

**MINUTES
ORDINARY COUNCIL MEETING**

22 MARCH 2016

**COUNCIL CHAMBERS
THE TOWN OF NARROGIN
89 EARL STREET
NARROGIN WA 6312**

Meaning of and CAUTION concerning Council's "In Principle" support:


When Council uses this expression it means that: (a) Council is generally in favour of the proposal BUT is not yet willing to give its consent; and (b) Importantly, Council reserves the right to (and may well) either decide against the proposal or to formally support it but with restrictive conditions or modifications.

Therefore, whilst you can take some comfort from Council's "support" you are clearly at risk if you act upon it before Council makes its actual (and binding) decision and communicates that to you in writing.

Disclaimer:

"Warning - Verbal Information & Advice: Given the inherent unreliability and uncertainty that surrounds verbal communication, the Town strongly recommends that, if a matter is of importance to you, then you should NOT act upon or otherwise rely upon any VERBAL information or advice you receive from the Town unless it is first confirmed in writing."

These minutes were confirmed at the Ordinary Council Meeting held on 12 April 2016

Signed:  Date 12/4/16

(Presiding Member at the meeting at which minutes were confirmed)

Council Minutes are 'Unconfirmed' until they have been adopted at the following meeting of Council.

ORDINARY COUNCIL MEETING MINUTES 22 MARCH 2016

1. OFFICIAL OPENING/ANNOUNCEMENT OF VISITORS

7.36 pm – Mayor Ballard declared the meeting open, and apologised for the later than usual start.

2. RECORD OF ATTENDANCE/APOLOGIES/APPROVED LEAVE OF ABSENCE

Elected Members

Mayor L Ballard
Deputy Mayor Cr A Paternoster
Cr C Ward
Cr J McKenzie
Cr M Kain
Cr D Russell
Cr P Schutz
Cr M Fisher

Staff

Mr A Cook – Chief Executive Officer
Mr A Awang – Executive Manager Development & Regulator Services
Mr C Bastow – Director Corporate and Community Services
Mr T Evans – Executive Manager Technical Services
Ms C Thompson – Executive Assistant

Apologies

Cr C Bartron

Visitors

Mr B Seale - Narrogin

3. DECLARATION OF INTEREST BY ELECTED MEMBERS AND COUNCIL EMPLOYEES IN MATTERS INCLUDED IN THE MEETING AGENDA

Nil

4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

5. PUBLIC QUESTION TIME

7.37 pm – Public Question time commenced

Mr B Seale - Narrogin

1. Summary of Question

Will Council respond formally with an explanation as to why the purchasing policy item raised on 8 March 2016 was not deferred despite my justifications provided to Council for which I now await response?

Summary of Response

The Mayor invited the CEO to respond. The CEO advised that there is a letter from the Mayor drafted to Mr Seale in regards to the email requesting response, however it states Council will not be reconsidering this item as Council has done its due diligence on several occasions by contacting the Department of Local Government and other external legal sources.

2. Summary of Question

Will Council respond to my request for an informal meeting to provide a presentation on this matter?

Summary of Response

The CEO advised that Mr Seale will be responded to about a presentation in the same letter as previously mentioned. The Mayor's letter states that Council does not see the need to re-visit this issue.

7.40 pm – The Presiding Person declared Public Question Time closed and noted that no questions have been taken on notice.

7.41 pm – Mr Seale departed the meeting.

6. APPLICATIONS FOR LEAVE OF ABSENCE

Cr Fisher requested leave of absence for the Ordinary Council meeting being held 12 April 2016.

COUNCIL RESOLUTION 0316.037 AND OFFICER'S RECOMMENDATION

Moved: Cr Ward

Seconded: Cr Paternoster

That Council:

Grant Cr Fisher leave of absence for the Ordinary Council Meeting to be held 12 April 2016.

CARRIED 8/0

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COUNCIL RESOLUTION 0316.038 AND OFFICER'S RECOMMENDATION

Moved: Cr Russell

Seconded: Cr Ward

That Council:

Accept the minutes of the Ordinary Council Meeting held on 8 March 2016 and be confirmed as an accurate record of proceedings.

CARRIED 8/0

8. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

Mayor Ballard announced that he had prepared a letter of response to Mr Seale regarding the email correspondence sent to each Elected Member and the CEO.

Cr Paternoster requested to address Council over this matter.

Mayor Ballard approved the request.

Cr Paternoster - All Elected Members would have received an email from Mr Seale citing what he believes is a comparison between us as Elected Members and the City of South Perth members who were terminated by the Minister and the Town CEO to the Dowerin CEO who, Mr Seale stated, was convicted of embezzlement. This comparison clearly makes reference questioning the credibility and honesty of the Elected Members and the CEO and needs to be recognised as vexatious, disruptive and clearly intended to be divisive between the Elected Members and the administration, namely the CEO.

9. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

Nil

10. MATTERS WHICH REQUIRE DECISIONS

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10.1 DEVELOPMENT AND TECHNICAL SERVICES

10.1.031 PROPOSED SURVEY STRATA SUBDIVISION – LOT 920 (No.27) ARGUS STREET, NARROGIN

File Reference: A102000 & WAPC REF 129-16
Disclosure of Interest: Nil
Applicant: Cottage & Engineering Surveys
Previous Item Nos: Item 10.1.653 – 24 August 2010
Item 10.1.665 – 26 October 2010
Item 10.1.665 – 23 November 2010
Item 10.1.069 – 14 July 2015
Date: 16 March 2016.
Author: Azhar Awang, Executive Manager Development & Regulatory Services.

Attachments

- Locality Plan
- WAPC Approval of Strata 4 May 2011
- WAPC Application 17 February 2016
- Photos of site 1-7

Summary

The Western Australian Planning Commission (WAPC) is seeking comments from the Town of Narrogin on a proposed survey strata on Lot 290 (No. 27) Argus Street, Narrogin, prior to determining the application.

Background

The matter was previously considered by Council at its meeting held on 8 March 2016. Council at that meeting resolved as follows:

COUNCIL RESOLUTION 0316.032

Moved: Cr Paternoster

Seconded: Cr Kain

That Council:

Defer the consideration of this item to the next meeting scheduled 22 March 2016 to allow the Executive Manager Development and Regulatory Services time to investigate and obtain further information in regards to retaining status of right-of-way, storm water run-off and Hope Street condition.

CARRIED 7/0

The subject land has a total area of 2,011m² which is located on the eastern side of Argus Street, at the intersection between Argus and Hope Streets. The site is currently vacant, however an approval for two grouped dwellings have been granted for planning approval which was issued on 20 July 2015.

The WAPC is in receipt of an application for approval to the creation of four strata titles ranging from 487m² to 517m² in area. Lots 1 & 2 will have direct frontage to Argus Street and the remainder Lots 3 & 4 will have direct frontage onto Hope Street. Lot 4 currently abuts a 5m wide Right of Way (ROW).

On 23 November 2010, Council approved the planning application for four grouped dwellings subject to conditions. The planning approval expired on 24 November 2012 and as there was no commencement for the development, the applicant had to make a fresh planning application for Council's consideration.

On 4 May 2011, the WAPC granted an Approval for a survey strata subject to conditions for the creation of four survey strata lots. This approval expired on 4 May 2014 and as the applicant has not commenced development, the approval is no longer valid and requires a fresh application.

The applicant has now submitted a fresh survey strata application to the WAPC which has now been referred to the Town of Narrogin for its comments, prior to determining the application.

Comment

To assist Council in determining the application, the following comments are offered.

Current Zoning & Permissibility

The provisions of Town Planning Scheme No 2 identified the land as falling within the Single Residential Zone. In accordance with the Zoning and Development Table, Group Dwellings are an "AP" use in the Single Residential Zone. That is a use which is not permitted unless special approval is granted after advertising of the proposal.

It is noted that a planning approval was granted on 23 November 2010 for the construction of four grouped dwellings. However this approval has since expired.

Density

The Zoning and Development Table for the Single Residential Zone specified that where approved, grouped dwellings may be permitted to have a maximum density of R25. As detailed by the Residential Design Codes of Western Australia, a density of R25 equates to an average of 350m² with a minimum lot size of 320m². The current proposal complies with the maximum density permitted for group dwelling development.

Parking

The Town of Narrogin Town Planning Scheme No. 2 - Zoning and Development Table identifies that car parking is required at a rate of two roofed car bays per dwelling. In addition

one visitor parking space is required for every two dwellings. As stated in Part 6 clause C4.2 of the Residential Design Codes, visitor parking spaces must be:

- Clearly marked
- Located close to and clearly signposted from the point of entry to the development and outside of any security barrier; and
- Providing a barrier free path of travel for people with disabilities.

It is noted in the officer's report of 14 July 2015, that the proposed two grouped dwellings on Lots 1 & 2 will be constructed with a double garage under the main roof with an independent double width driveway providing access to each of the two dwellings, thereby allowing for two visitor bays for each dwelling.

Relaxation of Standards

Council may, pursuant to clause 6.2.1 of the Scheme, relax the requirement for visitor parking, provided that it is satisfied that:

- (i) Approval of the proposal would be consistent with the orderly and proper planning of the locality and the objectives of the scheme;
- (ii) The non-compliance will not have any adverse impact on the occupiers or users of the development, or the inhabitants of the locality; and
- (iii) The spirit and purpose of the requirements/standards are not unreasonably departed from.

Additional Comments

The following information has been provided in regards to the additional information that has been requested by Council:

Right of Way (ROW)

The ROW abutting the proposed Lot 4 is approximately 5 metres wide and is a well maintained gravel path. It is Council's intention to retain the status of this ROW. The proposed survey strata plan has included a 2.82m wide truncation which will allow a reasonable line of sight for local traffic on this ROW.

Hope Street

Hope Street is a 20 metre wide unsealed street. The proposed survey strata Lots 3 and 4 are to have direct access from Hope Street which is unsealed. It is also noted as illustrated in the attached photos (photo 2) the gradient of Hope Street from Argus Street intersection to the ROW is approximately 4m in height. It is understood that this section of Hope Street has ongoing issues with water runoff from the top of Hope Street and this needs to be managed. On this basis it is recommended that a condition be included requiring that Hope Street be constructed, drained and sealed to allow legal access for lots 3 & 4.

As the proposed Survey Strata Subdivisions had been previously approved by the Town and granted approval by the WAPC subject to conditions and that the proposal is consistent with the previous plan, it is recommended that Council support the proposed Survey strata subdivisions subject to conditions.

Consultation

- Nil

Statutory Environment

Applications for Subdivision, including survey strata, are made to and determined by the Western Australian Planning Commission in accordance with the *Planning and Development Act 2005*, associated acts and regulations.

Policy Implications

Pursuant to Planning Policy No 2, the CEO has delegated authority to support applications for subdivision involving less than 5 lots. However in this case, the proposal has expired and that it is for Survey Strata Subdivisions for the purpose of grouped dwellings which is listed as 'AP' use. Such use is not permitted unless special approval given by Council after advertising.

Financial Implications

It is noted that Hope Road is unconstructed road and may require Council to have this road sealed in the very near future in order to allow direct access to a constructed road for Lots 3 and 4.

Strategic Implications

Nil.

Voting Requirements

Simple Majority

COUNCIL RESOLUTION 0316.039 AND OFFICER'S RECOMMENDATION

Moved: Cr Schutz

Seconded: Cr Russell

That Council:

Advises the Western Australian Planning Commission, that it supports the proposed survey strata subdivision at Lot 920 (No.27) Argus Street, Narrogin subject to the following conditions:

1. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost. As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance

to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC.

2. All buildings having the necessary clearance from the new boundaries as required under the relevant legislation including the Local Planning Scheme and Building Regulations of Australia.
3. Engineering drawings and specifications are to be submitted, approved and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of the survey strata for the land being filled, stabilised, drained and/or graded as required to ensure that:
 - a) lots can accommodate their intended development;
 - b) finished ground levels at the boundaries of the lot(s), subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting; and
 - c) stormwater is contained on-site, or appropriately treated and connected to the local drainage system. (Local Government).
4. Street corners within the subdivision are to be truncated to the standard truncation of 6 metres on the plan in accordance with the Western Australian Planning Commission's Liveable Neighbourhoods policy/ DC 2.6 Residential Road Planning. (Local Government).
5. Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved strata plan. (Local Government).

CARRIED 8/0



Attachment 1 – Locality Plan

assessment # 102000



9 MAY 2011

Your Ref : -
Enquiries : Alex Petrovski (Ph 9264 7576)

Chief Executive Officer
Town of Narrogin
P O Box 188
NARROGIN WA 6312

Approval Subject To Condition(s) Survey-Strata Plan

Application No : 69-11

Planning and Development Act 2005

Applicant	: P H & K E Gow (Licensed Surveyors) P O Box 580 NARROGIN WA 6312
Owner	: P J Heslop 10 Fellbridge Way LANGFORD WA 6147
Application Receipt	: 31 January 2011

Lot Number	: 920
<i>House number</i>	<i>27</i>
Diagram / Plan	: DP 228721
Location	: -
C/T Volume/Folio	: 1730/468
Street Address	: Argus Street, Narrogin
Local Government	: Town of Narrogin

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a survey-strata plan in accordance with the plan date-stamped 31 January 2011 once the condition(s) set out have been fulfilled.

This decision is valid for three years from the date of this advice, which includes the lodgement of the survey-strata plan within this period.

The survey-strata plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by 4 May 2014 or this approval no longer will remain valid.

Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.wapc.wa.gov.au>

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, 12 St Georges Terrace, Perth, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

Survey-strata plan

The survey-strata plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the survey-strata plan. A copy of the survey-strata plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.wapc.wa.gov.au>

Condition(s)

The WAPC is prepared to endorse a survey-strata plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the survey-strata plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the survey-strata plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the survey-strata plan for endorsement.

Prior to the commencement of any site works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

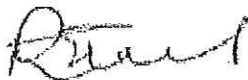
CONDITION(S)

1. Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision. (Local Government)
2. All buildings, outbuildings and/or structures being demolished and materials removed from all proposed lots. (Local Government)
3. The land being graded and stabilised. (Local Government)
4. The land being filled and/or drained. (Local Government)
5. Street corners within the subdivision are to be truncated to the standard truncation of 6 metres as shown on the plan of subdivision. (Local Government)
6. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power, for the provision of an electricity supply service to the survey strata lot(s) shown on the approved plan of subdivision, which may include the provision of necessary service access rights either as an easement under Section 136C (Schedule 9A) of the Transfer of Land Act 1893 for the transmission of electricity by underground cable, or (in the case of approvals that include common property) via a portion of the common property suitable for consumer mains. (Western Power)

7. Suitable arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to lot(s) shown on the approved plan of subdivision. (Water Corporation)
8. Suitable arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lot/s shown on the approved plan of subdivision. (Water Corporation)

ADVICE

1. In respect of Condition 2, if any portion of the existing building is to be demolished to facilitate the proposed subdivision, a Planning Approval and/or Demolition Licence is to be obtained from the local government prior to the commencement of demolition works.
2. Approval from the local government may be needed prior to the construction of vehicle crossovers.
3. With regard to Condition 6, Western Power provides only one point of electricity supply per freehold (green title) lot and requires that any existing overhead consumer service is required to be converted to underground. Western Power also requires that a site man switch board (MSB) is installed to accommodate multiple connections.
4. If an existing aerial electricity cable servicing the land the subject of this approval crosses over a proposed lot boundary as denoted on the approved plan of subdivision, satisfactory arrangements will need to be made for the removal and relocation of that cable.
5. With regard to Conditions 7 and 8, Water Corporation policy and practice for the locality may involve the provision of land (for plant and works), easements and/or the payment of financial contributions towards infrastructure. You are advised to contact the Water Corporation.

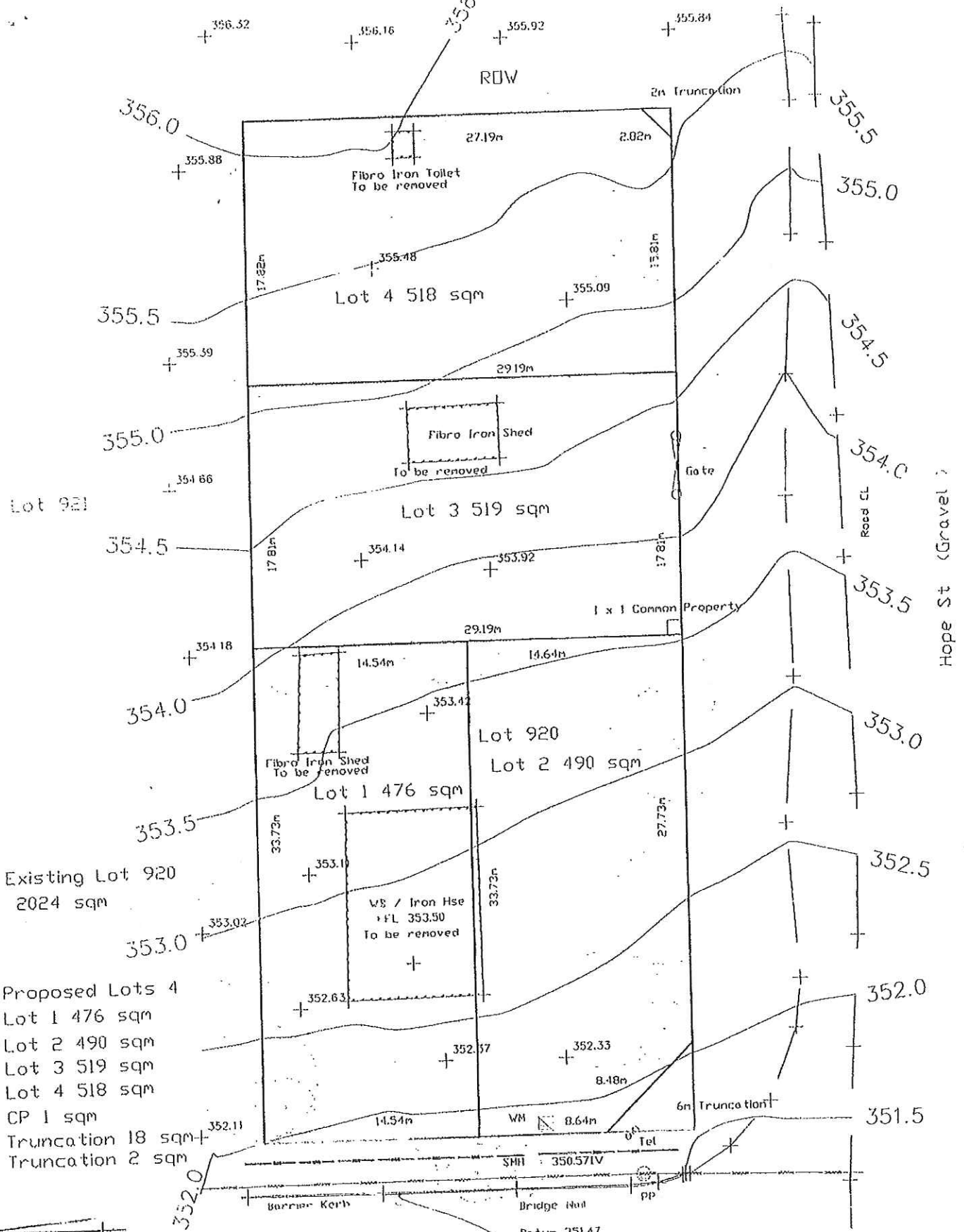


Tony Evans
Secretary
Western Australian Planning Commission
4 May 2011

ADVICE TO LOCAL GOVERNMENT

1. It has been noted that a number of conditions pertaining to the built form of the development have been requested. The Town of Narrogin is advised that only conditions relating specifically to the subdivision of the land can be imposed by the WAPC. Relevant development conditions are the responsibility of the Local Government and can be imposed at development application stage.

Proposed Survey Strata Lot 920 (27) Argus St Narrogin



Existing Lot 920
2024 sqm

Proposed Lots 4
 Lot 1 476 sqm
 Lot 2 490 sqm
 Lot 3 519 sqm
 Lot 4 518 sqm
 CP 1 sqm
 Truncation 18 sqm
 Truncation 2 sqm

North 19/01/11
 Scale 1:350 @ A4 plot
 Contour Interval 0.5m
 Datum AHD
 Boundaries plotted in approximate position only
 Contours Interpolated from Spot Heights

357 Argus St
 DEPARTMENT OF PLANNING
 PH and KE Gow Licensed Surveyor
 31 JAN 2011 - 69 - 11



Our Ref : 129-16
Previous Ref :
Your Ref :
Enquiries : Thomas Dellavedova (6551 9634)

17 February 2016

Chief Executive Officer
Town Of Narrogin
P O Box 188
NARROGIN WA 6312

Application No: 129-16 - Lot No 920 Argus Street Narrogin

The Western Australian Planning Commission has received an application for planning approval as detailed below. Plans and documentation relating to the proposal are attached. The Commission intends to determine this application within 90 days from the date of lodgement.

