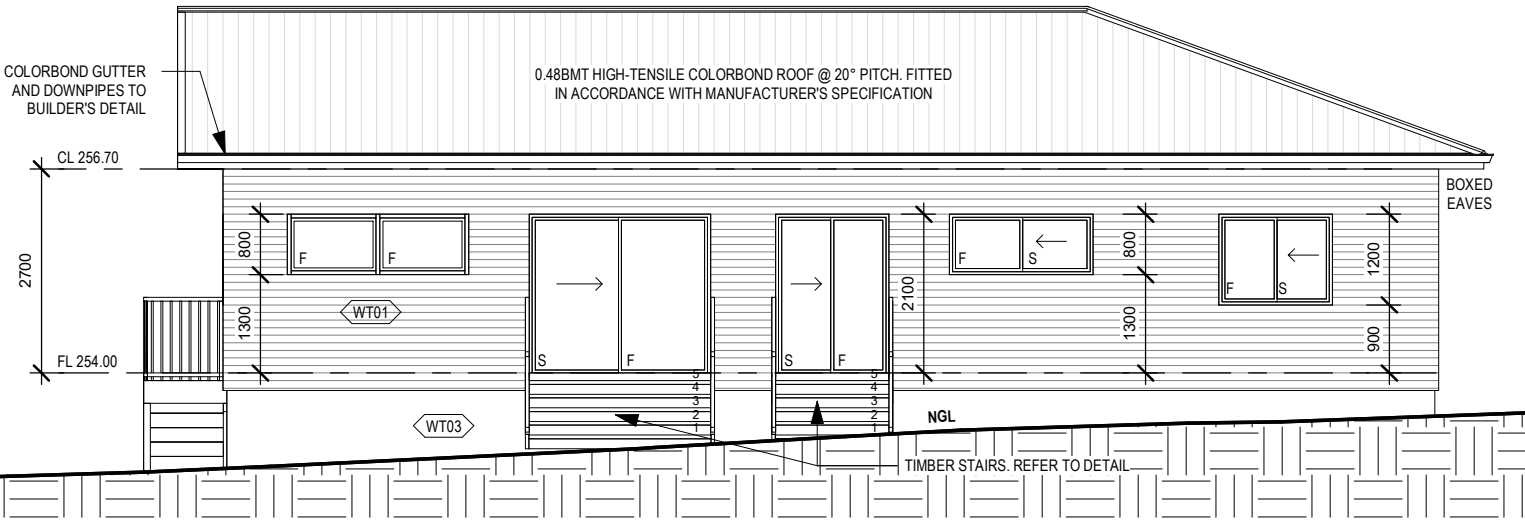
2 EAST ELEVATION (DWELLING)
1 : 100



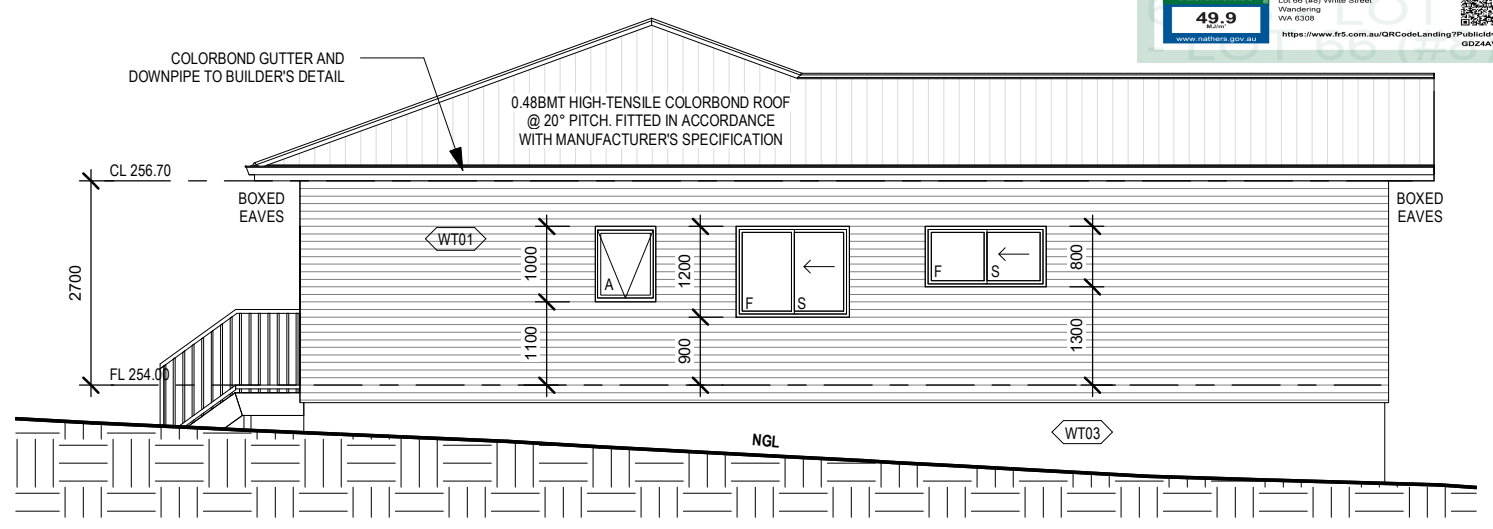
3 PATIO TRUSS TO BEAM CONNECTION - TYP.
1 : 20

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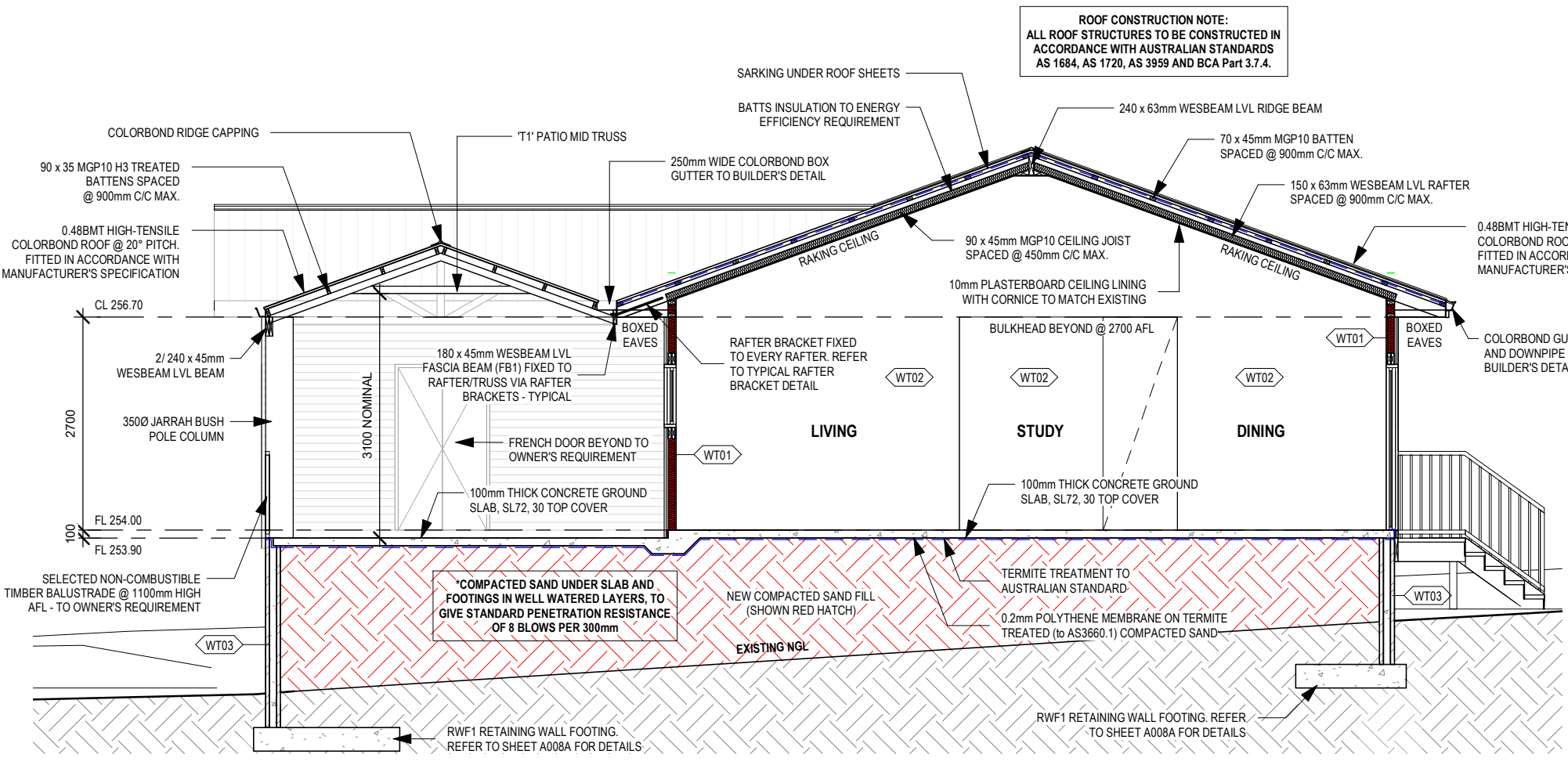
Date	17/10/2023	PROJECT PROPOSED DWELLING AND SHED ON LOT 66, #8 WHITE STREET, WANDERING WA	Drawing Title	Drawing No.	Notes	ISSUE	DESCRIPTION
Scale	As indicated			ELEVATIONS - DWELLING & PATIO. DETAILS	A003	1. All architectural dimensions are in millimetres U.N.O 2. All dimensions are to be checked on site. 3. Drawing is solely to be used for council application purpose only and does not form part of construction drawings. Property owner assumes & holds full liability and responsibility for all construction work & details commencing after receiving building permit.	B
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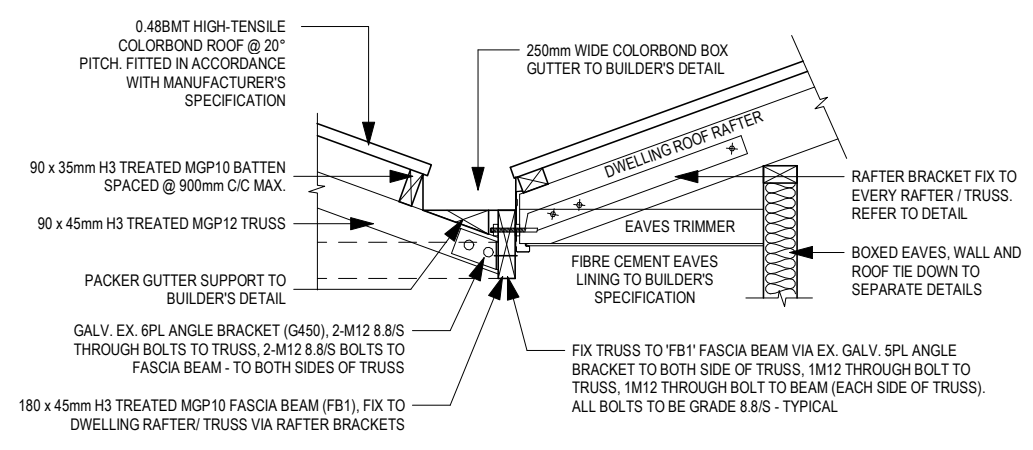
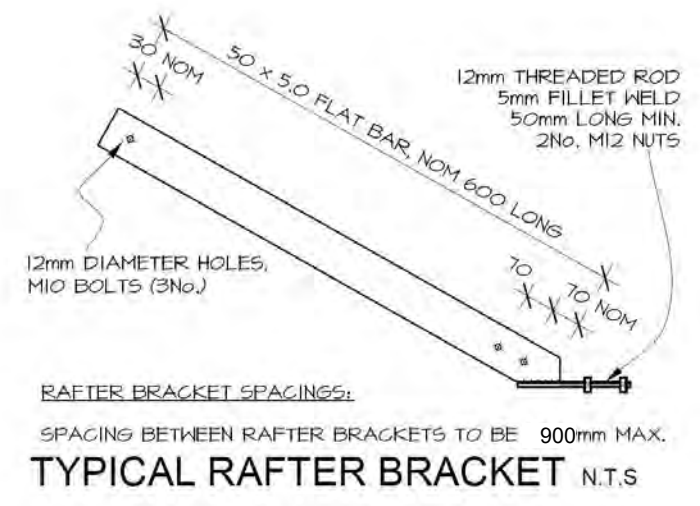
1 NORTH ELEVATION (DWELLING)
 1 : 100



2 WEST ELEVATION - DWELLING
 1 : 100



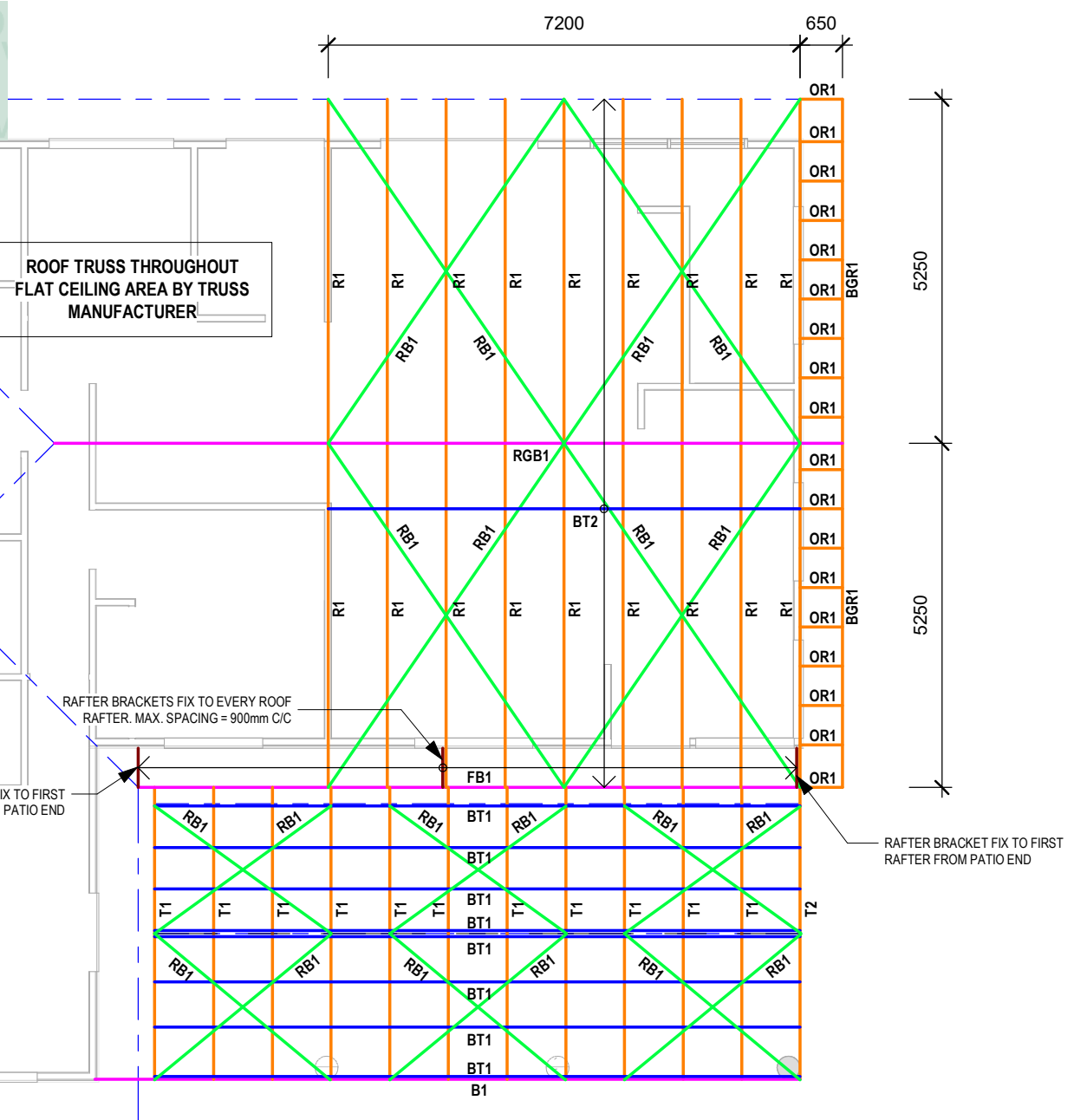
3 DWELLING SECTION A-A
 1 : 75



4 TYPICAL FASCIA BEAM CONNECTION
 1 : 20

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Date	17/10/2023	PROJECT	Drawing Title	Drawing No.	Notes	ISSUE	DESCRIPTION
Scale	As indicated	PROPOSED DWELLING AND SHED ON LOT 66, #8 WHITE STREET, WANDERING WA	ELEVATIONS AND SECTION - DWELLING AND PATIO	A004	1. All architectural dimensions are in millimetres U.N.O 2. All dimensions are to be checked on site. 3. Drawing is solely to be used for council application purpose only and does not form part of construction drawings. Property owner assumes & holds full liability and responsibility for all construction work & details commencing after receiving building permit.		
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LINTEL SCHEDULE (METAL ROOF)		
SPAN	LINTEL SIZE	JUMB STUDS
< 1.9m	2 / 120 x 45 MGP10	1 x STUD
1.9 - 2.2	2 / 140 x 45 MGP10	2 x STUD
2.2 - 3.0	2 / 190 x 45 MGP10	2 x STUD
3.0 - 3.5	2 / 240 x 45 MGP10	2 x STUD
3.5 - 4.1	2 / 290 x 45 MGP10	2 x STUD

