



MINUTES FOR THE
ORDINARY COUNCIL MEETING
HELD ON
WEDNESDAY
20 MARCH 2013

SHIRE OF MINGENEW



WILDFLOWER COUNTRY

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SHIRE OF MINGENEW

MINUTES FOR ORDINARY MEETING OF COUNCIL TO BE HELD IN COUNCIL CHAMBERS ON

20 MARCH 2013

1.0 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Presiding Member, Cr Michelle Bagley, declared the meeting open at 4.00pm.

2.0 ATTENDANCE

2.1 PRESENT

MA Bagley	President	Rural Ward
PJ Gledhill	Deputy President	Town Ward
PJ Ward	Councillor	Rural Ward
GJ Cosgrove	Councillor	Rural Ward
AT Sobey (from 4.08pm)	Councillor	Town Ward
HM Newton	Councillor	Town Ward

STAFF

MC Sully	Chief Executive Officer
CL Watson	Manager of Finance & Administration

2.2 APOLOGIES

MP Pearce	Councillor	Town Ward
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3.0 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4.0 PUBLIC QUESTION TIME / PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

4.1 PRESENTATION

Murray Thomas, Chairperson, Mingenew Sportsground Advisory Committee (4.02pm to 4.26 pm)

Mr Thomas provided Council with feedback from the Sports Advisory Committee regarding management of Council's Sports facilities.

The Shire President agreed to convene a meeting with representatives of the various sporting clubs to review the role of the committee.

5.0 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

6.0 DECLARATIONS OF INTEREST

Chief Executive Officer – Pecuniary Interest – Confidential item 12.1

7.0 CONFIRMATION OF PREVIOUS MEETING MINUTES

130301 – COUNCIL RESOLUTION

Moved: Councillor Newton Seconded: Councillor Sobey

That the Minutes of the Ordinary Meeting of Council held on Wednesday 20 February be confirmed as a true and accurate record of proceedings.

CARRIED 6/0.

8.0 ANNOUNCEMENTS BY PRESIDING PERSON WITHOUT DISCUSSION

Nil.

9.0 OFFICERS REPORTS

9.1 HEALTH, BUILDING AND TOWN PLANNING

Nil

9.3 CHIEF EXECUTIVE OFFICER

9.3.1 KEY WORKER HOUSING – LOT 20 (Street No. 32) SHENTON STREET, MINGENEW

Agenda Reference: CEO
Location/Address: Lot 20 Shenton Street, Mingenew.
Name of Applicant: Shire of Mingenew
File Reference:
Disclosure of Interest: Nil
Date: 13 March 2013
Author: Mike Sully

SUMMARY

This report provides a range of building plans for group dwellings for Council's consideration and decision as to preferred building option for the group dwelling funded by the 2011/2012 CLGF Regional funds.

ATTACHMENT

Copies of building types and construction styles for group housing.

BACKGROUND

Council's application for funds from the 2011/2012 CLGF Regional funding round to construct a grouped dwelling for key workers in Mingenew has been successful.

At the February 2013 Ordinary Council meeting Council resolved to construct the dwelling on Lot 20 (street number 32) Shenton Street, Mingenew following the removal of the existing LIONS Hall from the site. Following discussion on the building site, Council requested that a range of building types and construction styles be provided to assist in the selection of an appropriate building that will meet the anticipated worker needs and comply with building and health regulations.

COMMENT

Lot 20, 32 Shenton Street, Mingenew is rectangular 60.350 m X 23.165 m (1398m²) and is ideally suited as a multiple dwelling site due to the land area available.

The funding agreement provides funds for the construction of group housing in Mingenew, Three Springs and Perenjori and the Shire of Mingenew has agreed to manage the total CLGF funding component of \$933,111.

CONSULTATION

Trevor Brandy, Environmental Health & Building Officer, Shire of Coorow
Warren Taylor, Sales Manager, Plunkett Homes
Matt Gething, Senior Design and Sales Consultant, Mid-West Redink Homes
Phil Raven, General Manager, WA Country Builders

STATUTORY ENVIRONMENT

Statutory Health and Building Regulations
Royalties for Regions CLGF Regional Funding Agreement Regulations.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

In order to access CLGF Regional funds of \$311,037, Council is required to contribute towards a project by contributing directly and/or accessing additional funds from external contributors. For the Key Worker Housing funding application Council resolved that it would provide an in-kind contribution of \$70,833 consisting of value of land content and provision of labour and materials for site preparation. Total funding available for the project is \$381,870.

STRATEGIC IMPLICATIONS

Mingenew Strategic Community Plan lists provision of key worker housing as an incentive to promoting business and commercial growth within the Shire.

VOTING REQUIREMENTS

Simple Majority

130302 - OFFICER RECOMMENDATION/COUNCIL RESOLUTION – ITEM 9.3.1

Moved: Councillor Newton

Seconded: Councillor Gledhill

That Council:

Advertise for tenders for the construction of a grouped housing dwelling on Lot 20 Shenton Street, Mingeneew.

Advise prospective tenderers that the tenders should indicate costs for:

Building Style: Offsite construction

Building Type: Two bedrooms one bathroom and one en-suite

Number of units: Two separate – connected by carport

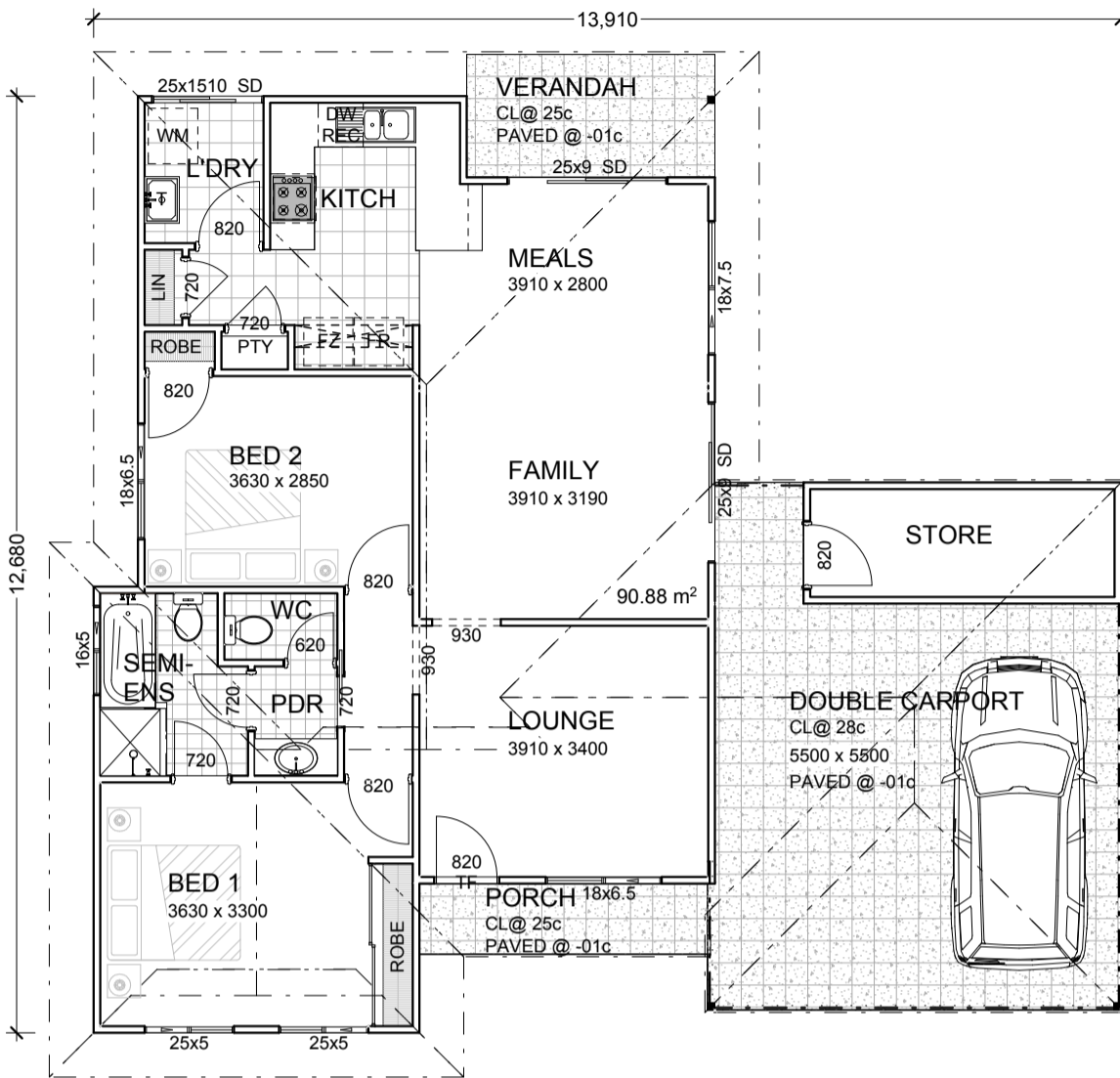
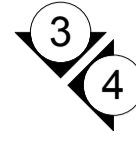
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2BED / 1BATH TYPE - 3A

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 ROOM DIMENSIONS MAY VARY DEPENDING ON THE TYPE OF EXTERNAL BRICK CHOSEN
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YOUR LOCAL BUILDER

AFFORDABLE SPEC



Floor Areas			
Floor	Location	Area	Perimeter
Ground floor			
	HOUSE	90.88	42,180
	CARPORT	32.39	25,480
	STORE	7.05	11,880
	VERAND..	5.59	10,050
	PORCH	3.72	9,710
		139.6...	

NOTE: HOUSE AREA WILL INCREASE BY APPROX. 6.6% FOR BRICK VENEER CONSTRUCTION.

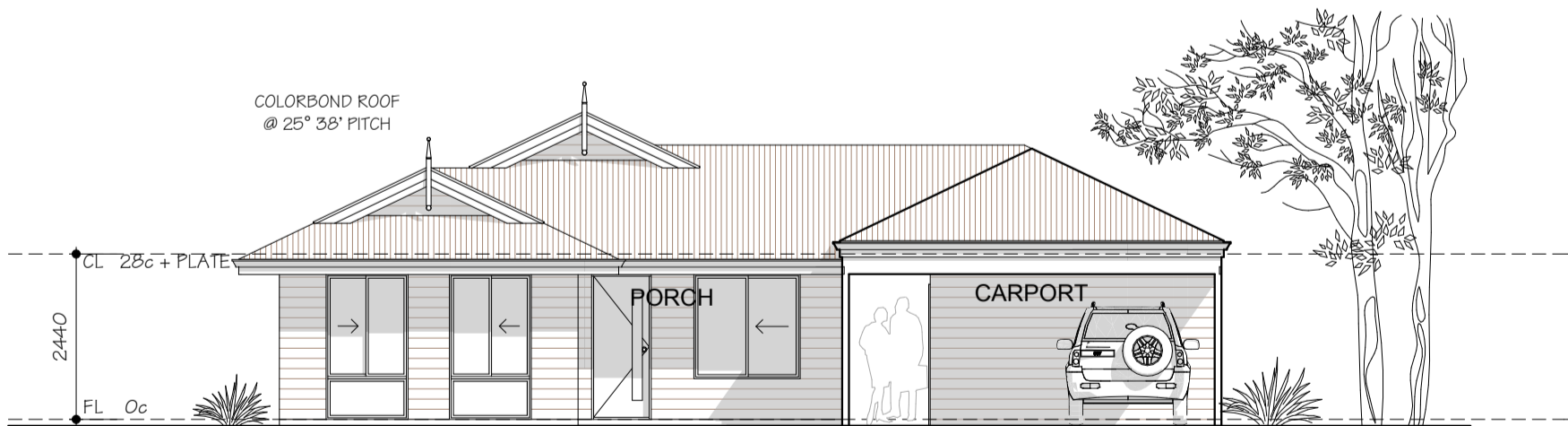
Roof Area Calculation - Ground Floor			
Floor	Pitch	Area (flat)	Area (pitched)
Ground floor			
	25° 37'	161.10	178.66
		161.10 m²	178.66 m²



2BED / 1BATH - TYPE 3A

FLOOR PLAN

1:100



ELEVATION 1

1:100

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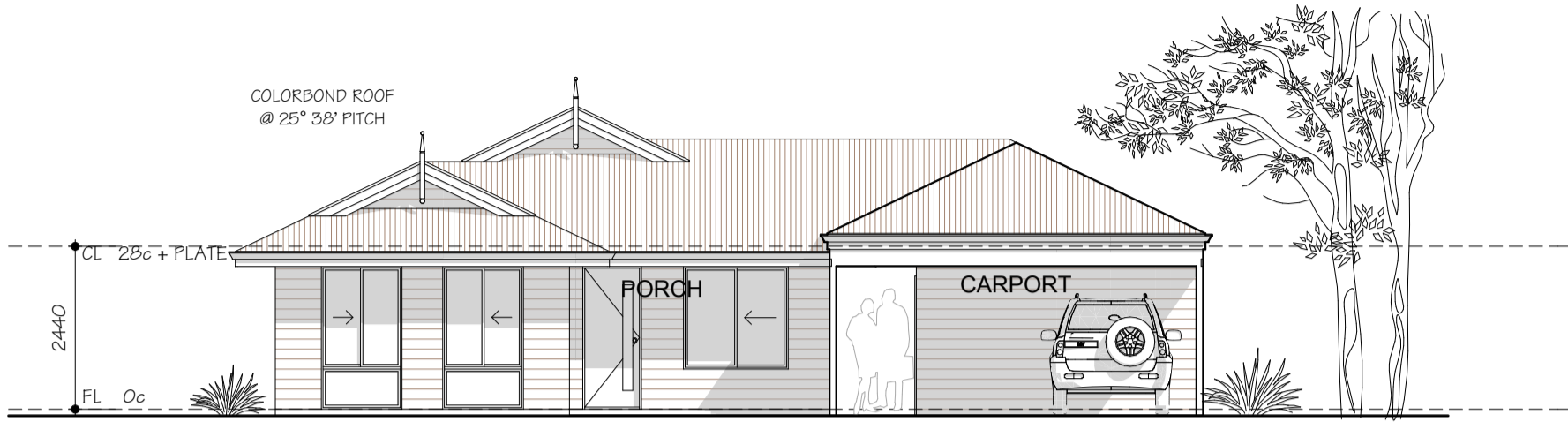
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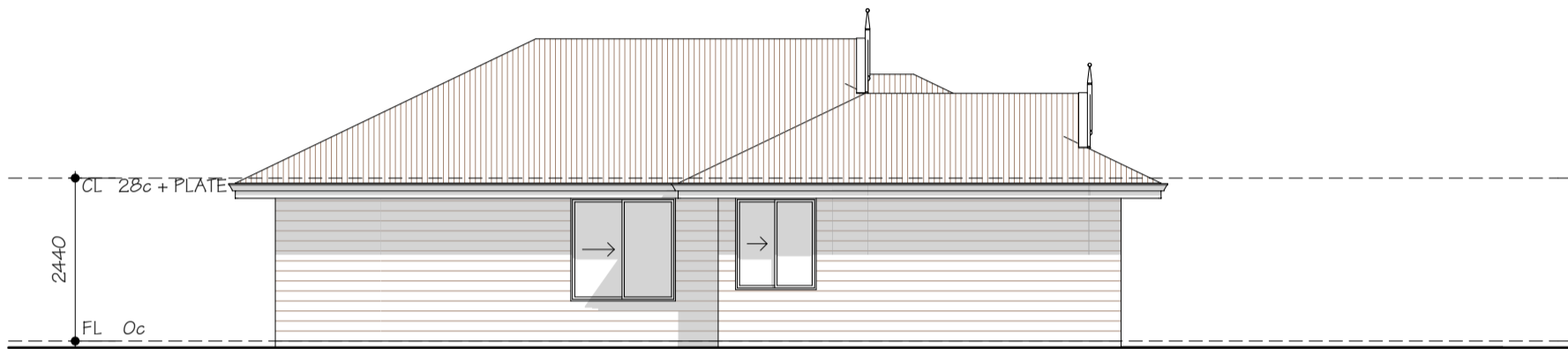
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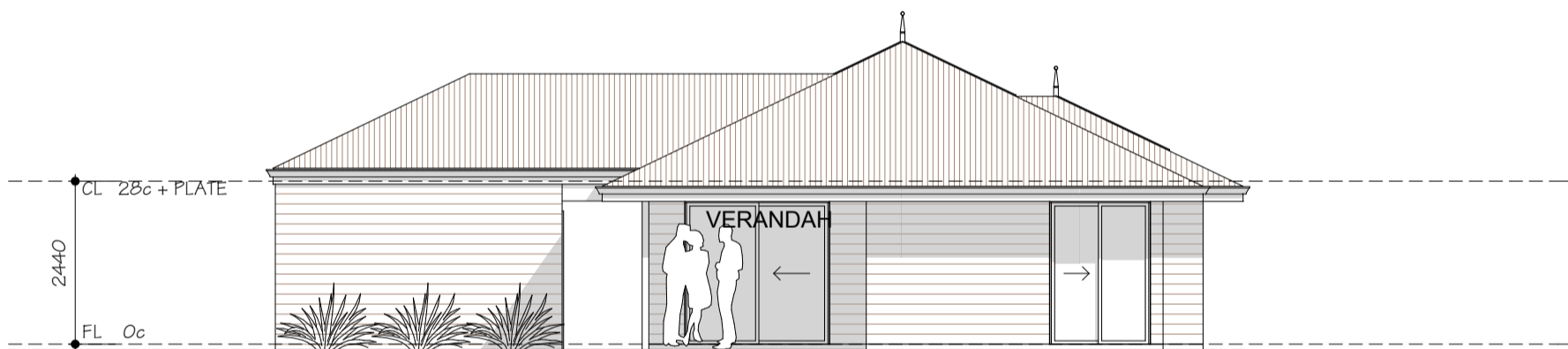
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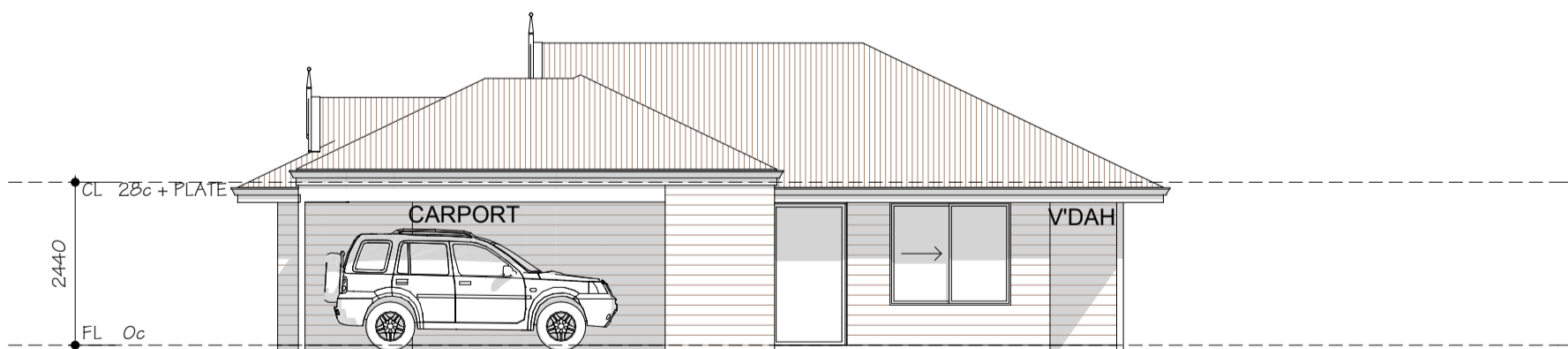
ELEVATION 1
1:100



ELEVATION 2
1:100



ELEVATION 3
1:100



ELEVATION 4
1:100

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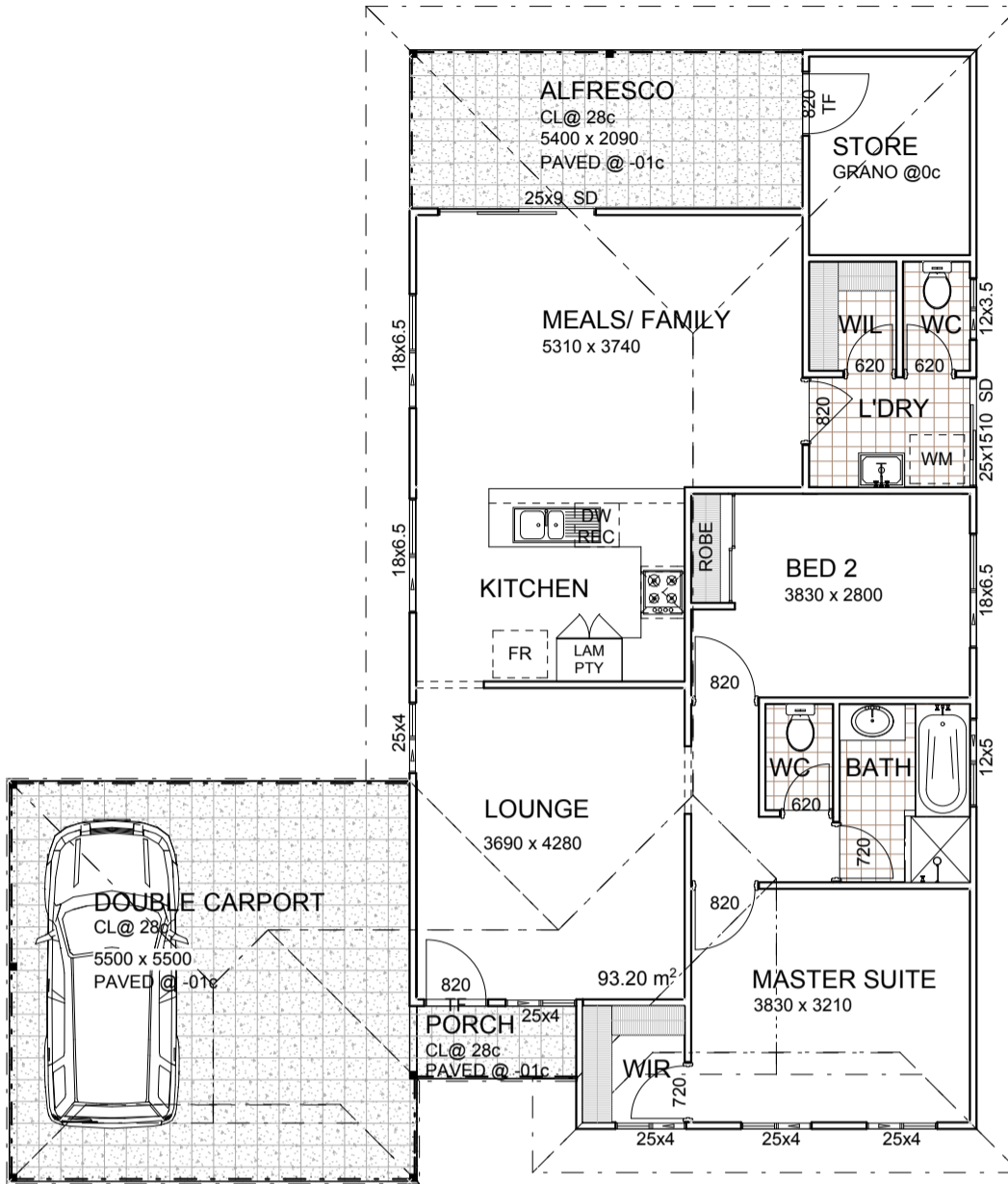
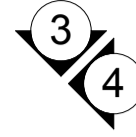
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BUILDERS

2BED / 1 BATH TYPE - 4B

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YOUR LOCAL BUILDER

AFFORDABLE SPEC



Floor Areas			
Floor	Location	Area	Perimeter
Ground floor			
	HOUSE	93.20	40,880
	CARPORT	30.80	22,200
	ALFRESCO	11.77	15,160
	STORE	6.03	9,880
	PORCH	2.29	6,580
		144.0...	

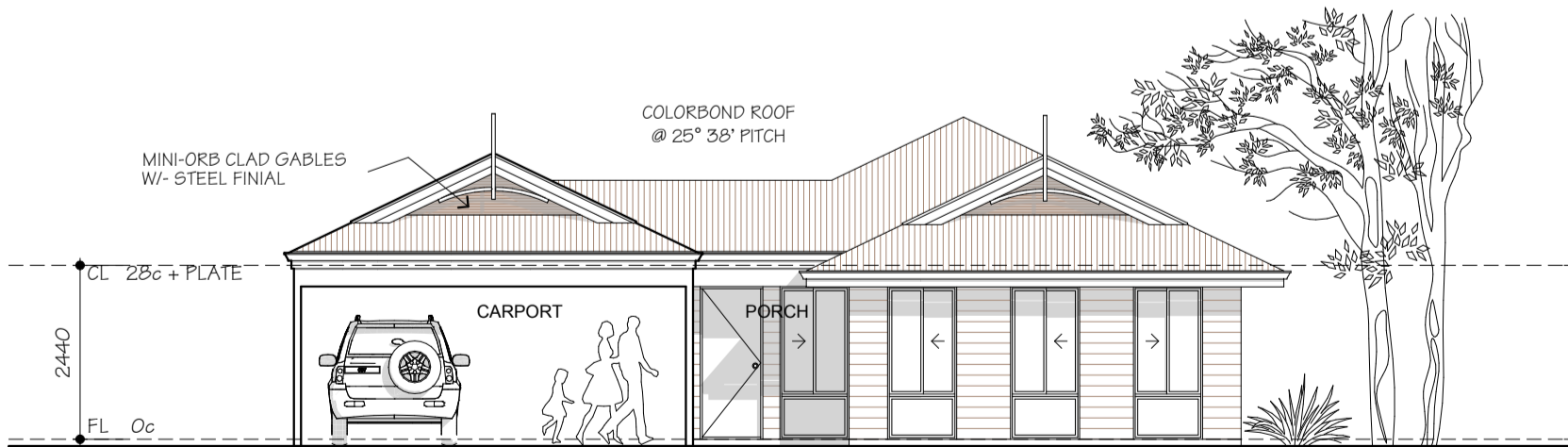
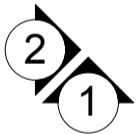
NOTE: HOUSE AREA WILL INCREASE BY APPROX. 5.8% FOR BRICK VENEER CONSTRUCTION.

Roof Area Calculation - Ground Floor			
Floor	Pitch	Area (flat)	Area (pitched)
Ground floor			
	25° 37'	171.84	190.61
		171.84 m²	190.61 m²

2BED / 1BATH - TYPE 4B

FLOOR PLAN

1:100



ELEVATION 1

1:100

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2BED / 1 BATH TYPE - 4B

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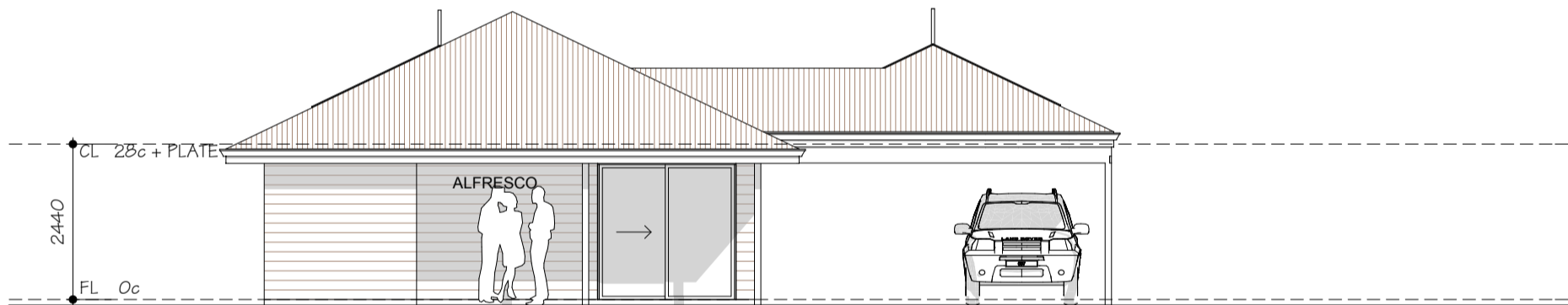
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ELEVATION 1
1:100



ELEVATION 2
1:100



ELEVATION 3
1:100



ELEVATION 4
1:100

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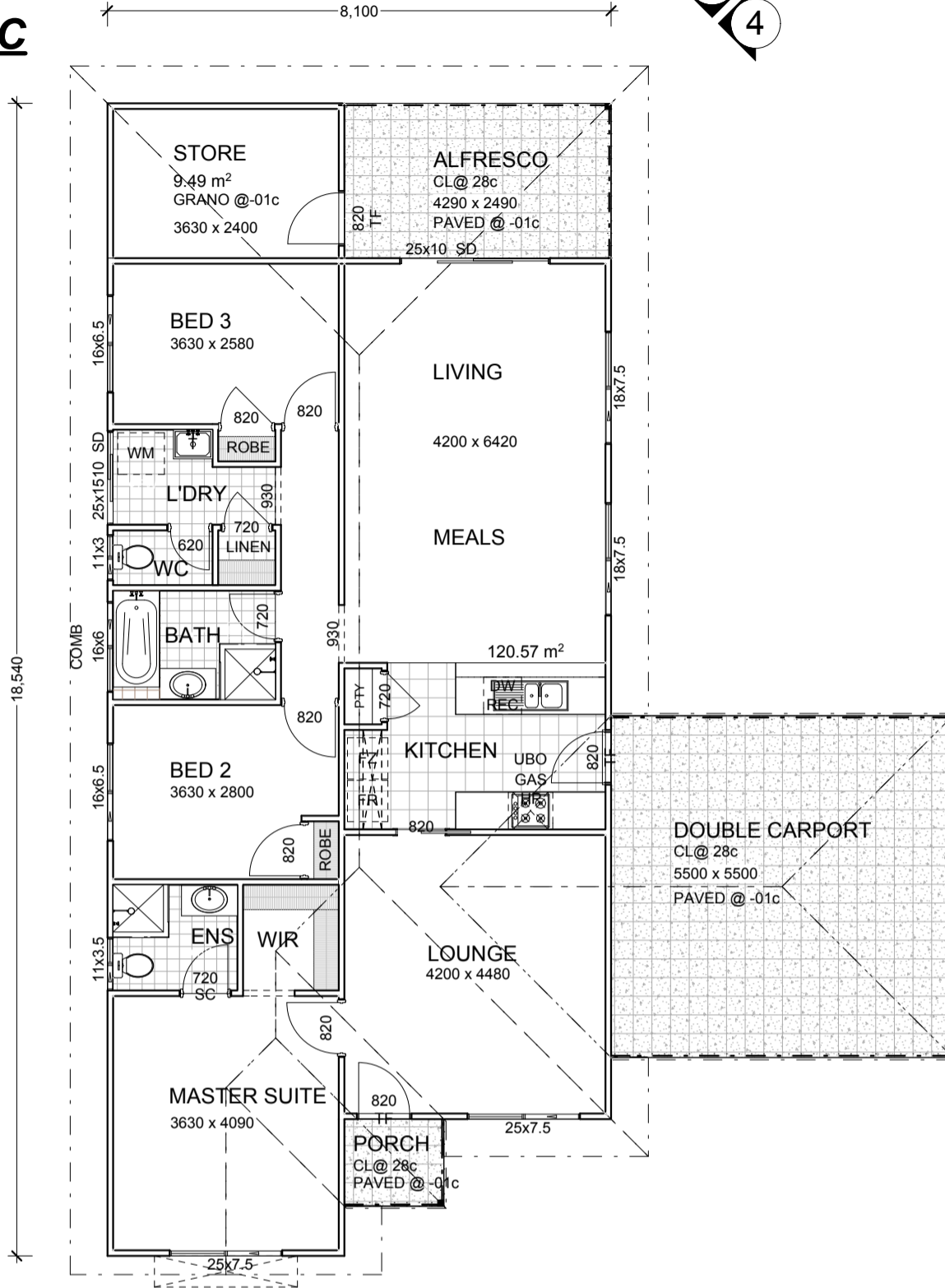
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YOUR LOCAL BUILDER

GROH SPEC



Floor Areas			
Floor	Location	Area	Perimeter
Ground floor			
	HOUSE	120.57	48,300
	CARPORT	30.25	22,000
	ALFRESCO	10.68	13,560
	STORE	9.49	12,600
	PORCH	2.24	6,000
		173.2...	

NOTE: HOUSE AREA WILL INCREASE BY APPROX. 5.2% FOR BRICK VENEER CONSTRUCTION.

Roof Area Calculation - Ground Floor			
Floor	Pitch	Area (flat)	Area (pitched)
Ground floor			
	25° 38'	201.09	223.01
		201.09 m²	223.01 m²



3BED / 2BATH - TYPE 2B

FLOOR PLAN

1:100



ELEVATION 1

1:100

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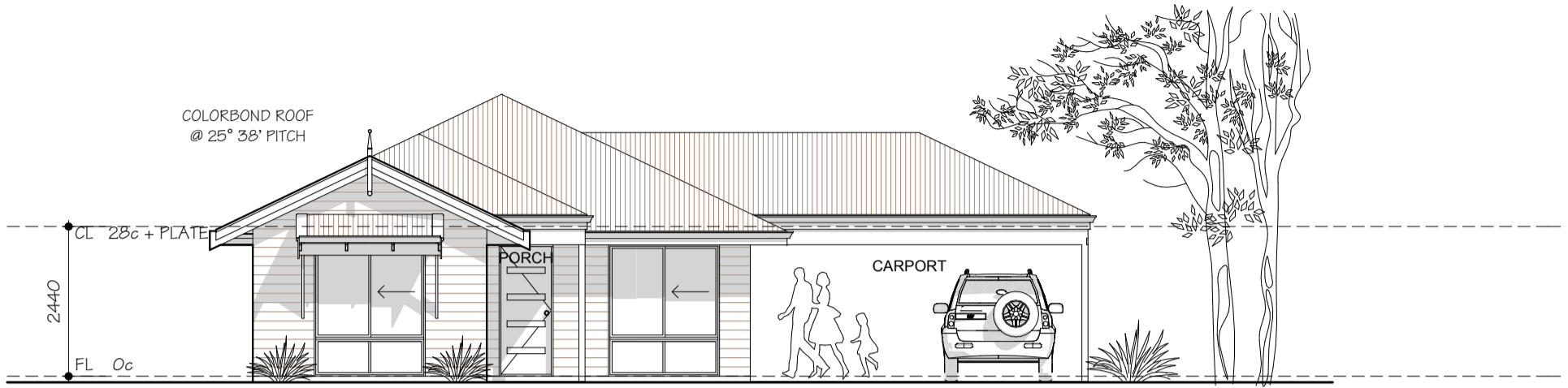
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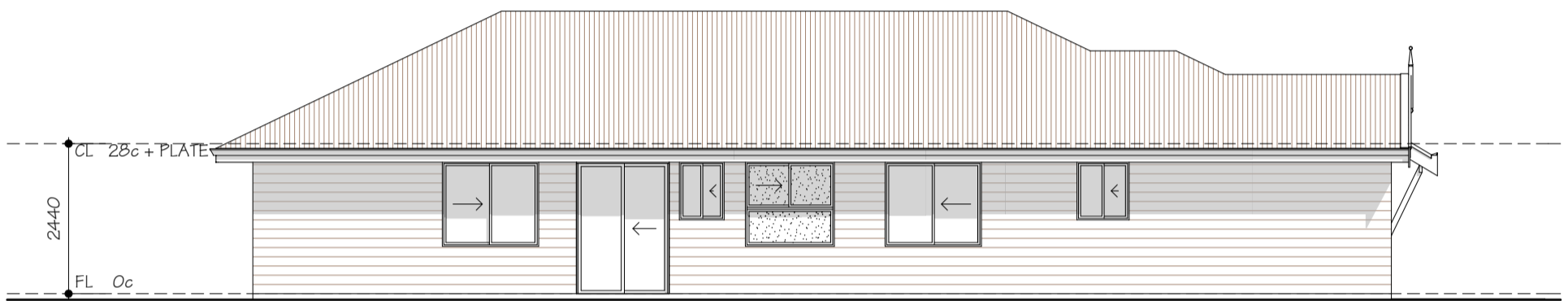
3BED / 2BATH TYPE - 2B

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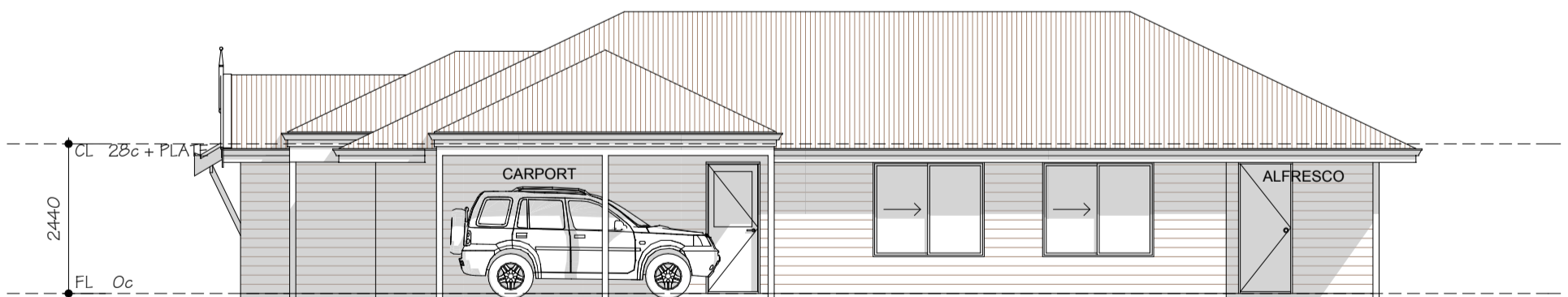
ELEVATION 1
1:100



ELEVATION 2
1:100



ELEVATION 3
1:100



ELEVATION 4
1:100

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COUNTRY
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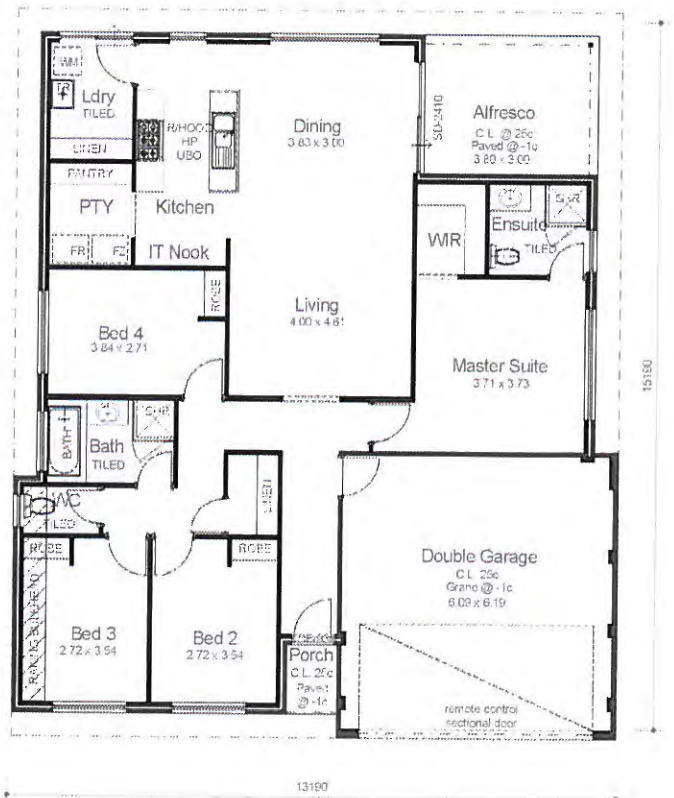
the Bravo



Standard Inclusions:

- China basins
 - Dual flush toilets with china cisterns
 - Soft close drawers & cupboards throughout
 - Bank of 4 drawers to kitchen
 - Bow handles to all cabinets
 - 2m high framed shower screens with pivot doors
 - Double towel rails
 - Single robe recess with shelves & rails, to bedrooms 2,3, 4
 - 1 3/4 bowl sink with flick mixer
 - Floor tiling to laundry, bathroom, ensuite & WC
 - Flumed self-closing exhaust fans to ensuite, WC's, bathroom & kitchen
 - 900mm or 600mm stainless steel appliances and rangehood
 - Electric boosted solar hot water system
 - Colorbond roof (builders std range)
 - Double clay brick construction
 - 2 course bricks (builders std range)
 - 25° pitch roof
 - Protective metal corner beading to all internal trafficable areas
 - Double garage with auto sectional door
 - Lever handles to all internal doors
- Modern elevation
 - R4 ceiling insulation
 - Metal sud saver trough & cabinet
 - Double deadlocks to front entry door
 - Western power safety switch
 - Cavity Insulation*
 - 6 m clay paved driveway & pathway *
 - Fly screens to all windows & sliding doors
 - 4 x lined shelves to linen
 - 2 hard wired smoke detectors
 - Locks to aluminum sliding doors & windows
 - Full paint finish excluding internal walls
 - 2 x external taps
 - HIA fixed price contract
 - Full working drawings
 - Full indemnity insurance
 - Feature site survey
 - Engineer's site report
 - Shire building license fees
 - Allowances for sewer, water & gas run-ins
 - 6 months maintenance period
 - Lifetime structural guarantee transferable
 - 6 star energy specifications*

* Where applicable



HOUSE	137 616m ² (54 780m)
GARAGE	35 825m ² (24 560m)
PORCH	1 685m ² (5 230m)
ALFRESCO	11 400m ² (13 600m)
TOTAL AREA	167 506m ²

Please see sales representative for details.
Pricing & specifications can vary from time of print without notice.
Photos for illustrative purposes only.

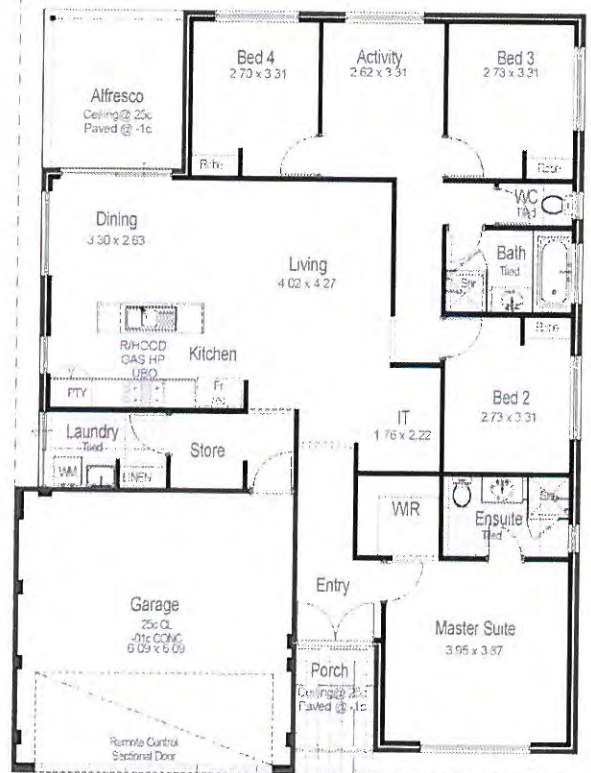


the Alpha



Standard Inclusions:

- ◆ China basins
- ◆ Dual flush toilets with china cisterns
- ◆ Soft close drawers & cupboards
- ◆ Bank of 4 drawers to kitchen
- ◆ Bow handles to all cabinets
- ◆ 2m high framed shower screens with pivot doors
- ◆ Double towel rails
- ◆ Single robe recess with shelves & rails, to bedrooms 2,3, 4
- ◆ 1 3/4 bowl sink with flick mixer
- ◆ Floor tiling to laundry, bathroom, ensuite & WC
- ◆ Flumed self-closing exhaust fans to ensuite, WC's, bathroom & kitchen
- ◆ 900mm or 600mm stainless steel appliances and rangehood
- ◆ Electric boosted solar hot water system
- ◆ Colorbond roof (builders std range)
- ◆ Double clay brick construction
- ◆ 2 course bricks (builders std range)
- ◆ 25° pitch roof
- ◆ Protective metal corner beading to all internal trafficable areas
- ◆ Double garage with auto sectional door
- ◆ Lever handles to all internal doors
- ◆ Modern elevation
- ◆ R4 ceiling insulation
- ◆ Metal sud saver trough & cabinet
- ◆ Double deadlocks to front entry door
- ◆ Western power safety switch
- ◆ Cavity Insulation*
- ◆ 6 m clay paved driveway & pathway *
- ◆ Fly screens to all windows & sliding doors
- ◆ 4 x lined shelves to linen
- ◆ 2 hard wired smoke detectors
- ◆ Locks to aluminum sliding doors & windows
- ◆ Full paint finish excluding internal walls
- ◆ 2 x external taps
- ◆ HIA fixed price contract
- ◆ Full working drawings
- ◆ Full indemnity insurance
- ◆ Feature site survey
- ◆ Engineer's site report
- ◆ Shire building license fees
- ◆ Allowances for sewer, water & gas run-ins
- ◆ 6 months maintenance period
- ◆ Lifetime structural guarantee transferable
- ◆ 6 star energy specifications*

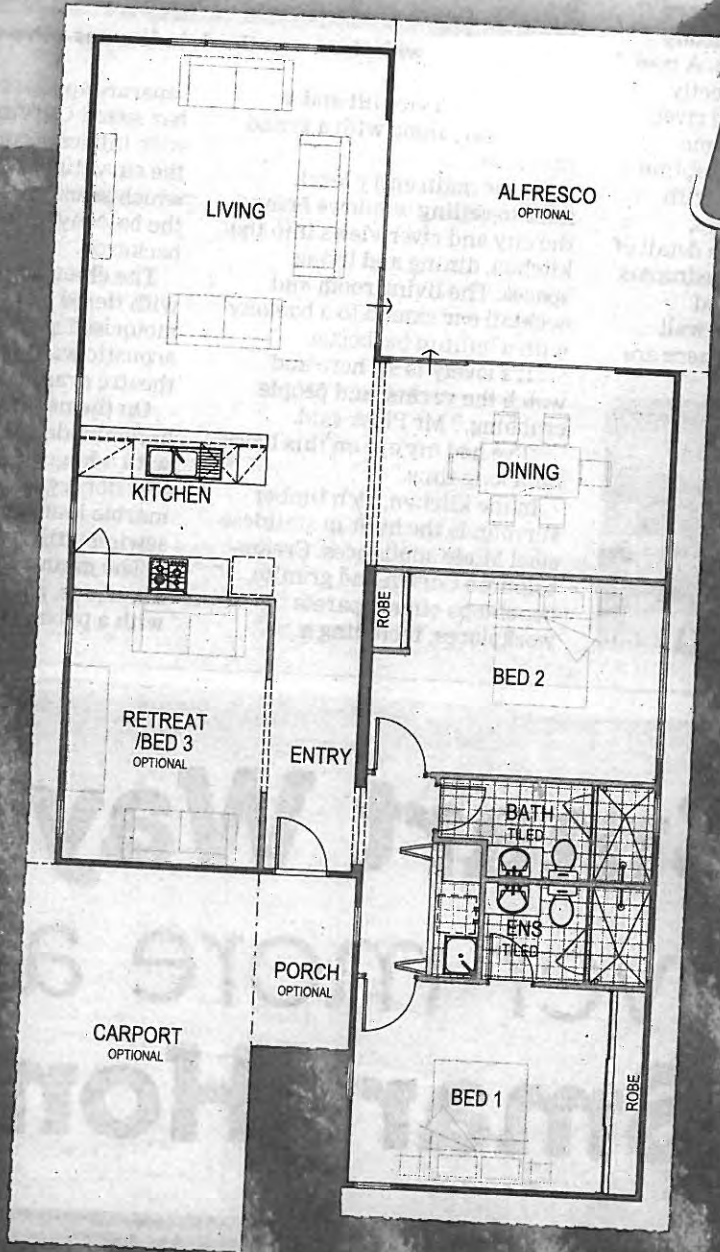


12150

HOUSE	140.219m ² (54.960m)
GARAGE	36.288m ² (24.360m)
ALFRESCO	10.200m ² (12.800m)
PORCH	3.718m ²
TOTAL AREA	190.425m ²

Please see sales representative for details.
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Photos for illustrative purposes only.

the evolution.



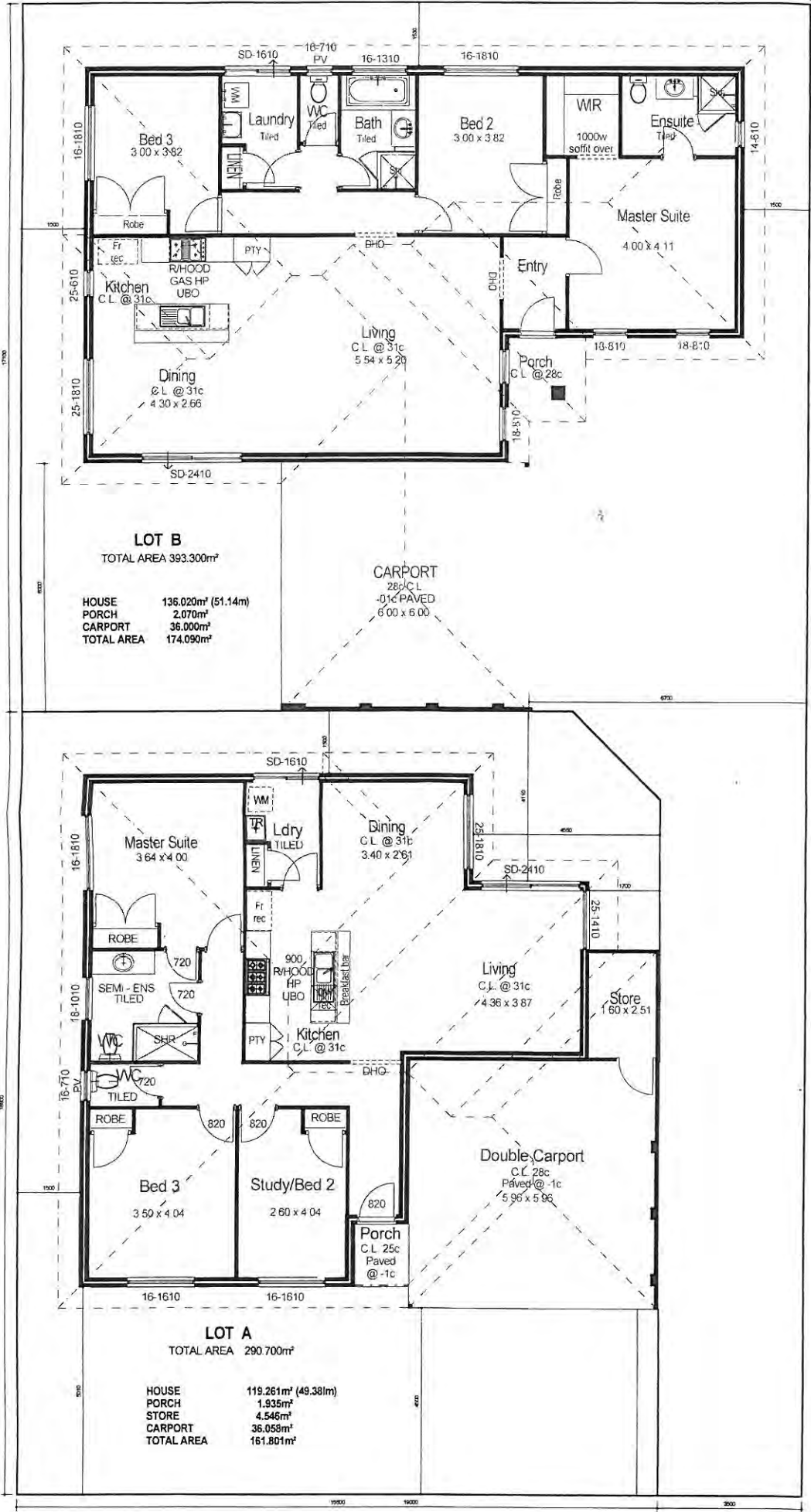
the evolution



With its distinctive elevation and open-plan layout, the Evolution is the ultimate lifestyle retreat. Two beautifully appointed bathrooms make this stylish home both flexible and practical but the emphasis here is on the living space. A separate lounge complements the integrated open-plan kitchen, living and dining area, which wraps around the optional alfresco, effortlessly combining indoor-outdoor living.

Let's talk about your new home today

For more information call 96703299 or visit trhomes.com.au



LOT A 290.700m²
LOT B 393.300m²
TOTAL AREA 684.000m²



PLEASE NOTE: ROOM SIZES, SET BACKS, AREAS AND FRONT ELEVATION SKETCHES MAY VARY ACCORDING TO WORKING DRAWINGS- DUE TO FACTORS SUCH AS, BCA AND BUILDERS REGISTRATION ACT GUIDELINES AND ANY OTHER FACTORS OUTSIDE OUR CONTROL.

9.3.2 MINGENEW TOWNSITE EXPANSION STRATEGY - DRAFT 1

Agenda Reference: CEO
Location/Address:
Name of Applicant: Shire of Mingenew
File Reference:
Disclosure of Interest: Nil
Date: 11 March 2012
Author: Mike Sully

SUMMARY

This report recommends that Council reviews the draft Mingenew Townsite Expansion Strategy (MTES) and resolves to advertise that the MTS is available for public comment.

ATTACHMENT

The Mingenew Townsite Expansion Strategy: Draft 1

BACKGROUND

The Department of Planning has entered into a Memorandum of Understanding with the Department of Regional Development and Lands for the utilisation of Royalties for Regions funds sourced under the Northern Planning Program to develop the Local Government Assistance Program (LGAP).

The Primary objective of the LGAP is to facilitate:

- Land release for residential development within a five year period;
- Diversification of the local economy; and
- Development of the capacity of Local Government.

COMMENT

The MTES provides a vision for the development of the Mingenew town site and a vision for the Shire's relationship with the Midwest for the next 15 years. The MTES has been developed taking into consideration Mingenew's key attributes including the townscape, heritage and tourism. The community's vision for Mingenew both past and present has been incorporated into the Strategy.

This MTES has been developed in the recognition of infrastructure constraints, the desire to halt population decline and land use issues. Based on these attributes and constraints the MTES identifies a number of goals and key objectives for the urban consolidation of the Mingenew Townsite and how these can relate to the wider Mid West region.

CONSULTATION

An information session for Elected Members and Shire Staff was held in September 2012 and a Community Workshop was held in October 2012 to allow for Council and community input into the Draft MTES.

STATUTORY ENVIRONMENT

Nil.

POLICY IMPLICATIONS

The MTES will assist in the development of planning policies directed towards residential, commercial and industrial growth.

FINANCIAL IMPLICATIONS

The Department of Planning has provided Council with \$40,000 to undertake the preparation of the MTS. Greg Rowe and Associates has been contracted to assist in the preparation of the MTS for \$38,000, the remaining \$2,000 is available to Council for administration costs.