Please provide any information, comment or recommended conditions pertinent to this application by the 30th March 2016 being 42 days from the date of this letter. The Commission will not determine the application until the expiry of this time unless all responses have been received from referral agencies. If your response cannot be provided within that period, please provide an interim reply advising of the reasons for the delay and the date by which a completed response will be made or if you have no comments to offer.

Referral agencies are to use the Model Subdivision Conditions Schedule (October 2012) in providing a recommendation to the Commission. Non-standard conditions are discouraged, however, if a non-standard condition is recommended additional information will need to be provided to justify the condition. The condition will need to be assessed for consistency against the validity test for conditions. A copy of the Model Subdivision Conditions Schedule can be accessed: www.planning.wa.gov.au

Send responses via email to referrals@planning.wa.gov.au. **Always quote reference number "129-16" when responding.**

This proposal has also been referred to the following organisations for their comments: *Department Of Parks And Wildlife, Health Dept Of Wa, Water Corporation, Western Power and LG As Above.*

Yours faithfully

A handwritten signature in black ink, appearing to read "Kerrine Blenkinsop".

Kerrine Blenkinsop
Secretary
Western Australian Planning Commission

APPLICATION DETAILS

Application Type	Survey Strata	Application No	129-16
Applicant(s)	Cottage & Engineering Surveys		
Owner(s)	Patrick James Heslop		

Locality	Lot No 920 Argus Street Narrogin		
Lot No(s)	920	Purpose	Residential
Location		Local Gov. Zoning	Single Residential
Volume/Folio No.	1730/468	Local Government	As Above
Plan/Diagram No.	P228721	Tax Sheet	
Centroid Coordinates	mE mN		
Other Factors	BUSHFIRE PRONE AREA, THREATENED FAUNA BUFFER		



Application for Approval of Freehold or Survey Strata Subdivisions

Lodgement ID: 2016-203546

Submission Date: 15/02/2016 01:06 PM

Your Reference
 Location of Subject Property
 No. of applicants
 Are you applying on your own behalf?
 Are you the primary applicant?
 Do you have consent to apply from all landowners?
 Lodgement Type
 Submitted by
 Email

T389948 - 27 Argus Street
 Lot 920 (#27) Argus Street, Narrogin
 1
 Yes
 Yes
 Yes
 Survey Strata
 Silas Kieralh
 subdivisions@cottage.com.au

About the land

Number of current lots on the land 1
 Drainage Reserves 0
 Recreation Reserves 0
 Road Reserves 0
 Number of fee paying lots 4

Total number of proposed lots on the land including balance lots 4
 Public Access Ways 0
 Right of Ways 0
 Road Widening 0
 Number of fee exempt lots 0

What is the proposed use/development?

Proposed Use Lot size
 Residential 450 - 499 Sqm
 Residential 500 - 549 Sqm
 Local Government Town Of Narrogin
 Is common property proposed No

Number of Lots
 2
 2
 Existing dwellings

Yes

DEPARTMENT OF PLANNING	
DATE	FILE
15/02/2016	129-16

Applicants

Primary applicant (1)

Is the applicant a company/organisation? Yes
 Name/Company Cottage & Engineering Surveys
 Email subdivisions@cottage.com.au

Is the applicant a landowner? No

ABN / ACN 14584119422
 Phone number 94467361

Address

Street address 87-89 Guthrie
 State WA
 Country AUSTRALIA

Town / Suburb or City OSBORNE PARK
 Post Code 6916
 OR Non-Australian Address, P.O. Box, & etc N/A

Certificate of Title Details

Lots with certificate (1)

Volume 1730
 Lot Number 920
 Total land area 2011
 Reserve number (if applicable) N/A

Folio 468
 Plan Number DP 228721
 Land Area Units Square metres
 No. of landowners 1

Is the Landowners name different to that shown on the Certificate of Title? No

Landowners

Landowner (1)

Full name Patrick James Heslop
 ACN / ABN N/A
 Address
 Street address 10 Fellbridge Way
 State WA
 Country AUSTRALIA

Company / Agency N/A
 Landowner type Registered Proprietor/s
 Town / Suburb or City Langford
 Post code 6147
 OR Non-Australian Address, P.O. Box, & etc N/A

Subdivision detail

No. of dwellings	2	Dwelling retained	Yes
Dwelling description	N/A		
Number of structures	4	Structure/s retained	Yes
Structure description	N/A		
Other description	N/A		
Is a battleaxe lot/s proposed?			No
Does plan show the width and length of the access leg, the area of the access leg and total area of the rear lot			Not applicable
Has the land ever been used for potentially contaminating activity			No
Does the land contain any sites that have been classified under the Contaminated Sites Act 2003			No
Does the land contain any sites that have been reported or required to be reported under the Contaminated Sites Act 2003			No
Is the land located in an area where site characteristics or local knowledge lead you to form the view that there is a significant risk of acid sulfate soils in this location			No
Is this application to be assessed under the Liveable Neighbourhoods policy and is supporting documentation attached?			No
Is the development within a Bushfire Prone Area?			No
Are there any dewatering or drainage works proposed to be undertaken			No
Is excavation of 100 cubic metres or more of soil proposed			No
If yes did the Acid Sulfate Soils investigation indicate acid sulfate soils were present			No

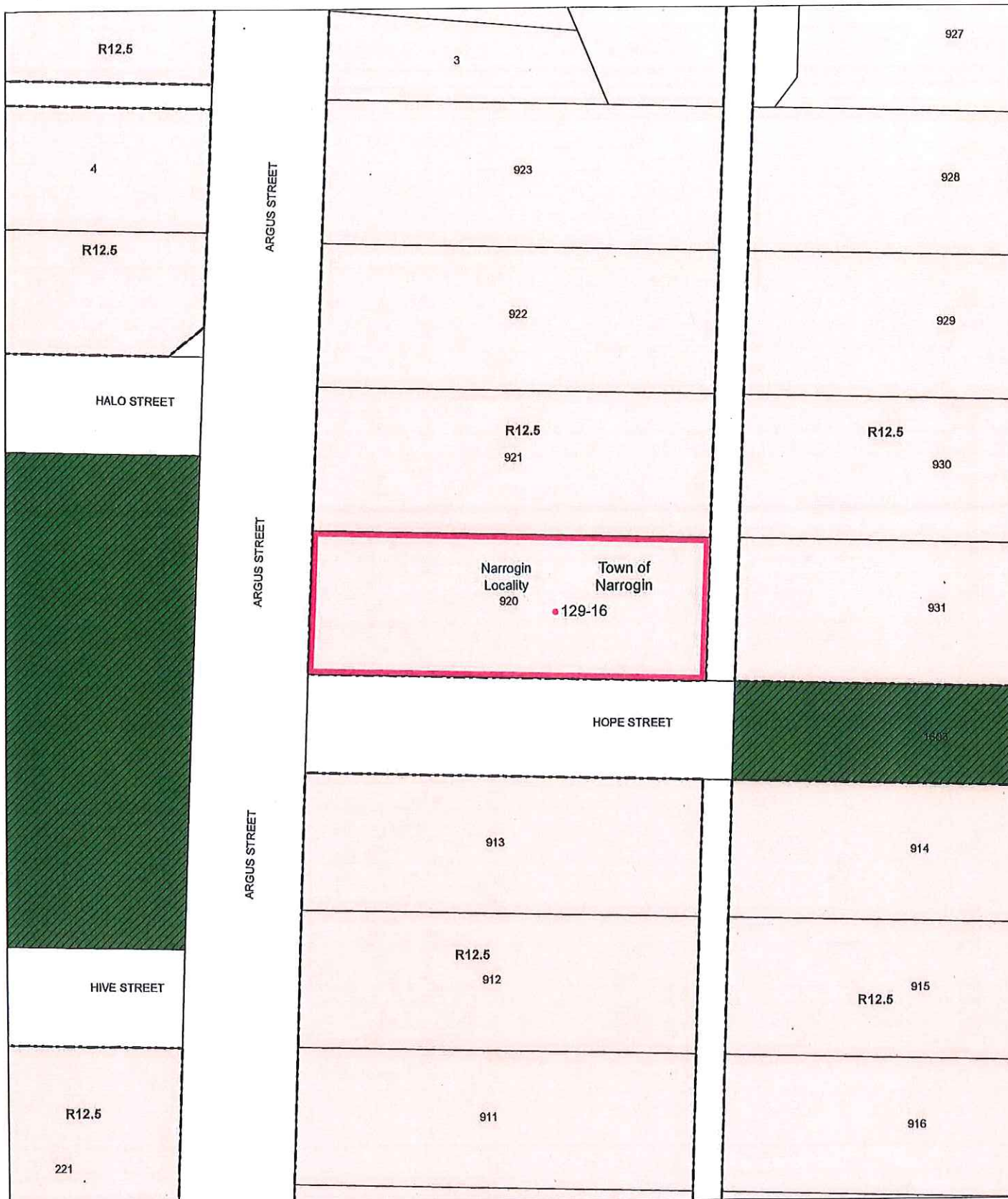
Fee & Payment

Fee amount	\$3,177.88	Payment Type	By Card
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Attachments

Attachment name	Attachment type
1. Title 1730-468-1.pdf	Certificate of Title
2. WAPC Application Sketch-3.pdf	Subdivision Plan
3. WAPC Authority - Lot 920 (_27) Argus Street_ Narrogin-2.pdf	Authorised Letter of Consent

Perth 140 William Street Perth Western Australia, 6000, Locked Bag 2506 Perth, 6001	Albany PO Box 1108 Albany Western Australia, 6330	Bunbury Sixth Floor Bunbury Tower 61 Victoria Street Bunbury Western Australia, 6230	Geraldton Regional Planning and Strategy Office 10 209 Foreshore Drive Geraldton Western Australia, 6530	Mandurah Unit 2B 11-13 Pinjarra Road Mandurah Western Australia, 6210
Tel: (08) 6551 9000 Fax: (08) 6551 9001	Tel: (08) 9892 7333 Fax: (08) 9841 8304	Tel: (08) 9791 0577 Fax: (08) 9791 0576	Tel: (08) 9960 6999 Fax: (08) 9964 2912	Tel: (08) 9586 4680 Fax: (08) 9581 5491



**Location Plan for:
Survey Strata Application**


This data is to be used only for the processing of a
Survey Strata Application

Application Number: **129-16**


Decision: **Outstanding**


Printed: **16/02/2016**

Application Status

 Outstanding

Existing LPS Zones and Reserves

 R Code boundaries

 Recreation

 Single residential

Easements and Referrals

Region Scheme Reserves

Localities & Local Government Boundaries

 Local government boundary

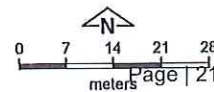
 Locality



Department of
Planning



Western
Australian
Planning
Commission



WESTERN



AUSTRALIA

REGISTER NUMBER 920/DP228721	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 23/4/2010

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1730 FOLIO 468

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 920 ON DEPOSITED PLAN 228721

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

PATRICK JAMES HESLOP OF 3 CARROLL PASS, LANGFORD
(T L284748) REGISTERED 13 APRIL 2010

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1730-468 (920/DP228721).
PREVIOUS TITLE: 884-101.
PROPERTY STREET ADDRESS: 27 ARGUS ST, NARROGIN.
LOCAL GOVERNMENT AREA: TOWN OF NARROGIN.

Sundry Document D291126

Volume 884 Folio 101 WESTERN

AUSTRALIA



1730 468

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 18th July 1986

N. J. Smyth
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in Narrogin Lot 920, delineated on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

FIRST SCHEDULE (continued overleaf)

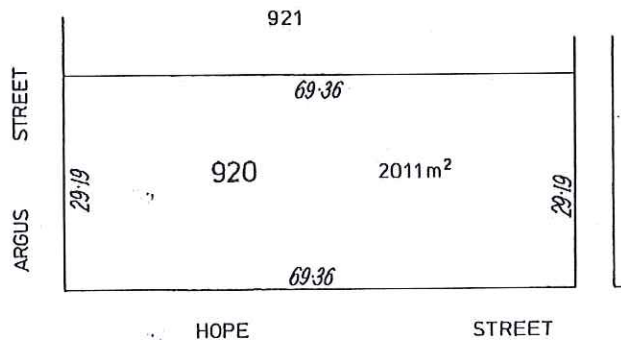
~~Antoni Smigiel of 27 Argus Street, Narrogin, Retired Westrail Employee.~~

SECOND SCHEDULE (continued overleaf)

NIL

N. J. Smyth
REGISTRAR OF TITLES

THIRD SCHEDULE



SCALE 1:750

INDEX PLAN BUCHANAN 2000 11.36

24

R

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

72009/12/77-45M-S/2860

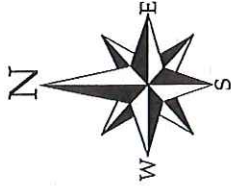
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Superseded - Copy for Sketch Only

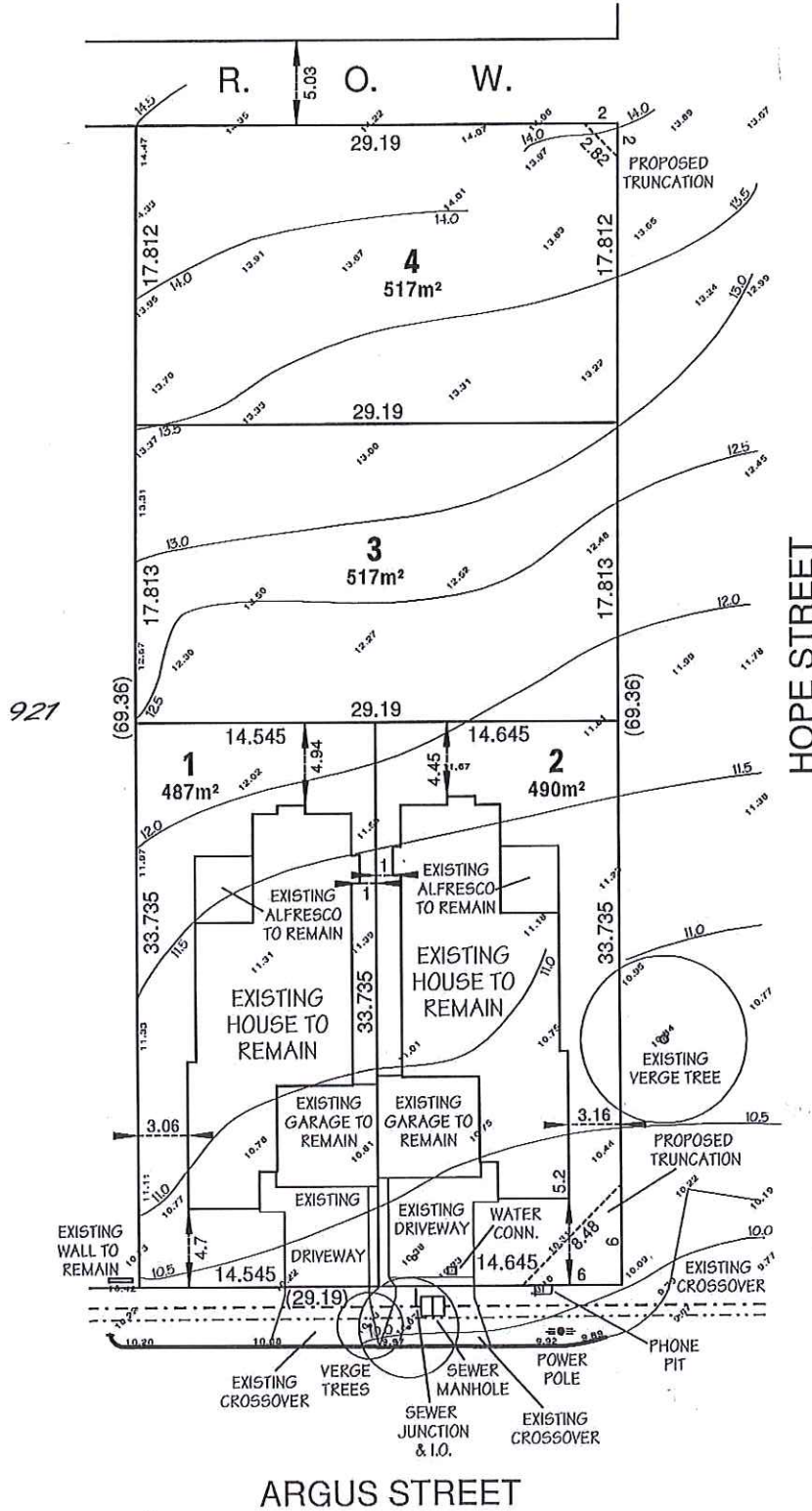
Page 1 (of 2 pages) 1730 468 VOL. FOL.

PROPOSED SURVEY STRATA SUBDIVISION

NOTE: THIS IS A PROPOSED SKETCH ONLY, AND SHOULD NOT BE USED FOR FINAL DIMENSIONS AND AREAS FOR SELLING PURPOSES OR FOR DESIGNING A NEW HOUSE(S) TO FIT THE PROPOSED LOTS.



▲ NOTE: PROPOSED LOT NUMBERS, ANGLES, DIMENSIONS, AND AREAS ARE ALL SUBJECT TO SURVEY AND TITLES OFFICE EXAMINATION



DEPARTMENT OF PLANNING	
DATE	FILE
15/02/2016	129-16

HOPE STREET

ARGUS STREET

ORIGINAL AREAS
 LOT 920 = 2011m²
 No. OF EXISTING LOTS = 1
 No. OF PROPOSED LOTS = 4
 ——— PROPOSED BOUNDARIES
 - - - - - EXISTING BOUNDARIES
 Town of Narrogin

PROPOSED SURVEY STRATA SUBDIVISION: LOT 920
(#27) ARGUS STREET / HOPE STREET, NARROGIN
 TOWN OF NARROGIN
 PLAN 228721 VOL. 1730 FOL. 468
 DATE 11/02/2016, SCALE 1:300 AT A3

COTTAGE & ENGINEERING SURVEYS

87-89 Gullivie Street, Osborne Park, Western Australia
 Postal: P.O. Box 1611 Osborne Park Business Centre WA 6017
 Telephone: (08) 9443 7351 Facsimile: (08) 9445 2253
 Email: paul@cottagesurveys.com.au Website: www.cottagesurveys.com.au

J/N: SK389948 11/02/2016



Photo 1 – View from Argus Street



Photo 2 – View from Argus Street looking into Hope Street



Photo 3 – View from Hope Street of newly constructed 2 grouped dwelling with frontage onto Argus Street.