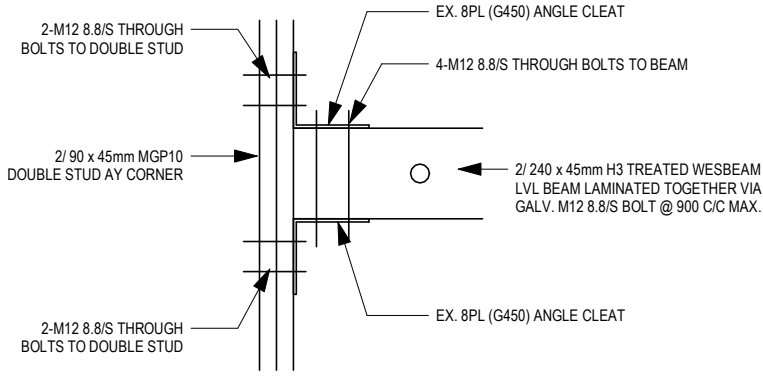
DOUBLE LINTELS TO BE FIXED TOGETHER WITH M10 BOLTS STAGGERED 600 c/c MAX or 3-14G TYPE 17 SCREWS FROM BOTH SIDES AT 300 c/c MAX.
OPTION - LINTEL SIZE / WALL FRAMES TO BUILDER'S DETAIL TO AS 1684 & AS 1720

ROOF MEMBER SCHEDULE	
R1:	150 x 63mm LVL RAFTER SPACED @ 900mm C/C MAX.
BGR1:	150 x 45mm MGP10 BARGE RAFTER
RGB1:	240 x 63mm WESBEAM LVL RIDGE BEAM
OR1:	120 x 35mm MGP10 OUTRIGGER SPACED @ 600mm C.C MAX.
RB1:	32 x 1.2mm GALVANIZED METAL STRAP ROOF BRACING
T1:	90 x 45mm MGP10 H3 TREATED MID TRUSS SPACED @ 900mm C/C MAX.
T2:	90 x 45mm MGP10 H3 TREATED END TRUSS
BT1:	90 x 35mm MGP10 H3 TREATED ROOF BATTEN SPACED @ 900 C/C MAX.
BT2:	70 x 45mm MGP10 H3 TREATED ROOF BATTEN SPACED @ 900 C/C MAX.
B1:	2/ 240 x 45mm H3 TREATED WESBEAM LVL BEAM LAMINATED TOGETHER VIA GALV. M12 8.8/S BOLT @ 900 C/C MAX.
FB1:	180 x 45mm H3 TREATED WESBEAM LVL FASCIA BEAM FIXED TO RAFTER/TRUSS VIA RAFTER BRACKETS - TYPICAL

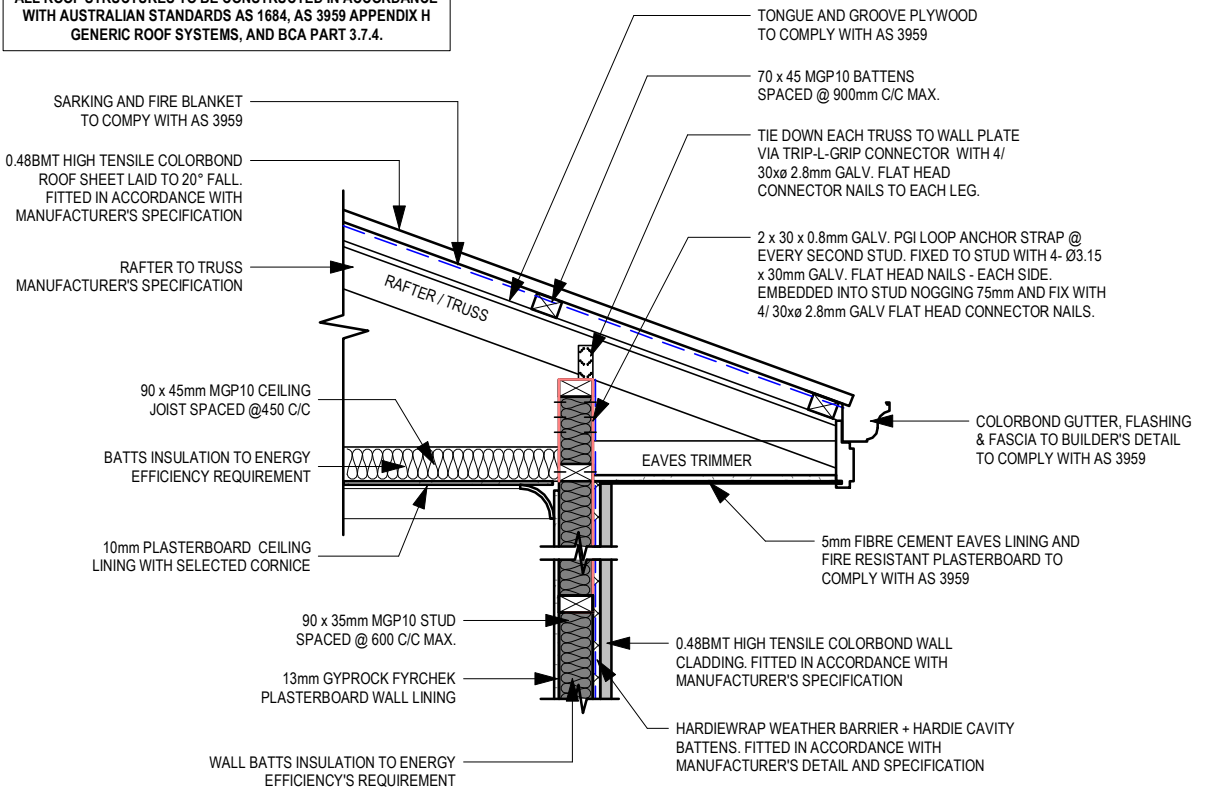
- ROOF NOTES**
- USE DOUBLE STUDS UNDER ALL TIMBER BEAMS ABOVE. DOUBLE STUD TO BE MADE OF 90 x 45 MGP10 STUD, NAIL LAMINATED TO AS1684.2.
 - FIX TIMBER TO STEEL BEAMS VIA 8PL CLEAT, 2-M16 BOLTS TO TIMBER BEAM AND FULLY WELD TO STEEL BEAM UNLESS NOTED OTHERWISE.
 - FIX STEEL BEAMS TO STEEL COLUMNS VIA 10 CAP PLATE FULLY WELDED TO COLUMN, 2-M16 8.8/S BOLTS TO BEAM (U.N.O).
 - FIX TIMBER BEAM TO TIMBER TEAM VIA 8PL ANGLE CLEAT, 2-M16 BOLTS TO EACH TIMBER BEAM UNLESS NOTED OTHERWISE.

***ROOF CONSTRUCTION NOTE:**
ALL ROOF STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS 1684, AS 3959 APPENDIX H GENERIC ROOF SYSTEMS, AND BCA PART 3.7.4.

1 ROOF FRAMING LAYOUT PLAN
1 : 100



3 B1 BEAM TO STUD FRAME CONNECTION
1 : 20



2 BOXED EAVES DETAIL
1 : 20

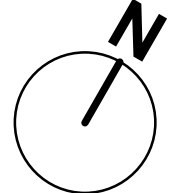
TIMBER NOTES:
All timber work to be in accordance with
a) AS 1684 - timber framing code
b) AS 1720 - Timber structural code
c) AS 3959 - Construction of buildings in bushfire-prone areas

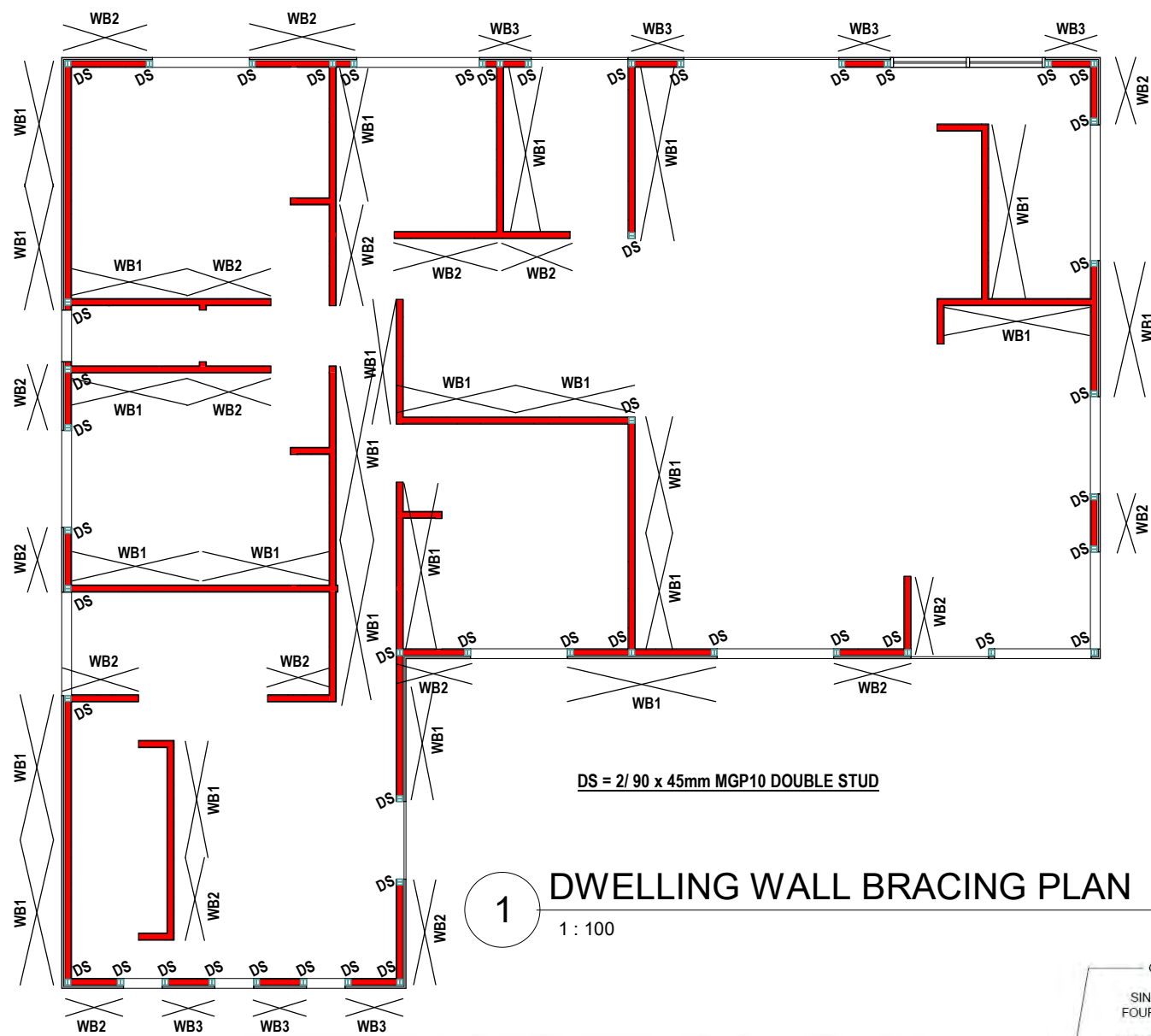
Roof to be tied down to resist uplift as required in AS 1684 - timber framing code

All timber to be protected against fungal and termite attack in accordance with AS 3660 and AS 1604. Internal timber above ground not exposed to weather to be treated to hazard grade H2. Timber above ground exposed to weather to be treated to hazard grade H3. Timber in contact with ground to be treated to hazard level H4.

Termite treatment to be termite resistant materials in accordance with AS 3660.1

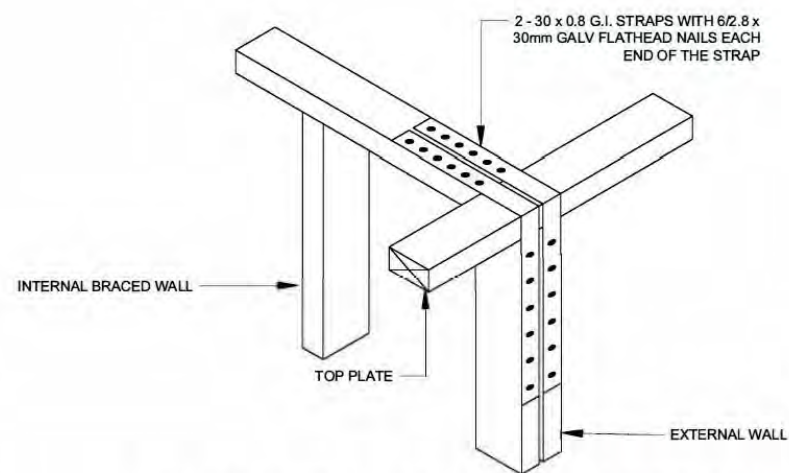
***THIS DRAWING IS STRICTLY TO BE USED ONLY FOR COUNCIL APPROVAL APPLICATION**

Date	17/10/2023		PROJECT	Drawing Title	Drawing No.	Notes	ISSUE	DESCRIPTION
Scale	As indicated		PROPOSED DWELLING AND SHED ON LOT 66, #8 WHITE STREET, WANDERING WA	ROOF FRAMING LAYOUT PLAN, DETAILS	A005	1. All architectural dimensions are in millimetres U.N.O 2. All dimensions are to be checked on site. 3. Drawing is solely to be used for council application purpose only and does not form part of construction drawings. Property owner assumes & holds full liability and responsibility for all construction work & details commencing after receiving building permit.		
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DS = 2/90 x 45mm MGP10 DOUBLE STUD

1 DWELLING WALL BRACING PLAN
1 : 100

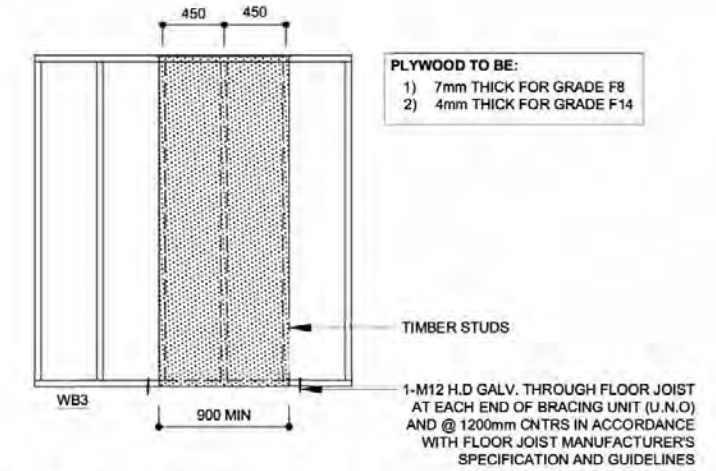
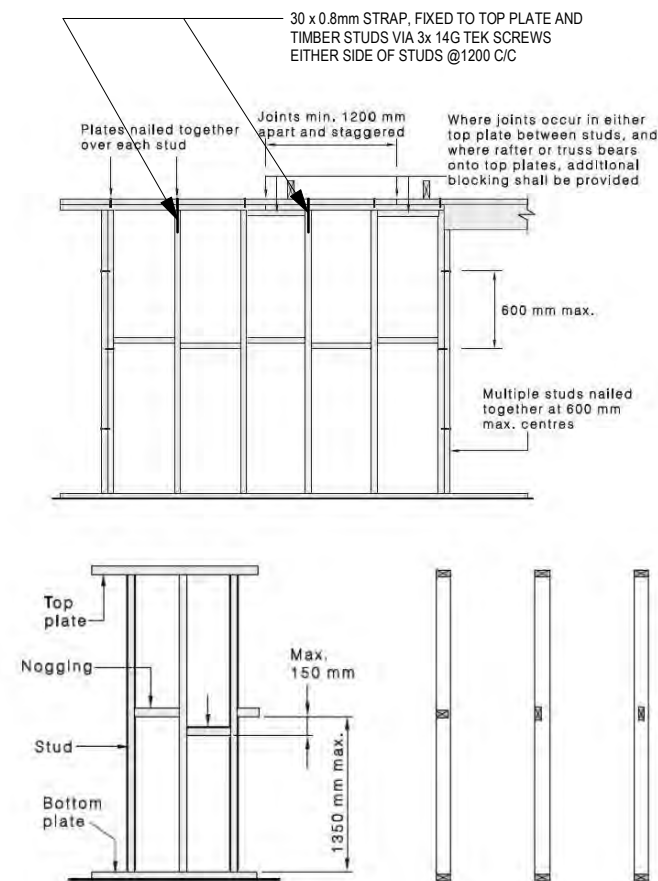


FIXING OF INTERNAL BRACED WALL TO EXTERIOR WALL

NTS

NOTE: METAL TENSION STRAP BRACING

CORROSION PROTECTED FLAT METAL TENSION STRAPPING FIXED WITH TWO GALVANIZED FLATHEAD NAILS Ø3.15mm x 30 LONG TO EACH STUD, AND THE FACE OF THE TOP AND BOTTOM PLATE, AND FOUR GALVANIZED NAILS Ø3.15mm x 30 LONG TO THE STRAP RETURN OVER THE TOP PLATE.