STRATEGIC IMPLICATIONS

The objectives of the Mingenew Town site Expansion Strategy are to:

- Provide guidance to the Shire of Mingenew in planning for the development of the town over the next 10 -15 years;
- Focus on urban consolidation encouraging development within the existing urbanised areas and to make more efficient use of services in these areas;
- Provide a framework for changes to the statutory and strategic planning framework, to facilitate the form and extent of development sought by the Mingenew community;
- Give direction to both the Shire and the Western Australian Planning Commission (WAPC) in the consideration of future development applications, subdivision applications, town planning scheme amendments and local structure plans;
- Provide guidance on the allocation of land uses to ensure that growth in the town occurs in a consolidated and sustainable manner and that the short, medium and long term needs of the community are satisfied;
- Provide guidance on streetscape, infrastructure, movement networks and urban design; and
- Provide a basis for coordinated decision-making by the Shire of Mingenew and servicing authorities in determining future servicing requirements for town.

VOTING REQUIREMENTS

Simple Majority

130303 - OFFICER RECOMMENDATION/COUNCIL RESOLUTION – ITEM 9.3.2

Moved: Councillor Newton

Seconded: Councillor Cosgrove

That Council:

- 1. Endorse the draft Mingenew Townsite Expansion Strategy and advertise that the Strategy will be available for public comment for 21 days from first day of advertising.**
- 2. Review the Strategy and any public comments following the public consultation period and endorse the final draft of the Strategy.**

CARRIED 6/0



GOVERNMENT OF
WESTERN AUSTRALIA



ROYALTIES
FOR REGIONS



DRAFT MINGENEW TOWNSITE STRATEGY

SHIRE OF MINGENEW

SHIRE OF MINGENEW



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Executive Summary

The Mingenew Townsite Strategy (MTS) provides a vision for the development of the Mingenew town site and a vision for the Shire's relationship with the Midwest for the next 15 years.

The MTS has been developed taking into consideration Mingenew's key attributes including the townscape, heritage and tourism. The community's vision for Mingenew both past and present has been incorporated into the Strategy. This MTS has been developed in the recognition of infrastructure constraints, the desire to halt population decline and land use issues. Based on these attributes and constraints the MTS identifies a number of goals and key objectives for the urban consolidation of the Mingenew townsite and how these can relate to the wider Mid West region.

The MTS goals and objectives have been based around a geographical framework where the town has been divided into five sub-precinct areas. The objectives and planning provisions for each sub-precinct are vital to realising the MTS goals and vision for the town.

In relation to the townsite the MTS highlights strengths that should be promoted to attract investment into the town. The MTS responds to the demands of the infrastructure constraints in regard to sewerage and includes recommendations to enhance infrastructure. Finally the MTS provide guidance on how to enhance the town's character, build community interaction and ensure that a range of housing types are available that are consistent with the demographic trends for the town.

The MTS recommendations will be implemented through the Shire and relevant associations. MTS is intended to be a dynamic document and the recommendations are not exhaustive nor to the exclusion of other economic, social or other such initiatives. The planning provisions contribute to realising objectives for the town while being part of the wider planning framework that includes the Shire's Local Planning Strategy and Strategic Plan.

Glossary of Terms

ATU	Aerobic Treatment Units
DEC	Department of Environment and Conservation
CSP	Draft Country Sewerage Policy
DoW	Department of Water
GSP	Government Sewerage Policy
HCWA	Heritage Council of Western Australia
LPS	Local Planning Strategy
MTP	Mingenew Townscape Plan
MTPC	Mingenew Tourist & Promotions Committee
MTS	Mingenew Townsite Strategy
MWIP	Mid West Investment Plan
MWRPIF	Mid West Regional Planning and Infrastructure Framework
PDWSA	Public Drinking Water Source Area
PF	Plan for the Future
SCP	Strategic Community Plan
TDPR	Town Drainage Preliminary Report
TWA	Tourism Western Australia
WSPP	Water Source Protection Plan
WAPC	Western Australian Planning Commission

1.0 Introduction

1.1 The Purpose of the Strategy

Mingenew faces important challenges in attempting to halt population decline and to reinforce its commercial future. In response, the MingeneW Townsite Strategy (MTS) extends beyond the usual scope of an 'Expansion Strategy' in its search for actions to specifically address these challenges.

Whilst prior documents like the Local Planning Strategy related to the Shire as a whole, this Strategy relates solely to the MingeneW townsite.

This MTS outlines strategies to guide the development of the MingeneW townsite over the next 10 – 15 years. It incorporates and reviews the Shire's Local Planning Strategy and the Strategic Community Plan in order to provide recommendations for the future.

The MTS identifies a range of detailed actions aimed at facilitating townsite growth consistent with the Shire's core strategic objectives, and defines a set of planning policies and principles intended to make better use of the existing MingeneW townsite infrastructure. Each action is accompanied by a description and has been prioritised according to the following categories:

- » Short-Term Priority - 0-24 months.
- » Medium-Term Priority - 12-36 months.
- » Long -Term Priority – 3 years or more.

1.2 Objectives

The objectives of the MingeneW Townsite Strategy are to:

- » Provide guidance to the Shire of MingeneW in planning for the development of the town over the next 10 -15 years;
- » Focus on urban consolidation encouraging development within the existing urbanised areas and to make more efficient use of services in these areas;
- » Provide a framework for changes to the statutory and strategic planning framework, to facilitate the form and extent of development sought by the MingeneW community;
- » Give direction to both the Shire and the Western Australian Planning Commission (WAPC) in the consideration of future development applications, subdivision applications, town planning scheme amendments and local structure plans;
- » Provide guidance on the allocation of land uses to ensure that growth in the town occurs in a consolidated and sustainable manner and that the short, medium and long term needs of the community are satisfied;
- » Provide guidance on streetscape, infrastructure, movement networks and urban design; and
- » Provide a basis for coordinated decision-making by the Shire of MingeneW and servicing authorities in determining future servicing requirements for town.

1.3 Methodology

The preparation of the MTS included the following tasks:

- » Site visits and townsite photographs;
- » Review of available literature including background reports, existing strategic planning and mapping;
- » Identification of opportunities, constraints and issues;
- » Reconciliation of predicted land use and development needs with available land availability and zoning;
- » Incorporation of Shire aims and objectives;
- » Confirmation of townsite objectives, opportunities and constraints through a community consultation process; and
- » Identification and description of associated actions.



It is integral to the success of the MTS that its outcomes best reflect the needs and aspirations of its key stakeholders – including residents, landowners, businesses and local community groups.

Accordingly the methodology for the project provided for community input particularly in assessing opportunities and constraints as well as articulating aspirations for growth. Consultation has been implemented through a briefing with elected Shire Councillors to refine opportunities, constraints and understand Shire objectives. The local community have been consulted at an open workshop where they identify opportunities and constraints. Further community and stakeholder input will be considered through the formal public advertising period which will be part of the adoption process for the MTS.

2.0 Description of Study Area

Mingenew is located in the Irwin River basin approximately 380km north of Perth and 100km south east of Geraldton. The town is described as the 'entrance to the Midwest wheatbelt' (Strategic Community Plan, 2012). Refer Figure 1 – Regional Location.

The Study Area boundary is shown at Figure 2. This includes the main residential, commercial and industrial areas of the town, including the CBH grain handling facility and fringing rural land.

The Midlands Road serves as the 'Main Street' of the Mingeneew townsite. Midlands Road runs east-west, and is the most trafficked road. It is fringed by a number of buildings/services such as agricultural supplies, bakery, supermarket, bank, service station and hotel, as well as a tourist information bay and vehicle parking area. Victoria Road is also important to the function of the Mingeneew townsite and runs north-south through the centre of the town. Victoria Road provides frontage to a range of civic uses including churches, museum, Shire offices, town hall, police station and primary school.

The agricultural industry is important to the local economy of the town, with the CBH Grain receival point to the east of the urban area is a dominant feature in the townsite (Strategic Community Plan 2012). The CBH facility has the distinction of being the largest inland grower-fed grain receival point in the Southern Hemisphere.

The town is divided into northern and southern sectors by the Midlands Road and parallel abutting railway line. An industrial area is located north of the rail line with residential and commercial land (the main urban centre) located to the south.

An extensive recreation area is located to the south east of the town site area and supports a number of sporting clubs including horse racing and bowls in a combined facility. Further south east of the town centre is the Mingeneew golf course.

The visual landscape of Mingeneew is characterised by the Mingeneew Hill, located just north west of the townsite and serves as a popular tourist attraction. At the base of Mingeneew Hill is an area known as 'Drover's Rest' where seating and tables are provided for visitors. The Mingeneew Nature Reserve is located on the south-western portion of the Hill and is managed by the Department of Environment and Conservation.

These features are shown in Figure 3.

Insert figure 3 – attributes of the Town.

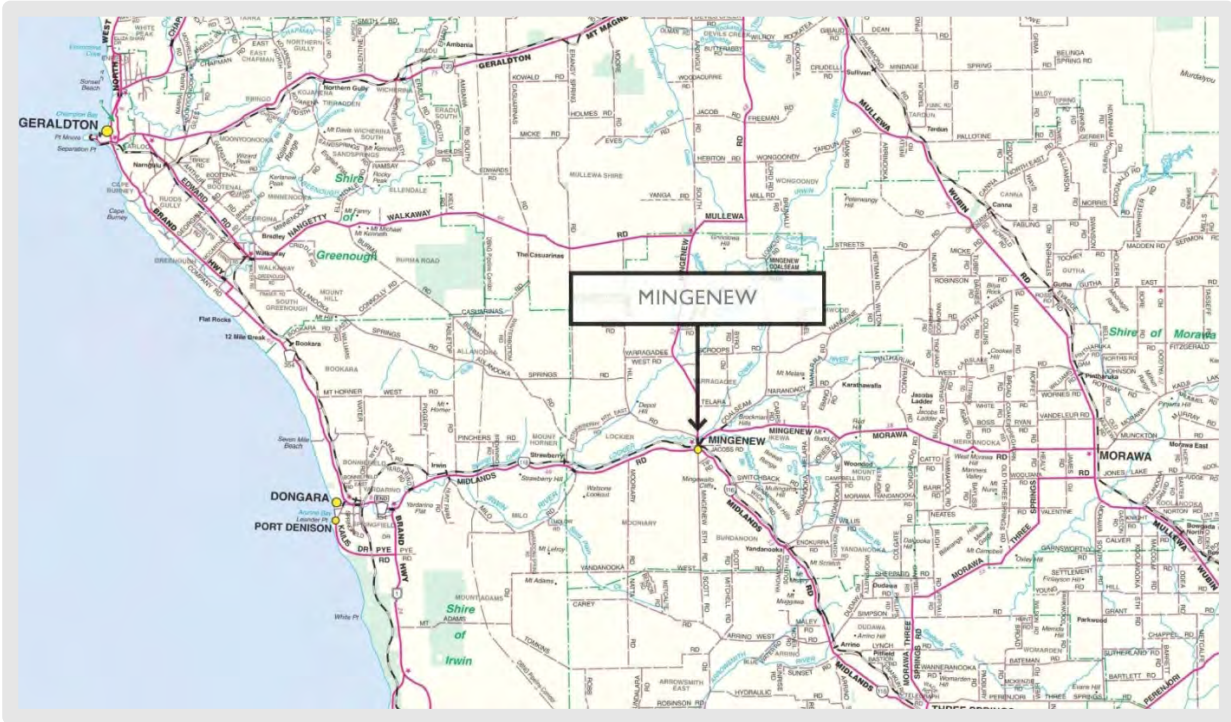


FIGURE 1 REGIONAL LOCATION



FIGURE 2 STUDY AREA BOUNDARY

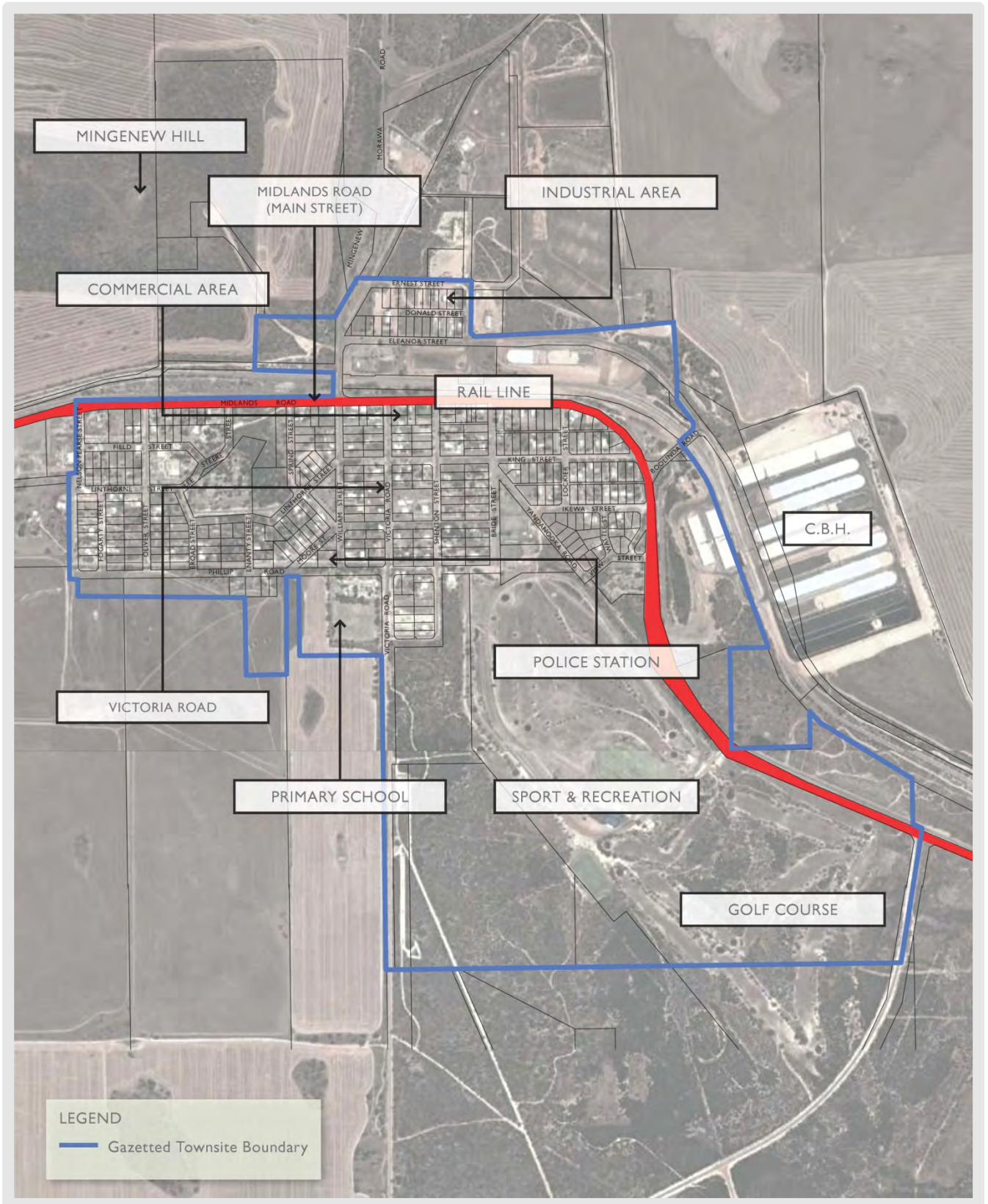


FIGURE 3 TOWNSITE ATTRIBUTES

3.0 Literature Review

3.1 Regional Planning Framework

3.1.1 Draft Mid West Regional Planning and Infrastructure Framework 2011

The Draft Mid West Regional Planning and Infrastructure Framework ('MWRPIF'), released by the WAPC in 2011, incorporates 17 local governments within the Mid West region including the Shire of Mingenew. The intent of this document is to be recognised as a regional strategy under State Planning Policy 1. The MWRPIFF provides an update to the previous Mid-West Infrastructure Analysis (2008). The objectives of the MWRPIFF are to:

- » Provide the regional context for land-use planning in the Mid West;
- » Provide an overview of the major regional economic, social, cultural and environmental issues;
- » Identify the priority actions required to enable comprehensive regional and sub-regional planning; and
- » Identify the priority regional infrastructure projects to facilitate economic and population growth in the Mid West.

The MWRPIF divides the Mid West into three sub-regions being the Batavia Coast, the North Midlands (which includes the Shire of Mingenew) and the Murchison. The primary challenge identified for the North Midlands is to retain and grow its population share, whilst both servicing and benefiting from the economic growth that is expected to be generated from nearby iron ore projects. Future planning may involve the development of sub-regional growth strategies for these sub-regions.

The MWRPIF also designates activity centres throughout the region, with Mingenew classified as a 'Local Centre'. Local Centres are defined under the MWRPIF as offering a level of service that can deal with the daily needs of their service population but with a lower level of choice than 'Regional Centres'. The role of Local Centres within the North Midlands Region (such as Mingenew) is described as "*often but not always serving functions including civic administration, limited retail, primary school, limited health. Generally supports the agricultural, tourism and fishing sectors.*"

3.1.2 Mid West Investment Plan

The Mid West Investment Plan ('MWIP') was developed by the Mid West Development Commission in conjunction with local government and various stakeholders. It outlines and prioritises over 300 potential infrastructure projects worth in excess of \$19 billion. The MWIP is intended to be used in conjunction with the MWRPIF to secure and guide public and private investment into the Mid West Region.

Several of the outcomes of the MWIP are relevant to the MTS including:

- » Sustainable increase in population;
- » A refreshed and revitalised Mid West;
- » Improved regional infrastructure to facilitate coastal and inland development;
- » Diversified and enhances minerals and energy industries;
- » Continued expansion of the tourism industry;
- » Establishment of new and innovative industries and services; and
- » A valued and protected natural and built environment.

3.1.3 Draft Country Sewerage Policy 2003

The Department of Health's draft Country Sewerage Policy ('CSP') was prepared with the objective of protecting public health, the environment and the State's water supply. It emphasises that, where possible, all subdivision and density development should be connected to a reticulated sewerage system. However, the CSP recognises that in some areas reticulated sewerage is unlikely to be available for a long time. In these cases, the CSP provides development standards to which subdivisions and density development must adhere.

Part 5.4 of the CSP states that for towns without sewerage (as in Mingenew) subdivision and residential density development are subject to the following development standards:

- R10 or 1000m² is the minimum size that will be accepted for new residential lots;
- No individual proposal exceeding 25 lots or dwellings; and
- A total town expansion to 'no more than 100 lots or dwelling units' for unsewered areas.

Mingenew is listed in Schedule 2 of the Country Sewerage Policy i.e., "*Locations with public health and/or environmental constraints for onsite wastewater disposal.*" For towns in Schedule 2 it states that detailed information and detailed assessment by statutory and consultative authorities may be required in assessing the acceptability of proposals. This is not considered to prohibit townsite expansion opportunities for Mingenew but the lack of sewerage is an important issue that needs to be addressed by the Shire and developers.

The MTS has considered advice from the Water Corporation as to whether the Mingenew townsite would be connected to a reticulated sewerage system over the lifetime of the Strategy. The Water Corporation advised that no forward planning has been done to support 'infill sewerage' in Mingenew, and that if this were to occur the cost of the installation of such system would have to be borne externally, i.e. by the Shire or through alternative sources of funding. The Water Corporation is planning to review and prioritise its water scheme planning programme for the Mid West Region in 2013.

The MTS is based on the assumption that Mingenew will remain unsewered, and therefore future development will provide for on-site effluent disposal systems and be constrained in some regard by the provisions of the CSP.

3.1.4 Draft Government Sewerage Policy 2011

The draft Government Sewerage Policy ('GSP') has been advertised for public submissions in April 2012. Once adopted the GSP will supersede both the CSP and the Government Sewerage Policy – Perth Metropolitan Region.

The MTS has considered advice from the Department of Health which advised that a revised draft of the GSP will be advertised for public comment in the near future. The provisions of the 2011 draft GSP are subject to change, although it is worthwhile to examine notable aspects of the 2011 draft GSP.

The aim of the draft GSP is to promote reticulated sewerage for all new developments and subdivision and where this is not achievable, to establish alternative requirements. The draft GSP recommends that in unsewered areas minimum lot sizes be determined by soil type, with Table 2 below outlining the recommended minimum sizes under this system. Soil categories 4, 5 or 6 would most likely apply to Mingenew, which would mean a minimum lot size of 2000m² would be required.

TABLE 2- DRAFT GSP – MINIMUM LOT SIZES PER SOIL CATEGORY

Soil Category	Soil Texture	Minimum Lot Size
1	Gravels and sand	1 000m ²
2	Sandy loams	1 000m ²
3	Loams	1 000m ²
4	Clay loams	2 000m ²
5	Light clays	2 000m ²
6	Medium to heavy clays	2 000m ²

The Department of Health has advised that Table 2 may be subject to change.

In addition to the above size restrictions, where on-site effluent disposal is proposed, the GSP requires applicants to provide the following information to the satisfaction of approval agencies:

- » Demonstration of site suitability for on-site effluent disposal;
- » Site assessments for each lot by a qualified person;
- » A signed guarantee by the site evaluator/soil assessor;
- » Disposal to occur within the lot boundary; and
- » Apparatus for sewerage disposal to be approved by the Executive Director, Public Health.

Should these policy requirements be adopted, it may make it difficult for individual developers in Mingenew to proceed with projects given the costs to be incurred by commissioning technical investigations to accompany proposals for on-site effluent disposal. Given this, it is important for the Shire to continue to monitor the progress of the draft GSP and, if necessary, to make a submission on the revised draft during the advertising period.

3.2 Local Planning Framework

3.2.1 Mingenew Strategic Community Plan

The Shire of Mingenew Strategic Community Plan ('SCP') identifies the Mingenew community's visions and is the Shire's principal strategic guide for future planning and services. Given its currency, the MTS has been prepared to be consistent with the vision and objectives of the SCP. The SCP identifies four key objectives, associated outcomes and performance measures which are summarised in Table 3:

TABLE 3-SCP OBJECTIVES, OUTCOMES AND PERFORMANCE MEASURES

	Objectives	Outcomes	Key Performance Measures
Economic	To be a diverse and innovative economy with a range of local employment opportunities.	<ul style="list-style-type: none"> • Increase the number of visitors and extend the tourism season within the region. • Increased availability of serviced residential, commercial and industrial land. • To maintain and increase the number of local businesses, industries and services that will provide a range of employment opportunities for the people of Mingenew. • Protect and enhance economic infrastructure. • Ensure the provision of adequate services to support economic growth. 	Population statistics. No. of business licences Vacancy rates (business and residential). No. of building approvals
Environment	A sustainable natural and built environment that meets current and future community needs.	<ul style="list-style-type: none"> • Our natural environment is enhanced, promoted, rehabilitated and leveraged so it continues to be an asset to our community. • Our indigenous and cultural heritage is acknowledged. • To retain Mingenew as an attractive town that is a comfortable and welcoming place to live and visit, and reflects our lifestyle values. • To provide recognition and retention of places of heritage. • Safe and functional road and ancillary infrastructure. • Efficient usage of resources. 	Percentage of waste placed in landfill. Energy usage statistics
Social	A safe and welcoming community where everyone has the opportunity to contribute and belong.	<ul style="list-style-type: none"> • Maintain and increase population. • Maintain the provision of high quality community infrastructure. • Affordable housing options that respond to community needs. • Improved community health and well-being. • Improved capacity of education and training. • Community events continue to be supported. • Maintain a safe community environment. 	Crime rates. Community participation rates. Community satisfaction levels. No. of cultural events.
Civic Leadership	A collaborative and innovative community with strong and vibrant leadership.	<ul style="list-style-type: none"> • A well informed and engaged community that actively participates. • An open and accountable local government that is respected, professional and trustworthy. • Improved partnerships. • Long term planning and strategic management. • Achieve a high level of compliance. 	Financial ratios. Long-term financial viability. Asset sustainability ratios. Employee retention levels. Volunteer levels.

Some of the outcomes associated with these four objectives are particularly relevant to this MTS in that they recognise that opportunities exist for Mingenew over the next decade to retain and increase the population base. In achieving this aim there is a need to ensure that services and infrastructure are maintained and developed into the future. The objectives of this MTS are to:

- Increase the number of visitors and extend the tourism season within the region;
- Increase the availability of serviced residential, commercial and industrial land;
- To maintain and increase the number of local businesses, industries and services that will provide a range of employment opportunities for the people of Mingenew;
- Ensure the provision of adequate services to support economic growth;
- Ensure that our indigenous and cultural heritage is acknowledged;
- To retain Mingenew as an attractive town that is a comfortable and welcoming place to live and visit, and reflects our lifestyle values;
- To provide recognition and retention of places of heritage;
- Safe and functional road and ancillary infrastructure;
- Maintain and increase population;
- Maintain the provision of high quality community infrastructure;
- Allow for affordable housing options that respond to community needs; and

To reflect these objectives, the MTS recommends the following actions:

- Provide good quality tourism facilities such as rest areas and toilets;
- Investigate and develop options for additional tourism and service worker accommodation;
- Install interpretive trails and signage, including the CBH receival point and indigenous heritage;
- Ensure there are adequate land options available for residential, commercial, and industrial purposes;
- Investigate and facilitate community investment in the relocation of the roadhouse;
- Increased availability of electricity;
- Maximise the effective use of water resources within the Shire;
- Continue to implement the Town Centre Beautification Plan;
- Maintain the current high standard of presentation;
- Develop and implement a Footpath Plan;
- Provide accommodation for service workers and housing seniors;
- Develop new housing for the aged through a joint venture program.

3.2.2 Plan for the Future 2010-2013

The Plan for the Future 2010-2013 ('PF') was prepared by the Shire to "assist Council in establishing priorities and to better serve the needs of the community." The PF is to function as a strategic plan for the future to help guide decision making, determination of priorities and organise funding arrangements across the full range of functions and services of the Shire.

The PF outlines objectives, strategies and actions related to the environment, economy and social spheres. The following actions are relevant to the MTS:

- » Undertake a study of drainage issues within the Mingenew townsite with a view to improving water runoff;
- » Develop footpath improvement program in line with Asset Management Plan and include a bicycle/dual use path options;
- » Develop improved truck parking along the main street of Mingenew;
- » Develop a Tourism Strategy to support and encourage tourists and to provide the appropriate facilities in consultation with the Tourist & Promotions Committee;
- » Restore/repair to old railway station building;

- » Continue with planning and implementation of further industrial and residential land developments; and
- » Progress development of additional aged persons units with a joint venture with the Department of Housing and Works.

3.2.3 Local Planning Strategy

The Local Planning Strategy ('LPS') provides the framework for the control of land use and development, creates procedures for the assessment and determination of applications and sets out the Shire's planning aims for the District.

The LPS covers the entire Shire area although the focus is on the Mingenew townsite. The majority of the planning issues and development demands are centred around the Mingenew townsite.

Part 8 of the LPS sets out 'Scheme Proposals' that include:

- Provide for future land use needs and town site expansion;
- Identify future residential land to meet the needs of the private sector;
- Encourage new industries and business;
- Encourage tourism opportunities;
- Provide for mining activities; and
- Preserve, protect and enhance the Mingenew townscape and historic buildings.

These aims are reiterated where relevant throughout this MTS.

Some of the notable 'Scheme Proposals' identified in the LPS include the following:

- » The LPS recommends a 1000m² minimum lot size in accordance with the CSP. However, TPS3 subsequently applied a R12.5 density coding to the 'Residential' areas of the townsite, which allows for a 700m² minimum lot size. This is unlikely to be supported by the Department of Health under the CSP.
- » The LPS provides an industrial subdivision plan for the 'General Industry' zone which appears to be partially complete. As several of the smaller lots are vacant, the lot sizes proposed may not suit the needs of industrial users.
- » The LPS established a case for the re-alignment of Midlands Road. The re-routing seeks to minimise traffic conflict on Midlands Road, allow it to focus more on a residential and tourist function, and allow for a greater pedestrian movement.
- » The LPS recognises the need to concentrate activity within the 'core' Town Centre rather than extending it along the main street, resulting in gaps and dilution of main street identity and function.
- » The LPS recognises the need to protect the heritage of the Town. This is reflected in Clause 7.5 of TPS3.

3.2.4 Mingenew Townscape Plan 1989

The Mingenew Townscape Plan ('MTP'), although over 20 years old, many of the townscape issues remain highly relevant. The MTP contained two parts; 1) a Townscape Improvement Program that included a character study of the town, and 2) a Landscape Report.

The Townscape Improvement Program

In terms of the 'townscape' the MTP identifies a number of landmarks throughout the town encompassing both built form and the natural landscape. The MTP notes that the town entry points, view corridors, historic buildings, advertising, parking and open space are all important components of the overall streetscape image. The MTP concludes that the overall streetscape image of the town is tired.

Other significant landmarks identified are the Mingenew Hill, the wheat bins and the railway. These landmarks are highly visible and form an integral part of the backbone of the town. The MTP concludes that these important landmarks are not adequately promoted.

The MTP also provides advice on zoning changes for Mingenew. It recommends a Town Centre Area to be concentrated in a linear form from Bride Street west to William Street. It further recommends that this area be the focus of activity including retail land uses. It also recognises the importance of both the Midlands Road and Victoria Road in providing a number of important local services for residents.

The Midlands Road is described as being "...characterised by a variety of building forms, differing setbacks and a number of very unattractive commercial frontages". The MTP recommends that in the short term the Midlands Road area could be improved by minor repairs to the shop frontages, improved signage and landscaping. In the medium term a re-emergence of verandahs along the street was recommended and in the long term infill development and the redevelopment of existing buildings in a building form that contributes to the appearance of the streetscape was suggested.

Victoria Road comprises a number of building styles where the historic buildings and private residences are well maintained and presented, though there are a number of unkempt or vacant lots that detract from the appearance of the street. The recommendations for Victoria Road focus on the longer term and the redevelopment of vacant lots. Both commercial and residential lots need to be redeveloped to high standard.

The illustrations included in the MTP provide an indication for the vision for the streetscape that would still be relevant today.

Finally the MTP provides comment on both vehicular circulation through the town, parking provision and the provision of pedestrian areas. These issues will be addressed and considered as part of the MTS.

Landscape Report

The intent of the landscape report was to identify existing landscape and open space resources and provide recommendations for improvements with the aim of improving the town aesthetically and protect the local micro-climate.

One of the key recommendations was adopting a 'theme' plant for Mingenew. The Bird Beak Hakea (*Hakea orthorhyncha*) was recommended as the symbolic theme plant for the town as it is an important local plant. It was recommended that the Bird Beak Hakea be planted at town approaches and open space precincts.

The landscape report divided the town into 6 areas and provided detailed recommendations for planting, street furniture and general aesthetic improvements. The landscape report provided recommendations on key entry statements into the town that addressed both landscaping and the entry statement locations.

The significance of the MTP is that it highlights that in facilitating any further growth of the town needs to adhere to the broader objective of improving and maintaining the townscape and appearance of Mingenew. The MTP emphasises the role that both the built environment and landscaping can play in enhancing the appearance of the town for both residents and visitors.



PLATE 1: BIRD BEAK HAKEA

3.2.5 Water Source Protection Plan – Mingenew Town Water Supply 2001

The Waters and Rivers Commission (now the Department of Water) prepared the Water Source Protection Plan ('WSPP') in regards to the Mingenew town water supply.

The Mingenew town water supply comes from four Water Corporation production bores that abstract groundwater from the semi-confined aquifer of the Parmelia Formation. The Mingenew Water Reserve was declared in December 1983. The intent of the WSPP is to provide a management plan for the protection of groundwater resources in the Mingenew Water Reserve. The plan also establishes a basis for the promotion of compatible, non-polluting land uses within the reserve.

The Department of Water develops policies for the protection of public drinking water source areas based around three levels of priority classification. The Mingenew Water Reserve is classified for a Priority 2 (P2) source protection and aims to ensure there is no increased risk of pollution to the water source. P2 areas are declared over land uses where low density development (such as rural) already exists. Protection of public water supply is a high priority in these areas. One of the key management strategies in regard to land use planning relates to the assessment of development proposals with respect to water quality protection.

In the case of Mingenew this P2 protection area lies to the south west of the urban area south of Phillips Road and to the west of the Midlands Road. It primarily includes land zoned 'Rural/Mining' under LPS 3 as well as the Mingenew Recreation Centre and Golf Course, along with a small area of Rural Residential zoned land.

The WSPP includes a table showing land use compatibility with the Department of Water's Water Quality Protection Note 25 – Land Use Compatibility in Public Drinking Water Source Areas. For P2 areas the table shows that further subdivision is not generally compatible with these areas – refer to Table 4 below.

TABLE 4 - LAND USE COMPATIBILITY IN PUBLIC DRINKING WATER SOURCE AREAS

Subdivision			
Land Use	Priority 1	Priority 2	Priority 3
Rural subdivision to a minimum lot size of 4ha	Incompatible	Compatible	Compatible
Rural subdivision to a lot size less than 4ha	Incompatible	Incompatible	Incompatible
Special rural subdivision to a minimum lot size of 2ha	Incompatible	Conditional 8,9	Conditional 8
Special rural subdivision to a lot size between 1 and 2ha	Incompatible	Incompatible	Conditional 8,9
Special rural subdivision to a lot size less than 1ha	Incompatible	Incompatible	Incompatible 9
Urban subdivision	Incompatible	Incompatible	Compatible 6
Industrial subdivision	Incompatible	Incompatible	Conditional 6
Note: Subdivision of lots to any size within Priority 1 areas is incompatible			

Special Rural lots above 2 hectares may be considered subject to certain provisions which include:

- “8. Lots should only be created where land capability allows effective on-site soakage disposal of treated wastewater. Conditions apply to siting of wastewater disposal systems in areas with poor land drainage and/or a shallow depth to groundwater, animals are held or fertiliser is applied. Alternative wastewater treatment systems, where approved by the Health Department, may be accepted with maintenance requirements.
9. An average rather than minimum lot size may be acceptable if the proponent can demonstrate that the water quality objectives of the source protection area are met, and caveats are placed on titles of specified blocks stating that further subdivision cannot occur.”

The Department of Water advised that the P2 classification is in force for the Mingenew Public Drinking Water Source Area. Therefore intensification of land use to the south of the existing townsite is significantly constrained.

3.2.6 Mingenew Town Drainage Preliminary Report 2001

Greenfield Consulting was previously engaged by the Shire of Mingenew to undertake a study of the existing drainage infrastructure in Mingenew to identify recommendations for improving drainage.

The Town Drainage Preliminary Report (‘TDPR’) identified that whilst drainage systems are generally designed to cater for a one in five year storm event, eight out of nine pipe runs within the townsite of Mingenew had insufficient capacity to cater for a one in two year storm event. This means the TDPR anticipates that for nearly 90% of the existing infrastructure, there will be at least one storm every two years where run-off flows will exceed drain capacity and result in stormwater discharge into the street. A programme to upgrade existing infrastructure to increase effectiveness was also included in the TDPR along with indicative costings.

The TDPR also identifies particular areas where surface water flows are problematic, such as along Oliver Street where excess runoff discharges into privately owned land and flows towards the caravan park. This MTS has considered the town drainage with respect to infill development of underutilised land.

3.2.7 Summary

The literature review of the regional and local planning framework for Mingenew highlights several key considerations that form the strategic recommendations of this MTS. These include:

- » Within the North Midlands sub region Mingenew is envisaged to remain as a 'Local Centre', providing functions including civic administration, limited retail, and a primary school.
- » As Mingenew does not have a reticulated sewerage service, future development will be influenced by the provisions of the draft CSP and draft GSP.
- » The Mingenew community has aspirations for continued economic growth, particularly in the tourism and mining sectors, and wants to make sure this growth can be accommodated through the provision of serviced residential, commercial, and industrial land.
- » The strategic recommendations of the LPS, particularly with respect to the placement of 'Industrial' and 'Rural Residential' land need to be reviewed.
- » Much work has been done previously through the MTP with respect to built form, streetscape and landscaping and these issues remain relevant today;
- » Land immediately south of the Mingenew townsite is contained within a Priority 2 Public Drinking Water Source Area ('PDWSA'). Based on Department of Water policy this means that the potential for further subdivision in this area is significantly constrained; and
- » Existing drainage infrastructure in areas of the town is ineffective leading to overland flooding at least once every two years. This is a further constraint to development in localised areas.

4.0 Analysis: Opportunities and Constraints

4.1 Introduction

This section of the MTS identifies the key attributes of the town examining both opportunities and constraints for future development and change. Understanding the positive attributes and challenges of the existing urban form provides a basis for the strategic recommendations in Part 6.0.

An Opportunities and Constraints Plan was prepared prior to the community workshop, and is included as Figure 4. The elements of the Opportunities and Constraints Plan are elaborated upon in Sections 4.2 and 4.3, below.

4.2 Opportunities

4.2.1 Availability of Community Services and Facilities

Mingenew offers a variety of community services and facilities to residents of the town and its surrounding hinterland. These services and facilities help people feel engaged in their community. This is important for both the retention of existing residents and for encouraging migration to the Town.

The community services and facilities currently available to Mingenew residents include:

- » Shire Council;
- » Library;
- » Mingenew Pre-School/Primary School;
- » Post Office;
- » Community Hall;
- » Recreation facilities including playing fields and race course;
- » Police Station;
- » Community Resource Centre;
- » Museum;
- » Various community groups such as playgroup, patchwork, Historical Society, etc.;
- » Silver Chain Medical;
- » St Josephs Church and Mingenew Anglican Church of Resurrection;
- » Day Care;
- » Tourist Information Centre; and
- » Various sporting clubs including football, netball, hockey, tennis, cricket, bowls and golf.

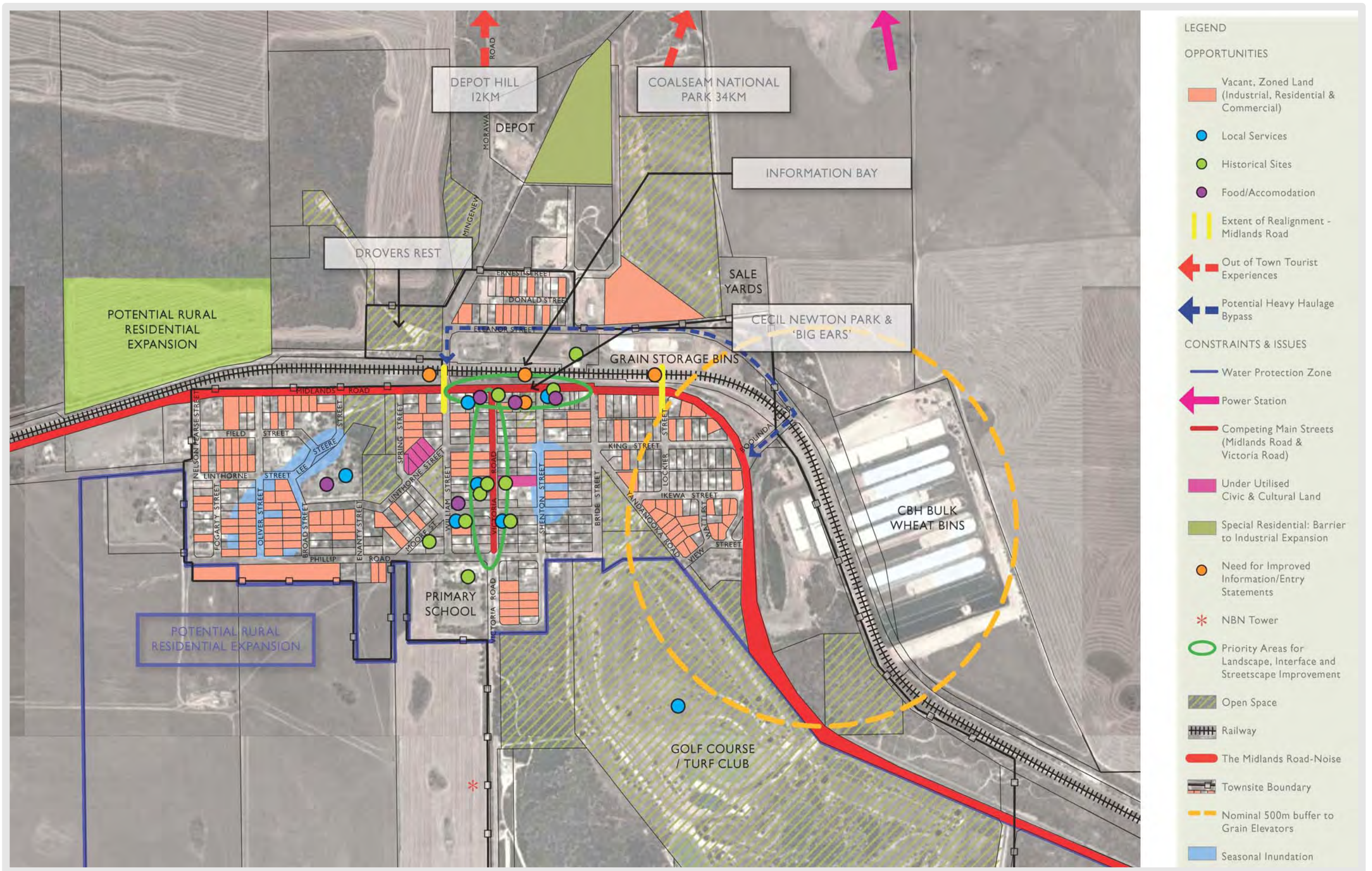


FIGURE 4 OPPORTUNITIES AND CONSTRAINTS PLAN

4.2.2 Residential Land Supply

Mingenew currently has 122 vacant 'Residential' zoned lots capable of supporting single dwellings. In addition, there are 'Residential' lots capable of further subdivision, although many of these lots are currently occupied by single dwellings which can affect the likelihood of subdivision occurring. Figure 5 shows current vacant land and land with subdivision potential.

The Residential Design Codes density coding applied to the 'Residential' zone in Mingeneew is R12.5, for which a minimum lot size of 700m² and an average lot size of 800m² is applicable. Under the CSP further subdivision into lots less than 1000m² is unlikely to be supported by the Department of Health. Therefore in calculating the future subdivision potential of existing 'Residential' zoned land a lot size of 1000m² has been utilised. On this basis, an additional 48 residential lots could be achieved if all land capable of subdivision was subdivided and subsequently developed to its fullest extent.

The 2011 Census data states that the average number of persons per dwelling in the Mingeneew locality is 2.3 (Australian Bureau of Statistics, 2011). At this household size, the townsite has the capability to support an additional 292 persons on currently vacant land, and a further 115 persons on potentially subdividable land. The addition of 407 persons would more than double the town's current population of 275 persons (Australian Bureau of Statistics, 2011).

Infill development and subdivision on currently vacant land within the townsite is a preferable option to greenfield expansion on the periphery of the townsite for several reasons, including:

- » It would avoid the 'donut' effect of an underutilised town centre surrounded by new/developing land on the fringe;
- » It would allow for a consolidation of land within the town, adding to diversity, vibrancy and completeness;
- » It would minimise infrastructure/development costs associated with the extension of services and roads, leading to a more efficient use of any existing infrastructure that currently supports the town; and
- » It would provide opportunity for existing landowners to capitalise on any growth in demand for subdivision/development that will in turn generate further opportunity for spending and investment for the town.

Notwithstanding the above, it is noted that in some cases there are site specific constraints which will hinder the full complement of vacant land supply being developed. These constraints will be further discussed in Section 4.3 of the MTS.

The only exception to the preference for infill development is where land is required to facilitate greater housing choice in the town through the provision of 'Rural Residential' lots. Subdivision of this kind cannot be accommodated within the existing townsite.

4.2.3 Surplus Commercial and Industrial Land

There are 14 vacant lots within the Mingeneew townsite zoned 'Commercial' that have the potential to support new commercial development. There is also one commercial lot capable of further subdivision into two lots, although this lot is occupied which may affect the likelihood of subdivision occurring (Refer Figure 5). The existing 'Commercial' zone extends south from the Midlands Road to King Street between William Street and Bride Street, and that the majority of developed land within this area comprises residential dwellings rather than commercial buildings.

There is currently one vacant building in the 'Commercial' zone, a shed on the corner of Midlands Road and Mingenew-Morawa Road.

Given that there is considerable surplus Commercial zoned land within the town centre, it is recommended that infill commercial development is promoted over any expansion of additional Commercial land in the short and medium term. New commercial development to the 'Main Street' (i.e. Midlands Road) will add to diversity, vibrancy and completeness, as this currently contains gaps in development.

Within the 'General Industry' zoned area there are 20 vacant lots which do not contain substantial improvements. Of these lots, three lots are used for gravel hard stand storage associated with trucking companies. The 'General Industry' zoned area also contains six larger lots consisting of approximately 9.91 hectares, which could be further subdivided should demand require (Refer Figure 5). However, subdivision into smaller lots is not recommended (down to 1000m², similar to those Donald Street), as it appears from the lack of development in this section that such lots are too small to accommodate industrial development. There are also two non-conforming dwellings located along Donald Street and it is envisaged that at some time in the future these lots will convert to industrial use. There are no vacant industrial buildings in the area at present.

Whilst further subdivision of the existing 'General Industry' zoned land is possible in some instances, it is also considered that additional industrial land supply may be required, particularly for industrial uses which require larger lots.

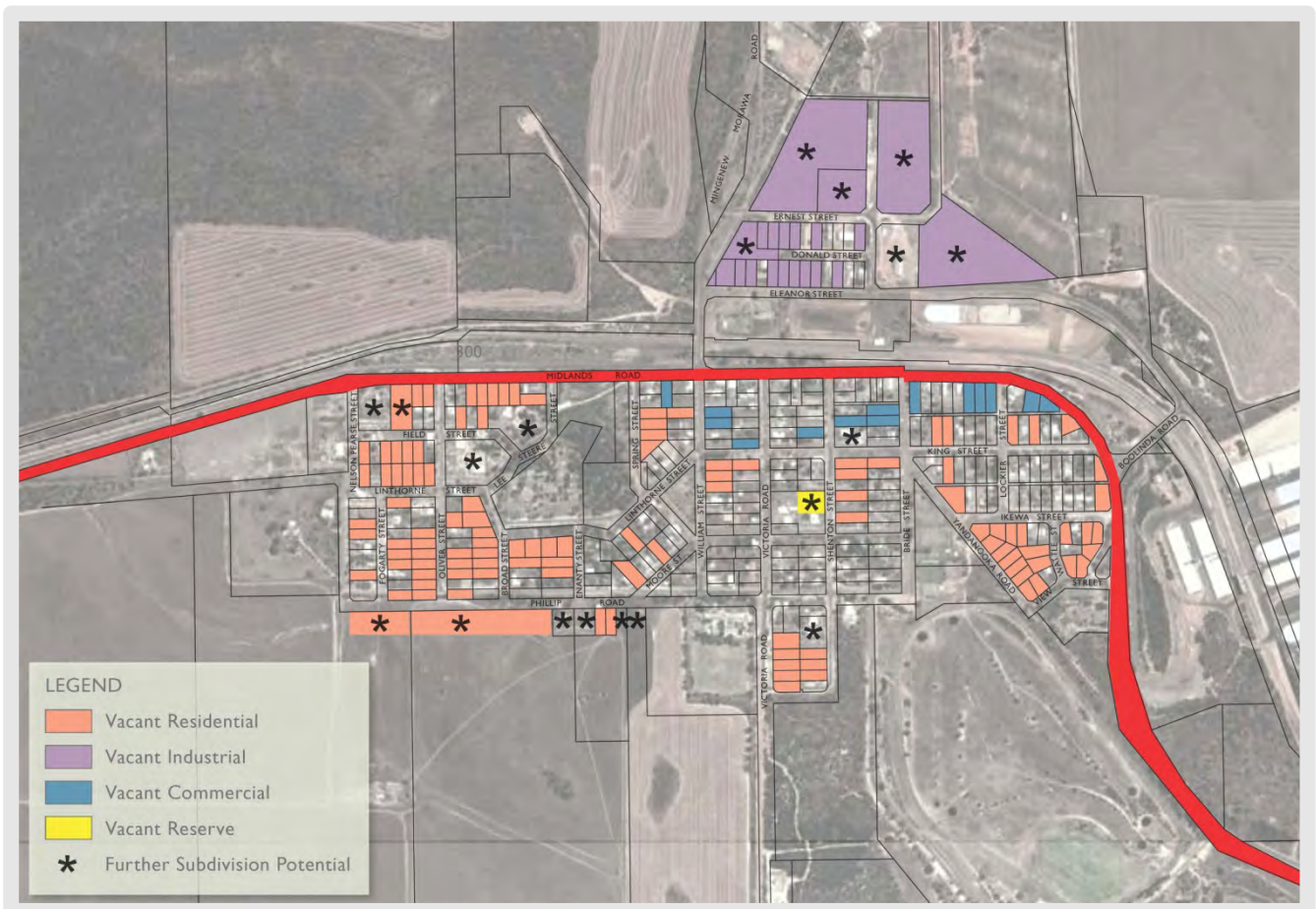


FIGURE 5 VACANT LAND

4.2.4 Surplus Civic and Cultural Land

At present there are a number of sites that are reserved for civic and cultural purposes under TPS3 which may have further development potential. Both Lot 66 Victoria Road (R26455) and Lot 71 Spring Street (R30466) are Crown Reserves with management orders in favour of the Shire of Mingenew for the purposes of 'Municipal Depot.' Whilst the southern portion of Lot 66 Victoria Road appears to be occupied, there may be some opportunity to further develop the northern portion, if it is not going to be required for municipal purposes in future. Additionally, the Shire Depot is situated across Lot 71 as well as the adjacent lots 114-117 Linthome Street, which are a mixture of Shire and private ownership. It is understood that the depot will ultimately be relocated to the industrial area, and this will provide an opportunity to remediate and develop this land for residential use.

Should further residential land be required, there is the potential to investigate the development of the southern portions of Lot 268 Midlands Road (which is held in freehold ownership by the Shire of Mingenew) and Lot 1 Midlands Road (which is held in freehold ownership by the 'Upper Irwin Roads Board') adjacent to the Mingenew Caravan Park, as these areas are currently vacant and may be able to be developed for residential purposes.

4.2.5 Architectural Heritage

Mingenew has a large number of important and picturesque heritage buildings. These buildings span various eras and styles and reflect the local building materials for this region. The buildings accommodate a range of uses from civic, retail and tourism, for example, Mingenew Commercial Hotel (see Plate 5) and the Shire Administration Office (see Plate 3).

There is currently one building in Mingenew that is registered on the State Heritage Office's State Register of Heritage Places – the Police Residence at 31 William Street. There are also numerous places of local significance which have been recognised through the Shire's Municipal Heritage Inventory, with several of these also listed on the State Heritage Office's *InHerit* database.

The Local Planning Strategy lists the following buildings as having State heritage significance (although with the exception of the Police Residence none of these are included on the State Register):

- » Commercial Hotel - Railway Street;
- » Post Office Quarters - Railway Street;
- » Church of the Resurrection - Victoria/Irwin Street;
- » St Joseph's Presbytery – William Street/Irwin Street;
- » Shire Office and Former Hall – Victoria Road;
- » Historical Society Office – Victoria Road;
- » Police Residence – William Street.

The above-mentioned places are identified on Figure 6 which show that the majority are located in and around the historic centre of the town being Victoria Road and Midlands Road.

These heritage places are extremely important as they provide a reference to the historic development of the town over time. The buildings are central to Mingenew's identity, are an integral part of the townscape and crucial to its sense of place and history.

Many of the most significant historic buildings are located on Victoria Road and visitors passing through Mingenew via the Midlands Road would generally not be aware of their presence. There is an opportunity to improve advertising along Midland Road as part of a tourism strategy for the town.



PLATE 2: CHURCH OF THE RESURRECTION



PLATE 3: SHIRE ADMINISTRATION OFFICE



PLATE 4: HISTORICAL SOCIETY OFFICE



PLATE 5: COMMERCIAL HOTEL



FIGURE 6 PLACES OF STATE SIGNIFICANCE

4.2.6 Architectural Style

Architectural style refers to a combination of factors that influence building construction, such as built form, construction materials and local character. Architectural styles evolve over time and reflect the historic context and growth of an area. The local architecture of Mingenew spans many eras from the 1890s to the present, and there are still common elements from different periods that can, when possible, be incorporated into new development. Older development in Mingenew is characterised by the usage of local stone, gabled roofs and fenestration detail (see Plates 6 and 7).

Early residences incorporate hipped roofs and large verandahs (see Plate 6).

Present day residential development is characterised by houses with little to no roof pitch, constructed of weatherboard, corrugated iron and/or Colorbond sheeting (see Plate 8). Some newer homes have returned to passive climate responses typical of earlier housing and incorporate eaves and verandahs into the design detail. In keeping with the rural nature of the community many homes have open style fencing, larger sheds and outbuildings, rain water tanks and other modern improvements.

To promote flexibility and encourage new residential development, it is not recommended that any design controls be implemented for residential dwellings, however developers will be encouraged to draw from the architectural palette of traditional homes in the townsite when planning new development.

Commercial buildings along the Midlands Road vary in style depending on when they were constructed. A common feature amongst the older buildings is a nil setback to the street with parking located either on-street or to the rear of the building.

Newer commercial buildings are generally constructed of tin and steel and are the typical 'shed' design. These buildings generally have a greater setback from the Midlands Road and may provide parking and / or a display area in the front setback.

In order to perpetuate the 'Main Street' character of the Midland Roads there is an opportunity to impose some level of built form control for new buildings within the Town Centre – particularly with respect to setbacks and location of parking.



PLATE 6: HISTORIC RESIDENCE



PLATE 7: POLICE RESIDENCE



PLATE 8: CONTEMPORARY RESIDENCE

4.2.7 Midlands Road and Victoria Road

Midlands Road and Victoria Road together form the heart and spine of Mingenew. Victoria Road accommodates administrative and community functions, as well as a number of significant heritage buildings. Midlands Road is the predominant location for commercial land uses and is most likely to capture the passing trade. There are opportunities with both land use and built form to improve the appearance and function of both of these roads.

4.2.8 Tourism – Making Mingenew a Place to Visit

There are a range of opportunities to improve and promote tourism in Mingenew. A key objective for the Shire is to provide a diverse and innovative economy with a range of local employment opportunities of which tourism could make a contribution. There is a desire to increase the number of visitors and extend the tourism season within the region. Retaining Mingenew as an attractive town that is a welcoming place to live and visit is a high priority for the Mingenew community.

Mingenew is set in an undulating landscape characterised by open plains and rugged hills. This landscape hosts significant wildflower blooms that are a tourist attraction throughout the winter season. The town is in proximity to places of natural beauty, as it is overlooked by the Mingenew Hill (see Plate 9) and located approximately 34 kilometres south of the Coalseam Conservation Park.