Photo 4 – View from Hope Street looking at the rear of the 2 grouped dwellings

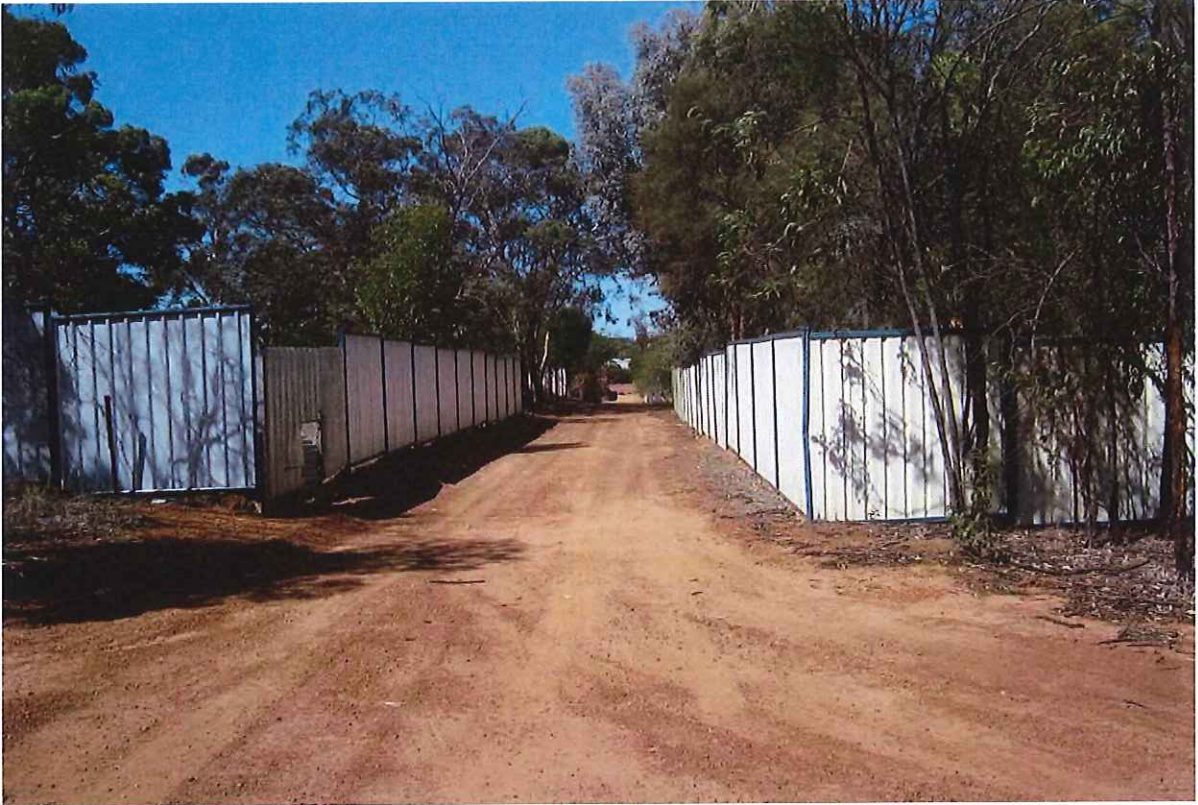


Photo 5 – View from Hope Street looking south into Right of Way

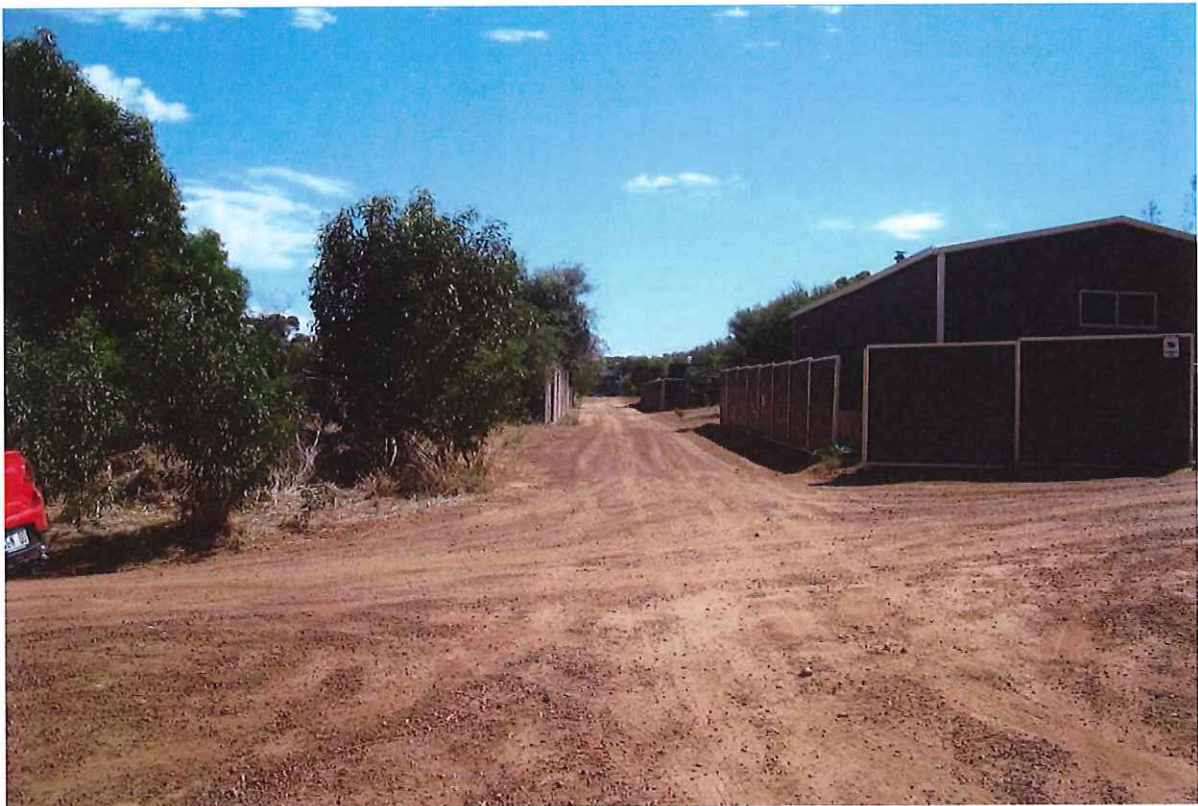


Photo 6 – View from Hope Street looking north into Right of Way

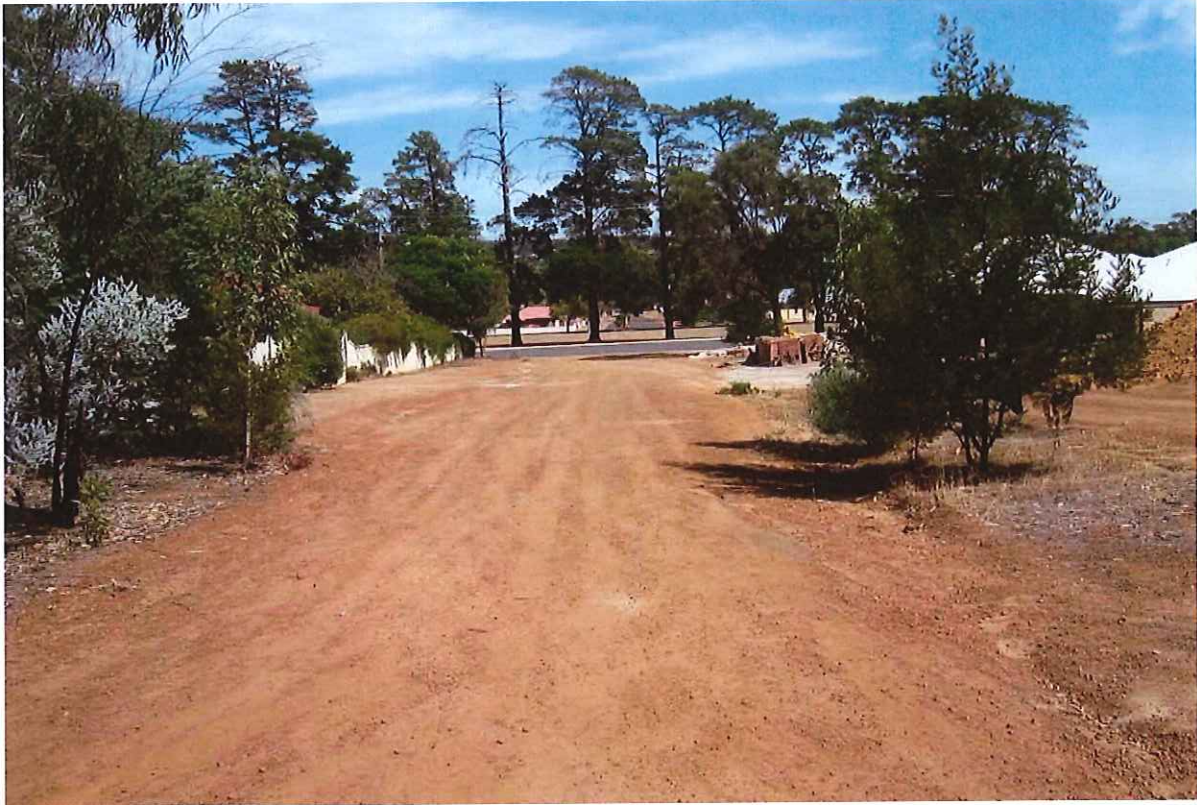


Photo 7 - View from Hope Street looking onto Argus Street

10.1.032 TREE REMOVAL DUE TO DRAINAGE DAMAGE

File Reference: 29.2.1
Disclosure of Interest: Nil
Applicant: Chief Executive Officer
Previous Item Nos: Nil
Date: 16 March 2016
Author: Mr Aaron Cook – Chief Executive Officer

Attachments

- Photos of the trees

Summary

It is presented to remove two existing trees in Egerton Street and plant two new trees within this street with the predetermined species from the endorsed list.

Background

The Town has had major issues with the Poplar trees planted within its central business district due to damage being caused to the drainage network. Several have been removed from the Town over the last few years.

Comment

The two Poplar trees located either side of Rowley Crescent are causing issues with the Town's drainage system. This was clearly identified during the recent heavy rain when inspected by the Executive Manager of Technical Services, Mr Torre Evans.

It must be noted that when these trees were planted many years ago root barriers to guide the roots of the tree downwards were not installed thus a major contributor to their current issues.

The tree on the eastern side of the intersection is also on a poor lean and may be structurally insecure.

Within the current budget is an allocation for the purchase of mature street trees and the root barriers and, as such, replacement trees from the endorsed list will be purchased and installed.

Consultation

- The two shop owners where the street trees are located.
- Mr Torre Evans Executive Director Technical Services.

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

All expenses are contained within the current budget.

Strategic Implications

Nil

Voting Requirements

Simple Majority

OFFICER'S RECOMMENDATION

That Council:

Approve the removal of the two Poplar street trees located at the corner of Rowley Street and Egerton Street and replace with mature trees from the endorsed species list and install the required root directors to the satisfaction of the Chief Executive Officer.

COUNCIL RESOLUTION 0316.040 AND OFFICER'S RECOMMENDATION

Moved: Cr Fisher

Seconded: Cr McKenzie

That Council:

Approve the removal of the two Poplar street trees located at the corner of Rowley Street and Egerton Street and replace with mature trees by 30 June 2016 from the endorsed species list and install the required root directors to the satisfaction of the Chief Executive Officer.

CARRIED 8/0

Please note the reason for the amendment was that Elected Members wanted to stipulate a date the trees be replaced by. The mover and the seconder agreed to the change.

Attachment – Poplar trees causing problems to Town's drainage system.



The tree on the eastern side of the intersection is also on a poor lean and may be structurally insecure



10.2 CORPORATE AND COMMUNITY SERVICES

10.2.033 LIST OF ACCOUNTS FOR ENDORSEMENT – FEBRUARY 2016

File Reference: 12.1.1
Disclosure of Interest: Nil
Applicant: Nil
Previous Item Nos: Nil
Date: 10 March 2016
Author: Tienneke Lester - Finance Officer Accounts

Attachments

- List of Accounts for Endorsement – February 2016

Summary

Council is requested to endorse the payments as presented in the List of Accounts for Endorsement – February 2016.

Background

Pursuant to Section 6.8 (2)(b) of the *Local Government Act 1995*, where expenditure has been incurred by a local government it is to be reported to the next ordinary meeting of Council.

Comment

The attached "List of Accounts for Endorsement – February 2016" is presented to Council for endorsement. Below is a summary of activity.

Total Creditor Payments February 2016	\$421,815.32
Total Payroll Payments February 2016	\$188,929.98
Total Payments February 2016	\$610,745.30
Percentage paid by EFT February 2016	69%
Percentage paid by Cheque February 2016	1%
Percentage paid by Payroll February 2016	30%
Percentage of Local Suppliers & Wages paid February 2016	50%
Dollar Value spent with Local Suppliers February 2016	\$313,150.54
Percentage of Non-Local Suppliers February 2016	50%

Please note 'F' is fully funded, 'PF' is partially funded, 'R' is reimbursements and 'I' is insurance claims

Consultation

Rhona Hawkins, Manager of Finance

Statutory Environment

Local Government Financial Regulations (1996) (as amended) 22, 32, and 34 apply.

Policy Implications

Nil

Financial Implications

All expenditure has been approved via adoption of the 2015/16 Annual Budget, or resulting from a Council Motion for a budget amendment.

Strategic Implications

Nil

Voting Requirements

Simple Majority

COUNCIL RESOLUTION 0316.041 AND OFFICER'S RECOMMENDATION

Moved: Cr Schutz

Seconded: Cr Kain

That Council:

Endorse the payments as presented in the List of Accounts for Endorsement for the month of February 2016 for the Municipal Fund totalling \$610,745.30

CARRIED 8/0

List of Accounts for Endorsement February 2016

	Chq/EFT	Date	Name	Description	Amount	Type	Fund
1	EFT5077	05/02/2016	E & H Staphorst	NGN219 Toyota Camry Altise (CAT Vehicle) (P14) (NHC) 49000kms Service	-194.87	L	PF
2	EFT5078	05/02/2016	Narrogin Auto Electrics	NGN417 Mitsubishi Triton Ute (RANGER) (P7) Installation of UHF Radio	-394.75	L	
3	EFT5079	05/02/2016	WALGA	RATES TRAINING Debt Collection 24/02/16 - Toni Reitmajer	-544.50		
4	EFT5080	05/02/2016	Ballards of Narrogin	NCP CAMPERS KITCHEN Gas Refill 45kg 29/01/16	-122.00	L	
5	EFT5081	05/02/2016	Narrogin Meals On Wheels	NHC MOW x 320 December 2015	-556.80	L	F
6	EFT5082	05/02/2016	Ixom Operations Pty Ltd	NRLC POOL Chemical Service Fee 3 x 920kg Chlorine Gas Bottle 31/01/15	-466.54		
7	EFT5083	05/02/2016	Narrogin Glass & Quick Fit Windscreens	DEPOT MAINTENANCE Repair Broken Window	-140.00	L	
8	EFT5084	05/02/2016	Country Paint Supplies	ROAD MAINTENANCE Line Marking Paint	-299.20	L	
9	EFT5085	05/02/2016	Commandacom.	ADMIN TELEPHONE Maintenance AVAYA DBM32 Button Module as per quote	-445.50		
10	EFT5086	05/02/2016	Wormald	FIRE EQUIPMENT 6 Monthly Service January 2016	-2425.50		
11	EFT5087	05/02/2016	Narrogin Chamber of Commerce	COUNCIL STAFF Gift Voucher for departing staff member of YMCA	-50.00	L	
12	EFT5088	05/02/2016	Australasian Performing Right Association Ltd	TOWN HALL APRA LICENCE 01/02/16 - 31/01/17	-426.86		
13	EFT5089	05/02/2016	Marketforce Pty Ltd	MEMBERS ADVERTISING NO 14/01/16 & 21/01/16 Timed Parking in CBD	-2231.97		
14	EFT5090	05/02/2016	Construction Industry Training Fund	BUILDING BCITF Levies June 2015 - January 2016	-6479.77		F
15	EFT5091	05/02/2016	Department Of Commerce Building Commission	BUILDING BSL Levies June 2015 to January 2016	-6249.50		F
16	EFT5092	05/02/2016	Fegan Building Surveying	BUILDING Contract Building Surveyor Certificate of Design Compliance	-434.50		
17	EFT5093	05/02/2016	Humes - Holcim (Australia) Pty Ltd	DRAINAGE MAINTENANCE Supply 1 1750mm x 120mm Concrete Lid	-291.50		
18	EFT5094	05/02/2016	Carolyn Thompson	REIMBURSEMENT OTHGOV Training Staffs Visit to Albany	-200.40	L	R
19	EFT5095	05/02/2016	Cemeteries & Crematoria Association Of Western Australia	ADMIN TRAINING Cemetery Seminar Wendy Russel and Cassey Klomp 17/03/16 - 18/03/16	-290.00		
20	EFT5096	12/02/2016	Best Office Systems	ADMIN PHOTOCOPIER Black and Colours Copies 23/12/15	-833.58	L	
21	EFT5097	12/02/2016	Coles Supermarket	COLES ACCOUNT Various Department January 2016	-1299.26	L	PF
22	EFT5098	12/02/2016	Narrogin Packaging	NHC Envirocare and Rec Containers January 2016	-114.80	L	F
23	EFT5099	12/02/2016	Great Southern Fuels	Monthly Fuel Account Various January 2016	-4983.97	L	PF
24	EFT5100	12/02/2016	Courier Australia	FREIGHT Various Department 22/01/16	-214.54		PF
25	EFT5101	12/02/2016	Narrogin Auto Electrics	NGN10179 Mercedes Sprinter (NHC) (P11) Van Re-Gas	-199.86	L	F
26	EFT5102	12/02/2016	Knightline Computers	NCP UPGRADE Wireless Network Equipment as per quote	-1098.00	L	

	Chq/EFT	Date	Name	Description	Amount	Type	Fund
27	EFT5103	12/02/2016	Landgate	RATES and BUILDING Title Search 21/1/16	-49.20		
28	EFT5104	12/02/2016	Narrogin Earthmoving & Concrete Pty Ltd Atf The Mcnab Family Trust	AGED DISABILITY ACCESS UPGRADE Construction of New Concrete Footpath Williams Road from Narrakine Road to Johnston Street	-44000.00	L	F
29	EFT5105	12/02/2016	A.K.C Pty Ltd T/as Baileys Fertilisers	CLAYTON ROAD OVAL MAINTENANCE Supply 22.68kg Best Uflexx Fertiliser	-224.40		
30	EFT5106	12/02/2016	Great Southern Waste Disposal	REFUSE COLLECTION January 2016	-46458.64	L	
31	EFT5107	12/02/2016	RJ Smith Engineering	ADMIN WATER Supply Water Cooler 15/01/16	-192.50	L	
32	EFT5108	12/02/2016	Wormald	TOWN HALL (Narrogin Arts Space) FIRE EQUIPMENT 6 Monthly Service	-132.00		
33	EFT5109	12/02/2016	Narrogin Boilermakers	WORKS CLOTHING Jeans and Welding Gloves	-355.00	L	
34	EFT5110	12/02/2016	Signs Plus	NHC MOW Name Badges for Alan, Diane, Wendy and CATS Driver	-57.00		PF
35	EFT5111	12/02/2016	Austral Mercantile Collections Pty Ltd	RATES DEBTS Collection January 2016	-396.00		
36	EFT5112	12/02/2016	Narrogin Residential College	TAFE REMEDIATION WORKS Install Socket and Supply Power for 6 Weeks	-641.22	L	
37	EFT5113	12/02/2016	Traffic Force	ROAD SIGNAGE Traffic Management	-616.00		
38	EFT5114	12/02/2016	GBR Mechanical	NO592 Holden Colorado (LEADING HAND) (P21) Carry Out 15,000Km Service	-349.80	L	
39	EFT5115	12/02/2016	AMPAC Debt Recovery Pty Ltd	RATES DEBT COLLECTION Ampac Expenses January 2016	-880.06		R
40	EFT5116	12/02/2016	Easifleet	EMPLOYEE COSTS Novated Lease Toni Reitmajer	-882.05		R
41	EFT5117	12/02/2016	Albert Facey Motor Inn	OTHGOV ACCOMMODATION 2 nights for Azhar Awang	-320.00	L	
42	EFT5118	12/02/2016	Conway Highbury Pty Ltd	OTHGOV MERGER Consultancy Service and Travel Allowance January 2016	-16250.97		F
43	EFT5119	12/02/2016	Specialty Theatre Pty Ltd	TOWN HALL 50% Deposit for Drapes and Freight 08/02/16	-18110.40		F
44	EFT5120	12/02/2016	Department of Planning	PLANNING APPLICATION FEE Service Station Lot 259 3 Ensign	-3503.00		
45	EFT5121	23/02/2016	Best Office Systems	LIBRARY PHOTOCOPIER Black and Colour Copies 23/12/16	-235.20	L	
46	EFT5122	23/02/2016	Ray White Narrogin	DTES HOUSING RENTAL 46 Doney Street 10/02/16 - 08/03/16	-1200.00	L	
47	EFT5123	23/02/2016	Narrogin Packaging	NHC CLEANING Cloths, Hand Care, Interleave Towels & Cling Wrap	-304.85	L	F
48	EFT5124	23/02/2016	Australia Post	POSTAGE Various Department January 2016	-937.26	L	PF
49	EFT5125	23/02/2016	St John Ambulance Assoc	NHC TRAINING First Aid for 8 Staffs	-1152.00		F
50	EFT5126	23/02/2016	Knightline Computers	NHC IT Diagnosed Fault Tonadmin2 Computer and Replace Battery	-96.00	L	F
51	EFT5127	23/02/2016	Hancocks Home Hardware	DEPOT MAINTENANCE Cut 4 Keys	-21.60	L	
52	EFT5128	23/02/2016	Narrogin Earthmoving & Concrete Pty Ltd Atf The Mcnab Family Trust	DRAINAGE MAINTENANCE Lay New Stormwater Pipe in Ensign Street	-4108.50	L	
53	EFT5129	23/02/2016	Road Signs Australia - Bibby Financial Services Australia Pty Ltd	NRLC Traffic Signs and Freight	-71.50		
54	EFT5130	23/02/2016	Aaron Joseph Cook	REIMBURSEMENT CEO Contractual Expenses Rent February 2016	-2000.00	L	R