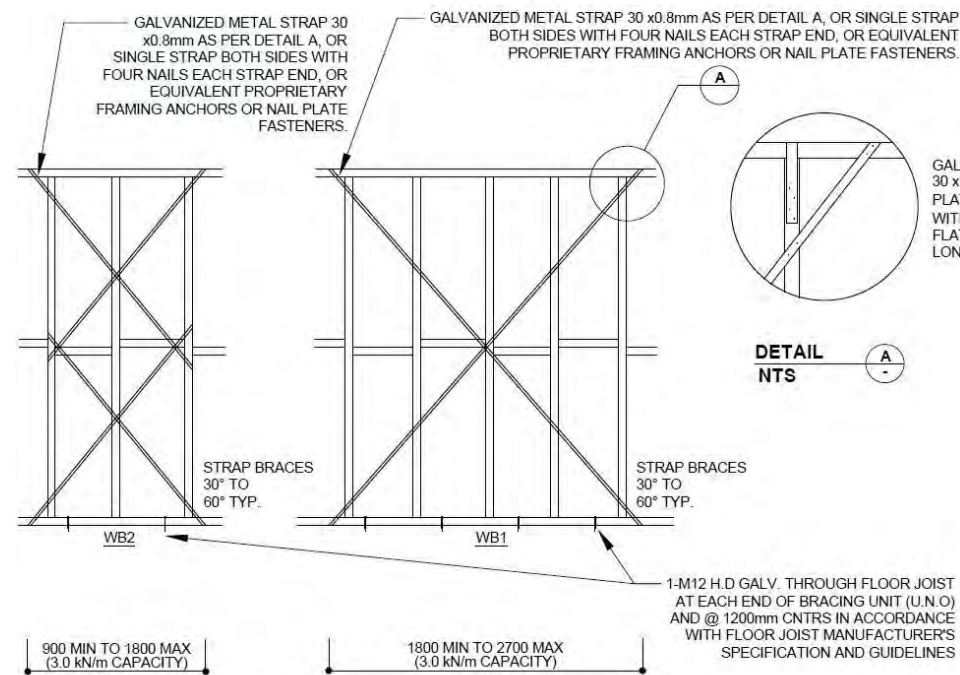


STUD WALL BRACING (STRUCTURAL PLYWOOD BRACING)

NTS

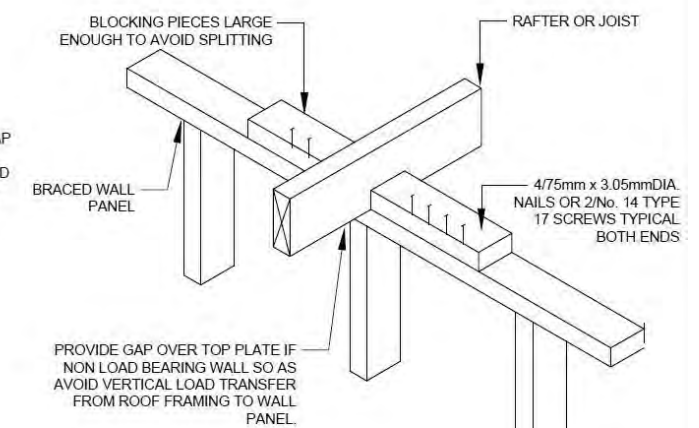
PLYWOOD BRACING

FIX PLYWOOD PANELS WITH GALVANIZED FLATHEAD NAILS Ø2.8 x 30 LONG MIN. OR EQUIVALENT AT 50 CENTRES ALONG TOP AND BOTTOM PATES, 150 CENTRES ALONG VERTICAL EDGES AND 300 CENTRES ALONG INTERMEDIATE STUDS. NAIL TO BE MINIMUM 7mm FROM PANEL EDGES.



STUD WALL BRACING (METAL TENSION STRAPS)

NTS



FIXING OF TOP PLATE OF BRACED WALL PANEL

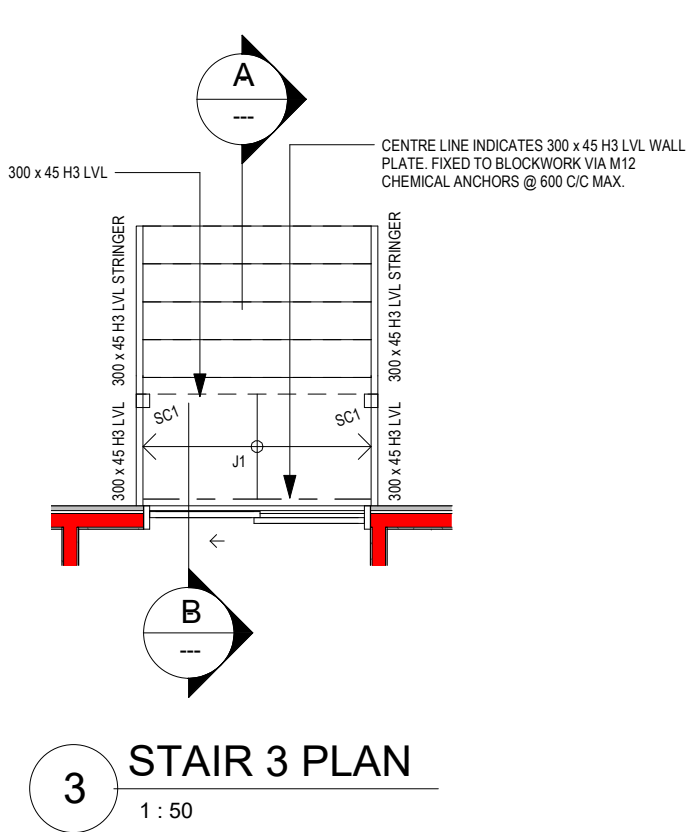
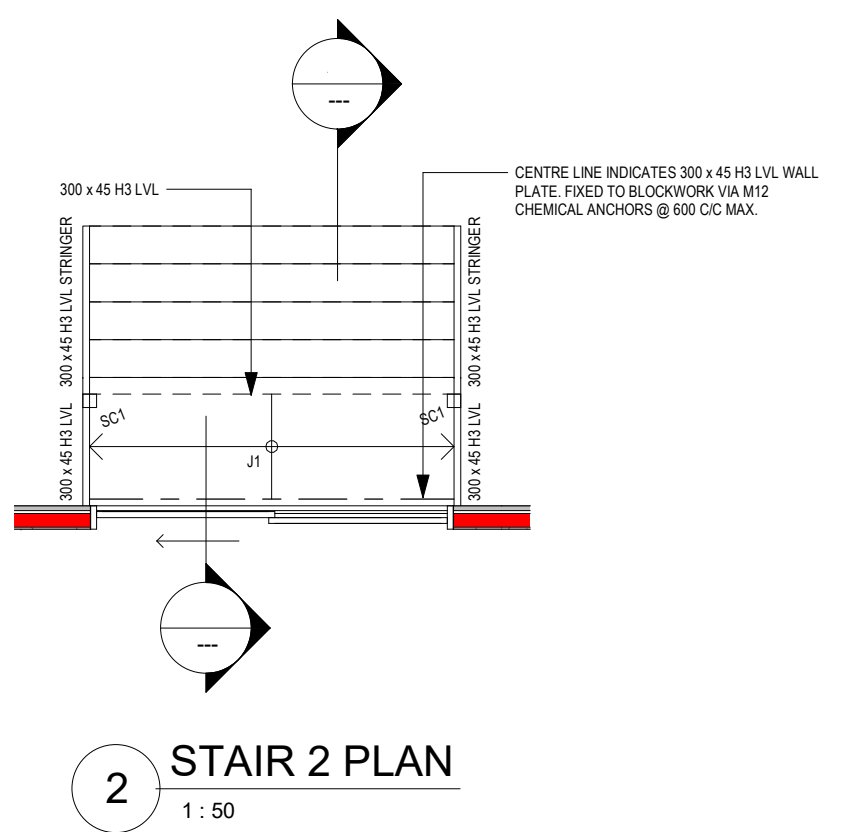
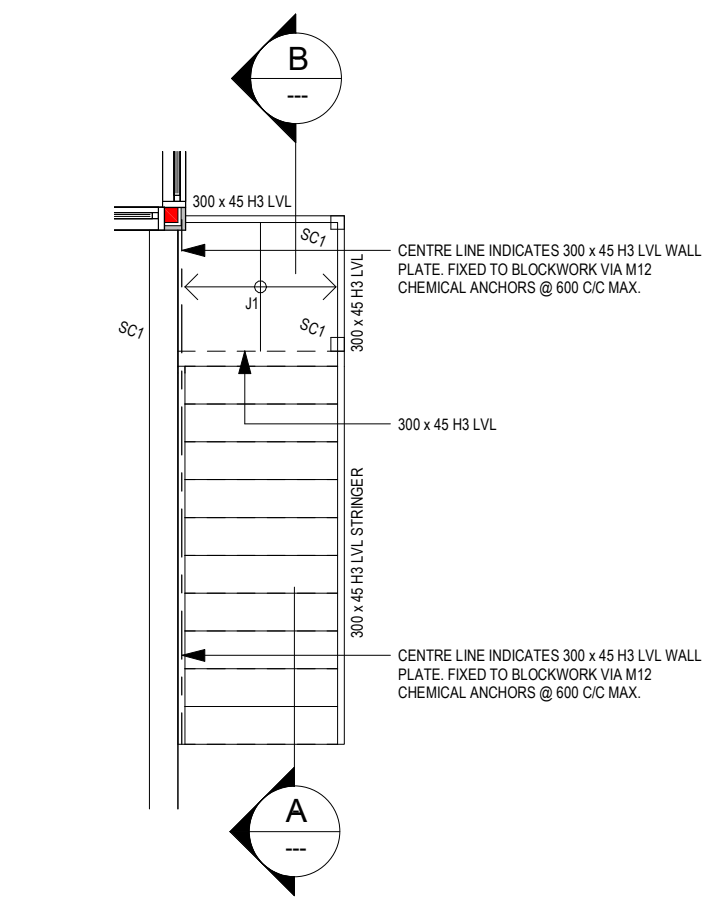
NTS

NOTE

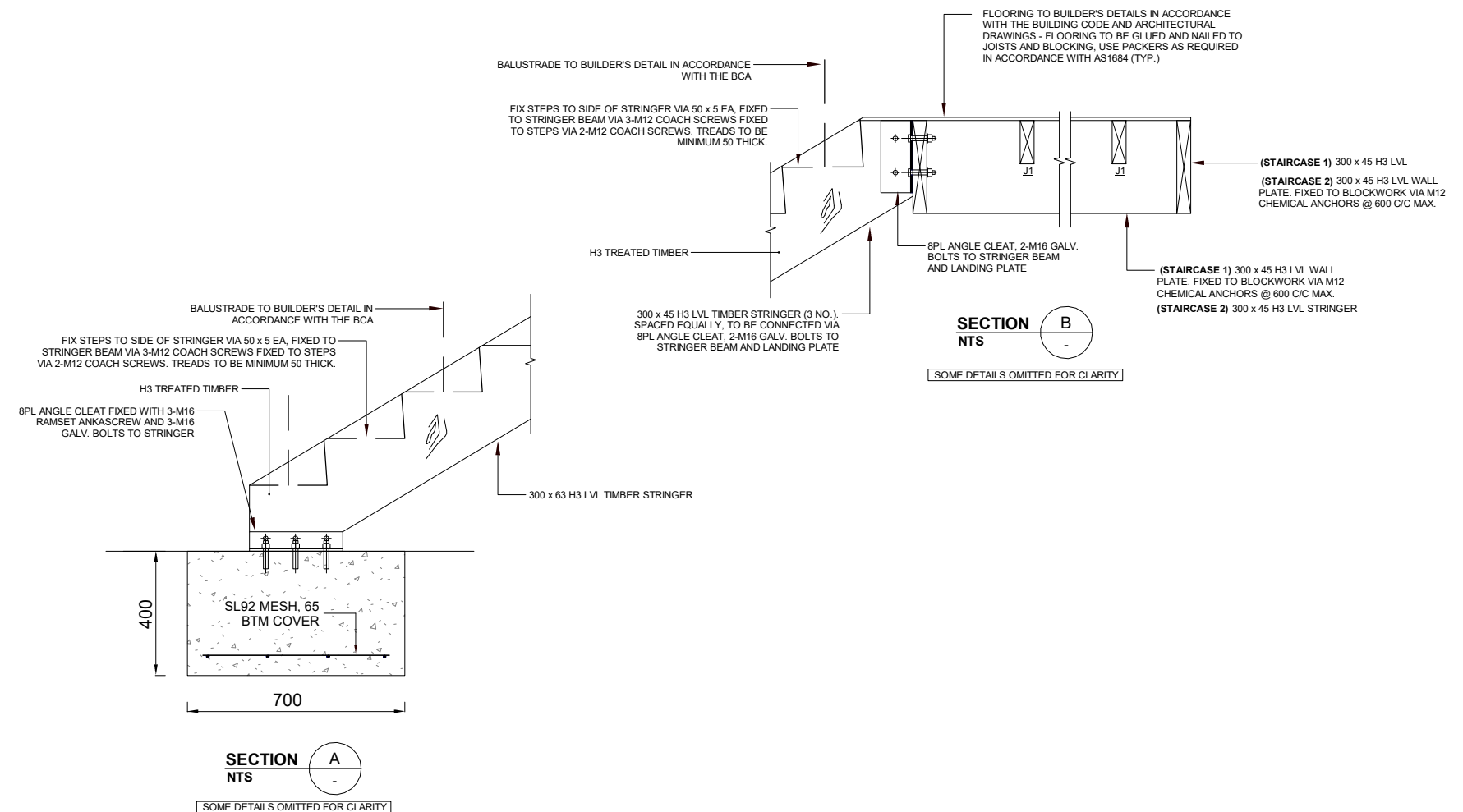
ALTERNATIVE FIXING DETAILS FOR TOP OF BRACING WALLS FROM TABLE 8.22 AS1684.2 TO BE USED SUBJECT TO EQUIVALENT LOAD CAPACITY AS THOSE SHOWN.

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Date	17/10/2023		PROJECT	Drawing Title	Drawing No.	Notes	ISSUE	DESCRIPTION
Scale	1 : 100		<p>PROPOSED DWELLING AND SHED ON LOT 66, #8 WHITE STREET, WANDERING WA</p>	<p>WALL BRACING PLAN, DETAILS</p>	<p>A006</p>	<p>1. All architectural dimensions are in millimetres U.N.O 2. All dimensions are to be checked on site. 3. Drawing is solely to be used for council application purpose only and does not form part of construction drawings. Property owner assumes & holds full liability and responsibility for all construction work & details commencing after receiving building permit.</p>		
								161
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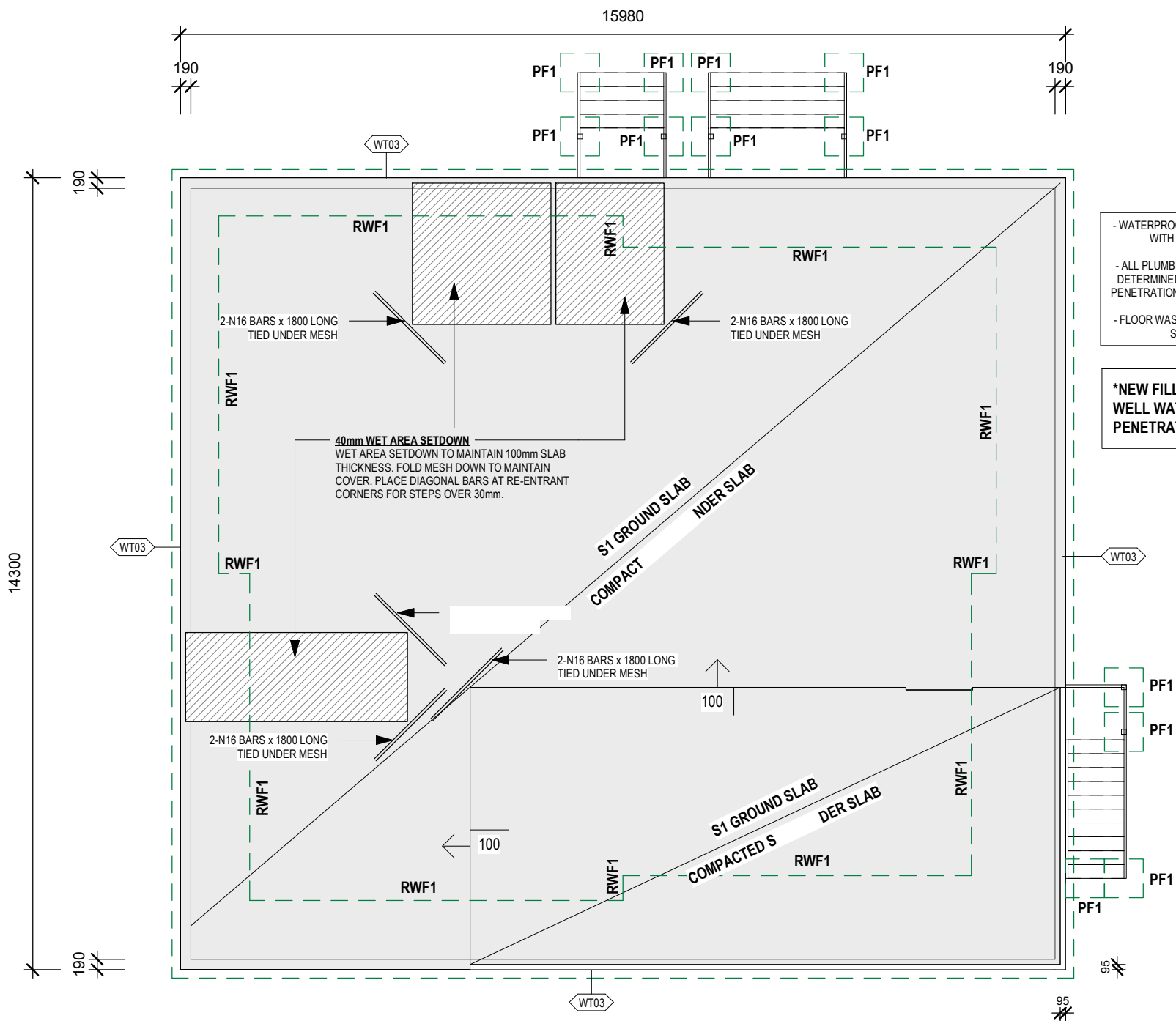