Within Mingenew buildings display creative elements, at Drover's Rest and the 'big ears' in Cecil Newton Park (see Plate 10), which add visual interest and promote the history of the town.



PLATE 9: MINGENEW HILL



PLATE 10: 'BIG EARS'

PLATE 11: TOURIST SIGNAGE

4.2.9 The Prospect of Mining

The Local Planning Strategy indicates (LPS) that whilst there is presently no mining activity within the Shire, a number of historic and mapped tenements exist. There are a number of explorations active in the area seeking coal, oil and gas, heavy mineral sands, limestone and limesands, and industrial minerals. With respect to the potential impacts of a significant mining discovery could have on the town, LPS states '*...a mineral or gas discovery could mean new employment and infrastructure opportunities within the Shire.*'

Depending on the significance of a new mining project, the impacts on the town could include:

- » Additional industrial land required to accommodate affiliated business growth rather than risk losing those businesses to other towns with greater (or better) industrial land supply;
- » Short term residential land required to accommodate start-up/construction work force;
- » Longer-term residential requirements for operational staff to avoid losing residents to nearby towns; and
- » The need to address servicing constraints such as lack of reticulated sewer.

This MTS aims to examine areas which may be suitable to accommodate short-term needs (such as for construction workforce) as well as long term growth.

4.2.10 Heavy Vehicle Bypass

The Shire has undertaken investigations into the provision of a heavy vehicle bypass which will divert truck movements away for the commercial centre of town along the Midlands Road. It is envisaged that the bypass will utilise the existing Boolinda Road, Eleanor Street and Mingenew-Morawa Road. For this to occur, it is likely that Boolinda Road and Eleanor Street will require widening and re-sealing, and that substantial intersection upgrades will be required to the Boolinda Road – Midlands Road intersection and the Eleanor Street – Mingenew-Morawa Road intersection. Further liaison with Main Roads WA is required to ensure all necessary road safety standards are met, and signage will have to be installed to direct vehicles to the bypass.

4.2.11 Land Tenure

Land tenure mapping for Mingenew demonstrates that the majority of vacant land is held in freehold title with single owners. This can be both an opportunity and constraint as it means that infill development will need to be undertaken largely by individual landowners. A land tenure plan is included as Figure 7.

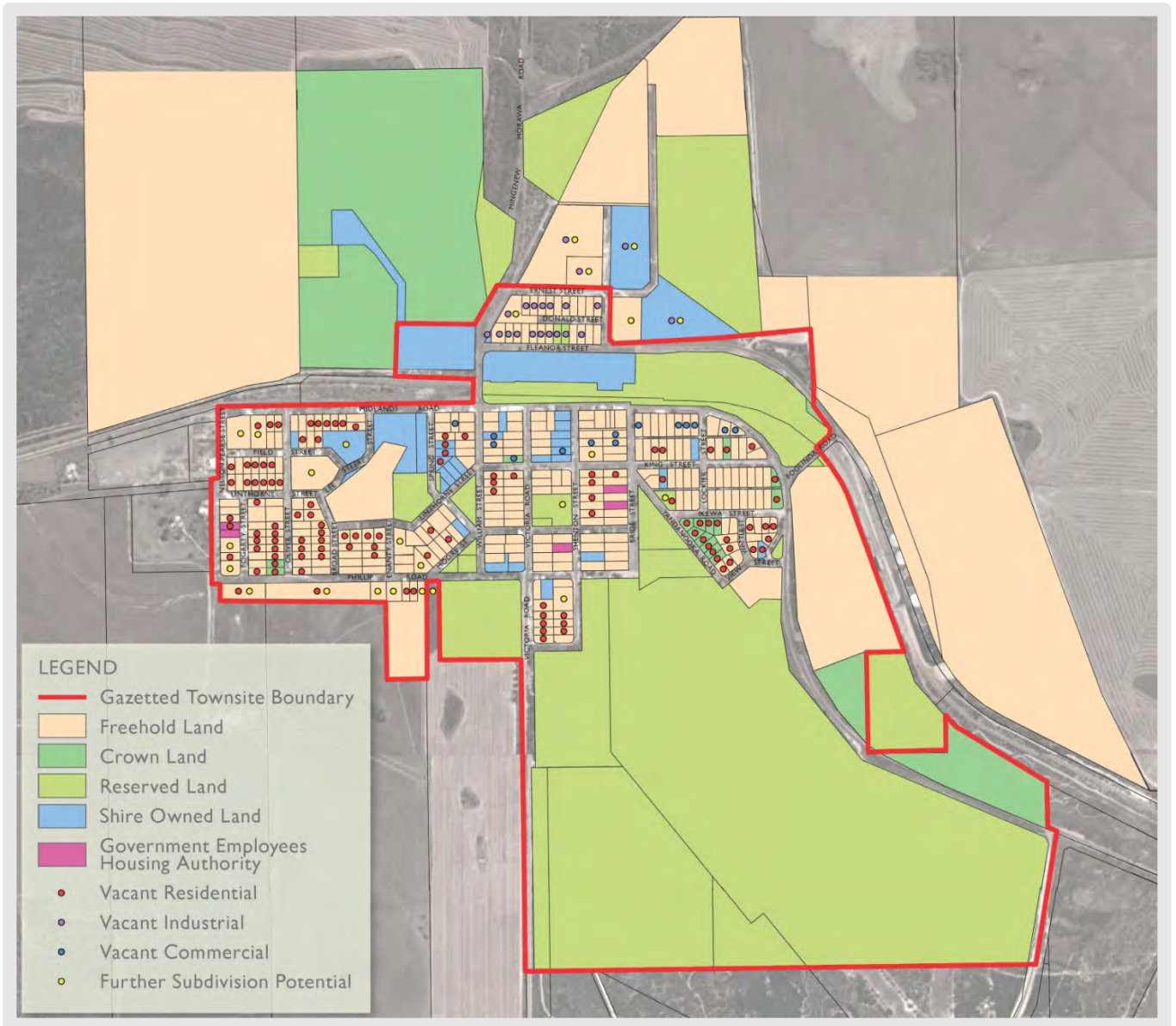


FIGURE 7 LAND TENURE PLAN

4.3 Constraints

The following section outlines some of the key constraints affecting future expansion and development opportunities for Mingenew.

4.3.1 Projected Population Decline

The recent census data for the Shire of Mingenew recorded a total of 480 persons, with the Mingenew townsite accommodating 275 persons (2011 Census). This is a slight increase on a Shire wide level from the 2006 Census figures, which showed a Shire population of 471 persons, however the townsite experienced a slight decline over the

same period from a 2006 population of 283 persons. As the rate of change over the past 5 years has been minimal, it can be considered that the population of Mingenew is at present static.

In 2012 the Department of Planning released the Western Australia Tomorrow Population Report No. 7, 2006-2026 ('WA Tomorrow'). WA Tomorrow includes five different simulations, with Band A being the lowest simulation and Band E being the highest. Table 5 shows the population projections for the Shire of Mingenew which are also visually depicted in graphical form.

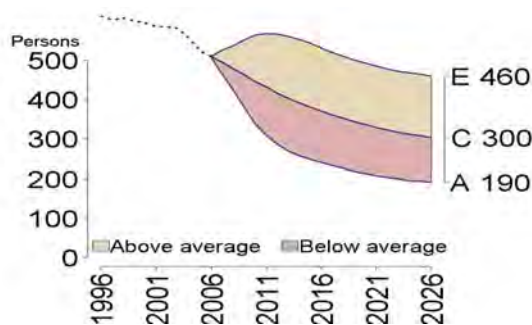


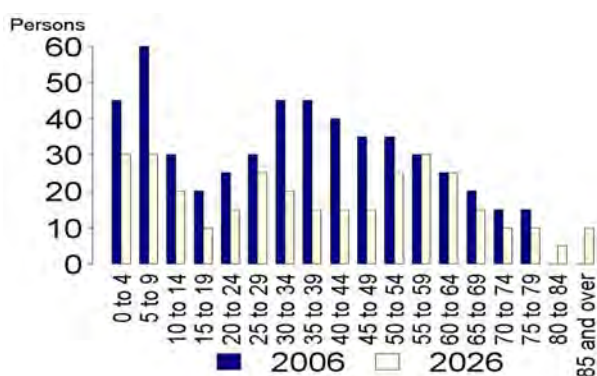
TABLE 5-WA TOMORROW POPULATION FORECASTS 2006-2026 (WAPC 2012)

	BAND A	BAND C	BAND E
2006	510	510	510
2007	460	490	530
2008	420	480	540
2009	380	460	550
2010	340	450	560
2011	310	430	570
2012	290	420	570
2013	270	400	560
2014	260	390	550
2015	250	380	540
2016	240	370	530
2017	230	360	520
2018	220	350	510
2019	220	340	500
2020	210	340	490
2021	210	330	490
2022	200	320	480
2023	200	320	470
2024	190	310	470
2025	190	310	460
2026	190	300	460

It is noted that even the 'high growth' scenario, or Band E, under WA Tomorrow predicts that the population of the Shire of Mingenew will decline over the next 20 years. Band C, which is intended to be the moderate scenario, predicts a decline of 210 persons.

Based on the above, stemming population decline is an important issue for Mingenew. According to WA Tomorrow there are some key demographic gaps in Mingenew at the moment, most notably between the ages of 15-19 and 20-24. This appears to be a common issue in country areas as young people leave the district for secondary and tertiary education opportunities and fail to return.

Another gap at present is elderly residents aged 80 and over. Whilst the 2006 Census did not record any people in this demographic group in the Shire of Mingenew, WA Tomorrow predicts that by 2026 there will be a small proportion of such residents. Making provision for high quality aged persons accommodation is an important issue for the Mingenew community.



4.3.2 Public Drinking Water Source Area

A Public Drinking Water Source Area (PDWSA) is located to the south of the existing townsite and has a P2 classification. The purpose of the P2 classification is to ensure there is no increased risk of pollution to the water source. The compatibility of various land uses within a PDWSA is discussed in the Department of Water's *Water Quality Protection Note 25*. In short, urban and 'Rural Residential' subdivision is generally not supported within a P2 PDWSA. Additionally, the Department of Water has advised that a rezoning of land within the PDWSA from 'Rural/Mining' to a zone that would support more intensive development would not be supported. The only exception that the Department of Water may entertain is a further subdivision of Lot 5 Nelson Pearse Street, which is currently zoned 'Rural Residential,' into lots down to 1 hectare in accordance with the provisions of TPS3. This could potentially yield up to four 'Rural Residential' lots.

Within the PDWSA further expansion of the Mingenew townsite southward is extremely unlikely. The only way this situation would change is if the boundaries of the PDWSA were realigned. Whilst this could occur, the process is protracted as amendments to a gazetted PDWSA under the *Country Areas Water Supply Act 1947* must be approved by the Minister and endorsed by both houses of Parliament. Requests to amend the boundaries of a PDWSA are generally initiated through recommendations and technical investigations undertaken by the Department of Water, which is meant to review its Water Source Protection Plans (WSPP) every five years. Whilst the adopted Mingenew Water Reserve WSPP was prepared in 2001, the Department of Water does not have any immediate plans to review the document. The cost of a second party undertaking such a review (i.e. such as a developer) is considered to be cost prohibitive.

As a result, it is recommended to concentrate investigations into the potential expansion of the townsite to other areas.

4.3.3 Barriers to Industrial Expansion

To the north of the 'General Industry' zone is a large triangular shaped lot (Lot 2 Ernest Street) which is currently zoned 'Rural Residential' and occupied by a single dwelling. This lot is not considered desirable for future residential or rural residential development as it is isolated from the town centre and adjacent to industrial uses. The current zoning also constrains industrial expansion to the north, which would be desirable as it would direct industrial development further away from the more sensitive residential uses in the town centre. This MTS recommends that consideration be given in the medium to long term to rezoning this area to 'General Industry' to allow for future industrial expansion.

4.3.4 Effluent Disposal

Mingenew is not connected to a reticulated sewerage system. The Water Corporation has also advised that Mingeneew is not currently on its infill sewerage program list, and consequently there are no plans to provide reticulated sewerage to the town.

The *Water Services Act 2012* allows the Economic Regulation Authority to issue licences to independent providers of water and sewerage services. In theory, an independent provider could apply for a license to supply reticulated sewerage to Mingeneew, however it is unlikely that this would be financially viable. Therefore it is unlikely to occur without significant funds from outside sources such as the State Government or Federal grants.

Under the CSP and draft GSP it is not possible to increase the residential density in Mingeneew through grouped, multiple dwellings or mixed use development, as the minimum lot size the Department of Health will support per dwelling is 1000m². This may also limit the provision of aged persons accommodation (as this form of accommodation is usually of a higher density), as well as the creation of short-term accommodation for any sudden population influx, such as a construction workforce associated with a new mining project.

There is the potential to investigate alternative forms of effluent disposal beyond traditional septic systems, such as Aerobic Treatment Units ('ATUs') or small scale on-site treatment plants which may allow for a slight variation to the provisions of the CSP. These investigations should be undertaken in cooperation with the Department of Health.

4.3.5 Land Subject to Inundation

The Opportunities and Constraints Plan shows certain areas of the Mingeneew townsite that are subject to inundation during periods of heavy rainfall, particularly along Shenton Street between King and Irwin Street, Oliver Street between Lee Steere Street and Phillip Street, and Lee Steere Street north and west of the caravan park. There are several vacant lots in these areas which locally are not considered attractive for development because of this issue.

Figure 8 shows a topographic map of the townsite.

The effects of inundation are further exacerbated by the clay soils and high water table, which minimise infiltration. Given these constraints, the operation of traditional septic/leach drain systems is heavily compromised.

4.3.6 Water and Power Supply

4.3.6.1 Water Supply

The Water Corporation has advised that the majority of the vacant existing lots within the Mingeneew townsite can be provided with a water supply, regardless of whether or not they have a water meter connected. However, there are approximately 30 existing lots, which do not currently have water supply available, as water reticulation infrastructure does not extend down that part of the street. This will constrain development in these areas.

Figure 9 shows the vacant lots which are not currently provided with a reticulated water supply.

The Water Corporation have advised that until water scheme planning is done for Mingenew, it should not be assumed that there is capacity in the scheme to service lots that are not currently connected (including new lots). Any with proposals to extend reticulation are to be assessed on a case by case basis as they are received.

4.3.6.2 Power Supply

All new forms of development will put additional pressure on the generation of electricity. Electricity supplies within the region have historically had issues with reliability and any new development will exacerbate this. To date, Western Power has been unable to supply detailed information with respect to the current capacity.

4.3.7 A Divided Town

Midlands Road and rail line provide a physical separation between the northern and southern sections of the Mingenew townsite. This division is enhanced by the fact that industrial development has been concentrated north of the railway, with residential, commercial and civic development located to the south.

The LPS indicates that the width of Midlands Road is less than the 60m desired by Main Roads WA, and will require an upgrade. The LPS makes no recommendations on this upgrade in the short or medium term.

4.3.8 Amenity Impacts of Existing Industrial Development

Existing industrial development in proximity to the Mingenew townsite, particularly the CBH grain receival point, is considered by residents to have some off-site amenity impacts, such as noise and dust. As a result the vacant residential land south of Ikewa Street and north of View Street is not seen locally as being attractive for development.

There may be an opportunity to consider a live / work investigation area (i.e. for home based businesses and workshops) in this section of Mingenew.

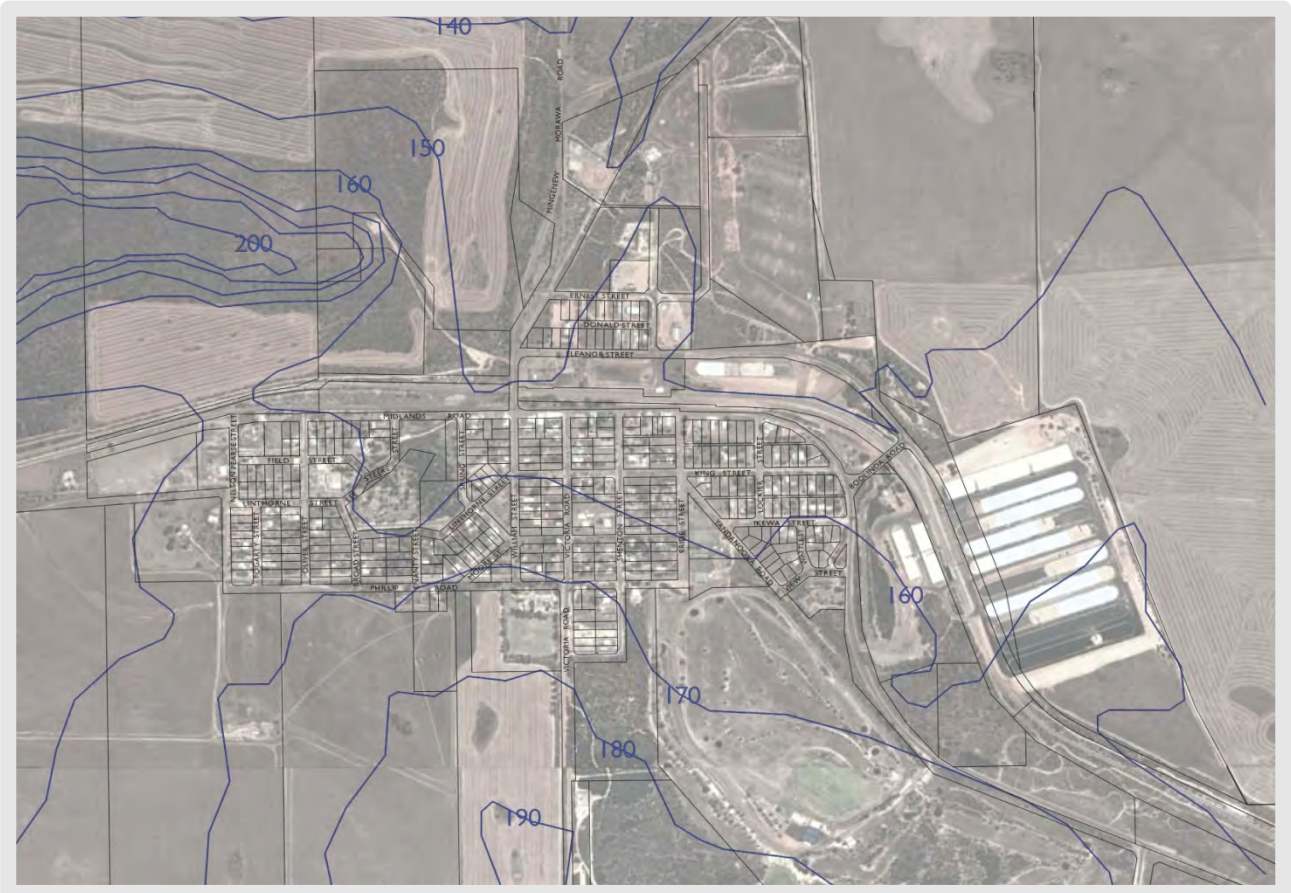


FIGURE 8 TOPOGRAPHIC MAP

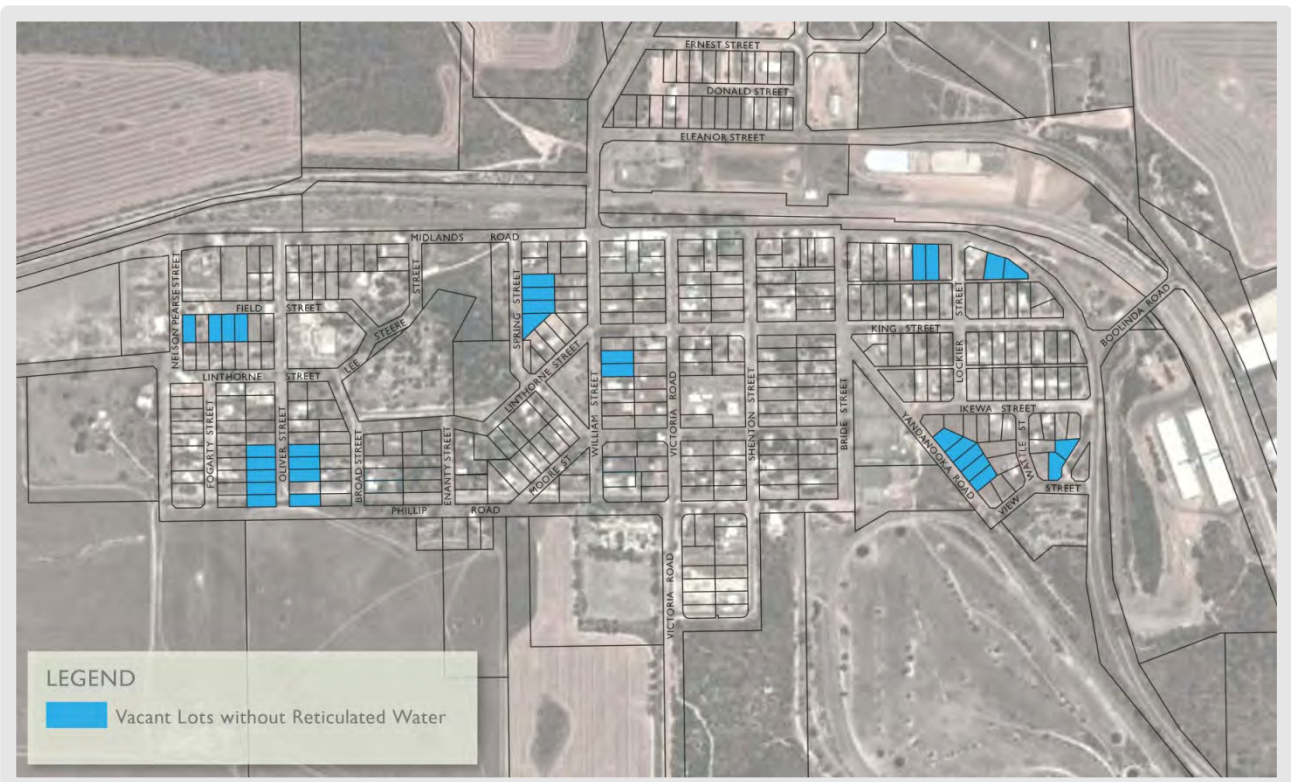


FIGURE 9 VACANT LOTS WITHOUT RETICULATED WATER

5.0 Consultation Outcomes

5.1 Councillor Presentation

A presentation was held for Shire staff and Councillors in September 2012 to brief local elected members on the aims and objective of the MTS. It was an opportunity to introduce a preliminary yield analysis, opportunities and constraints, which were then tabled for discussion. The feedback gained from the elected members was incorporated into the community workshop.

5.2 Community Workshop

A presentation, a community workshop was held in October 2012. An Outcomes Report was prepared further to this workshop which is included as Appendix 1 to this MTS. Table 6 below provides a summary of the feedback gained from the community workshop, and actions arising from the workshop which have been addressed by this MTS.

TABLE 6-SUMMARY OF WORKSHOP OUTCOMES

Comments	Actions
<p><u>Residential</u></p> <ul style="list-style-type: none"> » The currently zoned residential area which is undeveloped to the south of the townsite is on the edge of the PDWSA therefore does this constrain further residential expansion in this area. » Many of the vacant residential lots are passed down through families with no incentives to develop. » Do the caveats to build within a timeframe work? Do they result in poor quality buildings? » Current vacant residential land within the townsite is located in areas with poor drainage and frequent flooding therefore restricting development. » The large volume of vacant land within the CBH buffer potentially could become a home business/workshop area to provide variety (work/live investigation area). 	<p>Investigate uses within PDWSA with DoW</p> <p>Strategy/investigate how to get housing built</p> <p>Investigate drainage with Shire engineer/DoW</p> <p>Make area a work/live investigation area in MTS</p>
<p><u>Commercial</u></p> <ul style="list-style-type: none"> » Investigate if the area between the railway and Midlands Road can provide commercial development. » Commercial land uses should extend along the Midlands Road east and west. » Could Commercial land uses extend along Midlands Road west without encouraging existing houses to relocate? 	<p>Investigate the area between the railway and Midlands Road for commercial</p> <p>Investigate opportunities for Commercial expansion in MTS</p>
<p><u>Industrial</u></p> <ul style="list-style-type: none"> » Industrial development should be expanded away from the town to cater for larger lots rather than within proximity to the town and containing the townsite. 	<p>Investigate industrial expansion areas away from the town for</p>

<ul style="list-style-type: none"> » There is no area for heavy industrial uses therefore an investigation into an expansion area is warranted, possibly north of CBH although taking into account access, wind, buffers etc. » The sale yards need to remain, as they are currently being utilised. » Who would undertake the industrial expansion development? 	larger lots and heavy Industry
<p><u>Rural Residential</u></p> <ul style="list-style-type: none"> » The area south of the townsite should not be rural residential expansion as it will limit any future expansion of residential. » Rural Residential is better suited north of the townsite near Drovers Rest to ensure this area remains an attractive tourist area. 	Investigate other areas for Rural Residential development
<p><u>Infrastructure</u></p> <ul style="list-style-type: none"> » Investigate the PDWSA and compatible uses as well as the soil type, contour and flow. » Investigate flooding within the townsite. » Could alternative septic sources be utilised within the PDWSA in this sensitive area? » Investigate the process and timing to ensure sewer is developed in the future in Mingenew. 	Investigate with DoW Investigate with Department of Health/Water Corp
<ul style="list-style-type: none"> » Is development constrained by water and power capacity? 	Investigate with Western Power and Water Corp
<p><u>Additional Issues/Discussions</u></p> <ul style="list-style-type: none"> » Entry statements and promotions of Drovers Rest in a static display are proposed by the Business Development Group to be located at the Caravan dump site. » There is no 2km warning and facilities sign. This has also been identified by the Business Development Group. » The wildflower route is planning more signage and information along the Midlands Road from Moora to Geraldton. 	Ensure this is reflected in MTS Investigate with Main Roads WA Investigate what is proposed for Mingenew
<ul style="list-style-type: none"> » Opportunity to have a cultural site south of the CBH site on the west side of Midlands Road known as the "little well reservation". To become an Aboriginal traditional learning area and potentially a tourist point of interest. 	Ensure this is reflected in the MTS
<ul style="list-style-type: none"> » Tourism trails- make use of history/promotion. 	
<ul style="list-style-type: none"> » A railway crossing near the rest stop and opposite the bakery would link the industrial area to town centre facilities. 	Investigate railway crossing

The amended Opportunities and Constraints Plan (refer Figure 10) incorporates the workshop comments. This MTS has taken into account all the opportunities and constraints indicated on Figure 10.

It is noted that the draft MTS will be publicly advertised and through this process workshop attendees and other residents will be able to confirm that it reflects their aspirations for the townsite.

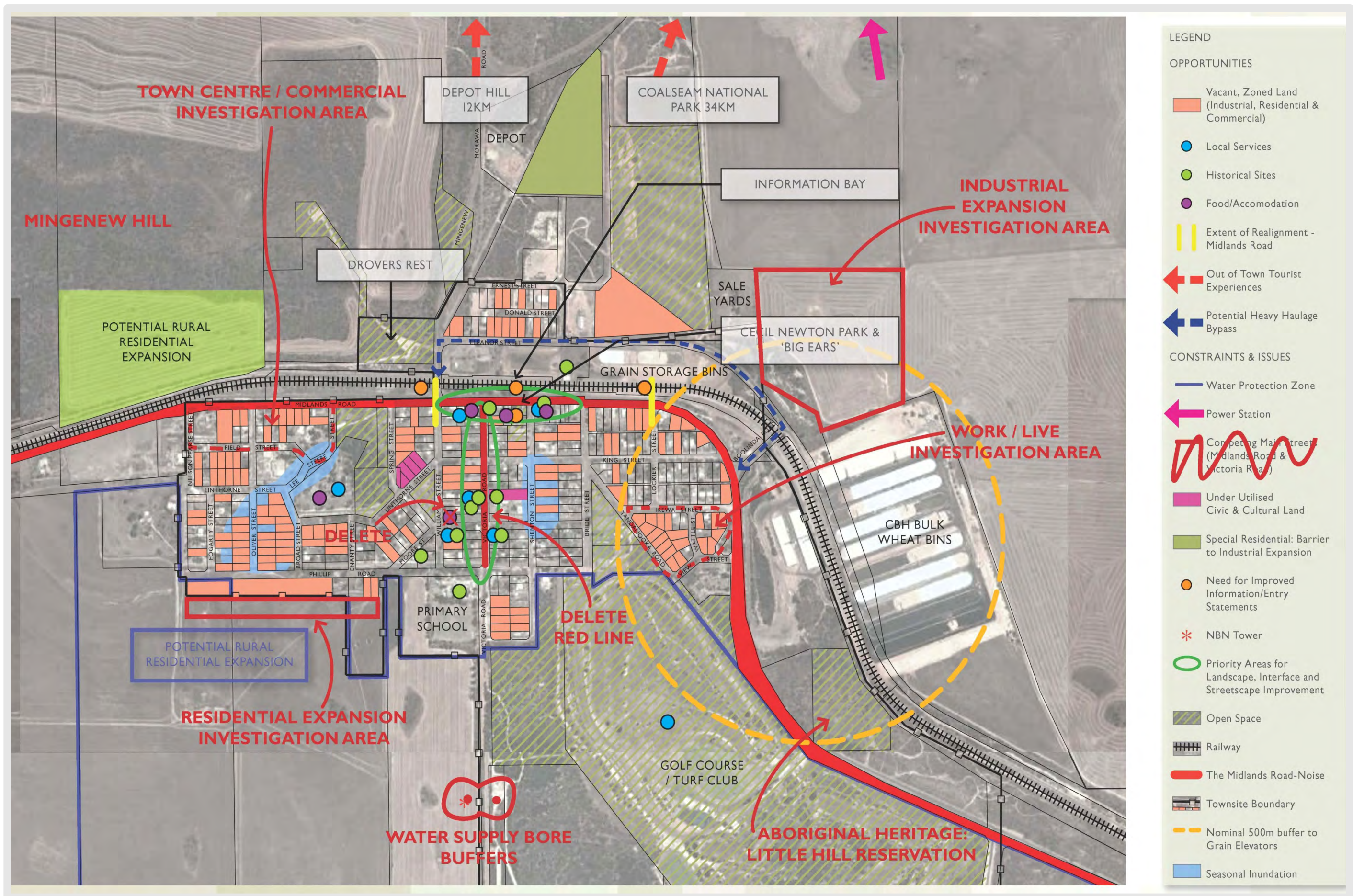


FIGURE 10 UPDATED OPPORTUNITIES AND CONSTRAINTS PLAN FOLLOWING WORKSHOP

6.0 Townsite Strategy

The MTS divides Mingenew into five distinct sub-precincts (refer Figure 11). The following sections introduce the strategic planning intentions for each sub-precinct including key objectives.

The MTS is a framework document to guide the assessment of subdivision, development applications and amendments to TPS3. Specific guidelines have been incorporated for each sub-precinct to ensure that new development and land uses are suitable for the character of that sub-precinct. The MTS sets out the Shire's broad strategic planning intentions for the town, with a focus on encouraging new development opportunities throughout.

This MTS does not replace the LPS, its intention is to refine the recommendation of the LPS with respect to development within the townsite.

The MTS does not intend to impose a new set of statutory controls over development and all new development is to be generally in accordance with the provisions of TPS3 unless explicitly stated otherwise.

Where appropriate, the recommendations of this section have been depicted visually on the Strategy Map. The Strategy Map is included as Appendix 2 to this report.

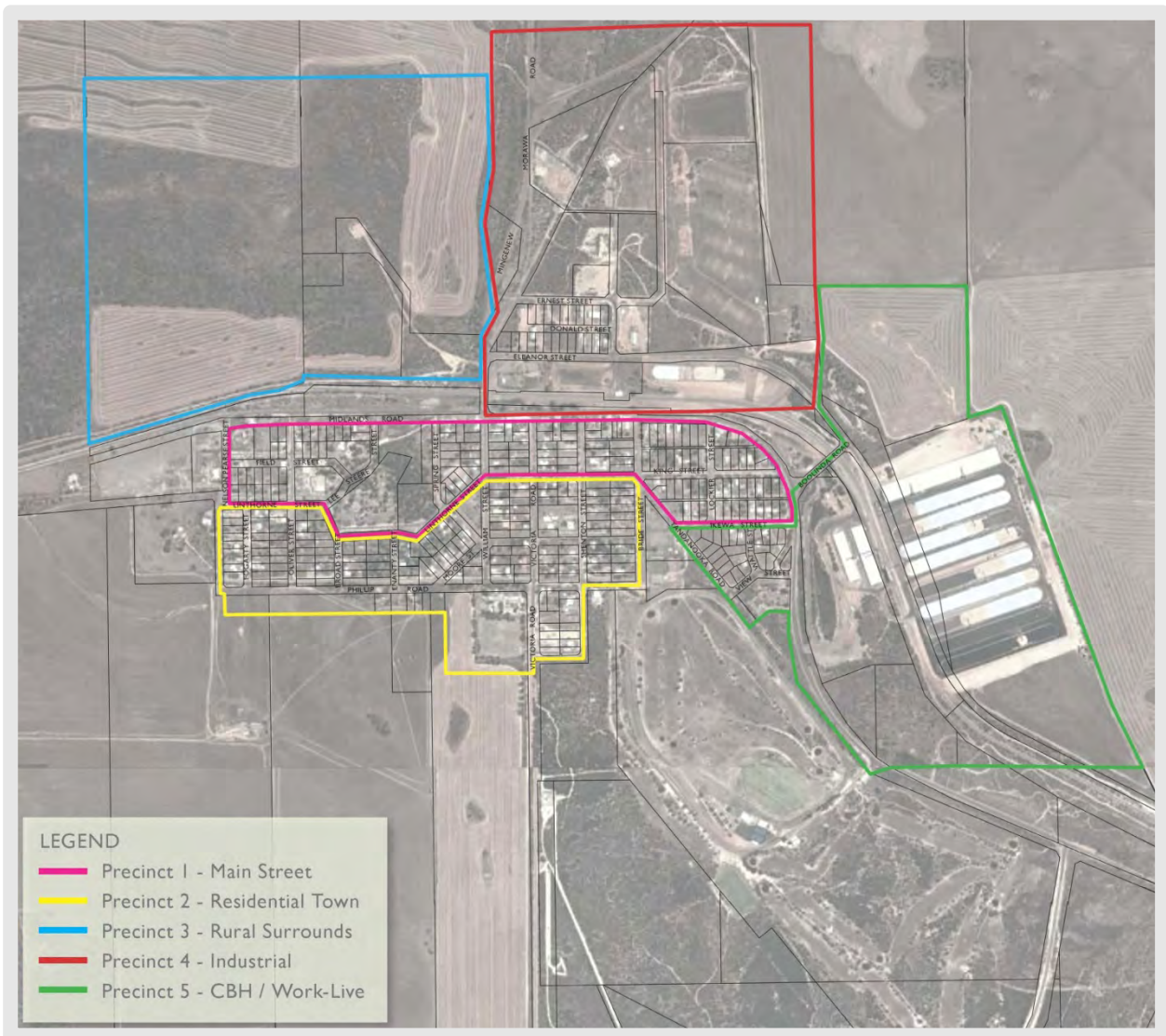


FIGURE 11 SUB-PRECINCTS

6.1 Vision

The MTS vision is:

“The Shire of Mingenew will seek to facilitate new urban growth in a considered and sustainable manner which meets the needs of the Mingenew community”

The MTS will provide a framework for the improvement of the Mingenew urban form in regards to land use, infrastructure, traffic, urban design and streetscape.

Key outcomes of this MTS are to:

- Diversify and expand employment opportunities, services and facilities for the benefit of residents and tourists.
- Ensure that Mingenew will have a high standard of residential amenity and social infrastructure.
- Ensure that existing established residential areas will take advantage of being close to amenities and community facilities.
- Encourage infill development to enhance existing residential and commercial areas, where feasible, in recognition of the fact that urban residential expansion outside the current townsite footprint is highly constrained.
- Prioritise housing for aged persons and key workers.
- Identify new rural residential areas, strategically located to capitalise on the location of existing services and to maintain residential amenity via separation from incompatible uses.
- Existing and proposed recreational facilities will be maintained and linkages improved through improved pedestrian pathways.
- Develop a transport network for Mingenew that limits heavy haulage vehicles to a defined route and protects both residential amenity and the commercial character of the ‘Main Street,’ being Midlands Road.
- Promote the Town Centre history through the character and style of the heritage buildings. The character will be displayed to tourists through a heritage trail including interpretive signage and continued promotion from the tourist information centre.
- Aboriginal heritage will be recognised and celebrated through tourism opportunities at the “Little Hill” Reserve.
- Provision will be made for additional ‘Industrial’ zoned land, to assist in business development and promote Mingenew as an attractive place for investment. New industrial development will offer larger lot sizes than what is presently available.

6.2 Sub-Precinct I- Main Street

It is intended that the commercial nature of Sub-Precinct I continue, with the encouragement of more tourist, commercial and service land uses. Some of the buildings within this sub-precinct are of historical significance and should where possible be preserved and adapted for uses appropriate to the area.



PLATE 12: BOYLAND'S BAKERY

Suitable new commercial development may be permitted and encouraged along the western edge of the sub-precinct that is currently zoned residential and contains vacant lots. This area is not suitable for residences, given the proximity of the Midlands Road, and alternative land uses should be encouraged. New development should be of a scale and built form that blends with the traditional 'Main Street' character, with nil setbacks to the Midlands Road, a high level of streetscape articulation and car parking located to the rear of buildings. Encouraging high quality architecture in this prominent location is important as Midlands Road is the main entry point to the town and a frequented tourist route.

Consideration should be given to rezoning the 'Commercial' zoned land to the south of Midlands Road to 'Residential,' in recognition of the dominant development pattern on these lots, and to further encourage commercial consolidation along the Main Street. The exception to this would be along Victoria Road, where shops, cafes and other uses could be supported.

Planning and Urban Design Provisions for Sub – Precinct 1

Objectives	Planning Provisions	Priority Level
Land Use OI.1 To provide for an appropriate mix of land uses that are compatible with the commercial character of this sub precinct.	PI.1 For new development within the Town Centre, active land uses (e.g. shopfronts, restaurants, cafes and retail) should be encouraged at ground level to promote movement and interaction and to enhance the vitality and vibrancy of the streetscape.	SHORT TERM
	PI.2 Encourage the renovation and reuse of vacant residential dwellings along Midlands Road to allow for tourist or commercial land uses. Such uses may include but not be limited to, small scale offices, retailing or tourist accommodation such as B &Bs / guest houses.	SHORT TERM
	PI.3 Allow for caretakers dwellings in the Town Centre subject to the planning provisions of TPS3. An amendment to the	SHORT TERM

	zoning table of TPS3 will be required.	
	PI.4 Shire of Mingenew to consider developing vacant land assets on Lots 119 and 120 Spring Street and Lots 40, 42, and 43 Shenton Street for residential housing.	SHORT TERM
	PI.5 Rezone the 'Commercial' zoned land along Bride, Shenton and William Streets that has no direct frontage to Midlands Road to 'Residential'.	MEDIUM TERM
	PI.6 Encourage 'Residential' zoned land along the Midlands Road between Lee Steere Street and Nelson Pearse Street to be rezoned to 'Commercial' to support an expanded linear Town Centre.	LONG TERM
Key Sites		
OI.2 To maximise the opportunities for infill development and urban consolidation.	PI.7 Encourage new enterprises in need of short term accommodation for construction staff to locate within the townsite, rather than in temporary camps in the rural hinterland. The caravan park on Lee Steere Street should be investigated as a first option for temporary style accommodation.	SHORT TERM
	PI.8 Promote relocation of the roadhouse on Lot 107 Midlands Road and Lot 109 Williams Street to either the vacant service station location on Lot 50 Midlands Road or to other vacant land in the Town Centre.	MEDIUM TERM
	PI.9 Investigate the potential to subdivide and develop the southern portion of Lots 268 and 1 Midlands Road for residential housing. Potential yield of 3-4 lots.	MEDIUM TERM
	PI.10 Investigate the potential to develop Lots 114 -117 Linthorne Street and Lot 71 Spring Street for residential once the depot site relocates. Potential yield of 5 new dwellings.	LONG TERM
Urban Design		
OI.3 To provide for a built form along Midlands and Victoria Roads that enhances and promotes the commercial, tourism and cultural role of the sub – precinct and complements the existing architectural character.	PI.11 Roof shapes and structure to reflect and complement adjacent roof forms in the streetscape.	
	PI.12 Building materials and colours should be co-ordinated – brick finish is desirable to provide a consistency to the streetscape.	
	PI.13 Encourage the continuity of awnings to the footpath.	
	PI.14 Height controls – any redevelopment does not exceed two storeys in height above ground level.	
	PI.15 Car parking to be provided at the rear of buildings.	

	<p>PI.16 Infill development shall reflect the historic pattern of development and building along Midland Road. Nil setbacks are preferred.</p> <p>PI.17 Any signage on the road frontage to Midlands Road should be in a style that is in keeping with other signage throughout the Town to provide an integrated theme within Mingenew.</p>	
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6.3 Sub-Precinct 2 - Residential Town

Sub-Precinct 2 is primarily residential in nature and character. Properties are predominantly single storey homes set within substantial gardens. The sub-precinct contains the primary school, a triangular portion of public open space and a concentration of historic properties towards the northern end of Victoria Road.



PLATE 13: POLICE RESIDENCE

A number of the residential zoned lots are vacant due largely to flooding issues associated with this part of the town. It is intended that development in this sub-precinct focus on addressing the flooding issues and preserving the historical properties on Victoria Road. Whilst housing styles are mixed in Sub-Precinct 2, the use of poor quality second hand transportable dwellings is strongly discouraged.

There is an opportunity to achieve more comprehensive redevelopment of larger residential lots that include different forms and types of housing choice, for example, aged care. This would require the use of small scale package treatment plants. Buildings of historical significance should be preserved and adapted for uses appropriate to the area. All new development in Victoria Road should be of a scale, built form and detail which complements the existing street character.

Planning and Urban Design Provisions for Sub – Precinct 2

Objectives	Planning Provisions	Priority Level
Land Use	P2.1 Address flooding issues along Lee Steere, Broad, Oliver, and Shenton Streets associated with the low lying nature	SHORT TERM

<p>O.2.1 To maximise the development potential of existing residential land through encouraging innovative methods of effluent disposal to allow for higher density.</p>	<p>of the area. Consider solutions such as the addition of fill and provision of sub-surface drainage infrastructure in consultation with the Department of Water.</p> <p>P2.2 Given the proximity to existing community facilities (e.g. school, retail), encourage a mix of housing types in appropriate locations, such as larger residential lots that are accessible by vehicular traffic and not constrained by flooding.</p> <p>P2.3 Proposals for higher residential densities will be subject to detailed assessment and must demonstrate a built form that provide a high standard of amenity.</p> <p>P2.4 Lobby with Water Corporation to prioritise water scheme planning for Mingenew in its review of the Mid West Regions Programme.</p>	<p>SHORT TERM</p> <p>SHORT TERM</p> <p>SHORT TERM</p>
<p>O2.2 Encourage the preservation and use of historical properties along Victoria Road.</p>	<p>P2.5 Development on Victoria Road shall create visual and physical linkages between this part of the town and Midlands Road to the north.</p> <p>P2.6 Establish a pedestrian tourism trail that links key historical buildings from Midlands Road south along Victoria Road.</p> <p>P2.7 Encourage a range of active land uses (e.g. shops, restaurants, cafes) to be established along vacant lots in Victoria Road to promote pedestrian and vehicular activity in this area. Encourage land uses that will add to the vitality and vibrancy of this part of the sub-precinct.</p>	<p>SHORT TERM</p> <p>MEDIUM TERM</p> <p>MEDIUM TERM</p>
<p>O2.3 Investigate opportunities to amend the boundaries of the Public Drinking Water Source Protection Area to allow for residential expansion to the south.</p>	<p>P2.8 Liaise with the Department of Water regarding a review of the Mingenew Water Reserve WSPP and the potential to amend the PDWSA boundaries to allow for limited residential expansion.</p>	<p>SHORT TERM</p>
<p>Key Sites</p> <p>O2.3 Transition under-utilised civic land to residential infill.</p>	<p>P2.9 Investigate opportunities to acquire and develop excess land the on museum site (Lot 66 Victoria Road). May be suitable for higher density accommodation such as aged persons. Alternative methods of effluent disposal will need to be investigated with Department of Health to facilitate higher density.</p>	<p>MEDIUM TERM</p>
<p>Urban Design</p>	<p>P2.10 New development in Victoria Road should complement existing historic buildings in the precinct with building</p>	

<p>O2.4 Encourage the preservation and use of the historical properties along Victoria Road.</p>	<p>design considering architectural scale, building elements, roof forms, verandahs, materials and colour.</p> <p>P2.11 Any signage on the road frontage to Victoria Road should be in a style that is in keeping with other signage throughout the Town to provide an integrated theme within Mingenew.</p>	
<p>O2.5 Encourage a consistent pattern in the orientation, scale, and siting of residential development.</p>	<p>P2.12 In the case of residential redevelopment new buildings and development proposals shall respect the predominant orientation, scale and size of buildings and regular street pattern. New development is not to be sited in a way that would create an undesirable pattern of development for the area.</p> <p>P2.13 The development of second-hand transportable dwellings is discouraged.</p> <p>P2.14 Where there is an existing pattern of uniform setbacks, any new buildings, residential or commercial, shall be sympathetic to this continuity. Where adjoining buildings abut the street frontage, new development should preferably also abut the street frontage.</p> <p>P2.15 Roof materials for residential areas should include corrugated galvanised iron, zincalume coated steel and other material that are in keeping with the surrounding pattern of residential development.</p> <p>P2.16 Ancillary buildings or outbuildings should generally be located to the rear of allotments.</p>	

6.4 Sub-Precinct 3 - Rural Surrounds

Sub-Precinct 3 is characterised by open undulating farmland and Mingenew Hill which is an area of landscape significance. Mingenew Hill is a tourist look out point dedicated to the pioneers of the District. Drovers Rest is sited off the Mingenew-Morawa Road adjacent to the scenic drive to Mingenew Hill. The Sub-Precinct is a mixture of private freehold land, crown land (which has been leased in the past) and a Parks and Recreation Reserve owned by the Shire.

There is an opportunity to achieve Rural Residential development in this area. Any future development would need to complement and retain the views associated with Mingenew Hill. Department of Water would need to be consulted with regards to flooding.

Planning and Urban Design Provisions for Sub-Precinct 3

Objectives	Planning Provisions	Priority Level
Land Use O3.1 Rural Residential development to be considered while maintaining the rural character of the area.	P3.1 Consider the opportunity for Rural Residential development in the southern portion of Lot 800. The potential for flooding will need to be discussed in conjunction with the Department of Water	MEDIUM TERM
	P3.2 Any subdivision and subsequent development should ensure that the views to and from Mingenew Hill are protected.	MEDIUM TERM
O3.2 Enhance the tourist value of Mingenew Hill	P3.3 Install upgraded signage from key access routes to the site off both Midlands Road and the Mingenew-Morawa Road.	SHORT TERM
Urban Design O.3.4 Ensure new Rural Residential development does not detract from the landscape value of Mingenew Hill.	P3.4 The hilltop and ridge line should be protected from visual impacts by sensitive design that softens the built form. Opportunities to obtain views from outlook areas as part of any subdivision design may be considered.	

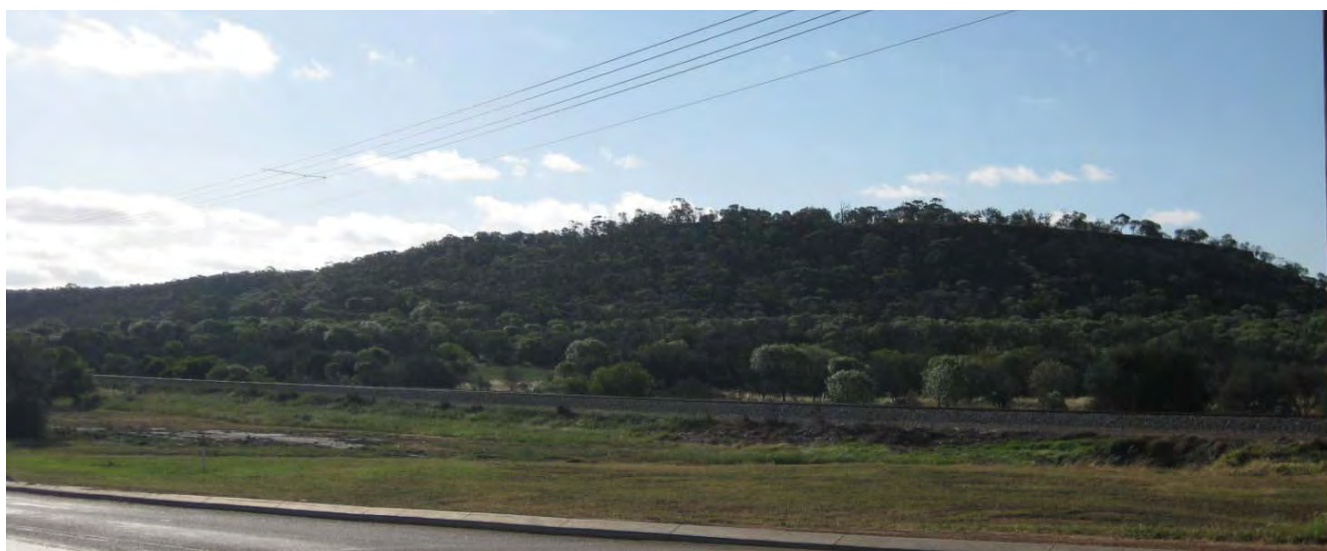


PLATE 14: MINGENEW HILL

6.5 Sub-Precinct 4 - Industrial

Sub-Precinct 4 is located on the northern side of the railway line and Midlands Road separated from the main town to the south. The character of Sub-Precinct 4 is distinct from the rest of the townsite in terms of the land uses and General Industry zoning. The area is currently partly developed with old, light industrial corrugated iron sheds. There are some issues in relation to non-conforming land uses (i.e. residences) that will need to be addressed in the longer term.



PLATE 15: OLD RAILWAY STATION

The eastern edge of this sub-precinct includes a Parks and Recreation Reserve that is owned by the Shire of Mingenew and currently used for polocrosse. To the north of the industrial area is an area zoned 'Rural Residential.' Both these land use zones are an impediment to both industrial growth and town expansion and need to be reviewed. There is an opportunity to rationalise the land use in this part of the town to allow for industrial growth where there is currently good access to the Midland Road and Mingenew-Morawa Road.

Any redevelopment should provide a transition from service and light industrial activities to the south with heavier industrial situated to the north once land is suitably rezoned. Any industrial land uses that are visible from the Midlands Road are to be designed, located and managed to achieve high visual built form and low emissions. Landscaping should be incorporated as part of any redevelopment to visually screen and soften development from adjoining sub-precincts. A pedestrian crossing is recommended to be installed across the railway to increase accessibility between the sub-precinct and the Main Street.

Planning and Urban Design Provisions for Sub – Precinct 4

Objectives	Planning Provisions	Priority Level
<p>Land Use</p> <p>O4.1 Development will be predominantly industrial in nature with incompatible uses encouraged to relocate.</p>	<p>P4.1 Any subdivision of larger existing parcels of industrial land should incorporate a variety of lot sizes as part of any subdivision design. Particularly larger lots than what is currently available along Eleanor and Donald Streets.</p>	SHORT TERM
	<p>P4.2 Service Commercial and Light Industrial land uses are to be encouraged to locate in close proximity to the Midlands Road.</p>	SHORT TERM
	<p>P4.3 To encourage further General Industrial expansion, consideration should be given to the rezoning, subdivision and redevelopment of the Parks and Recreation Reserve on Lot 12092 Ernest Street for industrial land uses. This would necessitate the relocation of the polocrosse facility.</p>	MEDIUM TERM
	<p>P4.4 Future demand for General Industry expansion should be encouraged of Lots 2 and 3 Ernest Street. Some incentive may be required to facilitate the relocation of the existing residences. This option would require the rezoning to industry. Further Rural Residential subdivision in this location should be discouraged.</p>	LONG TERM
<p>Urban Design</p> <p>O4.2 High quality built form is to be encouraged, notably in areas that are visible from Midlands Road.</p>	<p>P4.5 Building scale and bulk for industrial development is minimised through the use of a series of buildings rather than one or two larger building footprints.</p>	
	<p>P4.6 New industrial development is encouraged to be constructed to a high standard and ensure the buildings facing the street maintain an attractive façade enhance the visual amenity of the streetscape.</p>	
	<p>P4.7 Landscape buffering is to be provided particularly along the Eleanor Road and Midlands Road frontages. Landscaping details to be encouraged to be locally themed and of a species that is well represented throughout Mingenew.</p>	
	<p>P4.8 Any redevelopment proposals for Lot 4 Eleanor Street should incorporate the preservation and re-use of the old railway station.</p>	
	<p>P4.9 Any proposed new road intersection from Eleanor Street to Midlands Road to create a heavy haulage bypass will</p>	

need to be designed to be visually linked with the existing road network. It shall incorporate street planting or design features that provide an integrated theme for this part of the town.

P4.10 A pedestrian railway crossing is to be constructed across from the bakery and rest area to link the industrial area to the Main Street.

6.6 Sub-Precinct 5 - CBH and Work-Live Buffer Area

Sub-Precinct 5 is mixed in character and is visually distinct due to the size and scale of the CBH Bulk wheat bins that provide the backdrop to this sub-precinct. The area is characterised by a mix of vacant residential lots to the south-west of Midlands Road, an area of Light Industrial zoned land and the substantial CBH wheat bins.



PLATE 16: CBH FACILITY

There is an opportunity to create a live / work area on existing vacant residential lots. This may include new mixed business or small scale light industrial land uses constructed in association with a residence. This may encourage the development of these lots, which have been previously considered undesirable given the proximity of the CBH wheat bins which result in dust and noise impacts. This part of the sub-precinct may be attractive for mixed business use as it has easy access to the Midlands Road.

Sub-Precinct 5 is intended to provide a transition from residential uses in nearby Sub-Precinct 1 and the light industrial uses associated with the CBH wheat bins. Land uses are to be designed and located to achieve high visual presentation and low emissions particularly at the interface with the Mingenew recreation centre and nearby residential areas in Sub-Precinct 1. Sub-Precinct 5 also contains two sites with tourism potential- the existing Wildflower Demonstration Plot on Lot 72 View Street and the 'Little Hill' reservation on Lot 9671 Midlands Road. Lot 9761 has a Management Order favouring the Shire of Mingenew for the purpose of recreation and may be able to be utilised for tourist opportunities associated with Aboriginal Heritage.