	Chq/EFT	Date	Name	Description	Amount	Type	Fund
55	EFT5131	23/02/2016	Narrogin Meals On Wheels	NHC MOW January 2016	-541.14	L	F
56	EFT5132	23/02/2016	Narrogin Newsagency	ADMIN NEWSPAPERS January 2016	-223.85	L	
57	EFT5133	23/02/2016	Allans Bobcat and Truck Hire	CEMETERY Grave Digging	-242.00	L	
58	EFT5134	23/02/2016	P & F Kulker Building Contractors	ROAD MAINTENANCE Install Flag Trax System on Williams Road	-500.00	L	
59	EFT5135	23/02/2016	MacDonald Johnston - Bucher Municipal Pty Ltd	1AEK763 Hino Road sweeper (WORKS) (P24) Brooms and Bearings	-2685.07		
60	EFT5136	23/02/2016	Country Paint Supplies	CLAYTON ROAD OVAL MAINTENANCE Road marking Paint White	-125.40	L	
61	EFT5137	23/02/2016	Dawsons Funeral Home	NHC STAFF Name Badges x 6	-90.00	L	F
62	EFT5138	23/02/2016	Narrogin Agricultural College	AUSTRALIA DAY COMMUNITY BREAKFAST 20 dozen Eggs for BBQ	-60.00	L	
63	EFT5139	23/02/2016	Cheryl Adams	NHC REIMBURSEMENT LR Practical Driving Test (Adams) 01/02/16	-70.80	L	F
64	EFT5140	23/02/2016	Steele's Guns & Outdoors	ANIMAL CONTROL Ammunition for Rangers	-127.00	L	
65	EFT5141	23/02/2016	Cheryl King	NHC MEDICAL F Class Licence (King)	-110.00	L	F
66	EFT5142	24/02/2016	Narrogin Hire & Reticulation	GENERAL MAINTENANCE Various Places 05/01/16	-658.00	L	
67	EFT5143	24/02/2016	Best Office Systems	ADMIN OFFICE EQUIPMENT Posiflex Lockable Lids and Cash Drawer	-259.00	L	
68	EFT5144	24/02/2016	Narrogin Packaging	CLEANING Products Various Department 14/01/16	-451.50	L	
69	EFT5145	24/02/2016	Courier Australia	FREIGHT Various Department 22/01/16	-392.11		PF
70	EFT5146	24/02/2016	South West Print Group	ADMIN STATIONERY Window Face Envelopes as per Quote: 27,019/1	-288.00		
71	EFT5147	24/02/2016	St John Ambulance Assoc	FIRST AID Course Training Various Department 08/02/16	-720.00		
72	EFT5148	24/02/2016	Knightline Computers	ADMIN IT Remove Trojans for Community Services PC	-180.00	L	
73	EFT5149	24/02/2016	MAKIT Narrogin Hardware	HARDWARE Various Department 05/01/16	-423.50	L	
74	EFT5150	24/02/2016	Cafe 27	OTHGOV CATERING Great Southern Regional Waste Group Luncheon Meeting 11/02/16	-192.50	L	
75	EFT5151	24/02/2016	Landgate	RATES TITLE SEARCH Reserve Lot 1739 Great Eastern Highway EMDRS	-73.80		
76	EFT5152	24/02/2016	Narrogin Earthmoving & Concrete Pty Ltd Atf The Mcnab Family Trust	WWTP MAINTENANCE Repair Driveway	-1100.00	L	
77	EFT5153	24/02/2016	Asphalt Surfaces Pty Ltd	CARPARK Upgrade for Administration Carpark	-33401.28		F
78	EFT5154	24/02/2016	WALGA	OTHGOV MERGER HR Transition & Interation as per quote (excluding Travel & Accommodation Costs)	-21917.30		F
79	EFT5155	24/02/2016	Ballards of Narrogin	ANIMAL POUND Dog Food 20kg	-70.00	L	
80	EFT5156	24/02/2016	Moore Stephens (WA) Pty Ltd	OTHGOV TRAINING 2016 Budgeting Workshop for Bastow and Hawkins	-1540.00		
81	EFT5157	24/02/2016	Colin John Bastow	REIMBURSEMENT DCCS ELECTRICITY November 2015 - January 2016	-171.55	L	
82	EFT5158	24/02/2016	Narrogin Electrical Services	NCP MAINTENANCE Repair of General Purpose Outlet	-179.30	L	
83	EFT5159	24/02/2016	Narrogin Liquor Store	COUNCIL REFRESHMENT Meeting 09/02/16	-44.99	L	

	Chq/EFT	Date	Name	Description	Amount	Type	Fund
84	EFT5160	24/02/2016	Borgas Engineering Pty Ltd	NGN11845 2010 Toro JD GM7210 72 Mower (P45) Repairs and Material	-1430.00	L	
85	EFT5161	24/02/2016	Public Transport Authority	TRANSWA TICKETS January 2016	-875.56		F
86	EFT5162	24/02/2016	Great Southern Towing	RANGER SERVICES ABANDONED VEHICLE Removal of Wreck	-88.00	L	
87	EFT5163	24/02/2016	Octave Holdings Pty Ltd T/as Narrogin Toyota	1NGN Kluger AWD 2015 (CEO) (P1) Carry out 10,000km Service	-255.73	L	
88	EFT5164	24/02/2016	Goodyear Dunlop Tyres Pty Ltd	NGN417 2012 Mitsubishi Triton Ute (RANGER) (P7) Repair Puncture Tyre	-28.41	L	
89	EFT5165	24/02/2016	Shire of Narrogin	MERGER Reimbursement of Work on Merger Documents for Tamsin Hodder	-209.11	L	F
90	EFT5166	24/02/2016	Radiowest Broadcasters Pty Ltd	AUSTRALIA DAY COMMUNITY BREAKFAST Radio Advertising	-234.30		
91	EFT5167	24/02/2016	Narrogin Panel Beating Service	NGN00 2013 Holden VF Commodore (DTES) (P2) New Service 03/02/16	-1000.00	L	
92	EFT5168	24/02/2016	Laura Windsor	OTHCUL AUSTRALIA DAY Face Painting and Decorating Sign Boards	-300.00	L	
93	EFT5169	24/02/2016	Jason Signmakers	Signage – Free WIFI	-237.60		
94	EFT5170	24/02/2016	Signs Plus	ADMIN STATIONERY 5x Staff Name Badges and Freight	-70.00		
95	EFT5171	24/02/2016	W.A. Police Strategic Prevention Unit	NHC STAFF Volunteer Police Checks for 4 Persons	-59.20		F
96	EFT5172	24/02/2016	Market Creations Pty Ltd	OTHCUL MERGER Style Guide New Corporate Identity	-1430.00		F
97	EFT5173	24/02/2016	Earl Street Surgery	WORKS STAFF Medical Pre-Employment (Ciara Taylor)	-203.50	L	
98	EFT5174	24/02/2016	Crevet Pipelines	WWTP MAINTENANCE Valves for Twis Upgrade	-2538.14		
99	EFT5175	24/02/2016	West Australian Newspapers Limited	AUSTRALIA DAY NO 21/01/16 Community Breakfast	-110.00		
100	EFT5176	24/02/2016	Metal Artwork Creations	MEMBERS STATIONERY Gold Desk Name Plaque for Azhar Awang	-15.73		
101	EFT5177	24/02/2016	YMCA of Perth Inc	NRLC SALARIES Annual Leave Payment as per Agreement (Cheryl Haydock)	-550.52		
102	EFT5178	24/02/2016	Girl Guides Wa Inc	NRLC KIDSPORT VOUCHERS 01/02/16	-280.00		F
103	EFT5179	24/02/2016	The Sound Man	AUSTRALIA DAY COMMUNITYBREAKFAST Setup Stage and Hire Sound system	-765.00	L	
104	EFT5180	24/02/2016	P & C Electrical Contracting Pty Ltd	NRLC EQUIPMENT Install TV as per quote	-1199.78	L	
105	EFT5181	24/02/2016	Talis Consultings Pty Ltd Atf Talis Unit Trust	OTHCUL MERGER Data Capture and 15 Year Works Program Sealed and Unsealed Road Network	-45050.50		F
106	EFT5182	24/02/2016	Carroll and Richardson Flagworld Pty Ltd	TOURISM PROMOTION 2 Banners and Freight	-759.00		
107	EFT5183	24/02/2016	United Security Enforcement Corporation	TOWN HALL SECURITY Lessor Hall Call Out 04/12/15 and 05/12/15	-172.59		
108	EFT5184	24/02/2016	Wagin EarthMoving	VERGE MAINTENANCE Mulching for 8 Hours 07/02/16	-2024.00		
109	EFT5185	24/02/2016	Institute of Public Works Engineering Australasia	OTHCUL MERGER IPWEA Buildings Plus Subscription	-1430.00		F
110	EFT5186	24/02/2016	Azhar Awang	EMDRS REIMBURSEMENT Relocation Allowance for Azhar Awang	-2213.00	L	

	Chq/EFT	Date	Name	Description	Amount	Type	Fund
111	EFT5187	24/02/2016	LG Assist Australia	ADMIN ADVERTISING LG 18/02/16 Senior Finance Officer	-275.00		
112	EFT5188	25/02/2016	Department of Human Services	Payroll deductions	-854.16		
113	EFT5189	25/02/2016	Easifleet	EMPLOYEE COSTS Novated Lease Toni Reitmajer	-882.05		R
114	EFT5190	26/02/2016	Jeff Paul Slattery	Rates refund for assessment A245300 46 Hough Street NARROGIN WA 6312	-298.43	L	
115	EFT5191	26/02/2016	Construction Industry Training Fund	BUILDING BCITF Levies January 2016	-416.33		F
116	DD1310.1	12/02/2016	Synergy	ELECTRICITY Various Department November - January 2016	-4794.35		PF
117	DD1315.1	12/02/2016	Telstra	TELEPHONE Mobiles Various January 2016	-866.94		PF
118	DD1318.1	10/02/2016	St Andrews Retirement Plan	Superannuation contributions	-81.28		
119	DD1329.1	22/02/2016	Origin Energy Retail Limited	NRLC LPG Bulk Supply 02/02/16	-3019.85		
120	DD1329.2	22/02/2016	Independence Australia Group	GNARROJIN PARK TOILETS Supply Mattress Protector Shield	-39.00		
121	DD1329.3	22/02/2016	Water Corporation	WATER CORPORATION Various Department January - February 2016	-20865.91		PF
122	DD1329.4	22/02/2016	Synergy	ELECTRICITY Various Department December 2015 - January 2016	-33309.22		PF
123	DD1333.1	23/02/2016	Australian Taxation Office	BAS January 2016	-46315.84		
124	DD1335.1	23/02/2016	Department of Transport	NGN10179 Mercedes Sprinter (NHC) (P11) Correction Licence Status	-9.00		F
125	DD1346.1	26/02/2016	Telstra	TELEPHONE Landline Various February 2016	-2244.14		PF
126	45329	05/02/2016	Town Of Narrogin	BUILDING BCITF Commission June 2015 to January 2016	-123.75		F
127	45330	24/02/2016	Town Of Narrogin	TRANSWA COMMISSION January 2016	-185.59		F
128	120216	12/02/2016	Origin Energy Retail Limited	NRLC LPG Bulk Supply 25/01/16	-2333.40		
129	DD1338.1	10/02/2016	AustralianSuper	Superannuation contributions	-379.51		
130	DD1338.2	10/02/2016	Commonwealth Bank	Superannuation contributions	-286.83		
131	DD1338.3	10/02/2016	MLC Nominees	Payroll deductions	-271.00		
132	DD1338.4	10/02/2016	BT Lifetime Super	Superannuation contributions	-229.60		
133	DD1338.5	10/02/2016	Onepath Custodians Pty Ltd	Superannuation contributions	-158.91		
134	DD1338.6	10/02/2016	Sunsuper	Superannuation contributions	-228.37		
135	DD1338.7	10/02/2016	MLC MasterKey	Superannuation contributions	-250.94		
136	DD1338.8	10/02/2016	A.N.Z. Australian Staff Superannuation Scheme	Superannuation contributions	-156.97		
137	DD1338.9	10/02/2016	Care Super	Superannuation contributions	-118.75		
138	DD1339.1	24/02/2016	AustralianSuper	Superannuation contributions	-383.32		
139	DD1339.2	24/02/2016	MLC Nominees	Payroll deductions	-271.00		
140	DD1339.3	24/02/2016	BT Lifetime Super	Superannuation contributions	-229.60		
141	DD1339.4	24/02/2016	Onepath Custodians Pty Ltd	Superannuation contributions	-158.91		
142	DD1339.5	24/02/2016	Sunsuper	Superannuation contributions	-228.37		
143	DD1339.6	24/02/2016	MLC MasterKey	Superannuation contributions	-202.26		
144	DD1339.7	24/02/2016	A.N.Z. Australian Staff Superannuation Scheme	Superannuation contributions	-164.59		
145	DD1339.8	24/02/2016	Care Super	Superannuation contributions	-135.89		

10.2.034 MONTHLY FINANCIAL REPORTS – FEBRUARY 2016

File Reference: 12.8.1
Disclosure of Interest: Nil
Applicant: Nil
Previous Item Nos: Nil
Date: 17 March 2016
Author: Rhona Hawkins – Manager Finance

Attachments

- Monthly Financial Report for the period ended 29 February 2016

Background

Council is requested to review the February 2016 Monthly Financial Reports.

Summary

In accordance with Regulation 34 of the Local Government (Financial Management) Regulations 1996, the Town is to prepare a monthly Statement of Financial Activity for approval by Council.

Comment

The February 2016 Monthly Financial Reports are presented for review.

Consultation

Colin Bastow, Director of Corporate and Community Services

Statutory Environment

Local Government Financial Regulations (1996) (as amended) 22, 32, and 34 apply.

Policy Implications

Nil

Financial Implications

All expenditure has been approved via adoption of the 2015/16 Annual Budget, or resulting from a Council Motion for a budget amendment.

Strategic Implications

Nil

Voting Requirements

Simple Majority

COUNCIL RESOLUTION 0316.042 AND OFFICER'S RECOMMENDATION

Moved: Cr Ward

Seconded: Cr Fisher

That Council:

Receive the February 2016 Monthly Financial Reports as presented.

CARRIED 8/0



MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 29 FEBRUARY 2016

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Statement of Financial Activity by Nature and Type

Statement of Financial Activity by Statutory Reporting Program

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

TOWN OF NARROGIN
STATEMENT OF FINANCIAL ACTIVITY
(Nature or Type)
FOR THE PERIOD ENDED 29 FEBRUARY 2016

	Note	Adopted Annual Budget	Revised Annual Budget 4	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a) 3	Var. % (b)-(a)/(b) 300%	
Operating Revenues		\$	\$	\$	\$	\$	%	
Grants, Subsidies and Contributions	9	2,314,125	2,314,125	1,582,364	1,804,728	222,364	12%	▲
Profit on Asset Disposal	11	4,130	4,130	2,744	0	(2,744)	(100%)	
Fees and Charges		1,404,129	1,404,129	1,173,964	1,255,191	81,227	6%	
Interest Earnings		131,800	131,800	88,973	103,623	14,650	14%	
Other Revenue		155,000	155,000	103,328	93,735	(9,593)	(10%)	
Total (Excluding Rates)		4,009,184	4,009,184	2,951,373	3,257,276	305,903		
Operating Expense								
Employee Costs		(3,930,336)	(3,930,336)	(2,630,154)	(2,392,470)	237,684	10%	
Materials and Contracts		(3,724,392)	(3,724,392)	(2,493,370)	(2,903,226)	(409,856)	(14%)	▲
Utilities Charges		(669,822)	(669,822)	(454,711)	(404,589)	50,122	12%	▼
Depreciation (Non-Current Assets)		(1,324,892)	(1,324,892)	(883,208)	(845,677)	37,531	4%	
Interest Expenses		(44,846)	(44,846)	(29,888)	(26,241)	3,647	14%	
Insurance Expenses		(187,334)	(187,334)	(185,655)	(192,180)	(6,525)	(3%)	
Loss on Asset Disposal	11	(63,735)	(63,735)	(42,464)	(52,776)	(10,312)	(20%)	
Other Expenditure		(215,034)	(215,034)	(166,305)	(123,534)	42,771	35%	▼
Total		(10,160,390)	(10,160,390)	(6,885,755)	(6,940,693)	(54,938)		
Funding Balance Adjustment								
Add Back Depreciation		1,324,892	1,324,892	883,208	845,677	(37,531)	(4%)	
Adjust (Profit)/Loss on Asset Disposal	11	59,605	59,605	39,720	52,776	13,056	25%	
Movement in Leave Reserve (Added Back)		0	0	0	0	0		
Net Operating (Ex. Rates)		(4,766,709)	(4,766,709)	(3,011,454)	(2,784,965)	226,489		
Capital Revenues								
Grants, Subsidies and Contributions	9	869,088	869,088	579,376	5,871,419	5,292,043	90%	▲
Proceeds from Disposal of Assets	11	247,000	247,000	203,000	186,296	(16,704)	(9%)	
Proceeds from New Debentures	13	450,000	450,000	450,000	0	(450,000)	(100%)	▼
Proceeds from Sale of Investments		0	0	0	0	0		
Proceeds from Advances		0	0	0	0	0		
Self-Supporting Loan Principal		0	0	0	0	0		
Transfer from Reserves	10	2,906,885	2,906,885	0	0	0		
Total		4,472,973	4,472,973	1,232,376	6,057,715	4,825,339		
Capital Expenses								
Land and Buildings	11	(1,247,879)	(1,247,879)	(115,000)	(101,572)	13,428	13%	▲
Plant and Equipment	11	(589,848)	(589,848)	(421,848)	(510,810)	(88,962)	(17%)	▲
Furniture and Equipment	11	(63,000)	(63,000)	(55,000)	0	55,000	100%	▼
Infrastructure Assets - Roads	11	(459,252)	(459,252)	(459,252)	(176,216)	283,036	161%	▼
Infrastructure Assets - Footpaths	11	(50,000)	(50,000)	(50,000)	0	50,000	100%	▼
Infrastructure Assets - Drainage	11	(50,000)	(50,000)	0	(14,373)	(14,373)	(100%)	
Infrastructure Assets - Other	11	(1,308,472)	(1,308,472)	(363,472)	(353,470)	10,002	3%	
Repayment of Debentures	13	(144,809)	(144,809)	(79,257)	(80,000)	(743)	(1%)	
Transfer to Reserves	10	(733,990)	(733,990)	(717,318)	0	717,318	100%	▼
Total		(4,647,250)	(4,647,250)	(2,261,147)	(1,236,441)	1,024,706		
Net Capital		(174,277)	(174,277)	(1,028,771)	4,821,274	5,850,045		
Total Net Operating + Capital		(4,940,986)	(4,940,986)	(4,040,225)	2,036,309	6,076,534		
Rate Revenue		3,293,160	3,293,160	3,292,900	3,238,759	(54,441)	(2%)	
Opening Funding Surplus(Deficit)		1,647,827	1,650,598	1,650,598	1,650,598	0	0%	
Closing Funding Surplus(Deficit)	3	1	2,772	903,273	6,925,666	6,022,393		