STEEL COLUMN SCHEDULE		
COLUMN	BASE PLATE	CAP PLATE
SC1: 89 x 3.5 SHS	300 x 300 x 16PL, 4-M16 ANCHORS TO FOOTING	5PL SEAL PLATE FULLY WELDED, WELDED TO BEAM ABOVE OR 10 PLATE CLEAT, 2-M20 8.BIS BOLTS ON EITHER SIDE OF THE COLUMN

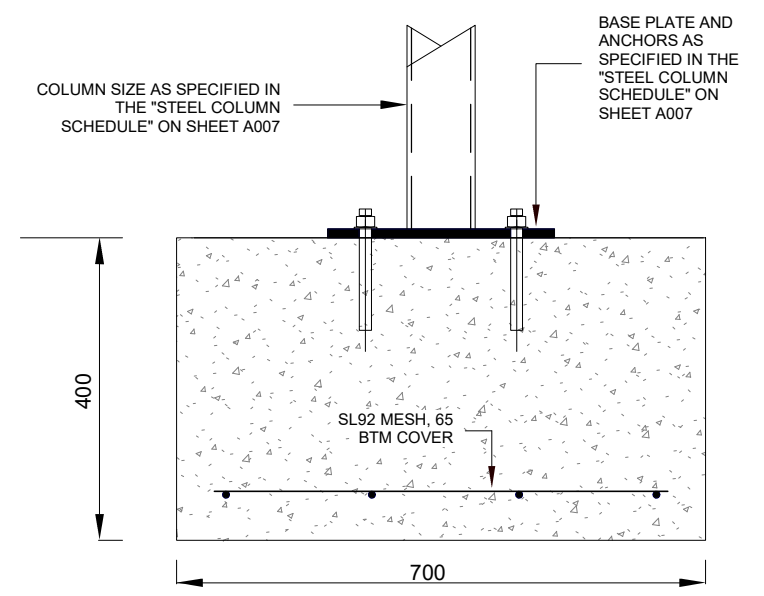


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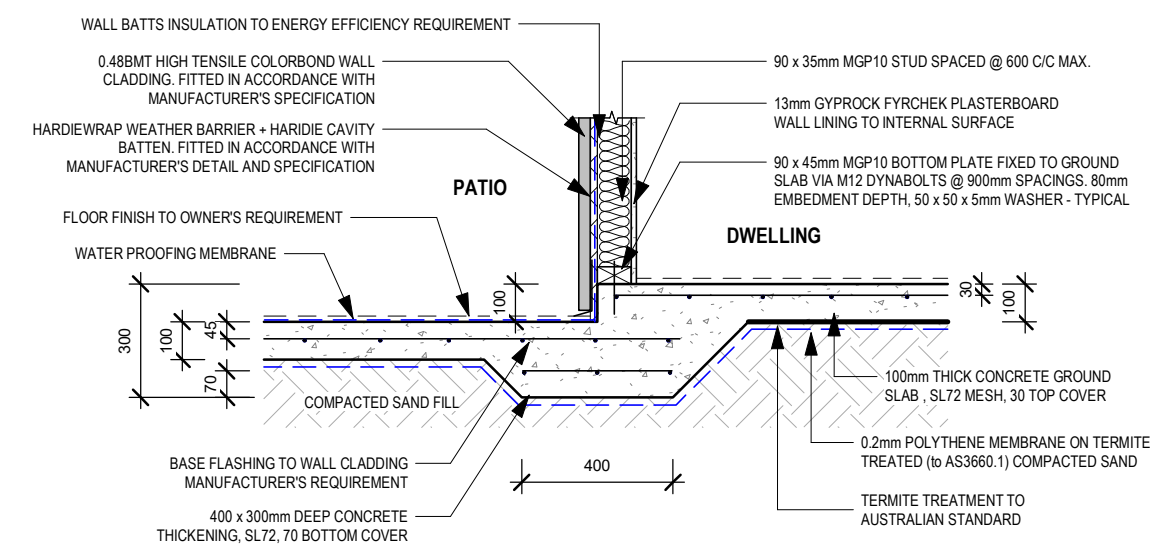
Date	17/10/2023	PROJECT	Drawing Title	Drawing No.	Notes	ISSUE	DESCRIPTION
Scale	As indicated	PROPOSED DWELLING AND SHED ON LOT 66, #8 WHITE STREET, WANDERING WA	STAIRCASE DETAILS	A007	1. All architectural dimensions are in millimetres U.N.O 2. All dimensions are to be checked on site. 3. Drawing is solely to be used for council application purpose only and does not form part of construction drawings. Property owner assumes & holds full liability and responsibility for all construction work & details commencing after receiving building permit.		
							162
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1 SLAB, BESSER BLOCK RETAINING AND FOOTINGS LAYOUT PLAN
1 : 100



2 PF1 FOOTING DETAIL - TYPICAL
1 : 10



3 SLAB DROP DETAIL - TYP.
1 : 20

CONCRETE NOTES:

- ALL CONCRETE TO BE IN ACCORDANCE WITH AS 3600. MINIMUM CONCRETE STRENGTH TO BE 32MPa (N32/20/80).
- SAND PAD IS REQUIRED UNDER THE SLAB, WITH NO SNAGGING ROCKS/BOULDERS/COBBLES ABOVE SAND LAYER.
- SAND UNDER THE SLAB TO BE COMPACTED TO MINIMUM 7 BLOWS PER 300mm USING PERTH SAND PENETROMETER (PSP).
- SOIL FILL TO BE CONTROLLED FILL IN ACCORDANCE WITH CLAUSE 6.4.2. AS2870
- PROVIDE THE CONCRETE SLAB WITH WATER PROOF MEMBRANE IN ACCORDANCE WITH AS2870.

SLAB & FOOTING SCHEDULE

S1: 100mm THICK CONCRETE GROUND SLAB WITH SL72 MESH REINFORCEMENT, 30 TOP COVER (INTERNAL), 45 TOP COVER (EXTERNAL)

RWF1: RETAINING WALL FOOTING. REFER SHEET A008A FOR DETAILS

PF1: 700 x 700 x 400mm DEEP CONCRETE PAD FOOTING, SL92 MESH BTM, 65 COVER

IMPORTANT NOTE:

- SLAB AND FOOTINGS HAVE BEEN DESIGNED FOR CLASS M FOUNDATION CONDITIONS AND FOR A WATER TABLE WHICH WILL NOT RISE ABOVE A LEVEL 600mm BELOW THE BASE OF THE FOOTINGS. THE STRUCTURAL ENGINEER MUST BE CONSULTED PRIOR TO COMMENCING CONSTRUCTION IF ANY OF THESE CONDITIONS CAN NOT BE SATISFIED.

MAXIMUM IMPOSED LOAD FOR THE CONCRETE SLAB TO BE 1.5kN/m²

- BUILDER TO CONFIRM ALL LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- PLACE MESH ON APPROVED SUPPORT CHAIRS PRIOR TO CONCRETE PLACEMENT.

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Date	17/10/2023	PROJECT	Drawing Title	Drawing No.	Notes	ISSUE	DESCRIPTION
Scale	As indicated	PROPOSED DWELLING AND SHED ON LOT 66, #8 WHITE STREET, WANDERING WA	RETAINING WALLS, SLABS AND FOOTINGS LAYOUT PLAN	A008	1. All architectural dimensions are in millimetres U.N.O 2. All dimensions are to be checked on site. 3. Drawing is solely to be used for council application purpose only and does not form part of construction drawings. Property owner assumes & holds full liability and responsibility for all construction work & details commencing after receiving building permit.		
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TABLE 1: RW1 AND REINFORCED BLOCKWORK RETAINING DETAIL

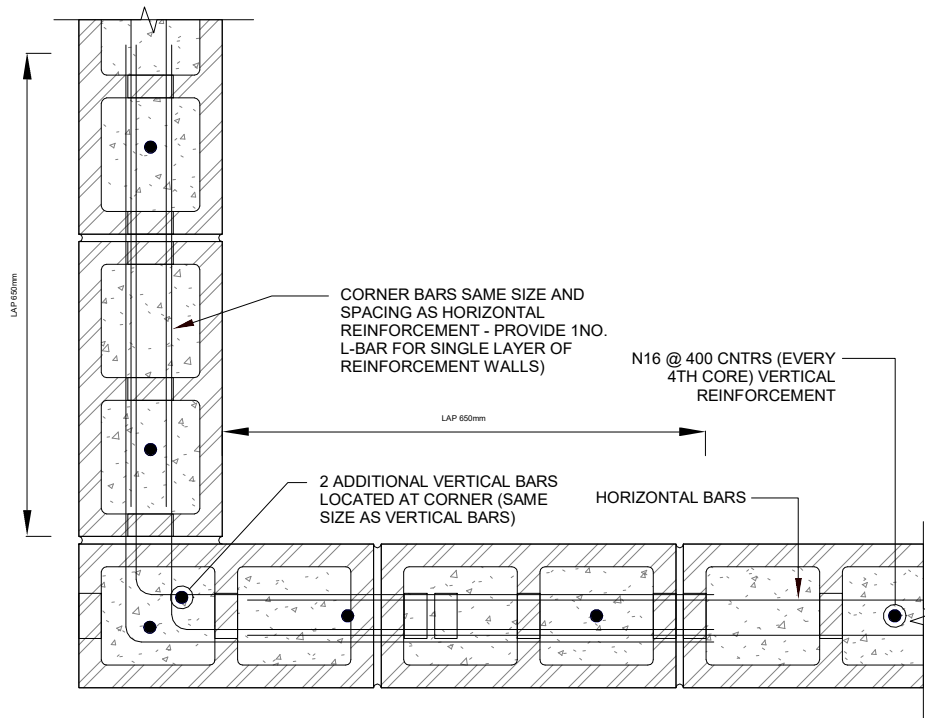
'H' HEIGHT (mm)	'A' (FOOTING WIDTH)	'B' (mm)	'C' (mm)	'D' (mm)	'E'
1000	840	400	600	300	N12 @ 200
1500	1150	900	600	300	N12 @ 200
2000	1400	1400	600	300	N12 @ 200
2500	1850	1800	700	300	N16 @ 200
3100	2000	1800	1200	500	N16 @ 150

STRUCTURAL MASONRY (CONCRETE FILLED BLOCKWORK)

- 1) ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS 3700 CURRENT EDITION WITH AMENDMENTS AND OTHER RELEVANT CODES.
- 2) STRENGTHS OF BRICKS, CLASS OF BLOCKS AND TYPES OF MORTAR SHALL BE AS FOLLOWS:
 - a) ELEMENT: BLOCKWORK WALLS
 - b) TYPE OF MASONRY: HOLLOWCORE
 - c) MORTAR CLASSIFICATION: M3
 - d) CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH (F_{uc}): 15 MPa MIN
- 3) GROUT FOR CORE FILLING SHALL HAVE A STRENGTH F_c = 25MPa WITH A SLUMP OF 230mm, MIN. CEMENT CONTENT 300kg/m³ AND A MAX. AGGREGATE OF 10mm U.N.O. TESTING SHALL COMPLY WITH AS 3600 FOR THE PROJECT ASSESSMENT.
- 4) MORTAR ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- 5) ALL MASONRY PIERS & WALLS SUPPORTING SLABS & BEAMS SHALL HAVE A PRE-GREASED GALVANISED STEEL SLIP JOINT BETWEEN CONCRETE SOFFIT AND THE TOP OF THE MASONRY ELEMENT UNO.
- 6) ALL MASONRY SUPPORTING OR SUPPORTED BY CONCRETE FLOORS SHALL BE PROVIDED WITH VERTICAL JOINTS TO MATCH ANY CONTROL JOINTS IN THE CONCRETE.
- 7) NON-LOADBEARING WALLS SHALL BE SEPARATED FROM CONCRETE ABOVE BY 25mm GAP. PROVIDE JOINT FILLER TO THE ARCHITECT'S SPECIFICATION.
- 8) NO CHASES OR RECESSES ARE PERMITTED IN LOAD BEARING MASONRY WITHOUT THE APPROVAL OF THE ENGINEER.
- 9) REINFORCED CONCRETE BLOCKWORK SHALL COMPLY WITH THE FOLLOWING (U.N.O.):
 - a) BLOCKS SHALL CONFORM TO AS 4455
 - b) PROVIDE CLEANOUTS HOLES AT BASE OF ALL WALLS AND ROD CORE HOLES TO REMOVE PROTRUDING MORTAR FINIS.
 - c) PROVIDE 55mm COVER TO REINFORCING BARS FROM THE OUTSIDE FACE OF THE BLOCKWORK TO ALLOW ADEQUATE GROUT COVER.
 - d) MAXIMUM HEIGHT OF COREFILL TO BE 1500mm.
- 10) WATERPROOF THE REAR FACE OF RETAINING WALLS USING ARDEX WPM 179 MEMBRANE SYSTEM INCORPORATING WPM 300 BARRIER COAT, OR AN APPROVED EQUIVALENT IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
- 11) PROVIDE VERTICAL CONTROL JOINTS AT 10m MAXIMUM CENTERS AND 6m MAXIMUM FROM CORNERS IN ALL BLOCK WALLS.
- 12) MAINTAIN WALLS IN STABLE CONDITION DURING CONSTRUCTION. PROP AS NECESSARY. PROTECT NEWLY LAID MASONRY FROM THE WEATHER.
- 13) ALL WALL TIES TO LATERAL RESTRAINTS AND FOR CAVITY CONSTRUCTION SHALL HAVE A MINIMUM R4 DURABILITY CLASSIFICATION, WITH SPACING IN ACCORDANCE WITH AS 3700.
- 14) WHERE MASONRY ANCHORS ARE TO BE LOCATED IN HOLLOW BLOCKWORK, CORES SHALL BE GROUT FILLED.