This MTS does not recommend further industrial expansion north of the CBH wheat bins, due to the prevailing winds and possibility for increased dust, noise, and other emissions impacts on the existing residential areas.

Planning and Urban Design Provisions for Sub – Precinct 5

Objectives	Planning Provisions	Priority Level
Land Use O5.1 Allow for a mixture of residential and small scale mixed business/light industrial uses to provide work-live options.	P5.1 Rezone the area between Ikewa and View Streets to a Special Use zone, with small scale light industrial uses to be permitted in association with a residence.	SHORT TERM
	P5.2 Investigate the potential for the Shire to acquire and develop Crown Lots 78-83 Yandanooka Road and 84-86 Ikewa Street.	LONG TERM
O5.2 Maximise tourist opportunities.	P5.3 Improve tourist awareness of the Wildflower Demonstration Plot on Lot 72 View Street through improved signage from the Midlands Road, potentially in conjunction with other Wildflower Way signage.	SHORT TERM
	P5.4 Investigate the potential to create a tourism site associated with Aboriginal Heritage on Lot 9671 Midlands Road.	MEDIUM TERM
Urban Design O5.2 Within the townsite, provide for a built form that maintains the general residential appearance of the area.	P5.5 Residences are to be located on the front portion of the site with mixed business/light industrial uses situated to the rear.	
	P5.6 Depending on the nature of the associated business / light industrial uses, landscape screening may be required for work and/or storage areas that are visible from the primary street.	
	P5.7 The development standards for outbuildings in Clause 5.17 of TPS3 should be relaxed to accommodate larger outbuildings.	

6.7 Movement Network

The MTS aims to increase development opportunities within the existing urban footprint of the Mingenew townsite, therefore no major alterations to the road network are envisaged. The exception is the proposed heavy vehicle bypass which has been designed to divert heavy vehicle traffic from Midlands Road along the commercial centre of the town.

The proposed bypass will have vehicles entering from the south on Midlands Road via Boolinda Road and travelling along Eleanor Street to rejoin Midlands Road from the north via the Mingenew-Morawa Road. Both Eleanor and Boolinda Roads will require widening and re-sealing and intersection upgrades will be needed for the Boolinda Road-Midlands Road intersection and the Eleanor Street- Mingenew-Morawa Road intersection.

Negotiations will need to be undertaken with Main Roads WA as to the suitability of the layout for the proposed bypass. Additional signage will also need to be installed to direct vehicles to the bypass.

6.9 Servicing

6.9.1 Sewerage

In the long term reticulated sewerage for the town is an essential precursor to allowing infill subdivision and/or higher density development. This is highly unlikely to occur without significant investment from an external party. In the absence of such investment the Shire needs to examine opportunities for allowing higher density development in association with the use of small scale package treatment plants. This would help promote diversification in the housing supply, particularly for aged persons and key workers who may wish to have a smaller property which requires less maintenance. These sorts of development proposals should be encouraged in partnership with the Department of Health, the Department of Environment and Conservation and Landcorp by finding on site solutions to the absence of sewerage in the town. In the short term, monitoring of the status of the draft Government Sewerage Policy is highly recommended as the provisions of this policy, once adopted, will have a substantial impact on future development options within the town.

6.9.2 Water Supply

The Water Corporation has advised that the majority of the existing vacant lots within the Mingenew townsite can be provided with a water supply, regardless of whether or not they have a water meter connected. There are approximately 30 existing lots which do not currently have water supply available, as water reticulation infrastructure does not extend down that part of the street (Refer Figure 9). This will constrain development in these areas.

The Water Corporation advised that until water scheme planning is done for Mingenew, it should not be assumed that there is capacity in the scheme to service lots that are not currently connected (including new lots), with proposals to extend reticulation to be assessed on a case by case basis as they are received. The Water Corporation will be prioritising water scheme planning for the Mid West in 2013. The MTS recommends that the Shire liaise with Water Corporation to prioritise water scheme planning for Mingenew.

6.9.3 Power Supply

All new forms of development will put additional pressure on the generation of electricity. Electricity supplies within the region have historically had issues with reliability and any new development will exacerbate this. To date, Western Power has been unable to supply detailed information with respect to the current capacity.

6.10 Signage

Well designed informative signage has long been identified as a priority for the town. The 1989 Mingenew Townscape Plan identified two areas of signage that require improvement, being some form of information bay and entrance signage along the main roads into Mingenew.

6.10.1 Information Bay

The 1989 Mingenew Townscape Plan emphasises the need to provide an information bay "*...at the heart of the activity, where the visitor can see what is going on and what the town has to offer.*" The information bay should include shelter, shade, information and the town's trademark. The Plan states that "*...In short the information area should reflect the chosen character of the town in a tasteful manner*".

Figure 13 shows the layout for the information bay envisaged in the Mingenew Townscape Plan.

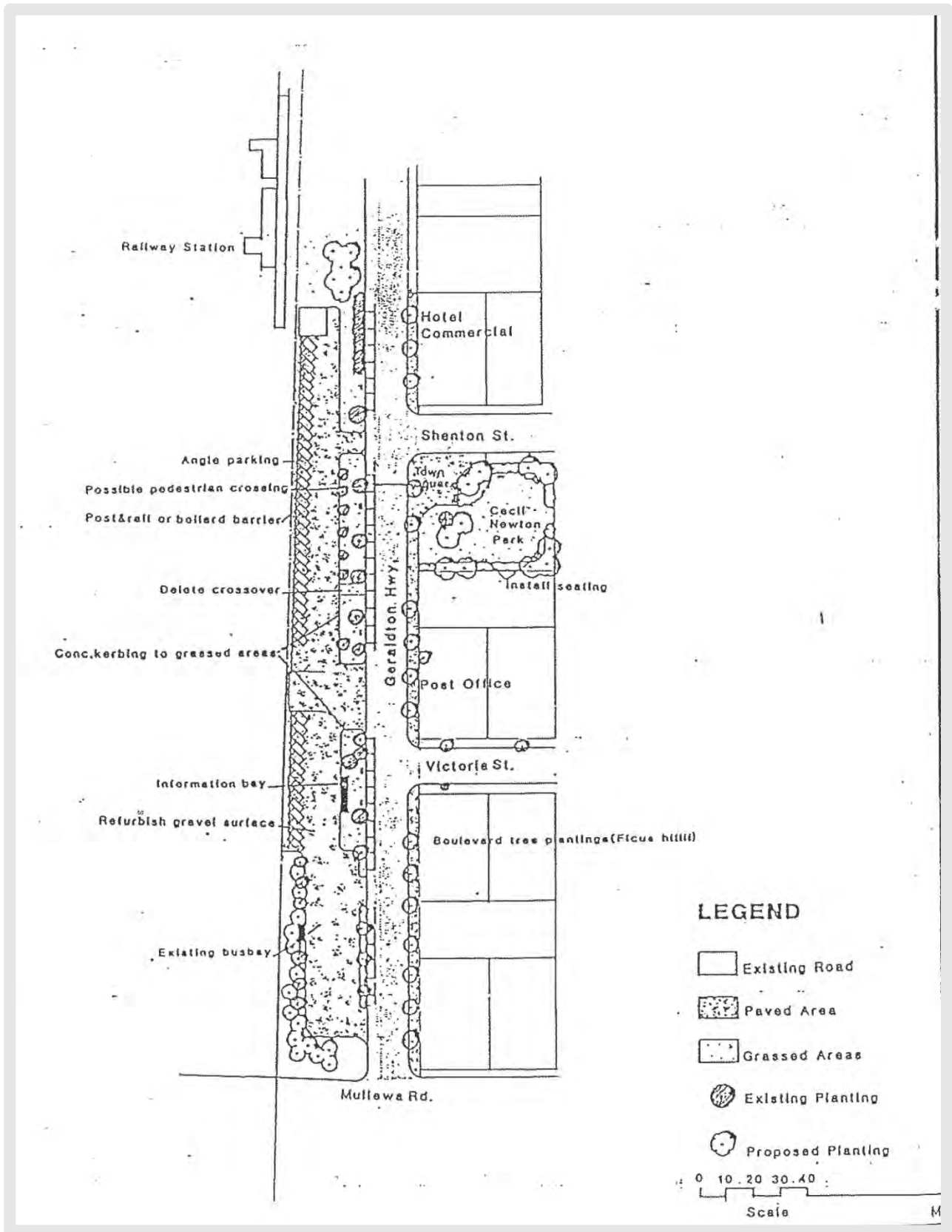


FIGURE 13 MINGENEW TOWNSCAPE PLAN

Some recommendations of the Mingenew Townscape Plan have already been implemented. An information bay has been partially constructed, located across from the bakery rather than at the corner of Victoria Street. Some landscaping has been installed, and some picnic benches have been installed along the strip from the tourist bureau to Cecil Newton Park. There is also another information sign directly across from Cecil Newton Park.

Whilst these improvements represent positive improvements to the town, additional work should be done, particularly with consolidating all town signage in one centralised location. The aim of such is to encourage visitors to stop in the centre of town rather than on the outskirts. Additional streetscape works are recommended, such as increased provision of shade, additional landscaping and public art or display which reflects the character of Mingenew. Attention to detail in regard to colour, design and facilities of the information bay will assist in making it an attractive place for visitors to stop. Public information and parking signage should be coordinated to be readily identifiable and present a uniform image reflective of the town's identity.

The information bay needs to include a variety of local tourism information that promotes all the assets of the town. This should include reference to the historical buildings in the main street and Victoria Road, Drovers Rest, Mingenew Hill, the Wildflower Demonstration Plot and Coalseam Conservation Park.

This MTS recommends additional signage and display for Drover's Rest be concentrated at the information bay and not the caravan dump site on the Midlands Road east of Lee Steere Street. The emphasis for signage at the caravan dump site should be to direct visitors to the main information bay where it they will also be able to take advantage of facilities, services and local attractions. It is important not to improve the dump site to the point where visitors will only stop there and not stop in the centre of town.



PLATE 17: VISITORS SIGNAGE

6.10.2 Town Entry Signage

At present there is a variety of designs for entry signage in and around the town that include the standard Main Roads signs, a mix of both colourful and more traditionally design orientated signage. One of the key issues is that there is no theme or consistency to the existing signage in terms of design, colour or message about the town. Also some of the existing entry signage is located in the wrong position in terms of attracting visitors to the town or are often on the way out of town, not on the way in.

The Mingenew SCP identified the need to “Develop a plan to improve road signage” in partnership with Main Roads WA.



PLATE 18: EXAMPLES OF INAPPROPRIATELY PLACED SIGNAGE EXITING THE TOWN

The MTP recommended the provision of ‘non traditional’ signs on all main approaches and identified three key areas for both signage and native landscaping to create an appropriate ‘entrance statement’. The three areas identified are:

1. Western entrance – Midlands Road from Dongara
2. Southern entrance – Midlands Road from Three Springs
3. North and eastern entrance – corner of Mullewa and Morawa Roads.

Entrance statements have been installed along the western and southern entrances. This MTS recommends that town entry signage be completed along the northern approach.



PLATE 19: EXISTING ENTRY STATEMENT

Whilst the entry signage reflects the character of the town, it does not provide information or direction, which can be accomplished by the installation of more eye catching Main Roads signage. It is recommended that the existing Main Roads signs be replaced by a sign(s) that incorporates a phrase as well as a themed picture or design. As wheat has been used in the entry statement and in the 'Big Ears' Sculpture in Cecil Newton Park, this could be utilised to keep consistency. In regard to the wording for the signage the Mingenew Townscape Plan recommended "*Mingenew Welcomes You*" or "*Flowers, Fossils and Farming*", however other options can be considered. The wording may also incorporate road safety messages that are favoured by Main Roads in regard to drivers taking rest breaks and not travelling whilst tired. This may have the additional benefit of encouraging additional revenue associated with visitors taking such comfort breaks.

Existing entry signage reflects the character of the town, but does not provide information or direction. It is recommended that the existing Main Roads signs be replaced by a sign that incorporates a phrase as well as a themed picture or design. As wheat has been used in the entry statement and in the 'Big Ears' Sculpture in Cecil Newton Park, this could be utilised to keep consistency. In regards to the wording for the signage the Mingenew Townscape Plan recommended "*Mingenew Welcomes You*" or "*Flowers, Fossils and Farming*", however other options can be considered. The wording may also incorporate road safety messages that are popular with Main Roads in regards to rest breaks and travelling whilst tired.

It is also recommended that in association with Main Roads WA, 2 kilometre warning and facilities signage be provided so visitors are aware of what is offered in Mingenew, and that they can prepare to stop.



PLATE 20: MAIN ROADS SIGNAGE TO BE UPGRADED

6.10.3 Commercial Signage

The Shire does not have a Local Planning Policy regarding signage. It is recommended that this be undertaken to provide some consistency in regard to signage within Mingenew and to improve the overall townscape. Policy objectives and guidance should include the following:

- I. Ensure that signs erected or displayed in the Shire are appropriate to their location and function. New signage should not diminish the visual amenity, aesthetic, heritage significance and character of the locality or detract from the appearance of buildings and places.
- II. In the case of a building on the State or Shire's Municipal Heritage Inventory, the Shire shall have regard to the historical appropriateness of the materials, style, design and lettering of the sign and whether it is affixed in

such a way that it causes no damage to the building and may be removed without leaving evidence of its having been affixed.

- III. The Shire will endeavour to avoid the impairment of the visual amenity of the locality which may occur where:
 - (i) a sign of such scale, prominence, obtrusiveness or character as to be incongruous with the surrounding land uses;
 - (ii) the sign adds to the danger of driver distraction;
 - (iii) the sign adds to the visual clutter of the locality;
 - (iv) numerous other signs exist on the site; and
 - (v) the sign, when viewed from a position where the sign would be legible, would obscure existing signs, information, sight lines or architectural features, or would itself be obscured.
- IV. Remote advertising shall generally not be supported as it can lead to an undesirable precedent and detract from the amenity of the locality.

Specific standards with respect to the appropriate height and dimensions of certain types of signs (i.e. pylon, freestanding, etc.) can also be included within any such Local Planning Policy.

6.11 Promotion of Tourism

The promotion of tourism within Mingenew is recognised as an important economic and environmental objective for the Shire. The importance of tourism has been noted in the Strategic Community Plan (SCP) in terms of attracting more visitors to the town, providing employment opportunities and acknowledging the indigenous and cultural heritage of the town.

Tourism needs to be promoted in two key areas firstly, within the town itself and secondly to improve links regionally connecting Mingenew to the wider Mid West region.

Both the Plan for the Future (PF) and the SCP make a number of objectives and recommendations in regards to tourism opportunities. The PF recommends:

- *Promote tourism opportunities that are environmentally focused; and*
- *Develop a Tourism Strategy to support and encourage tourists and to provide the appropriate facilities in consultation with the Tourist & Promotions committee.*

The SCP identifies the following outcome: *"Increase the number of visitors and extend the tourism season within the region."* The following strategies have been identified as contributing to the achievement of this outcome:

1.1.1	Provide good quality tourism facilities such as rest areas and toilets.	TWA, MTPC
1.1.2	Continue to consult and support the Mingenew Tourist and Promotions Committee.	TWA, MTPC
1.1.3	Support and encourage tourism development.	TWA, MTPC
1.1.4	Continue to support local events and encourage new events.	TWA, MTPC
1.1.5	Develop and implement a Tourism Plan (infrastructure and marketing).	TWA, MTPC
1.1.6	Investigate and develop options for additional tourism and service worker accommodation.	TWA, MTPC
1.1.7	Instigate 'Recreational Vehicle' friendly town status.	-
1.1.8	Employ a Tourism and Promotional Officer.	-

- | | | |
|--------|---|----------------|
| 1.1.9 | Install interpretative trails and signage, including the CBH
receival point and indigenous heritage. | HCWA, TWA, DIA |
| 1.1.10 | Participate and support the 'Wildflower Way'. | TWA, MTPC |

6.11.1 Tourism Opportunities in the Mingenew Townsite

Existing Shire policies already support the promotion of tourism within the town. The MTS aims to provide some detail to this objective including some site specific options for tourism related development within the town. There are a number of options to increase tourism opportunities within the town, such as:

- I. A pedestrian tourism trail that links those key historical buildings from Midlands Road south along Victoria Road.
- II. The "Little Hill" reservation is earmarked as an aboriginal heritage site that should be promoted as part of a tourism strategy for the town.
- III. Upgraded signage about Mingenew Hill recommended from key access routes off both Midlands Road and the Mingenew-Morawa Road; and
- IV. Upgraded signage is recommended for the Wildflower Demonstration Plot on Lot 72 View Street.

6.11.2 Regional Tourism Opportunities

The Shire has the opportunity in partnership with Tourism WA to promote existing assets within the town to the wider regional tourism market. The following regional tourism opportunities have been identified:

Architectural Heritage

A number of other towns in the Mid West have architecturally significant buildings, and therefore an opportunity exists to partner with other local authorities to develop a *Mid-West Architectural Heritage Trail*. Such trail could attract travellers interested in history and in architecture. Similar to the Wildflower Way, the trail would function on a sub-regional level and encourage travellers to visit, stay and detour off the primary routes. The trail could be formally mapped and advertised through Tourism Western Australia and the Heritage Council of Western Australia in partnership with participating Local Authorities.

Wildflower Way

Tourism WA promotes regional Mid West in regard to the spring wildflower season. Mingenew is already promoted as a place to visit given its proximity to Coalseam Conservation Park, which is noted for both its wildflowers and fossil shells dating back to the Permian Ice Age, the oldest geological era.

Tourism WA promotes Mingenew stating:

"Upon arriving in Mingenew, head to Mingenew Hill - a tree covered red rock monolith, with breathtaking views of the Irwin Valley from its summit. Then follow one of the town's walk trails through beautiful blankets of wildflowers (in season), before making your way to the centre of town. Take in colourful murals on town buildings, and have a photograph taken with the giant wheat stalk sculpture in Cecil Newton Park before settling in for the night in the caravan park."

In relation to the self drive tours Tourism WA recommends a number of routes. Mingenew falls within the 'Everlastings Trail' and although the town is noted there is an opportunity to achieve more in regard to promoting

Mingenew as part of the 'Wildflower Way'. The Shire will negotiate with Tourism WA to promote Mingeneew as part of this trail, particularly including reference to Mingeneew Hill and the Wildflower Demonstration Plot.

6.12 Housing Choice

There is limited housing choice in Mingeneew, with most of the existing stock comprising single dwellings on large quarter acre lots (1012m²). Providing alternative housing choices is constrained at present by the lack of reticulated sewer in the townsite and the provisions of the CSP. It is noted that the following gaps exist in the provision of housing which need to be addressed.

6.12.1 Aged Persons Accommodation

There are presently four aged persons' accommodation units within Mingeneew. These are well located on Lot 66 King Street, a short walking distance from the town's commercial centre. This lot is zoned 'Special Use – Aged Persons Units' along with the adjoining Lot 43 King Street which is currently vacant.

With evidence of an aging population, housing alternatives will be required in suitable areas close to services. Once Lot 43 King Street is developed, the Shire will investigate the potential to develop a portion of the museum site on Lot 66 Victoria Road for aged persons accommodation. This will be done in conjunction with the Department of Health to ensure that higher density accommodation can be supported by adequate on-site effluent disposal.

6.12.2 Key Workers Accommodation

The existing housing stock does not cater for key workers in the town, as large houses on large block are not always desirable for singles or couples. A lack of diversity in housing could also be a factor if a mining or other major project develops.

Much like for aged persons, it is difficult to provide smaller, higher density accommodation options given the lack of reticulated sewerage, however this could also be achieved with innovative methods of effluent disposal to be developed in consultation with the Department of Health.

APPENDIX I

WORKSHOP OUTCOMES REPORT

REPORT OF OUTCOMES

SHIRE OF MINGENEW
MINGENEW TOWNSITE STRATEGY WORKSHOP

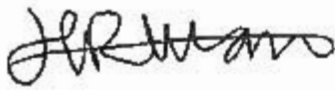
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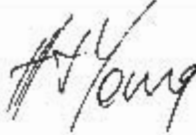
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Hayley Graham Town Planner



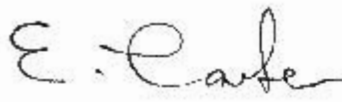
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2. Workshop Attendees
3. Powerpoint Presentation
4. Proposed Changes to Plan

I. Introduction

Greg Rowe and Associates ('GRA') was appointed by the Shire of Mingenew ('SoM') to complete a Townsite Strategy for the townsite of Mingenew. The project brief included undertaking a literature review and facilitating a public workshop to identify opportunities and constraints within the Mingenew townsite. This background information will then provide direction for the overall Townsite Strategy.

Following the literature review a community workshop was conducted in Mingenew at the Mingenew Shire Council Chambers on Wednesday, 24th October 2012 from 5.00 pm to 7:00 pm. It was attended by members of the Mingenew community, Shire staff and Councillors. This report has been prepared to document the outcomes of this workshop.

This report includes a description of the following matters:

- » Background Information and Project Methodology;
- » Literature Review;
- » Workshop Methodology;
- » Workshop Outcomes; and
- » Recommendations and Further Actions Arising from the Workshop.

2. Background

As per our project methodology we have completed the following tasks;

- » Inception Meeting and Site Investigation

An inception meeting was undertaken with Shire staff to finalise the project methodology and timelines and to identify any issues that are required to be addressed prior to the commencement of the project. A site investigation was also undertaken at this time to gain an understanding of the Mingenew townsite and environment.

- » Literature Review

We have undertaken a comprehensive review of relevant literature, including, but not limited to the following:

- » Shire of Mingenew Town Planning Scheme No. 3;
- » Shire of Mingenew Local Planning Strategy 2006;
- » Mingenew Townsite Plan 1989;
- » Shire of Mingenew Plan for the Future 2010-2013;
- » Shire of Mingenew Strategic Community Plan 2011;
- » Draft Mid West Planning and Infrastructure Framework 2011;
- » Relevant State Planning Policies;
- » Mingenew Water Reserve Water Source Protection Plan 2001;
- » Draft Country Sewerage Policy 2003; and
- » Draft Government Sewerage Policy 2011.

A summary of the literature review is included as part of this Outcomes Report.

- » Councillor Workshop

A workshop was undertaken with the Shire Councillors to confirm the project and community workshop objectives, format and structure. This workshop was also to identify principal issues and opportunities.

- » Community Workshop

A community workshop has been undertaken presenting and distilling the key issues, opportunities and constraints of the Mingenew townsite. This workshop has enabled the community to provide feedback and identify issues and opportunities within the town. A summary of this workshop is included as part of this Outcomes Report.

- » Outcomes Report

This Outcomes Report has been prepared describing the results of the literature review, community workshop and identification of opportunities and constraints. The Outcomes Report will be a background report that will be provided in preliminary form for review and comment by the SoM. Once finalised, the Outcomes Report will be used to undertake further liaison with key stakeholders to inform the preparation of the Draft Townsite Strategy.

- » Draft Townsite Strategy

Following completion of the Outcomes Report the recommended actions from the workshop will be undertaken as well as stakeholder liaison and a Draft Townsite Strategy will be prepared. The Draft Townsite Strategy will incorporate the results of the literature review, site investigation(s), community workshop, identification of

opportunities and constraints, and stakeholder consultation. The draft Strategy will also to include recommendations and land use plans for the future development for the Mingenew townsite, as well as general design principles, movement networks and townscape recommendations.

3. Literature Review

As part of the background and understanding the town of Three Springs we have undertaken a comprehensive review of relevant literature, including, but not limited to the following:

- » Shire of Mingenew Town Planning Scheme No. 3;
- » Shire of Mingenew Local Planning Strategy 2006;
- » Mingenew Townsite Plan 1989;
- » Shire of Mingenew Plan for the Future 2010-2013;
- » Shire of Mingenew Strategic Community Plan 2011;
- » Draft Mid West Planning and Infrastructure Framework 2011;
- » Relevant State Planning Policies;
- » Mingenew Water Reserve Water Source Protection Plan 2001;
- » Draft Country Sewerage Policy 2003; and
- » Draft Government Sewerage Policy 2011.

3.1 Town Planning Scheme No.3

Town Planning Scheme No.3 ('TPS3') was gazetted in 2008 and there have been no amendments since gazettal. TPS3 was based upon the Western Australian Model Scheme Text and is the principal statutory tool for achieving the SoM aims and objectives with respect to the development of its local area from a land use, development control and infrastructure coordination perspective.

3.2 Local Planning Policies

The SoM currently has no adopted Local Planning Policies, although numerous policies are recommended under Appendix B of the Local Planning Strategy.

3.3 Local Planning Strategy 2006

In November 2006 the Shire adopted the Local Planning Strategy ('LPS') to provide the framework for the control of land use and development, create procedures for the assessment and determination of applications and set out the Shire's planning aims and intentions for the area.

The LPS covers the entire Shire area although the focus is on the Mingenew townsite which is the economic and social centre of the Shire. The majority of the planning issues and development demands are centred around the Mingenew town site.

Part 8 of the LPS sets out 'Scheme Proposals' that were utilised to inform the preparation of TPS3. It is considered that the majority of these proposals have been implemented. Aims of the Local Planning Strategy which were introduced in Section 8.2 included:

- Provide for future land use needs and town site expansion;
- Identify future residential land to meet the needs of the private sector;
- Encourage new industries and business;
- Encourage tourism opportunities;

- Provide for mining activities;
- Preserve, protect and enhance the Mingenew Townscape and historic buildings.

These aims will be reiterated through the Mingenew Townsite Strategy.

Some of the notable 'Scheme Proposals' identified in the LPS include the following:

- » The LPS recommends a 1000m² minimum lot size in accordance with the Draft Country Sewerage Policy. However, TPS3 subsequently applied a R12.5 density coding to the 'Residential' areas of the townsite, which allows for a 700m² minimum lot size that would be unlikely to be supported by the Department of Health under the Draft Country Sewerage Policy.
- » The LPS provides an industrial subdivision plan for the 'General Industry' zone which appears to be partially complete. As several of the smaller lots are vacant it is considered that the lot sizes offered may not suit the needs of industrial users.
- » The LPS provides a case for the re-alignment of Midlands Road. This is recommended for further action and analysis. The re-routing would provide for the minimisation of traffic conflict on Midlands Road, allow it to focus more on a residential and tourist function, and would allow for a greater level of pedestrian activity.
- » The LPS recognises the need to concentrate activity within the core Town Centre rather than stretch it out along the main street, resulting in gap and dilution of main street function.
- » The LPS recognises the need to protect the heritage of the Town. This is reflected in Clause 7.5 of TPS3 though there may be other, more specific incentives and controls worthy of exploration.

3.4 Mingenew Townsite Plan 1989

The Mingenew Townscape Plan ('MTP') is an important strategic document adopted by the Shire in 1989. Although over 20 years old, many of the townscape issues remain highly relevant. The document contained two parts 1) a Townscape Improvement Program that included a character study of the town and 2) a landscape report.

1) The Townscape Improvement Program

In terms of the 'Townscape' the MTP identifies a number of 'landmarks' throughout the town encompassing both built form and the natural landscape. For the built environment the MTP notes that the town entry points, view corridors, historic buildings, advertising, parking and open space combined are all important components of the overall streetscape image. The MTP concluded that the overall streetscape image of the town is tired.

Other landmarks identified are the Mingenew Hill, the wheat bins and the railway. These landmarks are highly visible and form a part of the backbone of the town. The MTP concluded that these important landmarks are not adequately promoted.

MTP provided advice on zoning changes for the town. It recommended a Town Centre Area that was concentrated in a linear form from Bride Street west to William Street. It was recommended that this area be the focus of activity including retail land uses. It also recognised the importance of both the Midlands Road and Victoria Street as the commercial centre of the Town, which provides a number of important local services for residents.

The Midlands Road is described as being "...characterised by a variety of building forms, differing setbacks and a number of very unattractive commercial frontages". The MTP recommended that in the short term the Midlands Road area could be improved by minor repairs to the shop frontages, improved signage and landscaping. In the medium term a re-emergence of verandahs along the street was recommended and in the long term infill development and the redevelopment of existing buildings in a building form that contributes to the appearance of the streetscape was suggested.

Victoria Street comprises a number of building styles where the historic buildings and private residences are well maintained and presented, though there are a number of unkept or vacant lots that detract from the appearance of the street. The recommendations for Victoria Street were focussed on the longer term and the redevelopment of vacant lots. Both commercial and residential lots need to be redeveloped to high standard.

The illustrations included in the MTP provide an indication of the vision for the streetscape that would still be relevant today.

Finally the MTP provided comment on both vehicular circulation through the town, parking provision and the provision of pedestrian areas. These issues still need to be addressed and considered as part of the Townsite Strategy.

2) Landscape report

The intent of the landscape report was to identify existing landscape and open space resources and provide recommendations for improvements and modifications with the aim of improving the town aesthetically and protect the local micro-climate.

One of the key recommendations was adopting a "theme" plant for Mingenew. The Bird Beak Hakea (*Hakea orthorycha*) was recommended be adopted as the symbolic theme plant for the town as it is an important local plant. It was recommended that the Bird Beak Hakea be cultivated at town approaches and open space precincts.

The landscape report divided the town into six areas and provided detailed recommendations for planting, street furniture and general aesthetic improvements. Finally the landscape report provided recommendations on key entry statements into the town that addressed both landscaping and the entry statement locations.

The significance of the MTP is that it highlights that in facilitating any further growth of the town needs to adhere to the broader objective of improving and maintaining the townscape and appearance of Mingenew. The MTP emphasises the role that both the built environment and landscaping can play in both enhancing the appearance of the town for both residents and visitors. Both the built form and landscaping remain important planning issues that need to be addressed and properly considered as part of any future growth and /or expansion in Mingenew.

3.5 Shire of Mingenew Plan for the Future 2010-2013

Plan for the Future 2010-2013 ("PF") was prepared by the Shire to "assist Council in establishing priorities and to better serve the needs of the community." The PF is to function as a strategic plan to help guide decision making, determine priorities and organise funding arrangements across the full range of functions and services of the Shire.

The PF outlines strategic action plans covering objectives related to the environment, economy and social actions. The following actions are considered relevant to the MTS:

- » Develop improved truck parking along the main street of Mingenew;

- » Improve access to viewing areas on Mingenew Hill;
- » Develop a Tourism Strategy to support and encourage tourists and to provide the appropriate facilities in consultation with the Tourist & Promotions committee;
- » Restore/repair to old Railway Station building;
- » Continue with planning and implementation of further industrial and residential land developments;
- » Progress development of additional aged persons units with a Joint Venture with Housing and Works; and
- » Mingenew Main Hall - provide care & maintenance to the hall and continue to investigate future usage options

3.6 Strategic Community Plan 2011 (Shire of Mingenew)

The Strategic Community Plan ("SCP") 2011 identifies the Mingenew community's visions and is the Shire's principal strategic guide for future planning and services. The local community were involved in setting objectives for the SCP. The SCP identifies four key objectives and outcomes as per the table below:

TABLE 1- STRATEGIC COMMUNITY PLAN OBJECTIVES AND OUTCOMES

	Objectives	Outcomes
ECONOMIC	<i>To be a diverse and innovative economy with a range of local employment opportunities.</i>	<ul style="list-style-type: none"> • Increase the number of visitors and extend the tourism season within the region. • Increased availability of serviced residential, commercial and industrial land. • To maintain and increase the number of local businesses, industries and services that will provide a range of employment opportunities for the people of Mingenew. • Protect and enhance economic infrastructure. • Ensure the provision of adequate services to support economic growth.
ENVIRONMENT	<i>A sustainable natural and built environment that meets current and future community needs.</i>	<ul style="list-style-type: none"> • Our natural environment is enhanced, promoted, rehabilitated and leveraged so it continues to be an asset to our community. • Our indigenous and cultural heritage is acknowledged. • To retain Mingenew as an attractive town that is a comfortable and welcoming place to live and visit, and reflects our lifestyle values. • To provide recognition and retention of places of heritage. • Safe and functional road and ancillary infrastructure. • Efficient usage of resources.
SOCIAL	<i>A safe and welcoming community where everyone has the opportunity to contribute and belong.</i>	<ul style="list-style-type: none"> • Maintain and increase population. • Maintain the provision of high quality community infrastructure. • Affordable housing options that respond to community needs. • Improved community health and well-being. • Improved capacity of education and training. • Community events continue to be supported. • Maintain a safe community environment.
CIVIC LEADERSHIP	<i>A collaborative and innovative community with strong and vibrant leadership.</i>	<ul style="list-style-type: none"> • A well informed and engaged community that actively participates. • An open and accountable local government that is respected, professional and trustworthy. • Improved partnerships. • Long term planning and strategic management. • Achieve a high level of compliance.

The MTS will be prepared bearing in mind the above-mentioned objectives. It is anticipated that the Strategy will assist in the fulfilling the aims of the plan, and is a next step in undertaking the identified actions.

3.7 Draft Mid West Regional Planning and Infrastructure Framework – The Way Forward 2011 WAPC

The draft Mid West Regional Planning and Infrastructure Framework – The Way Forward ('Framework') vision for the Mid West is to continue to support communities and develop the region as an economic hub enhancing employment opportunities. The Mid West has a very diverse economy built around agriculture, mining, tourism and manufacturing. One of the changes for the region is managing the uncertainty around population growth particularly in relation to mining projects. There is a need to ensure that there is an appropriate level of infrastructure to accommodate any expansion or changes in population.

The Framework locates Mingenew within the North Midlands sub region. One of the key characteristics of this sub region is the diversity of the natural environment and land uses. One of the most significant challenges for the North Midlands sub region is to arrest population decline and grow a population base both in terms of residents and visitors.

The Framework identifies Mingenew as a Local Centre. Local Centres are defined to "...often but not always serve functions including civic administration, limited retail, primary school and limited health." They also support local industries like agriculture and tourism.

The Framework notes that it is important that planning for the area focuses on expansion and consolidation of existing settlements rather than the creation of new ones.

3.8 State Planning Framework

The Western Australian Planning Commission ('WAPC') published its Statement of Planning Policy No. 1 – State Planning Framework Policy ('SPP1') in December 1998. The purpose of SPP1 was to bring together existing State and regional policies and plans which apply to land use and development in Western Australia, and provide a context for decision making. The current version of SPP1 was released in February 2006.

SPP1 is divided into two parts, Part A – General Principles for Land Use and Development and Part B – State and Regional Provisions. The State Planning Framework includes State Planning Policies ('SPP's) prepared by the WAPC as well as regional strategies, regional and sub-regional structure plans, strategic policies and operational policies. Those of direct relevance to Mingenew are as follows:

SPP 2	Environment and Natural Resources Policy;
SPP 2.5	Agricultural and Rural Land Use Planning;
SPP 2.7	Public Drinking Water Source Policy;
SPP 2.9	Water Resources;
SPP 3	Urban Growth and Settlement;
SPP 3.1	Residential Design Codes;
SPP 3.4	Natural Hazards and Disasters;
SPP 3.5	Historic Heritage Conservation;
SPP 3.6	Development Contributions for Infrastructure; and
SPP 4.1	Draft State Industrial Buffer Policy (Amended).

The most relevant to the MTS are considered be the SPP4.1- Draft State Industrial Buffer Policy due to the recommended buffer distances as well as SPP 2.7- Public Drinking Water Source Policy, as the southern boundary of the Mingenew townsite is constrained by the boundaries of a Public Drinking Water Source Area.

3.9 SPP4.1 – Draft State Industrial Buffer Policy (Amended)

The purpose of draft SPP4.1, which remains in draft format further to an update in 2009, is to provide a consistent approach to the protection and preservation of industrial uses and essential infrastructure from encroachment from incompatible development. It also endeavours to protect the health and amenity of the community from unreasonable or adverse impacts of industry through the use of appropriate buffer areas.

The draft policy's objectives are to:

- » Avoid conflict between industry and/or essential infrastructure and sensitive land uses;
- » Protect industry and/or essential infrastructure from encroachment by those land uses that would be sensitive to impacts and adversely impact the efficient operations;
- » Provide for the development of industry and/or the provision of essential infrastructure in a way that maximises amenity, minimises environmental and health impacts and takes account of risk to nearby sensitive land uses; and
- » Promote compatible uses in areas affected by off-site impacts of industry and/or essential infrastructure.

Draft SPP 4.1 requires acknowledgement of strategic industrial areas (including buffers and supporting infrastructure) within a Local Planning Strategy and Town Planning Scheme and places strong emphasis on the need for a co-operative and coordinated approach between state and local government.

The Environmental Protection Authority's 'Guidance for the Assessment of Environmental Factors No 3 – Separation Distances between Industrial and Sensitive Land Uses' ('GS3') will be used as the standard for determining appropriate buffer areas for existing and proposed industrial uses. The MTS will consider the recommendations of GS3 in recommending buffers and endeavour to ensure adequate separation distances between industrial and sensitive uses.

3.10 SPP 2.7 – Public Drinking Water Source Policy

SPP2.7 emphasizes the importance and need to protect the quality and quantity of ground and surface water resources within the State. The principal objective of the policy is to ensure that land use and development within Public Drinking Water Source Areas (PDWSAs) is compatible with the protection and long term management of water resources as a public water supply. The policy provides a classification system for PDWSAs as follows:

- » P1 Priority 1 Source areas: defined and managed to ensure there is no degradation of the water resources. This represents the highest level of protection where the land is generally owned by the state to ensure only low intensity and low risk land use occurs.
- » P2 Priority 2 Source areas: defined to ensure that there is no increased risk of pollution to the water source. P2 areas are declared over land where low-risk development already exists however, protection of the resource is a high priority in these areas prompting only conditional development be allowed in accordance with the over-riding principals of risk management.

- » P3 Priority 3 Sources areas: defined to manage the risk of pollution of the water source. These areas are declared where water supply sources need to co-exist with other land uses such as residential, commercial and light industrial development. Protection of these areas is generally by management guidelines for such land use activities.

SPP 2.7 also recognises the role of wellhead and reservoir protection zones in protecting the water source from direct contamination.

The policy requires local and regional planning strategies to identify PDWSAs for inclusion in Special Control Areas for water protection within a Local Planning Scheme.

SPP2.7 further states that the classification of such land should be in accordance with the recommendations of any land use and water management strategy or water source protection plan already prepared. The Water Source Protection Plan – Mingenew Town Water Supply 2001 and the Department of Water's Water Quality Protection Notes will be used to determine suitable land uses within PDWSA's.

3.11 Water Source Protection Plan – Mingenew Town Water Supply 2001

The Waters and Rivers Commission (now the Department of Water) prepared the Water Source Protection Plan (WSPP) in regards to the Mingenew Town Water Supply.

The Mingenew town water supply comes from four Water Corporation production bores that abstract groundwater from the semi-confined aquifer of the Parmelia Formation. The Mingenew Water Reserve was declared in December 1983. The intent of the WSPP is to provide a management plan for the protection of groundwater resources in the Mingenew Water Reserve. The plan also establishes a basis for the promotion of compatible, non-polluting land uses within the reserve.

The Department of Water developed policies for the protections of public drinking water source areas based around three levels of priority classification. The Mingenew Water Reserve is classified for a Priority 2 (P2) source protection and aims to ensure there is no increased risk of pollution to the water source. P2 areas are declared over land uses where low density development (such as rural) already exists. Protection of public water supply is a high priority in these areas. One of the key management strategies in regards to land use planning relates to the assessment of development proposals with respect to water quality protection.

In the case of Mingenew this P2 protection area lies to the south west of the town south of Phillips Road in parallel with the golf course and covers land zoned 'Rural/Mining' under LPS 3.

The WSPP includes a table showing land use compatibility in accordance with the Department of Water's Water Quality Protection Note 25. For P2 areas the table shows that urban and special rural further subdivision is not generally compatible with these areas.

Special Rural subdivision to a minimum lot size of 2 ha may be considered subject to certain provisions which include:

- » *"Lots should only be created where land capability allows effective on-site soakage disposal of treated wastewater. Conditions apply to siting of wastewater disposal systems in areas with poor land drainage and / or a shallow depth to groundwater, animals are held or fertiliser is applied. Alternative wastewater treatment systems, where approved by the Health Department, may be accepted with maintenance requirements.*

- » *An average rather than minimum lot size may be acceptable if the proponent can demonstrate that the water quality objectives of the source protection area are met, and caveats are placed on titles of specified blocks stating that further subdivision cannot occur."*

Through further liaison with the Department of Water we have been advised that the P2 classification is in force for the Mingenew PDWSA, and therefore intensification of land use to the south of the existing townsite is significantly constrained. This will be further discussed in the draft MTS.

3.12 Draft Country Sewerage Policy 2003

The Draft Country Sewerage Policy ('DCSP') was prepared by the Department of Health to provide guidance on protecting the State's water resources, and to make recommendations for the implementation of subdivisions and density development in areas for which reticulated sewerage is unlikely to be available for a long time.

Part 5.4 of the DCSP states that for subdivision and residential density development for towns without sewerage (as in Mingenew) the following restrictions apply:

- » R10 or 1000m² is the minimum lot size that will be accepted for new residential lots;
- » No individual proposal exceeding 25 lots or dwellings; and
- » A total town expansion to 'no more than 100 lots or dwelling units' for unsewered areas.

Mingenew is listed in Schedule 2 of the DCSP i.e., "*Locations with public health and/or environmental constraints for onsite wastewater disposal.*" For towns in Schedule 2 it states that detailed information and detailed assessment by statutory and consultative authorities may be required in assessing the acceptability of proposals. This classification is not considered to prohibit townsite expansion opportunities for Mingenew but effluent disposal is an important issue that needs to be addressed by the Shire and developers.

3.13 Draft Government Sewerage Policy – December 2011

The Draft Government Sewerage Policy ('GSP') was recently advertised for public submissions, which closed in April 2012. Submissions received will now be reviewed by the Government Sewerage Policy Review Committee prior to finalisation of the document. When finalised, the GSP will supersede both the DCSP and the Government Sewerage Policy – Perth Metropolitan Region.

The aim of the GSP is to promote reticulated sewerage for all new developments/subdivision and where this is not achievable, to establish alternate requirements. The Policy recommends the following minimum lot sizes by soil type in unsewered areas. Given previous discussions with Shire staff and Councillors, it appears mostly likely that soil categories 4, 5 or 6 would be applied to Mingenew (refer following table), which would mean a minimum lot size of 2000m² would be required under the draft GSP, although we will be undertaking further liaison with the Department of Health for clarification in this regard.

TABLE 2- LOT SIZES PER SOIL CATEGORY

Soil Category	Soil Texture	Minimum Lot Size
1	Gravels and sand	1000m ²
2	Sandy loams	1000m ²
3	Loams	1000m ²
4	Clay loams	2000m ²
5	Light clays	2000m ²
6	Medium to heavy clays	2000m ²

In addition to the above size restrictions, where on-site effluent disposal is proposed, the GSP requires applicants to provide, to the satisfaction of approval agencies:

- » Demonstration of site suitability for on-site effluent disposal;
- » Site assessments for each lot by a qualified person;
- » A signed guarantee by the site evaluator/soil assessor;
- » Disposal to occur within the lot boundary; and
- » Apparatus for sewerage disposal to be approved by the Executive Director, Public Health.

The GSP also provides guidance as to the minimum requirements of on-site disposal systems.

Given the above, the absence of sewer can be an impediment to further subdivision and development within Mingenew particularly as the requirements for providing on-site effluent disposal systems are to become increasingly onerous. The minimum lot size requirements are also inconsistent with the current density codings applicable to the townsite.

We are currently liaising with the Department of Health to better understand the implications of the Draft GSP on the MTS.

4. Workshop Methodology

A community workshop was held on Wednesday 24th October 2012 in the Mingenew Council Chambers. The workshop was advertised in the local *Mingenew Matters* and flyers were also put up in the Shire Office.

Please see the workshop flyer as Appendix 1.

Eleven people attended the workshop which included members of the public, Councillors and Shire Staff.

Please refer to the attendance sheet as Appendix 2.

The workshop started after a general introduction with a power point presentation which provided background and some of the information gathered through the literature review. (Please refer to Appendix 3 for the power point). Attendees were invited to ask questions or make comments at any time during the power point presentation. At the end of the presentation the Opportunities and Constraints plan for Mingenew was presented and was discussed with the attendees. Maps of the Mingenew townsite under the current zoning and copies of the Opportunities and Constraints plan were provided on desks (to provide visual aids) as well as note pads to encourage attendees to draw or write comments if they did not want to discuss these ideas openly in the group.

A more detailed review of the methodology for the workshop is described below.

4.1 Establishing the Context

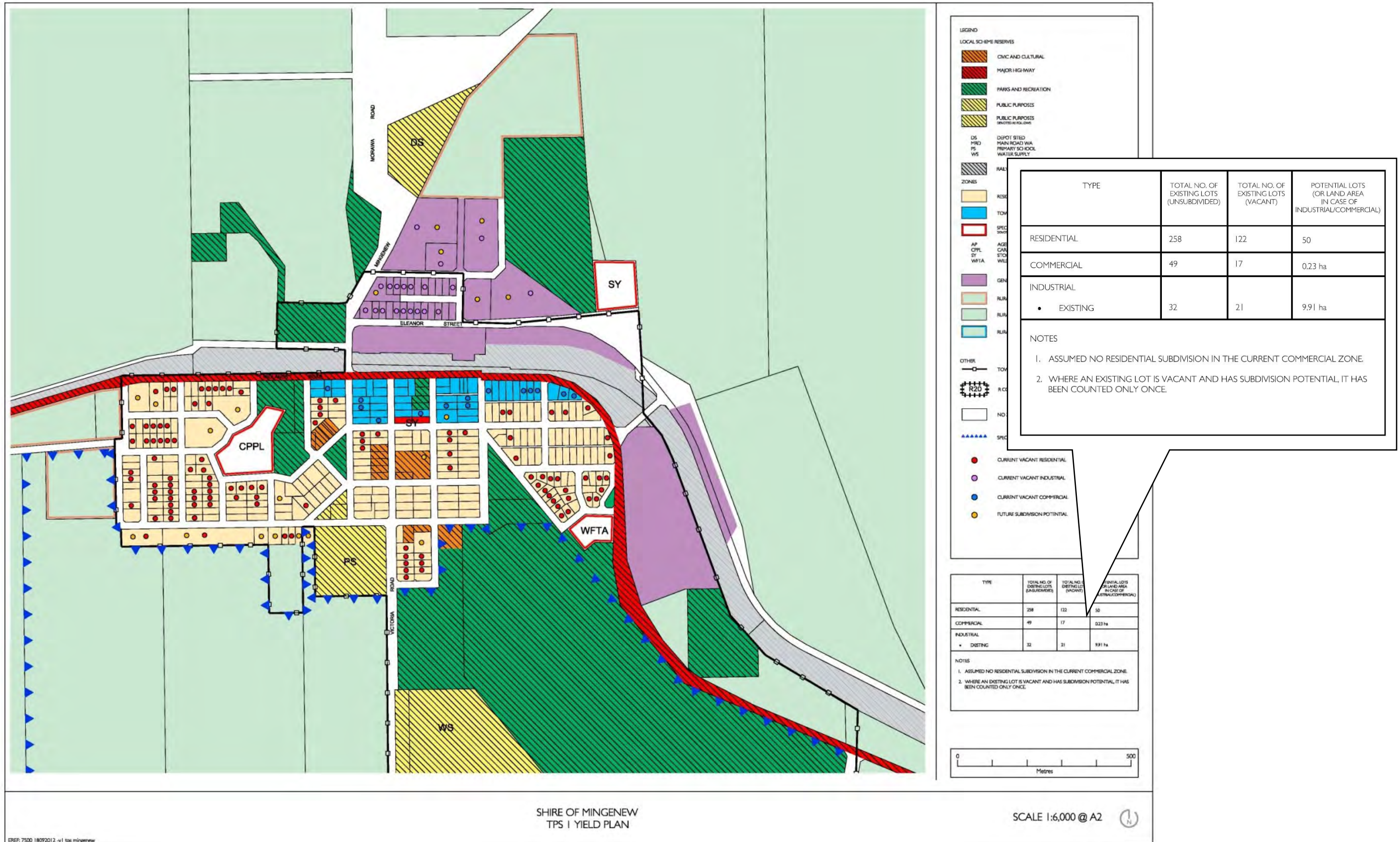
The presentation commenced by providing background information on what a Townsite Strategy is and what the objectives of the Strategy are. The following objectives were explained;

- » Provide guidance to the Shire in planning for the development of the town over the next 10-15 years.
- » Identify changes required in the planning system, to encourage appropriate development sought by the local Mingenew community.
- » Give direction to both the Shire and WAPC in the consideration of future development and subdivision applications, town planning scheme amendments and local structure plans.
- » Provide guidance on the allocation of land uses to ensure that growth in the town occurs in a sustainable manner and the needs of the community are met.
- » Provide a basis for coordinated decision-making by the Shire and servicing authorities in determining future servicing requirements for town.

4.2 Current Yield

Participants were shown a potential lot yield for the Mingenew townsite under the current zoning with the assumption that nothing was changed and all vacant allotments were built and/or developed to realise their full subdivision potential. Please refer to Figure 1 which breaks down the overall yield into Residential, Commercial and Industrial land.

FIGURE 1 CURRENT ZONING YIELD



S:\PROJECTS\2012\TPS 1\7500 18092012-v1 tpa mingenew

4.3 Population Forecasts

Participants were shown the current forecasted population decline for the SoM as per Western Australia Tomorrow (2012) and then the potential influences that can affect population. It was also explained how these forecasted populations are derived and that they are utilised by the WAPC and State Government. The Townsite Strategy has the opportunity to suggest actions and strategies to influence and change the population trend forecasted for the SoM.

4.4 Limitation on supply due to ownership

It was then explained that although there is supply of available land within the town the current the ownership of land will control the release of supply. Therefore the SoM can only control the development of Shire owned land. The majority of the land within the town is in private ownership and without incentives or strategies to promote development could potentially stay vacant.

4.5 Opportunities and Constraints

An Opportunities and Constraints Plan for Mingenew was then shown to the participants and explained. This opportunities and constraints mapping was undertaken following discussions with the Shire Councillors during the initial stages of the Townsite Strategy and prior to the community workshop. Please refer to Figure 2 below showing the Opportunities and Constraints Plan.

4.6 General Discussion

Following the explanation of the Opportunities and Constraints Plan a general discussion was undertaken asking if there was anything missed and any further comments. The outcomes of this discussion is described in Section 5 below.

4.7 Barriers to development

Further explanation was then undertaken in regards to the following factors which are able to guide and affect the expansion process;

- » Shire objectives (LPS);
- » Current demand;
- » Barriers to development;
- » Community opinion; and
- » Provision of infrastructure.

The Opportunities and Constraints Plan was then again shown and a general discussion was undertaken taking into account the above barriers and looking at areas where the townsite could potentially develop and expand. The outcomes of this discussion are described in Section 5 below.

4.8 Conclusion

At the conclusion of the workshop the next steps in the process were clearly outlined, particularly how the information gained from the workshop will be utilised. It was made clear to participants that the community will get another chance to comment once the Draft Townsite Strategy is adopted by Council as it will be publicly advertised.

FIGURE 2 OPPORTUNITIES AND CONSTRAINTS PLAN

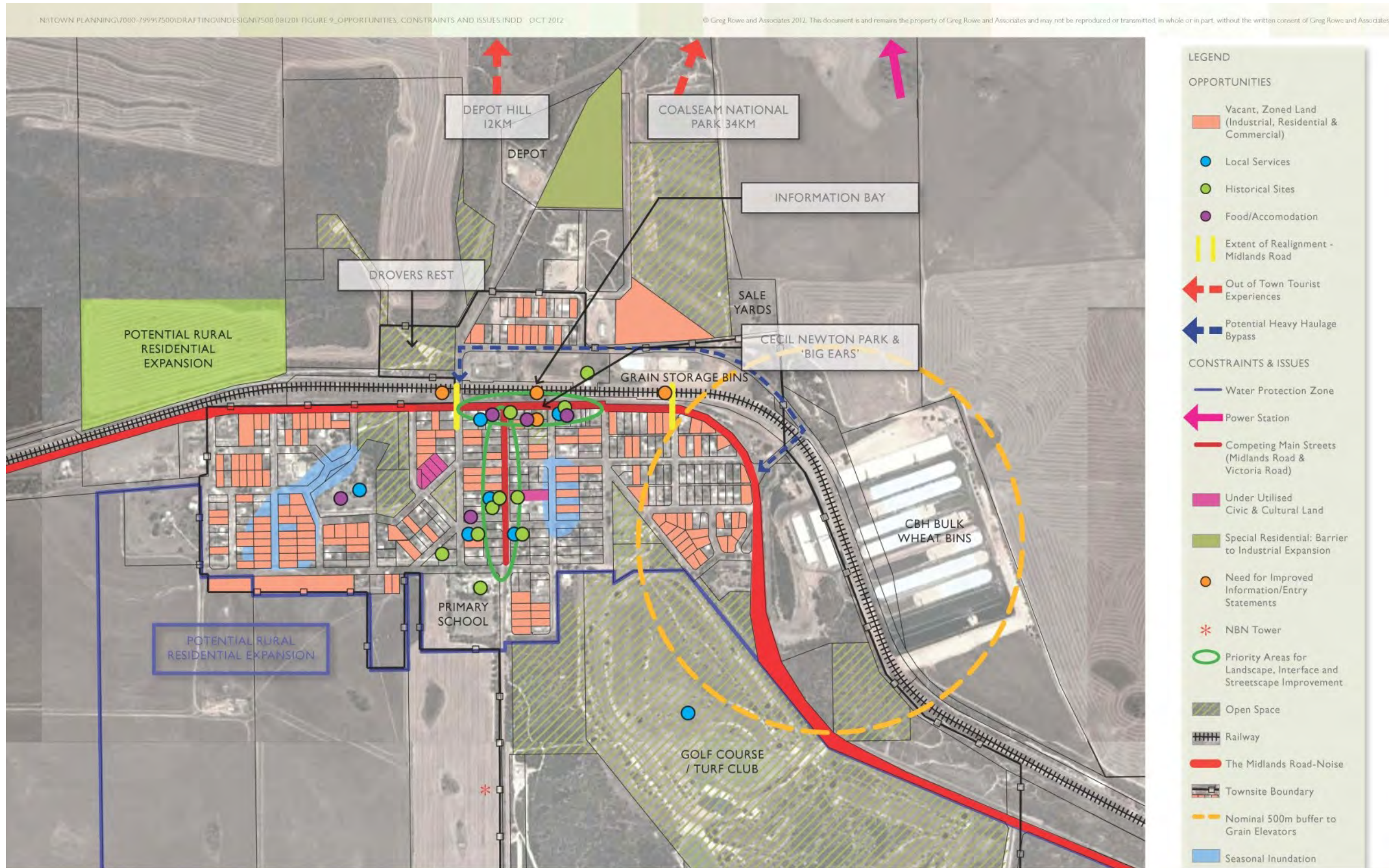


Figure 9 - Opportunities, Constraints & Issues
Shire of Mingenev



5. Recommendations / Further Actions

The primary intended outcome of the workshop was to gain the local community's knowledge of the Mingenew townsite and understand limitations and opportunities for the growth of the townsite. The following were comments provided and discussions undertaken by the attendees during the workshop. The comments and issues raised which require further action and investigations are also noted. A plan was also drawn up showing the location of some the issues and expansion areas discussed. Please refer to Appendix 3 for this plan.