TOWN OF NARROGIN
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
FOR THE PERIOD ENDED 29 FEBRUARY 2016

	Note	Adopted Annual Budget	Revised Annual Budget 4	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a) 3	Var. % (b)-(a)/(b) 300%	Var
Operating Revenues		\$	\$	\$	\$	\$	%	
Governance		5,100	5,100	64	441,856	441,792	100%	▲
General Purpose Funding		783,915	783,915	576,527	618,705	42,178	7%	
Law, Order and Public Safety		31,500	31,500	24,968	35,137	10,169	29%	
Health		7,500	7,500	6,164	4,788	(1,376)	(29%)	
Education and Welfare		1,402,564	1,402,564	937,131	6,261,261	5,324,130	85%	▲
Housing		7,800	7,800	5,200	5,400	200	4%	
Community Amenities		974,121	974,121	876,865	891,971	15,106	2%	
Recreation and Culture		922,139	922,139	608,102	267,928	(340,174)	(127%)	▼
Transport		459,156	459,156	306,088	336,942	30,854	9%	
Economic Services		231,401	231,401	154,264	173,221	18,957	11%	
Other Property and Services		53,076	53,076	35,376	91,485	56,109	61%	▲
Total (Excluding Rates)		4,878,272	4,878,272	3,530,749	9,128,695	5,597,946		
Operating Expense								
Governance		(1,658,132)	(1,658,132)	(1,125,947)	(890,462)	235,485	26%	▼
General Purpose Funding		(166,081)	(166,081)	(112,446)	(146,561)	(34,115)	(23%)	▲
Law, Order and Public Safety		(261,860)	(261,860)	(178,752)	(157,735)	21,017	13%	
Health		(125,838)	(125,838)	(85,320)	(67,743)	17,577	26%	
Education and Welfare		(1,503,469)	(1,503,469)	(1,013,412)	(2,064,208)	(1,050,796)	(51%)	▲
Housing		0	0	(623)	0	623	100%	
Community Amenities		(1,261,878)	(1,261,878)	(845,038)	(732,190)	112,848	15%	▼
Recreation and Culture		(2,567,973)	(2,567,973)	(1,756,739)	(1,652,568)	104,171	6%	
Transport		(1,517,366)	(1,517,366)	(1,013,308)	(912,569)	100,739	11%	▼
Economic Services		(1,017,699)	(1,017,699)	(683,154)	(430,468)	252,686	59%	▼
Other Property and Services		(80,093)	(80,093)	(71,016)	113,811	184,827	(162%)	
Total		(10,160,390)	(10,160,390)	(6,885,755)	(6,940,693)	(54,938)		
Funding Balance Adjustment								
Add back Depreciation		1,324,892	1,324,892	883,208	845,677	(37,531)	(4%)	
Adjust (Profit)/Loss on Asset Disposal	10	59,605	59,605	39,720	52,776	13,056	25%	
Movement in Leave Reserve (Added Back)		0	0	0	0	0		
Net Operating (Ex. Rates)		(3,897,621)	(3,897,621)	(2,432,078)	3,086,456	5,518,534		
Capital Revenues								
Proceeds from Disposal of Assets	10	247,000	247,000	203,000	186,296	(16,704)	(9%)	
Proceeds from New Debentures	12	450,000	450,000	450,000	0	(450,000)	(100%)	▼
Proceeds from Sale of Investments		0	0	0	0	0		
Proceeds from Advances		0	0	0	0	0		
Self-Supporting Loan Principal		0	0	0	0	0		
Transfer from Reserves	9	2,906,885	2,906,885	0	0	0		
Total		3,603,885	3,603,885	653,000	186,296	(466,704)		
Capital Expenses								
Land and Buildings	10	(1,247,879)	(1,247,879)	(115,000)	(101,572)	13,428	13%	▲
Plant and Equipment	10	(589,848)	(589,848)	(421,848)	(510,810)	(88,962)	(17%)	▲
Furniture and Equipment	10	(63,000)	(63,000)	(55,000)	0	55,000	100%	▼
Infrastructure Assets - Roads	10	(459,252)	(459,252)	(459,252)	(176,216)	283,036	161%	▼
Infrastructure Assets - Footpaths	10	(50,000)	(50,000)	(50,000)	0	50,000	100%	▼
Infrastructure Assets - Drainage	10	(50,000)	(50,000)	0	(14,373)	(14,373)	(100%)	
Infrastructure Assets - Other	10	(1,308,472)	(1,308,472)	(363,472)	(353,470)	10,002	3%	
Repayment of Debentures	12	(144,809)	(144,809)	(79,257)	(80,000)	(743)	(1%)	
Transfer to Reserves	9	(733,990)	(733,990)	(717,318)	0	717,318	100%	▼
Total		(4,647,250)	(4,647,250)	(2,261,147)	(1,236,441)	1,024,706		
Net Capital		(1,043,365)	(1,043,365)	(1,608,147)	(1,050,145)	558,002		
Total Net Operating + Capital		(4,940,986)	(4,940,986)	(4,040,225)	2,036,311	6,076,536		
Rate Revenue		3,293,160	3,293,160	3,292,900	3,238,759	(54,141)	(2%)	
Opening Funding Surplus(Deficit)		1,647,827	1,650,598	1,650,598	1,650,598	0	0%	
Closing Funding Surplus(Deficit)	3	1	2,772	903,273	6,925,668	6,022,395		

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

1. SIGNIFICANT ACCOUNTING POLICIES

financial activity are:

(a) Basis of Accounting

This statement is a special purpose financial report, prepared in accordance with applicable Australian Accounting Standards, other mandatory professional reporting requirements and the Local Government Act 1995 (as amended) and accompanying regulations (as amended).

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in this statement.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 12.

(c) Rounding Off Figures

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

(d) Rates, Grants, Donations and Other Contributions

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

(e) Goods and Services Tax

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables are stated inclusive of applicable GST.

(f) Cash and Cash Equivalents

Cash and cash equivalents comprise cash at bank and in hand and short-term deposits that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts. Bank overdrafts are included as short-term borrowings in current liabilities.

(g) Trade and Other Receivables

Trade receivables, which generally have 30 - 90 day terms, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, less any allowance for uncollectible amounts.

Collectability of trade receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(h) Inventories

General

Inventories are valued 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 of necessary to make the sale.

Inventories held from trading are classified as current even if not expected to be realised in the next 12 months.

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Land Held for Resale

Land purchased for development and/or resale is valued at the lower of the cost and net realisable value. Cost includes the cost of acquisition, development and interest incurred on the financing of that land during its development. Interest and holding charges incurred after development is complete are recognised as expenses.

Revenue arising from the sale of property is recognised in the operating statement as at the time of signing a binding contract of sale.

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

(i) Fixed Assets

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

(j) Depreciation of Non-Current Assets

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

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

Buildings	50 to 100 years
Furniture and Equipment	10 years
Plant and Equipment	5 to 15 years
Sealed roads and streets clearing and earthworks construction/road base original surfacing and major re-surfacing - bituminous seals	not depreciated 50 years 20 years
Gravel roads clearing and earthworks construction/road base gravel sheet	not depreciated 50 years 12 years
Formed roads (unsealed) clearing and earthworks construction/road base Footpaths - slab	not depreciated 50 years 40 years

Capitalisation Threshold

Plant, Property and Equipment (excluding Buildings) items to \$5,000 or greater, and Building and Infrastructure items to \$10,000 or greater.

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(k) Trade and Other Payables

provided to the local government 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 and are usually paid within 30 days of recognition.

(l) Employee Benefits

The provisions for employee benefits relates to amounts expected to be paid for long service leave,

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

be settled within 12 months represents the amount the Shire has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Shire expects to pay and includes related on-costs.

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

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

(m) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

(n) Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable capitalised as part of the cost of the particular asset.

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

(o) Current and Non-Current Classification

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

(p) Nature or Type Classifications

Rates

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

Operating Grants, Subsidies and Contributions

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

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Nature or Type Classifications (Continued)

Non-Operating Grants, Subsidies and Contributions

Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

Profit on Asset Disposal

Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

Fees and Charges

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

Service Charges

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

Interest Earnings

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Other Revenue / Income

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

Employee Costs

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

Materials and Contracts

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

Utilities (Gas, Electricity, Water, etc.)

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

Insurance

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

Loss on asset disposal

Loss on the disposal of fixed assets.

Depreciation on non-current assets

Depreciation expense raised on all classes of assets.

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Nature or Type Classifications (Continued)

Interest expenses

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

Other expenditure

Statutory fees, taxes, provision for bad debts, member's fees or levies including WA Fire Brigade Levy and State taxes. Donations and subsidies made to community groups.

(q) Statement of Objectives

In order to discharge its responsibilities to the community, the Council has developed a set of operational and financial objectives. These objectives have been established both on an overall basis and for each of its broad activities/programs.

Council operations as disclosed in this statement encompass the following service orientated activities/programs:

GOVERNANCE

Members of Council, Civic Functions, Executive Support, Human Resources & Payroll, Security Services, Administration Support, Records Management, Information Technology and Financial Control.

GENERAL PURPOSE FUNDING

All Rate Revenue and Penalties, General Purpose Grant, Pensioners Deferred Rates Grant and Interest Revenue.

LAW, ORDER, PUBLIC SAFETY

Fire Prevention, Animal Control, General Ranger Services, Emergency Services.

HEALTH

Maternal and Infant Health, Preventative Services (Immunisation), Inspections, Pest Control.

HOUSING

The Town does not have any staff or other residential housing.

COMMUNITY AMENITIES

Sanitation Household Refuse, Refuse Site, Sewerage, Protection of the Environment, Town Planning, Cemeteries, Bus Shelters.

RECREATION AND CULTURE

Public Halls and Civic Centres, Aquatic Centre, Beaches, Recreation Grounds (Active and Passive), Arts, Leisure Development, Libraries, Museum, Arts Centre.

TRANSPORT

Road Maintenance, Footpaths, Bridges, Street Trees, Street Lighting, Cycle ways, Vehicle Crossovers, Depots, Parking.

ECONOMIC SERVICES

Rural Services, Tourism, Building Control, Economic Development.

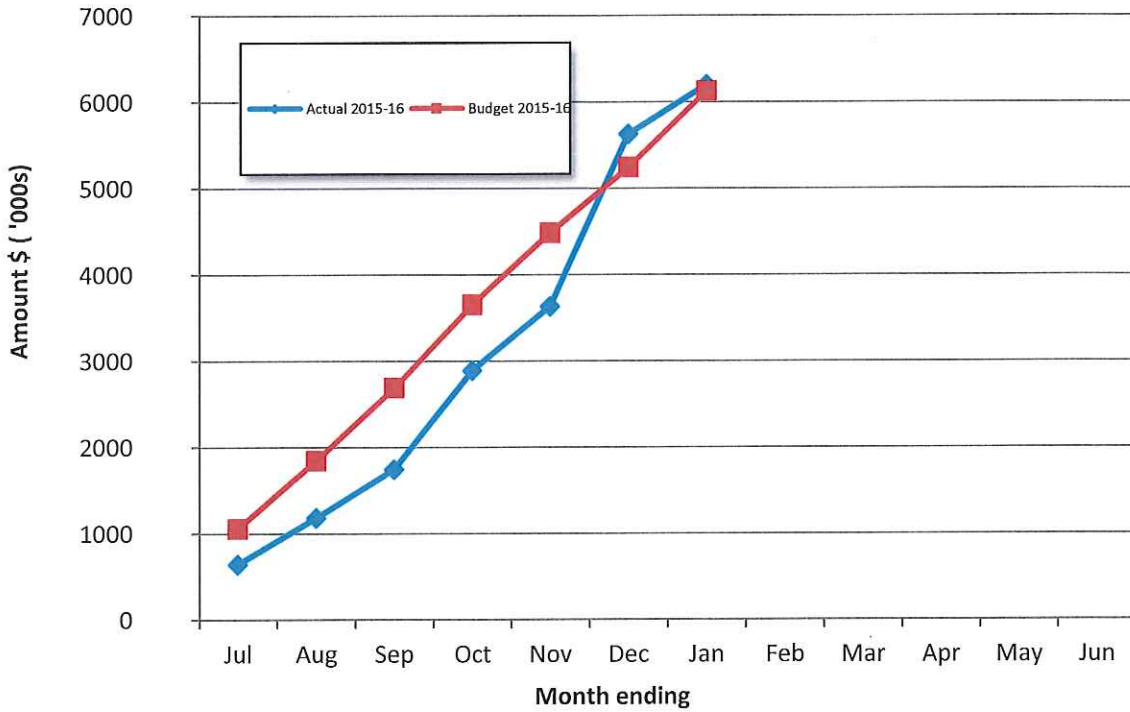
OTHER PROPERTY & SERVICES

Private Works, Stocks and Miscellaneous Items.

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

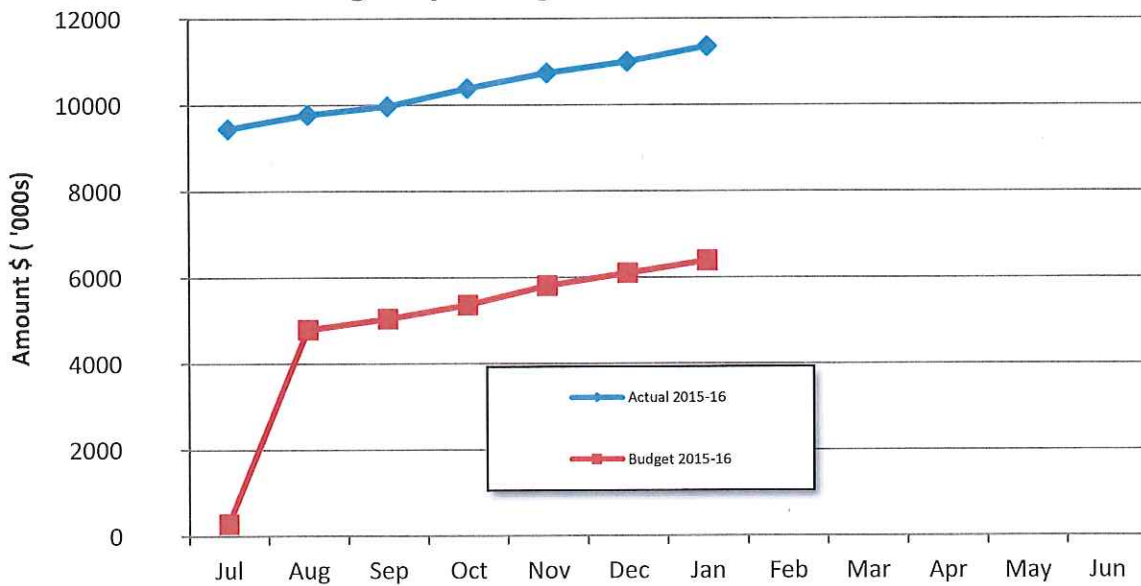
Note 2 - Graphical Representation - Source Statement of Financial Activity

Budget Operating Expenses -v- YTD Actual



Comments/Notes - Operating Expenses

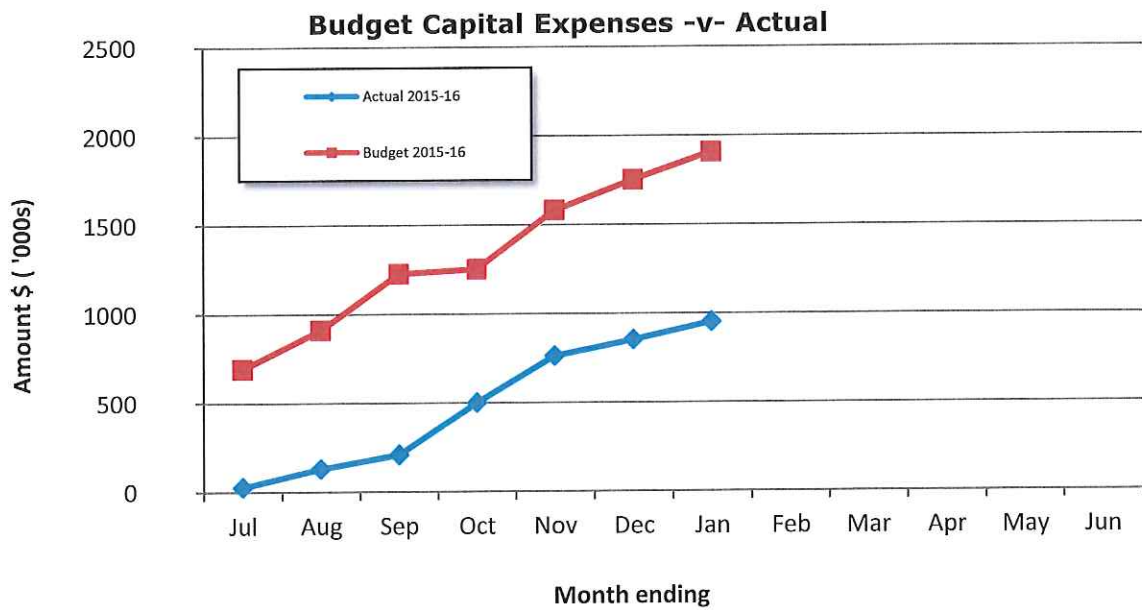
Budget Operating Revenues -v- Actual



Comments/Notes - Operating Revenues

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

Note 2 - Graphical Representation - Source Statement of Financial Activity

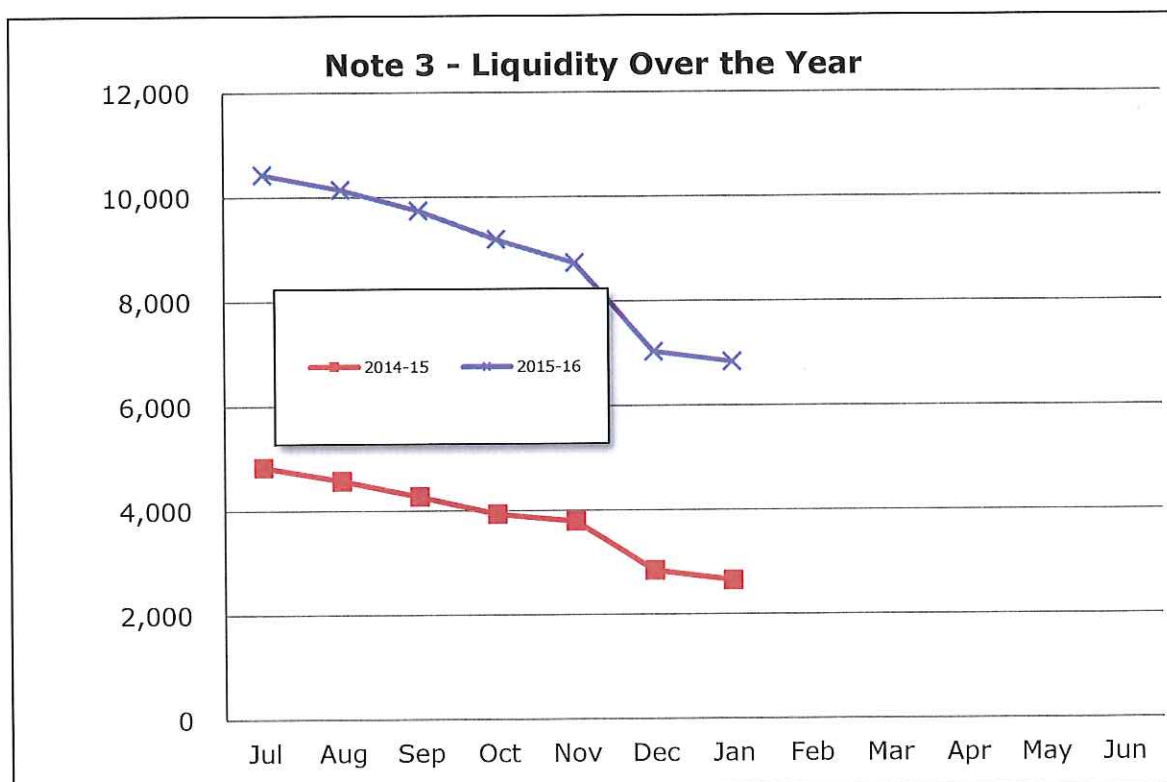


Comments/Notes - Capital Expenses

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

Note 3: SURPLUS/(DEFICIT) POSITION

		Positive=Surplus (Negative=Deficit)		
		29/02/2016	31/01/2016	28/02/2015
Note		This Period	Last Period	Same Period Last Year
		\$	\$	\$
Current Assets				
	Cash Unrestricted	6,924,459	6,340,698	2,144,912
	Cash Restricted	4,167,800	4,167,800	2,596,408
	Receivables - Rates and Rubbish, ESL, Excess Rates	567,715	704,692	607,155
	Receivables -Other	233,888	216,477	229,185
		11,893,861	11,429,666	5,577,660
Less: Current Liabilities				
	Payables	(678,488)	(307,241)	(213,250)
	Loan Liability	(64,810)	(68,264)	(63,450)
	Provisions	(448,020)	(448,020)	(425,541)
		(1,191,319)	(823,525)	(702,241)
	Net Current Asset Position	10,702,543	10,606,141	4,875,419
	Less: Cash Restricted	(4,167,800)	(4,167,800)	(2,596,408)
	Add Back: Component of Leave Liability not Required to be funded	326,113	326,113	214,342
	Add Back: Current Loan Liability	64,810	68,264	63,450
	Adjustment for Trust Transactions Within Muni	0	0	0
	Net Current Funding Position	6,925,666	6,832,719	2,556,803



Comments - Net Current Funding Position

The Net Current Funding Position above includes Karinya Grant funds of \$3,975,741. The adjusted position is therefore \$2,949,925.