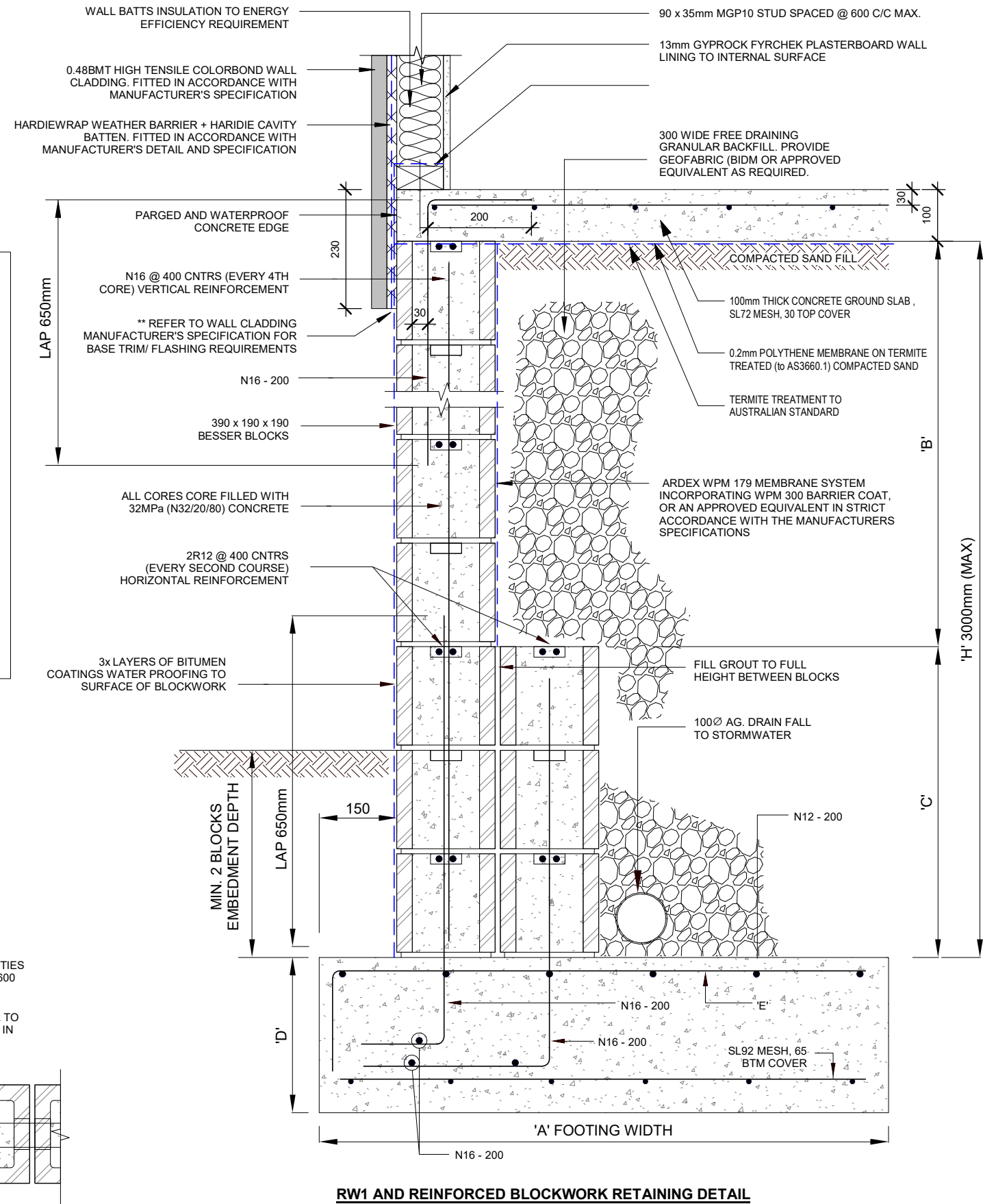
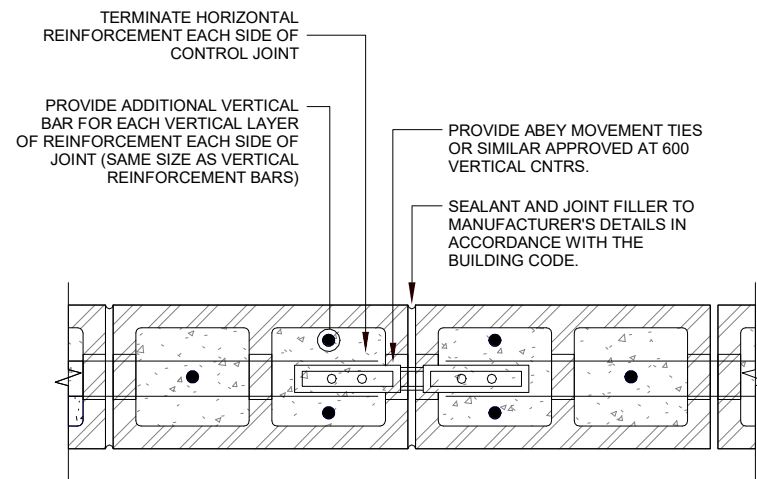
LOADING NOTES

- 1) GROUT SHALL BE CURED A MINIMUM OF 14 DAYS BEFORE BACKFILLING OR LOADING.
- 2) RETAINING WALL DESIGNED FOR 5 kPa SURCHARGE.
- 3) RETAINING WALL DESIGNED FOR EITHER:
 - a) A FLAT BACK FILL WITH 5 kPa SURCHARGE LOAD; OR
 - b) A SLOPED BACKFILL (MAX SLOPE 2 / 1) NO SURCHARGE.



CONCRETE FILLED BLOCKWORK - CORNER DETAIL

1:10



RW1 AND REINFORCED BLOCKWORK RETAINING DETAIL

1:10

*THIS DRAWING IS STRICTLY TO BE USED ONLY FOR COUNCIL APPROVAL APPLICATION

Date	17/10/2023	PROJECT	Drawing Title	Drawing No.	Notes	ISSUE	DESCRIPTION
Scale	1 : 10	PROPOSED DWELLING AND SHED ON LOT 66, #8 WHITE STREET, WANDERING WA	RETAINING WALL DETAILS	A008A	1. All architectural dimensions are in millimetres U.N.O 2. All dimensions are to be checked on site. 3. Drawing is solely to be used for council application purpose only and does not form part of construction drawings. Property owner assumes & holds full liability and responsibility for all construction work & details commencing after receiving building permit.		
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EXTERNAL GLAZED SLIDING DOOR (INCLUDING WITHIN 400mm OF HORIZONTAL SURFACE)

- Glazing, including glazing within 400mm of horizontal surface, a minimum 5 mm thick toughened glass.
- Powder-coated aluminium frame.
- Corrosion resistant aluminium mesh screen with maximum aperture of 2mm to openable portion of window. Mesh to be supported by aluminium frame. Gaps between the perimeter of the screen assembly and the external wall shall not exceed 3 mm.
- Weather strip, draught seals or draught excluders at base of door.

ALL EXTERNAL STAIRS

- NON-COMBUSTIBLE TREATED TIMBER STAIR

ALL DOWNPIPES

- Colorbond steel

ALL GUTTER, FASCIAS

- Colorbond steel 0.48BMT
- Sealed to prevent any gaps greater than 3 mm.
- Proprietary joining strips to cover joints between sheeting material.

ALL EXTERNAL WALL AND ROOF CLADDING

- Refer to drawing A002 Wall Type Legend for wall type.
- 90 x 35mm MGP10 stud walls spaced @ 600mm c/c
- Colorbond high tensile steel 0.48BMT
- Vents screened (if applicable) with aluminium mesh with a maximum aperture of 2mm.
- Sarking under roof sheet and walls

ALL WINDOW / GLAZING (INCLUDING WITHIN 400mm OF HORIZONTAL SURFACE)

- Glazing, including glazing within 400mm of horizontal surface, a minimum 5 mm thick toughened glass.
- Powder-coated aluminium frame.
- Corrosion resistant aluminium mesh screen with maximum aperture of 2mm to openable portion of window. Mesh to be supported by aluminium frame. Gaps between the perimeter of the screen assembly and the external wall shall not exceed 3 mm.

FLOOR STRUCTURE

- 100mm THICK REINFORCED CONCRETE GROUND SLAB

ALL EXTERNAL DOOR [s]

- Powder-coated aluminium frame.
- Galvanised metal door, a minimum 40 mm thick.
- Any glazing in door to be a minimum 5 mm thick toughened glass.
- Door shall be tight fitting to the frame.
- Weather strip, draught seals or draught excluders at base of door.

ALL EXPOSED TIMBER COLUMNS

- NON-COMBUSTIBLE HARD WOOD TIMBER

ALL EXPOSED TIMBER STRUCTURE

- NON-COMBUSTIBLE TREATED TIMBER

EXPOSED FLOOR FINISH

- FLOOR FINISH TO BE NON-COMBUSTIBLE MATERIAL

ALL WATER AND GAS SUPPLY

- Above ground, exposed water and gas supply pipes shall be metal.

BAL-29 TO AS 3959 CONSTRUCTION NOTES

To comply with Section 3 and 7 of AS 3959 including but not limited to the following:

FLOOR

100mm thick concrete slab on ground.

JOINTS

All joints in external surface material of walls shall be covered, sealed, overlapped, backed or butt jointed to prevent gaps greater than 3 mm.

EXTERNAL WALLS

Refer to drawing A002 Wall Type Legend for wall type.

VENTS

Vents in external walls shall be screened with aluminium mesh with a maximum aperture of 2 mm, except where the vents have an aperture less than 3 mm.

WINDOW / GLAZING (unless noted otherwise) Window shall be metal frame with a minimum 5 mm thick toughened glass.

Openable portions of windows to be screened externally with screens as described below.

SCREENS FOR WINDOWS

Corrosion resistant aluminium mesh with a maximum aperture of 2 mm. Frame supporting mesh shall be Corrosion resistant aluminium. Gaps between the perimeter of the screen assembly and the building element to which it is fitted shall not exceed 3 mm.

ROOF

0.48BMT COLORBOND high tensile metal roof sheet. All roof covering accessories to be non-combustible.

Roof to be fully sarked with sarking that has flammability index of not more than 5 when tested to AS1530.2. Sarking shall:

- Be located on top of the roof framing. Foil backed insulation may be fixed over the roof battens; and
- Cover the entire roof including the ridge and hips; and
- Extend into the gutters and valleys.

Sheet roof / wall junction shall be sealed to prevent openings greater than 3 mm by the use of fascia and eaves lining.

Gaps greater than 3 mm (such as under corrugations or ribs of sheet roofing and between roof components) shall be sealed at the fascia or wall line and at valleys, hips and ridges by:

- Corrosion resistant aluminium mesh with maximum aperture of 2 mm; or
- Mineral wool; or
- Other non-combustible materials; or
- a combination of the above items.

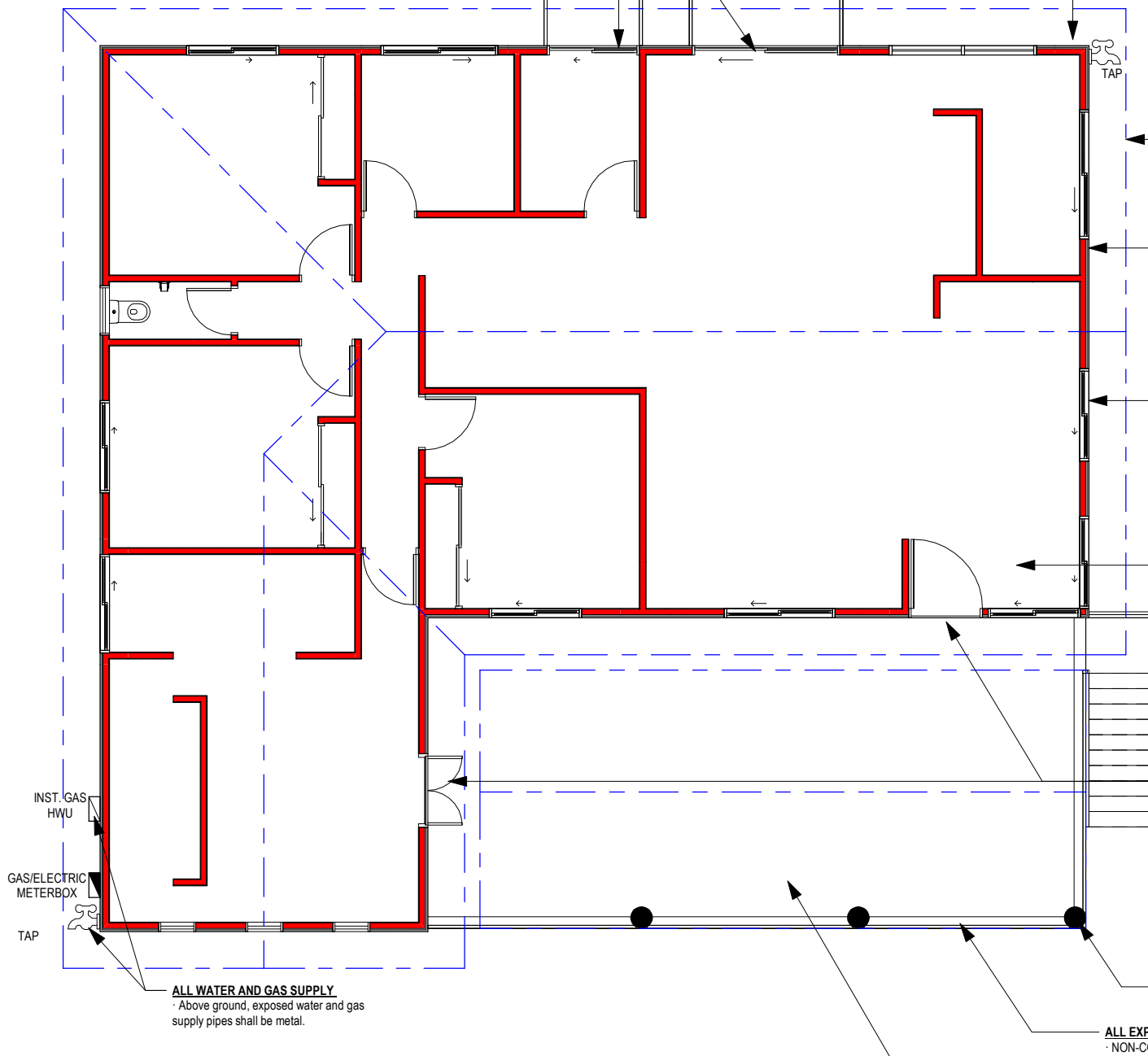
Roof ventilation openings such as eave, gable and roof vents shall be fitted with aluminium ember guards with a maximum aperture of 2 mm.

ROOF PENETRATIONS

Roof penetrations including roof ventilators, roof mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors shall adequately sealed at the roof to prevent gaps greater than 3 mm. The material used for sealing shall be non-combustible.

Openings in roof ventilators or vent pipes shall be fitted with aluminium ember guards with a maximum aperture of 2 mm.

Roof mounted evaporative cooling unit to be fitted with non-combustible butterfly closer as close as practicable to the roof level. Evaporative cooling unit to be sealed at roof to prevent gaps greater than 3mm. The material used for sealing shall be non-combustible