Comments	Actions
<p><u>Residential</u></p> <ul style="list-style-type: none"> » The currently zoned residential area which is undeveloped to the south of the townsite is on the edge of the PDWSA therefore does this constrain further residential expansion in this area. » Many of the vacant residential lots are passed down through families with no incentives to develop. » Do the caveats to build within a timeframe work? Do they result in poor quality buildings? » Current vacant residential land within the townsite is located in areas with poor drainage and frequent flooding therefore restricting development. » The large volume of vacant land within the CBH buffer potentially could become a home business/workshop area to provide variety (work/live investigation area). 	<p>Investigate uses within PDWSA with DoW</p> <p>Strategy/investigate how to get housing built</p> <p>Investigate drainage with Shire engineer/DoW</p> <p>Make area a work/live investigation area in MTS</p>
<p><u>Commercial</u></p> <ul style="list-style-type: none"> » Investigate if the area between the railway and Midlands Road can provide commercial development. » Commercial should extend along the Midlands Road east and west. » Could Commercial extend along Midlands Road west without encouraging existing houses to relocate? 	<p>Investigate the area between the railway and Midlands Road for commercial</p> <p>Investigate opportunities for Commercial expansion in MTS</p>
<p><u>Industrial</u></p> <ul style="list-style-type: none"> » Industrial development should be expanded away from the town to cater for large future lots rather than within proximity to the town and containing the townsite. » There is no area for heavy industrial uses therefore an investigation into an expansion area is warranted, possibly north of CBH although taking into account access, wind, buffers etc. » The Sale Yards need to remain, as they are currently being utilised. » Who would undertake the industrial expansion development? 	<p>Investigate industrial expansion areas away from the town for larger lots and heavy Industry</p>

<p><u>Rural Residential</u></p> <ul style="list-style-type: none"> » The area south of the townsite should not be rural residential expansion as it will limit any future expansion of residential. » Rural Residential is better suited north of the townsite near Drovers Rest to ensure this area remains an attractive tourist area. 	<p>Investigate other areas for Rural Residential development</p>
<p><u>Infrastructure</u></p> <ul style="list-style-type: none"> » Investigate the PDWSA and compatible uses as well as the soil type, contour and flow. » Investigate flooding within the townsite. » Could alternative septic sources be utilised within the PDWSA in this sensitive area? » Investigate the process and timing to ensure sewer is developed in the future in Mingenew. » Is development constrained by water and power capacity? 	<p>Investigate with DoW</p> <p>Investigate with Department of Health/Water Corp</p> <p>Investigate with Western Power and Water Corp</p>
<p><u>Additional Issues/Discussions</u></p> <ul style="list-style-type: none"> » Entry statements and promotions of Drovers Rest in a static display are proposed by the Business Development Group to be located at the Caravan dump site. » There is no 2km warning and facilities sign. This has also been identified by the Business Development Group. » The wildflower route is planning more signage and information along the Midlands Road from Moora to Geraldton. » Opportunity to have a cultural site south of the CBH site on the west side of Midlands Road known as the "little well reservation". To become an Aboriginal traditional learning area and potentially a tourist point of interest. » Tourism trails- make use of history/promotion » A railway crossing near the rest stop and opposite the bakery would link the industrial area to town centre facilities. 	<p>Ensure this is reflected in MTS</p> <p>Investigate with Main Roads</p> <p>Investigate what is proposed for Mingenew</p> <p>Ensure this is reflected in the MTS</p> <p>Investigate railway crossing</p>

6. Conclusion

Following the completion of the workshop the next step is to undertake the actions described within this report resulting from the feedback from the community workshop. Following these actions any additional stakeholder liaison and investigations will be undertaken and the Draft Townsite Strategy will be prepared. The Draft Townsite Strategy will incorporate the literature review, workshop consultation, stakeholder liaison, site investigations and will provide recommended actions and strategies.

APPENDIX I

WORKSHOP FLYER

SHIRE OF MINGENEW



*Want to share your vision for the future of
your community?*

Be part of the Townsite Expansion Strategy Mingenew

The Townsite Expansion Strategy is a strategic planning document that will provide guidance to the Shire of Mingenew in planning for the development of the town over the next 10-15 years. It will guide the allocation of land uses to ensure that growth in the town occurs in a sustainable manner and the short, medium, and long term needs of the community are satisfied.

Everyone is invited to attend and participate in a community workshop with light refreshments provided.

Date: Wednesday, 24th October 2012

Time: 5 - 7 pm

Location: Shire of Mingenew Council Chambers

For more information, please contact Greg Rowe and Associates on 9956 0633 or geraldton@greg-rowe.com or the Mingenew Shire on 9928 1102

PLEASE NOTE CHANGE OF VENUE

Facilitated by **GREG ROWE** & associates
FOCUSED ON ACHIEVEMENT

APPENDIX 2

WORKSHOP ATTENDEES

NAME	OCCUPATION/COUNCILLOR	EMAIL
Trevor Brown	EHO/Building Officer - Ming	ehow@threesprings.wa.gov.au
Megan Ciddle	Customer Service Officer - Ming	library@mingenew.wa.gov.au
Mike Sully	CEO Shire of Mingenew	ceo@mingenew.wa.gov.au
Michelle Bagley	PRESIDENT - SHIRE OF MINGENEW	cvbagley@mingenew.wa.gov.au
Helen McKinnon	Councillor - Mingenew	justcyrus@westnet.com.au
CAMERON WATSON	MAN ADMIN + FINANCE.	finance@mingenew.wa.gov.au
Linley STARICK	BUSINESS OWNER	staricktyres@westnet.com.au
Leah Eardley	Business owner	Palmroadhouse@hotmail.com
Kym McGuinn	Business owner	mingenewsewing@bigpond.com
Jill Holmes	Resident.	holmwood@bigpond.com
Marg Pearce	Councillor	

APPENDIX 3

POWERPOINT PRESENTATION



Mingenew Expansion Strategy

Presentation
24 September 2012

GREG ROWE & associates

FOCUSED ON ACHIEVEMENT

What is the Expansion Strategy?

- Guides the **townsite's** development over time.
- Reviews existing policies and strategies, and build upon the recommendations of these documents.
- Addresses the challenges of halting population **decline and reinforcing the town's commercial** future.
- Will contain strategic actions which will be prioritised according to importance.

Objectives of Strategy

The objectives of the Mingenew Townsite Expansion Strategy are to:

- Provide guidance to the Shire in planning for the development of the town over the next 10-15 years.
- Identify changes required in the planning system, to encourage appropriate development sought by the Mingenew community.
- Give direction to both the Shire and the WAPC in future development and subdivision applications, town planning scheme amendments and local structure plans.
- Provide guidance on land use so that growth in the town occurs in a sustainable manner and the needs of the community are met.
- Provide a basis for coordinated decision-making by the Shire and servicing authorities in determining future service infrastructure requirements for the town.

Vacant Land and Subdivision Potential



TYPE	TOTAL NO. OF EXISTING LOTS (UNSUBDIVIDED)	TOTAL NO. OF EXISTING LOTS (VACANT)	POTENTIAL LOTS (OR LAND AREA IN CASE OF INDUSTRIAL/COMMERCIAL)
RESIDENTIAL	258	122	50 Total new 162
COMMERCIAL	49	17	0.23 ha Total new 18
INDUSTRIAL			
• EXISTING	32	21	9.91 ha



	EXISTING LOTS (UNSUBDIVIDED)
RESIDENTIAL	258
COMMERCIAL	49
INDUSTRIAL	
• EXISTING	32

NOTES
 1. ASSUMED NO RESIDENTIAL SUBDIVISION IN
 2. WHERE AN EXISTING LOT IS VACANT AND BEEN COUNTED ONLY ONCE.

Lot Yield Under Existing Zoning

Residential

- 258 existing lots;
- 139 have dwellings, 122 are vacant;
- Some lots have subdivision potential, which could yield up to 40 additional lots;
- If all vacant land was developed and/or subdivided, the total yield would be **162 new dwellings**;
- This assumes no residential development in current commercial zoned land, if this was contemplated the yield would be greater.

Commercial

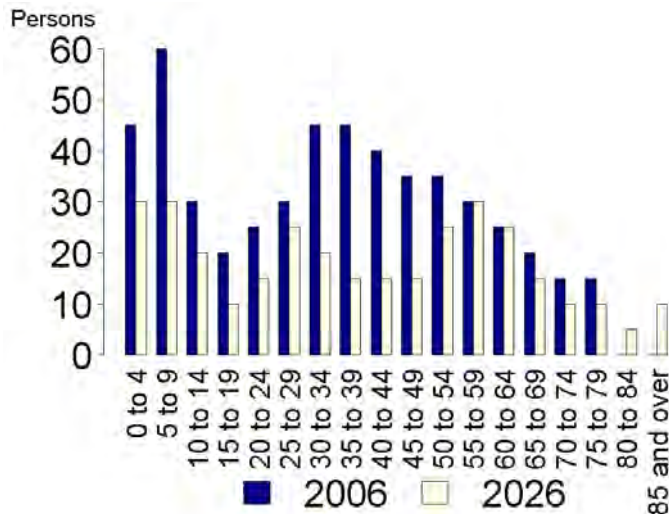
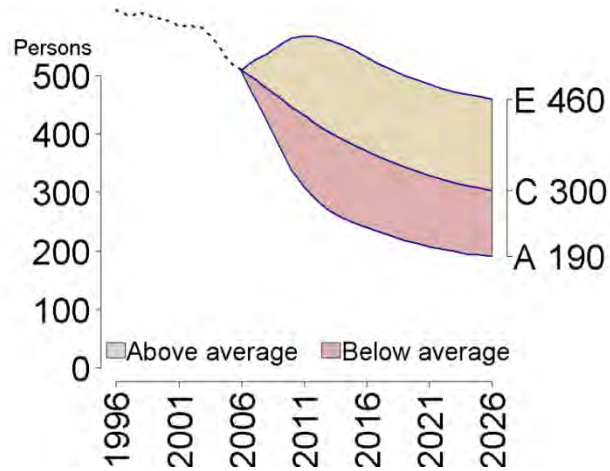
- 49 existing lots;
- 33 are developed, 17 are vacant;
- 1 lot has subdivision potential for 1 additional lot;
- If all vacant land was developed and/or subdivided, the total yield would be **18 new commercial premises**.

Industrial

- 32 existing lots;
- 11 are developed, 21 are vacant;
- 6 lots have subdivision potential;
- In total, this means there is **9.91 hectares of available industrial land**.

Is there Considerable Capacity for Infill Development under the Existing TPS Zoning?

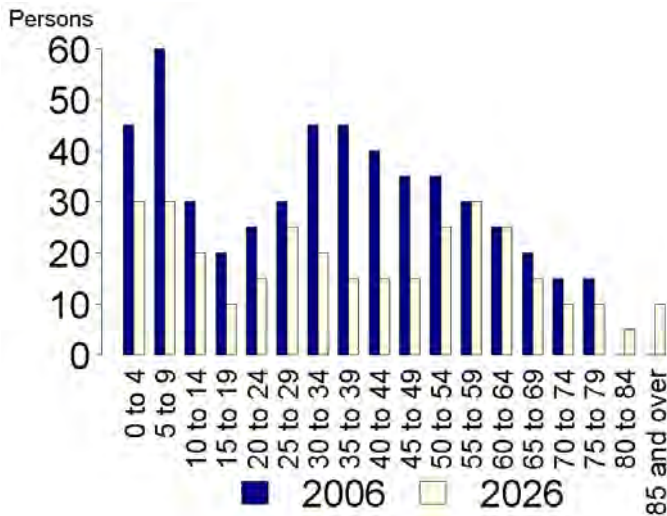
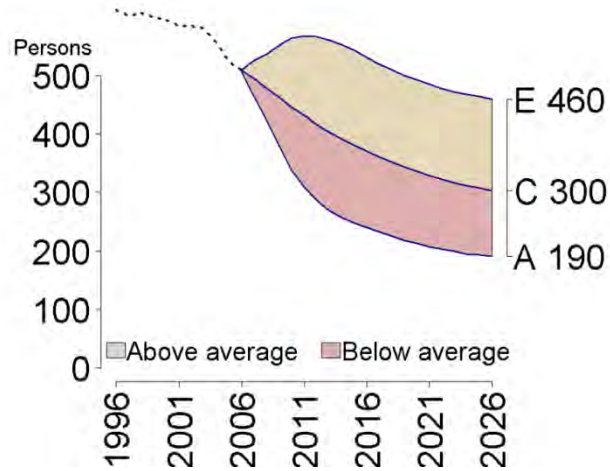
Projected Population Decline



Mingenew (S)

	Band A	Band C	Band E
2006	510	510	510
2007	460	490	530
2008	420	480	540
2009	380	460	550
2010	340	450	560
2011	310	430	570
2012	290	420	570
2013	270	400	560
2014	260	390	550
2015	250	380	540
2016	240	370	530
2017	230	360	520
2018	220	350	510
2019	220	340	500
2020	210	340	490
2021	210	330	490
2022	200	320	480
2023	200	320	470
2024	190	310	470
2025	190	310	460
2026	190	300	460

Projected Population Decline



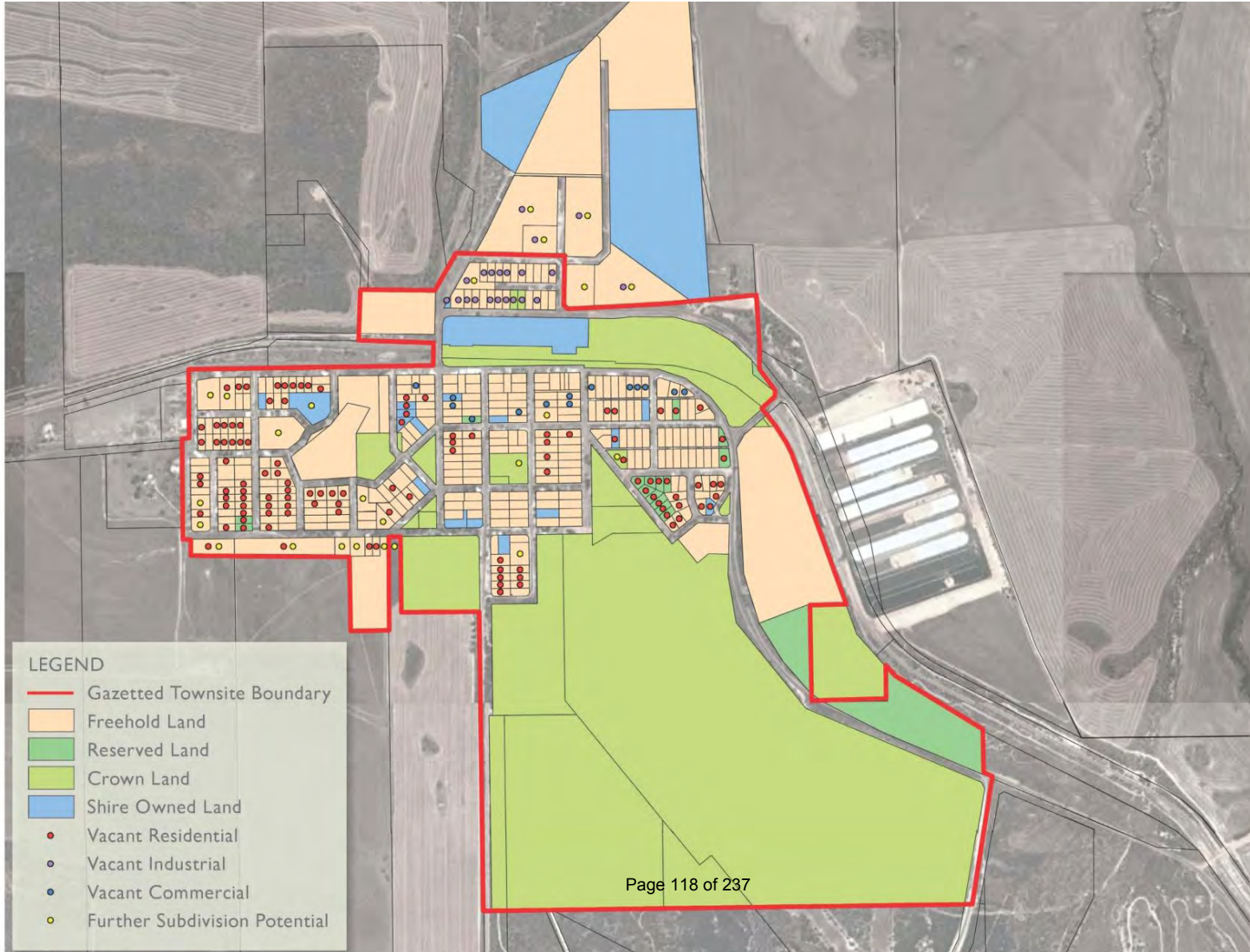
Influences on Population Forecasting

- Births
- Deaths
- Migration
(Interstate, Intrastate, Overseas)

Intervention

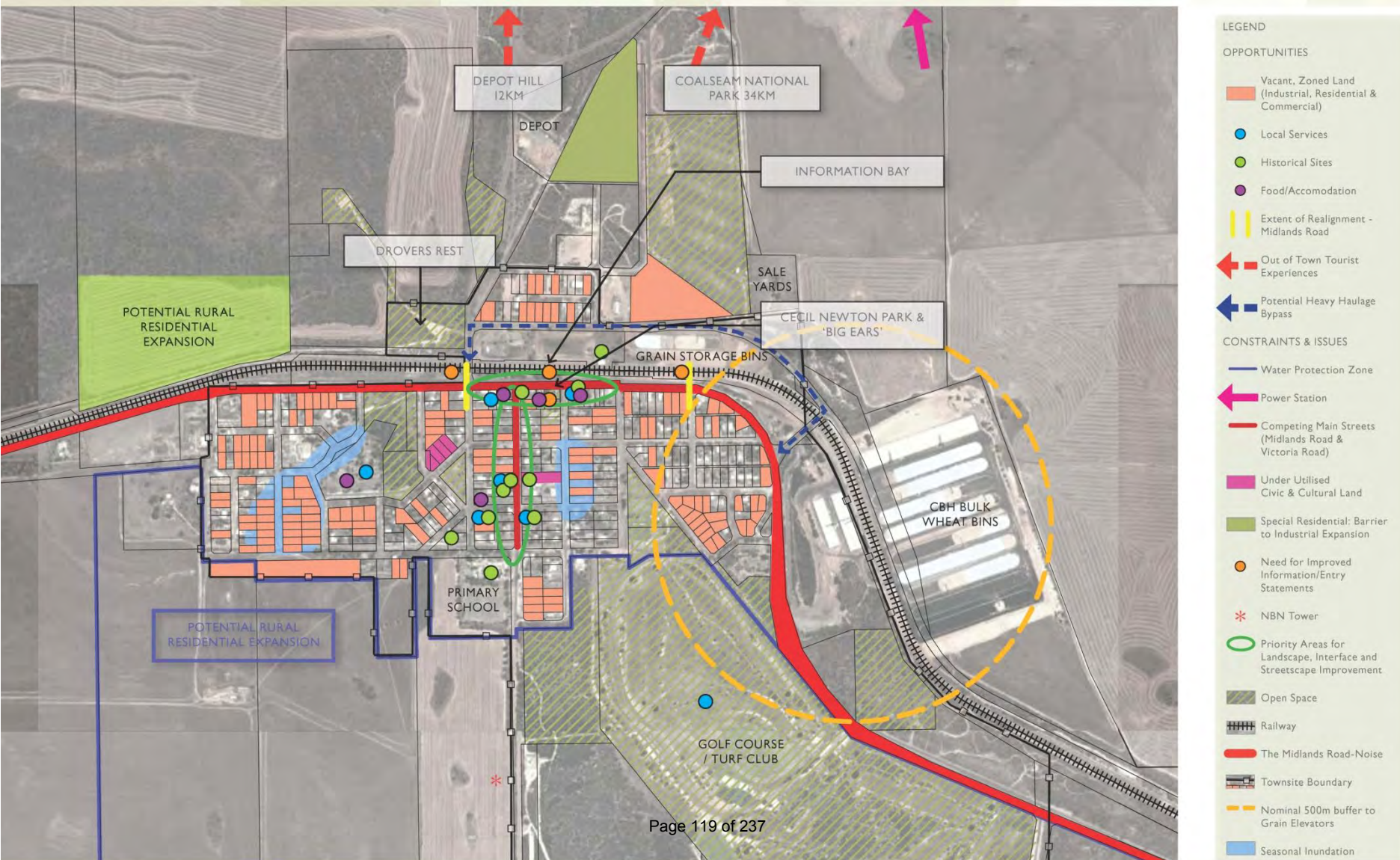
- Employment
 - Mining
 - Tourism
- Availability
- Town Promotion
- Cost of Housing/Living
- Lifestyle Change

Land ownership affects the timing of supply of land for development



Other Opportunities and Constraints

which will affect the development of land



Barriers to Development

- The lack of reticulated sewer is a barrier to diversifying the housing stock (such as new grouped or multiple dwellings) as the minimum lot size per dwelling is 1000m² under the ***Government Sewerage Policy***.
- Development to the south of the town is constrained by the Water Source Protection Zone.
- Industrial expansion to the north is constrained by land currently zoned '**Rural Residential**' .
- Competition between the Midlands Road and Victoria Road to be the '**Main Street**' .
- Potential for 500m buffer to be imposed around CBH infrastructure.
- Land in private ownership will not be developed unless owner chooses.
- Land is prone to inundation / high water table.

Shire's Objectives / Current Demand

- Is it realistic that there will be a need for more than 160 new residential lots in the short, medium, and / or long term?
- Is it realistic that there will be a need for more than 17 new commercial lots in the short, medium, and / or long term?
- Is it realistic that there will be a need for more than 9.91 hectares of industrial land in the short, medium, and / or long term?
- At present the Shire has limited available rural residential lots, although there is land zoned for this purpose in the south west corner of town and to the north of the industrial area. Is the development of this type of land a priority for the Shire?
- The Rural Residential land to the north of the industrial area will constrain future industrial development , should it be required. Is this the best place for this type of development?
- Are there any other types of development that the Shire requires which are not currently catered for?

Infrastructure



- No reticulated sewer – likelihood of this changing?
- Power – is current supply sufficient?
- Water – is current supply sufficient ?
- Road Network – potential realignment of Midlands Road

As part of the development of the Expansion Strategy, we are going to meet with Western Power, the Water Corporation and Main Roads WA, but want your feedback!

Where to from here?

- Workshop outcomes report
- Draft Expansion Strategy
- Public Comment



Thank you

APPENDIX 4

CHANGES TO PLAN

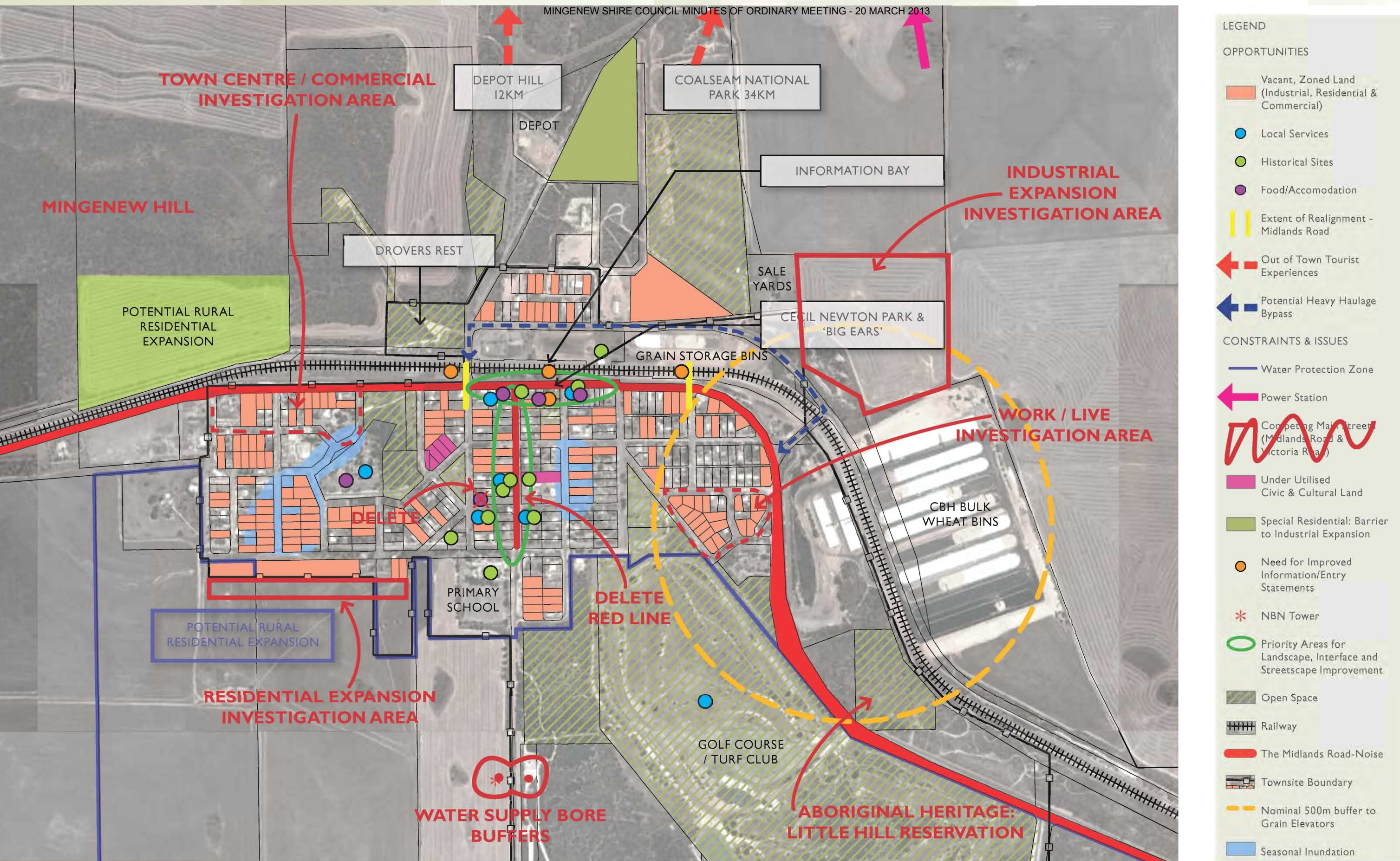


Figure 9 - Opportunities, Constraints & Issues

Shire of Mingeneew

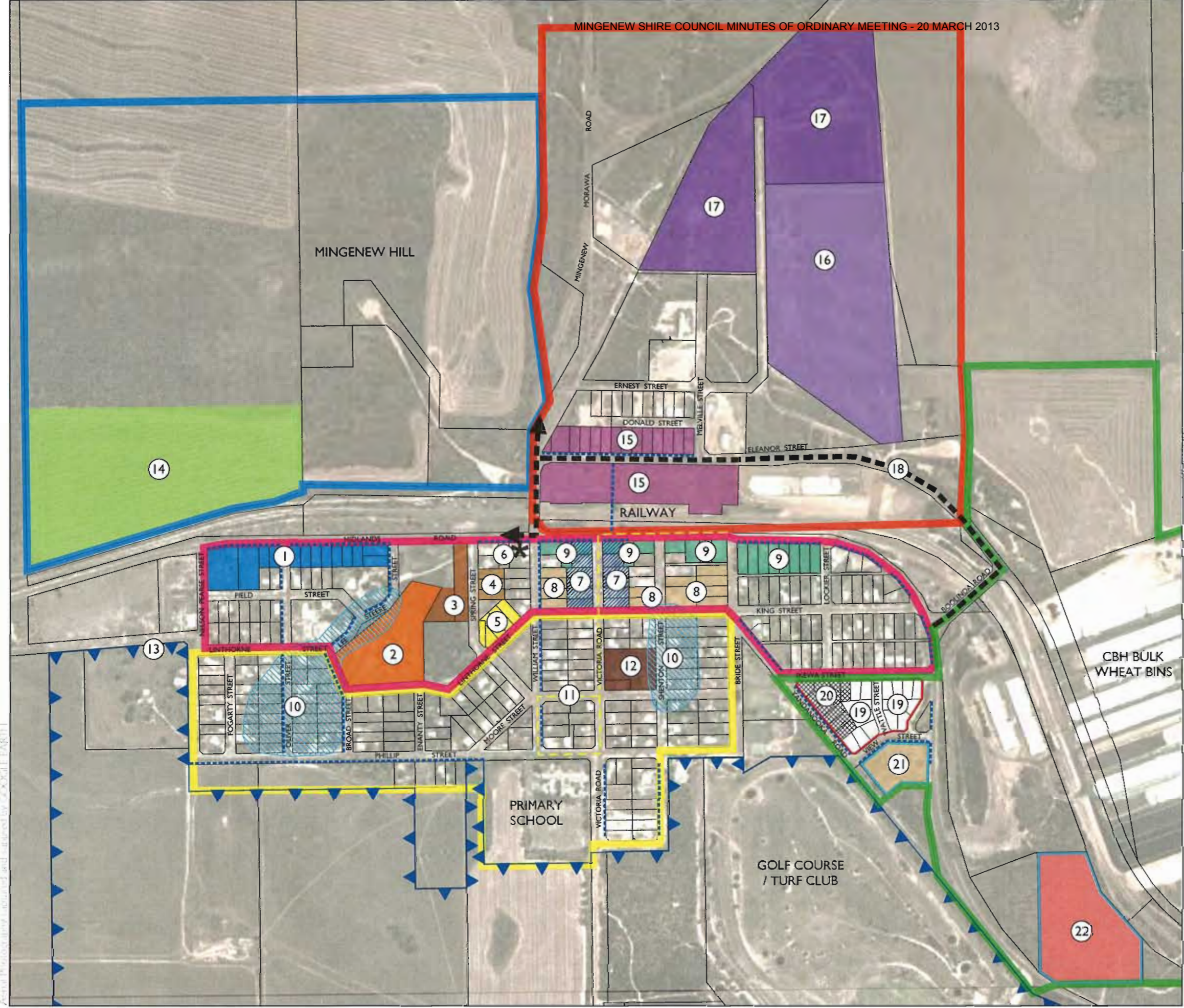


GREG ROWE & associates

FOCUSED ON ACHIEVEMENT

APPENDIX 2

STRATEGY MAP



- ① POTENTIAL LONG TERM COMMERCIAL EXPANSION
- ② POTENTIAL TO UTILISE CARAVAN PARK FOR SHORT TERM ACCOMMODATION OF CONSTRUCTION WORKFORCE
- ③ REDEVELOPMENT POTENTIAL (WILL REQUIRE REZONING & SOME CLEARING)
- ④ SHIRE TO DEVELOP VACANT LAND ASSETS
- ⑤ REZONE, REMEDIATE AND DEVELOP FOR RESIDENTIAL ONCE DEPOT RELOCATES
- ⑥ PROMOTE RELOCATION OF ROAD HOUSE TO VACANT TOWN CENTRE LAND EAST OF WILLIAM STREET
- ⑦ ENCOURAGE ACTIVE LAND USES (SHOPS/CAFES ETC) TO LOCATE IN VACANT COMMERCIAL LOTS ALONG VICTORIA ROAD
- ⑧ MEDIUM TERM REZONING TO RESIDENTIAL IN RECOGNITION OF EXISTING FUNCTION
- ⑨ ENCOURAGE APPROPRIATE INFILL DEVELOPMENT ALONG MIDLANDS ROAD
- ⑩ FLOODING ISSUES TO BE ADDRESSED TO ALLOW FOR DEVELOPMENT OF UNDERUTILISED LAND
- ⑪ POTENTIAL HERITAGE TRAIL LINKING VICTORIA & MIDLANDS ROADS
- ⑫ SHIRE TO DEVELOP VACANT MUSEUM LAND (POTENTIALLY FOR AGED PERSONS ACCOMMODATION)
- ⑬ LIAISE WITH DEPARTMENT OF WATER REGARDING POTENTIAL AMENDMENT OF PDWSA BOUNDARIES
- ⑭ MEDIUM TERM RURAL RESIDENTIAL EXPANSION AREA (ENSURE VIEWS OF MINGENEW HILL ARE PRESERVED)
- ⑮ SERVICE COMMERCIAL & LIGHT INDUSTRIAL USES TO LOCATE IN PROXIMITY TO MIDLANDS ROAD
- ⑯ MEDIUM TERM INDUSTRIAL EXPANSION AREA (WILL REQUIRE POLOCROSSE RELOCATION & REZONING)
- ⑰ LONG TERM INDUSTRIAL EXPANSION AREA (WILL REQUIRE REZONING)
- ⑱ PROPOSED HEAVY HAULAGE BYPASS
- ⑲ REZONE TO 'SPECIAL USE' FOR LIVE-WORK AREA
- ⑳ SHIRE TO ACQUIRE & REDEVELOP UNALLOCATED CROWN LAND
- ㉑ INCREASE TOURISM AWARENESS OF WILDFLOWER DEMONSTRATION PLOT
- ㉒ POTENTIAL FOR ABORIGINAL HERITAGE TOURISM SITE ON 'LITTLE HILL' RESERVE

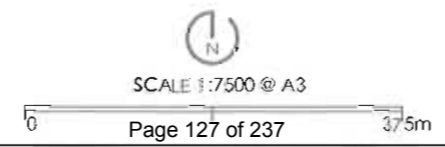
LEGEND

- █ PRECINCT 1 - MAIN STREET
- █ PRECINCT 2 - RESIDENTIAL TOWN
- █ PRECINCT 3 - RURAL SURROUNDS
- █ PRECINCT 4 - INDUSTRIAL
- █ PRECINCT 5 - CBH / WORK - LIVE
- - - PROPOSED FOOTPATH EXTENSIONS
- ▲ PUBLIC DRINKING WATER SOURCE AREA

DRAFT

Townsite Strategy Map

Shire of Mingenew



GREG ROWE & associates
 FOCUSED ON ACHIEVEMENT

9.6.1 FINANCIAL STATEMENTS FOR MONTH ENDING 28 FEBRUARY, 2013

Agenda Reference: MFA 1
Location/Address: Shire of Mingenew
Name of Applicant: Shire of Mingenew
File Reference:
Disclosure of Interest: Nil
Date: 15th March 2013
Author: Cameron Watson – Manager Finance & Administration

SUMMARY

The Monthly Statement of Financial Activity report for the month ending 28 February, 2013 is presented to Council for adoption.

ATTACHMENT

Finance Report ending 28 February, 2013

BACKGROUND

Financial Regulations require a monthly statement of financial activity report to be presented to Council.

COMMENT

Council's current operating surplus as at the 28 February, 2013 is \$605,403

SUMMARY OF FUNDS – SHIRE OF MINGENEW	
Municipal Account	\$18,590.69
Business Cash Maximiser (Municipal Funds)	\$698,456.12
Trust Account	\$147,281.16
Reserve Maximiser Account	\$204,164.02

Debtor accounts continue to be monitored with all efforts being made to ensure that monies are recovered. \$62,611 remains outstanding as at 28 February, 2013 with \$25,444 in current, \$581 outstanding for 30+ days, \$7,001 outstanding for 60+ days and \$29,585 outstanding for 90 days or more.

Rates Outstanding at 28 February, 2013 was \$38,177 current year and \$2,838 arrears, totalling \$41,015.

The total domestic and commercial refuse charges outstanding are \$2,205 current year and \$195 arrears, as at 28 February, 2013.

The Statement of Financial Activities Report contains explanations of Councils adopted variances for the 2012 / 2013 financial year.

CONSULTATION

No consultation required

STATUTORY ENVIRONMENT

Local Government Act 1995 Section 6.4

Local Government (Financial Management) Regulations 1996 Section 34

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Financial implications are outlined in comments.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

130304 - OFFICER RECOMMENDATION/COUNCIL RESOLUTION – 9.6.1

Moved: Councillor Gledhill

Seconded: Councillor Ward

That Council adopts the Monthly Statement of Financial Activity for the month ending the 28th February, 2013.

CARRIED 6/0

SHIRE OF MINGENEW
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013

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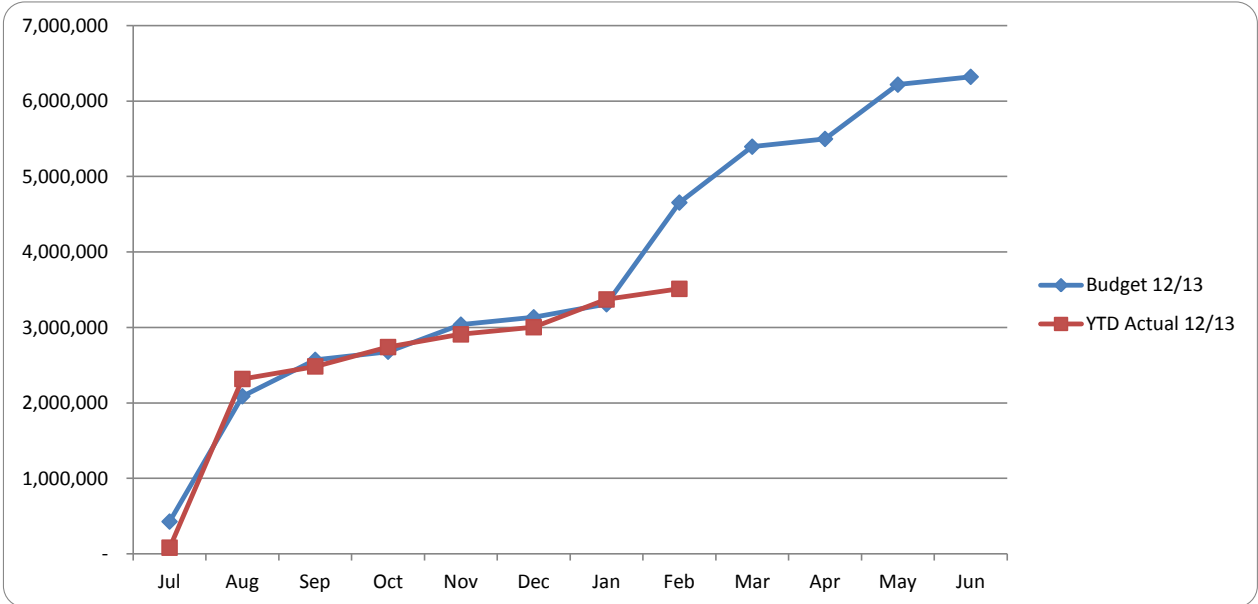
SHIRE OF MINGENEW
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013

	NOTE	28/02/13 Y-T-D Actual \$	28/02/13 Y-T-D Budget \$	2012/2013 Total Budget \$	28/02/13 Y-T-D Variance \$	28/02/13 Y-T-D Variance %
REVENUES/SOURCES	1,2					
Governance		11,205	5,520	8,319	5,685	(103%)
General Purpose Funding		1,614,865	1,588,783	1,971,656	26,082	(2%)
Law, Order, Public Safety		27,212	20,816	26,200	6,396	(31%)
Health		636	728	26,100	(92)	13%
Education and Welfare		3,605	2,520	3,795	1,085	(43%)
Housing		35,800	38,192	57,322	(2,392)	6%
Community Amenities		102,259	150,096	150,965	(47,837)	32%
Recreation and Culture		33,510	72,482	153,625	(38,972)	54%
Transport		1,479,139	2,496,972	3,505,372	(1,017,833)	41%
Economic Services		4,573	6,864	10,339	(2,291)	33%
Other Property and Services		102,885	271,800	407,740	(168,915)	62%
		<u>3,415,689</u>	<u>4,654,773</u>	<u>6,321,433</u>	<u>1,239,084</u>	
(EXPENSES)/(APPLICATIONS)	1,2					
Governance		(223,489)	(223,656)	(249,046)	(167)	0%
General Purpose Funding		(20,609)	(28,072)	(42,127)	(7,463)	27%
Law, Order, Public Safety		(77,848)	(55,358)	(100,949)	22,490	(41%)
Health		(34,927)	(38,088)	(56,436)	(3,161)	8%
Education and Welfare		(16,682)	(22,040)	(33,565)	(5,358)	24%
Housing		(121,974)	(138,806)	(199,900)	(16,832)	12%
Community Amenities		(97,674)	(105,407)	(152,816)	(7,733)	7%
Recreation & Culture		(493,004)	(525,783)	(857,492)	(32,779)	6%
Transport		(1,479,883)	(1,550,504)	(2,342,300)	(70,621)	5%
Economic Services		(104,103)	(163,657)	(204,177)	(59,554)	36%
Other Property and Services		(69,451)	(188,697)	(219,085)	(119,246)	63%
		<u>(2,739,644)</u>	<u>(3,040,068)</u>	<u>(4,457,893)</u>	<u>(300,424)</u>	
Adjustments for Non-Cash (Revenue) and Expenditure						
(Profit)/Loss on Asset Disposals	4	(1,961)	(16,010)	(45,802)	14,049	
Movement in Accrued Interest		(5,820)	0	0	(5,820)	
Movement in Accrued Salaries & Wages		0	0	0	0	
Movement in Employee Benefit Provisions		0	0	0	0	
Depreciation on Assets		923,521	849,328	1,274,040	74,193	
Capital Expenditure and Income						
Purchase Land held for Resale	3	0	0	0	0	0%
Purchase Land and Buildings	3	(165,123)	(309,164)	(320,500)	(144,041)	47%
Purchase Furniture and Equipment	3	(16,813)	(14,600)	(14,600)	2,213	(15%)
Purchase Plant and Equipment	3	(221,005)	(237,550)	(272,050)	(16,545)	7%
Purchase Infrastructure Assets - Roads	3	(752,058)	(1,235,780)	(1,824,434)	(483,722)	39%
Purchase Infrastructure Assets - Footpaths	3	(99,817)	(36,000)	(36,000)	63,817	(177%)
Purchase Infrastructure Assets - Bridges	3	(1,547,738)	(2,206,000)	(2,460,000)	(658,262)	30%
Proceeds from Disposal of Assets	4	145,456	135,000	180,700	(10,456)	(8%)
Repayment of Debentures	5	(112,159)	(68,798)	(118,868)	43,361	(63%)
Proceeds from New Debentures	5	0	0	0	0	0%
Transfers to Reserves (Restricted Assets)	6	(4,416)	(6,677)	(10,015)	(2,261)	34%
Transfers from Reserves (Restricted Assets)	6	0	0	0	0	0%
ADD Net Current Assets July 1 B/Fwd	7	1,609,390	1,609,390	1,609,390	0	
LESS Net Current Assets Year to Date	7	<u>467,495</u>	<u>1,250,332</u>	<u>1,153,577</u>	<u>(782,837)</u>	
Amount Req'd to be Raised from Rates		<u>(1,406,669)</u>	<u>(1,328,176)</u>	<u>(1,328,176)</u>	<u>(78,493)</u>	
Rates per Note 8		1,406,670	1,328,176	1,328,176		
Variance		0	0	0		

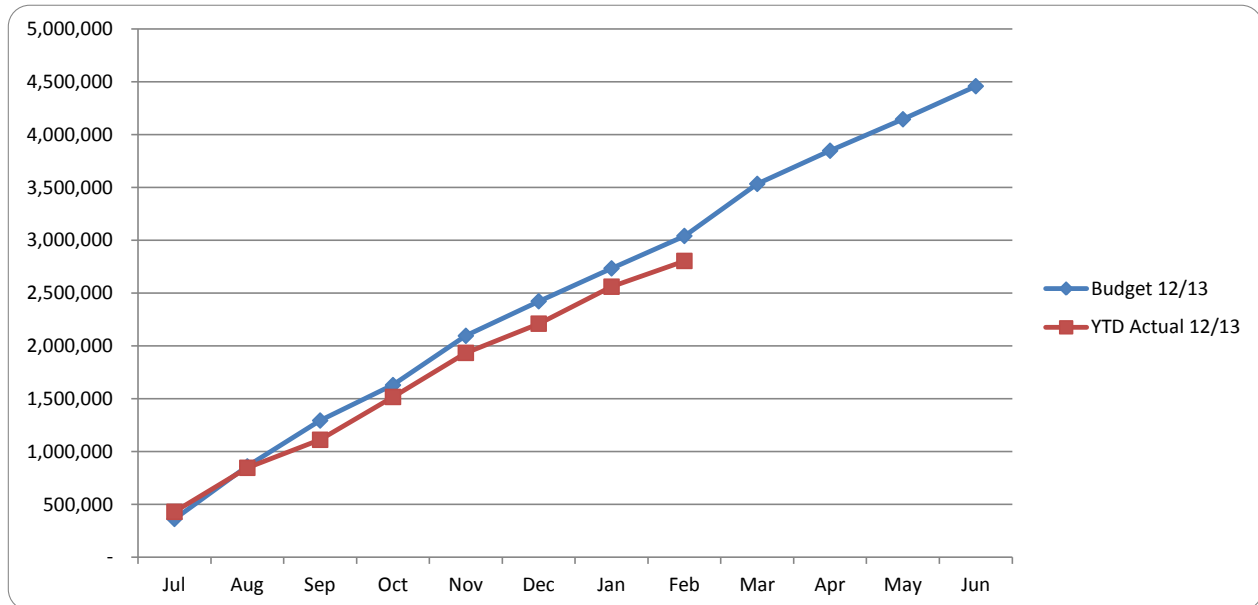
**SHIRE OF MINGENEW
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013**

Graphical Representation - Source Statement of Financial Activity

Operating Budget v Actual - REVENUE



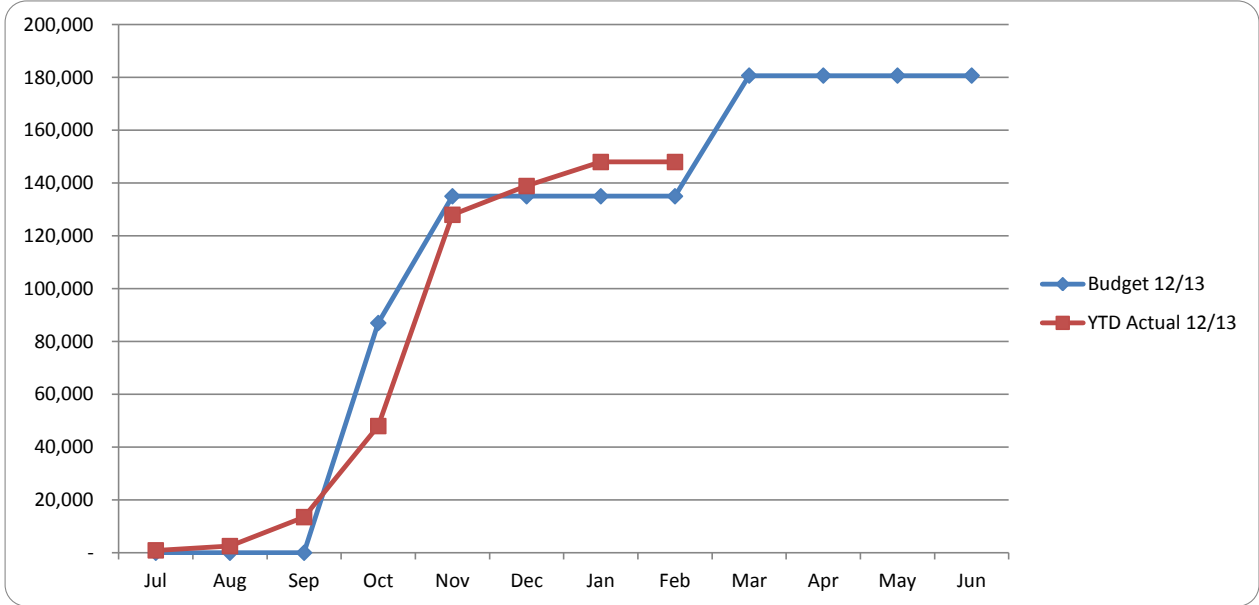
Operating Budget v Actual - EXPENDITURE



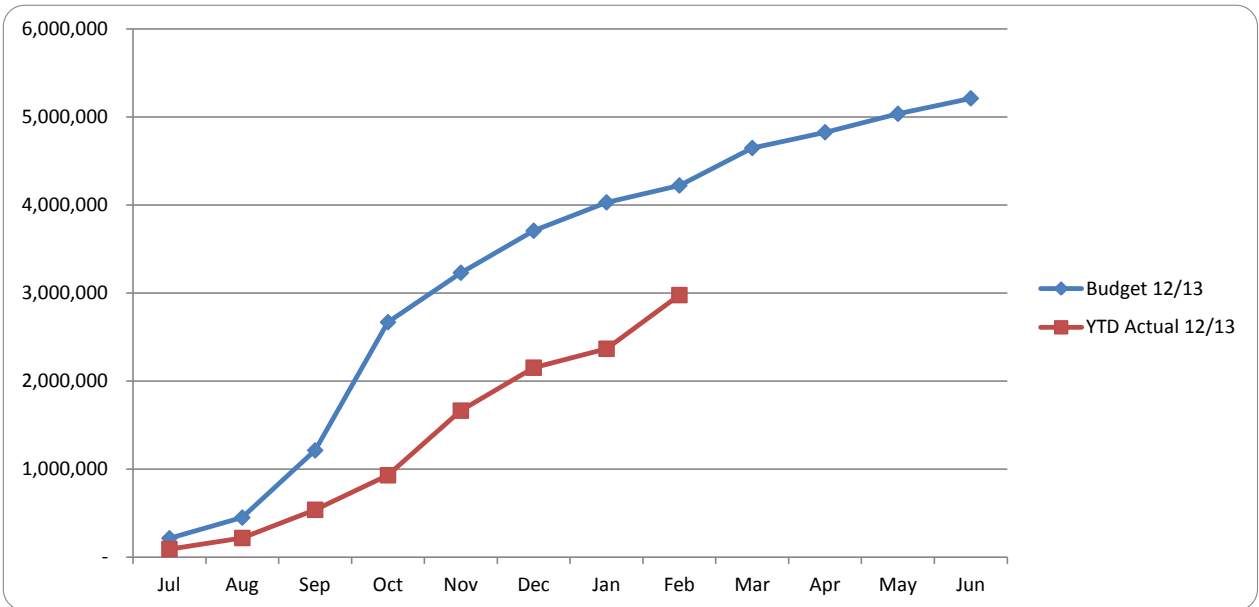
**SHIRE OF MINGENEW
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013**

Graphical Representation - Source Statement of Financial Activity

Capital Budget v Actual - REVENUE



Capital Budget v Actual - EXPENDITURE



**SHIRE OF MINGENEW
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013**

Statement of Financial Activity - Reportable Variances

REVENUES/SOURCES

Governance	103%	\$5,200 Safe Driver Ins Rebate and \$4,000 in Aglican Church & WALGA Reimbursements
General Purpose Funding	42%	50% of 2012/13 Grants Commission Grant recieved in 2011/12
Law, Order & Public Safety	31%	Early payment of ESL Grant
Community Amenities	(32%)	Sinosteel Fund Community Bus Trust contribution transfered in early March.
Recreation & Culture	(54%)	Contributions to Bar Area extension yet to be claimed
Transport	(32%)	Second RRG Claims yet to be made, sealing works commenced Feb 13
Other Property and Services	(62%)	Lower than expected Private Works undertaken

(EXPENSES)/(APPLICATIONS)

General Purpose Funding	(27%)	Numberous minor amounts
Law, Order, Public Safety	41%	Major Fire Fighting appliance required major service, costs to be recouped at end of year.
Education & Welfare	(24%)	Lower than expected expenditure on Senior Citizens Building
Housing	(12%)	Numberous minor amounts
Community Amenities	(13%)	Numberous minor amounts
Economic Services	(36%)	Majority of Mid West Regional Council contribution yet to be paid & lower than expected amount
Other Property & Services	(63%)	Lower than expected Private Works undertaken

CAPITAL EXPENDITURE AND INCOME

Purchase Land & Buildings	(47%)	Rec Centre Roof & Bar Extensions yet to be completed, Power Upgrades commenced.
Purchase Infrastructure Assets - Roads	(39%)	Road re-sealing program to commenced in February 2013.
Purchase Infrastructure Assets - Footpaths	177%	Main Street Works Commenced, Budget Amendment Required.
Purchase Infrastructure Assets - Bridges	(30%)	Depot Hill Crossing project complete, final invoice posted in March 13.

1. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies which have been adopted in the preparation of this statement of 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 9.

(c) Rounding Off Figures

All figures shown in this statement, other than a rate in the dollar, 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.

Collectibility 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.

MINGENEW SHIRE COUNCIL ~~SHIRE OF MINGENEW~~ MEETING - 20 MARCH 2013
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
 FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(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 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.

Land Held for Resale

Land purchased for development and/or resale is valued at the lower of 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.

(g) 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 periods are:

Buildings	30 to 50 years
Furniture and Equipment	4 to 10 years
Plant and Equipment	5 to 15 years
Sealed roads and streets	
clearing and earthworks	not depreciated
construction/road base	50 years
original surfacing and	
major re-surfacing	
- bituminous seals	20 years
- asphalt surfaces	25 years
Gravel roads	
clearing and earthworks	not depreciated
construction/road base	50 years
gravel sheet	10 years
Formed roads (unsealed)	
clearing and earthworks	not depreciated
construction/road base	50 years
Footpaths - slab	40 years
Sewerage piping	100 years
Water supply piping & drainage systems	75 years

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(k) Impairment

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

Where such an indication exists, an estimate of the recoverable amount of the asset is made in accordance with AASB 136 "Impairment of Assets" and appropriate adjustments made.

An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in the Income Statement.

For non-cash generating assets such as roads, drains, public buildings and the like, value in use is represented by the depreciated replacement cost of the asset.

At the time of preparing this report, it is not possible to estimate the amount of impairment losses (if any) as at 30 June 2012.

In any event, an impairment loss is a non-cash transaction and consequently, has no impact on the Monthly Statement of Financial Position from a budgetary perspective.

(l) Trade and Other Payables

Trade and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the Municipality prior to the end of the financial year that are unpaid and arise when the Municipality 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.

(m) Employee Benefits

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

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

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the municipality 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 Council expects to pay and includes related on-costs.

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

(n) Interest-bearing Loans and Borrowings

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

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

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

Borrowing Costs

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

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(o) Provisions

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

(p) 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.