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

Note 4: CASH AND INVESTMENTS

	Interest Rate	Unrestricted		Restricted		Trust		Total		Institution	Maturity Date
		\$		\$		\$		Amount \$			
(a) Cash Deposits											
Municipal Account	1.95%	2,945,978						2,945,978	NAB	On-Call	
Cash Floats - Admin Library		1,200						1,200			
Homecare		150						150			
NRLC - Till 1		100						100			
Refuse Site		0						0			
Caravan Park		100						100			
Petty Cash - Admin Library		300						300			
Homecare		200						200			
CATS		350						350			
Reserve Account		240						240			
Trust Account	1.50%					76,350		76,350	NAB	On-Call	
(b) Term Deposits											
Karinya Grant - Restricted	2.65%	3,975,741		4,167,800				3,975,741	NAB	31/03/2016	
Reserve Term Deposit								4,167,800			
								0			
								0			
(c) Investments											
Total		6,924,459		4,167,800		76,350		11,168,609			

Comments/Notes - Investments

**TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016**

Note 5: MAJOR VARIANCES

Comments/Reason for Variance

5.1 OPERATING REVENUE (EXCLUDING RATES) - PROGRAM

All variances will be adjusted subject to the Budget Review.

5.1.1 GOVERNANCE

Permanent - Reimbursement income higher than anticipated due to Shire of Cuballing reimbursement for LG Dinner and CEO purchase of mobile phone.

5.1.2 GENERAL PURPOSE FUNDING

Permanent - Reimbursement of debt collection is higher than anticipated.

5.1.3 LAW, ORDER AND PUBLIC SAFETY

Permanent - Fire prevention fines and penalties higher than expected.

5.1.4 HEALTH

Permanent - Regulatory Fees and Charges and Penalties are lower than anticipated for this time of year.

5.1.5 EDUCATION AND WELFARE

Permanent - Grant Funding for the Dementia Wing at Narrogin Cottage Homes was not included in the budget.

5.1.6 HOUSING

Nil

5.1.7 COMMUNITY AMENITIES

Nil

5.1.8 RECREATION AND CULTURE

Timing - Budget for grant income was loaded into Synergy and spread across twelve months.

5.1.9 TRANSPORT

Timing - Regional Road Group and R2R Grant payments have not been received as per budget.

5.1.10 ECONOMIC SERVICES

Permanent - Building Licence fees are higher than expected.

5.1.11 OTHER PROPERTY AND SERVICES

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

Note 5: MAJOR VARIANCES

Comments/Reason for Variance

5.2 OPERATING EXPENSES - PROGRAM

All variances will be adjusted subject to the Budget Review.

5.2.1 GOVERNANCE

Timing - Expenditure on Structural Reform (Merger) lower than anticipated.

5.2.2 GENERAL PURPOSE FUNDING

Permanent - Annual and Long Service Leave payout for previous Finance Officer - Rates.

Permanent - Debt collection expenses are higher than anticipated but offset by income reimbursement.

5.2.3 LAW, ORDER AND PUBLIC SAFETY

Timing - ESL payable on Town Buildings has not be paid as yet.

Timing - Fire Prevention salaries and wages is lower than expected.

Timing - Maintenance at the Animal Pound has occurred earlier than expected.

5.2.4 HEALTH

Timing - Health Salaries and Wages lower than budgetted.

5.2.5 EDUCATION AND WELFARE

Timing - Expenditure under the Home and Community Care Program is lower than anticipated.

Timing - Expenditure under the Home Care Packages is lower than anticipated.

5.2.6 HOUSING

Nil

5.2.7 COMMUNITY AMENITIES

Timing - Waste disposal expenditure is lower than expected due to not receiving the Contractors invoices prior to closing off for the month.

Timing - Townscape expenditure has not occurred as per budget.

5.2.8 RECREATION AND CULTURE

Timing - Depreciation has not been calculated as expected this matter will be investigated.

Timing - General maintenance is lower than expected.

5.2.9 TRANSPORT

Timing - Maintenance expenditure on Roads is lower than anticipated.

5.2.10 ECONOMIC SERVICES

Timing - Caravan Park maintenance is lower than expected.

Timing - TAFE Project expenditure is lower than expected.

5.2.11 OTHER PROPERTY AND SERVICES

Timing - due to Public Works Overheads and Plate Operation Costs this will be rectified.

**TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016**

Note 5: MAJOR VARIANCES

Comments/Reason for Variance

5.3 CAPITAL REVENUE

All variances will be adjusted subject to the Budget Review.

5.3.1 PROCEEDS FROM DISPOSAL OF ASSETS

Nil

5.3.2 PROCEEDS FROM NEW DEBENTURES

Nil

5.3.3 PROCEEDS FROM SALE OF INVESTMENT

Nil

5.3.4 PROCEEDS FROM ADVANCES

Nil

5.3.5 SELF-SUPPORTING LOAN PRINCIPAL

Nil

5.3.6 TRANSFER FROM RESERVES (RESTRICTED ASSETS)

Timing - Reserve transfers will be completed as part of the end of year processes.

**TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016**

Note 5: MAJOR VARIANCES

Comments/Reason for Variance

5.4 CAPITAL EXPENSES

All variances will be adjusted subject to the Budget Review.

5.4.1 LAND HELD FOR RESALE

Nil

5.4.2 LAND AND BUILDINGS

Nil

5.4.3 PLANT AND EQUIPMENT

Nil

5.4.4 TOOLS

Nil

5.4.5 FURNITURE AND EQUIPMENT

Nil

5.4.6 INFRASTRUCTURE ASSETS - ROADS

Nil

5.4.7 INFRASTRUCTURE ASSETS - FOOTPATHS

Nil

5.4.9 INFRASTRUCTURE ASSETS - DRAINAGE

Nil

5.4.10 INFRASTRUCTURE ASSETS - PARKS AND OVALS

Nil

5.4.11 INFRASTRUCTURE ASSETS - OTHER

Nil

5.4.12 PURCHASES OF INVESTMENT

Nil

5.4.13 REPAYMENT OF DEBENTURES

Nil

5.4.14 ADVANCES TO COMMUNITY GROUPS

Nil

5.4.15 TRANSFER TO RESERVES (RESTRICTED ASSETS)

Timing - Reserve transfers will be completed as part of the end of year processes.

5.5 OTHER ITEMS

Nil

5.5.1 RATE REVENUE

Nil

5.5.2 OPENING FUNDING SURPLUS(DEFICIT)

Nil

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

Note 6: BUDGET AMENDMENTS/VARIATION TO SURPLUS/(DEFICIT)
 Amendments to original budget since budget adoption. Surplus/(Deficit)

Description	Council Resolution	Classification	No Change - (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
Budget Adoption Variation between adopted budget opening position and actual		Opening Surplus(Deficit) Opening Surplus(Deficit) Opening Surplus(Deficit)	\$	\$ 2,771	\$	\$ 2,772
Closing Funding Surplus (Deficit)			0	2,771	0	2,772

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

Note 7: RECEIVABLES

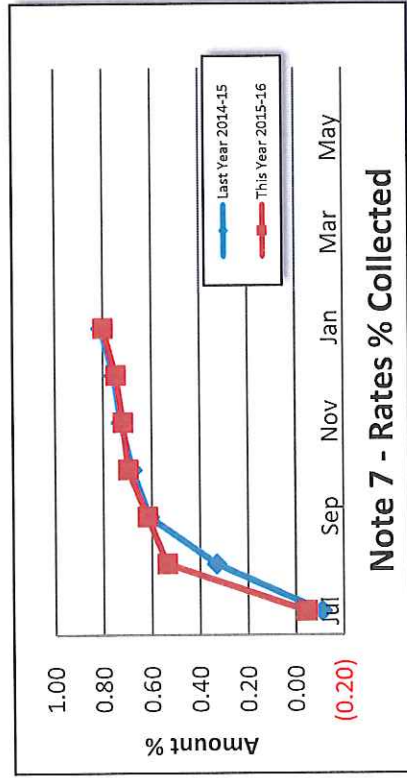
Receivables - Rates and Rubbish

Previous Year	330,637
Rates Levied this year (YTD)	3,292,120
Movement in Excess Rates	(53,361)
Domestic Refuse Collection Charges	388,848
Domestic Services (Additional)	3,377
Commercial Collection Charge	41,280
Commercial Collection Charge (Additional)	44,604
Total Rates and Rubbish (YTD)	3,716,868
Less Collections to date	(3,373,625)
Equals Outstanding	673,880
Net Rates Collectable	
% Collected	83.35%

(Note 8)

Pensioner Deferred Rates	(101,595)
Pensioner Deferred ESL	(4,570)
Total Rates and Rubbish, ESL, Excess Rates	(106,166)
	567,715

(Note 3)



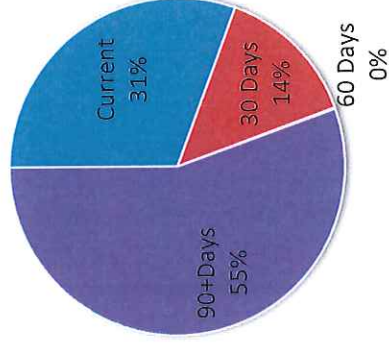
Note 7 - Rates % Collected

	Current	30 Days	60 Days	90+Days
Receivables - Sundry Debtors	\$ 54,510	\$ 24,629	\$ 165	\$ 98,686
Total Outstanding				177,990

Amounts shown above include GST (where applicable)

Rates Pensioner Rebate Claims	36,092
GST Input	59,806
Provision For Doubtful Debts	(40,000)
Total Receivables - Other (Note 3)	233,888

**Note 7 - Accounts Receivable
(non-rates)**



Comments/Notes - Receivables General

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 29 February 2016

Note 8: RATING INFORMATION		Rate in \$	Number of Properties	Rateable Value \$	Rate Revenue \$	Interim Rates \$	Back Rates \$	Total Revenue \$	Amended Budget Rate Revenue \$	Amended Budget Interim Rate \$	Amended Budget Back Rate \$	Amended Budget Total Revenue \$
General Rate		0.10057	1,943	28,275,680	2,843,685	2,777	0	2,846,462	2,843,685	2,362	0	2,846,047
GRV		0.77937	1	1,328	1,035	(1,035)	0	0	1,035	0	0	1,035
UV - Mining Tenement												
Sub-Totals			1,944	28,277,008	2,844,720	1,742	0	2,846,462	2,844,720	2,362	0	2,847,082
Minimum Payment												
GRV		1,006	443	3,264,542	445,658	0	0	445,658	445,658	420	0	446,078
UV - Mining Tenement		1,006	0	0	0	0	0	0	0	0	0	0
Sub-Totals			443	3,264,542	445,658	0	0	445,658	445,658	420	0	446,078
Total Rates Levied (Note 7)								3,292,120				3,293,160
Discounts								0				0
Rates Adjustments								0				0
Movement in Excess Rates								(53,361)				0
Amount from General Rates								3,238,759				3,293,160
Ex Gratia Rates								0				350
Specified Area Rates								0				0
Totals								3,238,759				3,293,510

Comments - Rating Information

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

Note 9: GRANTS AND CONTRIBUTIONS

Program/Details	Provider	Approval	2015-16 Budget	Variations Additions (Deletions)	Revised Grant	Recoup Status	
						Received	Not Received
GENERAL PURPOSE FUNDING			\$	\$	\$	\$	\$
RATES - Reimbursement of Debt Collection Costs (Inc GST)		Yes	0	(80)	(80)	(80)	0
RATES - Reimbursement of Debt Collection Costs (Exc GST)		Yes	(10,000)	(23,817)	(33,817)	(33,817)	(0)
GENGRANT - Financial Assistance Grant - General	Grants Commission (Untied)	Yes	(549,320)		(549,320)	(405,964)	(143,356)
GENGRANT - Financial Assistance Grant - Roads	Grants Commission (Roads)	Yes	(70,595)		(70,595)	(52,934)	(17,661)
MEMBERS							
MEMBERS - Reimbursements	Reimbursements	Yes	0	(1,123)	(1,123)	(1,123)	(0)
OTHER GOVERNANCE							
OTHGOV - Reimbursements	Reimbursements	Yes	(5,000)	(28,179)	(33,179)	(33,179)	0
OTHGOV - Grant Funding - Council		Yes	0	0	0	0	0
OTHGOV - Grant Funding - Council		Yes	0	(400,000)	(400,000)	(400,000)	0
LAW, ORDER, PUBLIC SAFETY							
FIRE - Reimbursements	FESA (SES)	Yes	0	0	0	0	0
ESL - SES Subsidy (Operating) Grant	FESA (SES Subsidy)	Yes	(6,000)		(6,000)	(3,600)	(2,400)
OLOPS - LEMC Contribution		Yes	(5,000)		(5,000)	(5,000)	0
OLOPS - State Emergency Management Grants		Yes	0	(10,000)	(10,000)	(10,000)	0
EDUCATION & WELFARE							
HACC - Recurrent Grant Funding	Dept. of Health & Ageing	Yes	(828,371)		(828,371)	(675,123)	(153,248)
HACC - Contributions & Donations	Dept. of Health & Ageing	Yes	0	(3,636)	(3,636)	(3,636)	0
HACC - Other Grants	Dept. of Health & Ageing	Yes	0	(697)	(697)	(697)	(0)
CHCP - Recurrent Grant Funding	Dept. of Health & Ageing	Yes	(203,000)		(203,000)	(139,125)	(63,875)
CHCP - Reimbursements	Dept. of Health & Ageing	Yes		(967)	(967)	(967)	(0)
CHSP - Recurrent Grant Funding	Bethanie Care	Yes	(80,000)		(80,000)	(77,968)	(2,032)
AGEDSNRS - Reimbursements	Reimbursements	Yes	(2,075)		(2,075)	(75)	(2,000)
AGEDOTHER - Baptist Care Contributions	Neurodegenerative Conditions Coordinating Care Program	Yes	(9,000)		(9,000)	(9,000)	(9,000)
AGEDOTHER - PATS Voucher Income	Neurodegenerative Conditions Coordinating Care Program	Yes	(2,000)		(2,000)	(869)	(1,131)

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

Note 9: GRANTS AND CONTRIBUTIONS

Program/Details	Provider	Approval (Yes/No)	2015-16 Budget	Variations Additions (Deletions)	Revised Grant	Recoup Status	
						Received	Not Received
AGEDOTHER - CATS Contributions & Donations	Dept. of Veterans Affairs/CATS	Yes	\$ (4,000)		\$ (4,000)		\$ (4,000)
AGEDOTHER - CATS Contributions & Donations	Travel Rebate	Yes	0	(2,500)	(2,500)		0
AGEDOTHER - Commonwealth Carers Respite Fees & Charges	Donations	Yes	(2,827)		(2,827)		(2,827)
AGEDOTHER - Juniper Community Income	Fees	Yes	(32,000)		(32,000)		(16,082)
AGEDOTHER - Grant Funding	Juniper Community Income	Yes	0	(6,337,000)	(6,337,000)		(1,161,259)
AGEDOTHER - Aged Friendly Communities Regional Grant	Juniper Community Income	Yes	(16,666)	(10,000)	(26,666)		1
WELFARE - Contributions & Donations	Donations	Yes	(550)		(550)		(550)
WELFARE - Grants	Donations	Yes	(110,000)		(110,000)		(109,545)
WELFARE - Grants	Donations	Yes	0	(42,000)	(42,000)		0
COMMUNITY AMENITIES							
SAN - Contributions & Donations	Shire of Narrogin	Yes	(12,000)		(12,000)		(6,000)
SAN - Reimbursements	Shire of Narrogin	Yes	0	(3,692)	(3,692)		(0)
COM AMEN - Contributions & Donations	Shire of Narrogin (incl Toilets)	Yes	(8,700)	(3,752)	(12,452)		(0)
COM AMEN - Grants	Shire of Narrogin (incl Toilets)	Yes	(27,771)		(27,771)		1
RECREATION AND CULTURE							
HALLS - Reimbursements	Reimbursements	Yes	(230)	(210)	(440)		0
HALLS - Contributions & Donations	Shire of Narrogin	Yes	(15,200)		(15,200)		(7,600)
NRRC - Pool Subsidy	Dept Sport and Recreation	Yes	0		0		0
NRRC - Reimbursements	Reimbursements	Yes	0	(10,040)	(10,040)		0
NRRC - Contributions & Donations	Shire of Narrogin	Yes	(39,500)		(39,500)		(19,750)
REC - Grants - Kids Sports	Dept Sport and Recreation	Yes	(35,000)		(35,000)		0
REC - Grants - Regional Talent Program	Dept Sport and Recreation	Yes	(29,000)		(29,000)		(4,000)
REC - Reimbursements - Other Recreation	Reimbursements	Yes	(61,980)		(61,980)		(15,839)
REC - Grants - Other Recreation	Dept Sport and Recreation	Yes	(20,000)	(3,056)	(23,056)		(0)
REC - Grants - Other Recreation	Dept Sport and Recreation	Yes	(200,000)		(200,000)		(200,000)
REC - Contributions & Donations	Shire Contribution	Yes	(38,600)		(38,600)		(18,300)
REC - Contributions & Donations	Shire Contribution	Yes	(400,000)		(400,000)		(400,000)
LIB - Reimbursements Lost Books	Reimbursements	Yes	(500)		(500)		(500)

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

Note 9: GRANTS AND CONTRIBUTIONS

Program/Details	Provider	Approval (Yes/No)	2015-16 Budget	Variations Additions (Deletions)	Revised Grant	Recoup Status	
						Received	Not Received
LIB - Contributions & Donations	Reimbursements	Yes	\$ (37,000)	\$	\$ (37,000)	\$ (16,000)	\$ (21,000)
LIB - Contributions & Donations	Reimbursements	Yes	0	(16)	(16)	(16)	(0)
LIB - Grant - Regional Library Services	State Government	Yes	(5,000)		(5,000)	5,061	(10,061)
LIB - Other Grants		Yes	0	5,061	5,061	(4,300)	9,361
HERITAGE - Contributions & Donations	Shire of Narrogin	Yes	(4,000)		(4,000)	(2,000)	(2,000)
OTHCUL - Contributions & Donations - Other Culture		Yes	(4,000)		(4,000)	(2,000)	(2,000)
OTHCUL - Grants - Other Culture		Yes	0		0	0	0
OTHCUL - Grants - Other Culture	Arts Storage Grant	Yes	0	(18,392)	(18,392)	(38,058)	19,666
OTHCUL - Grant Narrogin Litter Twitter Project		Yes	0		0	0	0
TRANSPORT							
ROADC - Regional Road Group Grants (MRWA)	Main Roads WA (RRG)	Yes	(123,088)		(123,088)	0	(123,088)
ROADC - Roads to Recovery Grant	Roads to Recovery	Yes	(146,000)		(146,000)	(213,120)	67,120
ROADM - Direct Road Grant (MRWA)	Main Roads WA (Direct/Lights)	Yes	(31,500)	(2,700)	(34,200)	(34,200)	0
ROADM - Street Lighting Subsidy	Main Roads WA (Direct/Lights)	Yes	(5,000)		(5,000)	0	(5,000)
ECONOMIC SERVICES							
ECONOM - Reimbursements	Reimbursements	Yes	(2,740)		(2,740)	0	(2,740)
OTHER PROPERTY AND SERVICES							
PWO - Other Reimbursements	Reimbursements	Yes	0	(2,418)	(2,418)	(1,284)	(1,134)
ADMIN - Reimbursements	Reimbursements	Yes	0	(1,236)	(1,236)	(1,236)	0
SAL - Reimbursement - Workers Compensation	Reimbursements	Yes	0	(7,626)	(7,626)	(24,315)	16,689
TOTALS			(3,183,213)	(6,908,076)	(10,091,289)	(7,676,147)	(2,415,142)

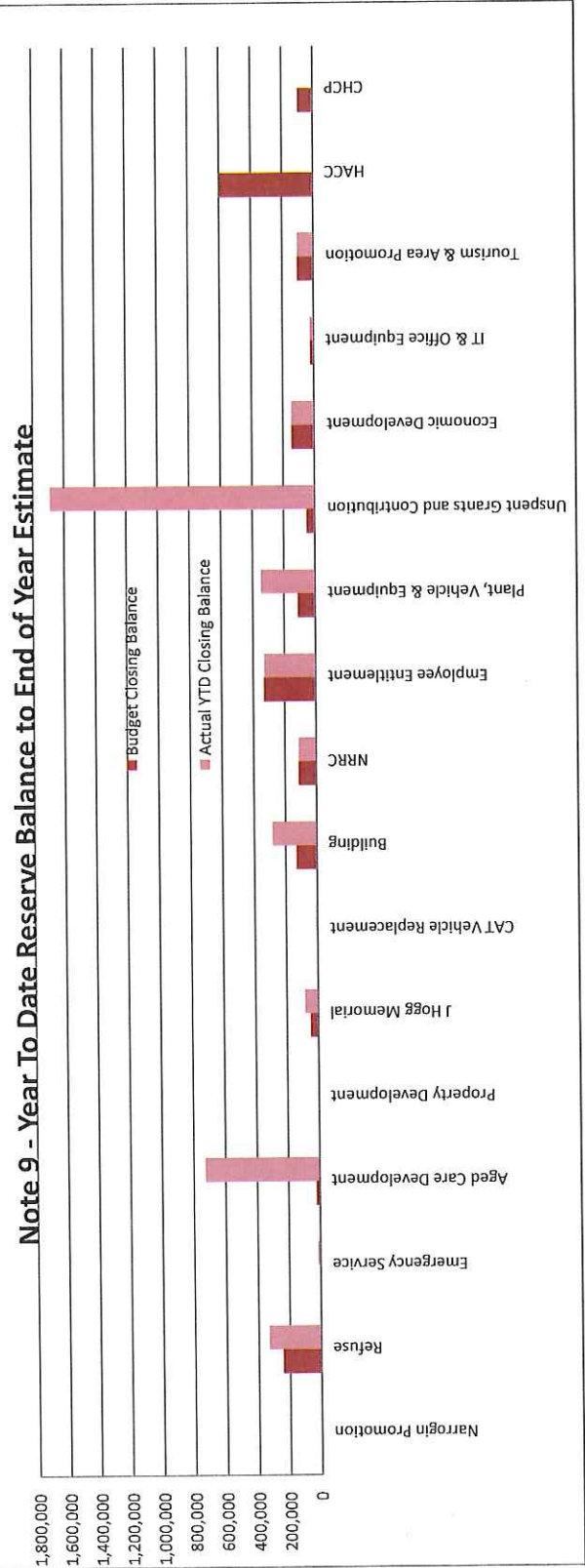
Comments - Grants and Contributions

The above table of grants and contributions is not exhaustive but does contain that activity deemed important enough for inclusion in this table.