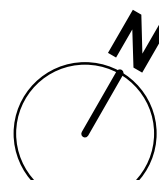


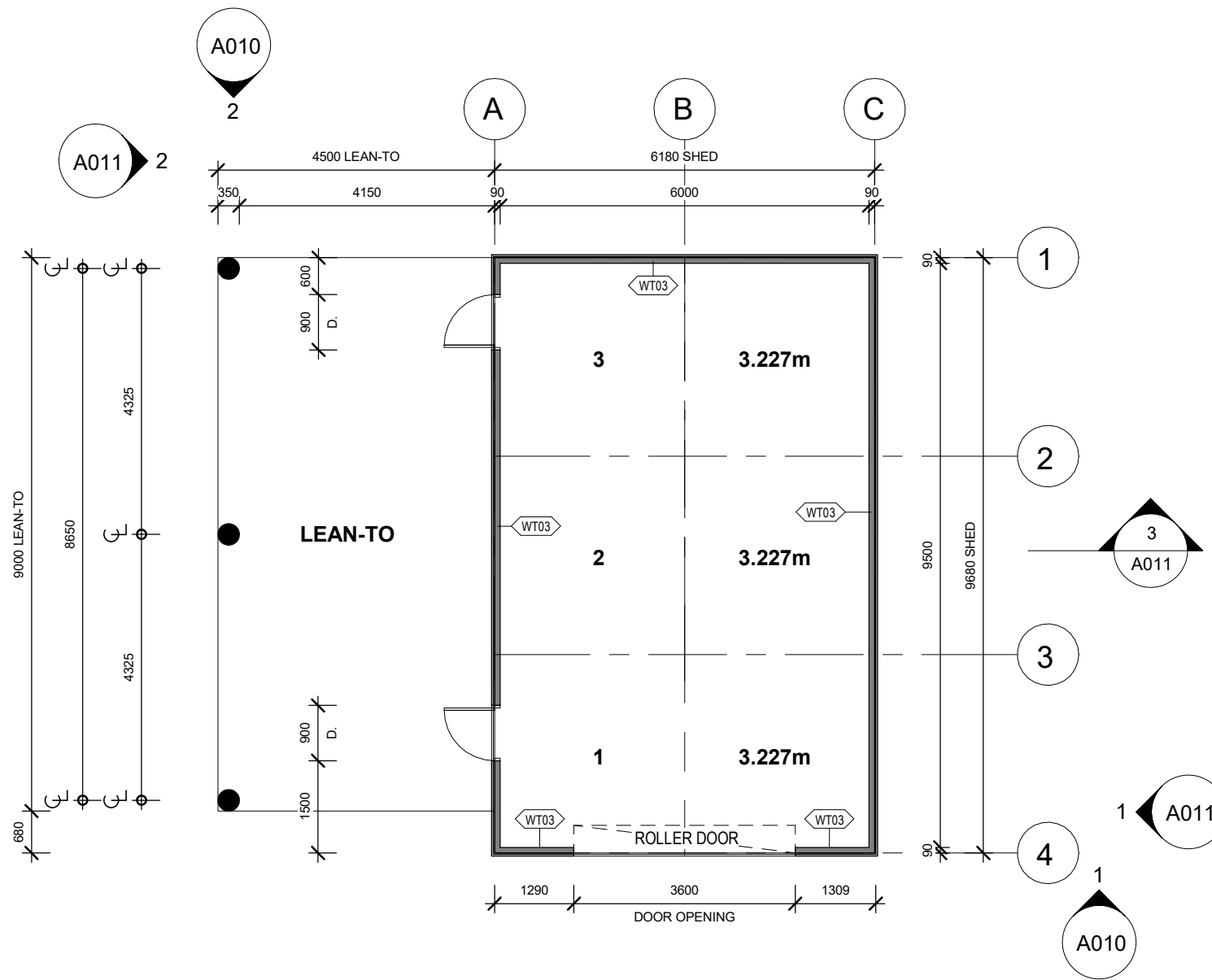
1 BUSHFIRE CONSTRUCTION PLAN

1 : 100

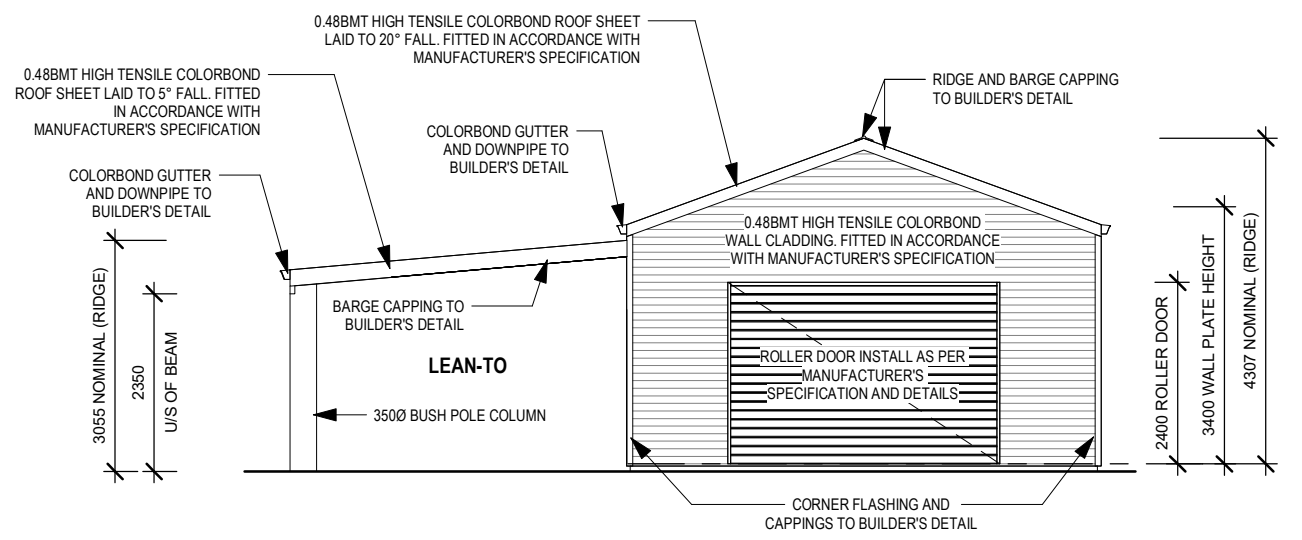


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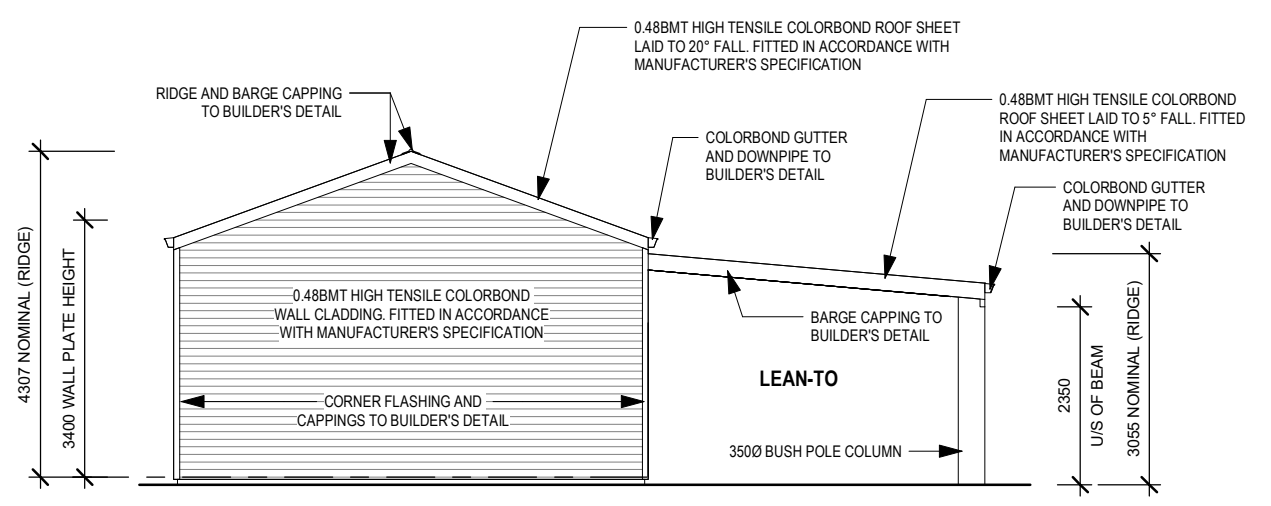
Date	17/10/2023	PROJECT	Drawing Title	Drawing No.	Notes	ISSUE	DESCRIPTION
Scale	1 : 100		 PROPOSED DWELLING AND SHED ON LOT 66, #8 WHITE STREET, WANDERING WA	BUSHFIRE CONSTRUCTION PLAN, DETAILS	A009	1. All architectural dimensions are in millimetres U.N.O 2. All dimensions are to be checked on site. 3. Drawing is solely to be used for council application purpose only and does not form part of construction drawings. Property owner assumes & holds full liability and responsibility for all construction work & details commencing after receiving building permit.	
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00 SHED FLOOR PLAN
1 : 100



1 SOUTH ELEVATION (SHED)
1 : 100



2 NORTH ELEVATION (SHED)
1 : 100

*** IMPORTANT: NO INTERNAL WALL OR CEILING SHOULD BE ADDED TO THE SHED STRUCTURE**

*** ALL CAPPINGS, GUTTER, DOWNPIPE, DRIP RAILS, FLASHING, POP-INS & CLIPS FITTED TO BUILDER'S DETAIL**

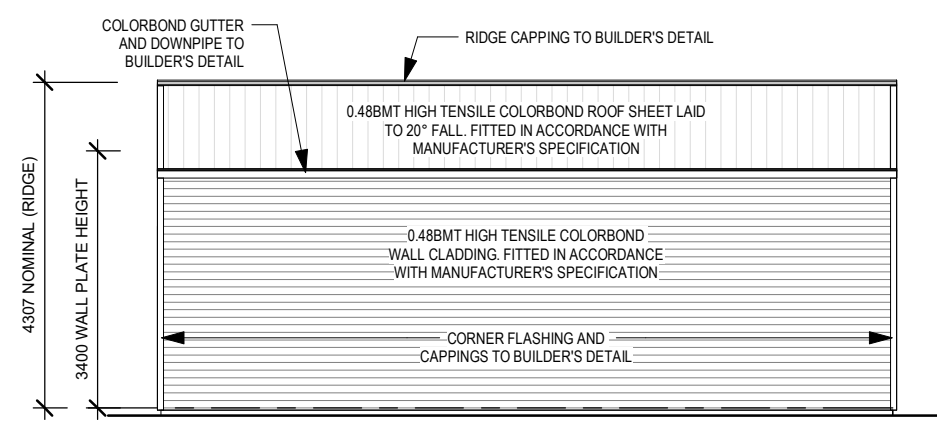
- NOTES:**
1. ALL WORK TO BE COMPLETED IN ACCORDANCE TO NATIONAL CONSTRUCTION CODE (NCC) AND AUSTRALIAN STANDARDS.
 2. IT IS THE BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL STATUTORY AUTHORITY REGULATIONS AND REQUIREMENTS WHICH IN THE EVENT OF ANY DISCREPANCY SHALL TAKE PRECEDENCE OVER THESE DRAWINGS
 3. ALL DIMENSIONS AND LEVELS SHOWN ON THESE DRAWINGS MUST BE CHECKED AND CONFIRMED ON SITE BY BUILDER PRIOR TO ANY CONSTRUCTION WORK COMMENCING. DRAFTPERSON ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR ANY INACCURACIES IN DIMENSIONS. DO NOT SCALE FROM DRAWINGS.
 4. ENSURE NO EXISTING STRUCTURES OR SERVICES ON THIS OR ADJACENT PROPERTIES WILL BE SURCHARGED OR UNDERMINED BY THESE WORKS. IF UNSURE, CONTACT THE STRUCTURAL ENGINEER FOR PROPER ADVICE PRIOR TO PROCEEDING
 5. FOOTINGS HAVE BEEN DESIGNED FOR STABLE (CLASS 'A' OR 'S' TO AS2870) FOUNDATION CONDITIONS. FOR SAND BACKFILL (MAX. 5% FINES SMALLER THAN 75 MICRONS) AND FOR A WATER TABLE WHICH WILL NOT RISE ABOVE A LEVEL 600mm BELOW THE BASE OF THE FOOTINGS. THE STRUCTURAL ENGINEER MUST BE CONSULTED PRIOR TO COMMENCING CONSTRUCTION IF ANY OF THESE CONDITIONS CAN NOT BE SATISFIED.
 6. ALL CONCRETE TO BE IN ACCORDANCE WITH AS 3600. MINIMUM CONCRETE STRENGTH TO BE 32MPa
 7. DOWNPIPES TYPE, SIZE AND LOCATION TO BE DETERMINED BY BUILDER
 8. ANY DISCREPANCIES TO BE NOTIFIED TO THE OWNER OR STRUCTURAL ENGINEER PRIOR TO WORK COMMENCING.
 9. DRAINAGE REQUIREMENTS (SUBSOIL, SOAKWELLS, RUNOFF AND STORMWATER) ARE TO BE DETERMINED ON SITE. ENSURE THERE IS NO DISCHARGE OR POOLING OF WATER AGAINST THE SLAB AND / OR FOOTINGS.

- TIMBER NOTES:**
- All timber work to be in accordance with
- a) AS 1684 - timber framing code
 - b) AS 1720 - Timber structural code
- Roof to be tied down to resist uplift as required in AS 1684 - timber framing code
- All timber to be protected against fungal and termite attack in accordance with AS 3660 and AS 1604. Internal timber above ground not exposed to weather to be treated to hazard grade H2. Timber above ground exposed to weather to be treated to hazard grade H3. Timber in contact with ground to be treated to hazard level H4.
- Termite treatment to be termite resistant materials in accordance with AS 3660.1

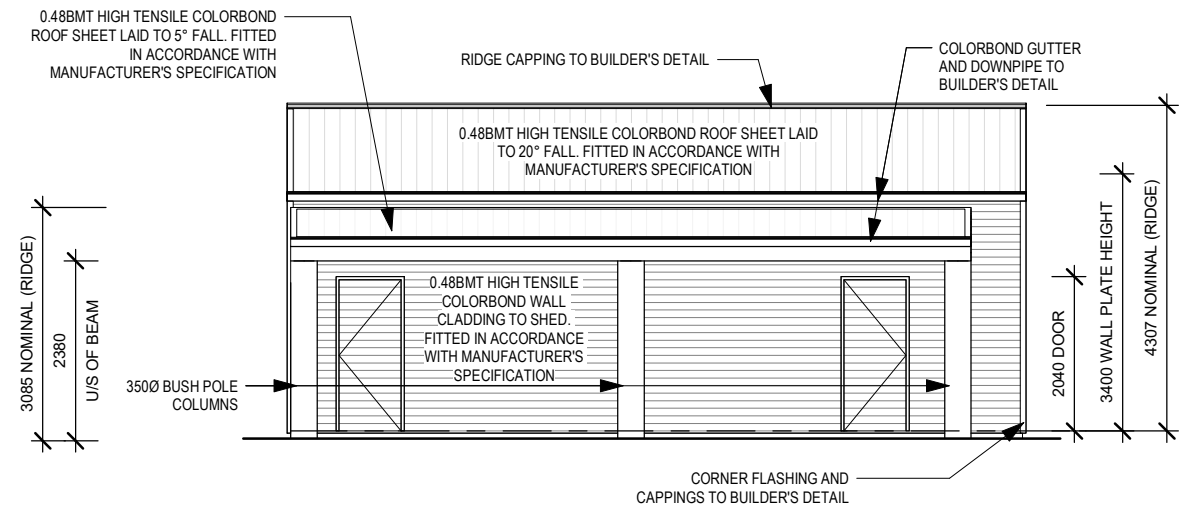


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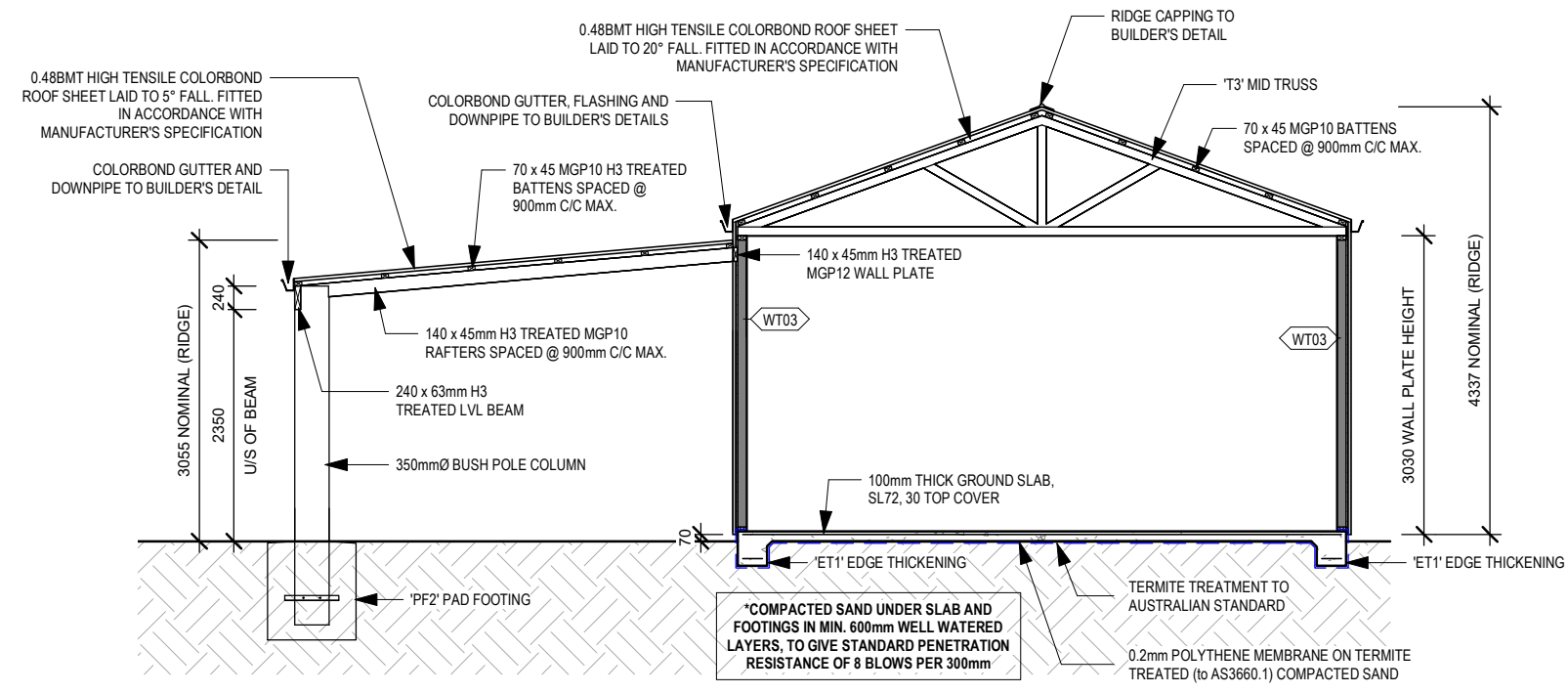
Date	17/10/2023	PROJECT PROPOSED DWELLING AND SHED ON LOT 66, #8 WHITE STREET, WANDERING WA	Drawing Title	Drawing No.	Notes	ISSUE	DESCRIPTION
Scale	1 : 100		PROJECT PROPOSED DWELLING AND SHED ON LOT 66, #8 WHITE STREET, WANDERING WA	SHED FLOOR PLAN, ELEVATIONS	A010	1. All architectural dimensions are in millimetres U.N.O 2. All dimensions are to be checked on site. 3. Drawing is solely to be used for council application purpose only and does not form part of construction drawings. Property owner assumes & holds full liability and responsibility for all construction work & details commencing after receiving building permit.	
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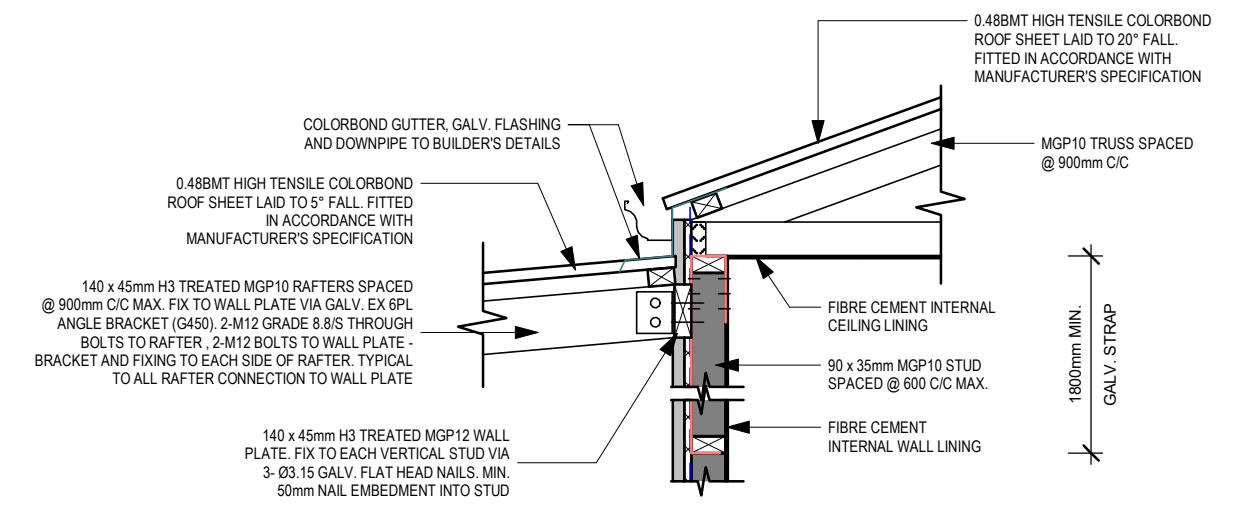
1 EAST ELEVATION (SHED)
1 : 100