2. STATEMENT OF OBJECTIVE

In order to discharge its responsibilities to the community, the Shire 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

Objective: To provide a decision making process for the efficient allocation of scarce resources.
Activities: Administration and operation of facilities and services to members of council:
Other costs that relate to the tasks of assisting elected members and ratepayers on matters which do not concern specific council services.

GENERAL PURPOSE FUNDING

Objective: To collect revenue to fund provision of services.
Activities: Rates, general purpose government grants and interest revenue.

LAW, ORDER, PUBLIC SAFETY

Health: To ensure a safer community in which to live.
Activities: Supervision of various local laws, fire prevention, emergency services and animal control.

HEALTH

Objective: To provide an operational framework for good community health.
Activities: Food quality and pest control, maintenance of child health centre, doctors surgery and dental clinic.

EDUCATION AND WELFARE

Objective: To support the needs of the community in education and welfare.
Activities: Assistance to playgroup, youth advisory committee and other voluntary services.

HOUSING

Objective: Provide adequate housing to attract and retain staff and non-staff.
Activities: Maintenance of council owned housing.

COMMUNITY AMENITIES

Objective: Provide services as required by the community.
Activities: Rubbish collection services, tip operation, noise control, town planning administration, cemetery maintenance, storm water drainage, FM radio retransmitter maintenance and mobile phone installation.

RECREATION AND CULTURE

Objective: To establish and efficiently manage infrastructure and resources which will help the social well being of the community.
Activities: Maintenance of halls, swimming pool, library, parks, gardens and reserves.

TRANSPORT

Objective: To provide effective and efficient transport services to the community.
Activities: Construction and maintenance of streets, roads, bridges, cleaning and lighting of streets, traffic signs, depot maintenance and airstrip maintenance.

ECONOMIC SERVICES

Objective: To help promote the Shire and improve its economic well being
Activities: Regulation and provision of tourism, area promotion, building control, noxious weeds, vermin control, plant nursery and standpipes

OTHER PROPERTY & SERVICES

Activities: Private works, plant repairs

**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013**

	28 February, 2013	2012/2013
	Actual	Budget
	\$	\$
3. ACQUISITION OF ASSETS		
The following assets have been acquired during the period under review:		
<u>By Program</u>		
Governance		
Purchase Plant & Equipment	90,890.15	95,000
Computer Development	0.00	1,500
Furniture & Equipment	0.00	2,000
Buildings	5,301.58	5,000
Health		
Buildings	38,536.82	32,000
Education & Welfare		
Senior Citizens Centre - Building	3,300.00	2,500
Housing		
Buildings	30,583.55	43,000
Land & Buildings	6,709.71	11,500
Community Amenities		
Buildings	0.00	10,000
Furniture & Equipment	14,169.00	4,600
Recreation and Culture		
Buildings	80,691.64	216,500
Purchase Plant & Equipment	3,350.00	14,000
Furniture & Equipment	2,643.64	6,500
Transport		
Infrastructure - Roads	752,058.10	1,824,434
Infrastructure - Bridges	1,547,737.70	2,460,000
Footpaths Construction	99,817.00	36,000
Plant & Equipment - Depot	0.00	3,550
Purchase Plant & Equipment	126,764.85	159,500
	<u>2,802,553.74</u>	<u>4,927,584</u>

**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
 FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013**

	28 February, 2013	2012/2013
	Actual	Budget
	\$	\$
ACQUISITION OF ASSETS		
3. The following assets have been acquired during the period under review:		
 <u>By Class</u>		
Land Held for Resale	0.00	0
Land and Buildings	165,123.30	320,500
Furniture and Equipment	16,812.64	14,600
Plant and Equipment	221,005.00	272,050
Infrastructure Assets - Roads	752,058.10	1,824,434
Infrastructure Assets - Footpaths	99,817.00	36,000
Infrastructure Assets - Bridges	1,547,737.70	2,460,000
Infrastructure Assets - Drainage/Floodways	0.00	0
Infrastructure Assets - Recreation Areas	0.00	0
	<u>2,802,553.74</u>	<u>4,927,584</u>

A detailed breakdown of acquisitions on an individual asset basis can be found in the supplementary information attached to this statement as follows:

- plant replacement programme
- other assets
- road replacement programme
- other infrastructure

SHIRE OF MINGENEW
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013

4. DISPOSALS OF ASSETS

The following assets have been disposed of during the period under review:

<u>By Program</u>	Net Book Value	Net Book Value	Sale Proceeds	Sale Proceeds	Profit(Loss)	Profit(Loss)
	2012 / 2013	2012 / 2013	2012 / 2013	2012 / 2013	2012 / 2013	2012 / 2013
	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL
	\$	\$	\$	\$	\$	\$
Governance						
Admin Vehicle (MI 177)	23,600	25,191	25,000	26,364	1,400	1,173
CEO Vehicle (1 MI)	49,400	52,023	50,000	50,000	600	(2,023)
Transport						
Works Manager Vehicle (MI 108)	29,208	35,262	29,000	30,000	(208)	(5,262)
ISA Officer Vehicle (MI 481)	30,690	31,019	26,700	19,092	(3,990)	(11,927)
Vibrating Roller	0	0	25,000	0	25,000	0
Sale of Pig Trailer (MI 3196)	0	0	15,000	9,091	15,000	9,091
Sale of Dolly (MI 3396)	0	0	10,000	10,909	10,000	10,909
	132,898	143,494	180,700	145,456	47,802	1,961

<u>By Class</u>	Net Book Value	Net Book Value	Sale Proceeds	Sale Proceeds	31/10/2012	Profit(Loss)
	2012 / 2013	2012 / 2013	2012 / 2013	2012 / 2013	2012 / 2013	2012 / 2013
	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL
	\$	\$	\$	\$	\$	\$
Plant & Equipment						
Admin Vehicle (MI 177)	23,600	25,191	25,000	26,364	1,400	1,173
CEO Vehicle (1 MI)	49,400	52,023	50,000	50,000	600	(2,023)
Works Manager Vehicle (MI 108)	29,208	35,262	29,000	30,000	(208)	(5,262)
ISA Officer Vehicle (MI 481)	30,690	31,019	26,700	19,092	(3,990)	(11,927)
Vibrating Roller	0	0	25,000	0	25,000	0
Sale of Pig Trailer (MI 3196)	0	0	15,000	9,091	15,000	9,091
Sale of Dolly (MI 3396)	0	0	10,000	10,909	10,000	10,909
	132,898	143,494	180,700	145,456	47,802	1,961

Summary

	2012 / 2013	28/2/2013
	BUDGET	ACTUAL
	\$	\$
Profit on Asset Disposals	52,000	21,173
Loss on Asset Disposals	(4,198)	(19,212)
	<u>47,802</u>	<u>1,961</u>

SHIRE OF MINGENEW
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013

5. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1 Jul 12	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$
Education & Welfare									
Loan 137 - Senior Citizens Building	114,298	0	0	1,976	4,012	112,322	110,286	3,478	6,897
Housing									
Loan 133 - Triplex (+)	111,694	0	0	8,691	8,691	103,003	103,003	7,483	7,483
Loan 134 - S/C Housing (+)	71,568	0	0	4,423	4,423	67,145	67,145	4,376	4,376
Loan 136 - Staff Housing (#)	144,961	0	0	6,017	6,017	138,944	138,944	9,215	9,215
Loan 142 - Staff Housing	100,000	0	0	7,203	7,923	92,797	92,076	4,517	4,969
Recreation & Culture									
Loan 138 - Pavilion Fit-Out	109,726	0	0	1,897	3,851	107,829	105,875	3,339	6,621
Transport									
Loan 139 - Roller	90,063	0	0	11,520	11,520	78,543	78,544	5,795	5,795
Loan 141 - Grader	190,165	0	0	19,060	19,060	171,105	171,106	11,499	11,499
Loan 143 - Trucks	250,000	0	0	43,447	45,447	206,553	204,553	11,412	11,412
Loan 144 - Trailer	100,000	0	0	7,924	7,924	92,076	92,076	4,969	4,969
	1,282,475	0	0	112,159	118,868	1,170,316	1,163,608	66,083	73,236

(+) Loan financed by rental proceeds received from tenants.

(#) Loan financed from rental proceeds received from staff (subsidised) or third party tenants.

All other debenture repayments are to be financed by general purpose revenue.

**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013**

5. INFORMATION ON BORROWINGS (Continued)

(b) New Debentures - 2012 / 2013

No new debentures are planned in 2012/13.

(c) Unspent Debentures

Council had no unspent debentures at 30 June, 2012 nor is it expected to have unspent debenture funds as at 30 June, 2013.

(d) Overdraft

Council has an overdraft facility of \$200,000 with National Australia Bank of which Nil was utilised at 30 June 2012. It is anticipated that this facility will not be utilised during the 2012 / 2013 financial year.

**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
 FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013**

	28 February, 2013 Actual \$	2012/2013 Budget \$
6. RESERVES		
Cash Backed Reserves		
(a) Land and Building Reserve		
Opening Balance	65,319	65,319
Amount Set Aside / Transfer to Reserve	1,444	3,271
Amount Used / Transfer from Reserve	-	-
	<u>66,763</u>	<u>68,590</u>
(b) Sportsground Improvement Reserve		
Opening Balance	2,466	2,466
Amount Set Aside / Transfer to Reserve	55	123
Amount Used / Transfer from Reserve	-	-
	<u>2,521</u>	<u>2,589</u>
(c) Plant Replacement Reserve		
Opening Balance	13,869	13,869
Amount Set Aside / Transfer to Reserve	307	712
Amount Used / Transfer from Reserve	-	-
	<u>14,176</u>	<u>14,581</u>
(d) Accrued Leave Reserve		
Opening Balance	43,359	43,359
Amount Set Aside / Transfer to Reserve	959	2,169
Amount Used / Transfer from Reserve	-	-
	<u>44,318</u>	<u>45,528</u>
(e) Aged Persons Units Reserve		
Opening Balance	18,299	18,299
Amount Set Aside / Transfer to Reserve	405	916
Amount Used / Transfer from Reserve	-	-
	<u>18,704</u>	<u>19,215</u>
(f) Street Light Upgrade Reserve		
Opening Balance	13,088	13,088
Amount Set Aside / Transfer to Reserve	289	655
Amount Used / Transfer from Reserve	-	-
	<u>13,377</u>	<u>13,743</u>
(g) Painted Road Reserve		
Opening Balance	3,840	3,840
Amount Set Aside / Transfer to Reserve	85	192
Amount Used / Transfer from Reserve	-	-
	<u>3,925</u>	<u>4,032</u>
(h) Industrial Area Reserve		
Opening Balance	4,786	4,786
Amount Set Aside / Transfer to Reserve	106	240
Amount Used / Transfer from Reserve	-	-
	<u>4,892</u>	<u>5,026</u>

**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
 FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013**

	28 February, 2013 Actual \$	2012/2013 Budget \$
6. RESERVES (Continued)		
(i) Environmental Rehabilitation Reserve		
Opening Balance	16,284	16,284
Amount Set Aside / Transfer to Reserve	360	815
Amount Used / Transfer from Reserve	-	-
	<u>16,644</u>	<u>17,099</u>
(j) RTC/PO/NAB Reserve		
Opening Balance	18,437	18,437
Amount Set Aside / Transfer to Reserve	408	922
Amount Used / Transfer from Reserve	-	-
	<u>18,845</u>	<u>19,359</u>
Total Cash Backed Reserves	<u>204,163</u>	<u>209,762</u>

All of the above reserve accounts are to be supported by money held in financial institutions.

Council have a policy of annual revaluation of road infrastructure. The amount of any revaluation adjustment at 30 June 2011 is not known. Any transfer to or from an asset revaluation reserve will be a non-cash transaction and as such, has no impact on this budget document.

**Summary of Transfers
 To Cash Backed Reserves**

Transfers to Reserves

Land and Buildings Reserve	1,444	3,271
Sports Ground Improvement Reserve	55	123
Plant Replacement Reserve	307	712
Accrued Leave Reserve	959	2,169
Aged Persons Units Reserve	405	916
Street Light Upgrade Reserve	289	655
Painted Road Reserve	85	192
Industrial Area Development Reserve	106	240
Environmental Rehabilitation Reserve	360	815
RTC/PO/NAB Reserve	408	922
	<u>4,416</u>	<u>10,015</u>

Transfers from Reserves

Land and Buildings Reserve	0	0
Sports Ground Improvement Reserve	0	0
Plant Replacement Reserve	0	0
Accrued Leave Reserve	0	0
Aged Persons Units Reserve	0	0
Street Light Upgrade Reserve	0	0
Painted Road Reserve	0	0
Industrial Area Development Reserve	0	0
Environmental Rehabilitation Reserve	0	0
RTC/PO/NAB Reserve	0	0
	<u>-</u>	<u>-</u>

Total Transfer to/(from) Reserves	<u>4,416</u>	<u>10,015</u>
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**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013**

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Land & Building Reserve

- to be used for the acquisition, construction and maintenance of land and buildings.

Plant Replacement Reserve

- to be used for the purchase of plant.

Accrued Leave Reserve

- to be used to fund annual and long service leave requirements.

Aged Persons' Units Reserve

- to be used for the funding of future operating shortfalls of the aged persons' units in accordance with the management agreement Council has with Homeswest.

Street Light Upgrade Reserve

- to be used for the upgrade of street lights in the town of Mingenew.

Painted Road Reserve

- to be used for the painted road and associated projects.

Industrial Area Development Reserve

- to be used for the development of the industrial area.

Environmental Rehabilitation Reserve

- to be used for the rehabilitation of Gravel Pits.

RTC/PO/NAB Reserve

- to be used for the maintenance and upkeep of the Rural Transaction Centre

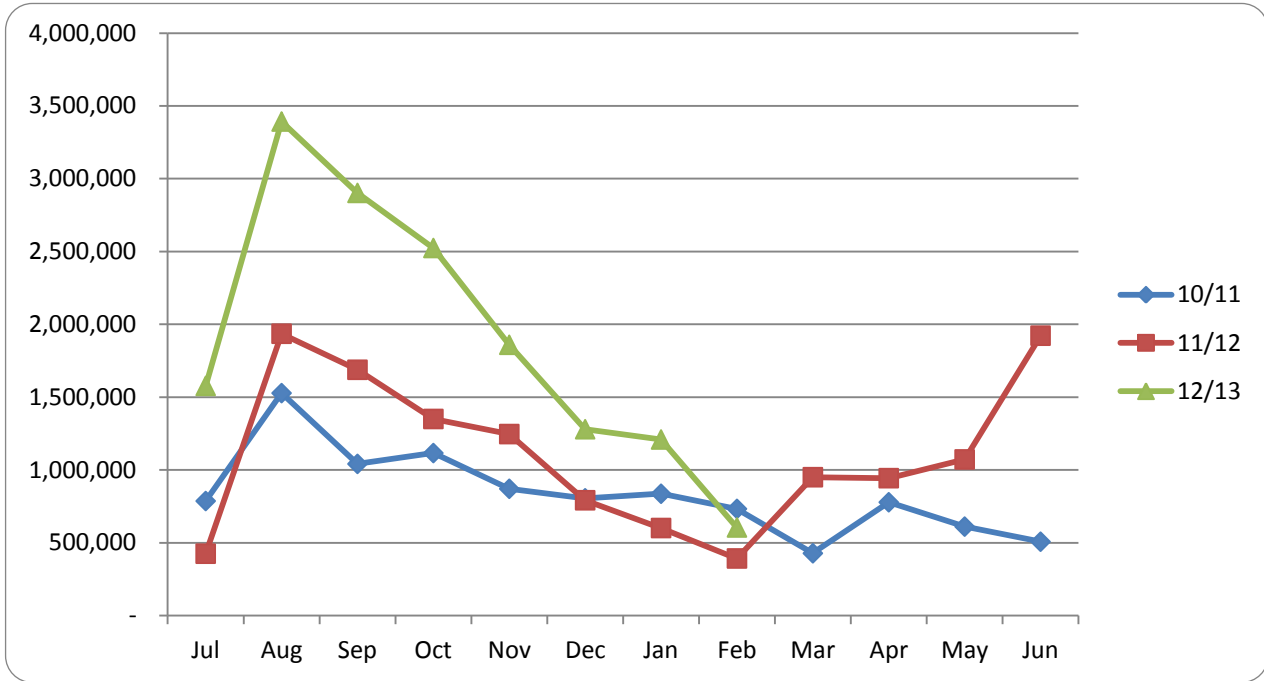
None of the above Reserves are expected to be used within a set period as it is envisaged that further transfers to the reserve accounts will occur as funds are utilised.

**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
 FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013**

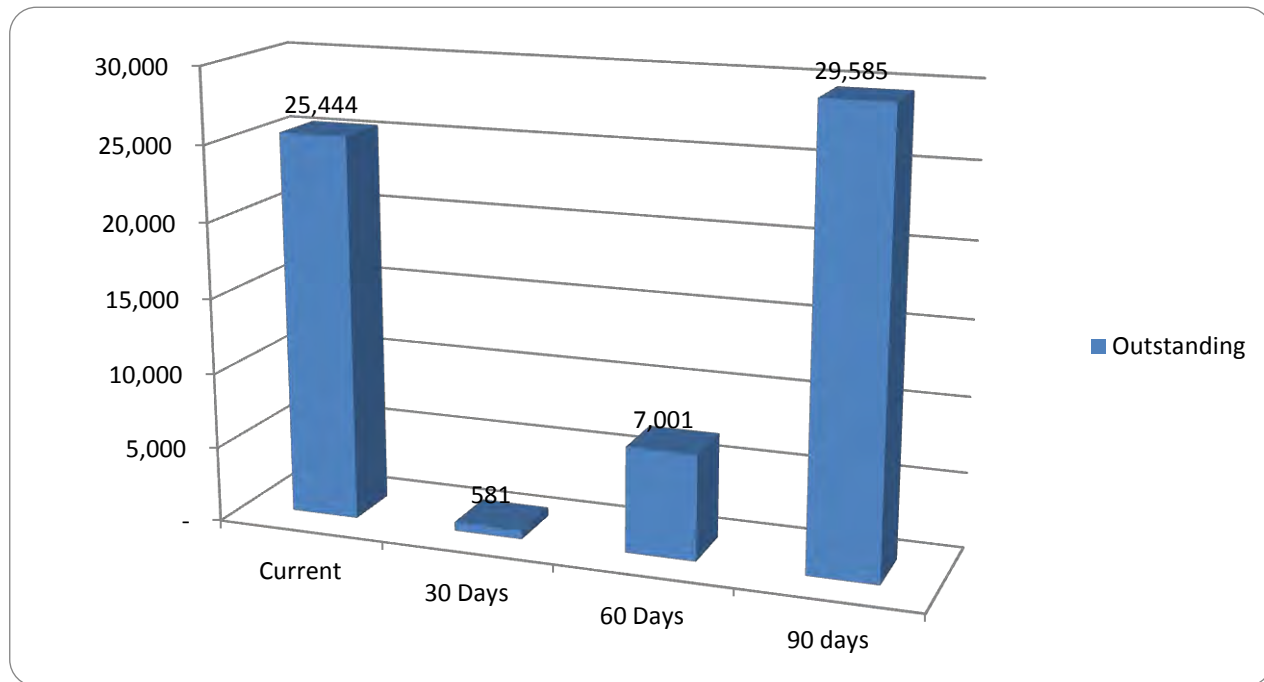
	28 February, 2013 Actual \$	Brought Forward 1-Jul-12 \$
7. NET CURRENT ASSETS		
Composition of Estimated Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	717,447	1,664,250
Cash - Restricted (Reserves)	204,164	199,748
Cash - Restricted (Unspent Grants)	-	-
Cash - Restricted (Unspent Loans)	-	-
Receivables		
- Rates Outstanding	99,122	22,919
- Sundry Debtors	65,669	315,028
- Emergency Services Levy	-	-
- Provision for doubtful debt	(8,574)	-
- GST Receivable	57,529	-
Inventories	6,508	17,548
	<u>1,141,865</u>	<u>2,219,493</u>
LESS: CURRENT LIABILITIES		
Payables		
- Sundry Creditors	(82,708)	(106,809)
- GST Payable	(2,551)	2,503
- PAYG/Withholding Tax Payable	(15,613)	-
Accrued Interest	(21,336)	(27,157)
Accrued Salaries & Wages	(8,712)	(8,712)
Loan Liability	(50,066)	(118,868)
Accrued Annual Leave	(76,667)	(76,667)
Accrued LSL	(74,645)	(74,645)
	<u>(332,298)</u>	<u>(410,355)</u>
NET CURRENT ASSET POSITION	809,567	1,809,138
Less: Cash - Reserves - Restricted	(204,164)	(199,748)
Less: Cash - Restricted/Committed	<u>-</u>	<u>-</u>
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	<u>605,403</u>	<u>1,609,390</u>

**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013**

7.1 Graphical Representation - Liquidity over the Year



7.2 Graphical Representation - Debtors Outstanding



SHIRE OF MINGENEW

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013

8. RATING INFORMATION - 2011 / 2012 FINANCIAL YEAR

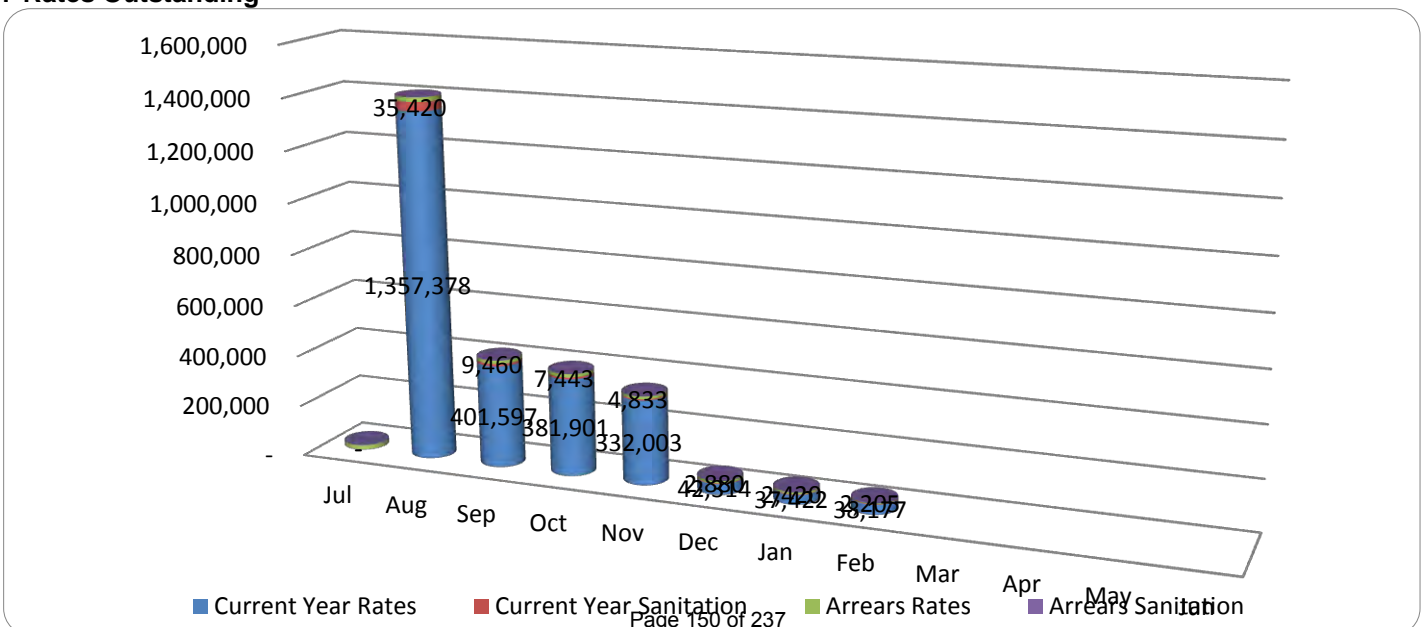
RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2012/2013 Rate Revenue \$	2012/2013 Interim Rates \$	2012/2013 Back Rates \$	2012/2013 Total Revenue \$	2012/2013 Budget \$
General Rate								
GRV - Townsites	10.7236	226	1,513,404	162,291	0	0	162,291	102,263
UV - Rural	1.1697	146	97,652,500	1,142,241	0	0	1,142,241	1,145,639
UV - Mining	15.0000	18	121,692	18,254	0	0	18,254	18,254
Sub-Totals		390	99,287,596	1,322,786	0	0	1,322,786	1,266,156
Minimum Rates	Minimum \$							
GRV - Townsites	330	83	82,138	27,390	0	0	27,390	27,720
UV - Rural	450	15	161,500	6,750	0	0	6,750	6,750
UV - Mining	750	13	28,783	9,750	0	0	9,750	9,750
Sub-Totals		111	272,421	43,890	0	0	43,890	44,220
Rates Written-Off							1,120	0
Ex-Gratia Rates							30,946	17,800
Movement in Excess Rates							9,047	0
Totals							1,406,670	1,328,176

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

The general rates detailed above for the 2012 / 2013 financial year have been determined by Council on the basis budget and the estimated revenue to be received from all sources of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the other than rates and also bearing considering the extent of any increase in rating over the level adopted in the previous year.

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

8.1 Rates Outstanding



SHIRE OF MINGENEW
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013

9. TRUST FUNDS

Funds held at balance date over which the Municipality has no control and which are not included in the financial statements are as follows:

Detail	Balance 01-Jul-12 \$	Amounts Received \$	Amounts Paid (\$)	Balance \$
BCITF Levy	435	83	(2)	516
BRB Levy	25	289		314
Centenary/Autumn Committee	1,734			1,734
Community Bus	500	920	(260)	1,160
Cool Room Bonds	225		(225)	-
Donations CWA	-			-
Farm Water Scheme	756			756
Industrial Land Bonds	2,000		(1,000)	1,000
Mid West Industry Road Safety Alliance	-	50,000		50,000
Mingenew Cemetery Group	366			366
Mingenew District Christmas Tree Fund	-			-
Mingenew Water Rights	-			-
Nomination Fees	-			-
Other Bonds	5,389		(980)	4,409
Paul Starick Transpot	-			-
Sinosteel Community Trust Fund	55,035	27,500		82,535
Tree Planter - LCDC	288			288
Weary Dunlop Memorial	1,906			1,906
Youth Advisory Council	2,319			2,319
	<u>70,978</u>			<u>147,303</u>

10. CASH / INVESTMENTS SUMMARY

Investments						28 February 2013 Actual \$
Financial Institution	Fund	Date Invested	Investment Amount \$	Interest Rate %	Maturity Date	
Cash at Bank						28 February 2013 Actual \$
Financial Institution	Fund	Total Cash at Bank	O/S Deposits	O/S Cheques	Adjustment	
National Australia Bank	Muni	38,566	1,760	(4,758)	(16,978)	18,590
National Australia Bank	Trust	130,281	-	-	17,022	147,303
			Interest		Transfers	
National Australia Bank	Maxi Investment	712,271	-	-	-	712,271
National Australia Bank	Reserve Maxi	203,719	-	-	-	203,719

11. SUPPLEMENTARY INFORMATION

May include (not exhaustive) the following:

- Income Statement By Nature & Type;
- Income Statement By Program;
- Balance Sheet;
- Statement of Changes in Equity;
- Debtors listings;
- Creditors listings;
- Cash/Investment summaries;
- Plant reports;
- Ratio analysis; and
- Other information considered relevant.

Schedule/Program Balances

SHIRE OF MINGENEW**INCOME STATEMENT****BY NATURE OR TYPE****FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013**

	NOTE	28/02/2013 Actual \$	2012 / 2013 Budget \$
REVENUES FROM ORDINARY ACTIVITIES			
Rates	8	1,399,591	1,173,420
Operating Grants, Subsidies and Contributions		435,544	1,341,976
Non-Operating Grants, Subsidies and Contributions		1,070,670	1,287,291
Profit on Asset Disposals		19,150	30,114
Proceeds on Disposal of Assets	#	609	-
Service Charges		-	-
Fees and Charges		182,164	234,629
Interest Earnings		41,809	39,490
Other Revenue		266,153	12,500
		<u>3,415,690</u>	<u>4,119,420</u>
EXPENSES FROM ORDINARY ACTIVITIES			
Employee Costs		(588,076)	(859,681)
Materials and Contracts		(528,536)	(1,213,443)
Utility Charges		(86,084)	(123,954)
Depreciation		(923,521)	(375,770)
Loss on Asset Disposals		(15,281)	(55,727)
Interest Expenses		(46,474)	(56,767)
Insurance		(182,122)	(151,909)
Other Expenditure		(293,188)	(82,800)
		<u>(2,663,282)</u>	<u>(2,920,051)</u>
NET RESULT		752,408	1,199,369

SHIRE OF MINGENEW**INCOME STATEMENT****BY PROGRAM****FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013**

	28/02/13	28/02/13	2012/13
	Y-T-D Actual	Y-T-D Budget	Total Budget
	\$	\$	\$
OPERATING REVENUES			
Governance	11,205	5,520	8,319
General Purpose Funding	1,614,865	1,588,783	1,971,656
Law, Order, Public Safety	27,212	20,816	26,200
Health	636	728	26,100
Education and Welfare	3,605	2,520	3,795
Housing	35,800	38,192	57,322
Community Amenities	102,259	150,096	150,965
Recreation and Culture	33,510	72,482	153,625
Transport	1,479,139	2,496,972	3,505,373
Economic Services	4,573	6,864	10,339
Other Property and Services	102,885	271,800	407,740
	<u>3,415,689</u>	<u>4,654,773</u>	<u>6,321,434</u>
OPERATING EXPENSES			
Governance	(147,125)	(223,656)	(249,046)
General Purpose Funding	(20,609)	(28,072)	(42,127)
Law, Order, Public Safety	(77,848)	(55,358)	(100,949)
Health	(34,927)	(38,088)	(56,436)
Education and Welfare	(16,682)	(22,040)	(33,565)
Housing	(121,974)	(138,806)	(199,900)
Community Amenities	(97,674)	(105,407)	(152,816)
Recreation & Culture	(493,004)	(525,783)	(857,492)
Transport	(1,479,883)	(1,550,504)	(2,342,300)
Economic Services	(104,103)	(163,657)	(204,177)
Other Property and Services	(69,451)	(188,697)	(219,085)
	<u>(2,663,280)</u>	<u>(3,040,068)</u>	<u>(4,457,893)</u>
NET PROFIT OR LOSS/RESULT	<u>752,409</u>	<u>1,614,705</u>	<u>1,863,541</u>

SHIRE OF MINGENEW**BALANCE SHEET****FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013**

	28 February, 2013	2012
	ACTUAL	
	\$	\$
CURRENT ASSETS		
Cash and Cash Equivalents	921,611	1,862,581
Trade and Other Receivables	213,745	329,372
Inventories	6,508	17,548
TOTAL CURRENT ASSETS	<u>1,141,864</u>	<u>2,209,501</u>
NON-CURRENT ASSETS		
Other Receivables	-	-
Inventories	98,095	95,281
Property, Plant and Equipment	6,380,682	6,448,403
Infrastructure	36,421,923	34,618,583
TOTAL NON-CURRENT ASSETS	<u>42,900,700</u>	<u>41,162,267</u>
TOTAL ASSETS	<u>44,042,564</u>	<u>43,371,768</u>
CURRENT LIABILITIES		
Trade and Other Payables	130,921	140,174
Long Term Borrowings	50,066	118,868
Provisions	151,312	151,311
TOTAL CURRENT LIABILITIES	<u>332,299</u>	<u>410,353</u>
NON-CURRENT LIABILITIES		
Long Term Borrowings	1,160,052	1,163,609
Provisions	20,556	20,556
TOTAL NON-CURRENT LIABILITIES	<u>1,180,608</u>	<u>1,184,165</u>
TOTAL LIABILITIES	<u>1,512,907</u>	<u>1,594,518</u>
NET ASSETS	<u>42,529,657</u>	<u>41,777,250</u>
EQUITY		
Retained Profits (Surplus)	56,280,866	55,532,875
Reserves - Cash Backed	204,164	199,748
Reserves - Asset Revaluation	(13,955,373)	(13,955,373)
TOTAL EQUITY	<u>42,529,657</u>	<u>41,777,250</u>

SHIRE OF MINGENEW
STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD 1 JULY, 2012 TO 28 FEBRUARY, 2013

	28 February 2013 Actual \$	2012 \$
RETAINED PROFITS (SURPLUS)		
Balance as at 1 July 2012	23,374,214	23,217,670
Change in Net Assets Resulting from Operations	752,408	141,742
Transfer from/(to) Reserves	<u>(4,416)</u>	<u>14,802</u>
Balance as at 30 June 2013	<u>24,122,206</u>	<u>23,374,214</u>
RESERVES - CASH BACKED		
Balance as at 1 July 2012	184,945	199,747
Amount Transferred (to)/from Surplus	<u>4,416</u>	<u>(14,802)</u>
Balance as at 30 June 2013	<u>189,361</u>	<u>184,945</u>
RESERVES - ASSET REVALUATION		
Balance as at 1 July 2012	15,930,143	15,930,143
Revaluation Increment	-	-
Revaluation Decrement	-	-
Balance as at 30 June 2013	<u>15,930,143</u>	<u>15,930,143</u>
TOTAL EQUITY	<u><u>40,241,710</u></u>	<u><u>39,489,302</u></u>

9.6.2 2012/13 BUDGET REVIEW

Agenda Reference: MFA 2
Location/Address: Shire of Mingenew
Name of Applicant: Shire of Mingenew
File Reference: N/A
Disclosure of Interest: Nil
Date: 13th March, 2013
Author: Cameron Watson – Manager Finance & Administration

SUMMARY

Council has a requirement to conduct a budget review between 1st January and 31st March of each financial year as per Regulation 33A of the Local Government (Financial Management) Regulations 1996.

The Manager Finance & Administration has conducted a review and this report is now presented for Council's consideration.

ATTACHMENT

2012/2013 Budget Review.

BACKGROUND

The legislation was introduced to ensure every local government conducts at least one budget review in the first 9 months of the financial year.

COMMENT

The budget review was carried out on the period 1st July 2012 to 28th February 2013. The following items are brought to Council's notice;

Operating Income

General Purpose Funding

Greater than anticipated Rate income raised due to higher than expected District wide property revaluations. (Permanent Difference)

Governance

Higher than expected income due to \$5,200 Insurance Rebate. (Permanent Difference).

Community Amenities

\$50,000 Community Bus transfer from the Sino Steel Community Trust Fund yet to be carried out. (Timing Difference).

Recreation & Culture

\$11,500 approx. in rebates given to Sporting Clubs and other Associations for the lease fees on recreation facilities usage. (Permanent Difference).

\$24,500 yet to be claimed from Mingenew Expo and Race Club for Recreation Centre Bar Area improvements. (Timing Difference).

Transport

Savings made on Regional Road Group funded road works. (Permanent Difference).

Other Property & Services

Lower than anticipated Private Works undertaken. (Timing Difference).

Operating Expenditure

General Purpose Funding

Lower than expected Rating expenditure. (Permanent Difference).

Education & Welfare

Less than expected expenditure on the Senior Citizens Building. (Permanent Difference).

Housing

The two \$20,000 provision for the two new Karara houses have, to date, not been needed. (Timing Difference).

Community Amenities

\$10,000 allocation for the Zero Waste Management Plan yet to be expended. (Timing Difference).

Recreation & Culture

Savings made throughout the Other Recreation & Sport sub program. (Permanent Difference).

Economic Services

\$39,000 in Mid West Regional Council contributions yet to be claimed. (Timing Difference).

Other Property & Services

Private works expenditure is significantly lower than expected. (Timing Difference).

Capital Income

Proceeds from Sale of Asset

Better than expected plant trade values. (Permanent Difference).

Capital Expenditure

Land & Buildings

\$10,000 Community Bus shelter yet to be completed. (Timing Difference).

\$60,000 Recreation Facilities Power Upgrade, Waiting on quote for additional works. (Timing Difference).

\$69,000 Recreation Centre Under Cover Area, final invoice received in March 2013. (Timing Difference).

\$21,500 Race Club Bar Extension yet to be commenced. (Timing Difference).

Plant & Equipment

Generally savings made on the majority of acquisitions. (Permanent Difference).

Infrastructure Assets - Roads

Major sealing program to commence in February 2013. (Timing Difference).

Infrastructure Assets - Other

Final significant (\$560,000 approx.) Depot Hill Crossing Upgrade payment made in March 2013. (Timing Difference).

Budget Impact

When adopted, the authorised 2012/2013 Budget indicated a small surplus of \$2,429. This budget review shows a projected surplus of \$202,709.

Budget Amendments

From / To	GL/Job	Amount \$	Reason
<u>Transport</u>			
From 1217 – Midlands Rd Curbing & Paving To 1291 – Footpath Construction		\$58,700	Transfer to more appropriate account.
From 0001 – Council Funded Construction Truck & Car Parking 1202 – Rural Road Maintenance Narandagy Rd Resheet Yandi-Melara Rd Resheet Depot Hill Nth Rd Resheet To 131940 – Bridges & Culverts (Cap Ex) Depot Hill Crossing Upgrade		\$312,000	Transfer Council funded Capital Road Works expenditure to Capital Bridge Works.

CONSULTATION

Chief Executive Officer – Shire of Mingenew
Works Manager – Shire of Mingenew

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The current trend would indicate a better than expected surplus at the financial year. However cash flows will still be tight as grant income cannot be claimed until the majority of the works have been undertaken.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

130305 - OFFICER RECOMMENDATION/COUNCIL RESOLUTION – ITEM 9.6.2

Moved: Councillor Cosgrove

Seconded: Councillor Newton

That Council

- 1. accepts the budget review for 2012/13 and receives the comments on the various areas of operation; and**
- 2. approves the following budget amendments:**

<i>From / To</i>	<i>GL/Job</i>	<i>Amount \$</i>	<i>Reason</i>
<i>Transport</i>			
From 1217 – Midlands Rd Curbing & Paving To 1291 – Footpath Construction		\$58,700	Transfer to more appropriate account due to actual works being undertaken.
From 0001 – Council Funded Construction <i>Truck & Car Parking</i> 1202 – Rural Road Maintenance <i>Narandagy Rd Resheet</i> <i>Yandi-Melara Rd Resheet</i> <i>Depot Hill Nth Rd Resheet</i>		\$312,000	Transfer Council funded Capital Road Works expenditure to Capital Bridge Works.
To 131940 – Bridges & Culverts (Cap Ex) <i>Depot Hill Crossing Upgrade</i>			

CARRIED 6/0



	(Income) / Expenditure 2012/2013 BUDGET	(Income) / Expenditure Year to Date Budget	(Income) / Expenditure Year to Date Actual	Variance YTD Actual to YTD Budget		Projected (Income) / Expenditure 2012/2013	Variance Projected Actual to Budget	
	\$	\$	\$	\$	%	\$	\$	%
					(\$ value) - Reduction in Income or Expenditure			
					\$ value - Increase in Income or Expenditure			
Operating Revenues								
General Purpose Funding	(1,971,656)	(1,588,783)	(1,614,865)	26,082	1.62%	(2,000,411)	28,755	1.46%
Governance	(8,319)	(5,520)	(12,055)	6,535	54.21%	(12,994)	4,675	56.19%
Law, Order and Public Safety	(26,200)	(20,816)	(27,212)	6,396	23.50%	(30,766)	4,566	17.43%
Health	(26,100)	(728)	(636)	(92)	-14.40%	(26,003)	(97)	-0.37%
Education and Welfare	(3,795)	(2,520)	(3,605)	1,085	30.10%	(4,869)	1,074	28.29%
Housing	(57,322)	(38,192)	(35,800)	2,392	-6.68%	(52,602)	(4,720)	-8.23%
Community Amenities	(150,965)	(141,360)	(102,259)	39,101	-38.24%	(153,113)	2,148	1.42%
Recreation and Culture	(153,625)	(72,482)	(33,510)	38,972	-116.30%	(154,650)	1,025	0.67%
Transport	(3,505,373)	(1,605,123)	(1,481,048)	124,075	-8.38%	(3,109,820)	395,553	-11.28%
Economic Services	(10,339)	(6,864)	(4,573)	2,291	-50.09%	(8,016)	(2,323)	-22.47%
Other Property and Services	(407,740)	(271,800)	(198,915)	72,885	-36.64%	(379,576)	(28,164)	-6.91%
	(6,321,434)	(3,754,188)	(3,514,479)	239,709		(5,932,819)	(388,615)	
Operating Expenditure								
General Purpose Funding	42,127	28,072	20,609	(7,463)	-36.21%	35,637	(6,490)	-15.40%
Governance	249,046	157,656	157,489	(167)	-0.11%	219,269	(29,777)	-11.96%
Law, Order and Public Safety	100,949	75,358	77,848	2,490	3.20%	105,006	4,057	4.02%
Health	56,436	38,088	34,927	(3,161)	-9.05%	53,720	(2,716)	-4.81%
Education and Welfare	33,565	22,040	16,682	(5,358)	-32.12%	33,582	17	0.05%
Housing	199,900	138,806	121,974	(16,832)	-13.80%	190,250	(9,650)	-4.83%
Community Amenities	152,816	105,407	97,674	(7,733)	-7.92%	152,504	(312)	-0.20%
Recreation and Culture	857,492	525,783	493,004	(32,779)	-6.65%	878,882	21,390	2.49%
Transport	2,342,300	1,550,504	1,550,883	379	0.02%	2,223,963	(118,337)	-5.05%
Economic Services	204,177	163,852	103,908	(59,944)	-57.69%	182,733	(21,444)	-10.50%
Other Property and Services	219,085	188,697	69,453	(119,244)	-171.69%	215,501	(3,584)	-1.64%
	4,457,893	2,994,263	2,744,450	(249,813)		4,291,046	(166,847)	
Net Operating prior to Adjustments	(1,863,541)	(759,925)	(770,029)	(10,104)		(1,641,773)	221,768	
Funding Balance Adjustments								
Add Back Depreciation	(1,274,040)	(849,328)	(923,521)	(74,193)	8.03%	(1,347,776)	73,736	5.79%
Adjust Profit/(Loss) on Asset Disposal	47,802	17,338	3,869	(13,469)	-348.16%	24,971	(22,831)	-47.76%
Adjust Provisions and Accruals	-	-	-	-	0.00%	-	-	0.00%
Adjust Amounts C/Forward from Previous Year	(1,841,899)	(1,841,899)	(1,841,899)	-	0.00%	(1,841,899)	-	0.00%
Net Operating	(4,931,678)	(3,433,814)	(3,531,580)	(97,766)		(4,806,477)	272,673	
Capital Revenues								
Proceeds from New Debenture	-	-	-	-	0.00%	-	-	0.00%
Proceeds from Grants	-	-	-	-	0.00%	-	-	0.00%
Proceeds from Sale of Investments	-	-	-	-	0.00%	-	-	0.00%
Proceeds from Advances	-	-	-	-	0.00%	-	-	0.00%
Proceeds from Sale of Asset	(180,700)	(135,000)	(147,973)	12,973	8.77%	(183,171)	2,471	1.37%
Self-Supporting Loan Principal	-	-	-	-	0.00%	-	-	0.00%
Transfer from Reserves	-	-	-	-	0.00%	-	-	0.00%
	(180,700)	(135,000)	(147,973)	12,973		(183,171)	2,471	
Capital Expenditure								
Land Held for Resale	-	-	2,894	2,894	100.00%	2,894	2,894	0.00%
Land and Buildings	320,500	309,164	165,123	(144,041)	-87.23%	299,182	(21,318)	-6.65%
Plant and Equipment	272,050	237,550	221,005	(16,545)	-7.49%	237,837	(34,213)	-12.58%
Furniture and Equipment	14,600	14,600	16,813	2,213	13.16%	18,813	4,213	28.85%
Infrastructure Assets - Roads	1,986,434	1,343,780	752,058	(591,722)	-78.68%	1,509,229	(477,205)	-24.02%
Infrastructure Assets - Other	2,334,000	2,134,000	1,647,555	(486,445)	-29.53%	2,540,576	206,576	8.85%
Purchase of Investments	-	-	-	-	0.00%	-	-	0.00%
Repayment of Debentures	118,867	72,710	72,359	(351)	-0.49%	117,140	(1,727)	-1.45%
Advances to Community Groups	-	-	-	-	0.00%	-	-	0.00%
Transfers to Reserves	10,016	6,640	4,416	(2,224)	-50.36%	7,751	(2,265)	-22.61%
	5,056,467	4,118,444	2,882,223	(1,236,221)		4,733,422	(323,045)	
Net Capital	4,875,767	3,983,444	2,734,250	(1,223,248)		4,550,251	(320,574)	
Net Operating + Capital	(55,911)	549,630	(797,330)			(256,226)		
Opening Funding (Surplus)/Deficit	53,482	53,482	53,482			53,482		
Closing Funding (Surplus)/Deficit	(2,429)	603,112	(743,848)			(202,744)		



SHIRE OF MINGENEW BUDGET REVIEW

SIGNIFICANT YTD VARIANCES; GREATER THAN 10% OR \$5,000

For the Period - 1st July 2012 to 28th February 2013

Operating Income

General Purpose Funding

Greater than anticipated Rate income raised due to higher than expected District wide property revaluations. (Permanent Difference)

Governance

Higher than expected income due to \$5,200 Insurance Rebate. (Permanent Difference).

Community Amenities

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Transport

Savings made on Regional Road Group funded road works. (Permanent Difference).

Other Property & Services

Lower than anticipated Private Works undertaken. (Timing Difference).

Operating Expenditure

General Purpose Funding

Lower than expected Rating expenditure. (Permanent Difference).

Education & Welfare

Less than expected expenditure on the Senior Citizens Building. (Permanent Difference).

Housing

The two \$20,000 provisions for the two new Karara houses have, to date, not been needed. (Timing Difference).

Community Amenities

\$10,000 allocation for the Zero Waste Management Plan yet to be expended. (Timing Difference).

Recreation & Culture

Savings made throughout the Other Recreation & Sport sub program. (Permanent Difference).

Economic Services

\$39,000 in Mid West Regional Council contributions yet to be claimed. (Timing Difference).

Other Property & Services

Private works expenditure is significantly lower than expected. (Timing Difference).



SHIRE OF MINGENEW BUDGET REVIEW

SIGNIFICANT YTD VARIANCES; GREATER THAN 10% OR \$5,000

For the Period - 1st July 2012 to 28th February 2013

Capital Income

Proceeds from Sale of Asset

Better than expected plant trade values. (Permanent Difference).

Capital Expenditure

Land & Buildings

\$10,000 Community Bus shelter yet to be completed. (Timing Difference).

\$60,000 Recreation Facilities Power Upgrade, Waiting on quite for additional works. (Timing Difference).

\$69,000 Recreation Centre Under Cover Area, final invoice received in March 2013. (Timing Difference).

\$21,500 Race Club Bar Extension yet to be commenced. (timing Difference).

Plant & Equipment

Generally savings made on the majority of acquisitions. (Permanent Difference).

Infrastructure Assets - Roads

Major sealing program to commence in February 2013. (Timing Difference).

Infrastructure Assets - Other

Final significant (\$560,000 approx.) Depot Hill Crossing Upgrade payment made in March 2013. (Timing Difference).

Budget Impact

When adopted, the authorised 2012/2013 Budget indicated a small surplus of \$2,429. this budget review shows a projected surplus of \$202,709. Budget amendments to be considered will be presented as part of this reviews agenda item.