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

Note 10: Cash Backed Reserve.

Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Transfer out Reference	Budget Closing Balance	Actual YTD Closing Balance
Narrogin Promotion	0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0	\$ 0
Refuse	329,707	3,852	0	0	0	91,000	0		242,559	329,707
Emergency Service	12,945	151	0	0	0	13,096	0		0	12,945
Aged Care Development	723,880	9,765	0	0	0	712,990	0		20,655	723,880
Property Development	0	0	0	0	0	0	0		0	0
J Hogg Memorial	82,787	967	0	0	0	35,000	0		48,754	82,787
CAT Vehicle Replacement	8,842	103	0	0	0	6,000	0		2,945	8,842
Building	281,792	3,292	0	0	0	155,000	0		130,084	281,792
NRRC	109,410	1,278	0	0	0	0	0		110,688	109,410
Employee Entitlement	326,113	3,810	0	0	0	0	0		329,923	326,113
Plant, Vehicle & Equipment	342,821	4,005	0	0	0	235,752	0		110,074	342,821
Unspent Grants and Contribution	1,687,047	19,711	0	0	0	1,657,047	0		49,711	1,687,047
Economic Development	142,454	1,664	0	0	0	0	0		144,118	142,454
IT & Office Equipment	20,000	234	0	0	0	0	0		20,234	20,000
Tourism & Area Promotion	100,000	1,168	0	0	0	0	0		101,168	100,000
HACC	0	0	0	590,812	0	0	0		590,812	0
CHCP	0	0	0	93,178	0	0	0		93,178	0
	4,167,798	50,000	0	683,990	0	2,906,885	0	0	1,994,903	4,167,798



TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

Note 11: CAPITAL DISPOSALS AND ACQUISITIONS

Actual				Current Budget This Year				Variance (Under)Over
Cost	Accum Depr	Proceeds	Profit (Loss)	Original Budget	Revised Budget	YTD Budget	Actual	
\$	\$	\$	\$	\$	\$	\$	\$	\$
48,784	4,063	35,455	(9,266)	40,000	40,000	40,000	35,454.55	(4,545)
35,684	3,568	24,628	(7,487)	27,000	27,000	27,000	24,628.41	(2,372)
29,655	2,470	16,818	(10,367)	20,000	20,000	20,000	16,818.18	(3,182)
18,750	4,866	12,273	(1,611)	10,000	10,000	0	12,272.73	12,273
31,116	3,896	22,349	(4,870)	14,000	14,000	0	0.00	0
32,995	6,992	20,000	(6,003)	27,500	27,500	27,500	22,349.45	(5,151)
25,455	5,307	16,364	(3,784)	20,000	20,000	0	0.00	0
19,913	4,315	11,364	(4,234)	18,000	18,000	18,000	20,000.00	2,000
21,588	1,975	14,744	(4,869)	20,000	20,000	20,000	16,363.64	(3,636)
17,000	4,414	12,301	(285)	20,000	20,000	20,000	11,363.64	(8,636)
280,938	41,866	186,296	(52,776)	0	0	0	0.00	0
Totals				247,000	247,000	203,000	186,295.51	(16,704)

Comments - Capital Disposal

Contributions				Current Budget				Variance (Under)Over
Grants	Reserves	Borrowing	Total	Original Budget	Revised Budget	YTD Budget	Actual	
\$	\$	\$	\$	\$	\$	\$	\$	\$
				108,872	108,872	108,872	55,115	▼
				11,000	11,000	11,000	4,039	▼
				50,000	50,000	0	0	↑↑↑
				0	0	0	0	▲
				50,000	50,000	0	2,307	▲
				0	0	0	2,514	▲
				8,600	8,600	8,600	0	▼
				6,500	6,500	6,500	5,549	▼
				20,000	20,000	20,000	10,000	▼
				400,000	400,000	0	0	↑↑↑
				0	0	0	0	↑↑↑
				10,000	10,000	10,000	9,921	▼
				30,000	30,000	0	16,002	▲
				11,000	11,000	11,000	0	▼
				25,000	25,000	25,000	36,545	▲
				60,000	60,000	60,000	66,218	▲
				7,500	7,500	7,500	0	▼
				35,000	35,000	0	0	↑↑↑
				10,000	10,000	0	0	↑↑↑
				16,000	16,000	0	6,973	▲
				334,000	334,000	0	0	↑↑↑
				35,000	35,000	35,000	86,454	▲
				10,000	10,000	0	4,558	▲
				40,000	40,000	40,000	35,343	▼
				20,000	20,000	20,000	5,135	▼
				10,000	10,000	0	6,798	▲
0	0	0	0	1,308,472	1,308,472	363,472	353,470	(10,002)

Other Infrastructure

AGEDOTHER - Infrastructure Other (Capital)

Aged Disability Access Upgrade

SAN - Infrastructure Other (Capital)

White Road Refuse Site Upgrade

Refuse Site Transfer Station

SEW - Infrastructure Other (Capital)

TWIS Distribution Pipes Replacement

Waste Water Treatment Facility

COM AMEN - Infrastructure Other (Capital) - Other Community Amenities

Gnarrojin Park Toilets Improved Access

Cemetery Toilets and Niche Wall

HALLS - Infrastructure Other (Capital)

Town Hall Outdoor Furniture

NRRC - Infrastructure Other (Capital)

NRRC Infrastructure Other (Capital)

REC - Plant & Equipment (Capital)

Playground Equipment

Fox Lair

Clayton Road Oval Entrance

Heritage Trail

Bowling Club Replace Fence and Footpath

Playground Equipment

Outdoor Gym Roof

REC - Infrastructure Other (Capital)

Town Clock

Railway Dam

Skate Park Design and Plan

Skate Park Construction

Thomas Hogg Oval Electrical Upgrade

ROADC - Infrastructure Other (Capital)

Street Lighting

Carpark

TOUR - Infrastructure Other (Capital)

Banner Poles

NCP Fence

Totals

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

Note 12: TRUST FUND

Not included in this statement are as follows:

Trust Items	Opening Balance 1-Jul-15	Amount Received	Amount Paid	Closing Balance 29-Feb-16
	\$	\$	\$	\$
DoT Licensing	0	0	0	0
TransWA	0	0	0	0
Councillor Nomination Fees	0	320	(320)	0
Cultural Development	4,820	0	0	4,820
Public Open Space Bonds	49,560	0	0	49,560
Trust Other	250	250	0	500
Crossover/Footpath	8,150	7,150	(50)	15,250
Town Hall Facility Bonds	3,175	2,150	(1,875)	3,450
Musical Society	300	0	0	300
Narrogin Abattoir Committee	480	0	0	480
Meat Inspection	1,990	0	0	1,990
	68,725	9,870	(2,245)	76,350

TOWN OF NARROGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 29 FEBRUARY 2016

Note 13: INFORMATION ON BORROWINGS

Debtenture Repayments	Principal 1-Jul-15		New Loans		Principal Repayments		Principal Outstanding		Interest Repayments		
			2015-16		2015-16		2015-16		2015-16		
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Governance											
Loan 125 - Corporate Software & Server Upgrade	136,333	0	0	0	43,952	21,795	92,381	114,538	4,177	2,339	
Loan 128 - Administration Building Upgrade	0	450,000	0	0	0	0	450,000	0	0	0	
Recreation & Culture											
Loan 121B - Narrogin Regional Recreation Complex	398,598	0	0	0	41,157	27,181	357,441	371,417	21,314	14,773	
Loan 126 - Town Hall Renovations	233,370	0	0	0	25,420	14,119	207,950	219,251	8,765	2,977	
Economic Services											
Loan 124 - Commercial Property	65,323	0	0	0	24,983	12,308	40,340	53,015	3,532	2,137	
Loan 127 - Industrial Land Purchase	159,841	0	0	0	9,297	4,597	150,544	155,244	7,058	4,015	
	993,465	450,000	0	0	144,809	80,000	1,298,656	913,465	44,846	26,241	

(SS) Self supporting loan financed by payments from third parties.
(SAR) Self Supporting Loan where financed by combination of Specified Area Rate and payment from third parties.
All other loan repayments are to be financed by general purpose revenue.

10.2.035 MERGER – APPOINTMENT OF WA ELECTORAL COMMISSIONER

File Reference: 13.4.3
Disclosure of Interest: None
Applicant: Merger Project Manager
Previous Item Nos: n/a
Date: 15 March 2016
Author: Niel Mitchell, Project Manager Merger

Attachments

Nil

Summary

The purpose of this report is to appoint the WA Electoral Commissioner to conduct the election under the *Local Government Act 1995*, section 4.11 election on 15 October 2016 as a postal election and the mandatory ballot for change of method of election of President as a postal poll.

Background

The proposed poll is one of the commitments agreed between the Shire and Town of Narrogin in the Memorandum of Understanding signed in March 2015, which states –

5.3 President

If not determined prior, it is recommended that the New Entity initiate the process to change the method of election from at large to election by the Council as soon as possible or permitted, consistent with all electors of the New Entity being entitled to vote.

Comment

The Local Government Act requires the consent of the WA Electoral Commissioner to conduct the election and poll prior to formal appointment by absolute majority.

The required consent has now been received, and the appointment may now be finalised for the following elections and poll –

- President – to complete the current Mayoral term of Mayor Ballard
- Rural Ward –
 - o 2 councillors for a term ending October 2017
 - o 2 councillors for terms ending in October 2019
- Town Ward –
 - o 2 councillors for a term ending October 2017
 - o 2 councillors for terms ending in October 2019
- Poll for change of method of election of President

Consultation

- Aaron Cook, CEO Town of Narrogin
- Phil Richards, Manager Local Government Elections, WA Electoral Commission

Statutory Environment

Local Government Act 1995 –

4.20 CEO to be returning officer unless other arrangements made

(2) A local government may, having first obtained the written agreement of the person concerned and the written approval of the Electoral Commissioner, appoint a person other than the CEO to be the returning officer of the local government for –*

(a) an election; or

(b) all elections held while the appointment of the person subsists.

** Absolute majority required.*

4.61 Choice of methods of conducting election

(2) The local government may decide to conduct the election as a postal election.*

** Absolute majority required.*

Policy Implications

Memorandum of Understanding for Merger

Financial Implications

Cost of the Electoral Commission to conduct the poll concurrent with the extra-ordinary election process.

Strategic Implications

Assist with Transition requirements and arrangements.

Voting Requirements

Absolute Majority

COUNCIL RESOLUTION 0316.043 AND OFFICER'S RECOMMENDATION

Moved: Cr Russell

Seconded: Cr Schutz

That Council:

1. declare, in accordance with section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of the extraordinary election and poll; and
2. decide, in accordance with section 4.61 (2) of the *Local Government Act 1995* that the method of conducting the extraordinary election and poll will be by the postal method.

**CARRIED 8/0
BY ABSOLUTE MAJORITY**

10.2.036 CARAVAN PARK & CAMPING GROUNDS REGULATIONS AUTHORISED PERSON

File Reference: 19.1.2
Disclosure of Interest: Nil
Applicant: Not Applicable
Previous Item Nos: Nil
Date: 16 March 2016.
Author: Colin Bastow, Director Corporate & Community Services.

Attachments

- Nil

Summary

It is presented to Council to consider appointing additional staff as authorised persons under the *Caravan Parks and Camping Grounds Act 1995* and the associated regulations.

Background

The *Caravan Parks and Camping Grounds Regulations 1997* allows an authorised person to have the power to give specific notices, receive answers to certain questions as well as the right of entry.

Comment

The Town requires those officers who have been tasked with the responsibility of managing the Town's Caravan Park to be appointed as authorised persons.

Consultation

- Nil

Statutory Environment

Caravan Parks and Camping Grounds Act 1995

17. *Appointment of authorised person*

- (1) The chief executive officer of the Department or a local government —
 - (a) may appoint such persons to be authorised persons for the purposes of this Act as the chief executive officer or the local government considers necessary; and
 - (b) must issue each person appointed under paragraph (a) with an identity card, in the prescribed form, certifying that the person is an authorised person under this Act.
- (2) An authorised person is to produce the identity card referred to in subsection (1)(b) whenever required to do so by any person in respect of whom the authorised person has exercised, or is about to exercise, any of the powers of an authorised person under this Act.

- (3) Production of an identity card referred to in subsection (1)(b) is *prima facie* evidence that the person to whom the identity card relates is an authorised person for the purposes of this Act.
- (4) Every member of the Police Force is, if so requested by an authorised person, to aid and assist the authorised person enforcing compliance with this Act and has, while so aiding and assisting, all the powers and authorities of an authorised person.

Caravan Park & Camping Ground Regulation 1997

6. Local government

A function conferred on a local government by these regulations may be performed by an authorised person appointed by that local government who is authorised in writing by that local government to do so.

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Simple Majority.

COUNCIL RESOLUTION 0316.044 AND OFFICER'S RECOMMENDATION

Moved: Cr Kain

Seconded: Cr McKenzie

That Council:

Appoint the following officers as authorised persons under the Caravan Park and Camping Ground Regulations 1997:

- Colin John Bastow;
- Elaine Searle; and
- Rick Searle.

CARRIED 8/0

10.2.037 REGIONAL DEVELOPMENT ASSISTANCE PROGRAM APPLICATION

File Reference: 5.1.1
Disclosure of Interest: Nil
Applicant: Chief Executive Officer
Previous Item Nos: Nil
Date: 10 March 2016
Author: Mr Aaron Cook – Chief Executive Officer

Attachments

- Application Forms

Summary

It is presented to Council to consider endorsing a Regional Development Assistance Program (RDAP) Application for the development of the industrial land that the Town and Shire jointly purchased.

Background

The Town and the Shire of Narrogin purchased Lot 205 Mokine Road approximately two years ago for the intention of using the land for expanding the industrial area. This has not occurred to date and the land has been used to run horses and has now been leased for share cropping to the Hawks Football Club.

Comment

The RDAP applications open once a year and will close on 31 March 2016.

It is presented to endorse the attached application and commitments within this document to provide the land as part of the project and to provide earthworks and road work construction at cost to the project to make the project more viable.

If the application is accepted, Landcorp would process the development and would be responsible for all headworks charges, selling the land and hold all risk for potential losses made.

It must be noted that the earthworks and road construction are set to be charged at cost to encourage the project to occur as once the lots are developed they will then generate ongoing rates for the new Shire. If Council was to attempt to develop these blocks these works will be performed at cost and the Council would be at a far greater risk of losing money on the development.

The application is to develop nine lots being lot 1 to 9; however, they may wish to develop more or less and this consultation can occur later, as can the overall block designs and layout.

The ability to have Industrial Land available and ready to purchase will allow Council to sell Narrogin and promote future development which is essential to the progression of Narrogin as a developing regional centre.

Council will be required to subdivide the land out from Lot 205 Mokine Road and will also be obligated to change the purpose of the land use through a scheme amendment.

Consultation

- Nil

Statutory Environment

As this is an application there are no transfers of land at this stage; however, the Land Disposal Section of the Local Government Act will be required to be endorsed if the application is successful.

Policy Implications

Nil

Financial Implications

If the application is to be progressed there will be requirements of Council to budget within the 2016/17 financial year for the costs attributable to the project.

Strategic Implications

1.9	Further investigate the development potential of the Industrial Area
7.5	Promote Narrogin as a potential location for large to major Industry to establish or relocate and develop their business.

Voting Requirements

Simple Majority

COUNCIL RESOLUTION 0316.045 AND OFFICER'S RECOMMENDATION

Moved: Cr Ward

Seconded: Cr Kain

That Council:

Endorse the Regional Development Assistance Program Application form, as attached, for a section of Lot 205 Mokine Road to be developed by Landcorp for the purpose of Industrial Land with the commitment of providing the land, clearing and road works for the development to be charged at cost and to facilitate the subdivision of the land and change in land use.

CARRIED 8/0



APPLICATION FORM

Name: Mr Aaron Cook

Organisation: Town of Narrogin

Address: 89 Earl St Narrogin

Contact number: 08 9881 1944 0407 522 297

E-mail address: ceo@narrogin.wa.gov.au

Organisation overview: Local Government

Requirements of applicant to the project (please confirm)

1. Any freehold land supplied to the project from the Local Authority shall be ceded to LandCorp at no cost, prior to the commencement of construction. YES NO
2. The Local Authority shall assist LandCorp by sponsoring a Royalties for Regions funding application (or similar) for the extension of services to the project, if requested by LandCorp YES NO
3. The Local Authority agrees to maintain firebreaks on the future lots for the duration of the period until the lots are sold to a third party. YES NO
4. The Local Authority agrees to regularly inspect, maintain and replace any sales signage placed on the proposed lots by LandCorp (with materials supplied by LandCorp) for the period until the lots are sold to a third party by LandCorp. YES NO
5. The Local Authority agrees to waive all bonds, fees and charges relating to the development / holding of the proposed lots by LandCorp for the period until the lots are sold to a third party by LandCorp. YES NO
6. The Local Authority acknowledges that, should the subdivision conditions require a 10% POS contribution and the Local Authority does not wish that contribution to be provided as land from within the project, the Local Authority will actively support a reconsideration / review of that condition as an alternative to LandCorp having to provide a cash in lieu payment. YES NO
7. The Local Authority agrees to promote the sale of the proposed lots within the project through the Shire's website, Shire newsletters, by displaying brochures, etc, where practical. YES NO

Potential contribution by applicant to the project (land, works, in-kind support, cash contribution, etc):

There would be the potential for the Local Government to provide earthworks and road construction at cost to assist in keeping the development costs low, but these will need to be worked in so as not to affect committed works.

FILL OUT THE NEXT SECTION AS APPLICABLE. REMEMBER, THE MORE INFORMATION YOU CAN PROVIDE, THE EASIER IT IS TO ASSESS AND PRIORITISE.