2 WEST ELEVATION (SHED)
1 : 100



3 SHED SECTION
1 : 75



4 LEAN-TO RAFTER TO SHED CONNECTION - TYPICAL
1 : 20

*** IMPORTANT: NO INTERNAL WALL OR CEILING SHOULD BE ADDED TO THE SHED STRUCTURE**

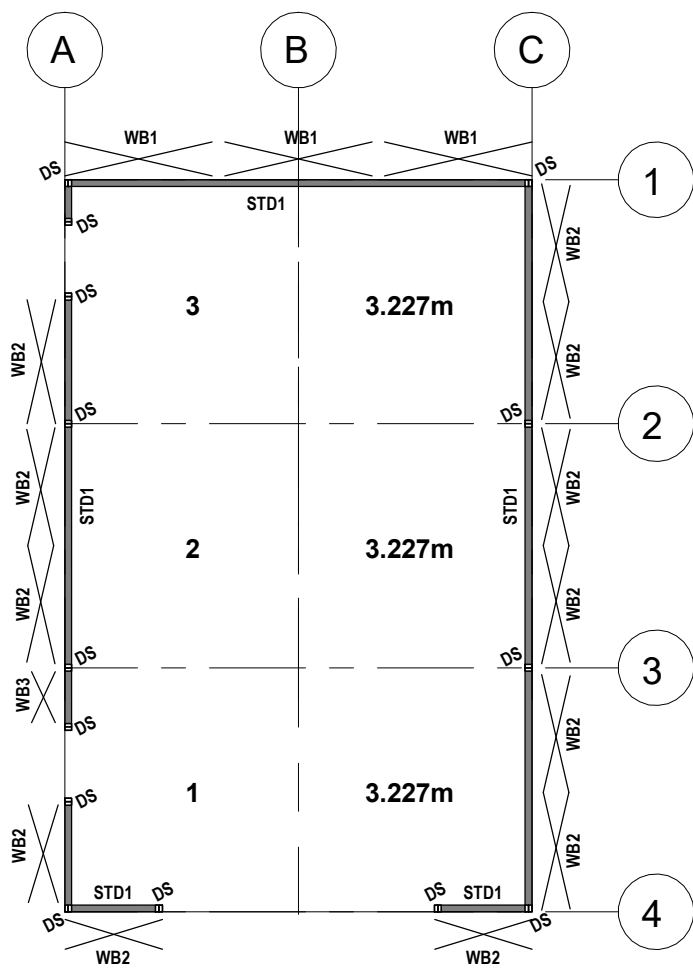
*** ALL CAPPINGS, GUTTER, DOWNPIPE, DRIP RAILS, FLASHING, POP-INS & CLIPS FITTED TO BUILDER'S DETAIL**

- NOTES:**
- ALL WORK TO BE COMPLETED IN ACCORDANCE TO NATIONAL CONSTRUCTION CODE (NCC) AND AUSTRALIAN STANDARDS.
 - IT IS THE BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL STATUTORY AUTHORITY REGULATIONS AND REQUIREMENTS WHICH IN THE EVENT OF ANY DISCREPANCY SHALL TAKE PRECEDENCE OVER THESE DRAWINGS
 - ALL DIMENSIONS AND LEVELS SHOWN ON THESE DRAWINGS MUST BE CHECKED AND CONFIRMED ON SITE BY BUILDER PRIOR TO ANY CONSTRUCTION WORK COMMENCING. DRAFTPERSON ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR ANY INACCURACIES IN DIMENSIONS. DO NOT SCALE FROM DRAWINGS.
 - ENSURE NO EXISTING STRUCTURES OR SERVICES ON THIS OR ADJACENT PROPERTIES WILL BE SURCHARGED OR UNDERMINED BY THESE WORKS. IF UNSURE, CONTACT THE STRUCTURAL ENGINEER FOR PROPER ADVICE PRIOR TO PROCEEDING
 - FOOTINGS HAVE BEEN DESIGNED FOR STABLE (CLASS 'A' OR 'S' TO AS2870) FOUNDATION CONDITIONS. FOR SAND BACKFILL (MAX. 5% FINES SMALLER THAN 75 MICRONS) AND FOR A WATER TABLE WHICH WILL NOT RISE ABOVE A LEVEL 600mm BELOW THE BASE OF THE FOOTINGS. THE STRUCTURAL ENGINEER MUST BE CONSULTED PRIOR TO COMMENCING CONSTRUCTION IF ANY OF THESE CONDITIONS CAN NOT BE SATISFIED.
 - ALL CONCRETE TO BE IN ACCORDANCE WITH AS 3600. MINIMUM CONCRETE STRENGTH TO BE 32MPa
 - DOWNPIPES TYPE, SIZE AND LOCATION TO BE DETERMINED BY BUILDER
 - ANY DISCREPANCIES TO BE NOTIFIED TO THE OWNER OR STRUCTURAL ENGINEER PRIOR TO WORK COMMENCING.
 - DRAINAGE REQUIREMENTS (SUBSOIL, SOAKWELLS, RUNOFF AND STORMWATER) ARE TO BE DETERMINED ON SITE. ENSURE THERE IS NO DISCHARGE OR POOLING OF WATER AGAINST THE SLAB AND / OR FOOTINGS.

- TIMBER NOTES:**
- All timber work to be in accordance with
- AS 1684 - timber framing code
 - AS 1720 - Timber structural code
- Roof to be tied down to resist uplift as required in AS 1684 - timber framing code
- All timber to be protected against fungal and termite attack in accordance with AS 3660 and AS 1604. Internal timber above ground not exposed to weather to be treated to hazard grade H2. Timber above ground exposed to weather to be treated to hazard grade H3. Timber in contact with ground to be treated to hazard level H4.
- Termite treatment to be termite resistant materials in accordance with AS 3660.1

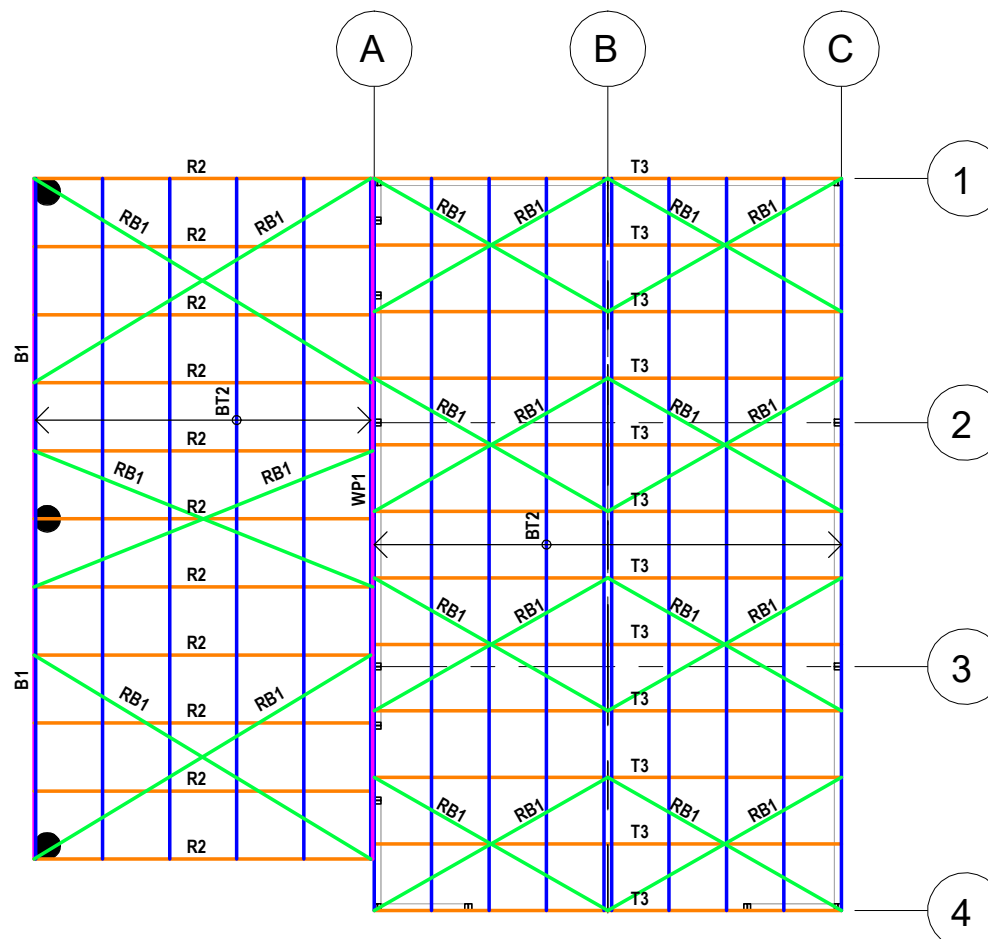
***THIS DRAWING IS STRICTLY TO BE USED ONLY FOR COUNCIL APPROVAL APPLICATION**

Date	17/10/2023	PROJECT	Drawing Title	Drawing No.	Notes	ISSUE	DESCRIPTION
Scale	As indicated	PROPOSED DWELLING AND SHED ON LOT 66, #8 WHITE STREET, WANDERING WA	SHED ELEVATIONS, SECTION, DETAIL	A011	1. All architectural dimensions are in millimetres U.N.O 2. All dimensions are to be checked on site. 3. Drawing is solely to be used for council application purpose only and does not form part of construction drawings. Property owner assumes & holds full liability and responsibility for all construction work & details commencing after receiving building permit.		
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1 SHED WALL BRACING PLAN

1 : 100



2 SHED ROOF FRAMING LAYOUT PLAN

1 : 100

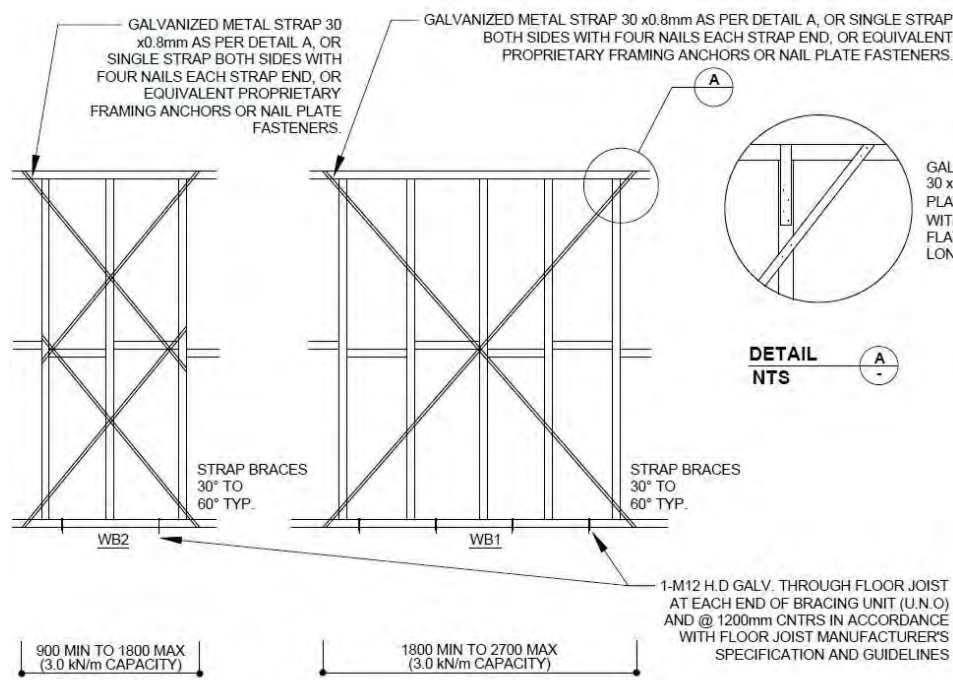
MARK	DESCRIPTION	SECTION	
		MEMBER	SPACING (MM)
STD	STUD WALL FRAME	90 x 35 MGP10	600 C/C MAX.
DS	DOUBLE STUD	2/ 90 x 35 MGP10	-
T3	TRUSS - TOP CHORD	90 x 45 MGP10	900 C/C MAX.
	TRUSS - BOTTOM CHORD	90 x 45 MGP10	
	TRUSS - WEB	90 x 45 MGP10	
R2	RAFTER	140 x 45 MGP10	900 C/C MAX.
BT2	BATTENS	70 x 45 MGP10	900 C/C MAX.
WB1	WALL BRACING	30 x 0.8mm GALVANIZED METAL STRAP	-
		30 x 0.8mm GALVANIZED METAL STRAP	-
WB2	WALL BRACING	30 x 0.8mm GALVANIZED METAL STRAP	-
		30 x 0.8mm GALVANIZED METAL STRAP	-
RB1	ROOF BRACING	32 x 1.2mm GALVANIZED METAL STRAP	-
		32 x 1.2mm GALVANIZED METAL STRAP	-

TIMBER NOTES:

All timber work to be in accordance with
 a) AS 1684 - timber framing code
 b) AS 1720 - Timber structural code
 Roof to be tied down to resist uplift as required in AS 1684 - timber framing code

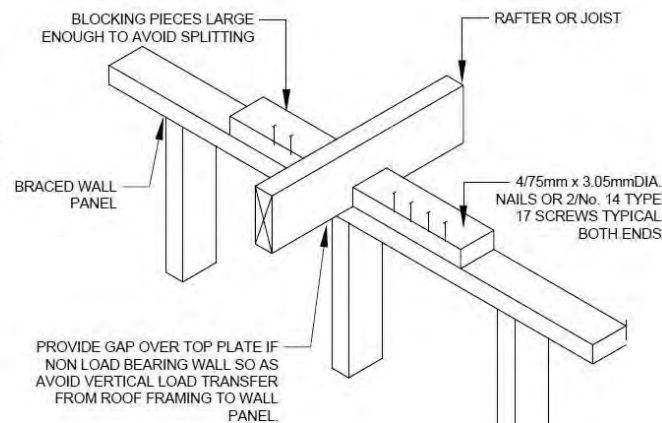
All timber to be protected against fungal and termite attack in accordance with AS 3660 and AS 1604. Internal timber above ground not exposed to weather to be treated to hazard grade H2. Timber above ground exposed to weather to be treated to hazard grade H3. Timber in contact with ground to be treated to hazard level H4.