**SHIRE OF MINGENEW
BUDGET REVIEW**

BALANCE SHEET

For the Period - 1st July 2012 to 28th February 2013

	28 February, 2013 ACTUAL \$	2012 \$
CURRENT ASSETS		
Cash and Cash Equivalents	921,611	1,862,581
Trade and Other Receivables	213,745	329,372
Inventories	6,508	17,548
TOTAL CURRENT ASSETS	<u>1,141,864</u>	<u>2,209,501</u>
NON-CURRENT ASSETS		
Other Receivables	-	-
Inventories	98,095	95,281
Property, Plant and Equipment	6,380,682	6,448,403
Infrastructure	36,421,923	34,618,583
TOTAL NON-CURRENT ASSETS	<u>42,900,700</u>	<u>41,162,267</u>
TOTAL ASSETS	<u>44,042,564</u>	<u>43,371,768</u>
CURRENT LIABILITIES		
Trade and Other Payables	130,921	140,174
Long Term Borrowings	50,066	118,868
Provisions	151,312	151,311
TOTAL CURRENT LIABILITIES	<u>332,299</u>	<u>410,353</u>
NON-CURRENT LIABILITIES		
Long Term Borrowings	1,160,052	1,163,609
Provisions	20,556	20,556
TOTAL NON-CURRENT LIABILITIES	<u>1,180,608</u>	<u>1,184,165</u>
TOTAL LIABILITIES	<u>1,512,907</u>	<u>1,594,518</u>
NET ASSETS	<u>42,529,657</u>	<u>41,777,250</u>
EQUITY		
Retained Profits (Surplus)	56,280,866	55,532,875
Reserves - Cash Backed	204,164	199,748
Reserves - Asset Revaluation	(13,955,373)	(13,955,373)
TOTAL EQUITY	<u>42,529,657</u>	<u>41,777,250</u>
	-	-
CURRENT RATIO		
<u>Current Assets</u>	<u>1,141,864</u>	3.44 : 1
<u>Current Liabilities</u>	<u>332,299</u>	
QUICK RATIO		
<u>Current Assets - (Restricted Asset + Inventories)</u>	<u>931,192</u>	2.80 : 1
<u>Current Liabilities</u>	<u>332,299</u>	

03. GENERAL PURPOSE FUNDING

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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01. RATES

Operating Expenditure

0472	Rating Valuations				3,000	2,000	1,283	2,282	
0482	Rates Legal Costs				3,500	2,328	-	2,166	
0492	Title Search				-	-	-	-	
7302	Administration				24,456	16,304	14,013	22,157	
7740	Rate Refunds				2,000	1,328	-	666	
					32,956	21,960	15,296	27,271	

Operating Income

0011	Rates Levied All Areas				(1,366,676)	(1,366,676)	(1,367,526)	(1,367,526)	
0021	Back-Rates Levied				-	-	(1,120)	(1,120)	
0031	Administration Charges				(1,890)	(1,256)	(6,412)	(6,412)	
0051	C.B.H. Agreement Payment				(17,800)	(17,800)	(30,946)	(30,946)	
0061	Non-Payment Penalty				(6,500)	(4,328)	(9,047)	(9,047)	
0080	Rates Written Off				-	-	-	-	
0081	Movement In Excess Rates				-	-	-	-	
					(1,392,866)	(1,390,060)	(1,415,051)	(1,415,051)	
					(1,359,910)	(1,368,100)	(1,399,754)	(1,387,780)	

02. GENERAL PURPOSE GRANTS

Operating Income

0041	Special Purpose Road Grants				-	-	-	-	
0071	Formula Local Road Grant				(139,303)	(104,475)	(98,448)	(139,303)	
0091	General Purpose Grant				(103,137)	(77,352)	(72,888)	(103,137)	
0111	Royalties For Regions Grant				(311,000)	-	-	(311,000)	
					(553,440)	(181,827)	(171,336)	(553,440)	

03. GENERAL FINANCING

Operating Expenditure

0042	Rounding Adjust Account				-	-	58	58	
4832	Interest On Overdraft				-	-	-	-	
7292	Administration				9,171	6,112	5,255	8,309	
7792	Administration				-	-	-	-	
					9,171	6,112	5,313	8,367	

Operating Income

0101	Pensioner Deferred Subsidy				-	-	-	-	
0903	Property Enquiries				(350)	(232)	(263)	(379)	

03. GENERAL PURPOSE FUNDING

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
4703	Wildflower Crc Interest				-	-	-	-	
4743	Safety / Crime Prevention Interest				-	-	-	-	
4813	Rural Roads Reserve Interest				-	-	-	-	
4903	Bank Interest On Investment				(25,000)	(16,664)	(28,216)	(31,541)	
4923	Interest On Investment - Other Fin. In.				-	-	-	-	
4933	Unspent Grant Funds Inter				-	-	-	-	
					(25,350)	(16,896)	(28,479)	(31,920)	
					(16,179)	(10,784)	(23,166)	(23,553)	

04. GOVERNANCE

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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04. MEMBERS OF COUNCIL

Operating Expenditure

0002	Members Travelling				5,500	2,750	418	2,250	
0012	Conference Expenses				14,100	14,100	9,627	11,323	
0022	Election Expenses				-	-	-	-	
0072	Council Chambers Maintenance				7,848	5,224	8,065	10,678	
0082	Naturalisation Expenses				-	-	-	-	
0092	Councillors Training				1,000	-	-	333	
0112	Consultant Fees - Joint Ceo Arrangement				-	-	514	514	
0122	Refreshments & Functions				10,250	6,832	5,543	8,956	
0132	Consultant Fees				-	-	-	-	
0142	Deputy President'S Allowance				-	-	-	-	
0152	Presidents Allowance				8,750	4,374	4,206	8,581	
0162	Members Allowances				27,500	13,750	13,715	22,872	
0172	Expenses Other				5,794	3,856	2,444	4,373	
0182	Subscriptions				11,056	11,056	11,637	12,637	
0202	Insurance				19,082	19,081	6,519	6,519	
0222	Donations & Gifts				-	-	738	738	
0232	Sundry Expenses - President Fax				-	-	-	-	
0242	Grants Commission Expense				-	-	-	-	
0252	Lg Reform Project Officer Expenses				-	-	-	-	
0542	Amalgamated Group Asset Expenditure				22,000	14,664	13,923	21,249	
6642	Proceeds Sale Of Asset (S4)				-	-	-	-	
7282	Administration				67,254	44,832	38,537	60,933	
					200,134	140,519	115,884	171,954	

Operating Income

0015	Reimbursements (Cap Projects)				-	-	-	-	
0023	Contributions & Donations				-	-	-	-	
0033	Reimbursements				(500)	(328)	(565)	(732)	
0043	Grant - Lg Reform				-	-	-	-	
0053	Lg Reform Project Officer Reimbursements				-	-	-	-	
0183	Sundry Income - Electoral Roll				-	-	-	-	
7283	Less Admin Allocations				-	-	-	-	
					(500)	(328)	(565)	(732)	

Capital Expenditure

0014	Furniture & Equipment				-	-	-	-	
0024	Buildings				-	-	-	-	
					-	-	-	-	

04. GOVERNANCE

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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Capital Income

6645	Proceeds Sale Of Assets (S4)				-	-	-	-	
					199,634	140,191	115,319	171,223	

05. OTHER GOVERNANCE

Operating Expenditure

0272	Salaries (Muni Fund)				253,362	168,904	182,115	266,485	
0282	Superannuation				36,464	24,304	21,755	33,897	
0292	Insurance				27,367	27,366	26,585	26,585	
0302	Staff Training				12,800	8,528	6,121	10,384	
0312	Insurance Regional Risks Coordinator				4,600	4,600	2,381	2,381	
0322	Staff Conferences				12,700	6,350	7,962	12,191	
0342	Staff Housing Benefits				-	-	-	-	
0352	Website Development / Training				3,760	3,760	3,760	3,760	
0372	Bank Charges				3,200	2,128	2,256	3,322	
0382	Printing & Stationery				10,000	6,664	6,145	9,475	
0392	Telephone / Facsimile				11,000	7,328	5,893	9,556	
0402	Equipment Repair & Maintenance				5,000	3,328	2,105	4,770	
0412	Postage & Freight				4,200	2,800	2,519	3,918	
0422	Advertising				7,500	5,000	2,219	4,716	
0432	Office Expenses - Other				1,330	880	2,017	2,460	
0442	Loss On Asset Disposal (S4)				-	-	-	-	
0452	Office Maintenance				26,846	20,723	19,960	31,900	\$2,680 in Air Con Repairs & \$3,000 in Office Development
0462	Audit Fees				21,500	12,900	-	7,160	
0532	Asset Management Expenditure				500	500	500	667	
0562	Computer S / W Licensing & Support				24,260	24,260	20,127	24,627	
0572	Legal Fees				4,500	3,000	7,709	9,207	
0582	Ceo Relocation Expenses				-	-	-	-	
0592	Resource Sharing Expenditure				-	-	-	-	
0614	Realisation On Sale Of Plant & Equipment (Vehicles)				75,000	75,000	76,364	76,364	
0662	Accounting Services				9,540	9,540	4,519	7,696	
0682	Less Admin Allocations				(611,403)	(473,600)	(416,337)	(591,106)	
0772	Administration Vehicle				12,100	8,064	-	4,029	
6530	Asset Depreciation (Sch 4)				35,000	23,328	26,904	38,559	
6880	General Accounting Write OffS				8,874	8,874	-	-	
7312	Administration				48,912	32,608	28,027	44,315	
9010	Accrued Leave (Sch 4)				-	-	-	-	
					48,912	17,137	41,605	47,315	

Operating Income

0073	Sundry Income - Photocopy / Fax				(150)	(96)	(128)	(177)	
0093	Sundry Income - Directional Maps				-	-	-	-	
0113	Sundry Income - Other				(3,500)	(2,328)	-	-	
0123	Compensation / Insurance Reimbursement				(500)	(328)	(5,286)	(5,286)	

04. GOVERNANCE

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
0143	Resource Sharing Staff Reimbursements				-	-	-	-	
0523	Reimbursements				(1,500)	(1,000)	(5,118)	(5,118)	
0533	Contributions And Donations				-	-	-	-	
0543	Asset Management Income				-	-	-	-	
0553	Amalgamated Group Asset Management Income				-	-	-	-	
0683	Less Admin Allocations				-	-	-	-	
4833	Accrued Leave Reserve - Interest				(2,169)	(1,440)	(959)	(1,681)	
6641	Profit / (Loss) On Asset Disposal (S4)				(2,000)	(1,328)	850	850	
					(7,819)	(5,192)	(11,490)	(12,262)	
Capital Expenditure									
0544	Principal - Council Loans				-	-	-	-	
0554	Purchase Plant & Equipment				95,000	95,000	90,890	90,890	
0564	Land				-	-	-	-	
0574	Computer Development				1,500	1,500	-	-	
0584	Furniture & Equipment				2,000	2,000	-	2,000	
0594	Buildings				5,000	5,000	5,302	5,302	
0604	Furniture & Equipment - Igt Levy				-	-	-	-	
4734	Accrued Leave Reserve - Ex Muni				-	-	-	-	
4834	Accrued Leave - Interest				2,169	1,440	959	1,681	
					105,669	104,940	97,150	99,873	
Capital Income									
0585	Proceeds Of Sale - Furniture & Equipment				-	-	-	-	
0595	Proceeds Of Sale - Plant & Equipment (Vehicles)				(75,000)	(75,000)	(76,364)	(76,364)	
0605	Proceeds Sale Assets - F&E (S4)				-	-	-	-	
					(75,000)	(75,000)	(76,364)	(76,364)	
					71,762	41,885	50,902	58,562	

05. LAW, ORDER & PUBLIC SAFETY

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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06. FIRE PREVENTION

Operating Expenditure

0622	Mobile Phone Study				-	-	-	-	
0632	Fire Tender Expenses				10,845	8,337	14,421	18,032	\$11,000 Fire Truck Repairs
0642	Insurance				8,402	8,401	5,345	5,345	
0652	Brigades Equipment & Subsidy				-	-	-	-	
0672	Communication Maintenance & Repairs				4,000	2,664	100	2,432	
0692	Fire Control Expenses Other				7,400	4,928	1,003	5,467	
0702	Fesa Esl				-	-	-	-	
0712	Hydrant Repairs				-	-	-	-	
0722	Fire Control - Fire Fighting				-	-	-	-	
0742	Community Emergency Service Manager				15,000	7,500	9,399	14,394	
7002	Administration				9,171	6,112	5,255	8,309	
					54,818	37,942	35,523	53,980	

Operating Income

0675	Ems Grant -Fire Brigade (Cap Projects)				-	-	(2,545)	(2,545)	
0695	Contributions (Cap Projects)				-	-	-	-	
0703	Fines And Penalties				-	-	(455)	(455)	
0713	Esl Administration Grant				(4,000)	(4,000)	(979)	(4,000)	
0723	Esl Annual Grant				(20,600)	(15,450)	(19,450)	(19,450)	
0733	Esl Interest Penalty				(150)	(96)	(129)	(179)	
					(24,750)	(19,546)	(23,558)	(26,629)	

Capital Expenditure

0664	Plant & Equipment				-	-	-	-	
0674	Furniture & Equipment				-	-	-	-	
0684	Ems Grant Expenditure				-	-	-	-	
0694	Firefighting Equipment				-	-	-	-	
					-	-	-	-	

Capital Income

0685	Transfer From Reserve				-	-	-	-	
0895	Sale Of Plant & Equipment (S5)				-	-	-	-	
					-	-	-	-	
					30,068	18,396	11,965	27,350	

07. ANIMAL CONTROL

Operating Expenditure

0512	Loss On Asset Disposal (S5)				-	-	-	-	
0752	Ranger Services				8,880	5,920	11,957	14,914	

05. LAW, ORDER & PUBLIC SAFETY

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
0782	Animal Destruction & Disposal				-	-	-	-	
0792	Cat Traps				-	-	-	-	
0822	Dog Pound Maintenance				50	32	18	35	
0832	Control Expenses Other				-	-	-	-	
6540	Asset Depreciation (Sch 5)				8,030	5,352	5,095	7,769	
7012	Administration				9,171	6,112	5,255	8,309	
					<u>26,131</u>	<u>17,416</u>	<u>22,325</u>	<u>31,026</u>	
Operating Income									
0833	Dog Registration Fees				(950)	(950)	(1,119)	(1,435)	
0843	Fines And Penalties				(250)	(160)	-	(83)	
0853	Impounding Fees				(250)	(160)	-	(83)	
0863	Gate Fees				-	-	-	-	
6651	Profit On Asset Disposal (S5)				-	-	-	-	
0873	Grants & Subsidies - Animal Control				-	(2,535)	(2,535)	(2,535)	
					<u>(1,450)</u>	<u>(1,270)</u>	<u>(3,654)</u>	<u>(4,137)</u>	
Capital Expenditure									
0884	Purchase Plant & Equipment				-	-	-	-	
					<u>24,681</u>	<u>16,146</u>	<u>18,671</u>	<u>26,889</u>	

08. OTHER LAW, ORDER & PUBLIC SAFETY

Operating Expenditure

0922	Community Safety / Crime Prevention				-	-	-	-	
0932	Other Expenses - Rural Watch				-	-	-	-	
0942	Community Safety / Crime Prevention				20,000	20,000	20,000	20,000	
0952	Radar Speed Display				-	-	-	-	
					<u>20,000</u>	<u>20,000</u>	<u>20,000</u>	<u>20,000</u>	

Operating Income

0923	Police Station Upgrades				-	-	-	-	
0933	Community Safety / Crime Prevention				-	-	-	-	
0953	Government Grants				-	-	-	-	
0963	Contributions & Donations				-	-	-	-	
0973	Reimbursements				-	-	-	-	
					<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	

05. LAW, ORDER & PUBLIC SAFETY

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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Capital Income

0943	Safety / Crime Prevention Ex Reserve				-	-	-	-	
0955	Safety Grant Ex Reserve				-	-	-	-	
					-	-	-	-	
					20,000	20,000	20,000	20,000	

7. HEALTH

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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11. MATERNAL & INFANT HEALTH

Operating Expenditure

1002	Maternal & Infant Health Clinic				18,790	12,873	16,988	23,245	
0016	Health Clinic	16,040	11,041	16,022					
0121	Childcare Building (Sister Cameron House)	2,750	1,832	966					
0128	Silver Chain Complex	-	-	-					
					18,790	12,873	16,988	23,245	

Operating Income

1313	Nmh Silver Chain Project				-	-	-	-	
1323	Rental Charge				(1,100)	(728)	(636)	(1,003)	
1333	Reimbursements				(25,000)	-	-	(25,000)	
1343	Reimbursement - Silver Chain Lawns				-	-	-	-	
					(26,100)	(728)	(636)	(26,003)	

Capital Expenditure

1334	Buildings				32,000	32,000	38,537	38,537	
					24,690	44,145	54,889	35,780	

14. OTHER HEALTH

Operating Expenditure

0732	Loss On Asset Disposal (S7)				-	-	-	-	
1292	Group Regional Scheme				12,500	8,328	6,373	10,535	
1552	Analytical Expenses				375	375	401	526	
1562	Sundry Expenses				-	-	-	-	
1572	Hospitals				-	-	-	-	
1582	Medical Practitioner Support				15,600	10,400	5,909	11,104	
6560	Asset Depreciation (Sch 7)				-	-	-	-	
7032	Administration				9,171	6,112	5,255	8,309	
					37,646	25,215	17,938	30,474	

Operating Income

1353	Government Grants				-	-	-	-	
1373	Contributions & Donations				-	-	-	-	
1383	Charges - Hawkers License				-	-	-	-	
1393	Charges - Food Vendors Licence				-	-	-	-	
1403	Charges - Stall Holders				-	-	-	-	
1413	Charges - Fines & Penalties				-	-	-	-	

7. HEALTH

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
1423	Charges - Other				-	-	-	-	
1573	Fines & Penalties				-	-	-	-	
1583	Sundry Income				-	-	-	-	
6671	Profit On Asset Disposal (S7)				-	-	-	-	
Capital Expenditure									
1444	Plant & Equipment				-	-	-	-	
1454	Furniture & Equipment				-	-	-	-	
Capital Income									
1445	Reimburse - Ex Reserves				-	-	-	-	
1455	Sale Of Plant & Equipment (S7)				-	-	-	-	
					37,646	25,215	17,938	30,474	

15. PREVENTATIVE SERVICES - PEST CONTROL

Operating Expenditure

1492	Mosquito Control				-	-	-	-	
1522	Control Expenses Other				-	-	-	-	
7042	Administration				-	-	-	-	
					-	-	-	-	

8. EDUCATION & WELFARE

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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19. OTHER EDUCATION

Operating Expenditure

1622	School Resource Centre				-	-	-	-	
1642	Contributions Swimming Travel				950	950	-	950	
					<u>950</u>	<u>950</u>	<u>-</u>	<u>950</u>	

21. AGED & DISABLED

Operating Expenditure

1612	Loan Interest - Senior Citizens Building				6,897	3,478	3,478	6,897	
1652	Senior Citizens Building				12,249	8,697	4,319	12,398	
1662	Seniors Week				330	-	-	110	
					<u>19,476</u>	<u>12,175</u>	<u>7,797</u>	<u>19,405</u>	

Operating Income

1513	Senior Citizens Building				(3,620)	(2,408)	(2,230)	(3,435)	
1613	Rlclip Grant				-	-	-	-	
1623	Contributions				-	-	-	-	
1633	Seniors Week Community Grant				-	-	-	-	
1675	Contributions - Senior Citizens Blding (Cap Projects)				-	-	-	-	
					<u>(3,620)</u>	<u>(2,408)</u>	<u>(2,230)</u>	<u>(3,435)</u>	

Capital Expenditure

1634	Loan Principal - Senior Citizens Building				4,012	1,976	1,976	4,012	
1674	Senior Citizens Centre - Building				2,500	2,500	3,300	3,300	
1684	Senior Citizens Centre - Furniture & Equipment				-	-	-	-	
					<u>6,512</u>	<u>4,476</u>	<u>5,276</u>	<u>7,312</u>	

Capital Income

1685	Loan - Senior Citizens Building				-	-	-	-	
					<u>22,368</u>	<u>14,243</u>	<u>10,844</u>	<u>23,281</u>	

22. OTHER WELFARE

Operating Expenditure

0812	Loss On Asset Disposal (S8)				-	-	-	-	
1632	Lions Yac Hall				1,932	1,423	1,256	1,899	
1672	Home & Community Care				-	-	-	-	
1682	Community Christmas Tree				100	100	500	500	

8. EDUCATION & WELFARE

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
1692	Youth Park Operating				-	-	-	-	
6570	Asset Depreciation (Sch 8)				8,050	5,360	5,377	8,058	
7052	Administration				3,057	2,032	1,752	2,770	
					<u>13,139</u>	<u>8,915</u>	<u>8,885</u>	<u>13,227</u>	
Operating Income									
1643	Grants - Occ / Child Care				-	-	-	-	
1653	Occ / Child Care - Fees				-	-	-	-	
1655	Occ C / Care - Contributions (Cap Project)				-	-	-	-	
1663	Reimbursements				-	-	(1,100)	(1,100)	
1665	Youth Park - Furniture & Equipment				-	-	-	-	
1673	Fees - Hacc - Lawns Etc				-	-	-	-	
1683	Fees - Charges Infant Building				-	-	-	-	
1693	Yac Reimbursements				(175)	(112)	(275)	(333)	
6681	Profit On Asset Disposal (S8)				-	-	-	-	
					<u>(175)</u>	<u>(112)</u>	<u>(1,375)</u>	<u>(1,433)</u>	
Capital Expenditure									
1644	Occ C / Care - Land & Buildings				-	-	-	-	
1654	Occ C / Care - Furniture & Equipment				-	-	-	-	
1664	Land & Buildings				-	-	-	-	
					<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
					<u>12,964</u>	<u>8,803</u>	<u>7,510</u>	<u>11,794</u>	

9. HOUSING

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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23. STAFF HOUSING

Operating Expenditure

0912	Loss On Asset Disposal (S9)				-	-	-	-	
1712	Building Maintenance (Inc Ins)				89,380	61,771	47,383	77,147	
0189	Housing Maintenance - Lot 89 Victoria St	6,417	4,636	3,333					
0191	Housing Maintenance - Lot 66 Shenton St	8,028	5,719	9,392					
0192	Housing Maintenance - Lot 5 Field St	15,117	10,444	13,600					
0200	15 Field Street	5,617	4,108	7,023					Septic Pumpout - \$2,300
0201	109 Victoria Street	24,167	16,476	1,864					
0202	114 Shenton Street	24,167	16,476	1,864					
9001	Triplex Maintenance - Staff	5,867	3,912	10,307					Insurance - \$2,000, Labour \$2,200
1722	Interest - Council Loan				4,969	2,533	2,303	4,969	
1742	Interest - Council Loan				-	-	-	-	
1752	Rent Reimbursements				-	-	-	-	
7062	Administration				6,114	4,072	3,503	5,539	
					100,463	68,376	53,190	87,655	

Operating Income

1723	Charges Rent / Leases				(14,040)	(9,360)	(11,380)	(15,055)	
1733	Reimbursements				(1,000)	(664)	-	-	
1793	Reserve Fund Transfer				-	-	-	-	
4955	C.H.A. Grant (Cap Project)				-	-	-	-	
6691	Profit On Asset Disposal (S9)				-	-	-	-	
					(15,040)	(10,024)	(11,380)	(15,055)	

Capital Expenditure

1624	Plant & Equipment				-	-	-	-	
1724	Furniture & Equipment				-	-	-	-	
1734	Land				-	-	-	-	
1744	Buildings				43,000	35,000	30,584	35,584	
9003	Refurbish Lot 66 Shenton Street (Ceo) - Capital	-	-	3,856					
9005	Refurbish - Lot 5 Field Street (Works Manager) - Capital	15,000	15,000	18,946					
9006	Refurbish - 15 Field Street (Mfa) - Capital	15,000	7,000	7,783					
9008	Refurbish - Triplex Unit 2 - Capital	8,000	8,000	-					
1764	Principal - Council Loan				7,923	3,912	3,557	6,195	
					50,923	38,912	34,141	41,779	

Capital Income

1705	Transfer Ex Land / Building Reserve				-	-	-	-	
1745	Country Housing Grant				-	-	-	-	
1755	Transfers Ex Reserves				-	-	-	-	
1765	Proceeds From Sale Of Building (S9)				-	-	-	-	
1775	Transfers - Ex Loan Fund				-	-	-	-	
					-	-	-	-	
					136,346	97,264	75,950	114,379	

9. HOUSING

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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24. OTHER HOUSING

Operating Expenditure

1502	Silver Chain Operating Expense				7,525	5,761	5,550	8,056	
1602	Triplex Housing				10,336	8,100	3,884	7,325	
1702	Maintenance 13 Moore Street				5,417	3,989	3,212	5,016	
1732	Interest Loan Silver Chain House				4,377	2,222	2,222	4,377	
1802	Aged Persons Units				17,856	13,406	16,328	22,274	
1812	Interest Loan Moore Street				9,215	4,654	4,655	7,723	
4812	Interest - Self Supporting Loans				7,483	7,482	7,483	9,975	
6580	Asset Depreciation (Sch 9)				25,000	16,664	18,444	26,769	
7072	Administration				12,228	8,152	7,007	11,079	
					99,437	70,430	68,785	102,594	

Operating Income

1703	Rent - 13 Moore Street				-	-	(1,071)	(3,200)	
1743	Rent Silver Chain				(8,844)	(5,896)	(7,329)	(8,774)	
1753	Geha House Rent				-	-	(800)	(800)	
1763	Contributions / Reimbursement				(1,000)	(664)	(370)	(703)	
1773	Aged Persons Units				(23,500)	(15,664)	(13,000)	(20,826)	
1783	Rental - Triplex				(4,750)	(3,160)	-	-	Included Under Staff Housing
4843	Land / Buildings Reserve - Interest				(3,272)	(2,176)	(1,444)	(2,534)	
4873	Interest - Self Supporting Loans				-	-	-	-	
4893	A.P.U. Maintenance Reserve - Interest				(916)	(608)	(405)	(710)	
					(42,282)	(28,168)	(24,420)	(37,547)	

Capital Expenditure

1754	Principal Silver Chain Loan				4,423	2,177	2,178	4,423	
1774	Land & Buildings				11,500	11,500	6,710	6,710	
1794	Principal - Loan Triplex				8,691	8,690	8,691	8,691	
4844	Land / Buildings Reserve - Interest				3,272	2,176	1,444	2,534	
4884	Silver Chain House				-	-	-	-	
4914	A.P.U. Maintenance Reserve Interest				916	608	405	710	
4984	Principal 13 Moore Street Loan 136				6,017	2,961	2,962	6,017	
					34,819	28,112	22,389	29,084	

Capital Income

1785	Apu - Transfer Ex Reserve				-	-	-	-	
1795	Contributions				-	-	-	-	
1885	Sale Of Land / Buildings (S9)				-	-	-	-	
4965	Geha House Loan Proceeds				-	-	-	-	
4975	Loan - 13 Moore Street				-	-	-	-	
					-	-	-	-	
					91,974	70,374	66,754	94,132	

10.COMMUNITY AMENITIES

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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25. SANITATION - HOUSEHOLD SERVICES

Operating Expenditure

1032	Loss On Asset Disposal (S10)				-	-	-	-	
1762	Domestic Refuse Collection				19,600	13,064	12,251	18,778	
1772	Rubbish Site Maintenance				26,222	17,472	18,115	26,847	
1792	Recycling Program				5,000	3,328	1,063	-	
6590	Asset Depreciation (Sch 10)				5,000	3,328	13,693	15,358	Typo ? - \$15,000 not \$5,000
7082	Administration				3,057	2,032	1,752	2,770	
					58,879	39,224	46,873	63,752	

Operating Income

1803	Domestic Refuse Removal				(26,200)	(17,464)	(27,966)	(27,966)	
1813	Recycling Income				-	-	-	-	
6701	Profit On Asset Disposal (S10)				-	-	-	-	
					(26,200)	(17,464)	(27,966)	(27,966)	

Capital Expenditure

1834	Purchase Plant & Equipment				-	-	-	-	
1844	Furniture & Equipment				-	-	-	-	
1854	Land				-	-	-	-	
					-	-	-	-	

Capital Income

1855	Proceeds Sale Of Assets (S10)				-	-	-	-	
1865	Transfer Ex Rehabilitation Reserve				-	-	-	-	
					-	-	-	-	
					32,679	21,760	18,907	35,786	

26. OTHER SANITATION

Operating Expenditure

1862	Commercial, Industrial Refuse Collection				5,300	3,536	3,820	5,585	
1872	Collection - Streets / Park				1,250	832	700	1,116	
1902	Litter Control				-	-	-	-	
1912	Zero Waste Management Plan (Mwrc)				10,000	10,000	-	10,000	
7092	Administration				-	-	-	-	
					16,550	14,368	4,520	16,701	

10.COMMUNITY AMENITIES

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
Operating Income									
1923	Commercial Refuse Removal				(7,500)	(7,500)	(7,716)	(7,716)	
1933	Fines & Penalties				-	-	-	-	
1943	Sundry Income				-	-	54	54	
					<u>(7,500)</u>	<u>(7,500)</u>	<u>(7,770)</u>	<u>(7,770)</u>	
Capital Expenditure									
1954	Purchase Plant & Equipment				-	-	-	-	
Capital Income									
1965	Proceeds Sale Of Assets (S10)				-	-	-	-	
					<u>9,050</u>	<u>6,868</u>	<u>(3,250)</u>	<u>8,931</u>	

27. SEWERAGE

Operating Expenditure

1782	Effluent Drainage Scheme				-	-	-	-	
1982	Septic Tank Application Fees				-	-	-	-	
7102	Administration				-	-	-	-	
					<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	

Operating Income

1973	Reimbursements				-	-	-	-	
1983	Septic Tank Fees				(350)	(232)	(226)	(343)	
1993	Contributions & Donations				-	-	-	-	
					<u>(350)</u>	<u>(232)</u>	<u>(226)</u>	<u>(343)</u>	
					<u>(350)</u>	<u>(232)</u>	<u>(226)</u>	<u>(343)</u>	

28. URBAN STORMWATER DRAINAGE

Operating Expenditure

2002	Scheme Maintenance				-	-	-	-	
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Operating Income

2013	Contributions				-	-	-	-	
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Capital Expenditure

2014	Construction Other Than Buildings				-	-	-	-	
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10.COMMUNITY AMENITIES

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
Capital Income									
2035	Contributions				-	-	-	-	
					-	-	-	-	

29. PROTECTION OF ENVIRONMENT

Operating Expenditure

2062	Removal Dead Animals				-	-	-	-	
2072	Removal Abandoned Vehicle				-	-	-	-	
2082	Soil Erosion				-	-	-	-	
					-	-	-	-	

Operating Income

2083	Government Grants				-	-	-	-	
2093	Contributions & Fees				-	-	-	-	
					-	-	-	-	
					-	-	-	-	

30. TOWN PLANNING & REGIONAL DEVELOPMENT

Operating Expenditure

2112	Salaries (T/P)				-	-	-	-	
2122	Town Plan Scheme				40,000	26,664	21,965	35,285	
7112	Administration				3,057	2,032	1,752	2,770	
					43,057	28,696	23,716	38,054	

Operating Income

2213	Charges - Rezoning				-	-	-	-	
2223	Charges - Subdivisions				-	-	-	-	
2263	Sundry Income				(1,000)	(664)	(640)	(973)	
					(1,000)	(664)	(640)	(973)	

Capital Expenditure

2264	Land				-	-	-	-	
2274	Buildings				-	-	-	-	
2284	Furniture & Equipment				-	-	-	-	
					-	-	-	-	

10.COMMUNITY AMENITIES

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
Capital Income									
2295	Proceeds Sale Of Assets (S10)				-	-	-	-	
2315	Reimbursements				-	-	-	-	
					-	-	-	-	
					42,057	28,032	23,076	37,081	

31. OTHER COMMUNITY AMENITIES

Operating Expenditure

2132	Community Safety Audit				-	-	-	-	
2302	Cemetery Operations & Maintenance				7,471	4,960	2,733	5,221	
2312	Community Activities				-	-	-	-	
2322	Public Conveniences				14,631	10,007	12,760	17,632	
	0015 Public Convenience	14,631	10,007	12,760					
	0022 Post Office Public Toilet-Op Expense	-	-	-					
2342	Townsite Revegetation				-	-	-	-	
2352	Sundry Expenses				-	-	64	64	
7122	Administration				12,228	8,152	7,007	11,079	
					34,330	23,119	22,564	33,996	

Operating Income

2363	Cemetery Fees				(400)	(264)	-	(133)	
2373	Contributions And Donations				(114,700)	(114,700)	(64,700)	(114,700)	\$50,000 transferred from Trust Marck 2013
2383	Toy Library Grant				-	-	-	-	
2393	Sundry Income				-	-	(597)	(597)	
2405	Contributions & Donations (Cap Projects)				-	-	-	-	
4953	Environmental Rehabilitation Reserve Interest				(815)	(536)	(360)	(631)	
					(115,915)	(115,500)	(65,657)	(116,061)	

Capital Expenditure

2404	Buildings				10,000	6,664	-	10,000	
2444	Furniture & Equipment				4,600	4,600	14,169	14,169	
2454	Plant & Equipment				-	-	-	-	
4514	Environmental Rehabilitation Reserve - Interest				815	536	360	631	
					15,415	11,800	14,529	24,800	
					(66,170)	(80,581)	(28,564)	(57,265)	

11. RECREATION & CULTURE

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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32. PUBLIC HALLS & CIVIC CENTRES

Operating Expenditure

2422	Public Halls				10,527	9,282	8,752	12,258	
	0013 Public Hall - Main	8,125	7,207	6,812					
	0014 Public Hall - Lesser	-	-	25					
	0099 Yandanooka Hall	2,402	2,075	1,916					
2452	Hall Hire Refunds				-	-	-	-	
7132	Administration				3,057	2,032	1,752	2,770	
					13,584	11,314	10,504	15,027	

Operating Income

2413	Reimbursements				(1,902)	(1,264)	-	(633)	
2433	Contributions (Grant)				-	-	-	-	
2453	Charges - Hall Hire				(200)	(128)	(207)	(274)	
2463	Transfer Ex Reserve				-	-	-	-	
					(2,102)	(1,392)	(207)	(907)	

Capital Expenditure

2414	Plant & Equipment				-	-	-	-	
2424	Furniture & Equipment				-	-	-	-	
2434	Land & Buildings				-	-	-	-	
					-	-	-	-	

Capital Income

2445	Proceeds Sale Of Assets (S11)				-	-	-	-	
2465	Transfer Ex Reserve				-	-	-	-	
2485	Proceeds Sale Of Assets (S11)				-	-	-	-	
					-	-	-	-	
					11,482	9,922	10,297	14,120	

34. OTHER RECREATION & SPORT

Operating Expenditure

1112	Loss On Asset Disposal (S11)				-	-	-	-	
2632	Superannuation				-	-	-	-	
2642	Public Gardens & Reserves				202,279	134,784	132,351	199,709	
	0006 Entry Statements	30,386	20,248	15,089					
	0105 Victoria Street Garden Verge	34,335	22,880	20,275					
	0106 Bride Street Park	20,830	13,872	12,969					
	0107 Cecil Newton Park/Garden	20,088	13,384	17,128					
	0110 Midlands Road Garden Mtce	63,655	42,424	42,447					
	0113 Rec Centre Parks/Gardens	32,985	21,976	17,033					

11. RECREATION & CULTURE

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
2652	Sporting Complex & Amenities				334,835	226,771	191,404	312,904	
0050	Rec Centre - Building Maintenance	31,686	24,283	29,942					
0051	Rec Ctr - Basketball Court Maintenance	2,000	1,328	350					
0052	Rec Ctr - Bowling Green Maintenance	68,209	45,448	38,865					
0053	Rec Ctr - Main Oval Maintenance	61,852	41,216	24,051					
0054	Rec Ctr - Hockey Oval Maintenance	36,302	24,176	17,578					
0055	Rec Ctr - Bores Maintenance	3,000	2,000	4,366					
0056	Rec Ctr - Racing Track Maintenance	54,600	36,384	25,997					
0057	Rec Ctr - Tennis Courts	42,382	28,615	36,073					
0059	Rec Ctr - Golf Course Maintenance	27,386	18,240	6,633					
0060	Rec Ctr - Polocrosse Grounds	7,418	5,081	6,470					
2662	Oval Renovation				-	-	-	-	
2672	Council Inkind Donations				-	-	-	-	
4802	Interest - New Pavilion Loan				6,622	3,339	3,339	6,622	
6600	Asset Depreciation (Sch 11)				89,500	59,664	60,286	90,090	
7142	Administration				58,083	38,720	33,282	52,624	
9120	Accrued Leave (Sch 11)				-	-	-	-	
					691,319	463,278	422,962	664,249	

Operating Income

2733	Contributions & Donations				-	-	-	-	
2743	Reimbursements				(1,000)	(664)	(65)	(398)	
2753	Charges - Rec Leases / Rentals				(45,750)	(45,750)	(32,711)	(32,711)	
2763	Charges - Inkind Hire				-	-	-	-	
2783	Charges - Other				(100)	(64)	(368)	(401)	
2793	Royalties For Regions - Recreation & Sport				-	-	-	-	
2895	Reimbursements (Cap Projects)				(24,500)	(24,500)	-	-	
2915	Contributions (Cap Projects)				-	-	-	-	
4863	Sportground Reserve Interest				(123)	(80)	(55)	(95)	
6711	Profit On Asset Disposal (S11)				-	-	-	-	
					(71,473)	(71,058)	(33,199)	(33,607)	

Capital Expenditure

2824	Land				-	-	-	-	
2834	Buildings				216,500	216,500	80,692	199,750	
1123	Recreation Facilities Power Upgrade	100,000	100,000	40,692					
1125	Recreation Centre - Upgrades	116,500	116,500	40,000					
2844	Purchase Plant & Equipment				14,000	14,000	3,350	14,000	
2854	Furniture & Equipment				6,500	6,500	2,644	2,644	
4864	Sportground Reserve - Interest				123	80	55	95	
4894	Principal New Pavilion				3,851	1,897	1,897	3,851	
					240,974	238,977	88,637	220,340	

11. RECREATION & CULTURE

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
Capital Income									
2875	Loan - New Pavilion				-	-	-	-	
2885	Proceeds Sale Of Assets (S11)				-	-	-	-	
2925	Transfer Ex Reserve				-	-	-	-	
2975	Transfer Ex Loans				-	-	-	-	
2985	Principal Sports Club Ssl				-	-	-	-	
					-	-	-	-	
					860,820	631,197	478,400	850,982	

35. LIBRARIES

Operating Expenditure

2902	Salaries (Library)				11,799	7,864	13,038	16,967	
2912	Superannuation				-	-	-	-	
2922	Lost / Damaged Books				500	328	-	500	
2932	Library Operating Other				1,850	1,232	560	1,176	
7152	Administration				27,513	18,336	15,765	24,927	
					41,662	27,760	29,362	43,569	

Operating Income

2953	Government Grants				-	-	-	-	
2963	Contributions & Donations				-	-	-	-	
2973	Reimbursements				-	-	-	-	
2983	Charges - Lost Books				(50)	(32)	33	-	
3015	Transfer From Trust Cwa C				-	-	-	-	
					(50)	(32)	33	-	

Capital Expenditure

2914	Furniture & Equipment				-	-	-	-	
					41,612	27,728	29,395	43,569	

36. OTHER CULTURE

Operating Expenditure

3032	Arts Prizes				-	-	-	-	
3042	Railway Station				80,000	-	-	120,000	
3052	General Grant Expenditure - Other Culture				5,000	3,328	7,010	7,010	
3082	Arts & Crafts Centre				1,441	1,440	1,886	1,886	
3092	Museums				1,928	1,927	5,255	5,897	Higher than Expected Maintenance

11. RECREATION & CULTURE

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
3102	Donations				250	160	250	250	
3112	Mingenew Mens Shed				5,000	5,000	3,055	4,720	
3122	Road Board Office				8,137	5,464	7,464	7,964	
7162	Administration				9,171	6,112	5,255	8,309	
					110,927	23,431	30,176	156,037	
Operating Income									
2095	Reimbursements (Cap Projects)				-	-	-	-	
3113	Lotterywest Grant (Railway Station)				(80,000)	-	-	(120,000)	
3123	Museum Conservation Grant				-	-	-	-	
3133	Contributions & Donations				-	-	(136)	(136)	
3143	Reimbursements				-	-	-	-	
3153	Charges - Rents / Leases				-	-	-	-	
3163	Heritage - Con. Plan (Grant)				-	-	-	-	
3173	Grants - Other Culture				-	-	-	-	
					(80,000)	-	(136)	(120,136)	
Capital Expenditure									
3044	Furniture & Equipment				-	-	-	-	
Capital Income									
2195	Ex Reserve				-	-	-	-	
					30,927	23,431	30,039	35,900	

12. TRANSPORT

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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37. CONSTRUCTION STREETS, ROADS, BRIDGES & DEPOTS

Operating Expenditure

7172	Administration				-	-	-	-	
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Operating Income

3285	Mrwa Cont - Bridges (Cap Projects)				-	-	-	-	
3305	Black Spot Funding (Cap Projects)				-	-	-	-	
3315	Cont. Dept. Planning Dual Use (Cap Projects)				-	-	-	-	
3325	Reimbursement Reinstatements				-	-	-	-	
4103	Regional Road Recoups				(1,486,414)	(594,565)	(738,711)	(1,333,687)	
4113	Rrg - Extra Funding				(1,066,025)	(308,000)	(274,025)	(1,066,025)	
4123	Mrwa Gravel Acquisition For Morawa Road - Rrg Source				-	-	-	-	
4203	Roads To Recovery Funding				(200,000)	(200,000)	-	-	
4503	Ex Reserve R2R Supplementary Funding				-	-	-	-	
					(2,752,439)	(1,102,565)	(1,012,736)	(2,399,712)	

Capital Expenditure

3164	Municipal Fund Road Capital Expenditure				159,403	125,804	9,198	24,198	
0001	Roadworks Const - Own Resources	85,390	56,912	9,198					Truck & Car Parking Removed \$58,700 to "Footpath Construction"
1217	Midlands Road - Kerbing & Paving	58,700	58,700	-					
6022	Ernest, Donald, Melville	15,313	10,192	-					
3174	Municipal Funds Bridges (Capital Expenditure)				162,000	108,000	-	-	
3194	Bridges & Culverts - Capital Expenditure				2,098,000	2,098,000	1,545,238	2,438,259	Inc \$312,000 from Municipal Funded Road Works savings
3294	Footpaths Construction				36,000	36,000	99,817	99,817	\$58,700 from "Midlands Rd - Kerbing & Paving"
4002	Roads To Recovery				-	-	-	-	
4012	Roads To Recovery Bridges (Capital Expenditure)				200,000	-	2,500	2,500	
4122	Regional Road Group - Roadworks				1,665,031	1,109,976	742,860	1,485,031	
1213	Coalseam Road - Widen & Re-Align	240,466	160,296	42,748					
1218	Mingenew South Road (Rrg)	723,945	482,616	481,691					Approx \$90,000 Saving
RR63	Mingenew / Mullewa Road	700,620	467,064	218,420					Approx \$90,000 Saving
					4,320,434	3,477,780	2,399,613	4,049,805	

Capital Income

3345	Contra Works - Crossovers				-	-	-	-	
3355	Transfers Ex Reserves				-	-	-	-	
					-	-	-	-	
					1,567,995	2,375,215	1,386,877	1,650,093	

12. TRANSPORT

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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38. MAINTENANCE STREETS, ROADS, BRIDGES & DEPOTS

Operating Expenditure

3322	Maintenance Grading				211,800	141,184	169,043	239,573	
3342	Asset Preservation Urban				32,986	21,976	64,467	69,451	
3352	Asset Preservation Rural				363,080	242,032	121,600	141,600	Narandagy, Yandi-Melera & Depot Hill Nth Rds Removed
3402	Depot Maintenance				31,010	21,674	9,530	19,856	
3422	Lighting Of Streets				16,500	16,500	9,946	15,441	
3432	Street Cleaning				6,500	4,328	3,703	5,868	
3442	Traffic Signs & Control Equipment				-	-	-	-	
3452	Tree Pruning				18,000	12,000	6,955	12,949	
3462	Contract Mrwa				-	-	-	-	
7182	Administration				21,399	14,264	12,262	19,388	
6620	Asset Depreciation (Sch 12)				861,000	574,000	629,720	916,433	
9220	Accrued Leave (Sch 12)				-	-	-	-	
					1,562,275	1,047,958	1,027,225	1,440,557	

Operating Income

3513	Roads To Recovery				-	-	-	-	
3523	Mrd Direct Maintenance Grant				(52,854)	(52,854)	(52,854)	(52,854)	
3533	G / Grants - Street Lighting				(5,500)	-	-	(5,500)	
3543	Reimbursements				-	-	-	-	
3553	Mrd Direct Grant				-	-	-	-	
3563	Gravel Acquisition				-	-	-	-	
3583	Charges - Sale Of Second Hand Material				-	-	-	-	
3593	Grants - Other				-	-	-	-	
3603	Contract Works Mrwa				-	-	-	-	
3613	Ex Reserve				-	-	-	-	
3623	Ex Environmental Rehabilitation Reserve				-	-	-	-	
4913	Street Light Upgrade - Reserve Interest				(655)	(432)	(289)	(507)	
					(59,009)	(53,286)	(53,143)	(58,861)	

Capital Expenditure

3494	Furniture & Equipment				-	-	-	-	
3504	Plant & Equipment - Depot				3,550	3,550	-	1,182	
4824	Sreet Light Upgrade Reserve Interest				655	432	289	507	
					4,205	3,982	289	1,690	

Capital Income

3365	Transfer Ex Reserve				-	-	-	-	
3495	Trans Ex Reserver - Rural Roads				-	-	-	-	
					-	-	-	-	
					1,507,471	998,654	974,371	1,383,385	

12. TRANSPORT

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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39. ROAD PLANT PURCHASES

Operating Expenditure

1212	Loss On Asset Disposal (S12)				4,198	3,990	15,281	16,679	
3532	Council Loans - Interest				33,675	22,994	22,993	34,207	
3574	Realisation On Sale Of Asset - Plant & Equipment				105,700	51,000	71,000	106,198	
					<u>143,573</u>	<u>77,984</u>	<u>109,275</u>	<u>157,084</u>	

Operating Income

3555	Contributions (Cap Projects)				-	-	-	-	
4853	Plant Reserve - Interest				(712)	(472)	(307)	(544)	
6721	Profit On Asset Disposal (S12)				(50,000)	(20,000)	(20,000)	(41,650)	
					<u>(50,712)</u>	<u>(20,472)</u>	<u>(20,307)</u>	<u>(42,194)</u>	

Capital Expenditure

3534	Council Loans Principal				83,950	51,097	51,098	83,950	
3554	Purchase Plant & Equipment				159,500	125,000	126,765	131,765	\$35,000 saving on Water Cart
3564	Tools & Equipment				-	-	-	-	
4854	Plant Reserve - Interest				712	472	307	544	
					<u>244,162</u>	<u>176,569</u>	<u>178,169</u>	<u>216,259</u>	

Capital Income

3565	Reserve Fund Transfer - Plant				-	-	-	-	
3575	Transfers - Loan Fund				-	-	-	-	
3585	Sale Of Plant & Equipment (S12)				(105,700)	(60,000)	(69,091)	(69,091)	
					<u>(105,700)</u>	<u>(60,000)</u>	<u>(69,091)</u>	<u>(69,091)</u>	
					<u>231,323</u>	<u>174,081</u>	<u>198,046</u>	<u>262,058</u>	

40. TRAFFIC CONTROL

Operating Expenditure

3702	Police Licensing				430,000	286,664	260,475	403,665	
3712	Telephone Expenses				850	850	513	796	
3722	Vehicle Inspection / Licensing Inspections				-	-	-	-	
3732	Licensing Training				-	-	-	-	
3742	Salaries (Licensing)				13,604	9,072	10,674	15,204	
7192	Administration				15,285	10,184	8,758	13,848	
					<u>459,739</u>	<u>306,770</u>	<u>280,420</u>	<u>433,513</u>	

12. TRANSPORT

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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Operating Income

0063	Sundry Income - Commission On Licensing				(14,500)	(9,664)	(8,152)	(12,980)	
3733	Licensing Training Reimbursement				-	-	-	-	
3743	Police Licensing				(430,000)	(286,664)	(260,236)	(403,426)	
3753	Vehicle Inspections				-	-	-	-	
					(444,500)	(296,328)	(268,387)	(416,406)	
					15,239	10,442	12,033	17,107	

42. AERODROMES

Operating Expenditure

3772	Airstrip Maintenance Expense				1,000	664	-	333	
3792	Control Expenses Other				-	-	-	-	
7202	Administration				-	-	-	-	
					1,000	664	-	333	

61. MWLGSA SERVICE AGREEMENT

Operating Expenditure

1201	Main Roads Isa State Route Mtce				145,143	96,752	116,447	164,780	
1203	Administration Costs Allocated				30,570	20,376	17,516	27,696	
					175,713	117,128	133,963	192,476	

Operating Income

7510	Mrwa Service Agreement Income - General				(198,713)	(132,472)	(126,476)	(192,647)	
					(198,713)	(132,472)	(126,476)	(192,647)	
					(23,000)	(15,344)	7,488	(171)	

13. ECONOMIC SERVICES

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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44. RURAL SERVICES

Operating Expenditure

3802	Barrier Fence				-	-	-	-	
3832	Regional Council - Contribution				69,250	69,250	30,445	61,005	
3862	Mwrc Minor Expenses				2,000	1,328	-	-	
3892	Mingenev Council Contribution - Mig				3,000	3,000	-	999	
3902	Mig Office Maintenance				7,425	5,881	9,270	11,743	
7212	Administration				27,513	18,336	15,765	24,927	
					<u>109,188</u>	<u>97,795</u>	<u>55,480</u>	<u>98,674</u>	

Operating Income

3873	Reimburse - Mig				(2,825)	(1,880)	(954)	(1,894)	
					<u>(2,825)</u>	<u>(1,880)</u>	<u>(954)</u>	<u>(1,894)</u>	

Capital Expenditure

3824	Buildings				-	-	-	-	
3834	Furniture & Equipment				-	-	-	-	
3854	Plant & Equipment				-	-	-	-	
					<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	

Capital Income

3835	Sale Of Poisons				-	-	-	-	
					<u>106,363</u>	<u>95,915</u>	<u>54,526</u>	<u>96,779</u>	

45. TOURISM & AREA PROMOTION

Operating Expenditure

1312	Loss On Asset Disposal (S13)				-	-	-	-	
3912	Area Promotion				10,800	7,200	2,000	9,596	
3942	Tourist & Promotional Committee				4,000	4,000	1,924	3,256	
3982	Dry Season Grants				-	-	-	-	
	1301 Mingenev Turf Club	-	-	-	-	-	-	-	
	1302 Irwin Polocrosse Club	-	-	-	-	-	-	-	
	1303 Mingenev P & C	-	-	-	-	-	-	-	
6630	Asset Depreciation (Sch 13)				14,500	9,664	9,494	14,322	
7222	Administration				15,285	10,184	8,758	13,848	
					<u>44,585</u>	<u>31,048</u>	<u>22,176</u>	<u>41,022</u>	

13. ECONOMIC SERVICES

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
Operating Income									
3983	Reimbursements				-	-	(1,273)	(1,273)	
4943	Painted Road Project Interest				(192)	(128)	(85)	(149)	
6731	Profit On Asset Disposal (S13)				-	-	-	-	
					<u>(192)</u>	<u>(128)</u>	<u>(1,358)</u>	<u>(1,422)</u>	
Capital Expenditure									
3804	Furniture & Equipment				-	-	-	-	
3814	Land & Buildings				-	-	-	-	
3844	Plant & Equipment				-	-	-	-	
4974	Painted Road Reserve Interest				192	128	85	149	
					<u>192</u>	<u>128</u>	<u>85</u>	<u>149</u>	
Capital Income									
3815	Reimbursement Ablution				-	-	-	-	
3875	Transfer Ex Reserves				-	-	-	-	
					<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
					44,585	31,048	20,903	39,750	

46. BUILDING CONTROL

Operating Expenditure

4082	Group Scheme - Expenses				12,500	8,328	6,480	10,642	
7232	Administration				-	-	-	-	
					<u>12,500</u>	<u>8,328</u>	<u>6,480</u>	<u>10,642</u>	

Operating Income

4143	Charges - Building Permits				(1,500)	(1,000)	(414)	(914)	
4153	Charges - Demolition Fees				-	-	-	-	
4163	Brb Commission				(150)	(96)	(20)	(70)	
4173	Contributions & Donations				-	-	-	-	
4183	Bciff Commission				(150)	(96)	(8)	(57)	
4193	Petrol Pumps				-	-	-	-	
					<u>(1,800)</u>	<u>(1,192)</u>	<u>(442)</u>	<u>(1,041)</u>	

Capital Expenditure

1424	Plant & Equipment				-	-	-	-	
1434	Furniture & Equipment				-	-	-	-	
					<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	

13. ECONOMIC SERVICES

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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Capital Income

1425	Reimburse - Ex Reserves				-	-	-	-	
					10,700	7,136	6,038	9,602	

48. POST OFFICE AGENCY

Operating Expenditure

5152	Po Building Maintenance - Includes Utility Charges				17,252	12,742	9,231	14,976	
7322	Administration				3,057	2,032	1,752	2,770	
					20,309	14,969	10,982	17,745	

Operating Income

5033	Rental - Rtc Building (For Telecentre And Post Office)				(2,600)	(1,728)	(1,300)	(2,166)	
					(2,600)	(1,728)	(1,300)	(2,166)	

Capital Expenditure

5904	Rtc Building - Land & Buildings				-	-	-	-	
5914	Rtc - Shire - Land & Buildings				-	-	-	-	
5924	Rtc - Extras Above Quotations				-	-	-	-	
5934	Furniture & Equipment				-	-	-	-	
					-	-	-	-	

Capital Income

5183	Transfers Ex Accrued Leave Reserve				-	-	-	-	
5915	Rtc Funds - Ex Reserve				-	-	-	-	
					17,709	13,241	9,682	15,579	

49. OTHER ECONOMIC SERVICES

Operating Expenditure

4222	Drumuster Expenses				2,924	1,936	2,019	2,993	
4232	Water Supply Stand Pipes				5,500	3,664	1,516	3,347	
7242	Administration				9,171	6,112	5,255	8,309	
					17,595	11,712	8,790	14,649	

Operating Income

3945	Reimbursements (Cap Projects)				-	-	-	-	
4223	Drumuster Income				(500)	(328)	-	(167)	
4253	Extractive Industry Licence				-	-	-	-	

13. ECONOMIC SERVICES

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
4263	Sale Of Material				-	-	-	-	
4273	Water Sales				(1,500)	(1,000)	(113)	(612)	
4283	Leases / Rental - Stand Pipe				-	-	-	-	
4823	Rtc / Po Reserve Interest				(922)	(608)	(408)	(715)	
					(2,922)	(1,936)	(521)	(1,494)	
Capital Expenditure									
3954	Plant & Equipment				-	-	-	-	
4944	Rtc / Po / Nab Reserve Interest				922	608	408	715	
					922	608	408	715	
					15,595	10,384	8,677	13,870	

14. OTHER PROPERTY & SERVICES

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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50. PRIVATE WORKS

Operating Expenditure

4282	Private Works - Various	-	-	-	180,000	119,992	31,917	91,857	
	1401 Private Works - Various	-	-	990					
	1403 Private Works - Main Roads	-	-	30,927					
	165 Private Works - Pushing Up Gravel	-	-	-					
4972	Cartage (Sand, Gravel Etc)				-	-	-	-	
4982	Other Plant Hire				-	-	-	-	
7252	Administration				12,228	8,152	7,007	11,079	
					192,228	128,144	38,924	102,936	

Operating Income

4303	Charges Road Works - Maintenance				-	-	(372)	(372)	
4313	Charges Road Work - Construction				-	-	-	-	
4323	Charges - Cartage (Sand, Gravel)				(6,500)	(4,328)	(1,094)	(3,258)	
4333	Charges - Private Works Various				(207,000)	(138,000)	(46,603)	(115,534)	
4343	Other Minor Private Works				-	-	-	-	
4353	Other Plant Hire				-	-	-	-	
					(213,500)	(142,328)	(48,068)	(119,164)	
					(21,272)	(14,184)	(9,145)	(16,228)	

52. PUBLIC WORKS OVERHEADS

Operating Expenditure

4332	Engineering Contractor				40,750	27,160	3,861	17,431	
4352	Supervisory Expenses Other				8,990	7,562	8,492	11,485	
4362	Superannuation W / S, Outside Workers				57,885	38,584	44,798	64,074	
4372	Sick & Holiday Pay				69,661	46,440	52,719	75,916	
4382	Protective Clothing & Equipment				8,600	5,728	5,277	8,141	
4392	W / Supervisor - General Supervision				88,930	59,597	99,323	128,937	Includes Labopur Overheads
4402	Removal Expenses - Relocation				-	-	-	-	
4412	Staff Expenses Other - Medical Etc				1,600	1,064	-	533	
4422	Long Service Leave				-	-	-	-	
4432	Insurance On Works				80,201	80,200	38,399	38,399	
4452	Staff Training				10,000	6,664	1,188	9,518	
7262	Administration				100,881	67,248	57,806	91,399	
7422	Less Pwo Allocated To W&S				(479,999)	(320,008)	(323,333)	(458,136)	
7432	F.B.T. (Vehicle, Housing, Lic)				11,500	7,664	7,769	11,599	
7442	Occ. H.S. & Welfare				1,000	664	373	706	
					(1)	28,567	(3,330)	0	

14. OTHER PROPERTY & SERVICES

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
Operating Income									
4423	Reimbursements				(350)	(232)	(11,000)	(11,000)	
4433	Reimbursements - Jobskills				-	-	-	-	
					(350)	(232)	(11,000)	(11,000)	
Capital Expenditure									
4414	Furniture & Equipment - O.H.S.W.				-	-	-	-	
4994	Ssl - D. King Shoulder Operation				-	-	-	-	
					-	-	-	-	
Capital Income									
2995	Ssloan - D King				-	-	-	-	
4413	Transfer From Acc Leave Fund				-	-	-	-	
4415	Furniture & Equipment - O.H.S.W. Cont				-	-	-	-	
					-	-	-	-	
					(351)	28,335	(14,329)	(11,000)	

53. PLANT OPERATION COSTS

Operating Expenditure

4472	Fuel & Oils				155,000	103,328	98,548	150,163	
4482	Tyres & Sundries				25,000	16,664	6,306	19,631	
4492	Parts & Repairs				112,000	74,664	64,168	111,464	
4502	Expendable Tools				1,200	800	585	985	
4512	Repairs Wages				-	-	45	45	
	0003 Machinery Maintenance	-	-	45					
	4512 Vehicle Change-Over	-	-	-					
4522	Insurance & Licenses				38,495	38,495	37,045	37,045	
4532	Diesel Rebate Commission				-	-	-	-	
4462	Lease - Major Plant Items				40,000	26,664	-	38,320	
4542	Less Poc Allocated To W & S				(432,835)	(288,568)	(256,038)	(400,172)	
4562	Depreciation Of Plant				220,500	147,000	147,935	221,362	
6890	Depreciation Written Back				(220,500)	(147,008)	(142,192)	(215,619)	
7272	Administration				61,140	40,760	35,034	55,393	
					-	12,799	(8,565)	18,616	

Operating Income

4443	Sale Of Miscellaneous Items				-	-	-	-	
4453	Diesel Rebates				(8,000)	(5,328)	(5,223)	(7,887)	

14. OTHER PROPERTY & SERVICES

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
4473	Sale Of Grader Blades				-	-	-	-	
4483	Insurance Rebates				-	-	-	-	
4493	Reimbursements				(650)	(432)	(3,982)	(4,198)	
					(8,650)	(5,760)	(9,204)	(12,085)	
					(8,650)	7,039	(17,769)	6,532	

54. MATERIALS IN STORE

Operating Income

4614	Fuel & Oils Poc Allocated	(155,000)	(103,328)	(98,548)	(150,163)
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Capital Expenditure

4544	Stock On Hand Ending	-	-	8,549	8,549
4564	Materials Purchased	-	-	-	-
4574	General Stock	-	-	-	-
4594	Materials Allocated To W & S	-	-	-	-
4604	General Stock	-	-	-	-
6441	Stock Variance	-	-	(8,549)	(8,549)
		-	-	-	-

Capital Income

4555	Stock Received Control Account	-	-	-	-
4584	Fuel & Oils Poc Purs	155,000	103,328	87,509	150,163
		155,000	103,328	87,509	150,163
		-	-	(11,039)	-

55. SALARIES AND WAGES

Operating Expenditure

4572	Gross Total Salaries & Wages	983,401	655,600	710,479	1,037,952
4592	Workers Compensation	-	-	-	-
6802	Less Sal & Wages Alloc - S20	(983,401)	(655,608)	(694,709)	(1,022,182)
6812	Accrued Sal & Wages Prev Yr	-	-	-	-
		-	(8)	15,770	15,770

Operating Income

4613	Reimbursement - Workers Compensation	-	-	-	-
4633	Reimbursement - Jobskills Wages	-	-	-	-
		-	-	-	-
		-	(8)	15,770	15,770

14. OTHER PROPERTY & SERVICES

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
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56. UNCLASSIFIED

Operating Expenditure

1412	Loss On Asset Disposal (S14)				-	-	-	-	
4552	Staff Fuel Cards				20,000	13,328	25,595	32,255	
4622	Expenses Other				4,200	2,800	2,727	4,125	
	7000 Light Industry Area	4,200	2,800	2,727					
6640	Asset Depreciation (Sch 14)				2,660	1,768	1,721	2,606	
4652	Realisation On Sale Of Asset - Land & Buildings				-	-	-	-	
	Midwest Industry Road Safety Alliance				-	-	-	45,000	New Codes to be made - Council is managing program
					26,860	17,896	30,042	83,986	

Operating Income

4225	Contributions (Cap Projects)				-	-	-	-	
4463	Staff Fuel Card Reimbursements				(20,000)	(13,328)	(21,989)	(28,649)	
4883	Industrial Area - Interest				(240)	(160)	(106)	(186)	
4886	Lease Fees - Industrial Land				(10,000)	(6,664)	(10,000)	(13,330)	
6741	Profit On Asset Disposal (S14)				-	-	-	-	
	Midwest Industry Road Safety Alliance				-	-	-	45,000	New Codes to be made - Council is managing program
					(30,240)	(20,152)	(32,095)	(87,164)	

Capital Expenditure

4644	Industrial Area Development Costs				-	-	2,814	2,814	
4664	Land/Bldings - Rtc / Nab				-	-	-	-	
4674	Purchase Furniture & Equipment				-	-	-	-	
4684	Purchase Plant & Equipment				-	-	-	-	
4694	Land & Buildings				-	-	-	-	
4874	Industrial Area Interest				240	160	106	186	
4924	Industrial Area Development				-	-	80	80	
					240	160	3,000	3,080	

Capital Income

4685	Transfer Ex Reserves - Industrial				-	-	-	-	
4725	Sale Of Plant & Equipment (S14)				-	-	-	-	
4735	Sale Of Land / Buildings (S14)				-	-	(2,518)	(5,018)	
					-	-	(2,518)	(5,018)	
					(3,140)	(2,096)	(1,571)	(5,116)	

60. MWLGSA OVERHEADS

Operating Expenditure

7010	Sick Leave Expense - Mwlgsa Staff				2,178	1,448	288	1,014	
7020	Annual & Leave Loading - Mwlgsa Staff				7,009	4,672	3,915	6,249	

14. OTHER PROPERTY & SERVICES

GL Code	Job	Job Budget 2012/2013	Job Y-T-D Budget	Job Y-T-D Actual	Budget (Income) / Expenditure 2012/13	Budget (Income) / Expenditure Y-T-D	Actual (Income) / Expenditure Y-T-D	Projected (Income) / Expenditure 2012/13	Variance Explanations
7030	Long Service Leave - Mwlgsa Staff				-	-	-	-	
7040	Public Holiday Pay - Mwlgsa Staff				2,178	1,448	2,120	2,845	
7050	Superannuation - Mwlgsa Staff				9,431	6,280	6,542	9,683	
7060	Workers Compensation Insurance - Mwlgsa Staff				3,179	2,112	1,590	1,590	
7070	Supervision Costs Allocated				-	-	-	-	
7080	Medical Examination Costs - Mwlgsa Staff				-	-	-	-	
7090	Travel Allowance - Mwlgsa Staff				500	328	-	167	
7100	Offsite Accommodation Allowance - Mwlgsa Staff				3,000	2,000	153	1,152	
7110	Subsistence Allowance - Mwlgsa Staff				500	328	-	167	
7120	Other Allowances - Mwlgsa Staff				780	520	540	800	
7130	Training - Mwlgsa Staff				3,000	2,000	-	999	
7140	Osh Meetings & Training - Mwlgsa Staff				-	-	-	-	
7150	Vehicle Costs - Mwlgsa Staff				23,000	15,328	11,432	19,091	
7160	Protective Clothing - Mwlgsa Staff				600	400	386	586	
7170	Fbt - Mwlgsa Staff				-	-	-	-	
7180	Licenses / Registrations - Mwlgsa Services				-	-	-	-	
7200	Insurance On Works - Mwlgsa Services				4,084	4,083	1,021	1,021	
7210	Excess On Insurance - Mwlgsa Services				-	-	-	-	
7220	Relocation Expenses - Mwlgsa Staff				-	-	-	-	
7230	Safety Equipment - Mwlgsa Staff				1,500	1,000	-	500	
7250	Consultancy Services - Mwlgsa Services				-	-	-	-	
7260	Expendable Stores / Equipment - Mwlgsa Services				4,000	2,664	3,353	4,685	
7280	Traffic Management Signs - Mwlgsa Services				1,000	664	-	333	
7300	Advertising - Mwlgsa Services				-	-	-	-	
7310	Legal Fees - Mwlgsa Services				-	-	-	-	
7320	Photocopying / Printing - Mwlgsa Services				-	-	-	-	
7330	Minor Assets - Mwlgsa Services				2,500	1,664	-	833	
7340	Other Employee Expenses - Mwlgsa Staff				500	328	-	167	
7350	Other Expenses - Mwlgsa Services				1,000	664	250	583	
7360	Communication Expenses - Mwlgsa Services				850	560	557	840	
7370	Depreciation Mwlgsa Assets				4,800	3,200	4,851	6,450	
7380	Office Equipment Expenses - Mwlgsa Services				500	328	-	167	
7390	Leave Entitlements (Prov Adjustments)				-	-	-	-	
7400	Office Running Expenses - Mwlgsa Services				-	-	-	-	
7990	Overheads Allocated To Works				(76,091)	(50,720)	(40,387)	(65,725)	
					(2)	1,299	(3,389)	(5,808)	
Operating Income									
7410	Workers Compensation Reimbursements				-	-	-	-	
7420	Income Relating To Mwlgsa Overheads				-	-	-	-	
					(2)	1,299	(3,389)	(5,808)	

9.6.3 ACCOUNTS FOR PAYMENT – FEBRUARY 2013

Location/Address: Shire of Mingenew
Name of Applicant: Shire of Mingenew
File Reference: N/A
Disclosure of Interest: Nil
Date: 15 March 2013
Author: Julie Borrett

SUMMARY

Council to confirm the payment of creditors for the month of February in accordance with the Local Government (Financial Management) Regulations 1996 section 13(1).