REGIONAL DEVELOPMENT ASSISTANCE PROGRAM APPLICATION

(REMEMBER TO ATTACH ADDITIONAL INFORMATION IF INSUFFICIENT SPACE)

OVERVIEW OF PROPOSAL	DESCRIPTION				
Proposal overview - describe project, number of lots, intended land use and desired outcome	The area proposed is 47.48 ha however, this is the entire parcel overlay and it is proposed that Lots 1,2,3,4,5,6,7,8 and 9 could be developed in a stage one approach. The intended use is for industrial land to be developed with this section containing two large lots, three medium size and four smaller.				
SITE OVERVIEW	DESCRIPTION				
Land Area	Total Land Area is 47.48 ha however, the total land area of the proposed stage one is approximately 93,052m2. Shown in attachment 1 lots 1 to 9.				
Location Plan (attach)	Attachment 2				
Current tenure and physical description of land	<i>The Land is jointly owned by the Town and Shire of Narrogin and as of the 1 July, after the merger, will be owned by the New Shire of Narrogin which is essentially the Town being the continuing entity with a name change.</i>				
LOCAL GOVERNMENT SUPPORT	DESCRIPTION				
Delivery options (LGA joint venture or partnership, LandCorp project management, development of business case)	<i>It is seen that with the "New Shire of Narrogin" providing the land and potential preliminary earthworks at cost that the delivery method be a Joint Venture Partnership.</i>				
Local Authority Council Resolution (in support of application)	Shire of Narrogin resolution made on the 17 March 2016 and the Town of Narrogin on the 22 March 2016.				
Supporting works (possible grants or LGA involvement in delivering project)	As stated above the "Shire of Narrogin" would be able to commit to providing the earthworks and road construction at cost which will assist in keeping the project costs to a minimum.				
COMMUNITY EXPECTATIONS					
Community development plan	The Town of Narrogin Community Strategic Plan is attachment 3. However, the relevant sections are as follows: <table border="1" data-bbox="703 1653 1423 1933"> <tbody> <tr> <td>1.9</td> <td>Further investigate the development potential of the Industrial Area</td> </tr> <tr> <td>7.5</td> <td>Promote Narrogin as a potential location for large to major Industry to establish or relocate and develop their business.</td> </tr> </tbody> </table>	1.9	Further investigate the development potential of the Industrial Area	7.5	Promote Narrogin as a potential location for large to major Industry to establish or relocate and develop their business.
1.9	Further investigate the development potential of the Industrial Area				
7.5	Promote Narrogin as a potential location for large to major Industry to establish or relocate and develop their business.				
Local Authority's expectations/ views	The "New Shire of Narrogin" are willing to work with partners to stimulate development within				

Local community views	Community Views have not been sought; however, there were no objections to the purchase of the land for this purpose.
Lobby / interest groups	Nil
Local market conditions (sales evidence) and likely demand (from Regional Development Commission and local real estate/marketing advice)	<p>Over time the Town of Narrogin has received many calls regarding potential industrial land. Without being able to provide land that can be established for their purpose they have either not developed or have relocated to another town.</p> <p>The purpose for purchasing the large parcel of land allows organisations that may need a greater section of land to be able to do this even if it falls outside of the proposed development area with Landcorp to stimulate</p>
Surrounding land uses and environment (built & natural)	To the North is the Town's industrial area. To the south, east and west is rural farming land

REGIONAL DEVELOPMENT ASSISTANCE PROGRAM APPLICATION

(REMEMBER TO ATTACH ADDITIONAL INFORMATION IF INSUFFICIENT SPACE)

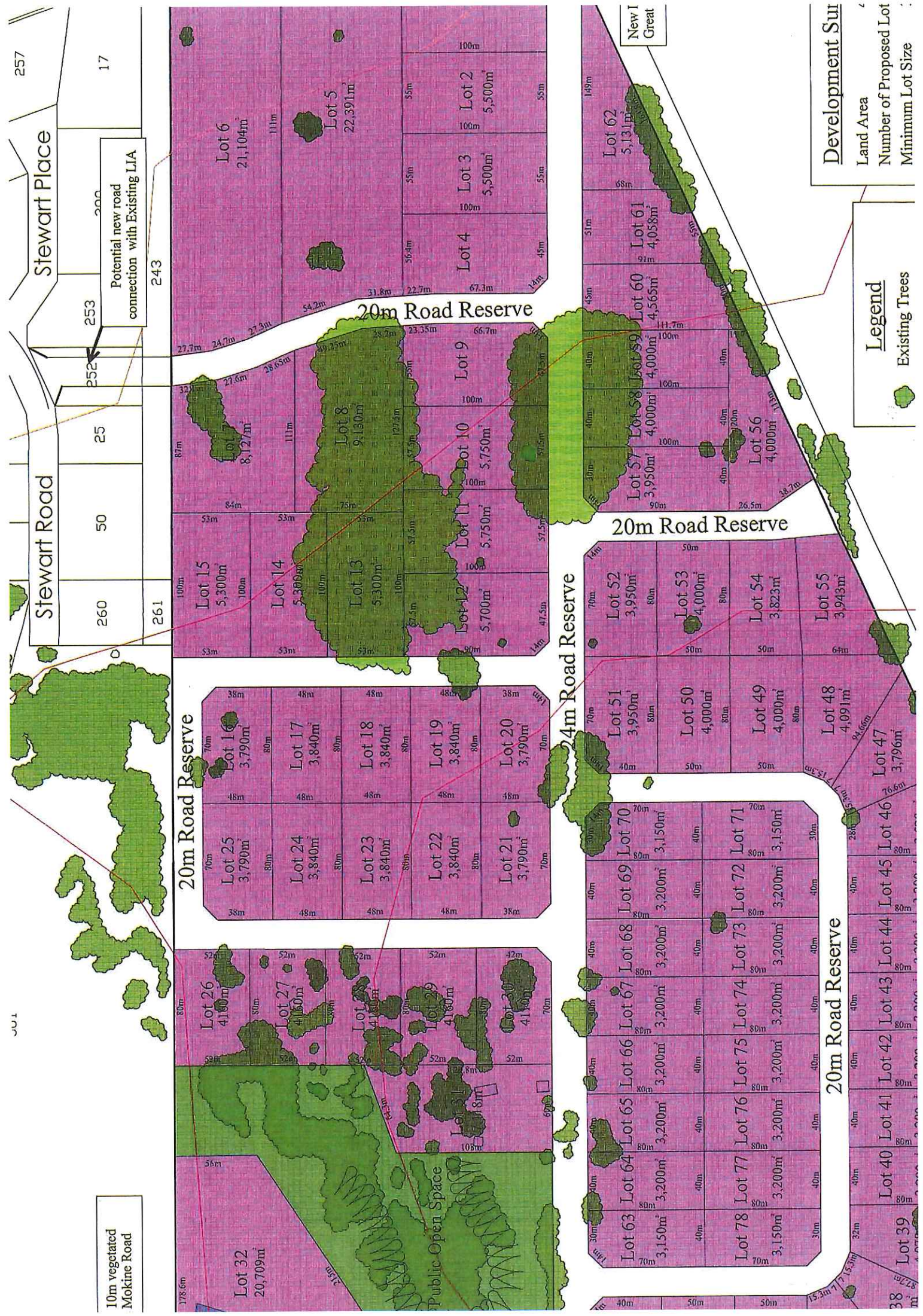
LEGAL	DESCRIPTION
Title Details / Actions to reconcile titles to create project area	
Form of tenure/title (interest) Ownership (number of land owners, Crown lots, tenure - leased or freehold) copy of title.	The Parcel of land is owned by the Town and Shire of Narrogin as joint owners.
Encumbrances, easements etc.2nd schedule of C/T)	Nil
Native Title status of project site	Nil
Search for other interests in & claims of rights over land	Nil
Mining tenements eg. Prospecting Licences/ Mining Leases affecting land (Dept of Mineral & Petroleum Resources)	Nil
Approval under s.16(3) of the Mining Act 1978 required?	Nil

PLANNING	DESCRIPTION
Zoning (current and proposed)	Shire of Narrogin TPS2 (current) – 'Special Rural Zone' Proposed to rezone the subject property to 'Industrial'. An amendment to the Town Planning Scheme will be required.
Environmental Protection Act 1986 (WA) assessment advice received under s.38 & s.48A of Act during scheme amendments	This will be undertaken as part of the formal scheme amendment process.
Previous / existing planning proposals and work (indicative subdivision plans, concept plans, structure plans etc.)	Please refer to the attached concept subdivision plan.
Current / likely subdivision condition requirements from servicing authorities.	This will form part of the conditions of subdivision approval from the relevant service authorities (Water Corporation, Western Power, Main Roads WA, Telstra)
Planning status for surrounding land/locality in Local Planning Strategy	To the north of the property, the surrounding area is zoned – 'Industry' under the Town of Narrogin TPS2. The other surrounding areas are zoned 'General Agricultural'.
Buffer Zones (industry, rail, aircraft, agricultural uses / animal production, radio / telephone towers)	This will depend on the type of industrial use proposed.
Noise, light, dust, odour impact etc. of adjoining land uses.	This will be considered at the development stage and will formed part of the standard planning conditions for development within the area.
Bush Fire requirements	This will from part of the assessment process depending on the level of remnant vegetation to be retained.

REGIONAL DEVELOPMENT ASSISTANCE PROGRAM APPLICATION

(REMEMBER TO ATTACH ADDITIONAL INFORMATION IF INSUFFICIENT SPACE)

ENGINEERING/SERVICING	DESCRIPTION
Services to land & capacity (upgrading requirements) – services constraints	Unknown
Location of services (including location of redundant services) & impact on development	There are multiple locations that could be utilised
Flood Plain/Storm surge constraints	Nil
Development restrictions (moratoriums) - noise, dust, access, traffic	Nil
Geotechnical / soil types	Unknown
ARCHAEOLOGICAL/ETHNOGRAPHIC (ABORIGINAL HERITAGE)	
Ethnographic - (DIA.) Is site culturally significant or require Section 18 clearance	Unaware of any significance.
Archaeological - known aboriginal artifacts or Aboriginal Site register (WA Museum)	Unknown.
HERITAGE	
European historical / cultural significance (Heritage Council of WA or LGA registers)	Nil



10m vegetated Mokine Road

20m Road Reserve

20m Road Reserve

24m Road Reserve

20m Road Reserve

20m Road Reserve

Legend
Existing Trees

Development Sui Land Area
Number of Proposed Lot
Minimum Lot Size

Stewart Place

Stewart Road

10m vegetated Mokine Road

257

17

Potential new road connection with Existing LIA

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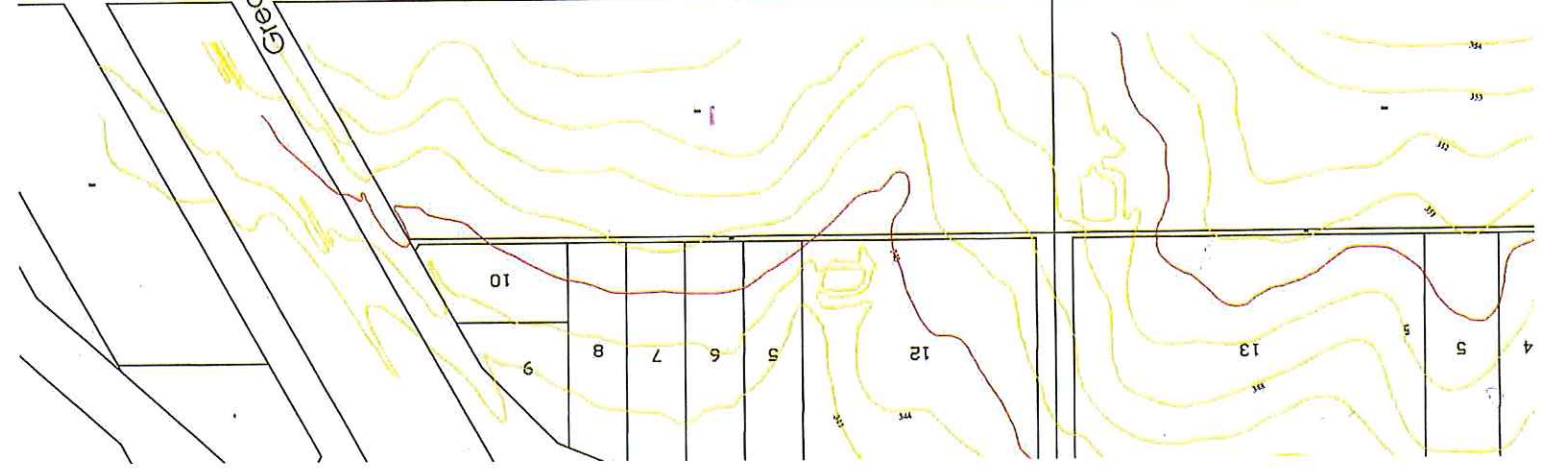
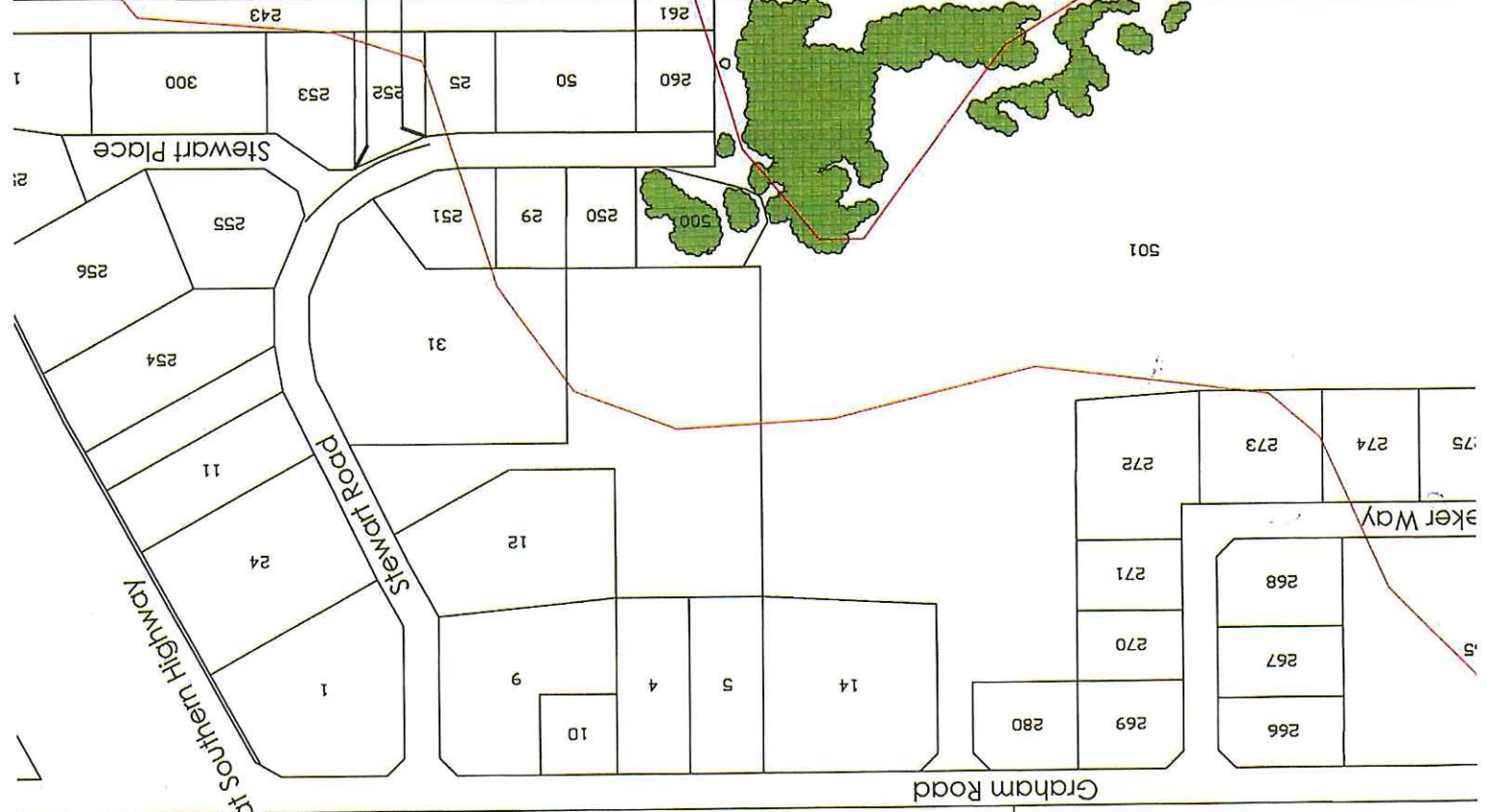
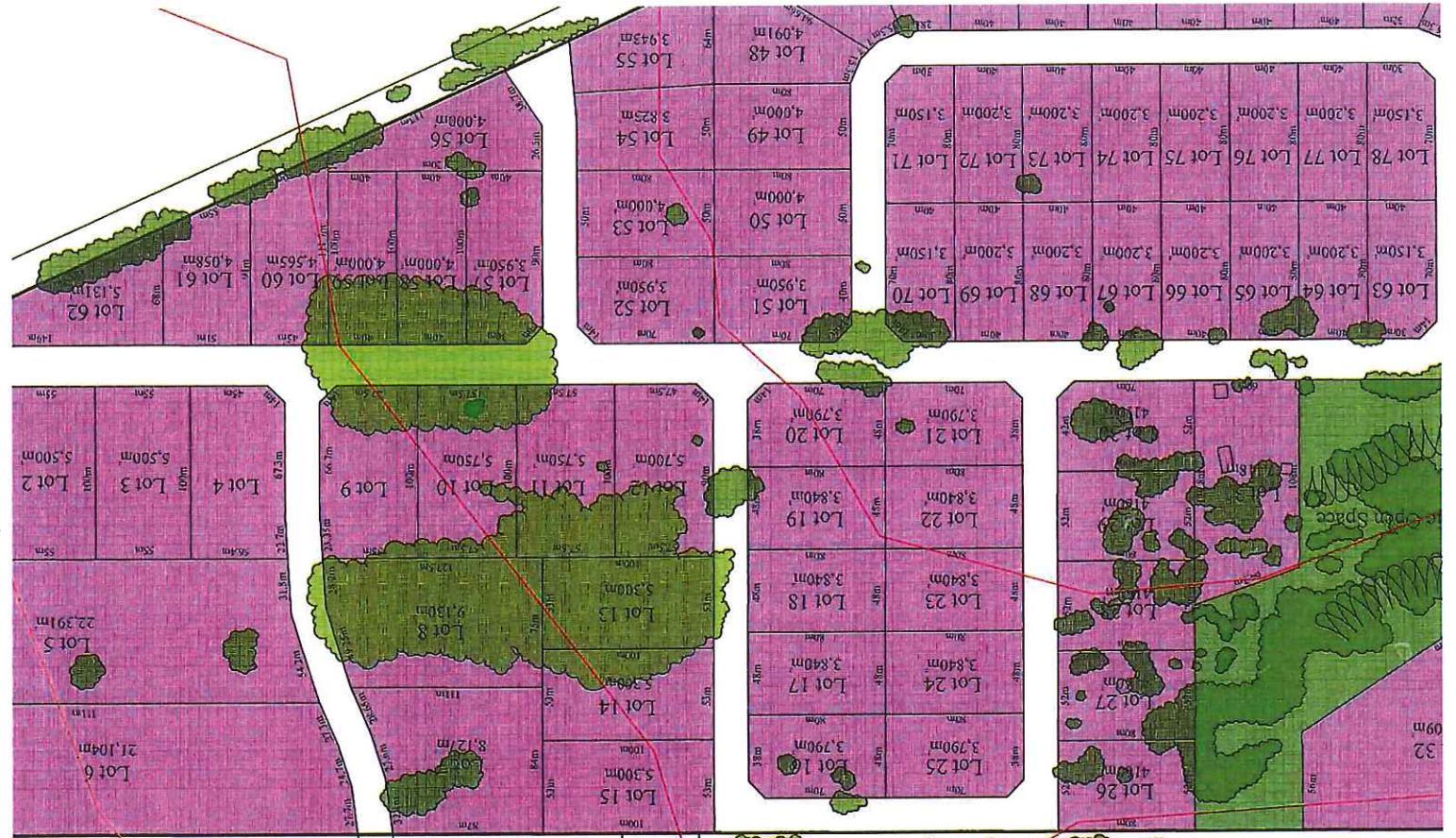
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11. ELECTED MEMBER'S MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12. NEW BUSINESS OF AN URGENT NATURE APPROVED BY THE PERSON PRESIDING OR BY DECISION OF THE MEETING

COUNCIL RESOLUTION 0316.046

Moved: Cr Kain

Seconded: Cr Schutz

That Council:

Supports the Town to continue to open the Narrogin Regional Leisure Centre on Sundays for the month of April and that the CEO prepare an agenda item, to be presented in the month of April, regarding the continuation of the Sunday opening hours.

CARRIED 8/0

13. CLOSURE OF MEETING

8.24 pm – Mayor Ballard declared the meeting open.