Termite treatment to be termite resistant materials in accordance with AS 3660.1



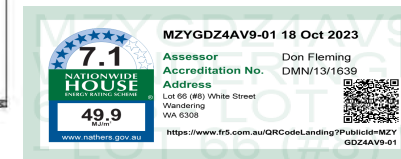
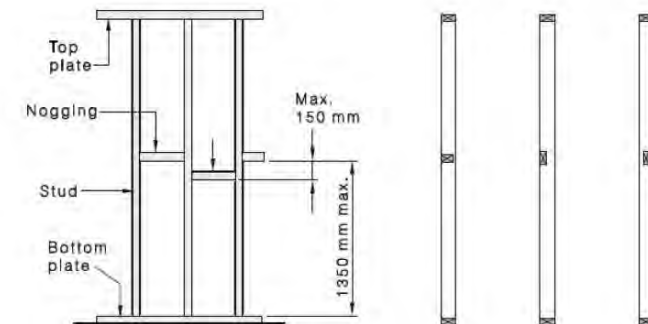
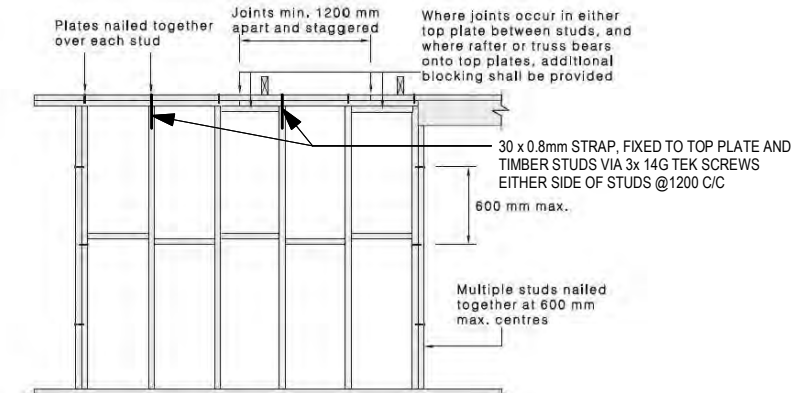
STUD WALL BRACING (METAL TENSION STRAPS)

NTS



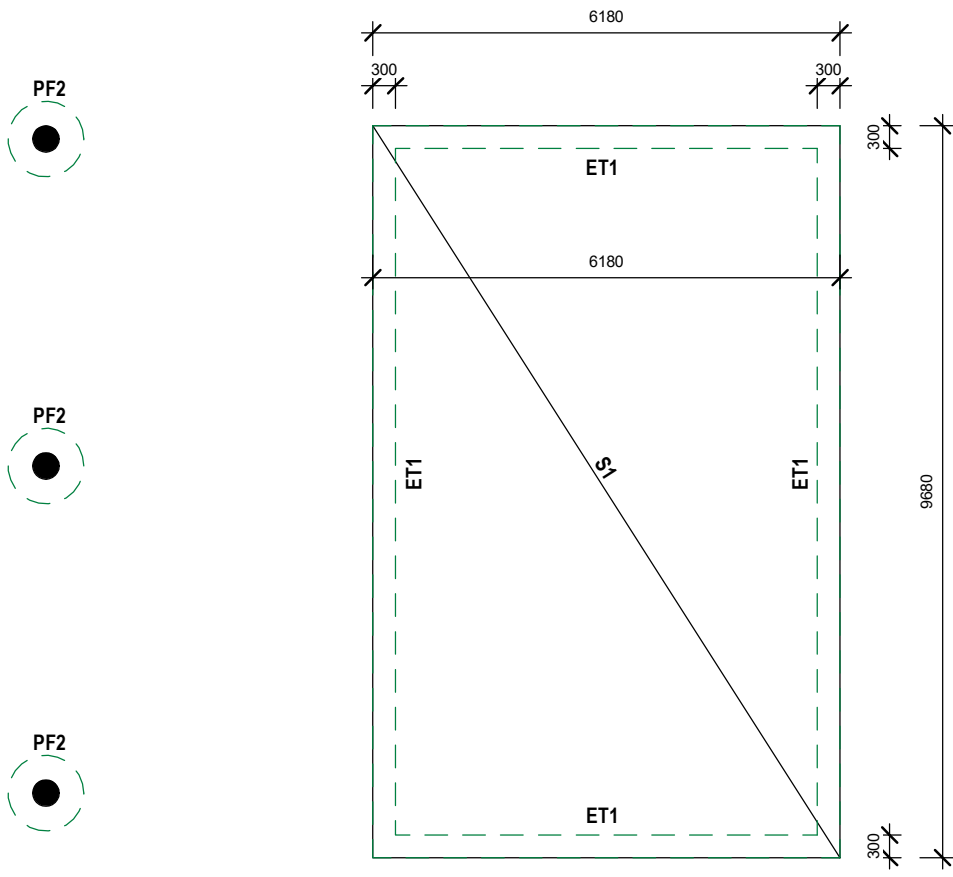
FIXING OF TOP PLATE OF BRACED WALL PANEL NTS

NOTE
 ALTERNATIVE FIXING DETAILS FOR TOP OF BRACING WALLS FROM TABLE 8.22 AS1684.2 TO BE USED SUBJECT TO EQUIVALENT LOAD CAPACITY AS THOSE SHOWN.



*THIS DRAWING IS STRICTLY TO BE USED ONLY FOR COUNCIL APPROVAL APPLICATION

Date	17/10/2023		PROJECT	Drawing Title	Drawing No.	Notes	ISSUE	DESCRIPTION
Scale	1 : 100		PROPOSED DWELLING AND SHED ON LOT 66, #8 WHITE STREET, WANDERING WA	SHED WALL BRACING AND ROOF FRAMING LAYOUT PLANS	A012	1. All architectural dimensions are in millimetres U.N.O 2. All dimensions are to be checked on site. 3. Drawing is solely to be used for council application purpose only and does not form part of construction drawings. Property owner assumes & holds full liability and responsibility for all construction work & details commencing after receiving building permit.		
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1 SHED SLAB AND FOOTING LAYOUT PLAN
 1 : 100

MAXIMUM IMPOSED LOAD FOR THE CONCRETE SLAB TO BE 1.5kN/m²

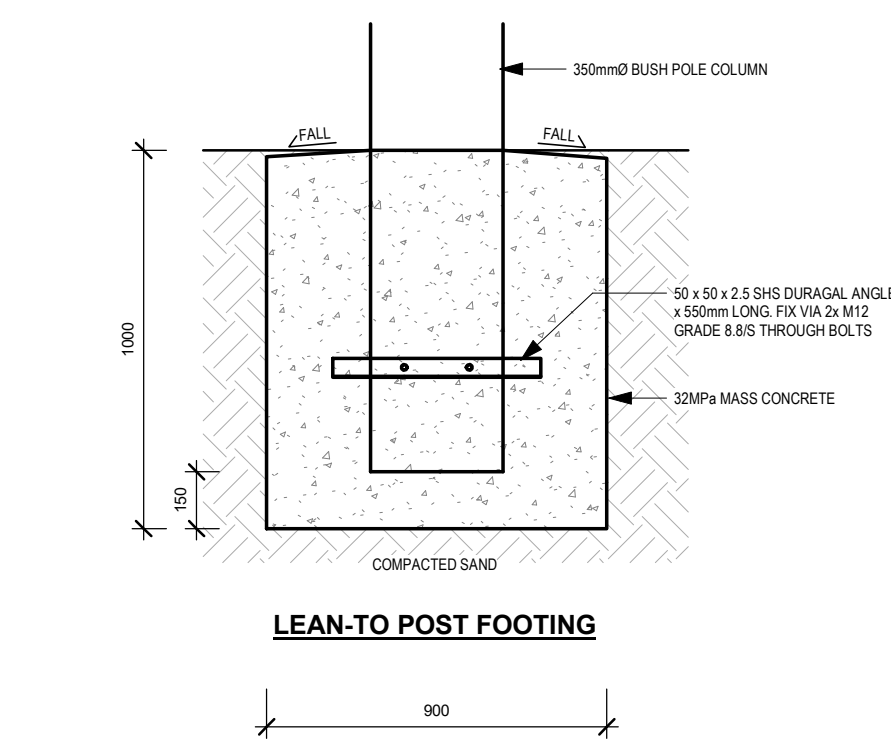
- BUILDER TO CONFIRM ALL LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- PLACE MESH ON APPROVED SUPPORT CHAIRS PRIOR TO CONCRETE PLACEMENT.

SLAB & FOOTING SCHEDULE	
S1:	100mm THICK CONCRETE GROUND SLAB WITH SL72 MESH REINFORCEMENT, 30 TOP COVER
ET1:	300 x 450mm DEEP CONCRETE EDGE THICKENING, 3-L12 TM, 70 BOTTOM COVER
PF1:	1000 x 1000 x 1000mm DEEP MASS CONCRETE PAD FOOTING

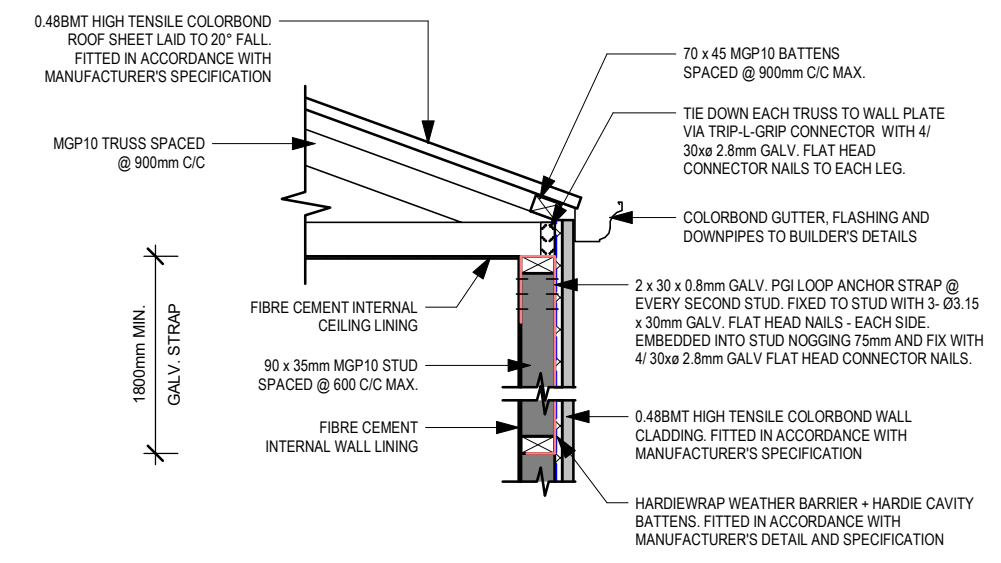
IMPORTANT NOTE:
 - SLAB AND FOOTINGS HAVE BEEN DESIGNED FOR CLASS M FOUNDATION CONDITIONS AND FOR A WATER TABLE WHICH WILL NOT RISE ABOVE A LEVEL 600mm BELOW THE BASE OF THE FOOTINGS. THE STRUCTURAL ENGINEER MUST BE CONSULTED PRIOR TO COMMENCING CONSTRUCTION IF ANY OF THESE CONDITIONS CAN NOT BE SATISFIED.

CONCRETE NOTES:

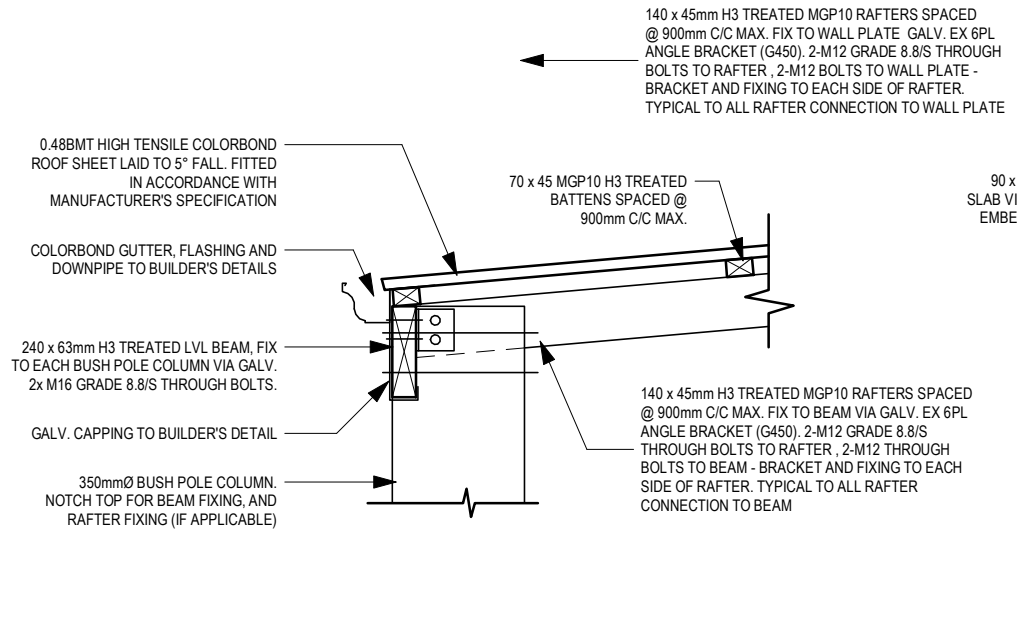
- ALL CONCRETE TO BE IN ACCORDANCE WITH AS 3600. MINIMUM CONCRETE STRENGTH TO BE 32MPa (N32/20/80).
- SAND PAD IS REQUIRED UNDER THE SLAB, WITH NO SNAGGING ROCKS/BOULDERS/COBBLES ABOVE SAND LAYER.
- SAND UNDER THE SLAB TO BE COMPACTED TO MINIMUM 7 BLOWS PER 300mm USING PERTH SAND PENETROMETER (PSP).
- SOIL FILL TO BE CONTROLLED FILL IN ACCORDANCE WITH CLAUSE 6.4.2. AS2870
- PROVIDE THE CONCRETE SLAB WITH WATER PROOF MEMBRANE IN ACCORDANCE WITH AS2870.



2 'PF2' PAD FOOTING DETAIL - TYPICAL
 1 : 20



3 EAVES DETAIL
 1 : 20

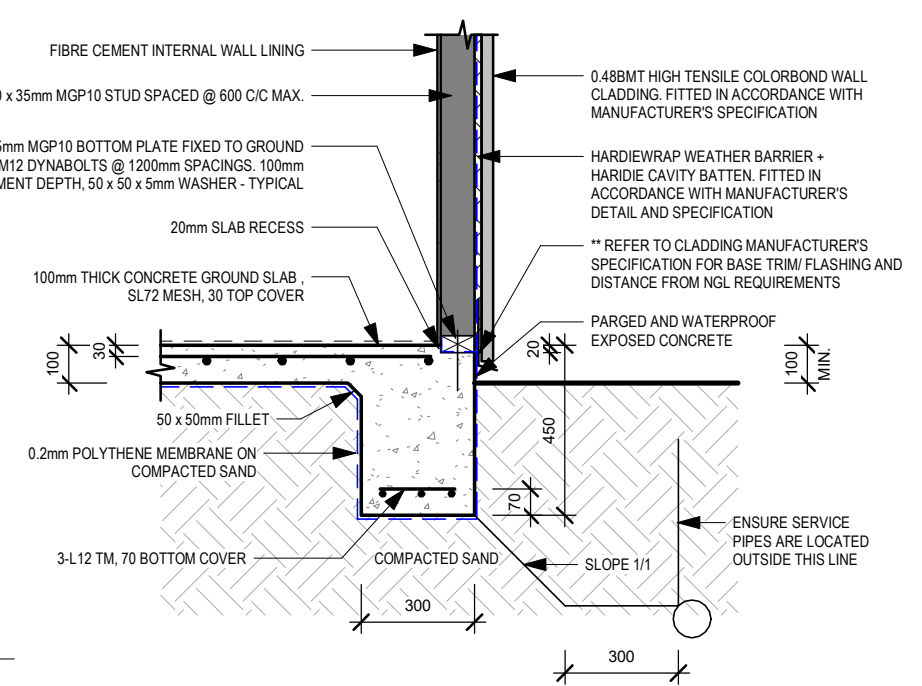


5 LEAN-TO BEAM TO COLUMN CONNECTION - TYP.
 1 : 20

****SLAB DIMENSIONS ARE PROVIDED AS A GUIDE ONLY. IT IS THE RESPONSIBILITY OF THE CONCRETER TO CONFIRM THAT ALL DIMENSIONS ARE CORRECT.**

DIMENSIONS ARE TO SLAB EDGE, NOT WALL

***COMPACTED SAND UNDER SLAB AND FOOTINGS IN MIN. 600mm WELL WATERED LAYERS, TO GIVE STANDARD PENETRATION RESISTANCE OF 7 BLOWS PER 300mm**



4 'SF1' FOOTING DETAIL - TYPICAL
 1 : 20

***THIS DRAWING IS STRICTLY TO BE USED ONLY FOR COUNCIL APPROVAL APPLICATION**

Date	17/10/2023	PROJECT PROPOSED DWELLING AND SHED ON LOT 66, #8 WHITE STREET, WANDERING WA	Drawing Title	Drawing No.	Notes	ISSUE	DESCRIPTION
Scale	As indicated		PROJECT PROPOSED DWELLING AND SHED ON LOT 66, #8 WHITE STREET, WANDERING WA	SHED SLAB LAYOUT PLAN, DETAILS	A013	1. All architectural dimensions are in millimetres U.N.O 2. All dimensions are to be checked on site. 3. Drawing is solely to be used for council application purpose only and does not form part of construction drawings. Property owner assumes & holds full liability and responsibility for all construction work & details commencing after receiving building permit.	
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						A	FOR COUNCIL APPROVAL APPLICATION

From: tallon_james_terry@hotmail.com

Subject: 8 white street wandering

Date: 30 Nov 2023 at 6:12:53 pm

To: Richards.fam@bigpond.com

Sent from my iPhone

To Whom It My concern

I/We *ERIN RICHARDS* give permission for 8 White Street to build their new dwelling at a wall height of 4.9m when measured from the NGL and a setback of 1.95m. Window height of bedroom 2 will sit at 2.6m to 3.8m.

Name: *E. RICHARDS.*
Signature: *[Handwritten Signature]*
Date: *1/12/23.*

15. Elected Members Motions of Which Previous Notice Has Been Given

16. New Business or Urgent Business Introduced by Decision of the Meeting

New business of an urgent nature introduced by decision of the meeting. Best practice provides that Council should only consider items that have been included on the Agenda (to allow ample time for Councillors to research prior to the meeting) and which have an Officer Report (to provide the background to the issue and a recommended decision).

16.1 Elected Members

16.2 Officers

17. Matters Behind Closed Doors

18. Closure of Meeting

The Presiding Member to declare the meeting closed.