ATTACHMENT

Copy of list of accounts due (EFT & cheque payments), which will enable Council to confirm the payment of its creditors in accordance with Local Government (Financial Management) Regulations 1996, Section 13 (1).

BACKGROUND

Financial Regulations require a schedule of payments made through the Council bank accounts to be presented to Council for their inspection. The list includes details for each account paid incorporating the payee's name, amount of payment, date of payment and sufficient information to identify the transaction.

COMMENT

Invoices supporting all payments are available for inspection. All invoices and vouchers presented to Council have been certified as to the receipt of goods and the rendition of services and as to prices, computations and costings, and that the amounts shown were due for payment.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

Local Government Act 1995, Section 6.4

Local Government (Financial Management) Regulations 1996, Sections 12, 13 and 14

POLICY IMPLICATIONS

Payments have been made under delegation

FINANCIAL IMPLICATIONS

Funds available to meet expenditure

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

130306 - OFFICER RECOMMENDATION/COUNCIL RESOLUTION – ITEM 9.6.3

Moved: Councillor Newton

Seconded: Councillor Sobey

That Council confirm the accounts as presented for February 2013 from the Municipal Fund totalling \$763,166.61 represented by Electronic Funds Transfers of EFT6805 to EFT6855 and Cheque nos 7667 – 7674.

CARRIED 6/0

Date: 14/03/2013
Time: 3:43:53PM

MINGENEW SHIRE COUNCIL MINUTES OF ORDINARY MEETING - 20 MARCH 2013
Shire of MINGENEW

USER: Administrator Offi
PAGE: 1

Statement of Payments for the month of February 2013

Cheque /EFT No	Date	Name Invoice Description	INV Amount	Amount
EFT6805	04/02/2013	IN-SITU CONSTRUCTION & MAINTENANCE CHARGES		419,413.61
EFT6806	11/02/2013	Australian Taxation Office BAS STATEMENT		27,112.34
EFT6807	11/02/2013	AUSTRALIA POST POSTAGE		94.35
EFT6808	11/02/2013	LEADING EDGE COMPUTERS GOODS		129.95
EFT6809	11/02/2013	BATAVIA COAST AUTO ELECTRICAL PTY LTD CHARGES		178.50
EFT6810	11/02/2013	Courier Australia FREIGHT		185.38
EFT6811	11/02/2013	CATWEST CHARGES		6,864.00
EFT6812	11/02/2013	CIVIC LEGAL FEES		7,608.15
EFT6813	11/02/2013	MD & LL COLE PLANT		1,650.00
EFT6814	11/02/2013	LANDGATE CHARGES		94.60
EFT6815	11/02/2013	ELDERS LIMITED GOODS		77.00
EFT6816	11/02/2013	ELITE ELECTRICAL CONTRACTING PTY LTD CHARGES		423.50
EFT6817	11/02/2013	VEOLIA ENVIRONMENTAL SERVICES AUSTRALIA PTY LTD CHARGES		14,259.81
EFT6818	11/02/2013	IRWIN PLUMBING SERVICES CHARGES		2,453.00
EFT6819	11/02/2013	CANINE CONTROL FEES		935.00
EFT6820	11/02/2013	RELIANCE PETROLEUM FUEL		4,577.61
EFT6821	11/02/2013	MINGENEW IGA PLUS LIQUOR GROCERIES		188.66
EFT6822	11/02/2013	MIDWEST AERO MEDICAL AIR AMBULANCE P/L FEES		500.00
EFT6823	11/02/2013	Midwest Regional Council (MUNI) CHARGES		1,308.12
EFT6824	11/02/2013	Northern Country Zone Of Walga FEES		1,700.00
EFT6825	11/02/2013	QUALITY TRAFFIC MANAGEMENT PTY LTD CHARGES		5,040.20
EFT6826	11/02/2013	REYNOLDS GRAPHICS (1993) PTY LTD CHARGES		880.00
EFT6827	11/02/2013	LANDMARK GOODS		487.62
EFT6828	11/02/2013	SUNNY SIGN COMPANY PTY LTD SIGNS		658.09
EFT6829	11/02/2013	MINGENEW FABRICATORS CHARGES		180.24
		Cameron Watson		

Date: 14/03/2013
Time: 3:43:53PM

Shire of MINGENEW
MINGENEW SHIRE COUNCIL MINUTES OF ORDINARY MEETING - 20 MARCH 2013
Statement of Payments for the month of February 2013

USER: Administrator Offi
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Cheque /EFT No	Date	Name Invoice Description	INV Amount	Amount
EFT6830	11/02/2013	Cameron Watson REIMBURSEMENT		100.00
EFT6831	13/02/2013	Shire of Mingenew - Payroll PAYROLL		27,857.46
EFT6832	13/02/2013	Australian Services Union Payroll deductions		22.90
EFT6833	13/02/2013	CHILD SUPPORT AGENCY Payroll deductions		230.29
EFT6834	13/02/2013	HBF Payroll deductions		70.90
EFT6835	13/02/2013	LGRCEU Payroll deductions		19.40
EFT6836	13/02/2013	WA LOCAL GOVERNMENT SUPERANNUATION PLAN P/L Superannuation contributions		4,544.42
EFT6837	13/02/2013	PRIME SUPER Superannuation contributions		336.24
EFT6838	18/02/2013	NAB BUSINESS VISA CREDIT CARD		923.03
EFT6839	18/02/2013	FIVE STAR BUSINESS EQUIPMENT & COMMUNICATIONS CHARGES		129.67
EFT6840	18/02/2013	DONGARA TYREPOWER TYRES		3,105.00
EFT6841	18/02/2013	PJ & WJ GLEDHILL CHARGES		1,030.70
EFT6842	18/02/2013	IN-SITU CONSTRUCTION & MAINTENANCE CHARGES		98,477.00
EFT6843	18/02/2013	PATIENCE SANDLAND PTY LTD MATERIAL		40.00
EFT6844	18/02/2013	SHIELD HOLDINGS PTY LTD MATERIALS		30,800.00
EFT6845	18/02/2013	WESTERN AUSTRALIAN TREASURY CORPORATION LOAN 141		23,366.30
EFT6846	27/02/2013	Shire of Mingenew - Payroll PAYROLL		29,413.23
EFT6847	27/02/2013	Australian Services Union Payroll deductions		22.90
EFT6848	27/02/2013	CHILD SUPPORT AGENCY Payroll deductions		230.29
EFT6849	27/02/2013	HBF Payroll deductions		70.90
EFT6850	27/02/2013	LGRCEU Payroll deductions		19.40
EFT6851	27/02/2013	WA LOCAL GOVERNMENT SUPERANNUATION PLAN P/L Superannuation contributions		4,873.76
EFT6852	27/02/2013	PRIME SUPER Superannuation contributions		336.24
EFT6853	28/02/2013	Shire of Mingenew - Payroll ONE OFF		4,581.00
		Australian Services Union		

Date: 14/03/2013
Time: 3:43:53PM

Shire of MINGENEW
MINGENEW SHIRE COUNCIL MINUTES OF ORDINARY MEETING - 20 MARCH 2013
Statement of Payments for the month of February 2013

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Cheque /EFT No	Date	Name Invoice Description	INV Amount	Amount
		Australian Services Union		
EFT6854	28/02/2013	Payroll deductions		68.70
		WA LOCAL GOVERNMENT SUPERANNUATION PLAN P/L		
EFT6855	28/02/2013	Superannuation contributions		763.34
		MINGENEW SHIRE COUNCIL		
7667	11/02/2013	Payroll deductions		230.00
		Plum Personal Plan		
7668	11/02/2013	Superannuation contributions		164.70
		SYNERGY		
7669	11/02/2013	POWER		3,539.40
		TELSTRA		
7670	11/02/2013	PHONE		1,340.76
		WA POLICE SERVICE		
7671	11/02/2013	CHARGES		22,000.00
		MINGENEW SHIRE COUNCIL		
7672	18/02/2013	Payroll deductions		230.00
		Plum Personal Plan		
7673	18/02/2013	Superannuation contributions		164.70
		SYNERGY		
7674	18/02/2013	POWER		7,064.25

REPORT TOTALS

Bank Code	Bank Name	TOTAL
M	MUNI - NATIONAL AUST BANK	763,166.61
TOTAL		763,166.61

NATIONAL BUSINESS MASTERCARD

01 February to 28 February 2013

CEO - MIKE SULLY

Measuring Wheel	\$	150.70
Accommodation for MWRC meeting	\$	132.00
Butt Out ash cylinders	\$	951.50
Bank Fees	\$	9.00
	\$	1,243.20

Work's Manager - Warren Borrett

Oil filters	\$	23.31
Hire of car trailer	\$	240.00
Bearings	\$	23.10
Bank Fees	\$	9.00
	\$	295.41

Manager of Admin and Finance - Cameron Watson

Internet Fees	\$	544.80
Bank Fees	\$	9.00
	\$	553.80

Total Direct Debit Payment made on 1st March \$ **2,092.41**

POLICE LICENSING

Direct Debits from Muni Account

01 February to 28 February 2013

Friday, 1st February 2013	\$	1,670.60
Monday, 4th February 2013	\$	1,136.50
Tuesday, 5th February 2013	\$	67.75
Wednesday, 6th February 2013	\$	538.60
Thursday, 7th February 2013	\$	1,683.40
Friday, 8th February 2013	\$	1,364.40
Monday, 11th February 2013	\$	530.35
Tuesday, 12th February 2013	\$	45.70
Thursday, 14th February 2013	\$	839.70
Friday, 15th February 2013	\$	497.75
Monday, 18th February 2013	\$	631.00
Tuesday, 19th February 2013	\$	6,704.90
Wednesday, 20th February 2013	\$	2,977.00

Thursday, 21st February 2013	\$ 3,715.40
Friday, 22nd February 2013	\$ 1,370.95
Monday, 25th February 2013	\$ 576.75
Tuesday, 26th February 2013	\$ 367.00
Wednesday 27th February 2013	\$ 1,337.40
Thursday, 28th February 2013	\$ 4,114.30

\$ 30,169.45

BANK FEES

**Direct debits from Muni Account
01 February to 28th February 2013**

Total direct debited from Municipal Account	\$ 401.43
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PAYROLL

**Direct Payments from Muni Account
01 February to 28 February 2013**

Wednesday, 13th February 2013	\$ 38,694.12
Wednesday, 27th February 2013	\$ 40,532.83

\$ 79,226.95

10.0 ELECTED MEMBERS/ MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN
Nil

11.0 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

11.1 ELECTED MEMBERS
Nil

11.2 STAFF

130307 - COUNCIL RESOLUTION

Moved: Councillor Newton Seconded: Councillor Ward

That items 11.2.1 and 12.1 be accepted as items of an urgent nature and that Council go behind closed doors to discuss Confidential Item 12.1.

CARRIED 6/0

11.2.1 MWRC – ESTABLISHMENT AGREEMENT 2013

Agenda Reference: CEO
Location/Address: Geraldton
Name of Applicant: Mid West Regional Council
File Reference:
Disclosure of Interest: Nil
Date: 19 March 2013
Author: Mike Sully

SUMMARY

Council is requested to review an amendment to the draft Mid West Regional Council (MWRC) Establishment Agreement and endorse the revised version.

ATTACHMENT

Nil

BACKGROUND

At the November 2012 Ordinary Council Meeting Council resolved that the MWRC draft Establishment Agreement be amended to determine the termination date for financial obligations for Council's withdrawing from the MWRC. Council also resolved that the draft Agreement (Clause 15.5) be amended to indicate that notices of withdrawal may be revoked by a withdrawing Council. Council's resolution is outlined below:

121107 - OFFICER RECOMMENDATION & COUNCIL RESOLUTION

MOVED: Cr HM Newton SECONDED: Cr PJ Gledhill

That Council advise the Mid West Regional Council:

The new agreement should be amended to make it clear that Three Springs Shire Council withdrawal notice was submitted under the provisions of the previous Establishment Agreement and they are only a member until 30 June 2014 when the Three Springs financial obligations to the MWRC will end pursuant to their notice of withdrawal; and

A further amendment should be made to allow a notice of withdrawal to be revoked by the withdrawing Local Government at any time before the effective date of withdrawal; and

Following inclusion of the above amendments into the "new" Mid West Regional Council Establishment Agreement, the final draft be brought back to Council for adoption.

CARRIED Voting 7/0

COMMENT

The MWRC has sought legal advice as to the appropriate amendment for the proposed changes to the Establishment Agreement Clause 15.5 which refers to the withdrawal of the Shire of Three Springs from the MWRC. Currently Clause 15.5 states:

Clause 15.5 Special Provision for the Shire of Three Springs

The Participants acknowledge that the Shire of Three Springs gave notice of its intention to withdraw from the MWRC pursuant to the former agreement and the date on which that notice will take effect will be on 30 June 2014, and the 2 year period pursuant to clause 15.4 will commence from 1 July 2014.

Advice from Civic Legal indicates that the following amendment to clause 15.5 will remove the confusion regarding the date at which the Shire of Three Springs would cease to have a financial obligation to the MWRC:

Clause 15.5 Special Provision for the Shire of Three Springs

The Participants acknowledge that the Shire of Three Springs gave notice of its intention to withdraw from the MWRC pursuant to the former agreement and the date on which the Shire of Three Springs obligations to pay pursuant to clause 15.4 will be 30 June 2014.

The amendment to the MWRC Establishment Agreement which would allow the withdrawal of a notice of withdrawal from the MWRC has been included in the revised draft Agreement.

CONSULTATION

Suzanne Ward, Chief Executive Officer, MWRC
Greg Mohen, Principal, Civic Legal Pty. Ltd.

STATUTORY ENVIRONMENT

The MWRC is a Local Government entity in its own right and is subject to all the Acts and Regulations that apply to Local Governments in Western Australia.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The amendment clarifies the term of financial obligation that a member Council of the MWRC would have should it give notice of intention to withdraw from the MWRC.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

130308 - CEO's RECOMMENDATION/COUNCIL RESOLUTION – ITEM 11.2.1

Moved: Councillor Cosgrove

Seconded: Councillor Sobey

That Council endorse the proposed amendments to the MWRC and endorse the revised Agreement.

CARRIED 6/0

Dated 201~~3~~²

SHIRE OF MINGENEW

and

SHIRE OF MORAWA

and

SHIRE OF PERENJORI

and

SHIRE OF THREE SPRINGS

**ESTABLISHMENT AGREEMENT
OF THE
MID WEST REGIONAL COUNCIL**

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12.5	Division of assets	Formatted	16
12.6	Division of liabilities	Formatted	16
12.7	Indemnification by Participants of the MWRC on winding up of Project	Formatted	16

OPERATIVE PART

1. FORMER ESTABLISHMENT AGREEMENT

The former agreement between the Participants to establish a regional local government dated [REDACTED] is revoked and substituted with this Establishment Agreement commencing on the Operative Date.

2. NAME

The name of the regional local government is the Mid West Regional Council; hereafter referred to as the MWRC.

Footnote:

1. Section 3.62(1) of the Act provides that a regional local government is a body corporate with perpetual succession and a common seal.
2. Except as stated in section 3.66 the Local Government Act 1995 applies to a regional local government as if:
 - (a) the participants' districts together made up a single district; and
 - (b) the regional local government were the local government established for that district.

3. MID WEST REGIONAL COUNCIL REGION

- a) The Participants agree to form the MWRC commencing on the Operative Date.
- b) The MWRC is established for the Region.

4. REGIONAL PURPOSE

The Regional Purpose for the MWRC's establishment is to:

- a) Provide centralized services to, and on behalf of the Participants where provision of that service by the MWRC benefits the Region through:
 - (i) A more effective use of resources, including financial, personnel and assets; or
 - (ii) Increased prospects for receiving funding, services or service providers through representation of a larger population;
- b) Assess the possibilities and methodology of facilitating, and to identify funding and revenue opportunities for, a range of services and projects on a regional basis;

- c) Provide an advocacy function to influence and liaise with local, state and federal governments in the development of policies and legislation which are of benefit to the Region;
- d) As a peak body provide leadership and deliver services, regional strategies and projects for Participants, in accordance with an approved MWRC strategic plan; and
- e) Carry out any of the executive (but not legislative) functions of a local government, for the Participants including, without limitation, the following functions:
 - (i) The control and management of assets vested in, or under the control and management of, the Participants;
 - (ii) Regional collection, removal, processing, treatment and disposal of waste; and
 - (iii) The promotion of economic development and employment within the Region.

Footnote:

1. In certain circumstances, a proposal to undertake a Regional Purpose may require the preparation of a business plan under the Act – see section 3.59.

5. DEFINITIONS

In this Establishment Agreement unless the contrary intention appears:

“**Act**” means the *Local Government Act 1995* (WA);

“**Business Day**” means a day other than a Saturday, a Sunday or a public holiday in Western Australia;

“**Chairman**” means the person appointed to the office of chairman pursuant to clause 6.4(a);

“**Chief Executive Officer**” means the chief executive officer of the MWRC as appointed pursuant to clause 7;

“**Deputy Chairman**” means the person appointed to the office of deputy chairman pursuant to clause 6.4(a);

“**Establishment Agreement**” means this agreement and any attachments or schedules;

“**Member**” means a person appointed by a Participant as a member of the MWRC Council pursuant to clause 6.2;

“**Minister**” means the Minister of the Crown to whom the administration of the Act is for the time being committed by the Governor and includes a Minister of the Crown for the time being acting for or on behalf of the Minister;

“**MWRC**” means the Mid West Regional Council;

“**MWRC Council**” means the Council of the MWRC;

“**Operative Date**” means the date upon which the Minister declares by notice in the *Government Gazette* that the MWRC is established pursuant to section 3.61 of the Act;

“**Participant**” means a Shire who has entered into this deed and is a member of the MWRC;

“**Project**” means the undertaking of a specified item of work, which is specified in a Project Plan;

“**Project Plan**” means a plan prepared and adopted pursuant to clause 11;

“**Region**” means the districts of the Participants;

“**Regional Purpose**” means the purpose for which the MWRC was established as set out in clause 4;

“**Service**” means an administrative or operational function of the MWRC, provided to Participants, related to any purpose other than a Project, which is specified in a Service Plan;

“**Service Plan**” means a plan prepared and adopted pursuant to clause 9;

“**Schedule**” means a schedule to this Establishment Agreement;

“**Written Law**” means Commonwealth and Western Australian legislation, including statutes, ordinances, instruments, codes, requirements, regulations, by-laws and other subordinate legislation, the common law and the principles of equity.

6. THE COUNCIL

6.1 Establishment of the MWRC Council

- a) The MWRC Council is established for the purpose of administering the Regional Purpose.
- b) Subject to this Establishment Agreement and the Act, each Participant consents to the MWRC Council making decisions to administer the Regional Purpose in respect of that Participant’s district.
- c) The MWRC Council will consist of 8 Members, comprising of 2 Members from each council of the Participants.

6.2 Members of the MWRC Council

- a) Each Participant is to appoint two Members of the MWRC Council, being the president and deputy president of its council.
- b) Each Member has the right to one vote in decisions of the MWRC Council.
- c) A Participant may appoint two of its councillors as deputy Members of the MWRC Council who may act temporarily in place of either of the Participant’s Members during any period in which either of the Participant’s Members are unable, by reason of illness, conflict of interest or for any other cause, to perform the functions of the office.
- d) Each Participant must ensure that its Members are duly authorised to represent and bind the Participant on any matter within the powers of the MWRC Council.

Footnote:

Section 3.62(b) of the Act provides that a regional local government is to have, as its governing body, a council established under the Establishment Agreement and consisting of members of the councils of the participants.

6.3 Term of Office

A Member is to hold office until the Member:

- a) Ceases to be the president or deputy president of the council of the Participant;
- b) Ceases to be a member of the council of the Participant; or
- c) Is removed from office by the Participant,

whichever is the earlier.

Footnote:

Section 2.32 and 2.33 of the Act set out circumstances in which the office of a member of a councilor becomes vacant.

6.4 Election of Chairman and Deputy Chairman

- a) The Members of the MWRC Council must elect a Chairman and a Deputy Chairman from amongst the MWRC Council:
 - (i) at the first meeting of the MWRC Council following the Operative Date; and
 - (ii) at the first meeting of the MWRC Council following the day on which ordinary elections are held under the Act.
- b) If the office of Chairman or Deputy Chairman becomes vacant then the MWRC Council must elect a new Chairman or Deputy Chairman as the case requires.
- c) The election of the Chairman is to be conducted by the Chief Executive Officer in accordance with the procedure prescribed under the Act for the election of a president by a council.
- d) The election of the Deputy Chairman is to be conducted by the Chairman, or the Chief Executive Officer in the Chairman's absence, in accordance with the procedure prescribed under the Act for the election of a deputy president by a council.

6.5 Tenure of Chairman and Deputy Chairman

- a) The Chairman is to hold office until the earlier of the day that is two years after their appointment to the office of Chairman or the election of a new Chairman pursuant to clause 6.4(a).
- b) The Deputy Chairman is to hold office until the earlier of the day that is two years after their appointment to the office of Deputy Chairman or the election of a new Deputy Chairman pursuant to clause 6.4(a).

6.6 Role of Chairman

The Chairman:

- a) Presides at meetings of the MWRC Council;
- b) Carries out civic and ceremonial duties on behalf of the MWRC;
- c) Speaks on behalf of the MWRC;
- d) Performs such other functions as are given to the Chairman by the Act, any other Written Law or this Agreement; and
- e) Liaises with the Chief Executive Officer on the MWRC's affairs and the performance of its functions.

Footnote:

1. The role of the MWRC Council is set out in section 2.7 of the Act.
2. The functions of the Chief Executive Officer are set out in section 5.41 of the Act.
3. The Chairman may agree to the Chief Executive Officer speaking on behalf of the MWRC – see section 5.41(f) of the Act.

6.7 Role of Deputy Chairman

- a) The Deputy Chairman performs the functions of the Chairman when authorised to do so under this clause.

- b) The Deputy Chairman may perform the functions of the Chairman if:
 - (i) the office of Chairman is vacant; or
 - (ii) the Chairman is not available or is unable or unwilling to perform the functions of Chairman.

6.8 Role of Members

A Member:

- a) Represents the interests of the ratepayers and residents of the Region;
- b) Facilitates communication between the community of the Region and the MWRC Council;
- c) Participates in the MWRC's decision-making processes at meetings of the MWRC Council and its committees; and
- d) Performs such other functions as are given to the member by the Act or any other Written Law.

7. CHIEF EXECUTIVE OFFICER

- a) The ~~WMRC~~ MWRC Council may appoint a Chief Executive Officer at such remuneration and on such terms and conditions and with such powers, authorities, discretions and duties as it considers appropriate.
- b) The ~~WMRC may terminate term of~~ the appointment of the Chief Executive Officer and the basis on which such employment may be terminated shall be specified in the contract of employment at any time subject to the MWRC complying with any Written Law or contract relating to the employment of the Chief Executive Officer.
- c) The Chief Executive Officer shall:
 - (i) be responsible for the administration of the ~~WM~~WRC; and
 - (ii) be the custodian of the records, books and documents of the ~~WM~~WRC.

8. NEW PARTICIPANTS

8.1 New Participants

Where a local government outside of the MWRC wishes to become a Participant, the Participants may commence the process of amending the Establishment Agreement to include the local government as a Participant after all the Participants have agreed to the local government becoming a Participant of the MWRC and the proposed Participant agrees to the initial contribution determined pursuant to clause 8.2.

8.2 Initial contributions of new Participants

The amount of the initial contribution to be made by a proposed Participant will be determined by the MWRC Council.

9. ADMINISTERING THE MWRC

9.1 Annual contributions

- a) Each Participant must make a contribution towards the amount necessary to fund the Services and meet the deficiency, if any, disclosed in the annual budget of the MWRC with respect to the Regional Purpose.
- b) The contribution for each Participant is to be an equal proportion of that deficiency.

9.2 Capital contributions

Where the MWRC Council determines that the Participants are to make a contribution towards the cost of the acquisition of any asset of a capital nature for the purpose of administering the MWRC's Regional Purpose, then the Participants must make that contribution in equal proportions.

9.3 Manner of payment

The contributions referred to in clauses 9.1 and 9.2 are to be paid by each Participant to the MWRC in the manner and by the time determined by the MWRC Council.

9.4 Late payment

Unless otherwise agreed, if a Participant fails to pay to the MWRC a sum of money owing under this clause on or before the due date for the payment, that Participant must, in addition to the sum of money due and payable, pay to the MWRC, interest at the overdraft rate charged by the MWRC's bank on amounts of the same size as the unpaid sum, calculated from and including the due date of payment to but excluding the actual date of payment.

9.5 Annual financial statements

When submitting the same to the MWRC's auditor each year, the MWRC is to give to each Participant a copy of the MWRC's annual financial statements including details of all assets and liabilities and the respective equities of the Participants in those assets.

9.6 Requirements

The Participants agree that the MWRC is to undertake a Service only in accordance with clauses 9 and 10 of this Establishment Agreement.

Footnote:

1. In certain circumstances, a proposal to undertake a Project or Service may require the preparation of a business plan under the Act. See section 3.59
2. Section 3.18(3) if the Act provides as follows:

"(3) A local government is to satisfy itself that services and facilities that it provides:

- (a) Integrate and coordinate, so far as practicable, with any provided by the Commonwealth, the State or any public body;
- (b) Do not duplicate, to an extent that the local government considers inappropriate services or facilities provided by the Commonwealth, the State or any other body or person, whether public or private; and
- (c) Are managed efficiently and effectively."

9.7 Service Plan to be prepared and adopted

Where the MWRC is considering a proposed Service the MWRC is to prepare and adopt a Service Plan.

9.8 Absolute majority to adopt Service Plan

The MWRC is to adopt a Service Plan only when authorised to do so by an absolute majority of the MWRC Council.

9.9 Contents of Service Plan

A Service Plan must include:

- a) A clear definition of the proposed Service;
- b) Details of the expected costs and benefits for the Participants including the expected revenue, if any, from the Service and the expected fees, if any, to be charged to those Participants who request the Service;
- c) The proportion (and the basis of its calculation) in which the Participants will:
 - (i) Make contributions towards:
 - (a) Funding the service and deficiency, if any, disclosed in the annual budget of the MWRC with respect to the Service; and
 - (b) The acquisition of any asset of a capital nature required for the Service;
 - (ii) Be credited with or entitled to, any surplus in respect of the Service (being the amount, if any, by which the revenue of the Service exceeds the expenses of the Service as shown in the annual financial report prepared by the MWRC);
- d) The manner of payment of the contributions referred to in subclause c);
- e) The proportional entitlement or liability, as the case may be (and the basis of its calculation) of the Participants in the event that the Service is wound up;
- f) The manner of payment of the entitlement or liability referred to in subclause e);
- g) The amount, if any, of interest payable where contributions are not made on the due date payment; and
- h) The entitlement, if any, of a local government which is not a Participant to receive the service and the procedure to be followed including the period of notice to be given by that non-member local government.

9.10 Participants to be given Service Plan

Upon completion of the Service Plan, the MWRC is to give a copy of the Service Plan to each of the Participants.

10. OBLIGATIONS OF PARTICIPANTS WITH REGARD TO SERVICES

10.1 Participants to enter into agreement

Where the MWRC decides to proceed with a Service and gives notice of its decision to each of the Participants in accordance with clause 9.10, then each of the Participants

agree to be bound by the terms of the Service Plan and must execute a written agreement containing the terms of the Service Plan.

10.2 Annual contributions

In the case of a Service, each Participant must make a contribution towards the amount necessary to meet the deficiency, if any, disclosed in the annual budget of the MWRC with respect to the Service, and the contribution is to be the proportion of the deficiency which is specified in the Service Plan.

10.3 Indemnification by Participants of the MWRC for annual deficiency

The Participants must indemnify the MWRC with respect to the deficiency, if any, disclosed in the annual budget of the MWRC with respect to the Service.

10.4 Winding up of a Service

Clauses 10.5, 10.6 and 10.7 apply where the MWRC Council resolves to wind up a Service.

10.5 Division of assets

- a) Subject to subclause b), if a Service is to be wound up and there remains, after satisfaction of all its debts and liabilities, any property and assets of the Service then the property and assets are to be realized and the proceeds along with any surplus funds are to be divided among the Participants in the proportions referred to in the Service Plan.
- b) Subclause a) does not apply where the Participants advise the MWRC that a realisation of the property and assets is not necessary.

10.6 Division of liabilities

If a Service is to be wound up and there remains any liability or debt in excess of the realized property and assets of the Service then the Participants must meet the liability or debt in the proportions referred to in the Service Plan.

10.7 Indemnification by Participants of the MWRC on winding up of Service

If a Service is wound up then the Participants must indemnify the MWRC (in the proportions referred to in the Service Plan) with respect to any liability or debt.

11. PROJECTS BY THE MWRC

11.1 Requirements

The Participants agree that the MWRC is to undertake a Project only in accordance with this clause 11 of this Establishment Agreement.

Footnote:

1. In certain circumstances, a proposal to undertake a Project or Service may require the preparation of a business plan under the Act. See section 3.59.
2. Section 3.18(3) of the Act provides as follows:

“(3) A local government is to satisfy itself that services and facilities that it provides:

- (a) Integrate and coordinate, so far as practicable, with any provided by the Commonwealth, the State or any public body;
- (b) Do not duplicate to an extent that the local government considers inappropriate, services or facilities provided by the Commonwealth, the State or any other body or person, whether public or private; and
- (c) Are managed efficiently and effectively.

11.2 Project Plan to be prepared and adopted

Where the MWRC is considering a proposed Project the MWRC is to prepare and adopt a Project Plan.

11.3 Absolute majority to adopt Project Plan

The MWRC is to adopt a Project Plan only when authorised to do so by an absolute majority of the MWRC Council.

11.4 Contents of Project Plan

A Project Plan is to include:

- a) A clear definition of the proposed Project;
- b) Details of the expected costs and benefits for the Participants including the expected revenue, if any, from the Project;
- c) The proportion (and the basis of its calculation) in which the Participants will:
 - (i) Make contributions towards:
 - (a) The deficiency, if any, disclosed in the annual budget of the MWRC with respect to the Project; and
 - (b) The acquisition of any asset of a capital nature required for the Project; and
 - (ii) Be credited with or entitled to, any surplus in respect of the Project (being the amount, if any, by which the revenue of the Project exceeds the expenses of the Project as shown in the annual financial report of the MWRC);
- d) The manner of payment of the contributors referred to in subclause c);
- e) The proportional entitlement or liability, as the case may be (and the basis of its calculation) of the Participants in the event that the Project is wound up;
- f) The manner of payment of the entitlement or liability referred to in subclause e);
- g) The proportional entitlement or liability, as the case may be (and the basis of its calculation), of a Project including the period of notice;
- h) The manner of payment of the entitlement or liability referred to in subclause h);
- i) The amount, if any, of interest payable where contributions are not made on the due date for payment; and
- j) The entitlement, if any, of a local government which is not a Participant to join that project and the procedure to be followed including the period of notice to be given by that non-member local government.

11.5 Participants to be given Project Plan

Upon completion of the Project Plan the MWRC is to give a copy of the Project Plan to each of the Participants.

12. OBLIGATIONS OF PARTICIPANTS WITH REGARD TO PROJECTS

12.1 Participants to enter into agreement

Where the MWRC decides to proceed with a Project and gives notice of its decision to each of the Participants in accordance with clause 11.5, then each of the Participants agree to be bound by the terms of the Project Plan and must execute a written agreement containing the terms of the Project Plan.

12.2 Annual contributions

In the case of a Project, each Participant must make a contribution towards the amount necessary to meet the deficiency, if any, disclosed in the annual budget of the MWRC with respect to the Project, and the contribution is to be the proportion of the deficiency which is specified in the Project Plan.

12.3 Indemnification by Participants of the MWRC for annual deficiency

The Participants must indemnify the MWRC with respect to the deficiency, if any, disclosed in the annual budget of the MWRC with respect to the Project.

12.4 Winding up of a Project

Clauses 12.5, 12.6 and 12.7 apply where the MWRC Council resolves to wind up a Project.

12.5 Division of assets

- a) Subject to subclause b), if a Project is to be wound up and there remains, after satisfaction of all its debts and liabilities, any property and assets of the Project then the property and assets are to be realized and the proceeds along with any surplus funds are to be divided among the Participants in the proportions referred to in the Project Plan.
- b) Subclause a) does not apply where the Participants advise the MWRC that a realisation of the property and assets is not necessary.

12.6 Division of liabilities

If a Project is to be wound up and there remains any liability or debt in excess of the realised property and assets of the Project then the Participants must meet the liability or debt in the proportions referred to in the Project Plan.

12.7 Indemnification by Participants of the MWRC on winding up of Project

If a Project is wound up then the Participants must indemnify the MWRC (in the proportions referred to in the Project Plan) with respect to any liability or debt.

13. REFERENCES TO THE MWRC

The Participants acknowledge that the MWRC is not a party to this Agreement and the Participants agree that no failure or alleged failure by the MWRC to observe the provisions

of clause 8, 9, 10, 11 or 12 precludes any of the Participants from meeting its obligations under this Establishment Agreement or otherwise gives rise to any claim or entitlement on its part.

14. WINDING UP

14.1 Winding up by agreement

The Participants may, by agreement, wind up the MWRC.

Footnote:

Section 3.63(1) of the Act provides as follows:

"(1) A regional local government is to be wound up –
(a) at the direction of the Minister, or
(b) in accordance with the establishment agreement."

14.2 Division of assets

If the MWRC is to be wound up and there remains, after satisfaction of all its debts and liabilities, any property and assets of the MWRC then the property and assets are to be realised and the proceeds along with any surplus funds are to be divided among each of the Participants in the same proportions as the contributions by all Participants.

14.3 Division of liabilities

If the MWRC is to be wound up and there remains any liability or debt in excess of the realized property and assets of the MWRC then the liability or debt is to be met by each of the Participants in the same proportions as the contributions by all Participants.

15. WITHDRAWAL OF A PARTICIPANT

15.1 Withdrawal

A Participant may, at any time between 1 July and 31 December in any year give to the MWRC and to the other Participants notice of its intention to withdraw from the MWRC.

15.2 When withdrawal to take effect

Subject to clause 15.3 The withdrawal of a Participant is to take effect from the end of the financial year after the financial year in which notice of withdrawal under clause 15.1 is given.

15.3 Revoking a Withdrawal Notice

A Participant may, at any time prior to the date on which a withdrawal is to take effect pursuant to clause 15.2, cancel its notice of its intention to withdraw from the MWRC by giving to the MWRC and to the other Participants a written notice of such cancellation.

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15.3-15.4 Entitlement or liability of withdrawing Participant

When the withdrawal of a Participant takes effect the Participant must continue to pay to the MWRC annual contributions at the financial year commencement for the following two consecutive years after the withdrawal.

15.5 Special Provision for Shire of Three Springs

The Participants acknowledge that the Shire of Three Springs gave notice of its intention to withdraw from the MWRC pursuant to the former agreement and the date on which that notice will take effect will be 30 June 2014, and the 2 year period pursuant to clause 15.4 will commence from 1 July 2014.

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16. AMALGAMATION OF A PARTICIPANT

16.1 Amalgamation of two or more Participants

Where two or more Participants undertake an amalgamation, the annual contribution for the amalgamated Participant for the two financial years beginning after the amalgamation will be equivalent to the annual contributions that would have been made by the individual Participants had the amalgamation not occurred.

16.2 Amalgamation of a Participant with a Non-Participant

- a) A Participant who amalgamates with a local government that is not part of the MWRC shall continue to make annual contributions as if the Participant had not amalgamated with the non-Participant for the two financial years beginning after the amalgamation.
- b) After amalgamation, this Establishment Agreement does not apply to the district of the non-Participant until the Establishment Agreement has been amended to include the district of the former local government that was not part of the MWRC.

17. BORROWINGS

The MWRC may, with the agreement of all the Participants:

- a) borrow or re-borrow money;
- b) obtain an overdraft; or
- c) arrange for financial accommodation to be extended to the MWRC in ways additional to or other than borrowing money,

to enable the MWRC to perform its functions and exercise the powers conferred on it under the Act or any other Written Law, and Part 6, Division 5, subdivision 3 of the Act applies to borrowings by the MWRC.

Footnote:

1. Section 3.66(4) of the Act provides that Part 6, Division 5, subdivision 3 does not apply in relation to a regional local government unless the Establishment Agreement provides that it does.

2. Part 6, Division 5, subdivision 3 of the Act deals with borrowings and includes the power to borrow and restrictions on borrowings.

18. DISPUTE RESOLUTION

18.1 No proceedings

A Participant must not start arbitration proceedings in respect of a dispute arising out of this Establishment Agreement ("Dispute") unless it has complied with this clause.

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18.2 Notification of dispute

A Participant claiming that a Dispute has arisen must notify the other Participants giving details of the Dispute.

18.3 Reasonable efforts to resolve dispute

- a) During the 14 day period after a notice is given under clause 18.2 (or longer period as agreed in writing between the Participants) ("Negotiation Period"), the Participants must use their reasonable efforts to resolve the Dispute.
- b) Within the first 7 days of the Negotiation Period, if the Dispute continues, the chief executive officers of the Participants, must meet, and use their reasonable endeavors to resolve the Dispute.

18.4 Dispute resolution process

If the Dispute is not resolved within the Negotiation Period, the Participants must meet and endeavor to agree on:

- a) A process for resolving the Dispute other than by litigation or arbitration (such as by further negotiations, mediation, conciliation or expert determination);
- b) The procedure and timetable for any exchange of documents and other information relating to the Dispute;
- c) The procedural rules and timetable for the conduct of the selected mode of proceeding;
- d) A procedure for the selection and compensation of any independent persons engaged by the parties to assist in resolution of the Dispute; and
- e) Whether or not the Participants should seek the assistance of a dispute resolution organisation.

18.5 Arbitration

If the Participants are unable to agree on a process for resolving the Dispute in accordance with the clause 18.4 within 21 days after the Negotiation Period then any Participant may notify the others in writing ("Arbitration Notice") that it requires the dispute to be referred to arbitration and, upon receipt of the arbitration notice by the recipients, the Dispute is to be referred to arbitration under and in accordance with the provisions of the *Commercial Arbitration Act 1985 (WA)*.

18.6 Legal Representation

For the purposes of the *Commercial Arbitration Act 1985* (WA), the Participants consent to each other **and to the MWRC** being legally represented at any such arbitration.

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19. AMENDING THE ESTABLISHMENT AGREEMENT

- a) This Establishment Agreement may only be amended by agreement of all Participants.
- b) After the MWRC Council have resolved to amend the Establishment Agreement, this document shall be amended and submitted for the Minister's approval pursuant to section 3.65 of the Act.
- c) The amended Establishment Agreement shall take effect on the day on which the Minister's approval is endorsed on it.

20. NOTICE

- a) A notice given under this Establishment Agreement must be:
 - (i) in writing; and
 - (ii) signed by the Participant making it or on that Participant's behalf by its solicitor, chief executive officer or authorised agent.
- b) All notices must be delivered or posted by prepaid post to the address set out in the Schedule (or as otherwise notified by that Participant to each other Participant from time to time).
- c) A notice is to be treated as given at the following times:
 - (i) if it is delivered before 4.00pm on a Business Day -- on that day;
 - (ii) if it is delivered on or after 4.00pm on a Business Day, or on a day that is not a Business Day -- on the next Business Day; or
 - (iii) if it is posted by prepaid post -- on the second Business Day after the date of posting.

21. INTERPRETATION

21.1 Interpretation

In this Establishment Agreement unless a contrary intention appears:

- a) Words importing the singular include the plural and vice versa;
- b) Words importing any gender include the other genders;
- c) References to persons include corporations and bodies politic;
- d) References to a person include the legal personal representatives
- e) A reference to a statute, ordinance, code or other law includes regulations and other statutory instruments under it and consolidations, amendments, reenactments or replacements of any of them (whether of the same or any other legislative authority having jurisdiction);
- f) References to this or any other document include the document as varied or replaced, and notwithstanding any change in the identity of the parties;
- g) References to writing include any mode of representing or reproducing words in tangible and permanently visible form, and includes telex and facsimile transmission;

- h) If a word or phrase is defined cognate words and phrases have corresponding definitions;
- i) References to a person which has ceased to exist or has been reconstituted, amalgamated, reconstructed or merged, or the functions of which have become exercisable by any other person or body in its place, shall be taken to refer to the person or body established or constituted in its place or by which its functions have become exercisable;
- j) Reference to anything (including, any amount) is a reference to the whole or any part of it and a reference to a group of things or persons is a reference to any one or more of them;
- k) Reference to a month and cognate terms means a period commencing on any day of a calendar month and ending on the corresponding day in the next succeeding calendar month but if a corresponding day does not occur in the next succeeding calendar month the period shall end on the last day of the next succeeding calendar month;
- l) References to this Establishment Agreement include its Schedules.

21.2 Headings and footnotes

Headings and footnotes are to be ignored in constructing this Establishment Agreement.

21.3 Time

- a) References to time are to local time in Perth, Western Australia;
- b) Where time is to be reckoned from a day or event, the day or the day of the event is to be excluded.

Footnote:

Amendment of Establishment Agreement

1. The Participants may amend this Establishment Agreement by agreement made with the Minister's approval – see section 3.65(1) of the Act.

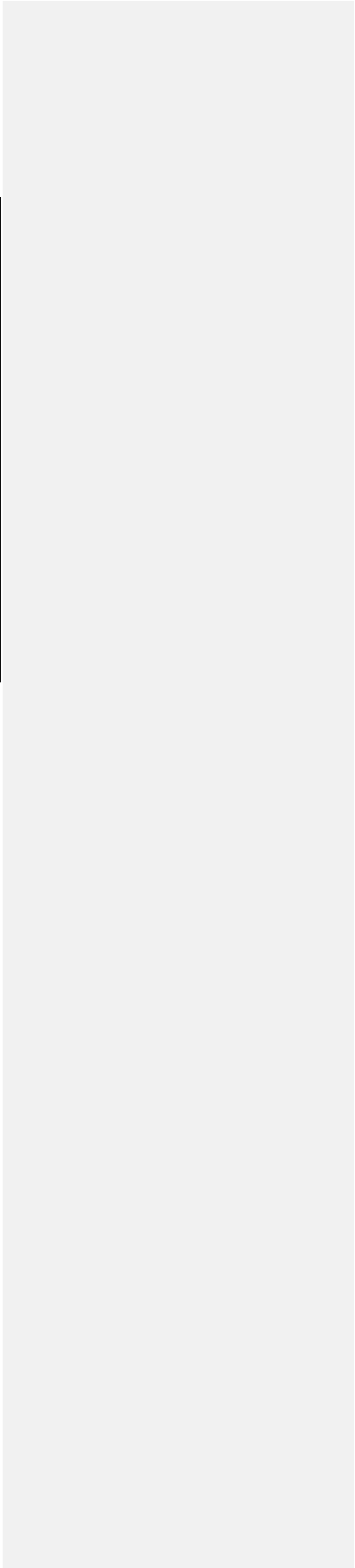
Admission of Other Local Governments

2. This Establishment Agreement can be amended to include another local government as a party to the amending – see section 3.65(2) of the Act.

SCHEDULE

PARTICIPANT	DATE OF RESOLUTION TO ENTER INTO THIS ESTABLISHMENT AGREEMENT
Shire of Mingenew of Victoria Street, Mingenew, Western Australia	
Shire of Morawa of Winfield Street, Morowa, Western Australia	
Shire of Perenjori of Fowler Street, Perenjori, Western Australia	
Shire of Three Springs of Railway Road, Three Springs, Western Australia	

DRAFT



EXECUTED by the Parties

THE COMMON SEAL of SHIRE OF MINGENEW)
was hereunto affixed in the presence of:)

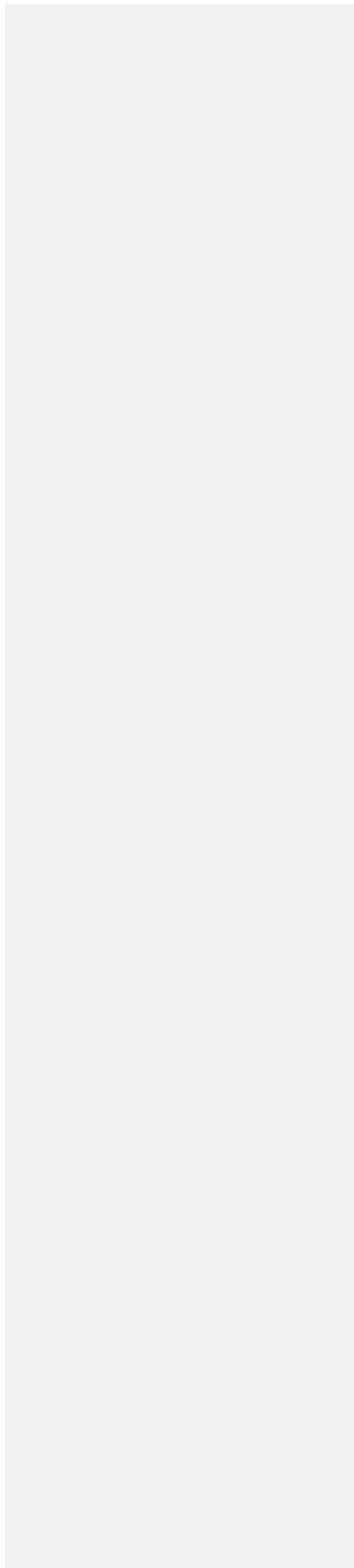
Shire President

Chief Executive Officer

THE COMMON SEAL of SHIRE OF MORAWA)
was hereunto affixed in the presence of:)

Shire President

Chief Executive Officer



DRAFT

THE COMMON SEAL of SHIRE OF PERENJORI)
was hereunto affixed in the presence of:)

Shire President

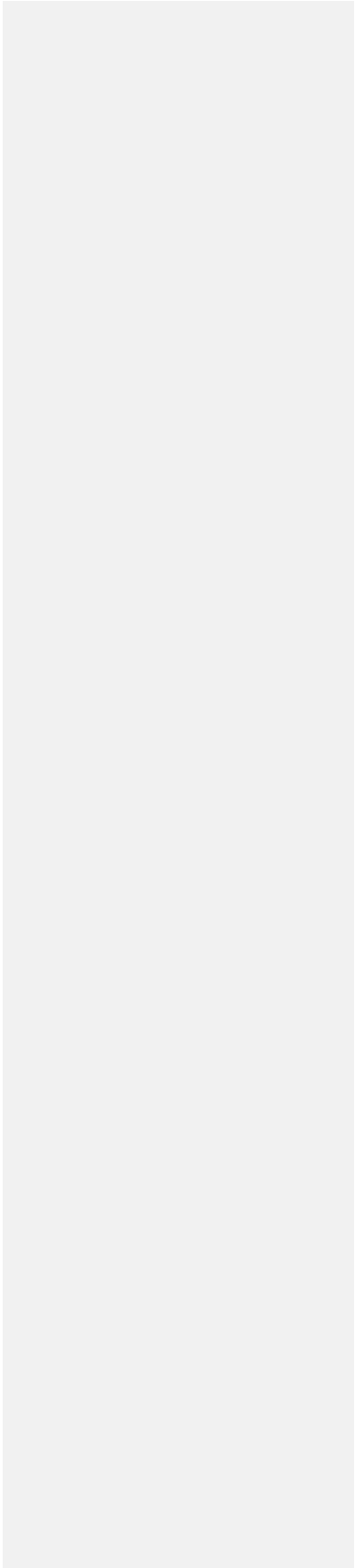
Chief Executive Officer

THE COMMON SEAL of THREE SPRINGS was)
was hereunto affixed in the presence of:)

Shire President

Chief Executive Officer

DRAFT



APPROVED

Hon John Castrilli, MLA
MINISTER FOR LOCAL GOVERNMENT

| [20132](#)

The Chief Executive Officer left the meeting at 5.04pm.

12.0 CONFIDENTIAL ITEMS

12.1 CHIEF EXECUTIVE OFFICER – ANNUAL PERFORMANCE REVIEW 2012/2013

The Manager of Finance and Administration left the meeting at 5.09pm.

The Manager of Finance and Administration returned to the meeting at 5.16pm.

130309 - EXECUTIVE MANAGEMENT COMMITTEE RECOMMENDATION/COUNCIL RESOLUTION – ITEM 12.1

Moved: Councillor Cosgrove

Seconded: Councillor Gledhill

That the Executive Management Committee Recommendation be accepted.

CARRIED BY ABSOLUTE MAJORITY 6/0

Moved: Councillor Newton

Seconded: Councillor Ward

That Council move from behind closed doors and the meeting be open to the public.

CARRIED 6/0

The Chief Executive Officer returned to the meeting at 5.17pm.

13.0 TIME AND DATE OF NEXT MEETING

That the next Ordinary Council Meeting be held on 17 APRIL 2013.

14.0 CLOSURE

The Shire President thanked all for attending and declared the meeting closed at 5.19pm.

These minutes were confirmed at a meeting on 17 APRIL 2013.

Signed: _____

Presiding Officer:

Date: